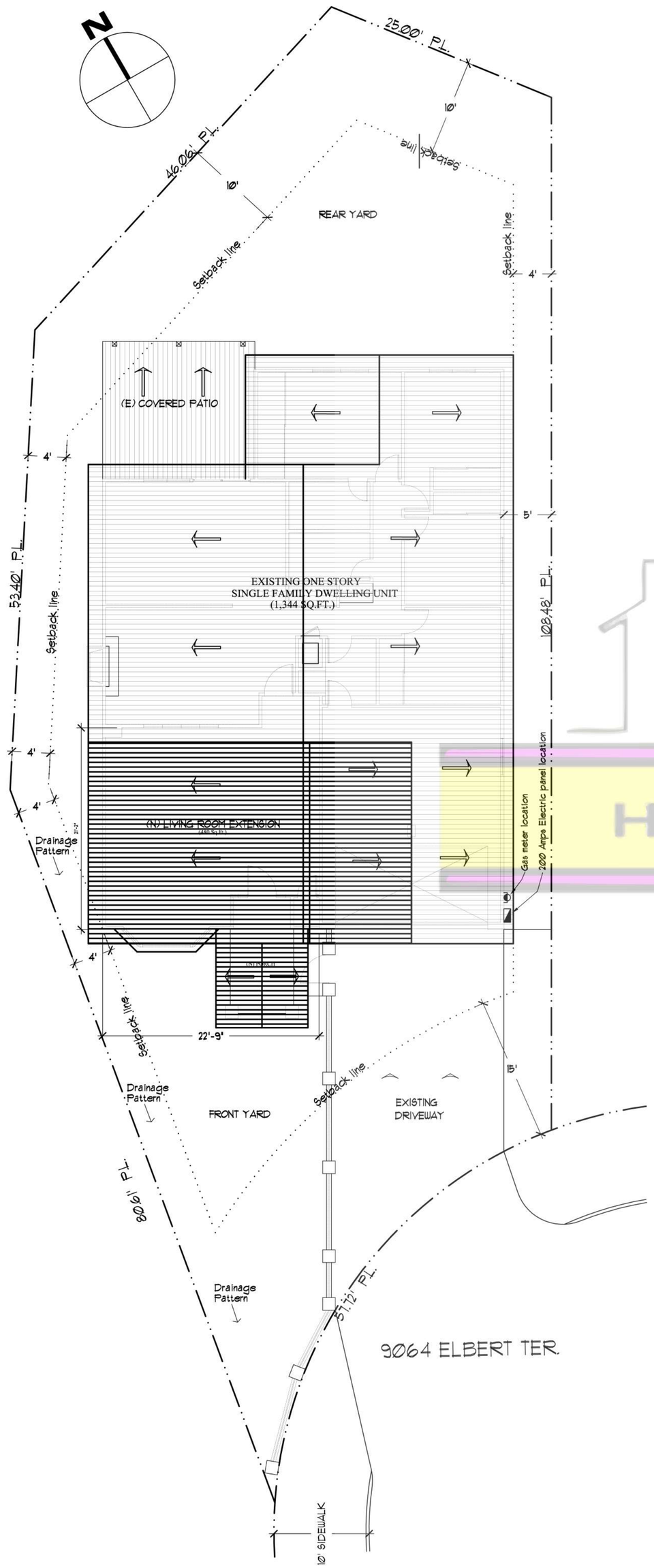
PROPOSED ROOM ADDITION

FOR: MR. & MRS. ___ GAMEZ

XXXX ELBERT TER. MIRAMESA, CA. 92126

(APN : 318-452-11-00)

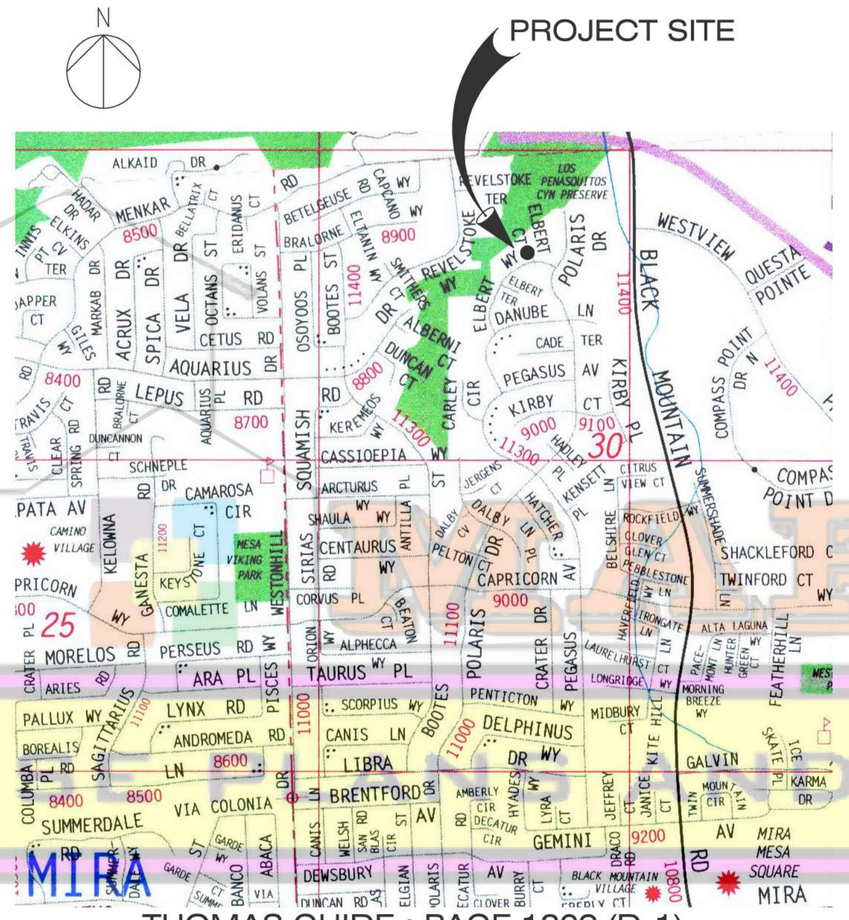


NOTE:

- 'THIS IS A FLAT LOT'
- FINISH GRADING SHALL DIRECT SURFACE WATER AWAY FROM BUILDING

PLOT PLAN | 1/8" = 1'-0"

VICINITY MAP NTS



THOMAS GUIDE : PAGE 1209 (D-1)

LOT CALCULATIONS

LOT AREA	6,460 SQ.FT. +/-
(E) HOUSE	1,344 SQ.FT.
(E) GARAGE	453 SQ.FT.

PROPOSED (N) ADDITION 480 SQ.FT.

TOTAL BUILDING AREA AS SHOWN : 2,277 SQ.FT.

BUILDING USE : SINGLE FAMILY RESIDENCE

OCCUPANCY GROUP : R-S-1-14

ASSESORS PARCEL # 318-452-11-00

ABBREVIATIONS

AB	ANCHOR BOLT
B, BOT	BOTTOM
BM	BEAM
BRG	BEARING
BP	BASE PLATE
BTWN	BETWEEN
CJ	CEILING JOIST
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
DET	DETAIL
DIA	DIAMETER
DP	DEEP
(E)	EXISTING
EA	EACH
EF	EACH FACE
EL	ELEVATION
EQ	EQUAL
EW	EACH WAY
EXIST	EXISTING
FDN	FOUNDATION
FG	FINISH GRADE
FJ	FLOOR JOIST
FLG	FLANGE
FLR	FLOOR
FOW	FACE OF WALL
FTG	FOOTING
GA	GAGE
GALV	GALVANIZED
GWB	GYPSUM WALLBOARD
HOR. HORIZ	HORIZONTAL
HS	HIGH STRENGTH
HT	HEIGHT
INFO	INFORMATION
JT	JOINT
MB	MACHINE BOLT
MECH	MECHANICAL
MISC	MISCELLANEOUS
(N)	NEW

NTS	NOT TO SCALE
MISC	MISCELLANEOUS
(N)	NEW
O/	OVER
OC	ON CENTER
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PL	PLATE
PT	POINT
R	RADIOUS
RFTR	RAFTER
REF	REFERENCE, REFERENCED
REINF	REINFORCED, REINFORCEMENT
REQD	REQUIRED
RJ	ROOF JOIST
SCHED	SCHEDULE
SECT	SECTION
SF	SQUARE FOOT
SHT	SHEET
SIM	SIMILAR
SMS	SHEET METAL SCREW
SPEC	SPECIFICATION
SQ	SQUARE
STD	STANDARD
STIFF, STFNR	STIFFENER
STL	STEEL
STRUCT	STRUCTURAL
T&B	TOP AND BOTTOM
TH, THK	THICK
THR, THRD	THREAD, THREADED
TOC	TOP OF CONCRETE
TOF	TOP OF FLOOR
TOS	TOP OF STEEL
TOW	TOP OF WALL
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W	WIDE
W/	WITH
WF	WIDE FLANGE
WT	WEIGHT
WWF	WELDED-WIRE FABRIC

GENERAL NOTES

1.- THE PROJECT SHALL BE GOVERNED BY THE FOLLOWING CODES AS ADOPTED BY THE CITY OF SAN DIEGO:

2001 CALIFORNIA BUILDING CODE/TITLE-24
1997 UNIFORM BUILDING CODE (UBC)
2000 UNIFORM MECHANICAL CODE (UMC)
2000 UNIFORM PLUMBING CODE (UPC-IAPMO)
1999 NATIONAL ELECTRICAL CODE (NEC)

2.- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED IN THE FIELD BY ALL SUB-CONTRACTORS

3.- ANY DISCREPANCY IN DIMENSIONS AND/OR DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCE OF WORK

4.- PLAN DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED

5.- CONTRACTR/SUBCONTRACTOR SHALL VERIFY THE MOST CURRENT DRAWINGS WITH THE OWNER OR DESIGNER

6.- CONTRACROR/SUB-CONTRACTOR SHALL BRING TO THE ATTENTION OF THE OWNER OR ARCHITECT ANY DISCREPANCIES BETWEEN THE PLAN AND EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK. EXISTING CONDITIONS SHALL BE VERIFIED FIRST-HAND BY CONTRACTOR/SUB-CONTRACTOR AND NO ALLOWANCE SHALL BE MADE FOR FAILURE TO COMPLY ABOVE

7.- ALL WORK PERFORMED BY THE CONTRACTOR/SUB-CONTRACTOR SHALL COMPLY WITH THE EXISTING APPLICABLE BUILDING CODES INCLUDING LOCAL JURISDICTIONS

8.- ANY MATERIALS STORED ON-SITE SHALL BE COVERED AND KEPT CLEAN AND DRY

SHEET INDEX

A-1 PLOT PLAN
LOCATION PLAN
GENERAL NOTES

A-2 FLOOR PLAN
FOUNDATION PLAN
ROOF FRAMING PLAN
NOTES

A-3 ELEVATIONS
SECTION

A-4 DETAILS

SW1 STRONG WALL SHEAR WALLS

T-24 TITLE 24 COMPLIANCE

SCOPE OF WORK:

1.- (N) LIVING ROOM EXTENSION (480 SQ.FT.)

HOUSE-CO.
HOUSE PLANS & DESIGNS

MARCO'S HOUSE PLANS & DESIGN
Architectural CAD drafting
Building permits
Room and patio additions
Marco A. Laureano
760.908.2258
760.941.2578
LICENSE 19994

DISEÑO DIBUJO Y CONSTRUCTION
Dibujo de planos arquitectonicos
Permisos para construccion
Ampliacion de cuartos y patios
Marco A. Laureano
760.908.2258
760.941.2578
LICENSE 19994

OWNER: MR. & MRS. ___ GAMEZ
HOME: 000-000-0000
CELL: 000-000-0000
XXXX ELBERT TER.
MIRAMESA, CA. 92126

PROJECT NAME: ROOM ADDITION
XXXX ELBERT TER.
MIRAMESA, CA. 92126

REVISIONS:

DATE: OCTOBER / 2005
SCALE: AS SPECIFIED
PLANS DRAWN & PREPARED BY: MARCO A. LAUREANO
JOB: ROOM ADDITION
SHEET: A-1
OF SHEET: 6