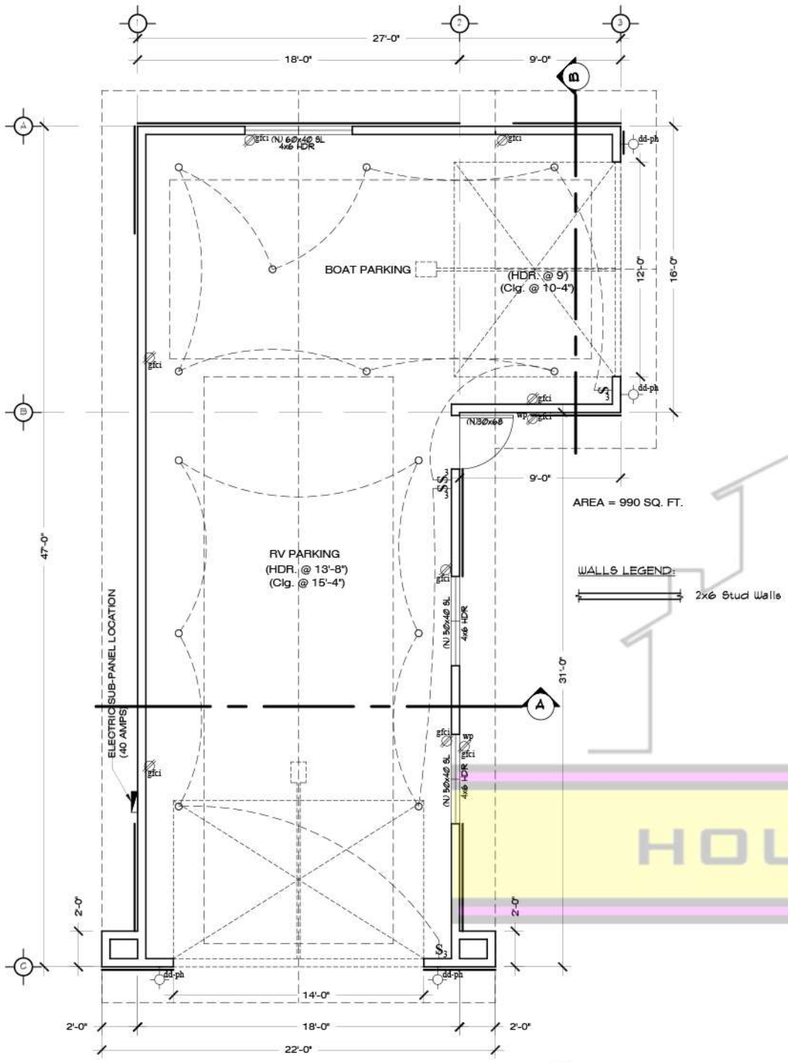


FLOOR PLAN

SCALE: 1/4" = 1'

WALLS LEGEND:

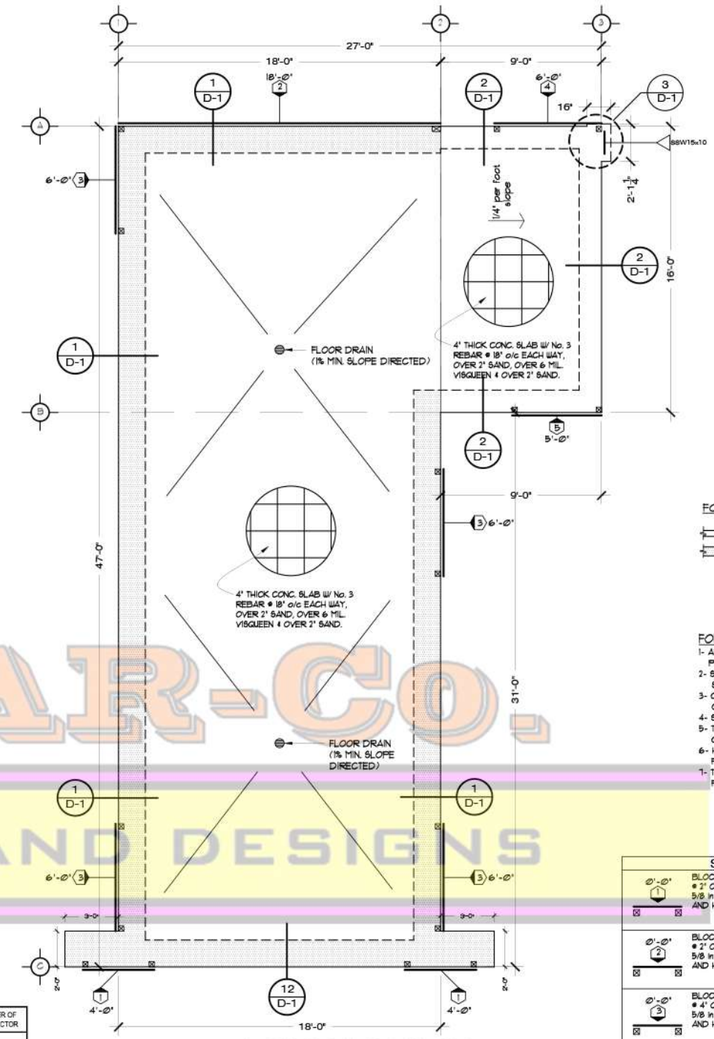
2x6 Stud Walls

ELECTRICAL LEGEND:	
SYMBOL	DESCRIPTION
	SIGLE WALL SWITCH
	110 V. DUPLEX OUTLET / UNDER COUNTER
	WALL FIXTURE W/ HIGH-EFFICACY LIGHTING
	RECESSED LIGHTING W/ HIGH-EFFICACY LIGHTING
P	PENDANT LIGHT W/ HIGH-EFFICACY LIGHTING
	CEILING FIXTURE W/ HIGH-EFFICACY LIGHTING
	FLUORESCENT LIGHTING
SD	SMOKE DETECTOR HARD WIRED W/ BATTERY BACKUP
CM	CARBON MONOXIDE ALARM HARD WIRED W/ B. B-UP
	TELEPHONE OUTLET
TV	T.V. CABLE
	CEILING FAN W/ HIGH-EFFICACY LIGHTING
	EXHAUST FAN W/ FLUORESCENT LIGHT (80 CFM MIN.)
gfci	Ground fault circuit interrupter
wp	Waterproof
dd-ph	Dusk to Dawn - Photo control motion sensor
afci-tp	Arc fault circuit interrupter-temper proof

IGNITION-RESISTANT CONSTRUCTION NOTES:

1) WALLS: EXTERIOR WALL SURFACES SHALL BE NON-COMBUSTIBLE (STUCCO, MASONRY, CEMENT FIBER BOARD, ETC.) IGNITION-RESISTANT, HEAVY TIMBER OR LOG WALL CONSTRUCTION. (COUNTY BUILDING CODE 1704A.3.1)
2) EAVES: EAVES, SOFFITS AND FASCIAS SHALL BE CONSTRUCTED IN CONFORMANCE WITH GUIDANCE DOCUMENT DPLU #98. (COUNTY BUILDING CODE 1704A.2.3)
3) UNENCLOSED UNDERFLOOR: UNDERFLOOR AREAS SHALL BE ENCLOSED TO THE GROUND WITH NON-COMBUSTIBLE OR IGNITION-RESISTANT WALLS. (COUNTY BUILDING CODE 1704A.4.2.2)
4) VENTS: VENTS ARE NOT PERMITTED IN OVERHANG AREAS. VENTS SHALL RESIST THE INTRUSION OF FLAYES AND AMBERS OR SHALL BE PROTECTED BY LOUVERS AND 1/4-INCH NON-COMBUSTIBLE, CORROSION-RESISTANT METAL MESH. (COUNTY BUILDING CODE 1704A.2.1 & 1704A.3.2.1)
5) GLAZING: EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED OPENINGS WITHIN DOORS SHALL BE DUAL-GLAZED UNITS WITH A MINIMUM OF ONE TEMPERED PANE OR SHALL BE GLASS BLOCK UNITS OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES. GLAZING FRAMES MADE OF VINYL SHALL HAVE WELDED CORNERS AND METAL REINFORCEMENT IN THE INTERLOCK AREA. (COUNTY BUILDING CODE 1704A.3.2.2)
6) SKYLIGHTS: SKYLIGHTS SHALL BE TEMPERED GLASS. (COUNTY BUILDING CODE 1704A.1.6)
7) ROOF GUTTERS: ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (COUNTY BUILDING CODE 1704A.1.5)
8) EXTERIOR DOORS: EXTERIOR DOORS SHALL BE APPROVED IGNITION-RESISTANT CONSTRUCTION, SOLID-CORE WOOD NOT LESS THAN 1" THICK, OR HAVE FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. (COUNTY BUILDING CODE 1704A.3.2.3)
9) DECKING AND OTHER BUILDING APPENDAGES: EXTERIOR BALCONIES, CARPORTS, DECKS, PATIO COVERS, UNENCLOSED ROOFS AND FLOORS AND SIMILAR ARCHITECTURAL APPENDAGES AND PROJECTIONS SHALL BE CONSTRUCTED AS FOLLOWS: (COUNTY BUILDING CODE 1704A.4.1)
   - NON-COMBUSTIBLE CONSTRUCTION (SUCH AS CONCRETE OR METAL)
   - FIRE-RETARDANT TREATED WOOD (PRESSURE-TREATED WITH FIRE RETARDANT, LISTED FOR EXTERIOR USE, INSTALLED PER LISTING)
   - HEAVY TIMBER CONSTRUCTION (MINIMUM DIMENSIONS 3X DECKING, 6x6 COLUMNS, 4x10 or 6x8 BEAMS, 4x8 JOISTS)
   - ONE-HOUR FIRE-RESISTIVE CONSTRUCTION. THE COUNTY WILL ALSO ACCEPT DECKS WITH A NON-COMBUSTIBLE SURFACE SUCH AS CERAMIC TILES, OR A DECK SURFACE LISTED BY APPROVED EVALUATION SERVICE AS "ONE-HOUR" OR AS A CLASS "A" ROOF COVERING. ALL OTHER EXPOSED SURFACES MUST BE ENCLOSED WITH IGNITION-RESISTANT MATERIALS SUCH AS STUCCO OR CEMENT FIBER MATERIAL. THERE IS NO FIRE-RESISTIVE REQUIREMENTS FOR HANDRAILS AND BALUSTERS
10) FENCES AND OTHER ATTACHMENTS: THE FIRST FIVE FEET OF FENCES AND OTHER ITEMS ATTACHED TO A STRUCTURE SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIAL OR MEET THE SAME FIRE-RESISTIVE STANDARDS AS THE EXTERIOR WALLS OF THE STRUCTURE. (COUNTY BUILDING CODE 1071.1)
11) SPARK ARRESTERS: ALL STRUCTURES HAVING A CHIMNEY, FLUE, OR STOVEPIPE ATTACHED TO A FIREPLACE, STOVE, BARBEQUE, OR OTHER SOLID OR LIQUID FUEL BURNING EQUIPMENT OR DEVICE SHALL HAVE THE CHIMNEY, FLU OR STOVEPIPE EQUIPED WITH AN APPROVED SPARK ARRESTER. SPARK ARRESTERS SHALL BE CONSTRUCTED OF WELDED OR WOVEN WIRE MESH, 12 GAUGE THICKNESS OR LARGER, WITH OPENINGS NO GREATER THAN 1/2, OR OTHER MATERIAL FOUND SATISFACTORY BY THE FIRE MARSHAL. (COUNTY FIRE CODE 6.03.6.6)
12) ROOFING: ROOFING SHALL HAVE A MINIMUM CLASS "A" FIRE RATING. FOR ROOF COVERINGS WHERE THE PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND THE ROOF DECKING, THE SPACE AT THE EAVE ENDS SHALL BE FIRE STOPPED TO PRECLUDE ENTRY OF FLAMES OR EMBERS (COUNTY BUILDING CODE 1505)

MAR-Co.
HOUSE PLANS AND DESIGNS



FOUNDATION PLAN

SCALE: 1/4" = 1'

FOOTINGS LEGEND:

15" Footings

18" Footings

FOUNDATION NOTES:

1- ALL FOUNDATION HARDWARE MUST BE SECURED IN PLACE PRIOR TO FOOTING INSPECTION.
2- SQUARE PLATE WASHERS (MIN. 3"x3"x0.229") SHALL BE USED ON EACH A.B.
3- CONCRETE FOR FOOTINGS SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2500 psi AT 28 DAYS
4- SOIL BEARING PRESSURE ASSUMED AT 1,000 psf.
5- THE INSPECTOR WILL RECHECK FOR EXPANSIVE SOILS AND/OR GRADING REQUIREMENTS AT THE FIRST FOUNDATION INSPECTION.
6- HOLD-DOWN ANCHORS TO BE TIED IN PLACE PRIOR TO CALLING FOR FOUNDATION INSPECTION.
7- THE HORIZONTAL DISTANCE FROM THE BOTTOM LEADING EDGE OF FOOTINGS TO DAYLIGHT SHALL BE 1'-0" MINIMUM.

SHEARWALLS

0'-0" 1	BLOCKED 15/32 SHEATHING WITH 10d COMMON NAILS @ 2" O.C. BOUNDARY AND ALL EDGES / 12" O.C. FIELD, 5/8 in DIA. x 10 in LONG ANCHOR BOLTS @ 14 in O.C. AND HHDQII-5D5275 HOLDDOWNS.
0'-0" 2	BLOCKED 3/8 SHEATHING WITH 8d COMMON NAILS @ 2" O.C. BOUNDARY AND ALL EDGES / 12" O.C. FIELD, 5/8 in DIA. x 10 in LONG ANCHOR BOLTS @ 22 in O.C. AND HDU8-SD5275 HOLDDOWNS.
0'-0" 3	BLOCKED 3/8 SHEATHING WITH 8d COMMON NAILS @ 4" O.C. BOUNDARY AND ALL EDGES / 12" O.C. FIELD, 5/8 in DIA. x 10 in LONG ANCHOR BOLTS @ 46 in O.C. AND HDU2-SD5275 HOLDDOWNS.
0'-0" 4	BLOCKED 3/8 SHEATHING WITH 8d COMMON NAILS @ 4" O.C. BOUNDARY AND ALL EDGES / 12" O.C. FIELD, 5/8 in DIA. x 10 in LONG ANCHOR BOLTS @ 40 in O.C. AND HDU2-SD5275 HOLDDOWNS.
0'-0" 5	BLOCKED 3/8 SHEATHING WITH 8d COMMON NAILS @ 4" O.C. BOUNDARY AND ALL EDGES / 12" O.C. FIELD, 5/8 in DIA. x 10 in LONG ANCHOR BOLTS @ 34 in O.C. AND HDU2-SD5275 HOLDDOWNS.
SSW	SIMPSON STEEL STRONG-WALL SINGLE STORY WALLS (SEE SHEETS S5U1 & S5U2 FOR DETAILS & INSTALLATION REQUIREMENTS)

SHEAR WALL NOTES:
1- SHEAR PANELS SHALL BE APPLIED DIRECTLY TO STUD FRAMING
2- PLYWOOD MAY BE INSTALLED EITHER HORIZONTALLY OR VERTICALLY
3- ALL PLYWOOD PANEL EDGES SHALL BE BLOCKED w/ 2x BLOCKING MIN.
4- SHEAR WALLS MORE THAN ONE VERTICAL PANEL IN HEIGHT SHALL HAVE EITHER VERTICAL OR HORIZONTAL STAGGERED SPLICED JOINTS
5- PROVIDE 1/2" MIN EDGE DISTANCE FOR ALL PLYWOOD EDGE NAILING
6- ONLY COMMON NAILS ARE TO BE USED FOR ALL PLYWOOD SHEATHING ATTACHMENT
7- NAIL GUNS USING "CLIPPED HEAD" OR "SINKER" NAILS ARE NOT ACCEPTABLE
8- ALL BOLT HOLES TO BE DRILLED 1/32" MIN TO 1/16" MAX OVERSIZED
9- USE DOUGLAS FIR #2 PRESSURE TREATED SILL PLATES. ENGINEER TO BE NOTIFIED FOR REDESIGN IF OTHER SPECIES SILL PLATES ARE USED OR ARE PART OF EXISTING BUILDING
10- ANCHOR BOLTS MUST BE EMBEDDED 7" MIN INTO NEW CONCRETE , WHERE SHEAR WALLS ARE TO BE ATTACHED TO EXISTING FOOTING , EPOXY 5/8" DIA. THREADED ROD ANCHORS w/ 6" MIN EMBEDMENT INSTALLED AT THE SPACING INDICATED IN ABOVE SHEAR WALL SCHEDULE USING SIMPSON "SET" HIGH STRENGTH ADHESIVE (ICBO ESR-3028) SPECIAL INSPECTION REQUIRED FOR EPOXY AND ADHESIVE ANCHOR INSTALLATION.
11- FOUNDATION ANCHOR BOLTS IN ALL SHEAR WALLS HAVE SIMPSON BP 3/8" PLATE WASHERS UNDER EACH NUT, THE NUTS SHALL BE TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING
12- STUCCO AND/ OR EXTERIOR VENEER OVER PLYWOOD SHEARWALL SHALL BE WATERPROOFED W/ A MIN OF (2) LAYERS OF 15 LB FELT PAPER
13- USE 8d COMMON NAILS FOR ALL SHEAR TRANSFER HARDWARE OR THE HARDWARE MUST BE INSTALLED UNDER THE PLYWOOD SHEATHING
14- APPLIES TO NAILING AT ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKINGS
15- FRAMING AT FOUNDATION SILL PLATES AND ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL BE 3" NOMINAL OR THICKER A 2x FOUNDATION SILL PLATE CAN BE USED PER THE ANCHOR BOLT SCHEDULE ABOVE. ALL 3x SILL PLATES, 2x DBL PLATES AND PLYWOOD JOINT NAILING SHALL BE STAGGERED

PROJECT NOTES:

1.- LUMBER SHALL BE DOUGLAS FIR/LARCH #2 OR BETTER; ALL LUMBER SHALL BE GRADE MARKED.
2.- NEW OUTLET LOCATION WILL COMPLY WITH 2013 (CEC).
3.- 2 LAYERS OF GRADE "D" BUILDING PAPER REQUIRED OVER SOLID SHEAR PANELS & OVER WOOD BASE SHEATING TO RECEIVE STUCCO.
4.- PROVIDE GFCI PROTECTION TO ALL 120 VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED OUTDOORS, IN BATHROOMS, IN BASEMENT, AT COUNTER TOP SURFACE AND GARAGES. EXCEPTION: SINGLE OUTLET RECEPTACLES IN GARAGES UTILIZED FOR A FIX OR STATIONARY APPLIANCE.
5.- WOOD POSTS EXPOSED TO WEATHER OR WATER SPLASH SHALL BE 1" ABOVE A SLAB OR 6" ABOVE GRADE.
6.- TEMPERED SAFETY GLASS IS REQUIRED PER SECTION 2406.3:
   a) GLAZING IN DOORS AND ENCLOSURES FOR BATHTUBES AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE.
   b) SHOWER DOOR THRESHOLDS SHALL BE WIDE ENOUGH FOR A MINIMUM 22" WIDE DOOR AND 22" WIDE MAINTAINED EGRESS. UPC SECTION 411.6
7.- ROFFING MATERIAL TO BE CLASS "A" FOR FIRE AND WIND.

County of San Diego, Planning & Development Services
NOTICE OF REQUIREMENT FOR SPECIAL INSPECTION
BUILDING DIVISION

You are hereby notified that, in addition to the inspection of construction provided by Planning & Development Services, Building Division, an approved registered special inspector is required to provide special inspection and/or structural observation during construction of the proposed project as indicated on this form. This form shall be completed. All work requiring special inspection must be identified as well as the name and phone number of the special inspector identified to perform the special inspections.

The registered special inspector shall be approved by the Building Official prior to the issuance of the building permit. Special inspectors having a current certification from the City of San Diego are approved as special inspectors for the type of construction for which they are certified.

Special inspection and/or structural observation requirements and reports shall be in compliance with the 2013 California Building Code, Chapter 17.

The inspections required to be performed by a special inspector are in addition to and do not change the requirements for the inspections normally required by the 2013 California Building Code as amended and adopted by the County of San Diego and performed by the Building Division inspection personnel.

The special inspector is not authorized to inspect and approve any work other than that for which they are certified. The special inspector is not authorized to accept alternate materials, structural changes, or any requests for plan changes. The special inspector is required to submit to the building inspector in the field written reports of all work that they inspected and approved. Approval of final inspection will not be granted by Planning & Development Services, Building Division, until a last and final report documenting required special inspections and correction of any discrepancies noted in the inspection reports has been submitted to the building inspector in the field and approved by the Building Division.

For occupancies in Group R-3 and occupancies in Group U that are accessory to a residential occupancy, some exceptions are permitted per Planning & Development Services, Building Division, special inspection policy to not require special inspection or to allow structural observation in lieu of the required special inspections. These exceptions are noted in the table on page two of this form. In cases where the design engineer of record has specified a more restrictive requirement for special inspection and/or structural observation, the project shall comply with the requirements of the engineer of record.

Structural observation is the visual observation of the structural system by a registered design professional. A letter shall be provided describing the results of structural observation prior to approval of final inspection. The letter shall be submitted to the building inspector in the field and approved by the Building Division.

THIS COMPLETED FORM MUST BE MADE A PERMANENT, PRINTED PART OF THE PLANS (Taped, glued, stapled, etc., copies will not be accepted)

5510 OVERLAND AVE., SUITE 110, SAN DIEGO, CA 92123 • (858) 565-5920 • (888) 336-7553
HTTP://WWW.SDCPDS.ORG

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WORK REQUIRING SPECIAL INSPECTION	ITEM DESCRIPTION AND LOCATION	DESIGN STRENGTH	NAME OF SPECIAL INSPECTOR	PHONE NUMBER OF SPECIAL INSPECTOR
SPECIAL INSPECTIONS REQUIRED BY CBC SECTION 1705				
***FOR R-3 AND U OCCUPANCIES ACCESSORY TO RESIDENTIAL OCCUPANCIES**				
SPECIAL INSPECTION IS NOT REQUIRED FOR: ITEMS 1b, 2a (WHEN f'c ≤ 3,000 psi), 2c, 3a (WHEN f'm ≤ 1,500 psi), and 3b (WHEN WALL HEIGHT IS ≤ 10 FT.). STRUCTURAL OBSERVATION IS PERMITTED IN LIEU OF SPECIAL INSPECTION FOR ITEMS 1c, 3a, 3b (WHEN WALL HEIGHT IS > 10 FT), 4a, AND 4b.				
1. Steel Construction				
a. Field welding				
b. Steel frame*				
c. High-strength bolts				
d. Cold-formed steel framing*				
2. Concrete Construction				
a. f'_c > 2,500 psi*				
b. Anchors				
c. Structural slabs*				
d. Pre-stressed / post-tensioned slabs				
3. Masonry Construction				
a. Masonry walls*				
b. Site walls other than County Standard plans*				
4. Wood Construction				
a. High-load diaphragms*				
b. Structural wood: Nailing, bolting, anchoring and other fastening of components within the seismic/force-resisting system where fastener spacing of sheathing is 4 inches o.c. or less*	Wood shearwalls, Diaphragms, and Other seismic/wind-resisting elements	Per Plans	TOM WOODS	619-778-3219
5. Foundations				
a. Driven deep foundations				
b. Cast-in-place deep foundations				
c. Helical pile foundations				
6. Sprayed fire-resistant materials				
7. Mastic and intumescent fire-resistant coatings				
8. Exterior insulation and finish systems (EIFS)				
9. Fire-resistant penetrations and joints in Risk Category III or IV buildings				
10. Smoke control systems				
11. Installation and anchorage of mechanical and electrical components				
a. Electrical equipment for emergency standby power systems				
b. Other electrical equipment in structures in Seismic Design Category E or F				
c. Piping systems or ductwork designed to carry hazardous materials				
d. Vibration isolation systems with 1/4 inch or less clearance required between support frame and restraint				
12. Storage racks				
13. Seismic isolation systems				

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HOUSE PLANS & DESIGNS
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760-805-2358
760-941-2578

PROJECT NAME & ADDRESS:

MATES' NEW RV & BOAT GARAGE

XXXX RYAN DR. ESCONDIDO, CA. 92025

CONSULTANT:

REVISIONS:

DATE: 09/25/2014

SCALE: AS SPECIFIED

DRAWN & PREPARED BY: MARCO A. LAUREANO

SHEET: A-1-R

OF: 11