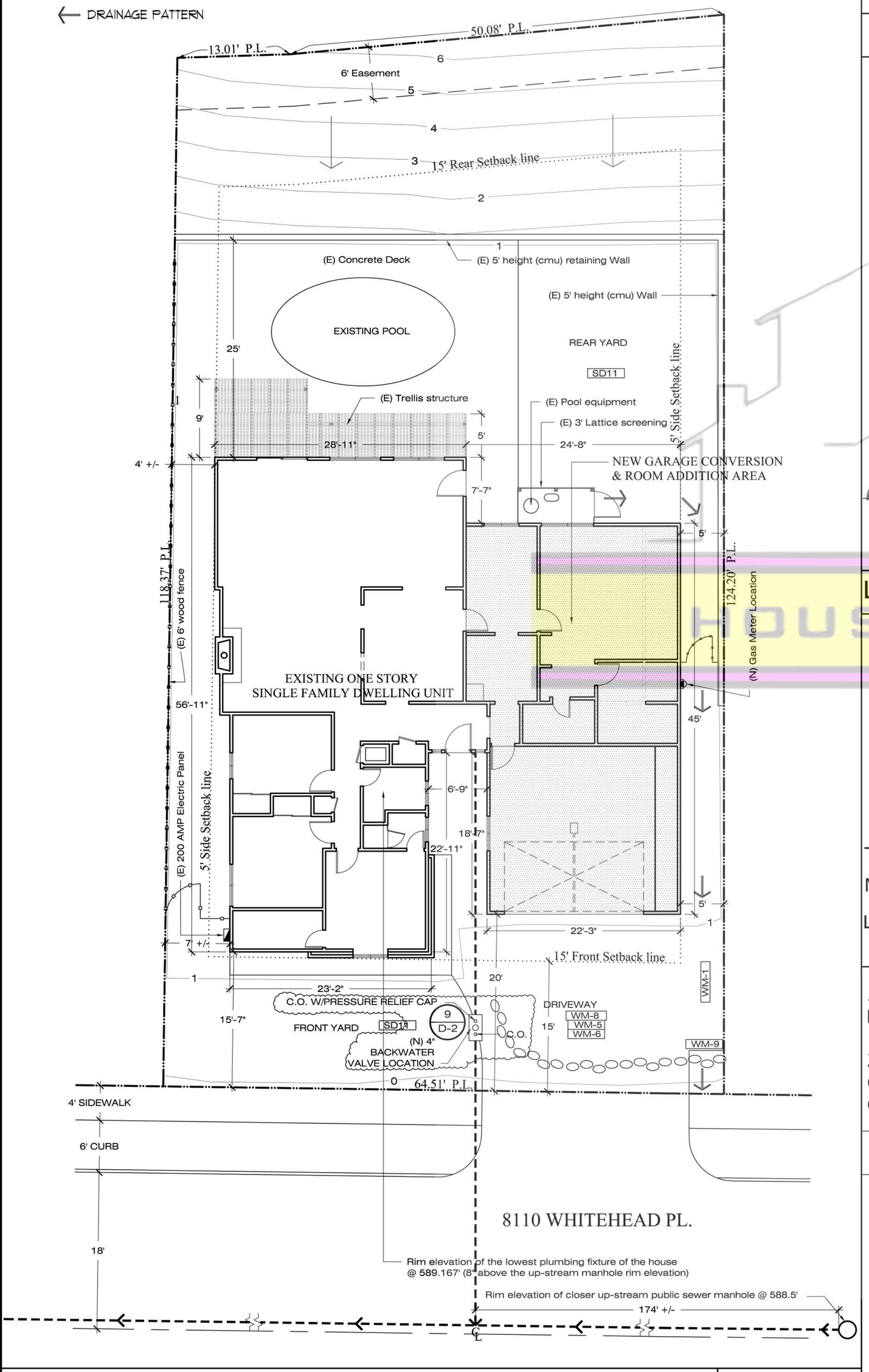
NOTES:

- 'THIS IS A MOSTLY FLAT LOT'
- 'NO GRADING PROPOSED'
- 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



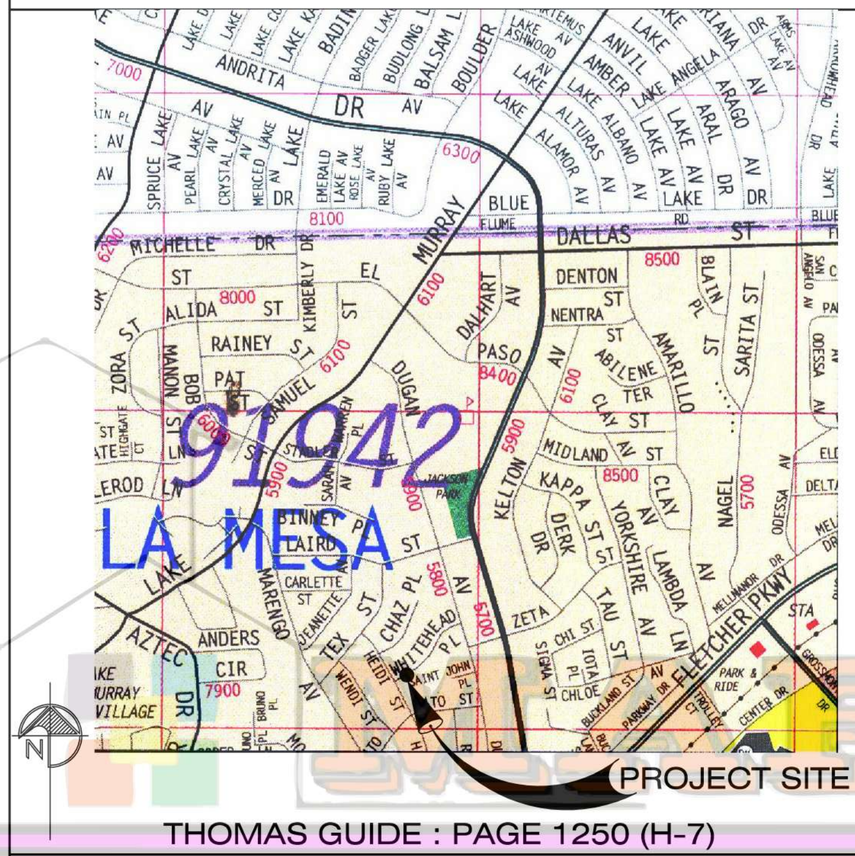
PLOT PLAN 1/8" = 1'-0"

PROPOSED GARAGE CONVERSION + ROOM ADDITION

FOR: MR. _____ SMITH

XXXX WHITEHEAD PL. LA MESA, CA. 91942

VICINITY MAP



THOMAS GUIDE : PAGE 1250 (H-7)

LOT CALCULATIONS & LEGAL DESCP'N.

LOT AREA	7,704 SQ.FT.
(E) HOUSE	1,507 SQ.FT.
(E) GARAGE	430 SQ.FT.
TOTAL EXISTING	1,937 SQ.FT.
(E) GARAGE CONVERTED TO (N) LIVING SPACE	430 SQ.FT.
(N) LIVING SPACE ROOM ADD'N.	170 SQ.FT.
TOTAL LIVING SPACE ADDED	600 SQ.FT.
(N) 2 CAR GARAGE	430 SQ.FT.
TOTAL BUILDING AREA AS SHOWN	2,537 SQ. FT.
MAX. LOT COVERAGE = 40 % or 3,082 SQ. FT.	
LOT COVERAGE AREA (INCLUDING NEW ADDITION)	= 2,537 SQ. FT.

ASSESSORS PARCEL #: 490-225-03-00
LEGAL DESCRIPTION : "LAKE MURRAY VILLAGE UNIT # 3 MAP 3729 LOT 254"
ZONE: R-1
OCCUPANCY GROUP: R-3/U
CONSTRUCTION TYPE: VB

BMP'S LEGEND

SS-9	BROWN DITCH
SS-9	BERM
	DIRECTION OF LOT DRAINAGE

WASTE MANAGEMENT CONTROL BMP'S:

WM-1	MATERIAL DELIVERY & STORAGE
WM-8	CONCRETE WASTE MANAGEMENT
WM-5	SOLID WASTE MANAGEMENT
WM-9	SANITARY WASTE MANAGEMENT
	HAZARDOUS WASTE MANAGEMENT

TEMPORARY RUNOFF CONTROL BMPS:

SC-1	SILT FENCE
SC-5	FIBER ROLLS
SC-6	GRAVEL BAGS
TC-1	STABILIZED CONST. ENTRANCE
TC-3	ENTRANCE/EXIT TIRE WASH

PERMANENT BMPS:

SD11	DRAINAGE OF ROOF AREAS
SD20	DRIVEWAYS & PARKING AREAS
SD10	FLAT PAD AREA COVERAGE

NOTES

PLANNING DEPARTMENT NOTES:

1- NO GRADING PROPOSED FOR THIS PROJECT.
2- 'PLAN CHANGES REQUIRE PRIOR APPROVAL OF THE COMMUNITY DEVELOPMENT DEPARTMENT. PROPOSED PLAN CHANGES SHALL BE SUBMITTED TO THE COMMUNITY DEVELOPMENT DEPARTMENT FOR REVIEW PRIOR TO CONSTRUCTION'
3- 'MECHANICAL EQUIPMENT, IF INSTALLED, MUST OBSERVE MINIMUM BUILDING SETBACKS AND MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTIES AND FROM THE STREET.

ENGINEERING DEPARTMENT NOTES:

A- NO WORK PROPOSED IN THE PUBLIC RIGHT OF WAY AS PART OF THIS BUILDING PERMIT APPLICATION.
B- NO PART OF RETAINING WALLS AND FOOTINGS SHALL ENCROACH INTO ADJACENT PROPERTIES OR EASEMENTS.
C- THE PROPERTY OWNER SHALL MAINTAIN ALL DRAINAGE FACILITIES LOCATED WITHIN THE PARCEL AND BE RESPONSIBLE TO PREVENT DAMAGE TO DOWN STREAM PROPERTIES.
D- IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO LACATE PROPERTY LINES AND COMFORM TO SETBACK REQUIREMENTS.
E- ELEVATIONS SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEY PERFORMED ON ( ) BY ( ).
F- PROPERTY OWNERS TO MAINTAIN THE BACKWATER VALVE PER THE MANUFACTURER'S SPECIFICATIONS AND RECOMENDATIONS.
G- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL SILT AND MUD ON ADJACENT STREETS DUE TO THE CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY, AT THE END OF EA. WORKDAY, OR AFTER A STORM EVENT THAT CAUSES A BREECH IN INSTALLED CONSTRUCTION BMP'S, WHICH MAY COMPROMISE STORM WATER QUALITY WITHIN ANY STREET. A STABILIZED CONSTRUCTION EXIT MAY BE REQUIRED TO PREVENT CONSTRUCTION VEHICLES OR EQUIPMENT FROM TRACKING MUD OR SILT INTO THE STREET.
H- ALL STOCKPILES OF SOIL AND OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE COVERED. ALL REMOVABLE BMP DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE-DAY RAIN PROBABILITY FORECAST EXCEED 40%.
I- A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS, WHICH PROPOSED THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE FOURED IN PLACE ON SITE.
J- THE CONTRACTOR SHALL RESTORE ALL EROSION/SEDIMENT CONTROL DEVICES TO WORKING ORDER AFTER EACH RUN-OFF PRODUCING RAINFALL OR AFTER ANY MATERIAL BREECHES ITS EFFECTIVENESS.
K- ALLL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.
L- THE STORAGE OF ALL CONSTRUCTION MATERIAL AND EQUIPMENT MUST BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

GENERAL NOTES

1.- THE PROJECT SHALL BE GOVERNED BY THE FOLLOWING CODES AS ADOPTED BY THE CITY OF LA MESA:
- 2007 CALIFORNIA BUILDING CODE (CBC), BASED ON THE 2006 IBC.
- 2007 CALIFORNIA MECHANICAL CODE (CMC), BASED ON 2006 UMC.
- 2007 CALIFORNIA PLUMBING CODE (CPC), BASED ON 2006 UPC.
- 2007 CALIFORNIA ELECTRIC CODE (CEC), BASED ON 2005 NEC.
- 2008 CALIFORNIA ENERGY CODE
- 2007 CALIFORNIA FIRE CODE (CFC), BASED ON THE 2006 IFC.

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.

ABBREVIATIONS

AB	ANCHOR BOLT	PSF	POUNDS PER SQUARE FOOT
ABV	ABOVE	PSI	POUNDS PER SQUARE INCH
B, BOT	BOTTOM	PL	PLATE
BM	BEAM	PT	POINT
BRG	BEARING	R	RADIOUS
BP	BASE PLATE	RFTR	RAFTER
BTWN	BETWEEN	REF	REFERENCE, REFERENCED
CJ	CEILING JOIST	REINF	REINFORCED, REINFORCEMENT
CLR	CLEAR	REQD	REQUIRED
CMU	CONCRETE MASONRY UNIT	RJ	ROOF JOIST
COL	COLUMN	SCHED	SCHEDULE
CONC	CONCRETE	SECT	SECTION
CONT	CONTINUOUS	SF	SQUARE FOOT
DET	DETAIL	SHT	SHEET
DIA	DIAMETER	SIM	SIMILAR
DP	DEEP	SMS	SHEET METAL SCREW
(E)	EXISTING	SPEC	SPECIFICATION
EA	EACH	SQ	SQUARE
EF	EACH FACE	STD	STANDARD
EL	ELEVATION	STIFF, STFNR	STIFFENER
EQ	EQUAL	STL	STEEL
EW	EACH WAY	STRUCT	STRUCTURAL
EXIST	EXISTING	T&B	TOP AND BOTTOM
FDN	FOUNDATION	TH, THK	THICK
FG	FINISH GRADE	THR, THRD	THREAD, THREADED
FJ	FLOOR JOIST	TOC	TOP OF CONCRETE
FLG	FLANGE	TOF	TOP OF FLOOR
FLR	FLOOR	TOS	TOP OF STEEL
FOW	FACE OF WALL	TOW	TOP OF WALL
FTG	FOOTING	TYP	TYPICAL
GA	GAGE	UNO	UNLESS NOTED OTHERWISE
GALV	GALVANIZED	VERT	VERTICAL
GWB	GYPSUM WALLBOARD	W	WIDE
NTS	NOT TO SCALE	W/	WITH
MISC	MISCELLANEOUS	WF	WIDE FLANGE
(N)	NEW	WT	WEIGHT
O/	OVER	WWF	WELDED WIRE FABRIC
OC	ON CENTER	PP	PER PLAN

BUILDING DEPARTMENT NOTES:

1- CONTRACTORS SHALL COMPLY WITH CONSTRUCTION AND DEMOLITION DEBRIS RECYCLING ORDINANCE PER SECTION 14.27 OF THE LA MESA MUNICIPAL CODE.
2- THIS PROJECT SHALL COMPLY WITH CITY OF LA MESA SECURITY ORDINANCE No. 2145 PER SECTION 14.07 OF THE LA MESA MUNICIPAL CODE.

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D-2 DETAILS
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SW1 1st. FLOOR STRONG WALLS
SWP GARAGE PORTAL WALLS SYST

SCOPE OF WORK:

1.- (E) 430 SQ. FT. 2 CAR GARAGE CONVERTED TO LIVING SPACE [(N) OFFICE, (N) LAUNDRY, PORTION OF (N) MASTER BEDROOM AND PORTION OF (N) WALK-IN CLOSET]
2.- (N) LIVING SPACE ROOM ADDITION (170 SQ. FT.) [PORTION OF (N) WALK-IN CLOSET, (N) MASTER BATH & (N) HALLWAY]
3.- (N) 2 CAR GARAGE (430 SQ. FT.)

MAR-Co. HOUSE PLANS & DESIGNS
PLANS-DIBUJO-DISEÑOS-3D-PERMISOS
MARCO A. LAUREANO
LICENSE: 16964
760-805-2358
760-941-2678
WWW.MARCOHOUSEPLANS.COM

MAR-Co. HOUSE PLANS & DESIGNS
PLANS-DRAFTING-DESIGNS-3D-BUILDING PERMITS
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760-941-2678
WWW.MARCOHOUSEPLANS.COM

OWNER'S NAME & ADDRESS:
MR. _____ SMITH
XXXX WHITEHEAD PL. LA MESA, CA. 91942

PROJECT NAME & ADDRESS:
SMITH'S ROOM ADDITION
XXXX WHITEHEAD PL. LA MESA, CA. 91942

CONSULTANT:

REVISIONS:
1 12/23/10
2 01/18/11

DATE: 11/15/2010
SCALE: AS SPECIFIED
DRAWN & PREPARED BY: MARCO A. LAUREANO
SHEET: T-S
OF: 9

91942 LA MESA
HOUSE PLANS AND DESIGNS