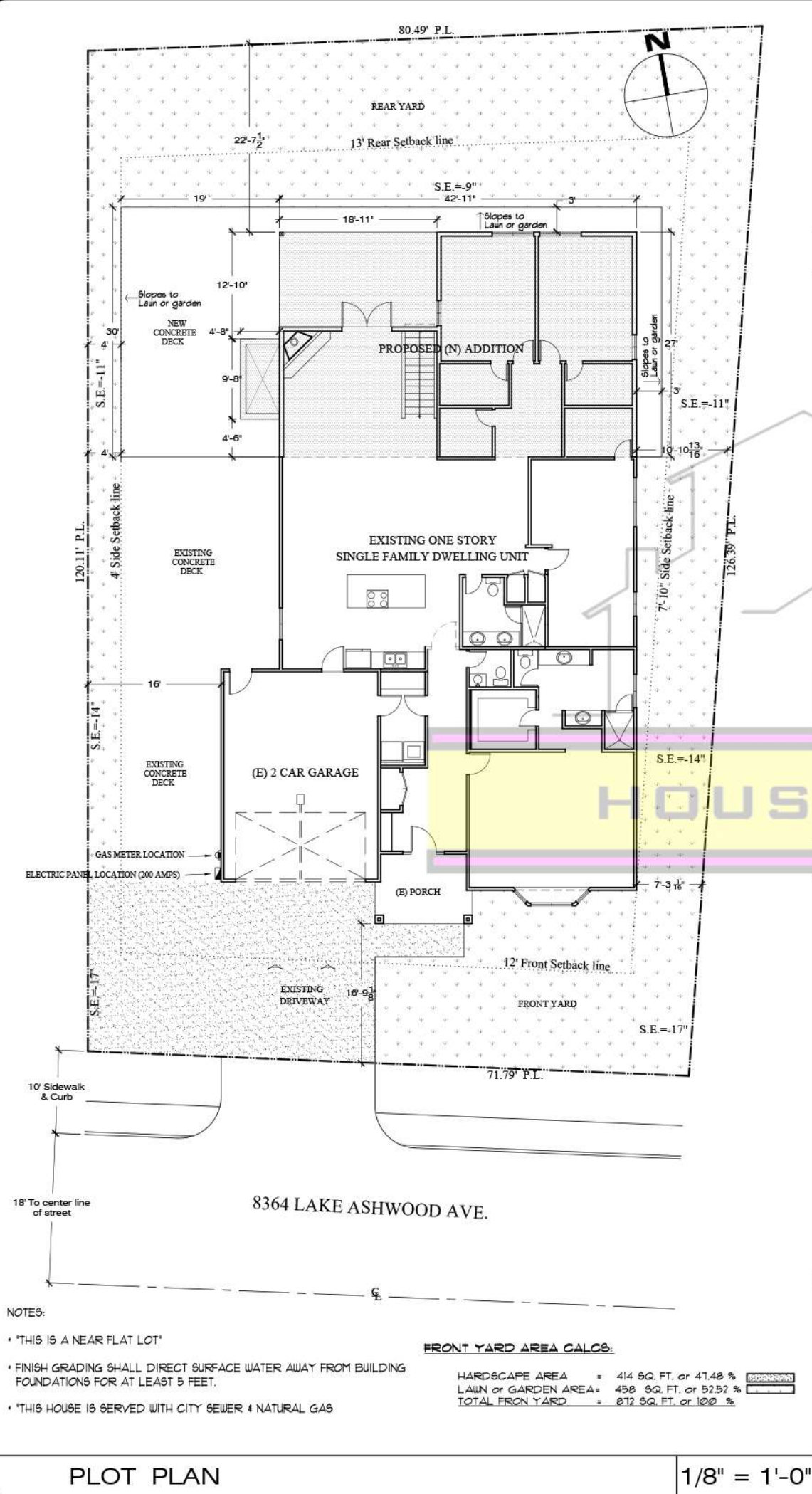


PROPOSED HOUSE REMODEL

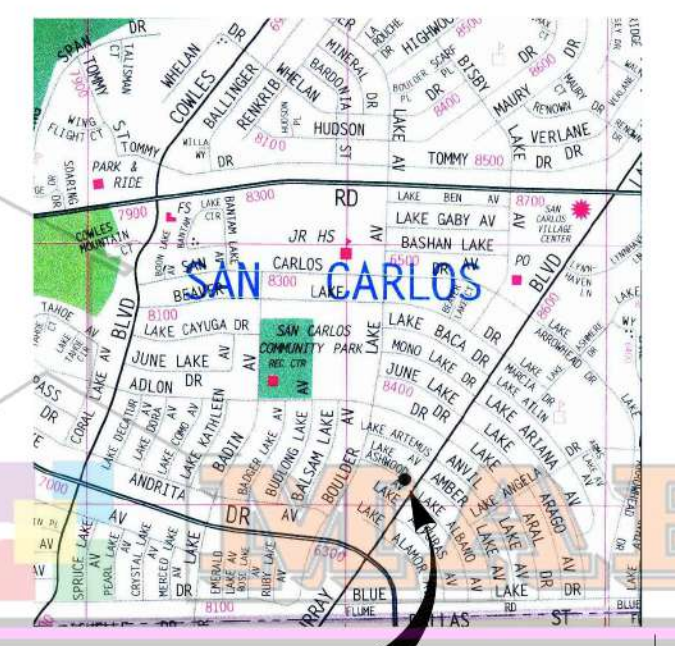
FOR: MR. & MRS. _____ BLAKEY

XXXX LAKE ASHWOOD AVE. SAN DIEGO, CA. 92119

(A.P. # : 675-200-29-00)



VICINITY MAP



PROJECT SITE
THOMAS GUIDE : PAGE 1250 (J-5)

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	RADIOUS
COL	COLUMN	RFTR	RAFTER
CONC	CONCRETE	REF	REFERENCE, REFERENCED
CONT	CONTINUOUS	REIN	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, STR	STRUCTURAL
FLR	FLOOR	T&B	TOP AND BOTTOM
FOW	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	GYPSPUM WALLBOARD	TOT	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 & INFO

LOT AREA	9,361 SQ.FT. +/-
(E) HOUSE	1,886 SQ.FT.
(E) 2 CAR GARAGE	486 SQ.FT.
(E) CALIFORNIA ROOM	243 SQ.FT.
PROPOSED (N) BASEMENT GAME RM.	434 SQ.FT.
PROPOSED (N) WIND. WELL	45 SQ.FT.
PROPOSED (N) GRD. FLOOR ADDITION	943 SQ.FT.
PROPOSED (N) COVERED PATIO	216 SQ.FT.
DEMOLISHED (E) CALIFORNIA ROOM	-243 SQ.FT.
TOTAL BUILDING AREA AS SHOWN	4,010 SQ.FT.
MAX. LOT COVERAGE = 50 %	or 4680 SQ. FT.
LOT COVERAGE AREA (INCLUDING NEW ADDITION)	4,010 SQ. FT.
BUILDING USE:	SINGLE FAMILY RESIDENCE
ZONE	RS-1-7
ASSESORS PARCEL #:	675-200-29-00
LEGAL DESCRIPTION:	LOT 145, LAKE COUNTRY UNIT # 4, MAP 4231

GENERAL NOTES

- THE PROJECT SHALL BE GOVERNED BY THE FOLLOWING CODES AS ADOPTED BY THE CITY 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:

- DEMOLISHED (E) CALIFORNIA ROOM (243 SQ. FT.)
- ROOM ADDITION: (N) BASEMENT GAME ROOM (434 SQ. FT.), (N) WINDOW WELL (45 SQ. FT.), AND (N) GROUND FLOOR ADDITION (943 SQ. FT.)

SHEET INDEX

T-S	PLOT PLAN, LOCATION PLAN, GENERAL NOTES, LOT CALCS. AND ZONING INFO
A-1	FLOOR PLAN (EXISTING), FLOOR PLAN (REMODELED) & BASEMENT PLAN
A-2	ELEVATIONS, PROJECT NOTES, & ATTIC VENT CALCULATION AND (N) BASEMENT PLAN
A-3	ELEVATION & SECTIONS
A-4	BASEMENT DRAINAGE PLAN, A SECTION & PART OF BUILDING ENERGY ANALYSIS REPORT (T24)
D1	ARCHITECTURAL DETAILS
T24	BUILDING ENERGY ANALYSIS REPORT
BMP's	BMP's PLAN
SN1	STRUCTURAL NOTES
S1	STRUCTURAL FOUNDATION PLAN
S2	STRUCTURAL ROOF FRAMING PLAN
SD1	STRUCTURAL DETAILS
SD2	STRUCTURAL DETAILS
SD3	STRUCTURAL DETAILS

MAR-Co.
HOUSE PLANS & DESIGNS
PLANS-DRAFTING-DESIGN-BUILDING PERMITS
MARCO A. LAUREANO
760-941-2878
WWW.MARCOHOUSEPLANS.COM

MAR-Co.
HOUSE PLANS & DESIGNS
PLANS-DRAFTING-DESIGN-BUILDING PERMITS
MARCO A. LAUREANO
760-941-2878
WWW.MARCOHOUSEPLANS.COM

OWNERS NAME & ADDRESS:
MR. & MRS. _____ BLAKEY
XXXX LAKE ASHWOOD AVE. SAN DIEGO, CA. 92119

PROJECT NAME & ADDRESS:
BLAKEY'S HOUSE REMODEL
XXXX LAKE ASHWOOD AVE. SAN DIEGO, CA. 92119

CONSULTANT:
MARCO A. LAUREANO

REVISIONS:
07/24/2013
08/01/2013
DATE: **06/17/2013**
SCALE: AS SPECIFIED
DRAWN & PREPARED BY: MARCO A. LAUREANO
SHEET: **T-S**
OF: **14**

PLOT PLAN

1/8" = 1'-0"