

**BMP'S LEGEND**

<b>WASTE MANAGEMENT CONTROL BMP'S:</b>		<b>TEMPORARY RUNOFF CONTROL BMP'S:</b>	
SS-9 BROWN DITCH	→ → →	SC-1 SILT FENCE	—————
SS-9 BERM	→ B → B → B	SC-5 FIBER ROLLS	—————
DIRECTION OF LOT DRAINAGE → →		SC-6 GRAVEL BAGS	○ ○ ○ ○
<b>PERMANENT BMP'S:</b>		SD-32 TRASH STORAGE	—————
WM-1 MATERIAL DELIVERY & STORAGE		TC-3 STABILIZED CONST. ENTRANCE	—————
WM-5 SOLID WASTE MANAGEMENT		TC-3 ENTRANCE/EXIT TIRE WASH	—————
WM-6 HAZARDOUS WASTE MANAGEMENT		SS-2 PRESERVATION OF EXIST. VEGETATION	
WM-8 CONCRETE WASTE MANAGEMENT		<b>LOW IMPACT DEVELOPMENT BMP'S:</b>	
WM-9 SANITARY WASTE MANAGEMENT		2.2.2 MINIMIZE DIST. TO NAT. DRAINAGES	
		2.2.3 MINIMIZE IMPERVIOUS SURFACES	
		2.2.5 DRAIN RUNOFF FROM IMPERVIOUS SURFACES TO PERVIOUS	
SD-12 IMPLEMENTATION OF EFFICIENT IRRIGATION SYSTEMS		3.6 LID BUILDING DESIGN	

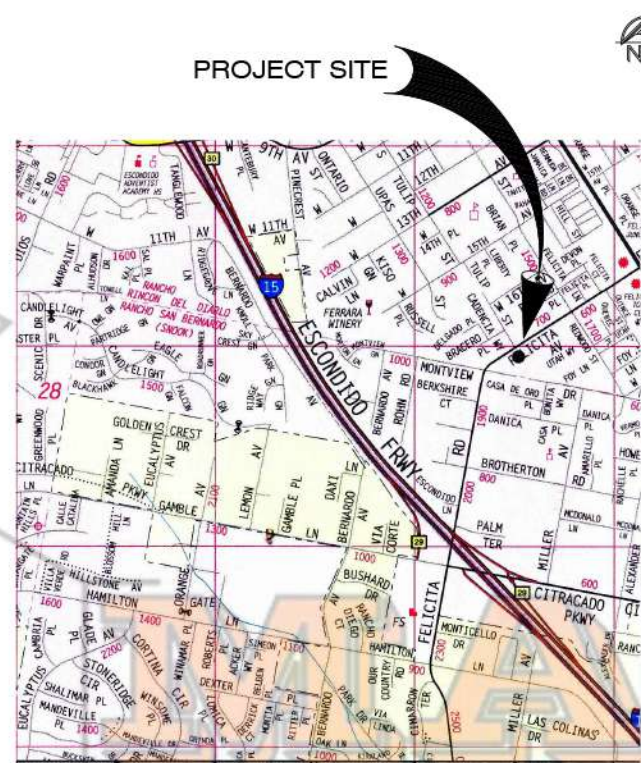
# PROPOSED ROOM ADDITION & NEW ROOF STRUCTURE

FOR: RESENDIZ

XXX W. FELICITA AVE. ESCONDIDO, CA. 92025

(A.P. # : 236-240-02-00)

**VICINITY MAP**



THOMAS GUIDE : PAGE 1129 (J-6)

**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 BASINS, 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 EXCEPTION: ADDITIONS NOT ALTERING THE DRAINAGE PATH.
  - RECYCLING:** A MINIMUM OF 50% OF ALL CONSTRUCTION WASTE SHALL BE RECYCLED OR SALVAGED FOR REUSE. CGC 4.408.1. (A CONSTRUCTION WASTE MANAGEMENT PLAN IS REQUIRED AT PLAN SUBMITTAL) PER CGC SECTION 4.408.2.
  - 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:** VOC'S MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3 AND 4.504.5 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 4.506.2.1.
  - 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 4.506.3. 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 4.506.3.
  - 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: 2.2 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: 1.6 GPM  
 SHOWERS: 2.0 GPM  
 CGC 4.303.1

**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	PF POUNDS PER SQUARE FOOT
BTWN BETWEEN	PBI 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	SM6 SHEET METAL SCREW
EJ EACH JOIST	SPEC SPECIFICATION
EQV EQUAL	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	TOS TOP OF STEEL
GWB GYPSUM WALLBOARD	TOW TOP OF WALL
	TYP TYPICAL
	UNO UNLESS NOTED OTHERWISE
	VERT VERTICAL
	WIDE WIDE
	W/ WITH
	WF WITH FLANGE
	WT WEIGHT
	WUF WELDED WIRE FABRIC
	W/C WALK-IN CLOSET
	PP PER PLAN

**LOT CALCULATIONS**

LOT AREA	.5253 AC/22,880.07 SQ.FT.
(E) HOUSE	1,715 SQ.FT.
(N) STAIRCASE + (N) W.I.C. 1st.	
FLOOR ADDITION	118 SQ.FT.
(N) 2nd. FLOOR ADDITION	639 SQ.FT.
<b>TOTAL DWELLING AREA</b>	<b>2,472 SQ.FT.</b>

(E) GARAGE	465 SQ.FT.
(E) STORAGE	520 SQ.FT.
(N) 1st. FLOOR COVERED PATIO	639 SQ.FT.
(N) ENTRY PORCH	130 SQ.FT.
<b>TOTAL NON-DWELLING AREA</b>	<b>1,754 SQ.FT.</b>

TOTAL BLDG. AREA AS SHOWN 4,226 SQ.FT.

MAX. LOT COVERAGE = 40 % or 9,152 SQ. FT.

LOT COVERAGE AREA (INCLUDING NEW ADDITION) = 4,226 SQ. FT.

BUILDING USE : SINGLE FAMILY RESIDENCE

ZONE : R-1-12

ASSESORS PARCEL # 236-240-02-00

**GENERAL NOTES**

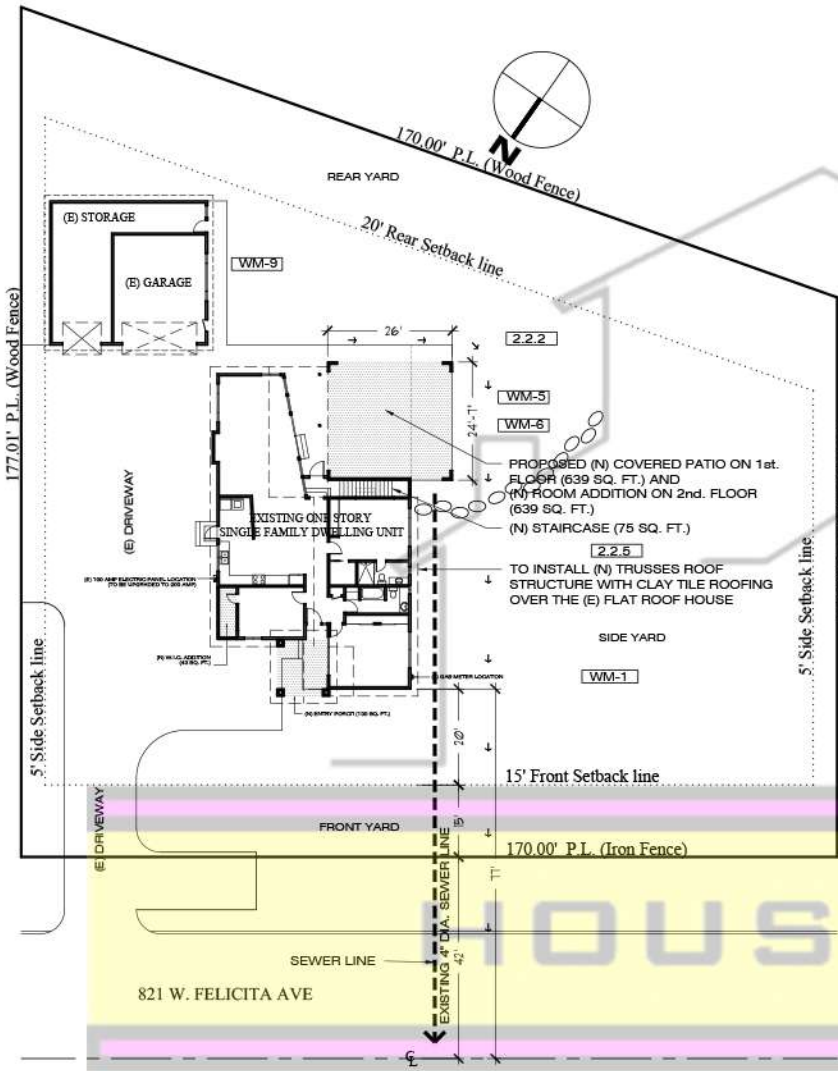
- THE PROJECT SHALL BE GOVERNED BY THE FOLLOWING CODES AS ADOPTED BY THE CITY OF ESCONDIDO:  
 2016 CALIFORNIA RESIDENTIAL CODE AND/OR  
 2016 CALIFORNIA BUILDING CODE AS APPLICABLE  
 2016 CALIFORNIA GREEN BUILDING STANDARD CODE  
 2016 CALIFORNIA ELECTRICAL CODE  
 2016 CALIFORNIA PLUMBING CODE  
 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

**SHEET INDEX**

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**SCOPE OF WORK:**

- ROOM ADDITION: 2 (N) BEDROOMS & 1 (N) BATHROOM ON 2nd. FLOOR (639 SQ. FT.)
- (N) COVERED PATIO ON 1st. FLOOR (639 SQ. FT.)
- (N) STAIRCASE (75 SQ. FT.) + (N) W.I.C.(43 SQ. FT.) ROOM ADDITION ON 1st. FLOOR.
- (N) LAUNDRY & STORAGE UNDER THE STAIRS
- TO INSTALL (N) TRUSSES ROOF STRUCTURE WITH CLAY TILE ROOFING OVER THE (E) FLAT ROOF HOUSE (2,165 SQ. FT.)
- (N) ENTRY PORCH (130 SQ. FT.)



CLOSEST FIRE HYDRANT ACROSS THE STREET AT +/- 110 FEET.

"THIS PROJECT IS IN A HIGH FIRE SEVERITY ZONE" (SEE IGNITION-RESISTANT CONSTRUCTION NOTES ON SHEET A-5)

**PLOT PLAN NOTES:**

- THIS IS A MOSTLY FLAT LOT
- FINISH GRADING SHALL DIRECT SURFACE WATER AWAY FROM BUILDING FOUNDATIONS FOR AT LEAST 5 FEET. (DRAINAGE PATTERN →)
- THIS HOUSE IS SERVED WITH CITY SEWER, NATURAL GAS, WATER AND CONNECTED TO ELECTRICAL GRID.
- THIS HOUSE IS NOT EQUIPPED WITH FIRE SPRINKLERS.

**PLOT PLAN**

1" = 20'-0"

**MAR-Co.**  
 HOUSE PLANS & DESIGNS  
 PLANS DRAFTING DESIGN 3D-BUILDING PERMITS  
 MARCO A. LAUREANO  
 WWW.MARCOHOUSEPLANS.COM  
 760-805-2338

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PROJECT NAME & ADDRESS:  
**RESENDIZ'S ROOM ADDITION & NEW ROOF STRUCTURE**  
 XXX W. FELICITA AVE. ESCONDIDO, CA. 92025

REVISIONS:  
 04/11/2017  
 DATE: **02/23/2017**  
 SCALE: AS SPECIFIED  
 DRAWN & PREPARED BY: MARCO A. LAUREANO  
 SHEET: **T-S**  
 OF: **15**