

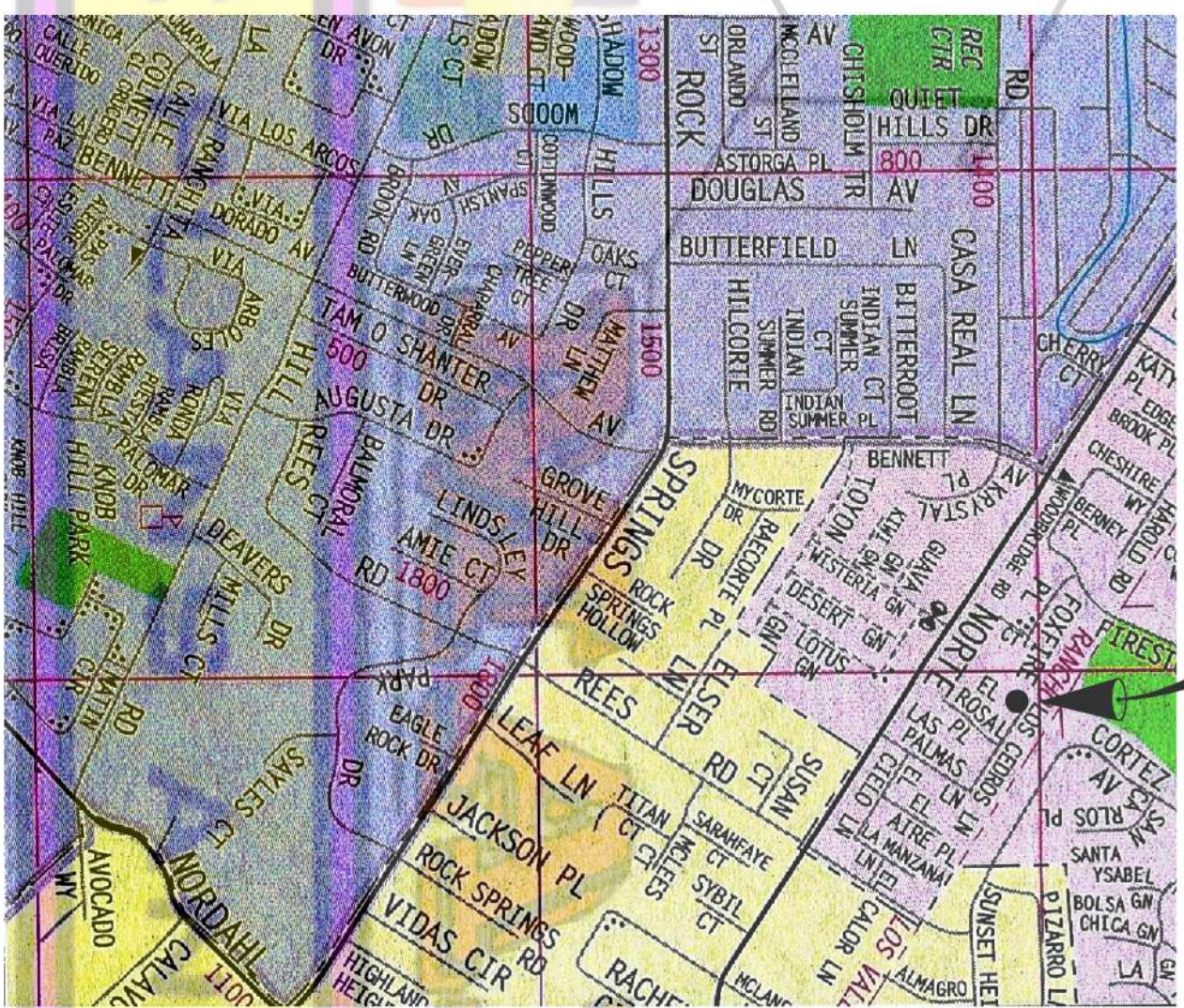
PROPOSED ROOM ADDITION

FOR: MR. _____ FLUKE

XXXX LOS CEDROS LN. ESCONDIDO, CA. 92026

(A.P. # : 226-832-25-00)

VICINITY MAP



PROJECT SITE

ABBREVIATIONS

ABV	ANCHOR BOLT	N19	NOT TO SCALE
AB	ABOVE	N19C	MISCELLANEOUS
B/BOT	BOTTOM	NV	NEW
BY	BY	O	OVER
CC	ON CENTER	OC	ON CENTER
BP	BEARING	PF	FOUNDS PER SQUARE FOOT
BP	BASE PLATE	PF	FOUNDS PER SQUARE INCH
BTUN	BETWEEN	PL	PLATE
CL	CLEAR	PT	POINT
CLR	CLEAR JOIST	R	RADIUS
CMU	CONCRETE MASONRY UNIT	REFR	REFRERENCE
COL	COLLUMN	REFR	REFERENCE
CONC	CONCRETE	REIN	REINFORCED
CONT	CONTINUOUS	REIN	REINFORCED
DET	DETAIL	RJ	ROOF JOIST
DIA	DIAMETER	SCHED	SCHEDULE
DP	DEEP	SECT	SECTION
EA	EACH	SECT	SECTION
EA	EACH FACE	SH	SHILLAR
EL	ELEVATION	SH1	SHILLAR
EQ	EQUAL	SH2	SHEET METAL SCREW
EXIST	EXISTING	SH3	SHEET METAL SCREW
EXIST	EXISTING	ST	STANDARD
FDN	FOUNDATION	ST2	STANDARD
FJ	FINISH GRADE	ST3	STANDARD
FL	FLOOR	ST4	STANDARD
FLR	FLOOR JOIST	ST5	STANDARD
FLW	FACE OF WALL	ST6	STANDARD
FIG	FINISH GRADE	ST7	STANDARD
GA	GALVANIZED	ST8	STANDARD
GALV	GALVANIZED WALLBOARD	ST9	STANDARD
GIB	GIB	ST10	STANDARD

LOT CALCULATIONS

LOT AREA	17,443 SQ.FT.
(E) HOUSE PROPOSED (N) ROOM ADDITION	1,460 SQ.FT. 640 SQ.FT.
TOTAL DWELLING AREA	2,100 SQ.FT.
(E) GARAGE PROPOSED (N) CARPORT	800 SQ.FT. 256 SQ.FT.
TOTAL GARAGE & CARPORT AREA:	1,056 SQ.FT.
TOTAL BLDG. AREA AS SHOWN	3,156 SQ.FT.
MAX. LOT COVERAGE = 40 % or 6,977 SQ. FT.	
LOT COVERAGE AREA (INCLUDING NEW ADDITION)	= 3,156 SQ. FT.

GENERAL NOTES

- THE PROJECT SHALL BE GOVERNED BY THE FOLLOWING CODES AS ADOPTED BY THE CITY OF ESCONDIDO:
 - 2007 CALIFORNIA BUILDING CODE (CBC), BASED ON THE 2006 IBC.
 - 2007 CALIFORNIA MECHANICAL CODE (CMC), BASED ON 2006 IMC.
 - 2007 CALIFORNIA PLUMBING CODE (CPC), BASED ON 2006 UPC.
 - 2007 CALIFORNIA ELECTRICAL CODE (CEC), BASED ON 2005 NEC.
 - 2007 CALIFORNIA ENERGY CODE
 - 2007 CALIFORNIA FIRE CODE (FC), BASED ON THE 2006 IFC.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED IN THE FIELD BY ALL SUB-CONTRACTORS
- ANY DISCREPANCY IN DIMENSIONS AND/OR DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF WORK
- PLAN DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED
- CONTRACTOR/SUB-CONTRACTOR SHALL VERIFY THE MOST CURRENT DRAWINGS WITH THE OWNER OR DESIGNER
- CONTRACTOR/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
- CONTRACTOR/SUB-CONTRACTOR AND NO ALLIANCE SHALL BE MADE FOR FAILURE TO COMPLY ABOVE
- ALL WORK PERFORMED BY THE CONTRACTOR/SUB-CONTRACTORS SHALL COMPLY WITH THE EXISTING APPLICABLE BUILDING CODES INCLUDING LOCAL JURISDICTIONS
- ANY MATERIALS STORED ON-SITE SHALL BE COVERED AND KEPT CLEAN AND DRY

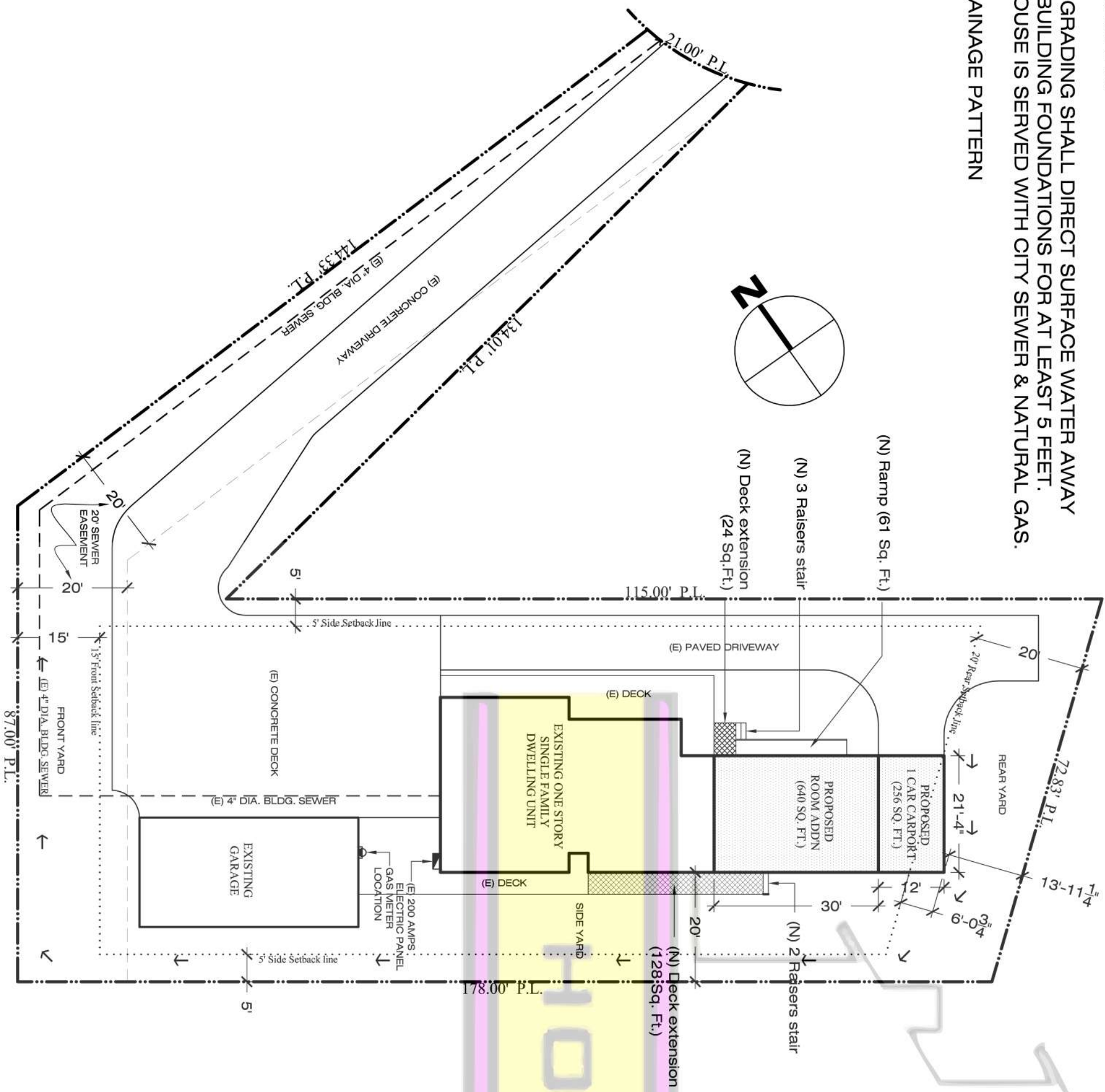
SHEET INDEX

T-S	PLOT PLAN LOCATION PLAN GENERAL NOTES LOT CALCS. AND ZONING INFO
A-1	FLOOR PLAN (EXISTING) DETAILS
A-2	PARTIAL FLOOR PLAN FOUNDATION & FLOOR FRAMING PLAN ROOF FRAMING PLAN
A-3	ELEVATIONS, SECTION & RAMP DETAILS
D-1	DETAILS
SW1	1st. FLOOR STRONG WALLS
T-24	TITLE 24 COMPLIANCE

SCOPE OF WORK:

- 640 SQ. FT. ROOM ADDITION WITH 1 (N) LIVING ROOM, 1 (N) BEDROOM, 1 (N) BATHROOM AND A 256 SQ. FT. CARPORT.
- 2 (N) SETS OF STAIRS; 1-2 RAISERS AND 1-3 RAISERS, 152 SQ. FT. OF DECK EXTENSION AND A RAMP (61 SQ. FT.)

- SITE PLAN NOTES:
- FINISH GRADING SHALL DIRECT SURFACE WATER AWAY FROM BUILDING FOUNDATIONS FOR AT LEAST 5 FEET.
 - THIS HOUSE IS SERVED WITH CITY SEWER & NATURAL GAS.
- DRAINAGE PATTERN



PLOT PLAN

1" = 20'-0"

BUILDING USE: SINGLE FAMILY RESIDENCE
ZONE: R-1-7
ASSESSORS PARCEL #: 226-832-25-00

DATE: 08/24/2010
SCALE: AS SPECIFIED
DRAWN & PREPARED BY: MARCO A. LAUREANO
SHEET: T-S
OF: 7

REVISIONS:
09-22-10

PROJECT NAME & ADDRESS:
FLUKE'S ROOM ADDITION
XXXX LOS CEDROS LN. ESCONDIDO, CA. 92026

OWNER'S NAME & ADDRESS:
MR. FLUKE
XXXX LOS CEDROS LN. ESCONDIDO, CA. 92026

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