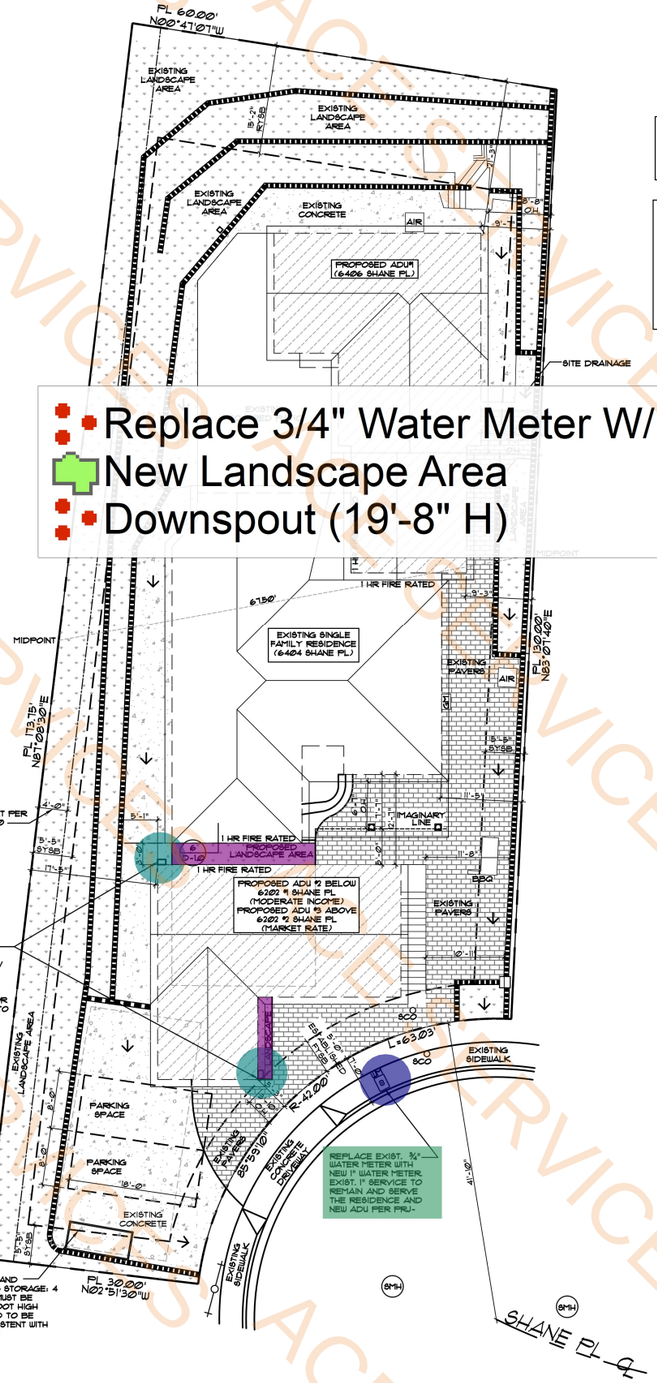


PROPOSED SITE PLAN
SCALE: ⅛" = 1'-0"

EARTHWORK QUANTITIES:

CUT QUANTITIES:	2	CY'S
FILL QUANTITIES:	0	CY'S
IMPORT/ EXPORT:	0	CY'S
MAX CUT DEPTH:	1.5	FT
MAX FILL DEPTH:	0	FT

THIS PROJECT PROPOSES TO EXPORT 0 CUBIC YARDS OF MATERIAL FROM THE SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGES TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT.

PER CITY OF SAN DIEGO MUNICIPAL CODE SECTION 43.0110, 129.0104(a)(4), PERMITS ARE REQUIRED TO BE INSPECTED BY CITY INSPECTION STAFF TO ENSURE COMPLIANCE WITH ISSUED CONSTRUCTION PERMIT. THIS INCLUDES, BUT NOT LIMITED TO STORMWATER COMPLIANCE INSPECTION REQUIREMENTS ASSOCIATED WITH EACH PERMIT

NO STRUCTURE SHALL BE ALLOWED IN EXISTING PUBLIC EASEMENTS

NO WORK SHALL BE DONE IN PERFORMED IN THE RIGHT OF WAY

TOTAL DISTURBANCE AREA:	855 SQ. FT.
EXISTING AMOUNT OF IMPERVIOUS AREA:	4,191 SQ. FT.
AMOUNT OF CREATED IMPERVIOUS AREA:	517 SQ. FT.
AMOUNT OF REPLACED IMPERVIOUS AREA:	338 SQ. FT.
PROPOSED TOTAL OF IMPERVIOUS AREA:	4137 SQ. FT.
IMPERVIOUS % INCREASE:	12.3%

SHEET INDEX

TS-1	TITLE SHEET & SITE PLAN
TS-2	GENERAL NOTES
CGB1	CALIFORNIA GREEN BUILDING STANDARDS
CGB2	CALIFORNIA GREEN BUILDING STANDARDS
T24-1	LOW RISE MANDATORY MEASURES
T24-2	TITLE 24 CALCS
T24-3	TITLE 24 CALCS
T24-4	TITLE 24 CALCS
T24-5	TITLE 24 CALCS
A-2.0	EXISTING AND DEMO FLOOR PLANS
A-2.1	PROPOSED FLOOR PLANS RESIDENCE / ADU
A-2.2	PROPOSED FLOOR PLANS ADU'S
A-3.0	EXTERIOR ELEVATIONS RESIDENCE / ADU
A-3.1	EXTERIOR ELEVATIONS ADU'S
A-4.0	BUILDING SECTIONS/ ROOF PLAN
SN1	STRUCTURAL NOTES
S1	FOUNDATION & FRAMING PLANS
D-1.0	STRUCTURAL DETAILS
D-2.0	STRUCTURAL DETAILS
D-3.0	FIRE RATED DETAILS
D-4.0	FIRE RATED DETAILS

APPLICABLE CODES

2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA BUILDING CODE
2022 GREEN STANDARDS BUILDING CODE
2022 ELECTRICAL CODE
2022 PLUMBING CODE
2022 FIRE CODE
2022 CA BUILDING ENERGY EFFICIENCY STANDARDS

HERS NOTES:

1. AN ELECTRONICALLY SIGNED AND REGISTERED INSTALLATION CERTIFICATE(S) (CF2R) POSTED BY THE INSTALLING CONTRACTOR SHALL BE SUBMITTED TO THE FIELD INSPECTOR DURING CONSTRUCTION AT THE BUILDING SITE. A REGISTERED CF2R WILL HAVE A UNIQUE 21 DIGIT REGISTRATION NUMBERED FOLLOWED BY FOUR ZEROS LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRST 12 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CFIR CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL FORM CF2R IS REVIEWED AND APPROVED.
2. AN ELECTRONICALLY SIGNED AND REGISTERED CERTIFICATE(S) OF FIELD VERIFICATION AND DIAGNOSTIC TESTING (CF3R) SHALL BE POSTED AT THE BUILDING SITE BY A CERTIFIED HERS RATER. A REGISTERED CF3R WILL HAVE A UNIQUE 25 DIGIT REGISTRATION NUMBER LOCATED AT THE BOTTOM OF EACH PAGE. THE FIRS 20 DIGITS OF THE NUMBER WILL MATCH THE REGISTRATION NUMBER OF THE ASSOCIATED CF2R . CERTIFICATE OF OCCUPANCY WILL NOT BE ISSUED UNTIL CF3R IS REVIEWED AND APPROVED.

2 STORY ADU BUILDING:

REQUIRED SPECIAL FEATURES
- PV exception 2: No PV required when minimum PV size (Section 150.1(c)14) ¢ 1.8 kWdc (0 kW)
- Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heaterst specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY
- Indoor air quality ventilation
- Kitchen range hood
- Verified heat pump rated heating capacity

EXISTING RESIDENCE/ ATTACHED ADU:

- NO SPECIAL FEATURES REQUIRED

- HERS FEATURE SUMMARY
- Indoor air quality ventilation
- Kitchen range hood
- Verified heat pump rated heating capacity
- Duct Sealing required if a duct system component, plenum, or air handling unit is altered

PROPERTY ADDRESS:
6202 #1 & #2, 6404, 6206 SHANE PL
SAN DIEGO, CA 92115

SCOPE OF WORK:
PROPOSED CONVERSION OF PART OF EXISTING HOUSE INTO A NEW ATTACHED ADU (#3) 4 BED/ 2 BATH.

PROPOSED NEW DETACHED TWO STORY BUILDING WITH 1 ADU ON EACH FLOOR
ADU #1 (AFFORDABLE-MODERATE INCOME) 3 BED/2 BATH
ADU #2 (MARKET RATE) 3 BED/2 BATH

PROPERTY OWNER (FINANCIALLY RESPONSIBLE):
OMID NOORI
6404 SHANE PL
SAN DIEGO, CA 92115
949-702-4687

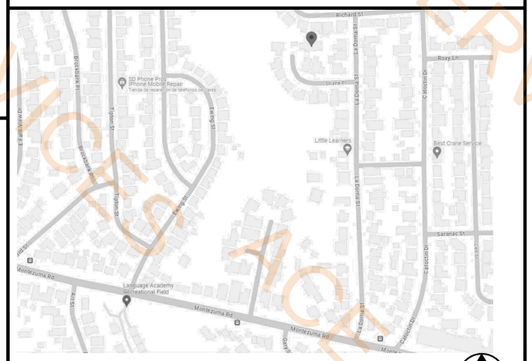
DESIGNER:
KBJ DESIGN GROUP
KIM JOHNSON
325 W. WASHINGTON ST, SUITE 2
SAN DIEGO, CA 92115
760-420-8485

LEGAL INFORMATION:
APN: 467-090-05-00
RS-1-7
MAP # 3470
LOT # 5
SAN DIEGO SUBD: MARINO TERRACE
SETBACKS:
ESTABLISHED FRONT YARD: 5'-0"
SIDE YARD: MIDPOINT 67.5'+8%=5'-5"
REAR YARD: AVERAGE 173.75'+130/2=151.9'+10%=15'-2"

PROPERTY SUMMARY:

EXISTING RESIDENCE:	2503 SQ FT
CONVERT TO ADU #3:	1029 SQ FT
NEW RESIDENCE TOTAL:	1474 SQ FT
DEMO EXISTING GARAGE:	401 SQ FT
PROPOSED NEW ADU EACH FLOOR:	
1ST FLOOR ADU #1 (MODERATE INCOME):	790 SQ FT
2ND FLOOR ADU #2 (MARKET RATE):	790 SQ FT
TOTAL:	1580 SQ FT
(SCHOOL FEE AREA 1580 SQ FT)	
STRUCTURE TOTAL:	4,083 SQ FT
LOT SIZE:	10,062 SQ FT
ALLOWED F.A.R.:	5,433.4 SQ FT - 54%
PROPOSED F.A.R.:	4,083 SQ FT - 40.5%
YEAR BUILT:	1987
OCCUPANCY	R3
TYPE OF CONSTRUCTION	V-B NON-SPRINKLERED

TWO STORY
-THE EXISTING RESIDENCE DOES NOT HAVE FIRE SPRINKLERS
-THE PROPOSED ADU IS NOT REQUIRED TO HAVE FIRE SPRINKLERS PER CITY OF SAN DIEGO BULLETIN RESD-3-4



VICINITY MAP
N.T.S.

REVISIONS	BY

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6404 SHANE PL ADU
6202 #1 & #2, 6404, 6206 SHANE PL
SAN DIEGO, CA 92115

DATE	07-09-2024
SCALE	
DRAWN	KJ
JOB	224-681

TS-1

ACE SERVICES

WALL LEGEND	
- - - - - - -	EXISTING STUDS AND/ OR DOORS, FIXTURES, ETC TO BE DEMOLISHED
———	EXISTING 8'-0" 2X4 STUDS AT 16" O.C. TO REMAIN. INTERIOR FINISH: ½" DRYWALL U.N.O. EXTERIOR FINISH: ⅞" STUCCO U.N.O.

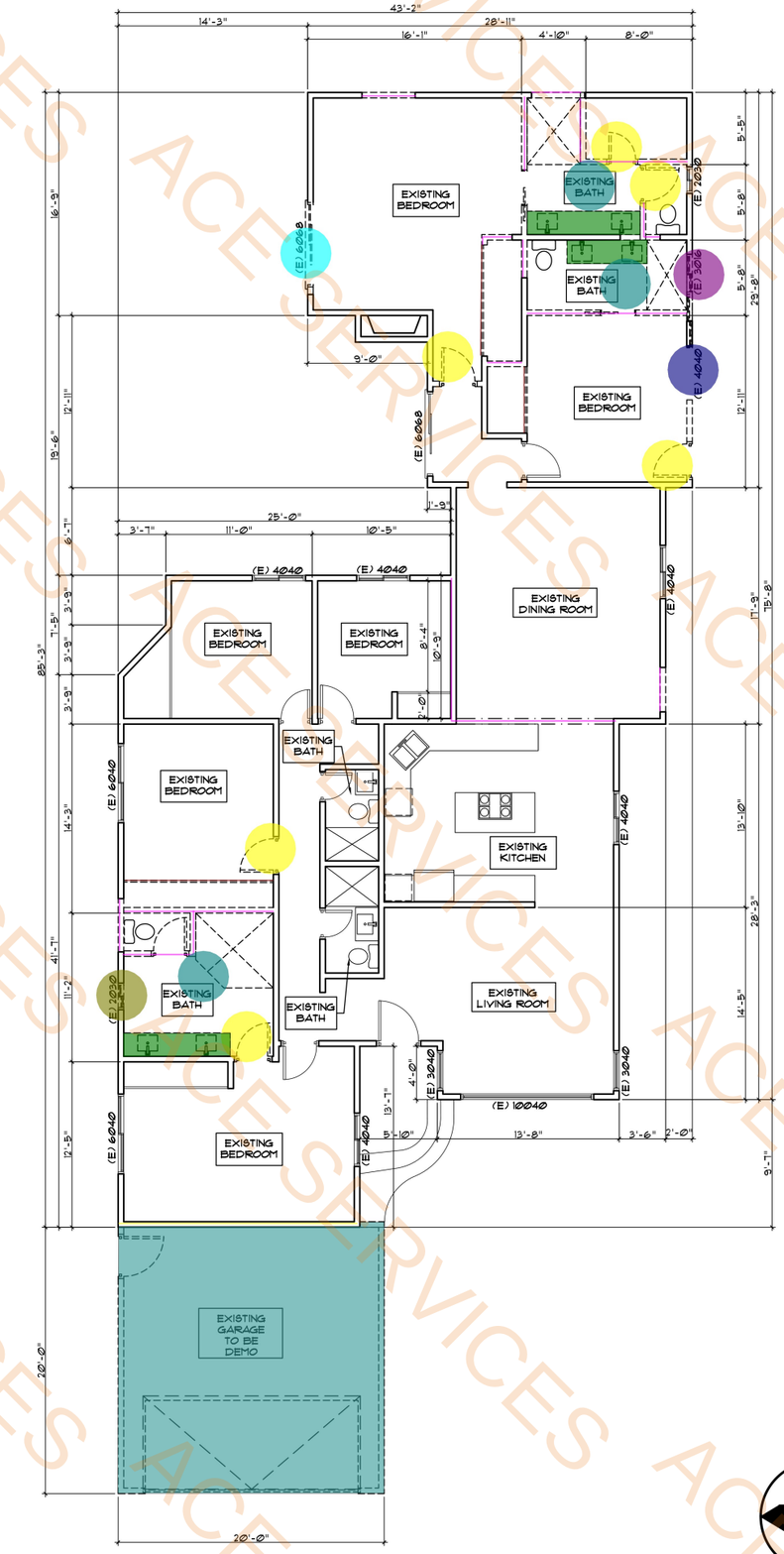
GENERAL NOTES:

THE CONTRACTOR/ BUILDER AND/ OR SUBCONTRACTORS SHALL CAREFULLY EXAMINE THE SITE AND DRAWINGS TO OBTAIN FIRSTHAND KNOWLEDGE OF ALL CONSITIONS. ANY DISCREPANCIES AND/ OR CONDITIONS NEEDING CLARIFICATION SHALL BE REPORTED TO THE OWNER AND DESIGNER PRIOR TO STARTING WORK AND ORDERING MATERIALS. NO ALLOWANCE SHALL BE GIVEN FOR FAILURE TO COMPLY WITH THE ABOVE CONDITIONS WHICH CAN BE DETERMINED BY EXAMINING THE SITE AND/ OR DRAWINGS.

THE CONTRACTOR AND SUBCONTRACTORS WORK SHALL CONFORM TO ALL APPLICABLE BUILDING CODES AND LOCAL JURISDICTIONS WHICH REGULATE BUILDING PROCEDURES.

USE OF THESE DRAWINGS FOR OTHER PROJECTS OTHER THAN THE ONE INTENDED BY THE DESIGNER IS A VIOLATION OF COMMON-LAW COPYRIGHT AND THE PROFESSIONAL CODE OF THE STATE OF CALIFORNIA.

Remove Existing Garage Entirely	401.2 SQ FT
Remove Single Leaf Door	6.0 EA
Remove Existing Stud Wall	100.5 FT
Remove 6' W x 6'-8" H Window	1.0 EA
Remove Closet	24.5 FT
Remove Vanity W/Countertop	39.6 SQ FT
Remove 2' W x 3' H Window	1.0 EA
Remove 4' W x 4' H Window	1.0 EA
Remove 3' W x 1'-6" H Window	1.0 EA
Remove All Bath Accessories & Water Closet	3.0 EA
Remove Exterior Stud Wall W/Exterior Finish	18.0 FT



EXISTING / DEMO FLOOR PLAN
SCALE: 3/16" = 1'-0"

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6404 SHANE PL ADU

6202 #1 & #2, 6404, 6206 SHANE PL
SAN DIEGO, CA 92115

DATE	07-09-2024
SCALE	
DRAWN	KJ
JOB	224-681

A-2.0

ACE SERVICES

MECHANICAL:

1. NEW DUCTLESS MINI-SPLIT FOR ADU. 14.3 SEER OR BETTER. BTU 18,000 CAP 47 & 11,000 CAP 17. CONDENSER LOCATED OUTSIDE
2. 22x30 ATTIC ACCESS. THE LARGEST PIECE OF EQUIPMENT CAN BE MOVED THROUGH THE OPENING
3. RETURN AIR GRILL
4. EXISTING 50,000 BTU 80 AFUE FURNACE AND AC IN ATTIC FOR EXISTING RESIDENCE
5. NEW TANKLESS WATER HEATER 120K BTUS 0.96 UEF NAVIEN NPE-150S2 MOUNTING HEIGHT 60" ABOVE GRADE LEVEL MINIMUM. FOR EACH RESIDENCE AND ADU.

SYBMOL LEGEND

- OUTDOOR LIGHTING FIXTURE, SEE LIGHTING NOTES ON TS-2
- GFCI — 110 VOLT OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER
- SD — SMOKE ALARM. SEE CALIFORNIA RESIDENTIAL NOTES ON TS-2
- CM
- F
- T
- E

1/2" GWB Ceiling W/R-30 Insulation	1584.9 SQ FT
1/2" MR GWB Ceiling W/R-30 Insulation	114.4 SQ FT
Kitchen Countertop	26.8 SQ FT
Vanity Countertop	12.9 SQ FT
2' D Kitchen Base Cabinets	11.1 FT
Range Hood (CFM 110)	1.0 EA
4" H Backsplash	22.8 FT

WALL LEGEND

- EXISTING STUDS AND/ OR DOORS, FIXTURES, ETC TO BE DEMOLISHED
- EXISTING 8'-0" 2X4 STUDS AT 16" O.C. TO REMAIN. INTERIOR FINISH: ½" DRYWALL U.N.O. EXTERIOR FINISH: ⅞" STUCCO U.N.O.
- PERMIT UN-PERMITTED WALLS 8'-0" 2X4 STUDS AT 16" O.C. INTERIOR FINISH: ½" DRYWALL U.N.O. EXTERIOR FINISH: ⅞" STUCCO U.N.O.
- PERMIT UN-PERMITTED WALLS 8'-0" 2X4 STUDS AT 16" O.C. 1 HR FIRE RATED INTERIOR FINISH: ⅝" TYPE "X" DRYWALL U.N.O. EXTERIOR FINISH: DENSEGLASS UNDER STUCCO. SEE GA FILE WP 8130 DETAIL D-3.0
- PERMIT UN-PERMITTED WALLS 8'-0" 2X4 STUDS AT 16" O.C. 1 HR FIRE RATED, STC 52 ASSEMBLY SEE GA FILE 3242 DETAIL

DOOR SCHEDULE

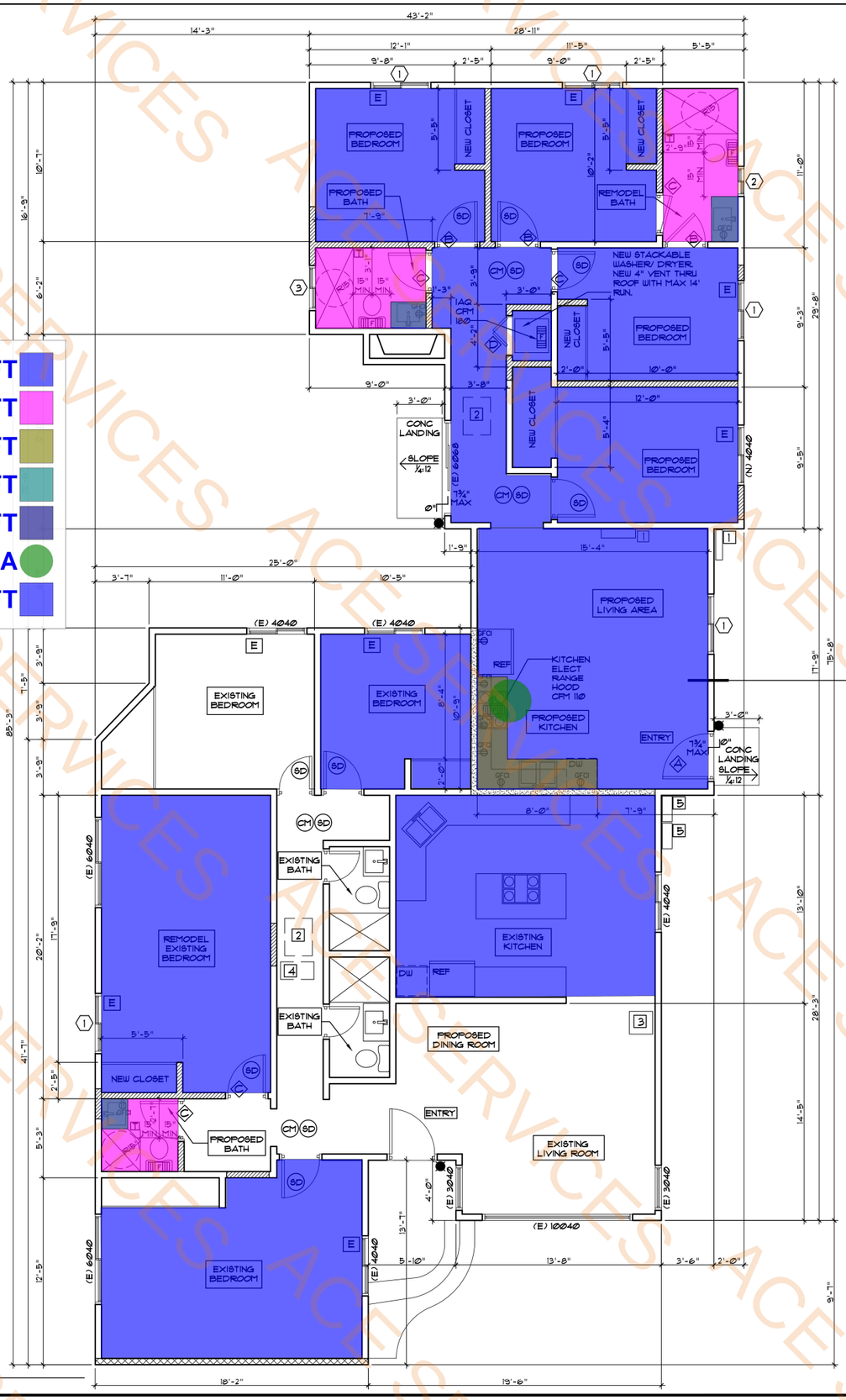
SYM.	QUA	SIZE	TYPE	DESCRIPTION
A	1	3068	EXTERIOR SOLID ENTRY DOOR	
B	3	2868	INTERIOR HOLLOW CORE DOOR	
C	5	2668	INTERIOR HOLLOW CORE DOOR	
D	1	2668	INTERIOR HOLLOW CORE DOOR	BI-FOLD LOUVERED

WINDOW SCHEDULE

SYM.	QUA	SIZE	TYPE	DESCRIPTION
1	5	4040	VINYL - SLIDER	DUAL PANE- LOW E TEMPERED
2	1	2040	VINYL - SINGLE HUNG	DUAL PANE- LOW E TEMPERED
3	1	3010	VINYL - SLIDER	DUAL PANE- LOW E TEMPERED

NEW WINDOWS & SLIDING GLASS DOOR U FACTOR 0.30 SGHC 0.23

ALL DIMENSIONS ARE MEASURED TO THE FINISH



PROPOSED FIRST FLOOR PLAN
SCALE: ¼" = 1'-0"

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6404 SHANE PL ADU

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SAN DIEGO, CA 92115

DATE	07-09-2024
SCALE	
DRAWN	KJ
JOB	224-681

A-2.1

ACE SERVICES

MECHANICAL:

1. NEW DUCTLESS MINI-SPLIT FOR ADU. 14.3 SEER OR BETTER BTU 18,000 CAP 47 & 11,000 CAP 17. CONDENSER LOCATED OUTSIDE
2. 22x30 ATTIC ACCESS. THE LARGEST PIECE OF EQUIPMENT CAN BE MOVED THROUGH THE OPENING
3. RETURN AIR GRILL
4. EXISTING 50,000 BTU 80 AFUE FURNACE AND AC IN ATTIC FOR EXISTING RESIDENCE
5. NEW TANKLESS WATER HEATER 120K BTUS 0.96 UEF NAVIEN NPE-150S2 MOUNTING HEIGHT 60" ABOVE GRADE LEVEL MINIMUM. FOR EACH RESIDENCE AND ADU.

SYBMOL LEGEND

- OUTDOOR LIGHTING FIXTURE, SEE LIGHTING NOTES ON TS-2
- GFCI — 110 VOLT OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER
- (SD) — SMOKE ALARM. SEE CALIFORNIA RESIDENTIAL NOTES ON TS-2
- (CM) — CARBON MONOXIDE ALARM. SEE CALIFORNIA RESIDENTIAL NOTES ON TS-2
- (F) — EXHAUST FAN TO OUTSIDE AIR WITH 5 ROOM AIR CHANGES PER HOUR EQUIPPED WITH BACK-DRAFT DAMPER 70 CFM FOR BATHROOM 180 CFM FOR LAUNDRY
- T — GLASS SHOWER ENCLOSURE MUST BE TEMPERED GLASS
- E — EGRESS OPENINGS FOR WINDOW AND DOORS SHALL HAVE OPENINGS OF NOT LESS THAN 24" IN NET CLEAR OPENING HEIGHT, NOT LESS THAN 20" IN NET CLEAR OPENING WIDTH AND NOT LESS THAN 5.0 SQUARE FEET OF NET CLEAR OPENING AREA AT GRADE LEVEL AND NOT MORE THAN 44" IN HEIGHT FROM FINISH FLOOR FROM BOTTOM OF CLEAR OPENING

WALL LEGEND

- EXISTING STUDS AND/ OR DOORS, FIXTURES, ETC TO BE DEMOLISHED
- EXISTING 8'-0" 2X4 STUDS AT 16" O.C. TO REMAIN. INTERIOR FINISH: ½" DRYWALL U.N.O. EXTERIOR FINISH: ⅞" STUCCO U.N.O.
- PERMIT UN-PERMITTED WALLS 8'-0" 2X4 STUDS AT 16" O.C. INTERIOR FINISH: ½" DRYWALL U.N.O. EXTERIOR FINISH: ⅞" STUCCO U.N.O.
- PERMIT UN-PERMITTED WALLS 8'-0" 2X4 STUDS AT 16" O.C. 1 HR FIRE RATED INTERIOR FINISH: ⅝" TYPE "X" DRYWALL U.N.O. EXTERIOR FINISH: DENSEGLASS UNDER STUCCO. SEE GA FILE WP 8130 DETAIL D-3.0
- PERMIT UN-PERMITTED WALLS 8'-0" 2X4 STUDS AT 16" O.C. 1 HR FIRE RATED, STC 52 ASSEMBLY SEE GA FILE 3242 DETAIL

2 x 4 Stud Wall (1 HR Fire Rated) (8' H)	23.0 FT
2 x 4 Wood Stud Wall W/ 1/2" GWB B.S (8' H)	53.1 FT
2 x 4 Exterior Stud Wall (1 HR Fire Rated) (8' H)	18.2 FT
Carpet Flooring	976.8 SQ FT
Tile Flooring	78.3 SQ FT
LVT Flooring	603.0 SQ FT
2 x 4 Wood Stud Wall W/ 1/2" GWB One Side (8' H)	32.9 FT
4" H Vinyl Base	156.3 FT
4" H Integrated Carpet Base	306.9 FT
4" H Tile Base	37.2 FT
Wall Tiles @ 8' H	26.7 FT
2' D Closet W/Shelving And Hanger Rod	26.5 FT
Smoke Detector	12.0 EA
Carbon Monoxide Alarm	4.0 EA
Exhaust Fan (70 CFM)	3.0 EA
Dishwasher	1.0 EA
Refrigerator	1.0 EA
Cooking Range	1.0 EA
Stackable Washer And Dryer	1.0 EA
Exhaust Fan (180 CFM)	1.0 EA
3' x 5' Tempered Glass Shower Enclosure	1.0 EA
2'-6" x 5'-4" Tempered Glass Shower Enclosure	1.0 EA
2'-6" x 3'-0" Tempered Glass Shower Enclosure	1.0 EA
Kitchen Sink	1.0 EA
Vanity Sink	3.0 EA
GFCI Duplex Receptacle	9.0 EA
Exterior Light	3.0 EA
Tankless Water Heater	2.0 EA
Ductless Mini Split AC	1.0 EA
Return Air Grille	1.0 EA
22" x 30" Attic Access	1.0 EA

DOOR SCHEDULE

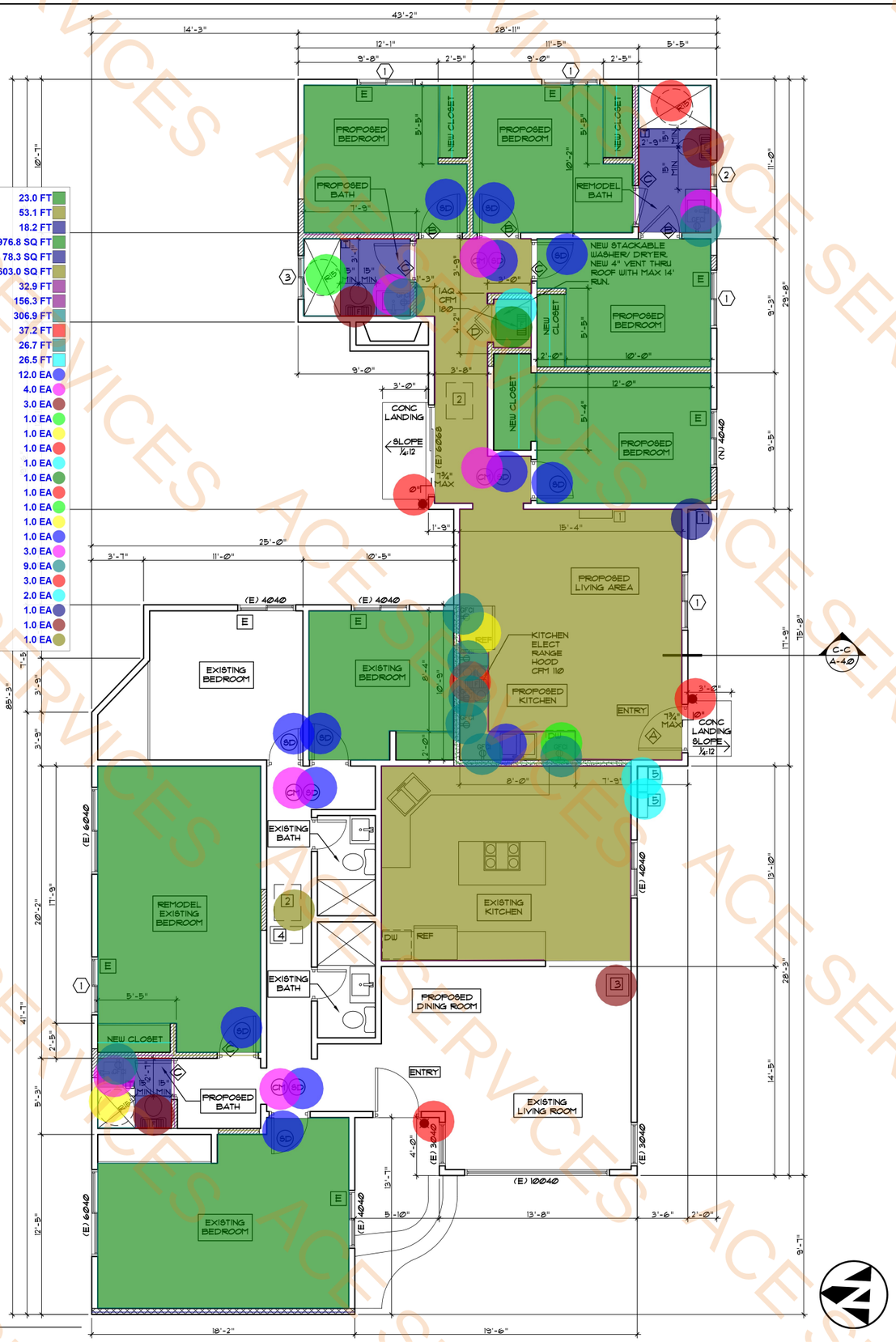
SYM.	QUA	SIZE	TYPE	DESCRIPTION
A	1	3068	EXTERIOR SOLID ENTRY DOOR	
B	3	2868	INTERIOR HOLLOW CORE DOOR	
C	5	2668	INTERIOR HOLLOW CORE DOOR	
D	1	2668	INTERIOR HOLLOW CORE DOOR	BI-FOLD LOUVERED

WINDOW SCHEDULE

SYM.	QUA	SIZE	TYPE	DESCRIPTION
1	5	4040	VINYL - SLIDER	DUAL PANE- LOW E TEMPERED
2	1	2040	VINYL - SINGLE HUNG	DUAL PANE- LOW E TEMPERED
3	1	3010	VINYL - SLIDER	DUAL PANE- LOW E TEMPERED

NEW WINDOWS & SLIDING GLASS DOOR U FACTOR 0.30 SGHC 0.23

ALL DIMENSIONS ARE MEASURED TO THE FINISH



PROPOSED FIRST FLOOR PLAN
SCALE: ¼" = 1'-0"

REVISIONS	BY

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C 760-420-8485

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SAN DIEGO, CA 92115

DATE	07-09-2024
SCALE	
DRAWN	KJ
JOB	224-681

A-2.1

ACE SERVICES

MECHANICAL:

1. NEW DUCTLESS MINI-SPLIT FOR ADU. 14.3 SEER OR BETTER BTU 12,000 CAP 47 & 7400 CAP 17. CONDENSER LOCATED OUTSIDE
2. 22x30 ATTIC ACCESS. THE LARGEST PIECE OF EQUIPMENT CAN BE MOVED THROUGH THE OPENING
3. 50 GAL RHEEM PROPH50T2 RH37515 HEAT PUMP WATER HEATER EFFICIENCY 3.2 UEF LOCATED IN HOLDRITE 24" GALVANIZED STEEL WEATHERPROOF WATER HEATER ENCLOSURE

WALL LEGEND

NEW 9'-0"
2X4 STUDS AT 16" O.C.
INTERIOR FINISH: ½" DRYWALL U.N.O.
EXTERIOR FINISH: ⅞" STUCCO U.N.O.

NEW 9'-0"
2X4 STUDS AT 16" O.C.
1 HR FIRE RATED
INTERIOR FINISH: ⅝" TYPE "X" DRYWALL U.N.O.
EXTERIOR FINISH: DENSEGLASS UNDER STUCCO.
SEE GA FILE WP 8130 DETAIL D-3.0

DOOR SCHEDULE

SYM.	QUA	SIZE	TYPE	DESCRIPTION
A	2	3068	EXTERIOR SOLID ENTRY DOOR	
B	4	2868	INTERIOR HOLLOW CORE DOOR	
C	6	2668	INTERIOR HOLLOW CORE DOOR	
D	2	2668	INTERIOR HOLLOW CORE DOOR	BI-FOLD LOUVERED

WINDOW SCHEDULE

SYM.	QUA	SIZE	TYPE	DESCRIPTION
1	8	4040	VINYL - SLIDER	DUAL PANE- LOW E TEMPERED
2	4	5040	VINYL - SLIDER	DUAL PANE- LOW E TEMPERED
3	4	3016	VINYL - SLIDER	DUAL PANE- LOW E TEMPERED
4	2	3030	VINYL - SLIDER	DUAL PANE- LOW E TEMPERED

EXTERIOR DOOR & WINDOW NOTES :

1. NEW WINDOWS & GLASS DOORS SHALL HAVE U FACTOR Ø.32 & SHGC Ø.25
2. 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.
3. ALL EXTERIOR DOORS SHALL BE CONSTRUCTED OF SOLID CORE WOOD WITH STILES AND RAILS NOT LESS THAN 1-3/8" THICK AND RAISED PANELS NOT LESS THAN 1-1/4" THICK, THE EXTERIOR PERIMETER OF THE RAISED PANEL MAY TAPER TO A TONGUE NOT LESS THAN 3/8" THICK.

E EGRESS OPENINGS FOR WINDOW AND DOORS SHALL HAVE OPENINGS OF NOT LESS THAN 24" IN NET CLEAR OPENING HEIGHT, NOT LESS THAN 20" IN NET CLEAR OPENING WIDTH AND NOT LESS THAN 5.7 SQUARE FEET OF NET CLEAR OPENING AREA AT GRADE LEVEL AND NOT MORE THAN 44" IN HEIGHT FROM FINISH FLOOR FROM BOTTOM OF CLEAR OPENING

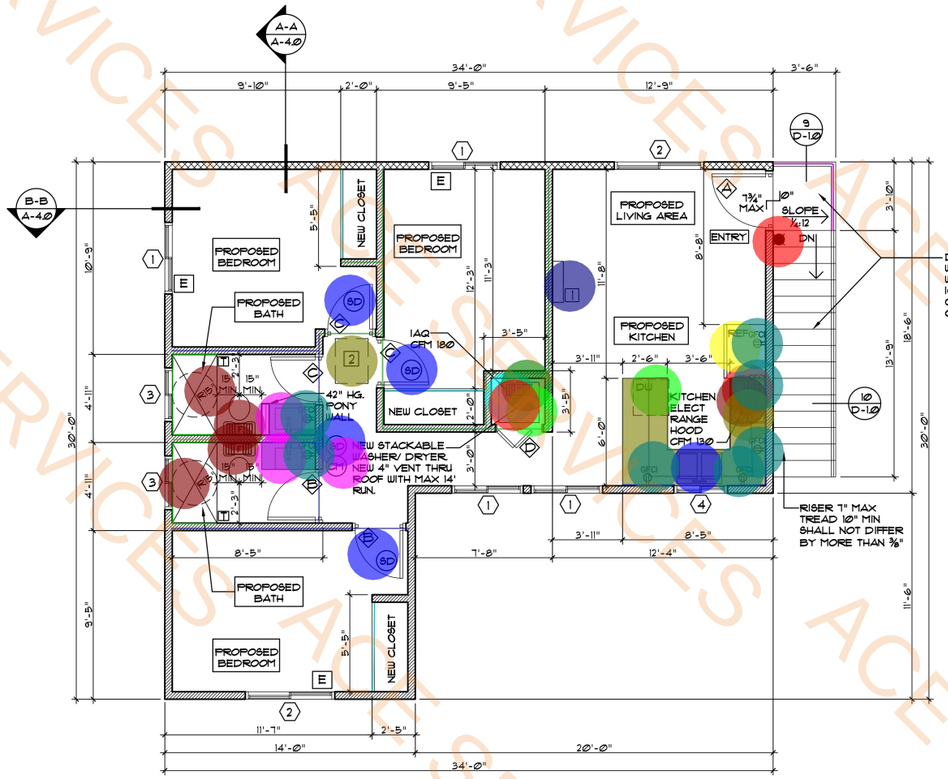
ALL DIMENSIONS ARE MEASURED TO THE FINISH

NEWLY CONSTRUCTED DWELLINGS ARE SUBJECT TO THE REQUIREMENTS OF CRC AND SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CRC SECTIONS R327.1.1 THROUGH R327.1.4. SEE ELECTRICAL NOTES & GRAB BAR REINFORCING NOTES TS-2

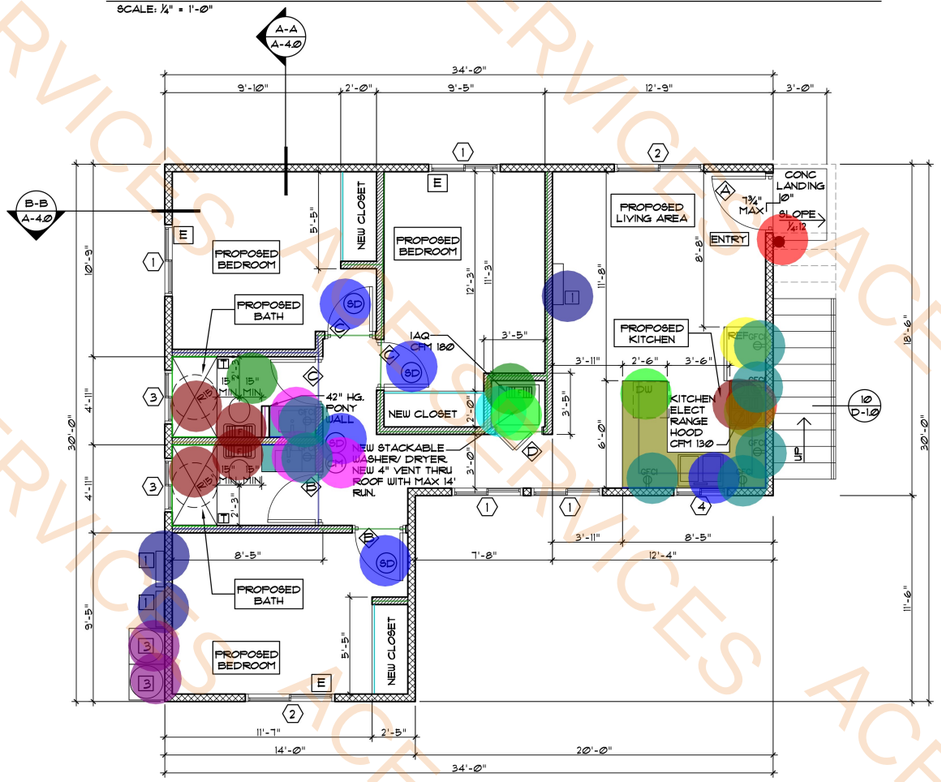
SYBMOL LEGEND

- OUTDOOR LIGHTING FIXTURE, SEE LIGHTING NOTES ON TS-2
- GFCI 110 VOLT OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER
- SD SMOKE ALARM. SEE CALIFORNIA RESIDENTIAL NOTES ON TS-2
- CM CARBON MONOXIDE ALARM. SEE CALIFORNIA RESIDENTIAL NOTES ON TS-2
- F EXHAUST FAN TO OUTSIDE AIR WITH 5 ROOM AIR CHANGES PER HOUR EQUIPPED WITH BACK-DRAFT DAMPER 70 CFM FOR BATHROOM 180 CFM FOR LAUNDRY
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2 x 4 Wood Stud Wall W/ 1/2" GWB B.S (9' H)	108.1 FT
2 x 4 Wood Stud Wall W/ 1/2" MR GWB B.S (9' H)	16.2 FT
2 x 4 Wood Stud Wall W/ 1/2" GWB One Side (9' H)	59.2 FT
42" H Pony Wall	3.5 FT
Wall Tiles @ 9' H	37.9 FT
38" H Stair Guard Rail (D1.0/9)	7.1 FT
2' D Closet W/Shelving And Hanger Rod	30.9 FT
2'-6" x 4'-6" Tempered Glass Shower Enclosure	4.0 EA
All Bathroom Accessories (7 Nos.Of Bathrooms)	1.0 EA
Kitchen Countertop	67.8 SQ FT
2' D Kitchen Base Cabinets	28.5 FT
Vanity Countertop	18.1 SQ FT
Cooking Range	2.0 EA
Dishwasher	2.0 EA
Refrigerator	2.0 EA
Smoke Detector	8.0 EA
Carbon Monoxide Alarm	2.0 EA
Stackable Washer And Dryer	2.0 EA
Exhaust Fan (70 CFM)	6.0 EA
Exhaust Fan (180 CFM)	2.0 EA
22" x 30" Attic Access	1.0 EA
Ductless Mini Split AC	4.0 EA
50 Gal Heat Pump Water Heater	2.0 EA
GFCI Duplex Receptacle	14.0 EA
Exterior Light	2.0 EA
Kitchen Sink	2.0 EA
Vanity Sink	4.0 EA
Range Hood (CFM 130)	2.0 EA
4" Vent Through Roof	1.0 EA
14' Duct For Vent Through Roof	2.0 EA
4" H Backsplash	33.2 FT



PROPOSED SECOND FLOOR PLAN
SCALE: ¼" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: ¼" = 1'-0"

REVISIONS	BY

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6404 SHANE PL ADU

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SAN DIEGO, CA 92115

DATE	07-09-2024
SCALE	
DRAWN	KJ
JOB	224-681

A-2.2

ACE SERVICES

MECHANICAL:

1. NEW DUCTLESS MINI-SPLIT FOR ADU. 14.3 SEER OR BETTER. BTU 12,000 CAP 47 & 7400 CAP 17. CONDENSER LOCATED OUTSIDE
2. 22x30 ATTIC ACCESS. THE LARGEST PIECE OF EQUIPMENT CAN BE MOVED THROUGH THE OPENING
3. 50 GAL RHEEM PROPH50T2 RH37515 HEAT PUMP WATER HEATER EFFICIENCY 3.2 UEF LOCATED IN HOLDRITE 24" GALVANIZED STEEL WEATHERPROOF WATER HEATER ENCLOSURE

WALL LEGEND

NEW 9'-0"
2X4 STUDS AT 16" O.C.
INTERIOR FINISH: ½" DRYWALL U.N.O.
EXTERIOR FINISH: ⅞" STUCCO U.N.O.

NEW 9'-0"
2X4 STUDS AT 16" O.C.
1 HR FIRE RATED
INTERIOR FINISH: ⅝" TYPE "X" DRYWALL U.N.O.
EXTERIOR FINISH: DENSEGLASS UNDER STUCCO.
SEE GA FILE WP 8130 DETAIL D-3.0

DOOR SCHEDULE

SYM.	QUA	SIZE	TYPE	DESCRIPTION
A	2	3068	EXTERIOR SOLID ENTRY DOOR	
B	4	2868	INTERIOR HOLLOW CORE DOOR	
C	6	2668	INTERIOR HOLLOW CORE DOOR	
D	2	2668	INTERIOR HOLLOW CORE DOOR	BI-FOLD LOUVERED

WINDOW SCHEDULE

SYM.	QUA	SIZE	TYPE	DESCRIPTION
1	8	4040	VINYL - SLIDER	DUAL PANE- LOW E TEMPERED
2	4	5040	VINYL - SLIDER	DUAL PANE- LOW E TEMPERED
3	4	3016	VINYL - SLIDER	DUAL PANE- LOW E TEMPERED
4	2	3030	VINYL - SLIDER	DUAL PANE- LOW E TEMPERED

EXTERIOR DOOR & WINDOW NOTES :

1. NEW WINDOWS & GLASS DOORS SHALL HAVE U FACTOR Ø.32 & SHGC Ø.25
2. 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.
3. ALL EXTERIOR DOORS SHALL BE CONSTRUCTED OF SOLID CORE WOOD WITH STILES AND RAILS NOT LESS THAN 1-3/8" THICK AND RAISED PANELS NOT LESS THAN 1-1/4" THICK. THE EXTERIOR PERIMETER OF THE RAISED PANEL MAY TAPER TO A TONGUE NOT LESS THAN 3/8" THICK.

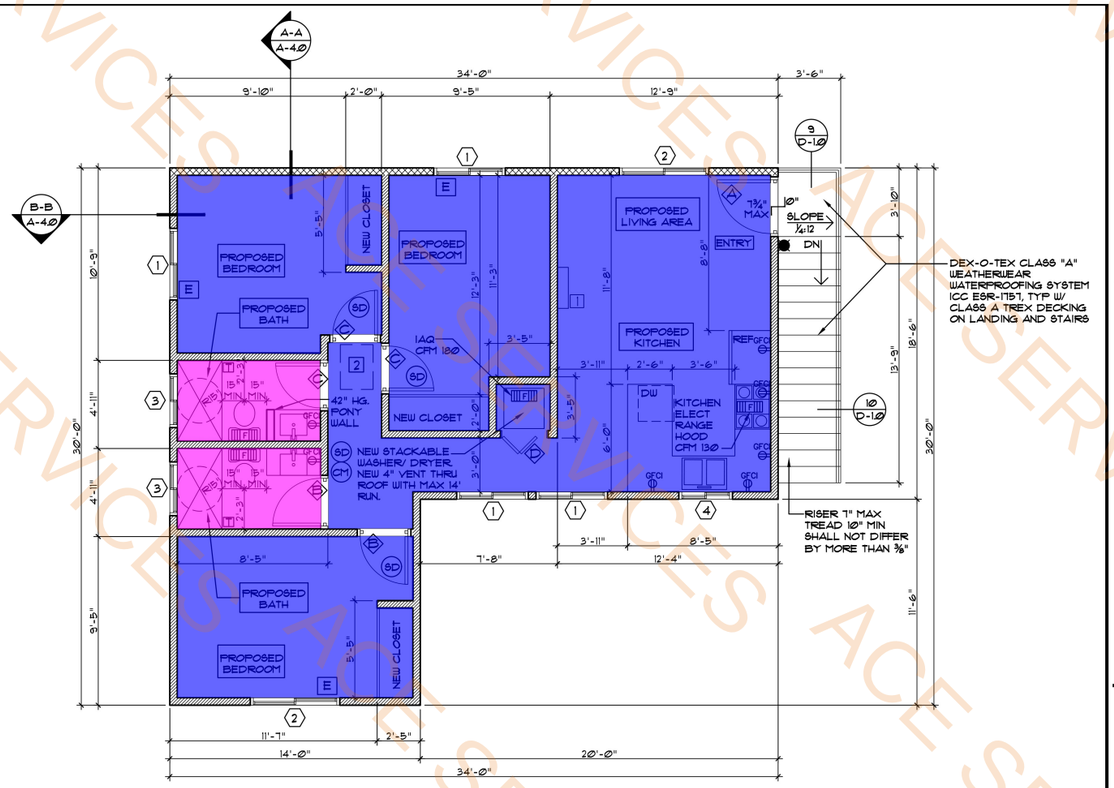
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ALL DIMENSIONS ARE MEASURED TO THE FINISH

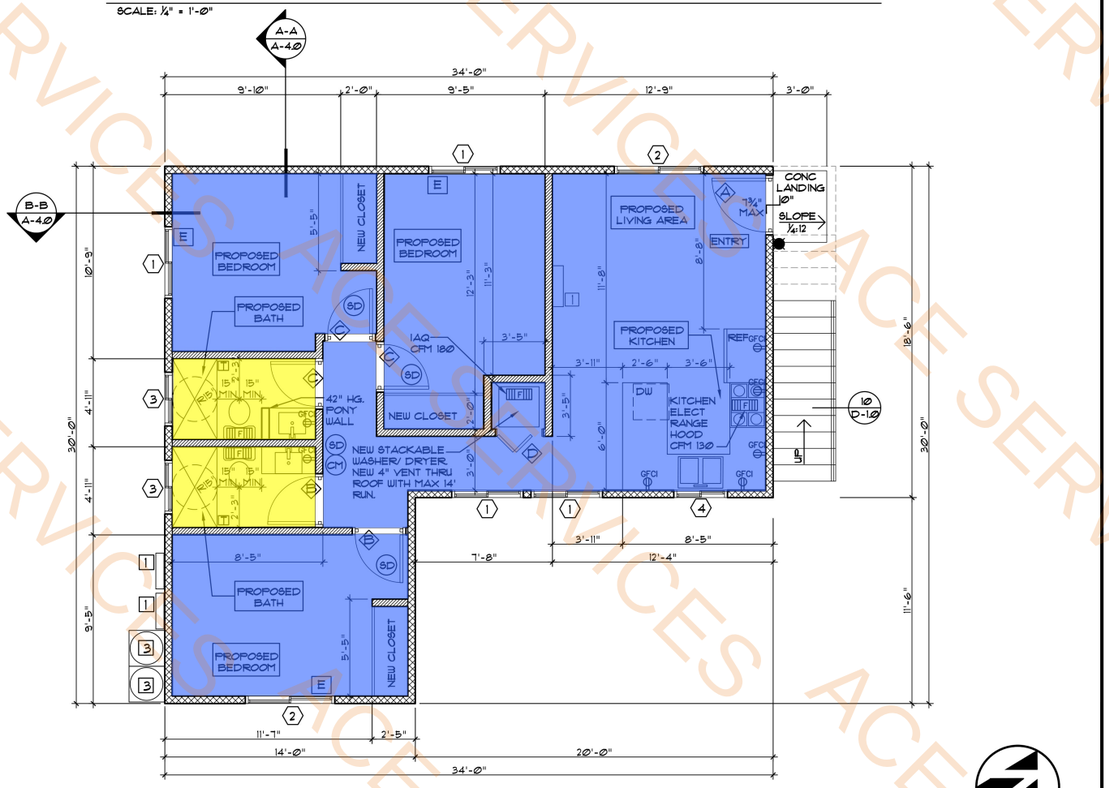
NEWLY CONSTRUCTED DWELLINGS ARE SUBJECT TO THE REQUIREMENTS OF CRC AND SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE CRC SECTIONS R327.1.1 THROUGH R327.1.4. SEE ELECTRICAL NOTES & GRAB BAR REINFORCING NOTES TS-2

SYBMOL LEGEND

- OUTDOOR LIGHTING FIXTURE, SEE LIGHTING NOTES ON TS-2
- GFCI 110 VOLT OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER
- SD SMOKE ALARM. SEE CALIFORNIA RESIDENTIAL NOTES ON TS-2
- CM CARBON MONOXIDE ALARM. SEE CALIFORNIA RESIDENTIAL NOTES ON TS-2
- F EXHAUST FAN TO OUTSIDE AIR WITH 5 ROOM AIR CHANGES PER HOUR EQUIPPED WITH BACK-DRAFT DAMPER 70 CFM FOR BATHROOM 180 CFM FOR LAUNDRY
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PROPOSED SECOND FLOOR PLAN
SCALE: ¼" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: ¼" = 1'-0"

1/2" Type X GWB Ceiling W/ R-19 Insulation And Resilient Channel @ 16" O.C	630.0 SQ FT
1/2" Moisture Resistant Type X GWB Ceiling W/ R-19 Insulation And Resilient Channel @ 16...	71.7 SQ FT
1/2" GWB Ceiling W/R-30 Insulation	628.8 SQ FT
1/2" MR GWB Ceiling W/R-30 Insulation	72.0 SQ FT

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DATE	07-09-2024
SCALE	
DRAWN	KJ
JOB	224-681

A-2.2

ACE SERVICES

MECHANICAL:

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WALL LEGEND

NEW 9'-0"
2X4 STUDS AT 16" O.C.
INTERIOR FINISH: ½" DRYWALL U.N.O.
EXTERIOR FINISH: ⅞" STUCCO U.N.O.

NEW 9'-0"
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1 HR FIRE RATED
INTERIOR FINISH: ⅝" TYPE "X" DRYWALL U.N.O.
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DOOR SCHEDULE

SYM.	QUA	SIZE	TYPE	DESCRIPTION
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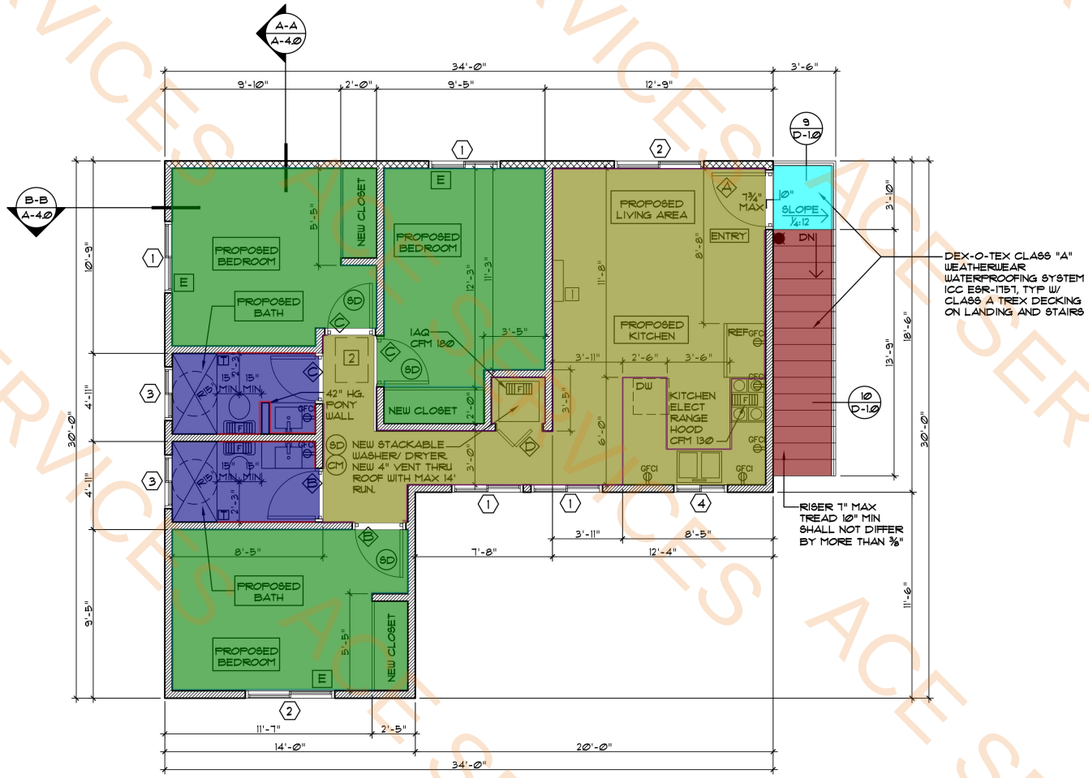
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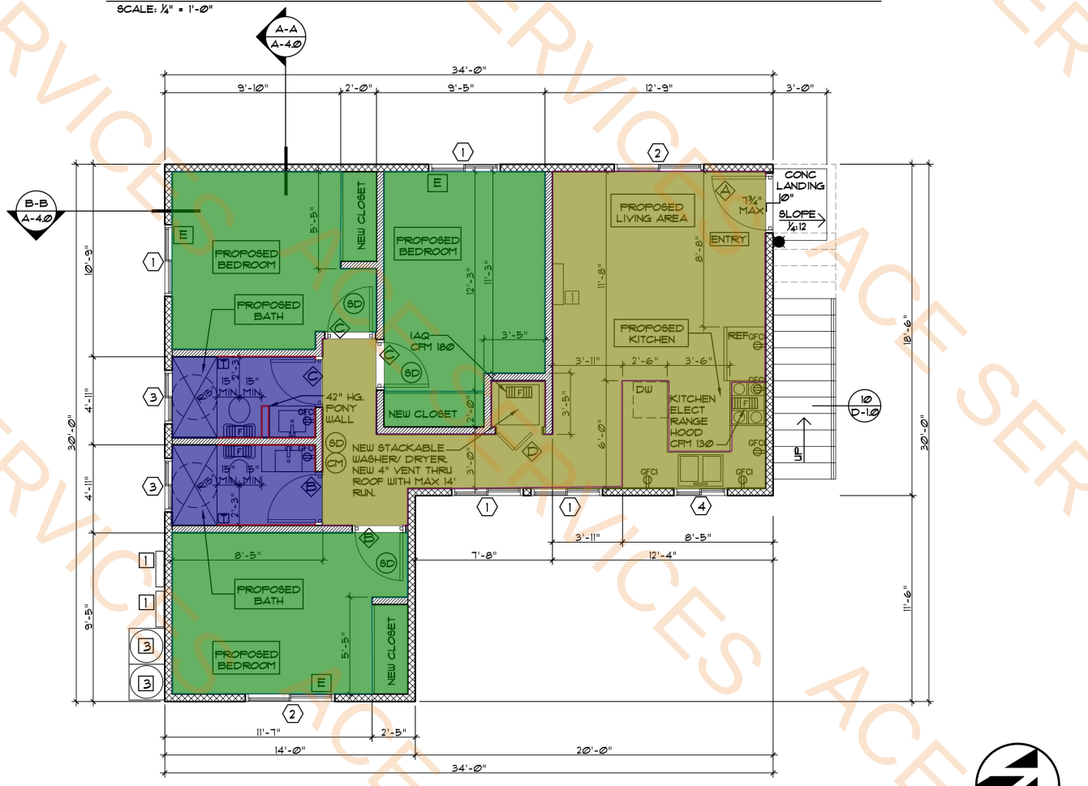
SYBMOL LEGEND

- OUTDOOR LIGHTING FIXTURE, SEE LIGHTING NOTES ON TS-2
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Carpet Flooring	690.2 SQ FT
LVT Flooring	567.7 SQ FT
Tile Flooring	147.3 SQ FT
4" H Vinyl Base	192.3 FT
4" H Integrated Carpet Base	237.7 FT
4" H Tile Base	57.8 FT
Class A Trex Decking W/ Dex-o-Tex Class A Weatherwear waterproofing	11.7 SQ FT
Class A Trex Decking W/ Dex-o-Tex Class A Weatherwear waterproofing (7/12)	45.4 SQ FT



PROPOSED SECOND FLOOR PLAN
SCALE: ¼" = 1'-0"



PROPOSED FIRST FLOOR PLAN
SCALE: ¼" = 1'-0"

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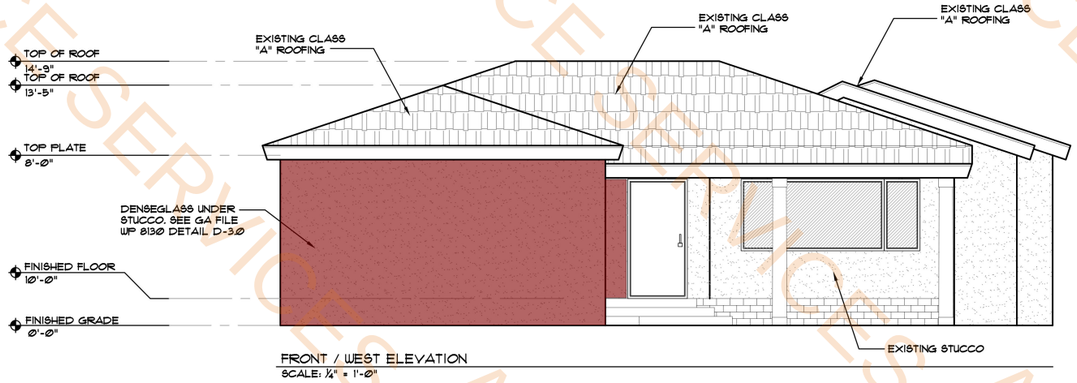
6404 SHANE PL ADU

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SAN DIEGO, CA 92115

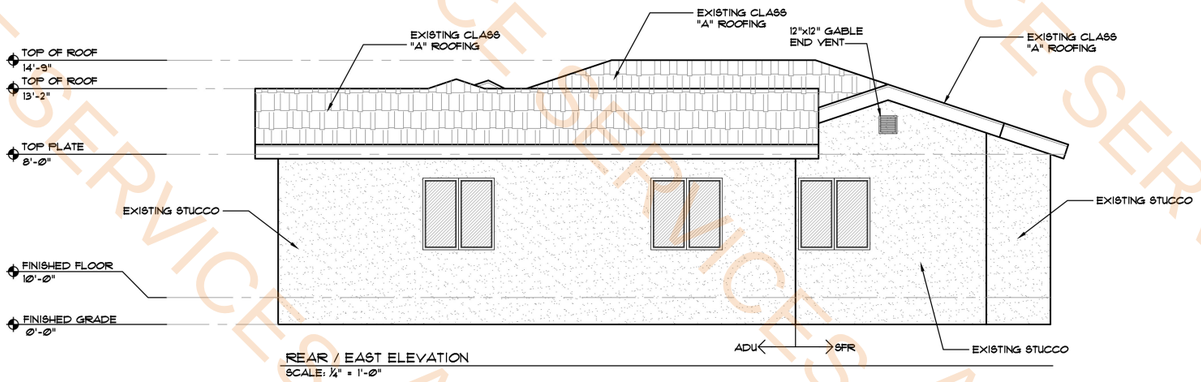
DATE	07-09-2024
SCALE	
DRAWN	KJ
JOB	224-681

A-2.2

ACE SERVICES

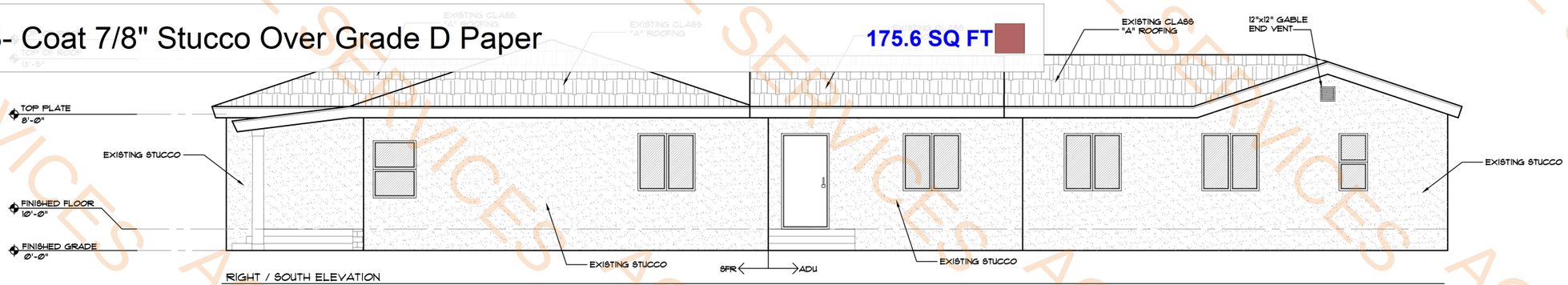


FRONT / WEST ELEVATION
SCALE: ¼" = 1'-0"

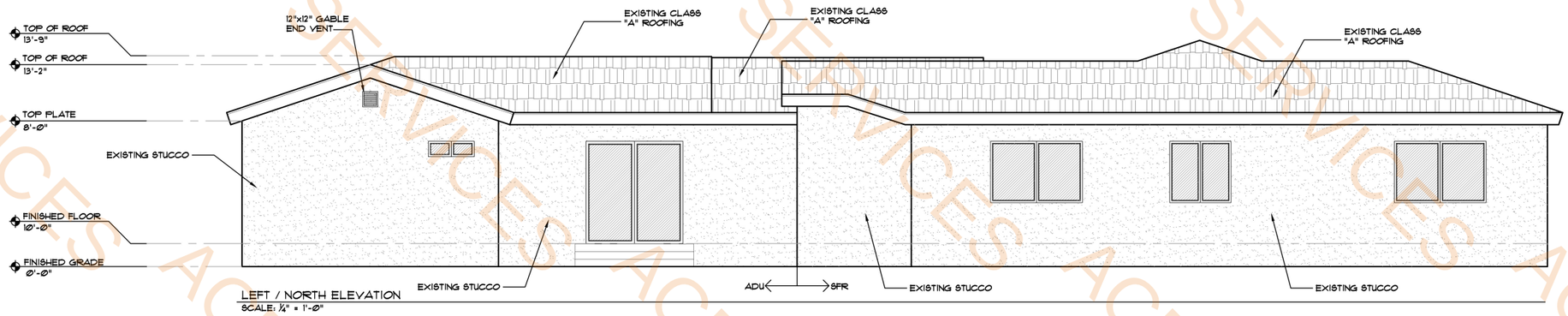


REAR / EAST ELEVATION
SCALE: ¼" = 1'-0"

3- Coat 7/8" Stucco Over Grade D Paper **175.6 SQ FT**



RIGHT / SOUTH ELEVATION
SCALE: ¼" = 1'-0"



LEFT / NORTH ELEVATION
SCALE: ¼" = 1'-0"

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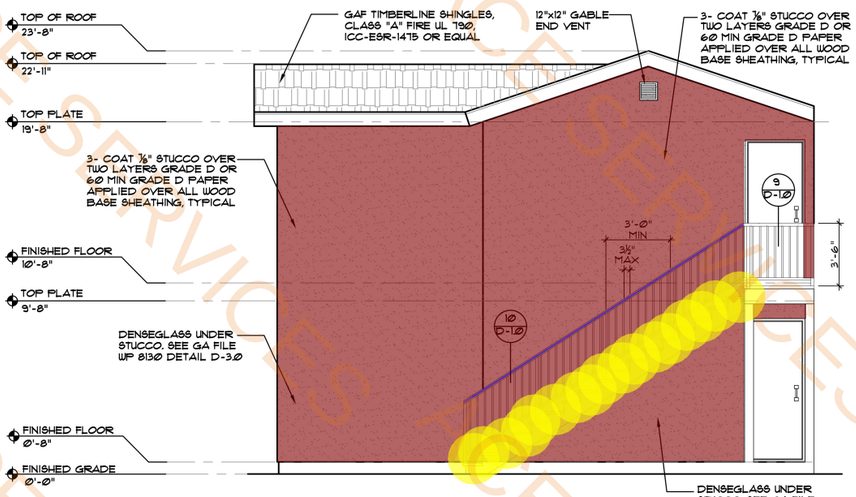
6404 SHANE PL ADU

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DATE	07-09-2024
SCALE	
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JOB	224-681

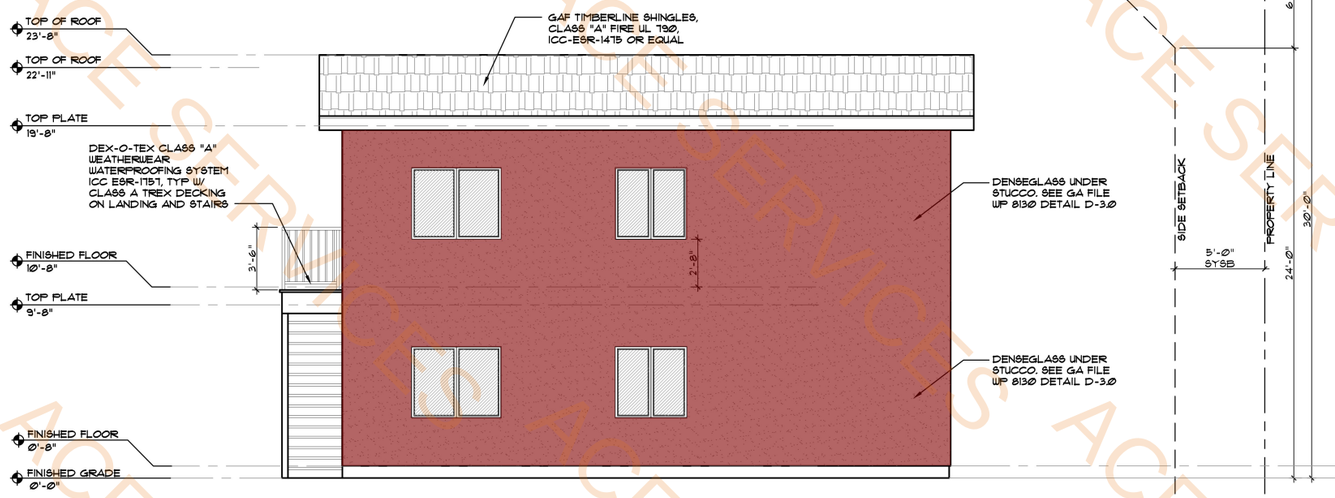
A-3.0

ACE SERVICES



FRONT / SOUTH ELEVATION

SCALE: ¼" = 1'-0"



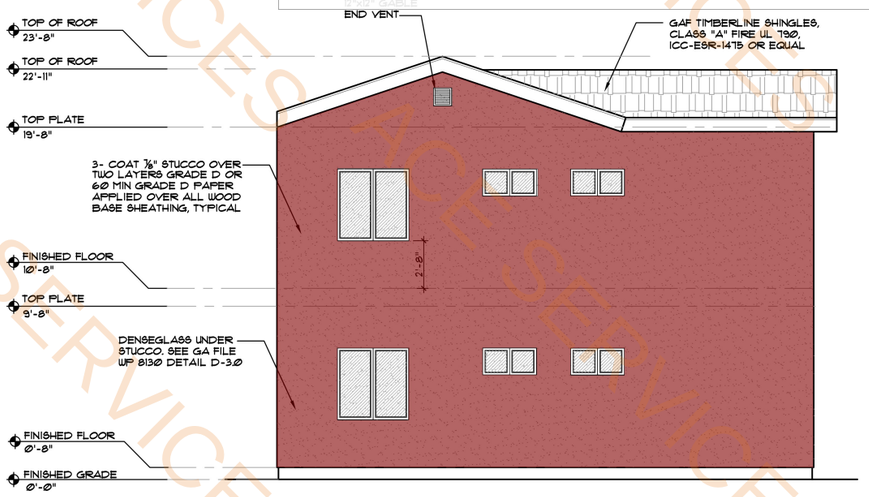
RIGHT / EAST ELEVATION

SCALE: ¼" = 1'-0"

3- Coat 7/8" Stucco Over Grade D Paper — 2176.1 SQ FT

3' W x 10" D Wood Treads — 17.0 EA

38" H Stair Guard Rail (D1.0/10) — 18.5 FT



REAR / NORTH ELEVATION

SCALE: ¼" = 1'-0"



LEFT / WEST ELEVATION

SCALE: ¼" = 1'-0"

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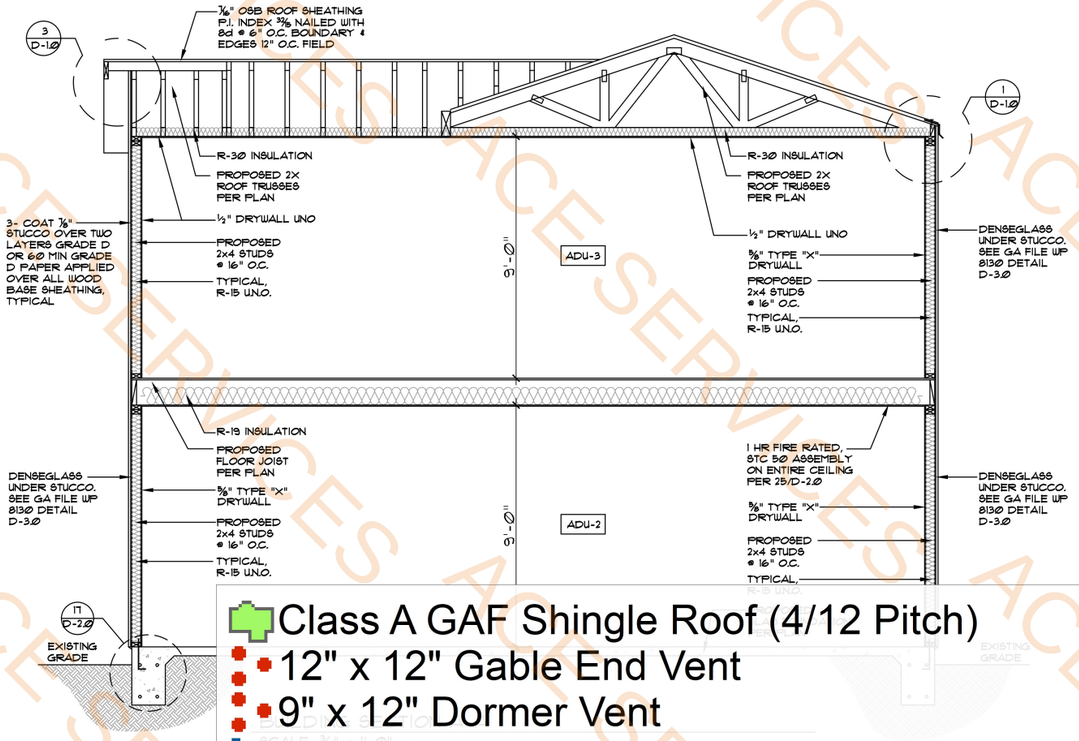
6404 SHANE PL ADU

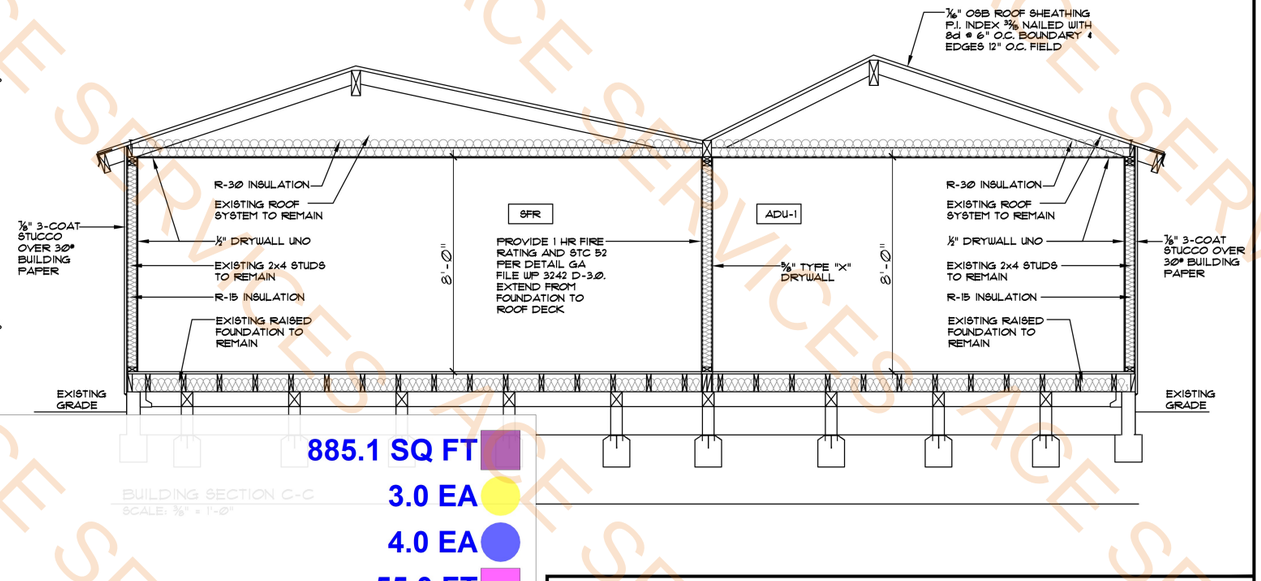
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A-3.1

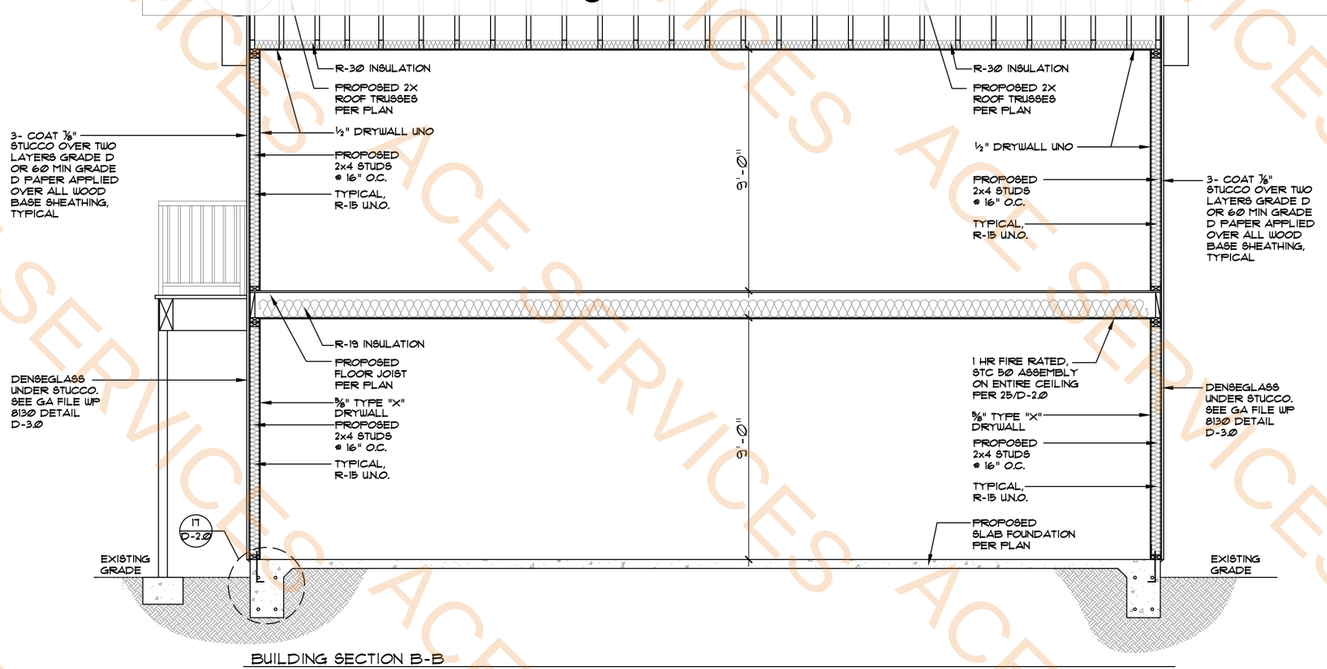
ACE SERVICES



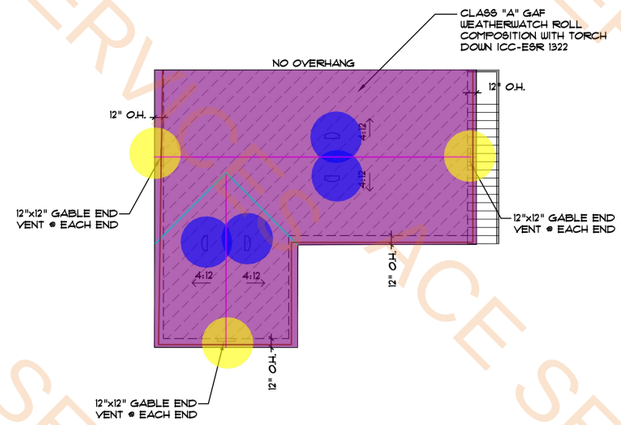


BUILDING SECTION C-C
SCALE: ⅜" = 1'-0"

Class A GAF Shingle Roof (4/12 Pitch) — 885.1 SQ FT
12" x 12" Gable End Vent — 3.0 EA
9" x 12" Dormer Vent — 4.0 EA
Ridge Line — 55.0 FT
Valley Flashing — 22.7 FT
12" W Roof Overhang — 96.3 FT



BUILDING SECTION B-B
SCALE: ⅜" = 1'-0"



ROOF PLAN
SCALE: ⅛" = 1'-0"

ATTIC VENTILATION CALCS:

AREA A
ATTIC SPACE: 790'/150 = 5.2
6 * 144 = 864 SQ. IN. REQUIRED
(3) 12"x12" GABLE END VENT = 432
(4) 9"x12" DORMER VENTS =432
864 SQ. IN. PROVIDED

-VENTS SHALL BE ⅛" LOUVERED NON-COMBUSTIBLE, CORROSION-RESISTANT MESH.
-INDIVIDUAL VENT OPENING SHALL NOT EXCEED 144 SQ IN
-THE DIMENSION OF THE OPENINGS SHALL BE A MINIMUM OF 1/16" AND SHALL NOT EXCEED 1/8".
-THE ATTIC VENTILATION OPENINGS SHALL NOT BE LOCATED IN SOFFITS, EAVES OVERHANGS, BETWEEN RAFTERS AT EAVES, OR IN OTHER OVERHANGS AREAS.

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JOB	224-681

A-4.0

ACE SERVICES

WALL LEGEND

NEW 9'-0"
2X4 STUDS AT 16" O.C.
INTERIOR FINISH: ½" DRYWALL U.N.O.
EXTERIOR FINISH: ⅞" STUCCO U.N.O.

NEW 9'-0"
2X4 STUDS AT 16" O.C.
1 HR FIRE RATED
INTERIOR FINISH: ⅝" TYPE "X" DRYWALL U.N.O.
EXTERIOR FINISH: DENSEGLASS UNDER STUCCO.
SEE GA FILE WP 8130 DETAIL D-3.0

FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE-RETARDANT WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE OR COPPER.

FASTENERS REQUIRED TO BE CORROSION RESISTANT SHALL BE WITHER ZINC- COATED FASTENERS, ALUMINUM ALLOW WIRE FASTENERS OR STAINLESS STEEL FASTENERS

NOTE:

USE ST6236 STRAP AT TOP AND/ OR BOTTOM PLATE WHERE ANY PIPE, VENT OR CONDUIT INSTALLED REQUIRES PLATE TO BE CUT IN A SHEARWALL

FOR FRAMING MEMBERS, USE BCI AND IT'S ASSOCIATED HARDWARE AS AN ALTERNATIVE

Soils and Foundation
When no geotechnical investigation report is provided:
The structure(s) will be located entirely on undisturbed native soil.

Signature Paul Christenson
Owner/Licensed Engineer or Architect

If the Building Inspector suspects fill, expansive soils or any geologic instability based upon observation of the foundation excavation, a soils or geological report, and resubmittal of plans to plan check to verify that report recommendations have been incorporated, may be required.

As a California licensed Architect/Engineer, I have classified the undisturbed native soils to be sandy clay and per Table 1806.2 of the 2019 CBC I have assigned a foundation pressure of 1500 psf. for the design of foundations related to this project.

Signature Paul Christenson
Licensed Architect/Engineer

PAD FOOT

P1: 18" SQ
W/ 2-#4

P2: 24" SQ
W/ 3-#4

TRUSS ID# T2B
TRUSS ID# T2A
TRUSS ID# T2A
TRUSS ID# T2A
TRUSS ID# T2A
TRUSS ID# T2A
TRUSS ID# T2C
TRUSS ID# T2A
TRUSS ID# T2A
TRUSS ID# T2A
TRUSS ID# T2A
TRUSS ID# T2A
TRUSS ID# T2A
TRUSS ID# T2A
TRUSS ID# T2A
TRUSS ID# T2B

TRUSS ID# T1C
TRUSS ID# T1A
TRUSS ID# T1A
TRUSS ID# T1A
TRUSS ID# T1A
TRUSS ID# T1A
TRUSS ID# T1B

TRUSSES PROVIDED BY:
PACIFIC TRUSS
15353 OLD HIGHWAY 80
EL CAJON, CA 92021

TRUSS LAYOUT APPROVED BY:

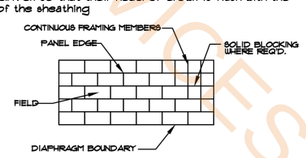
REGISTERED PROFESSIONAL ENGINEER
DANIEL ANTHONY CHRISTENSON
No. 057182
EXP. 12/31/25
CIVIL
STATE OF CALIFORNIA

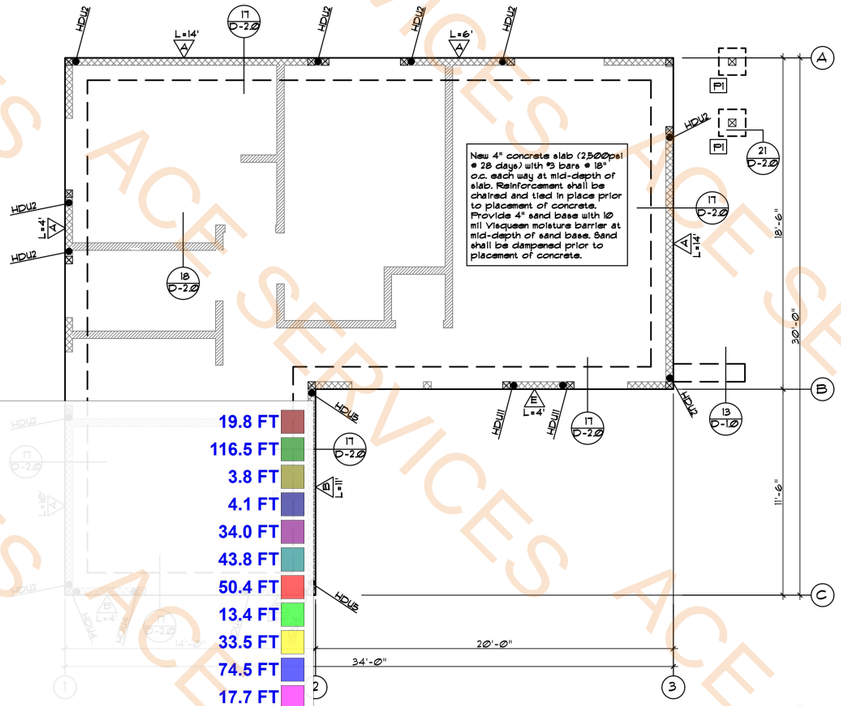
TRUSS LAYOUT
SCALE: ⅛" = 1'-0"

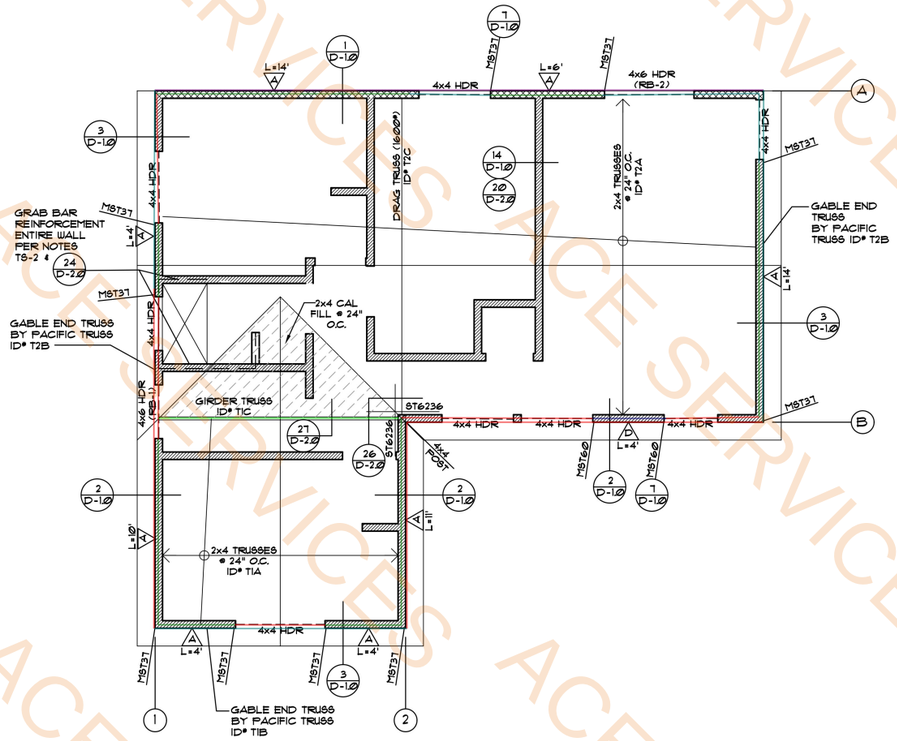
Diaphragm Schedule

Diaphragm Location	Panel Thickness (Inches)	Boundary Nailing (BN) Size & Spacing	Field Nailing (FN) Size & Spacing	Blocked Diaphragm Required?
Roof	7/16" 'OSB' (24/0)	8d @ 6"	8d @ 12"	No
Floor	5/8" 'OSB' (32/16)	10d @ 6"	10d @ 12"	No

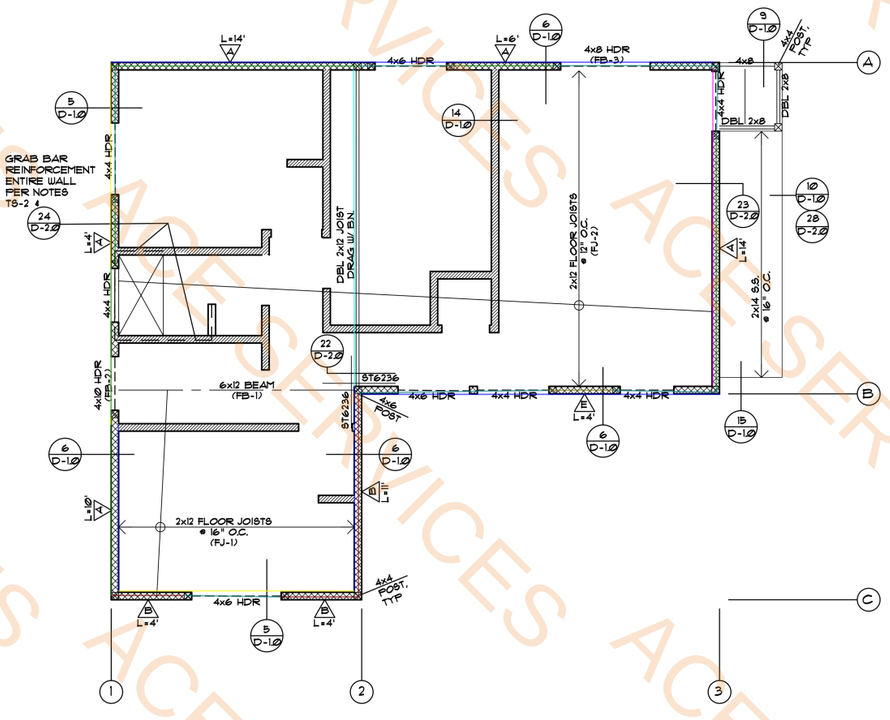
Note:
Diaphragm sheathing or other approved sheathing connectors shall be driven so that their head or crown is flush with the surface of the sheathing







PROPOSED ROOF FRAMING PLAN
SCALE: ¼" = 1'-0"



PROPOSED FLOOR FRAMING PLAN
SCALE: ¼" = 1'-0"

KBJ DESIGN GROUP
RESIDENTIAL DESIGNS
325 W WASHINGTON ST STE 2
SAN DIEGO, CA 92103
KIM@KBJDESIGNGROUP.COM
C 760-420-8485

REGISTERED PROFESSIONAL ENGINEER
DANIEL ANTHONY CHRISTENSON
No. 057182
EXP. 12/31/25
CIVIL
STATE OF CALIFORNIA

REVISIONS	BY

6404 SHANE PL ADU
6202 #1 & #2, 6404, 6206 SHANE PL
SAN DIEGO, CA 92115

DATE	07-09-2024
SCALE	
DRAWN	KJ
JOB	224-681

S1

ACE SERVICES

WALL LEGEND

NEW 9'-0"
2X4 STUDS AT 16" O.C.
INTERIOR FINISH: ½" DRYWALL U.N.O.
EXTERIOR FINISH: ⅞" STUCCO U.N.O.

NEW 9'-0"
2X4 STUDS AT 16" O.C.
1 HR FIRE RATED
INTERIOR FIN[illegible]
EXTERIOR FI
SEE GA FILE

FASTENERS FOR PRESS
AND FIRE-RETARDANT
ZINC COATED GALVANI
BRONZE OR COPPER.

FASTENERS REQUIRED
SHALL BE WITHER ZINC
ALLOW WIRE FASTENER
FASTENERS

NOTE:

USE ST6236 STRAP AT
WHERE ANY PIPE, VENT
REQUIRES PLATE TO BI

FOR FRAMING MEMBERS
ASSOCIATED HARDWAR

Soils and Foundation
When no geotechnical investigation report is provided:
The structure(s) will be located entirely on undisturbed native soil.

Signature Paul Christenson
Owner/Licensed Engineer or Architect

If the Building Inspector suspects fill, expansive soils or any geologic instability based upon observation of the foundation excavation, a soils or geological report, and [illegible] required.

As a California licensed Architect/Engineer, I have classified the undisturbed native soils to be sandy clay and per table 1806.2 of the 2019 CBC I have assigned a foundation pressure of 1500 psf. for the design of foundations related to this project.

Signature Paul Christenson
Licensed Architect/Engineer

PAD FOOTING SCHEDULE

P1: 18" SQ x 18" THICK
W/ 2-#4 EACH WAY

P2: 24" SQ x 18" THICK
W/ 3-#4 EACH WAY

15" W x 12" D Cont Concrete Footing	123.3 FT
P1 Tag Pad Footing	2.0 EA
4" Thk Slab On Grade W/#3 Bar @ 18" O.C E.W Over 4" Sand Base Over 10 Mil V.B	738.0 SQ FT
HDU2	10.0 EA
HDU11	2.0 EA
HDU5	2.0 EA
HDU4	4.0 EA
Thickened Edge Footing (3.38 SF)	4.0 FT
4 x 4 Wood Post (9' H)	18.0 EA
4 x 6 Header	20.8 FT
4 x 4 Header	47.7 FT
4 x 10 Header	3.0 FT
4 x 8 Header	4.9 FT
4 x 6 Wood Post (9' H)	2.0 EA
2 x 12 Floor Joists @ 16" O.C	164.3 SQ FT
6 x 12 Beam	13.6 FT
2 x 12 Floor Joists @ 12" O.C	641.6 SQ FT
Double 2 x 12 Joist	17.6 FT
4 x 8 Beam	3.1 FT
Double 2 x 8 Beam	6.1 FT
2 x 14 Stair Stringer @ 16" O.C	47.9 SQ FT
2 x 12 Solid Blocking	13.9 FT
2 x 4 Ledger	3.5 FT
2 x 4 Trusses @ 24" O.C	886.4 SQ FT
Double Girder Truss	13.5 FT
MST37	10.0 EA
MST60	2.0 EA
Drag Truss (T2C)	17.6 FT

TRUSS ID* T2B
TRUSS ID* T2A
TRUSS ID* T2A
TRUSS ID* T2A
TRUSS ID* T2A
TRUSS ID* T2A
TRUSS ID* T2C
TRUSS ID* T2A
TRUSS ID* T2A
TRUSS ID* T2A

TRUSS ID* T1C
TRUSS ID* T1A
TRUSS ID* T1A
TRUSS ID* T1A
TRUSS ID* T1A
TRUSS ID* T1A
TRUSS ID* T1B

TRUSSES PROVIDED BY:
PACIFIC TRUSS
15353 OLD HIGHWAY 80
EL CAJON, CA 92021

TRUSS LAYOUT APPROVED BY:

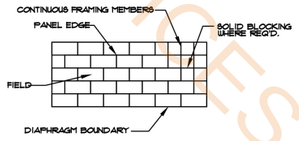
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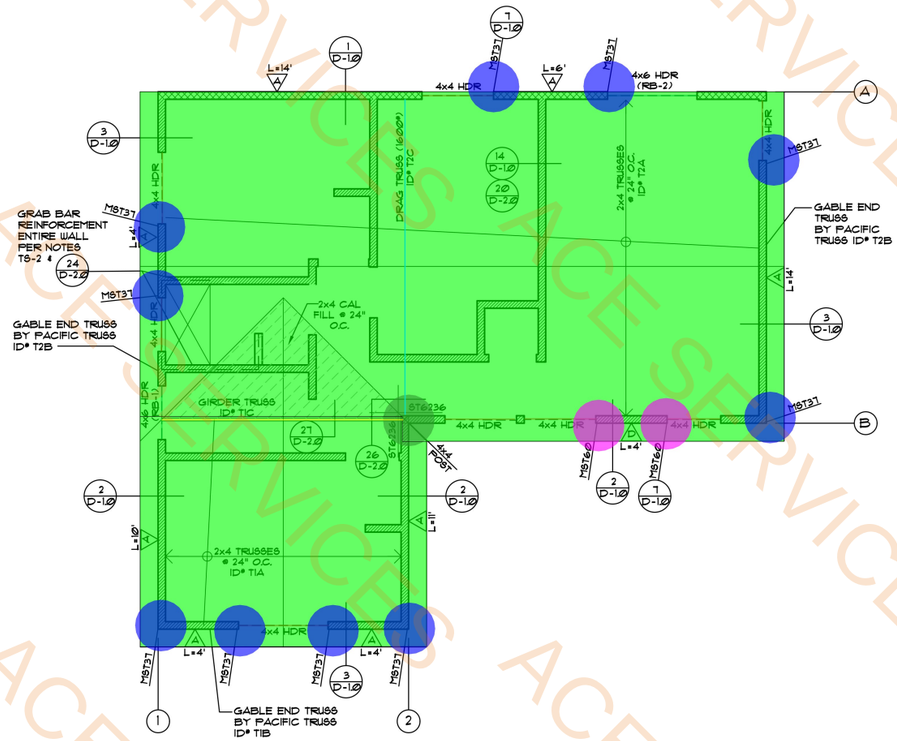
TRUSS LAYOUT
SCALE: ⅛" = 1'-0"

Diaphragm Schedule

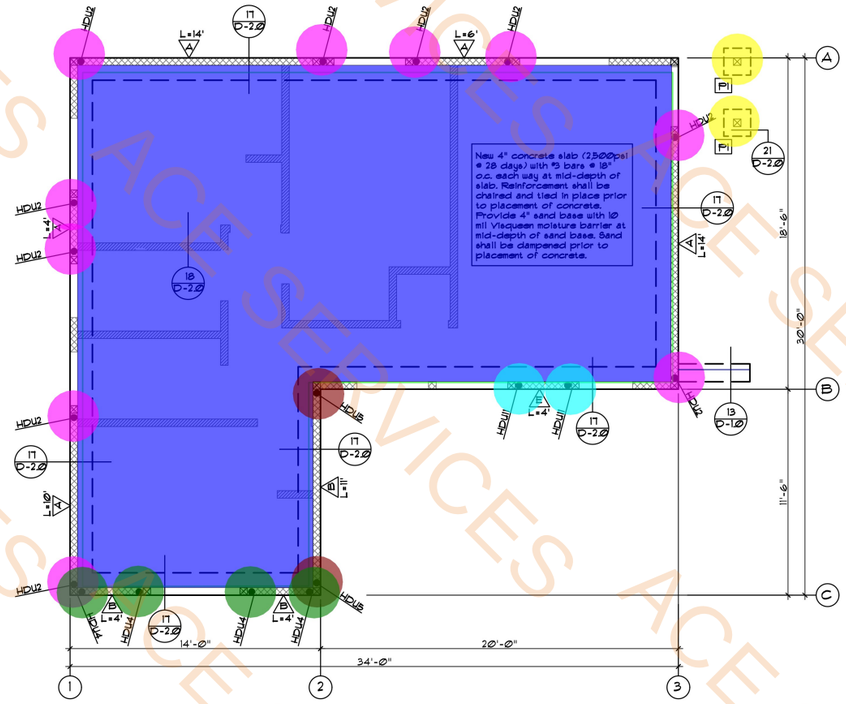
Diaphragm Location	Panel Thickness (Inches)	Boundary Nailing (BN) Size & Spacing	Field Nailing (FN) Size & Spacing	Blocked Diaphragm Required?
Roof	7/16" 'OSB' (24/0)	8d @ 6"	8d @ 12"	No
Floor	5/8" 'OSB' (32/16)	10d @ 6"	10d @ 12"	No

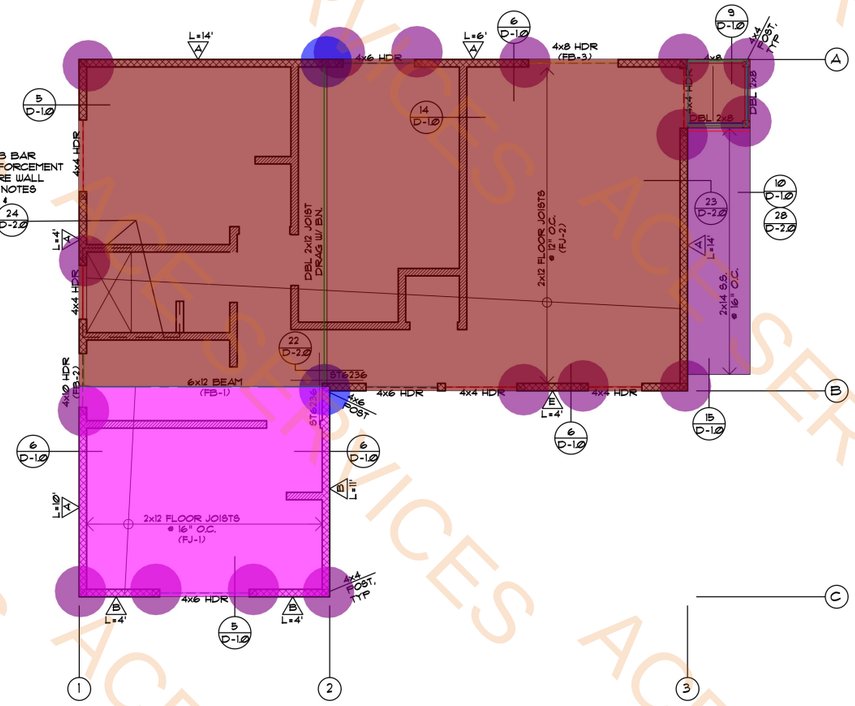
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