

BMP'S LEGEND

SS-9	BROWN DITCH	→ → →	TEMPORARY RUNOFF CONTROL BMP'S:	
SS-9	BERM	→ B → B → B	SC-1	SILT FENCE
DIRECTION OF LOT DRAINAGE → →			SC-5	FIBER ROLLS
WASTE MANAGEMENT CONTROL BMP'S:			SC-6	GRAVEL BAGS
WM-1	MATERIAL DELIVERY & STORAGE		SD-32	TRASH STORAGE
WM-5	SOLID WASTE MANAGEMENT		TC-1	STABILIZED CONST. ENTRANCE
WM-6	HAZARDOUS WASTE MANAGEMENT		TC-3	ENTRANCE/EXIT TIRE WASH
WM-8	CONCRETE WASTE MANAGEMENT		LOW IMPACT DEVELOPMENT BMP'S:	
WM-9	SANITARY WASTE MANAGEMENT		2.2.3	MINIMIZE IMPERVIOUS SURFACES
			2.2.5	DRAIN RUNOFF FROM IMPERVIOUS SURFACES TO PERVIOUS SURFACES
			3.6	LID BUILDING DESIGN

PROPOSED HOUSE REMODEL

FOR: MR. & MRS. _____ GARCIA

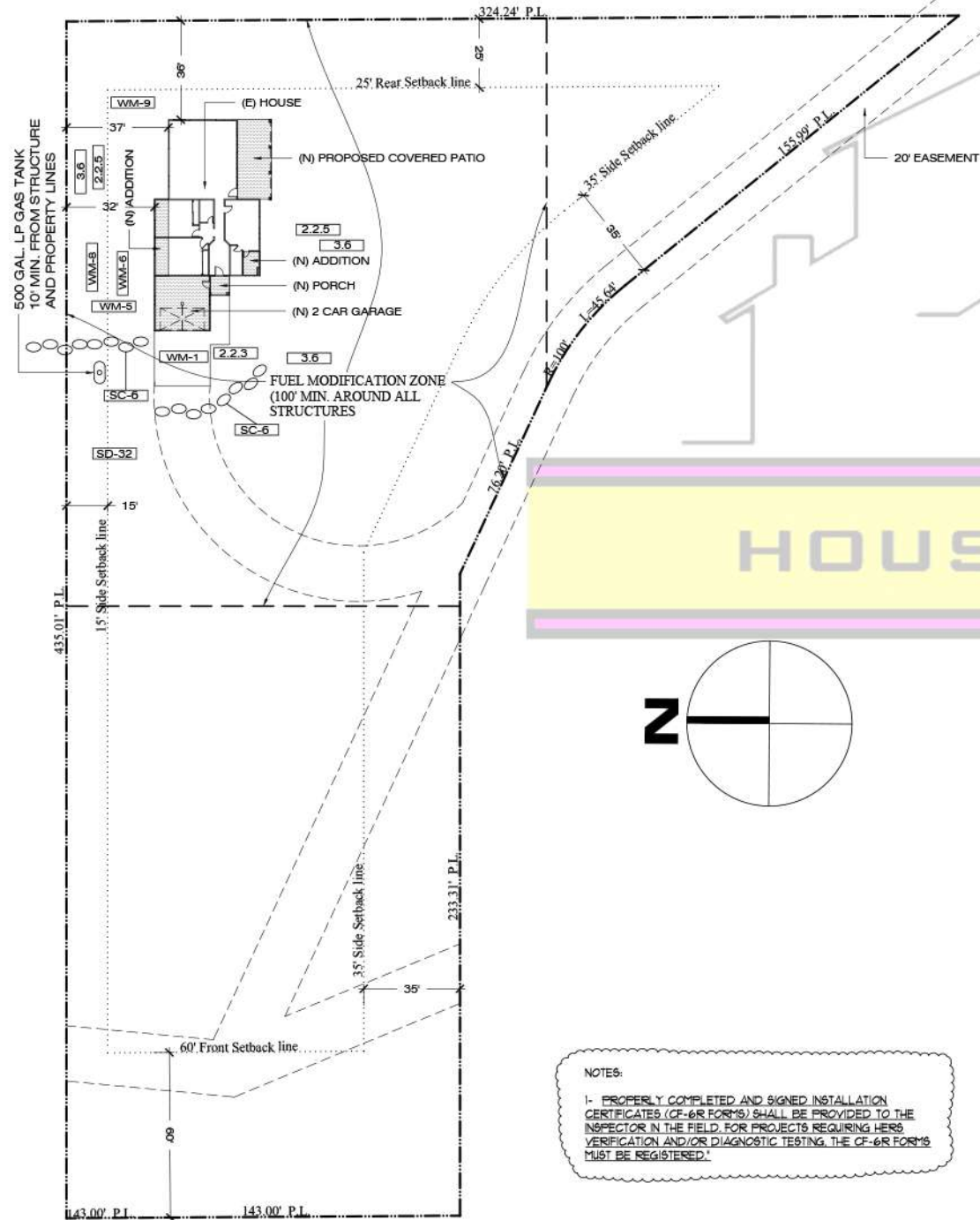
XXXX HOMESTEAD DR. SAN MARCOS, CA. 92069
(A.P. # : 178-222-03-00)

VICINITY MAP



ABBREVIATIONS

AB	ANCHOR BOLT	NTS	NOT TO SCALE
ABV	ABOVE	MISC	MISCELLANEOUS
B, BOT	BOTTOM	(N)	NEW
BM	BEAM	O/	OVER
BRG	BEARING	OC	ON CENTER
BP	BASE PLATE	PSF	POUNDS PER SQUARE FOOT
BTUN	BETWEEN	PSI	POUNDS PER SQUARE INCH
CJ	CEILING JOIST	PL	PLATE
CLR	CLEAR	PT	POINT
CMU	CONCRETE MASONRY UNIT	R	RADIUS
COL	COLUMN	RFTR	RAFTER
CONC	CONCRETE	REF	REFERENCE, REFERENCED
CONT	CONTINUOUS	REINF	REINFORCED, REINFORCEMENT
DET	DETAIL	REQD	REQUIRED
DIA	DIAMETER	RJ	ROOF JOIST
DP	DEEP	SCHED	SCHEDULE
(E)	EXISTING	SECT	SECTION
EA	EACH	SF	SQUARE FOOT
EF	EACH FACE	SHT	SHEET
EL	ELEVATION	SIM	SIMILAR
EQ	EQUAL	SMS	SHEET METAL SCREW
EW	EACH WAY	SPEC	SPECIFICATION
EXIST	EXISTING	SQ	SQUARE
FDN	FOUNDATION	STD	STANDARD
FG	FINISH GRADE	STIFF, STNR	STIFFENER
FJ	FLOOR JOIST	STL	STEEL
FLG	FLANGE	STRUCT	STRUCTURAL
FLR	FLOOR	T4B	TOP AND BOTTOM
FWL	FACE OF WALL	TH, THK	THICK
FTG	FOOTING	THR, THRD	THREAD, THREADED
GA	GAGE	TOC	TOP OF CONCRETE
GALV	GALVANIZED	TOF	TOP OF FLOOR
GWB	GYPSUM WALLBOARD	TOS	TOP OF STEEL
		TYP	TYPICAL
		UNO	UNLESS NOTED OTHERWISE
		VERT	VERTICAL
		W	WIDE
		W/	WITH
		WF	WIDE FLANGE
		WT	WEIGHT
		WUF	WELDED WIRE FABRIC
		PP	PER PLAN



LOT CALCULATIONS

LOT AREA: 76,230 SQ.FT./1.75 ACRES

(E) BUILDING (HOUSE)	1,602 SQ.FT.
PROPOSED (N) ADDITION	192 SQ.FT.
PROPOSED (N) GARAGE	403 SQ.FT.
PROPOSED (N) PORCH	49 SQ.FT.
PROPOSED (N) COVERED PATIO	356 SQ.FT.
TOTAL BLDG. AREA AS SHOWN	2,602 SQ.FT.

LOT COVERAGE AREA (INCLUDING NEW ADDITION) = 2,602 SQ. FT.

BUILDING USE: SINGLE FAMILY RESIDENCE
ZONE : SR-10 SEMI-RURAL RES.

ASSESORS PARCEL # 178-222-03

GENERAL NOTES

- THE PROJECT SHALL BE GOVERNED BY THE FOLLOWING CODES AS ADOPTED BY THE COUNTY OF SAN DIEGO:
2010 CALIFORNIA BUILDING CODE
2010 CALIFORNIA RESIDENTIAL CODE
2010 CALIFORNIA ELECTRICAL CODE
2010 CALIFORNIA MECHANICAL CODE
2010 CALIFORNIA PLUMBING CODE
2010 ENERGY CODE
2010 CALIFORNIA FIRE CODE
2010 CALIFORNIA GREEN BUILDING CODE
- 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/SUBCONTRACTOR 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. EXISTING CONDITIONS SHALL BE VERIFIED FIRST-HAND BY CONTRACTOR/SUB-CONTRACTOR AND NO ALLOWANCE SHALL BE MADE FOR FAILURE TO COMPLY ABOVE
- ALL WORK PERFORMED BY THE CONTRACTOR/SUB-CONTRACTOR SHALL COMPLY WITH THE EXISTING APPLICABLE BUILDING CODES INCLUDING LOCAL JURISDICTIONS
- ANY MATERIALS STORED ON-SITE SHALL BE COVERED AND KEPT CLEAN AND DRY

SCOPE OF WORK:

- HOUSE REMODEL (878 SQ. FT.)
- (N) ROOM ADDITION (192 SQ. FT.)
- (N) 2 CAR GARAGE (403 SQ. FT.)
- (N) PORCH (49 SQ. FT.)
- (N) COVERED PATIO (356 SQ. FT.)

SHEET INDEX

T-S	PLOT PLAN
	LOCATION PLAN
	GENERAL NOTES
	LOT CALCS. AND ZONING INFO
A-1	EXISTING FLOOR PLAN
	PROPOSED FLOOR PLAN
A-2	FOUNDATION PLAN & ROOF FRAMING PLAN
A-3	ELEVATIONS
A-4	SECTIONS & DETAILS
D-1	DETAILS
SWP	SIMPSON STRONG WALLS PORTAL WALLS
T-24-1 & 2	2008 RESIDENTIAL ENERGY EFFICIENCY STANDARDS
MCS	MIN. CONSTRUCTION SPECS.

PLOT PLAN

1" = 30'-0"

MAR-Co.
HOUSE PLANS & DESIGNS
PLANS DRAFTING DESIGN BUILDING PERMITS

MARCO A. LAUREANO
760-941-2878
WWW.MARCOHOUSEPLANS.COM

OWNERS NAME & ADDRESS:
MR. & MRS. _____ GARCIA
XXXX HOMESTEAD DR. SAN MARCOS, CA. 92069

PROJECT NAME & ADDRESS:
GARCIA'S HOUSE REMODEL
XXXX HOMESTEAD DR. SAN MARCOS, CA. 92069

CONSULTANT:

REVISIONS:

DATE:	09/04/2012
SCALE:	AS SPECIFIED
DRAWN & PREPARED BY:	MARCO A. LAUREANO
SHEET:	T-S
OF:	9