



LOT CALS. & ZONING INFO

LOT AREA	11,710 SQ.FT.
(E) HOUSE	1,637 SQ.FT.
(E) GARAGE	490 SQ.FT.
PROPOSED 1st. FLR. ROOM ADDITION	674 SQ.FT.
PROPOSED 2nd. FLR. ROOM ADDITION	619 SQ.FT.
TOTAL BLDG. FOOTPRINT	2,801 SQ.FT.
(E) DRIVEWAY	2,844 SQ.FT.
	5,645 SQ.FT.

MAX. LOT COVERAGE = 60 % or 7,026 SQ. FT.

LOT COVERAGE AREA (INCLUDING NEW ADDITION) = 5,645 SQ. FT.

BUILDING USE : SINGLE FAMILY RESIDENCE

ZONE : R-1

ASSESSORS PARCEL # 159-131-17-00

OCCUPANCY GROUP : R-3/U-1

CONSTRUCTION TYPE: V-B

PROPOSED ROOM ADDITION

FOR: MRS. AGUILAR

XXXX N. SANTA. FE AVE. VISTA, CA. 92084

(A.P. # : 159-131-17-00)

GREEN BUILDING NOTES

2016 CAL. GREEN BUILDING CODE REQUIREMENTS NOTES: (AS APPLICABLE FOR THIS PROJECT)

- STORM WATER DRAINAGE/RETENTION DURING CONSTRUCTION. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A) RETENTION BASIN; B) WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF A BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD. CGC 4.106.2.
- GRADING AND PAVING. SITE GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS (SWALES, WATER COLLECTION, FRENCH DRAINS, ETC.). CGC 4.106.3 EXCEPT: ADDITIONS NOT ALTERING THE DRAINAGE PATH.
- RECYCLING: A MINIMUM OF 65% OF CONSTRUCTION WASTE IS TO BE RECYCLED. CGC 4.408.1.
- RECYCLING: THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN TO THE JURISDICTION AGENCY THAT REGULATES WASTE MANAGEMENT, PER CGC 4.408.2.
- OPERATION AND MAINTENANCE MANUAL: THE BUILDER IS TO PROVIDE AN OPERATION MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC 4.410.1.
- POLLUTANT CONTROL: DURING CONSTRUCTION, ENDS OF DUCTS OPENINGS ARE TO BE SEALED, AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1.
- POLLUTANT CONTROL: VOCs MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3 AND 4.504.8 FOR ADHESIVES, PAINTS AND COATINGS, CARPET AND COMPOSITION WOOD PRODUCTS. CGC 4.504.2.
- INTERIOR MOISTURE CONTROL: CONCRETE SLABS WILL BE PROVIDED WITH A CAPILLARY BREAK. CGC 4.505.2.1.
- INTERIOR MOISTURE CONTROL: THE MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED IN SECTION 4.505.3. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN CGC 4.505.3.
- INDOOR AIR QUALITY: BATHROOM FANS SHALL BE ENERGY STAR RATED, VENTED DIRECTLY TO THE OUTSIDE AND CONTROLLED BY A HUMIDISTAT. CGC 4.506.1.
- WRITTEN VERIFICATION: PRIOR TO FINAL INSPECTION THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER IN RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST PROVIDE TO THE BUILDING DEPARTMENT OFFICIAL WRITTEN VERIFICATION THAT ALL APPLICABLE PROVISIONS FROM THE GREEN BUILDING STANDARDS CODE HAVE BEEN IMPLEMENTED AS PART OF THE CONSTRUCTION. CGC 102.3.
- IN RESIDENCES CONSTRUCTED BEFORE 1994, EXISTING PLUMBING FIXTURES MUST BE LOW FLOW FIXTURES AS FOLLOWS:

TOILETS:	1.6 GPF
LAVATORIES:	2.2 GPM
KITCHEN SINKS:	2.0 GPM
SHOWERS:	2.5 GPM

 OR THE FIXTURES MUST BE UPDATED TO THE CURRENT STANDARDS
- ALL NEW PLUMBING FIXTURES NEED TO BE LOW WATER USE AS FOLLOWS:

TOILETS:	1.28 GPF
LAVATORIES:	1.2 GPM (POST 7/1/16)
KITCHEN SINK:	1.8 GPM
SHOWERS:	2.0 GPM

 CGC 4.505.1

GENERAL NOTES

- THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES AS ADOPTED BY THE CITY OF VISTA:
 - 2016 CALIFORNIA RESIDENTIAL CODE
 - 2016 CALIFORNIA GREEN BUILDING STANDARD CODE
 - 2016 CALIFORNIA ELECTRICAL CODE
 - 2016 CALIFORNIA PLUMBING CODE
 - 2016 CALIFORNIA FIRE CODE
 - 2016 CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS
- 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:

- ROOM ADDITION: 1 (N) BEDROOM, 1 (N) BATHROOM AND EXTENSION OF THE (E) DEN ON 1st. FLOOR (674 Sq. Ft.)
- 1 (N) BEDROOM & 1 (N) BATHROOM ON 2nd. FLOOR (619 Sq. Ft.)

ABBREVIATIONS

AB	ANCHOR BOLT	NTS	NOT TO SCALE
ABV	ABOVE	MISC	MISCELLANEOUS
B, BOT	BOTTOM	(N)	NEW
BM	BENCH MARK	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	RFR	RAFTER
CONC	CONCRETE	REF	REFERENCE, REFERENCED
CONT	CONTINUOUS	REIN	REINFORCED, REINFORCEMENT
DET	DETAIL	RJ	ROOF JOIST
DIA	DIAMETER	SCHED	SCHEDULE
DP	DEEP	SECT	SECTION
(E)	EXISTING	SF	SQUARE FOOT
EA	EACH	SHT	SHEET
EF	EACH FACE	SM	SIMILAR
EL	ELEVATION	SM	SHEET METAL SCREW
EQ	EQUAL	SPEC	SPECIFICATION
EW	EACH WAY	SQ	SQUARE
EXIST	EXISTING	STD	STANDARD
FDN	FOUNDATION	STIFF, STRNR	STIFFENER
FG	FINISH GRADE	STL	STEEL
FJ	FLOOR JOIST	STRUCT	STRUCTURAL
FLG	FLANGE	T&B	TOP AND BOTTOM
FLR	FLOOR	TH, THK	THICK
FW	FACE OF WALL	THR, THRD	THREAD, THREADED
FTG	FOOTING	TOC	TOP OF CONCRETE
GA	GAGE	TOF	TOP OF FLOOR
GALV	GALVANIZED	TOB	TOP OF BRICK
GWB	GYPSON WALLBOARD	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

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T-24	2013 RESIDENTIAL ENERGY EFFICIENCY STANDARDS (2 SHEETS)

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HOUSE PLANS & DESIGNS

PLANS DRAFTING DESIGN 3D-BUILDING PERMITS

MARCO A. LAUREANO

760-910-5258

WWW.MARCOHOUSEPLANS.COM

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760-910-5258

WWW.MARCOHOUSEPLANS.COM

OWNERS NAME & ADDRESS:

MRS. AGUILAR

XXXX N. SANTA. FE AVE. VISTA, CA. 92084

PROJECT NAME & ADDRESS:

AGUILAR'S ROOM ADDITION

XXXX N. SANTA. FE AVE. VISTA, CA. 92084

CONSULTANT:

MARCO A. LAUREANO

REVISIONS:

1	03/03/17
2	07/13/2017
DATE:	01/27/2017
SCALE:	AS SPECIFIED
DRAWN & PREPARED BY:	MARCO A. LAUREANO
SHEET:	T-S
OF:	ADD'M
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