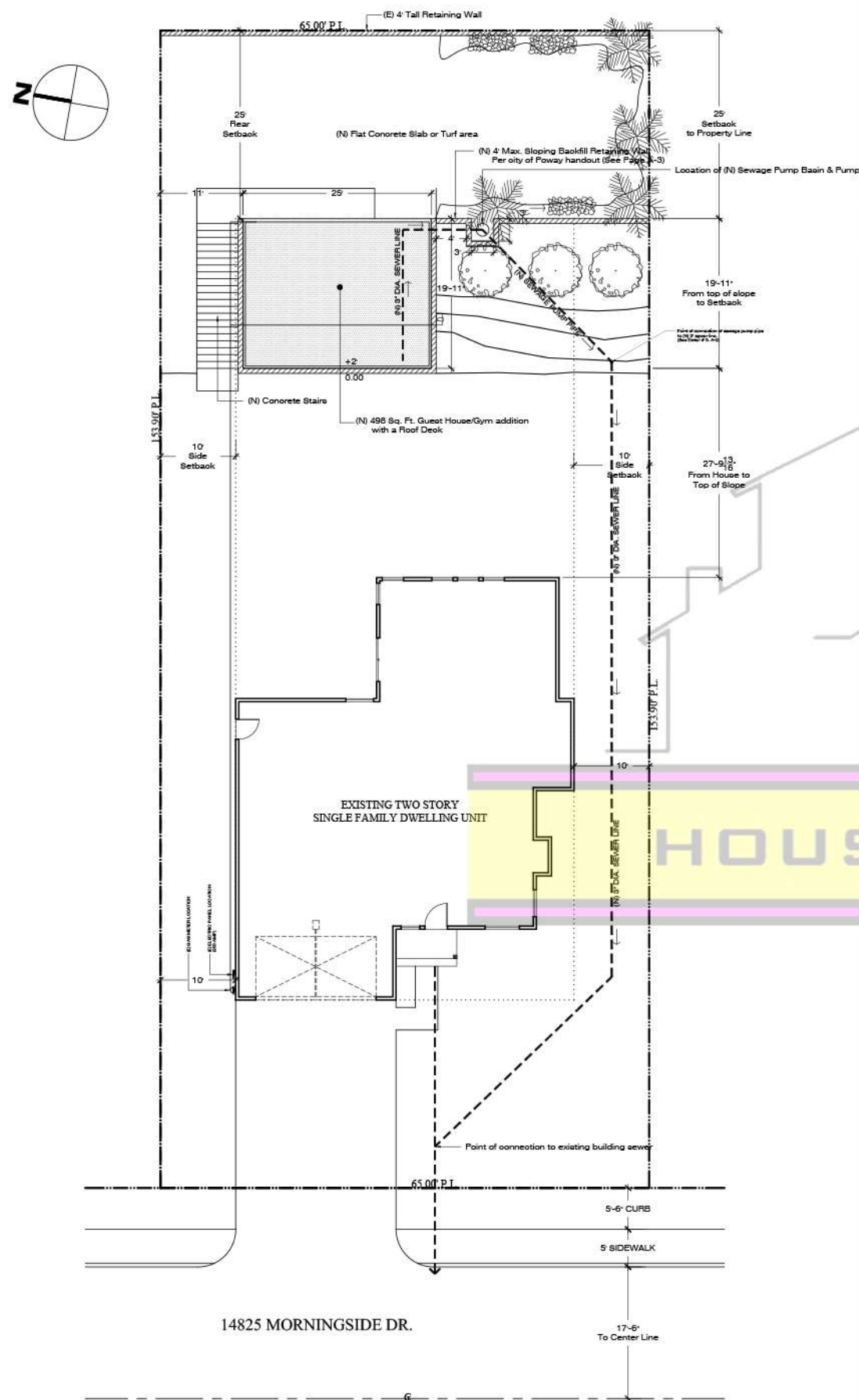


PROPOSED NEW DETACHED GUEST HOUSE/GYM ADDITION

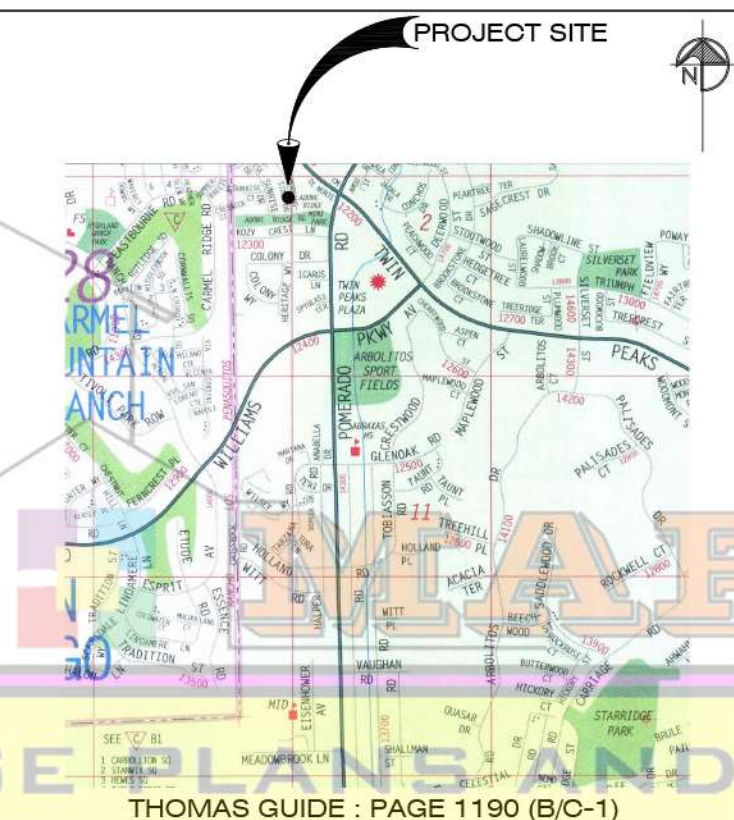
FOR: MR. ___ HORIUCHI

XXXXX MORNINGSIDE DR. POWAY, CA. 92064

(A.P. # : 314-670-60-00)



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	PBI	POUNDS PER SQUARE INCH
CJ	CEILING JOIST	PL	PLATE
CLR	CLEAR	PT	POINT
CMU	CONCRETE MASONRY UNIT	R	RADIUS
COL	COLUMN	RFR	RAFTER
CONC	CONCRETE	REF	REFERENCE, REFERENCED
CONT	CONTINUOUS	REIN	REINFORCED, REINFORCEMENT
DET	DETAIL	REQD	REQUIRED
DIA	DIAMETER	RJ	ROOF JOIST
DP	DEEP	SCHED	SCHEDULE
EA	EXISTING	SECT	SECTION
EF	EACH	SF	SQUARE FOOT
EQ	EQUAL	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, STRN	STIFFENER
FJ	FLOOR JOIST	STL	STEEL
FLG	FLANGE	STRUCT	STRUCTURAL
FLR	FLOOR	T/B	TOP AND BOTTOM
FW	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
		TOW	TOP OF WALL
		TYP	TYPICAL
		UNO	UNLESS NOTED OTHERWISE
		VERT	VERTICAL
		W	WIDE
		W/	WITH
		WF	WIDE FLANGE
		WT	WEIGHT
		WUF	WELDED WIRE FABRIC
		PP	PER PLAN

2013 ENERGY EFFICIENCY NOTES

L- COMPLIANCE WITH THE DOCUMENTATION REQUIREMENTS OF THE 2013 ENERGY EFFICIENCY STANDARDS IF NECESSARY FOR THIS PROJECT. REGISTERED, SIGNED & DATED COPIES OF GFR FORMS SHALL BE MADE AVAILABLE AT NECESSARY INTERVALS FOR BUILDING INSPECTOR REVIEW. FINAL COMPLETED FORMS WILL BE AVAILABLE FOR BUILDING OWNER.

LOT CALCULATIONS

LOT AREA	10,004 SQ.FT.
(E) BUILDING (HOUSE)	2,165 SQ.FT.
PROPOSED (N) ADDITION	498 SQ.FT.
TOTAL BLDG. AREA AS SHOWN	2,663 SQ.FT.
MAX. LOT COVERAGE = 40 % or 3,041 SQ. FT.	
LOT COVERAGE AREA (INCLUDING NEW ADDITION) = 2,663 SQ. FT.	
BUILDING USE : SINGLE FAMILY RESIDENCE	
ZONE : RS-4	
ASSESSORS PARCEL # 314-670-60-00	

GENERAL NOTES

- L- THE PROJECT SHALL BE GOVERNED BY THE FOLLOWING CODES AS ADOPTED BY THE CITY OF POWAY:
 - 2013 CALIFORNIA RESIDENTIAL CODE AND/OR
 - 2013 CALIFORNIA BUILDING CODE AS APPLICABLE
 - 2013 CALIFORNIA GREEN BUILDING STANDARD CODE
 - 2013 CALIFORNIA ELECTRICAL CODE
 - 2013 CALIFORNIA PLUMBING CODE
 - 2013 CALIFORNIA FIRE CODE
 - 2013 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
- 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 COMMENCEMENT OF WORK
- 4- PLAN DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED
- 5- CONTRACTOR/SUBCONTRACTOR SHALL VERIFY THE MOST CURRENT DRAWINGS WITH THE OWNER OR DESIGNER
- 6- 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
- 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

SCOPE OF WORK:

- 1.- NEW GUEST HOUSE/GYM WITH NEW BATHROOM (498 SQ. FT.)
- 2.- NEW ROOF DECK ON TOP OF GYM (498 SQ. FT.)
- 3.- NEW RETAINING WALLS TO MAKE ROOM FOR THE GYM.

SHEET INDEX

T-S	PLOT PLAN
	LOCATION PLAN
	GENERAL NOTES
	LOT CALCS. AND ZONING INFO
A-1	FLOOR PLAN, ELEVATIONS
	SECTION AND PROJECT NOTES
A-2	BASEMENT DRAINAGE PLAN, SECTION AND NOTES
R-1	RETAINING WALL HANDOUT SHEET
T-24	2013 RESIDENTIAL ENERGY EFFICIENCY STANDARDS (2 SHEETS)
S-1	STRUCTURAL NOTES
S-2	FOUNDATION PLAN
S-3	FRAMING PLAN
S-4	STRUCTURAL DETAILS

PLOT PLAN NOTES:

- 1- THIS HOUSE IS SERVED WITH CITY SEWER, NATURAL GAS, WATER AND CONNECTED TO ELECTRICAL GRID.
- 2- THIS HOUSE IS NOT EQUIPPED WITH FIRE SPRINKLERS.
- 3- SURFACE WATER WILL DRAIN AWAY FROM BUILDING. THE GRADE SHALL FALL A MINIMUM OF 6' WITHIN THE FIRST 10'.

PLOT PLAN

1" = 10'-0"

MAR-Co.
HOUSE PLANS & DESIGNS
PLANS DRAFTING DESIGN 3D-BUILDING PERMITS
MARCO A. LAUREANO
LICENSE: 16964
760-805-2388
www.marcohouseplans.com

MAR-Co.
HOUSE PLANS & DESIGNS
HOUSE PLANS & DESIGNS
PLANS DRAFTING DESIGN 3D-BUILDING PERMITS
MARCO A. LAUREANO
LICENSE: 16964
760-805-2388
www.marcohouseplans.com

PROJECT NAME & ADDRESS:
HORIUCHI'S NEW GUEST HOUSE/GYM ADDITION
XXXXX MORNINGSIDE DR. POWAY, CA. 92064

CONSULTANT:

REVISIONS:
A 07/21/2015
DATE: 06/29/2015
SCALE: AS SPECIFIED
DRAWN & PREPARED BY: MARCO A. LAUREANO
SHEET: T-S
OF: 10