

SITE PLAN GENERAL NOTES:

- 1 SEE SHEETS GN-1, GN-2, GN-3 & S-1 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
- 2 PRIOR TO POURING CONCRETE FOOTINGS, THE FOOTING AND FOUNDATION EXCAVATION SHALL BE INSPECTED BY THE SOILS ENGINEER, BUILDING INSPECTOR AND CONTRACTOR. IF ANY OF THE ABOVE PERSONNEL SUSPECTS FILL, EXPANSIVE SOILS OR ANY GEOLOGIC INSTABILITY BASED UPON OBSERVATION OF THE FOUNDATION EXCAVATION, ADDITIONAL SOILS TESTING AND RECOMMENDATIONS BY THE SOILS ENGINEER SHALL BE REQUIRED. NOTIFY THE ARCHITECT IN WRITING OF ANY SUSPECTED SOIL PROBLEMS IMMEDIATELY, AND PRIOR TO ANY WORK OR ORDERING MATERIALS. COMPLY WITH ALL NOTES ON SHEET S-1.
- 3 ALL FLATWORK: DRIVEWAYS, CONCRETE WALKWAYS, AND PATIOS SHALL COMPLY WITH FLATWORK REQUIREMENTS AS INDICATED ON FOUNDATION PLAN AND DRAWING NOTES. COMPLY WITH ALL REQUIREMENTS OF THE CIVIL ENGINEER'S GRADING AND DRAINAGE PLAN UNDER SEPARATE PERMIT. THE CONTRACTOR SHALL COORDINATE ALL WORK SHOWN ON THESE BUILDING PERMIT DRAWINGS WITH THE CIVIL ENGINEER'S GRADING PERMIT DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES PRIOR TO ANY WORK OR ORDERING MATERIALS.
- 4 FINISH GRADE THE SITE AFTER STRUCTURES AND OTHER IMPROVEMENTS ARE INSTALLED, SUCH THAT SURFACE WATERS ARE DIRECTED AWAY FROM BUILDING FOUNDATIONS AND FILL SLOPES. THENCE, VIA SURFACE SWALES AND/OR UNDERGROUND DRAINS, TOWARD AND INTO APPROVED DRAINAGE WAYS. COMPLY WITH FOUNDATION PLAN NOTES, ALL SOILS REPORT RECOMMENDATIONS AND ALL FOUNDATION PLAN NOTES / SOIL NOTES SHEET S-1. COMPLY WITH ALL REQUIREMENTS OF THE CIVIL ENGINEER'S GRADING AND DRAINAGE PLAN UNDER SEPARATE PERMIT. THE CONTRACTOR SHALL COORDINATE ALL WORK SHOWN ON THESE BUILDING PERMIT DRAWINGS WITH THE CIVIL ENGINEER'S GRADING PERMIT DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES PRIOR TO ANY WORK OR ORDERING MATERIALS.
- 5 THE CONTRACTOR SHALL FIELD SURVEY AND VERIFY EXACT LOCATIONS OF ALL PROPERTY LINES WITH RESPECT TO THE NEW PROPOSED WORK, TO CONFIRM COMPLIANCE WITH ALL REQUIRED SETBACKS. THE CONTRACTOR SHALL ALSO FIELD SURVEY THE EXISTING GRADES AND TOPOGRAPHY WITH RESPECT TO THE NEW PROPOSED WORK TO CONFIRM COMPLIANCE WITH ALL REQUIRED HEIGHT LIMITS. THIS SURVEY WORK SHALL BE PERFORMED FIRST, AND PRIOR TO ANY OTHER WORK AND PRIOR TO ORDERING MATERIALS. IF ANY DISCREPANCIES WITH THE APPROVED PLANS ARE DISCOVERED, NOTIFY THE ARCHITECT IMMEDIATELY.
- 6 VERIFY EXACT LOCATIONS OF ALL PROPERTY LINES, EASEMENTS, SETBACKS AND UTILITIES PRIOR TO ANY WORK.
- 7 THE SAFETY OF FIELD PERSONNEL DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER IF HE CONSIDERS ANY OF THE RECOMMENDED ACTIONS CONTAINED HEREIN TO BE UNSAFE.
- 8 THE CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK OR ANY TRENCHING. NOTICE OF THE PROPOSED WORK SHALL BE GIVEN TO THE APPLICABLE GAS, ELECTRIC, TELEPHONE, SEWER AND WATER AGENCIES. VERIFY THE LOCATION AND SIZES OF EXISTING SEPTIC SYSTEMS.
- 9 THE PERMITEE IS RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTY. NO PERSON SHALL WORK ON LAND SO CLOSE TO THE PROPERTY LINE AS TO ENDANGER ANY ADJOINING PUBLIC STREET, SIDEWALK, FUNCTION OF ANY SEPTIC DISPOSAL SYSTEM OR ANY OTHER PUBLIC OR PRIVATE PROPERTY WITHOUT SUPPORTING AND PROTECTING SUCH PROPERTY FROM SETTling, CRACKING, EROSION, SILTING, SCOUR, OR OTHER DAMAGE WHICH MIGHT RESULT FROM THE WORK DESCRIBED ON THIS PLAN.
- 10 DO NOT INSTALL NEW WATER METER IN DRIVEWAY. COORDINATE WITH UTILITY COMPANY.
- 11 COORDINATE ALL SITE WORK, UTILITIES, ROUGH GRADING, FINISH GRADING, AND FLATWORK WITH THE CIVIL ENGINEER'S GRADING AND DRAINAGE PLANS UNDER SEPARATE PERMIT, AND WITH THE CIVIL ENGINEER'S SITE WALL AND RETAINING WALL PLANS UNDER SEPARATE PERMIT. THE CONTRACTOR SHALL COORDINATE ALL WORK SHOWN ON THESE BUILDING PERMIT DRAWINGS WITH THE CIVIL ENGINEER'S GRADING PERMIT DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES PRIOR TO ANY WORK OR ORDERING MATERIALS.
- 12 ALL UTILITY AND IRRIGATION TRENCHES SHALL BE RE-COMPACTED AS REQUIRED BY THE PROJECT SOILS REPORT, AND PER THE CIVIL ENGINEER'S GRADING AND DRAINAGE PLANS.
- 13 THE CONTRACTOR SHALL OBTAIN A SEPARATE "SITE RETAINING WALL" PERMIT FOR ALL RETAINING WALLS WHICH ARE OUTSIDE OF THE BUILDING FOOTPRINTS. COMPLY AND COORDINATE SITE RETAINING WALL INFORMATION ON THE CIVIL GRADING PLAN BY OTHERS.
- 14 ALL EXTERIOR "AT GRADE" STAIRS, STEPS, LANDINGS AND OTHER WALKING SURFACES SHALL BE PROVIDED WITH A "SLIP RESISTANT" FINISH, TYPICAL.
- 15 FOOTING DEPTHS SHALL COMPLY WITH "FOUNDATION PLAN NOTES / SOIL NOTES" SHEET S-1 AS INDICATED ON THIS SHEET: FOUNDATIONS AND FOOTINGS FOR THE PROPOSED STRUCTURES THAT ARE LOCATED CLOSER THAN SEVEN (7) FEET TO THE TOP OF SLOPES SHALL BE DEEPENED SUCH THAT THE BOTTOM OF THE FOUNDATIONS ARE AT LEAST SEVEN (7) FEET BACK FROM THE FACE OF THE SLOPE. THIS MINIMUM FOOTING DEPTH REQUIREMENT SHALL TAKE PRECEDENCE OVER MINIMUM FOOTING DEPTHS INDICATED ON PLANS AND DETAILS.
- 16 THE CONTRACTOR SHALL COORDINATE ALL WORK SHOWN ON THESE BUILDING PERMIT DRAWINGS WITH THE CIVIL ENGINEER'S SITE WALL AND RETAINING WALL DRAWINGS UNDER SEPARATE PERMIT BY OTHERS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES PRIOR TO ANY WORK OR ORDERING MATERIALS.

- 17 CONTRACTOR SHALL PROVIDE A COMPLETE SUMP PUMP SYSTEM TO SERVE THE LOWER LEVEL. PROVIDE SUMP, SUMP PUMP, PUMP MOTOR ELECTRICAL SUPPLY, DISCONNECT, AND TIGHT LINE TO SEWER CONNECTION AT STREET PER NOTES SHEET T-1. ALL CODES, AND ALL LOCAL CITY AND UTILITY REQUIREMENTS AND REGULATIONS: SUMP AND SUMP PUMP LOCATION SHALL BE APPROVED BY OWNER. SUMP PUMP AND SUMP PUMP PIPING SYSTEM MANUFACTURER SHALL CALCULATE AND DETERMINE SIZES AND MATERIALS AND LOCATIONS FOR ALL PIPES, SUMPS, CONNECTIONS AND SUMP PUMP. MANUFACTURER SHALL PREPARE SHOP DRAWINGS OF THE ENTIRE SUMP PUMP AND PIPING SYSTEM AND SUBMIT DRAWINGS TO THE BUILDING OFFICIAL AND OWNER FOR APPROVAL. CONTRACTOR SHALL COORDINATE THE SUMP PUMP AND PIPING SYSTEM WORK WITH ALL OTHER WORK. THE CONTRACTOR SHALL OBTAIN APPROVAL FOR THE SUMP PUMP SYSTEM FROM THE BUILDING OFFICIAL AND OWNER PRIOR TO ANY WORK OR ORDERING MATERIALS.
- 18 ALL SITE WALLS WHICH CREATE A DROP OFF GREATER THAN 20 INCHES ON EITHER SIDE SHALL BE PROVIDED WITH A 36 INCH HIGH GUARD RAIL INSTALLED AT THE TOP OF THE WALL. GUARDRAILS SHALL BE POWDER COATED WROUGHT IRON, SHALL BE SECURELY FASTENED TO THE TOP OF THE WALL, AND SHALL COMPLY WITH ALL GUARDRAIL NOTES SHEET GN-3. COLOR AND STYLE SHALL BE APPROVED BY OWNER.
- 19 WATER SERVICES AND SEWER LATERALS IF REQUIRED SHALL BE INSTALLED BY CITY CREWS. CONTRACTOR SHALL COORDINATE ALL WORK WITH WORK BY CITY CREWS AND SHALL VERIFY LOCATION OF ALL EXISTING AND PROPOSED UTILITY SERVICES. SEE CIVIL DRAWINGS, GRADING PERMIT SITE WALL PERMIT BY OTHERS.

NOTE: COMPLY AND COORDINATE ALL WORK WITH GRADING PLAN AND EROSION CONTROL PLAN UNDER SEPARATE PERMIT W51694 BY LEC CORP., 2605 CAMINO DEL RIO SOUTH, #321, SAN DIEGO, 92108.

OWNER'S CERTIFICATE / STANDARD SINGLE FAMILY RESIDENTIAL PROJECT FOR POST CONSTRUCTION BMP'S

I/WE THE UNDERSIGNED AS OWNER(S) OF THE PROPERTY DESCRIBED AS _____ UNDERSTAND THAT IN ACCORDANCE WITH THE SAN DIEGO MUNICIPAL CODE, LAND DEVELOPMENT MANUAL - STORM WATER STANDARDS, THIS PROJECT IS REQUIRED TO "IDENTIFY POLLUTANTS FROM THE PROJECT AREA" AND INCORPORATE "SITE DESIGN" AND "SOURCE CONTROL" BMP's.

I/WE CERTIFY TO THE BEST OF MY KNOWLEDGE, POLLUTANTS ANTICIPATED BY THE PROPOSED LAND USE ARE AS FOLLOWS:
SEDIMENTS NUTRIENTS
TRASH AND DEBRIS OXYGEN DEMANDING SUBSTANCE
OIL AND GREASE BACTERIA AND VIRUSES
PESTICIDES

I/WE WILL INCORPORATE THE FOLLOWING INTO THE SITE DESIGN -
* MAINTAIN PRE-DEVELOPMENT RUNOFF CHARACTERISTICS.
* MINIMIZE IMPERVIOUS FOOT PRINT BY CONSTRUCTING WALKWAYS, PATIOS AND DRIVEWAYS WITH PERMEABLE SURFACES.
* CONSERVE NATURAL AREAS.
* USE NATURAL DRAINAGE SYSTEMS AS OPPOSED TO LINED SWALES OR UNDERGROUND DRAINAGE SYSTEMS.
* DRAIN ROOF TOPS, WALKWAYS, PATIOS AND DRIVEWAYS INTO ADJACENT LANDSCAPING PRIOR TO DISCHARGING TO THE PUBLIC DRAINAGE SYSTEM.
* PRESERVE EXISTING NATIVE TREES AND SHRUBS.
* PROTECT ALL SLOPES FROM EROSION.

ADDITIONALLY I/WE WILL:
* MINIMIZE THE USE OF PESTICIDES.
* USE EFFICIENT IRRIGATION SYSTEMS AND LANDSCAPING DESIGN - INCORPORATING RAIN SHUTOFF DEVICES AND FLOW REDUCERS.

I/WE WILL MAINTAIN THE ABOVE STANDARD PERMANENT BMP'S IN PERPETUITY.

OWNER(S) _____ OWNER(S) _____
DATE (PRINT NAME) (SIGNATURE)

STORM WATER QUALITY REQUIREMENTS AND NOTES:
REQUIRED CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP's)

THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001-01, NPDES NO. CAS010875 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT CODE.

NOTES 1 THROUGH 6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.

1. SUFFICIENT BMP'S SHALL BE INSTALLED TO PREVENT SILT, MUD OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEMS DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREACH IN THE INSTALLED CONSTRUCTION BMP'S.

2. ALL STOCKPILES OF UNCOMPACTED SOIL AND/OR BUILDING MATERIALS THAT ARE INTENDED TO BE LEFT UNPROTECTED FOR A PERIOD GREATER THAN SEVEN CALENDAR DAYS ARE TO BE PROVIDED WITH EROSION AND SEDIMENT CONTROLS. SUCH SOIL MUST BE PROTECTED EACH DAY WHEN THE PROBABILITY OF RAIN IS 40% OR GREATER.

3. A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS WHICH ARE TO BE POURED IN PLACE ON THE SITE.

4. ALL EROSION/SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED IN WORKING ORDER AT ALL TIMES.

5. ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.

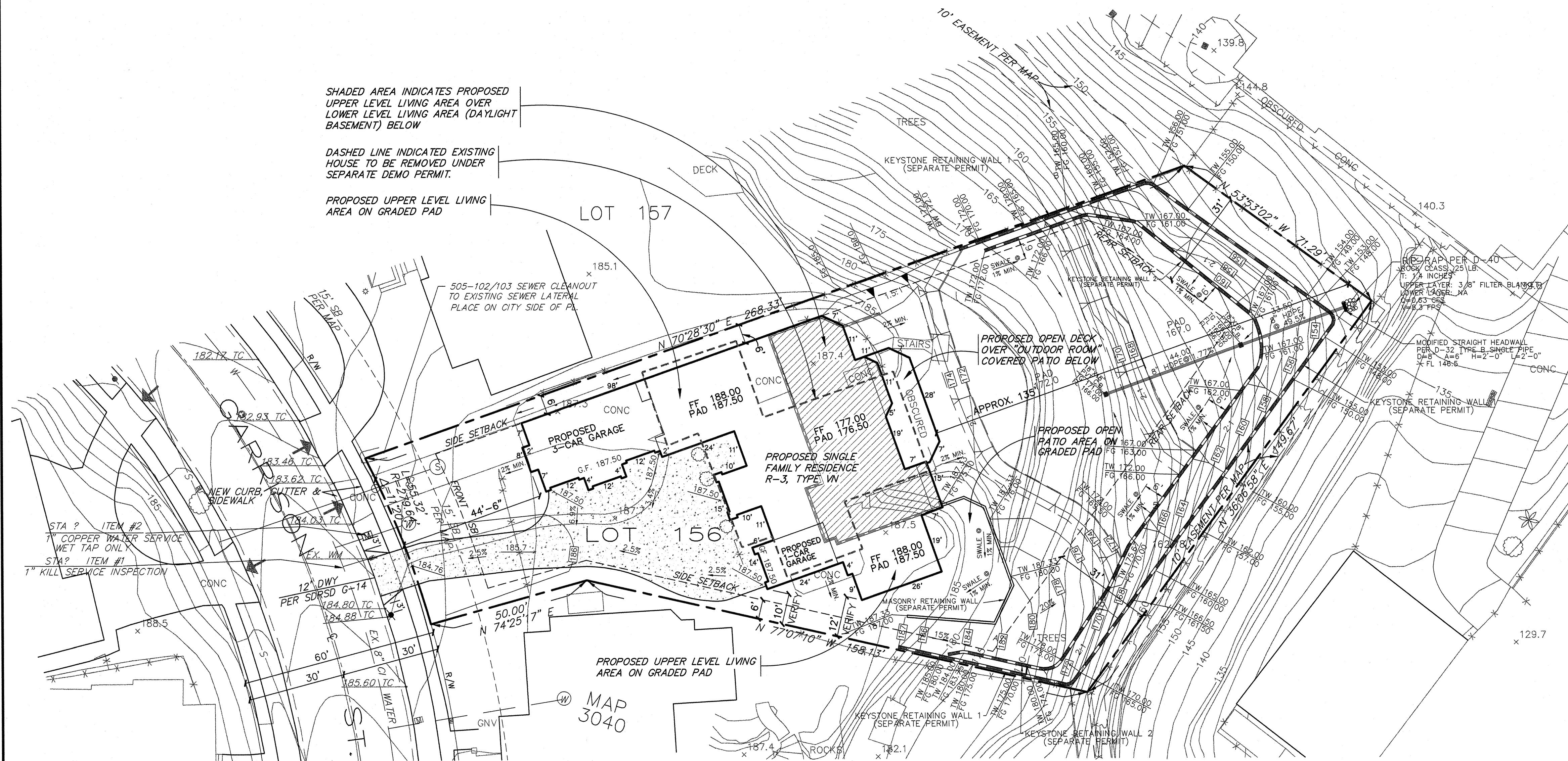
6. THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT SHALL BE PROTECTED AGAINST ANY POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.

RESPONSIBILITY FOR BMP IMPLEMENTATION

IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER AND THE CONTRACTOR TO DETERMINE THE TYPES OF BMP'S THAT WILL BE USED, AS WELL AS THE LEVELS OF APPLICATION NECESSARY TO COMPLY WITH THE CITY OF SAN DIEGO'S STORMWATER AND BMP ORDINANCES.

POLLUTION SHALL BE REDUCED TO THE MAXIMUM EXTENT PRACTICABLE BY IMPLEMENTING BEST MANAGEMENT PRACTICES (BMP'S). BMP'S FROM THE FOLLOWING FIVE CATEGORIES SHALL BE USED TOGETHER AS A SYSTEM IN ORDER TO PREVENT EROSION, SEDIMENT, WASTES, SPILLS, AND RESIDUES FROM LEAVING THE SITE.

1. EROSION CONTROL PRACTICES
2. VELOCITY REDUCTION
3. SEDIMENT CONTROL PRACTICES
4. OFFSITE SEDIMENT TRACKING CONTROL
5. GENERAL SITE AND MATERIALS MANAGEMENT



S I T E P L A N

1" = 20' (ALL GRADING, DRAINAGE, SITE WALL, AND UTILITY WORK SHALL BE PER CIVIL ENGINEERING DRAWINGS BY OTHERS, UNDER SEPARATE PERMITS)

VICINITY MAP (NOT TO SCALE)



BASIS OF DESIGN

DESIGN ROOF LOADS: DEAD LOAD = 21 PSF; LIVE LOAD = 16 PSF
DESIGN FLOOR LOADS: DEAD LOAD = 10 PSF; LIVE LOAD = 40 PSF
DESIGN DECK LOADS: DEAD LOAD = 20 PSF; LIVE LOAD = 60 PSF
WIND DESIGN LOAD = EXPOSURE C; 17.4 TO 19.5 PSF

SEISMIC DESIGN LOAD = ZONE 4, W = .24
PER STRUCTURAL CALCULATIONS:
SOIL BEARING = 2500 PSF PER SOILS REPORT
CONCRETE = 2500 PSI AT 28 DAYS PER ASTM C150, TYPE II

MASONRY: CMU: f' = 1500 PSI, GRADE "N", TYPE I PER ASTM C90
MORTAR: f' = 1800 PSI, TYPE "S", PER UBC 2103.3 AND ASTM C270
GROUT: f' = 2000 PSI AT 28 DAYS PER UBC 2103.4 AND ASTM C150

STEEL REINFORCING: ASTM A615, GRADE 40 FOR #4 AND SMALLER
STEEL REINFORCING: ASTM A615, GRADE 60 FOR #5 AND LARGER

STRUCTURAL STEEL: ASTM A36 TYPICAL UNLESS NOTED
STEEL PIPE: ASTM A53 GRADE B
STEEL TUBING: ASTM A500 GRADE A OR B
MACHINE BOLTS: ASTM A307 GRADE A
ANCHOR BOLTS: ASTM A307 GRADE A

WOOD: STRUCT, LIGHT FRAMING: #2 GRADE DOUGLAS FIR
JOISTS AND PLANKS: #1 GRADE DOUGLAS FIR
BEAMS AND STRINGERS: #1 GRADE DOUGLAS FIR
POSTS AND TIMBERS: #1 GRADE DOUGLAS FIR

PLYWOOD: A.P.A. RATED SHEATHING, STRUC II, CONFORMING TO US PRODUCT STANDARD PS1-89, AND UBC STDS. 23-2.3.4

GLUE LAMINATED TIMBERS: ANSI/AITC A190.1, ASTM D3737, 24F-V8

GENERAL NOTES

- 1 SEE SHEETS GN-1, GN-2 AND GN-3 FOR ADDITIONAL GENERAL NOTES AND REQUIREMENTS
- 2 ALL WORK SHALL COMPLY WITH THE TITLE 24 (2001 ENERGY CONSERVATION) AND THE 2001 EDITIONS OF THE CALIFORNIA C.B.C., C.P.C., C.M.C., C.E.C., AND ALL LOCAL JURISDICTION REQUIREMENTS. ALL WORK SHALL COMPLY WITH THE CALIFORNIA BUILDING STANDARDS CODE FOUND IN THE STATE OF CALIFORNIA TITLE 24 CCR AS AMENDED AND ADOPTED BY THE COUNTY OF SAN DIEGO.
- 3 PERMANENT VACUUM BREAKERS SHALL BE INSTALLED WITH ALL NEW HOSE BIBBS.
- 4 PROVIDE ULTRA LOW FLUSH TOILETS AND MAXIMUM 2.2 GPM FLOW ON FAUCETS. MAXIMUM 2.5 GPM FLOW ON SHOWER HEADS.
- 5 BATHROOM AND LAUNDRY EXHAUST FANS SHALL PROVIDE MINIMUM 5 AIR CHANGES PER HOUR. A 100 SQ. INCHES OF MAKE UP AIR SHALL BE PROVIDED TO LAUNDRY ROOMS PER 2001 CALIFORNIA U.M.C.. NOTE THAT EXHAUST FANS SHALL NOT DISCHARGE TO THE EXTERIOR OF THE BUILDING CLOSER THAN 3' FROM ANY EXTERIOR OPENING.
- 6 STATE HEALTH AND SAFETY CODES BAN THE USE OF CHLORINATED POLYVINYL CHLORIDE (CPVC) FOR INTERIOR WATER SUPPLY PIPING.
- 7 ATTIC INSTALLATION SHALL COMPLY WITH SECTIONS 304, 309, 319, AND 320 OF THE UMC.
- 8 IN ADDITION TO THE REGULAR INSPECTIONS, THE ITEMS LISTED ON THE SPECIAL INSPECTION FORM ON SHEET S-1 WILL ALSO REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH SECTION 1701 OF THE UNIFORM BUILDING CODE.
- 9 WATER PIPING CONNECTIONS SHALL USE LEAD FREE SOLDER.
- 10 TEMPERED GLASS SHALL BE PERMANENTLY IDENTIFIED AND VISIBLE WHEN THE UNIT IS GLAZED.
- 11 CURB CUTS AND DRIVEWAYS SHALL CONFORM TO THE CIVIL GRADING PLAN AND ALL CITY OF SAN DIEGO STANDARDS AND ALL LOCAL ORDINANCES.
- 12 WATER HEATERS (BOILERS) SHALL COMPLY WITH THE CALIFORNIA 2001 CPC FOR THERMAL EXPANSION REQUIREMENTS.
- 13 THE SAFETY OF FIELD PERSONNEL DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE OWNER IF HE FEELS THAT ANY OF THE RECOMMENDED ACTIONS CONTAINED HEREIN TO BE UNSAFE.
- 14 ALL WORK SHALL COMPLY WITH THE SOILS REPORT RECOMMENDATIONS AND AS NOTED ON THE FOUNDATION PLAN SHEET S-1.
- 15 EXTERIOR DOORS MAY NOT SWING OUTWARD WHEN THERE IS GREATER THAN A 1" DROP BELOW FINISH FLOOR OF HOUSE.
- 16 FIREPLACES WITH GAS LOG LIGHTERS ARE REQUIRED TO HAVE THE FLUE DAMPER PERMANENTLY FIXED IN THE OPEN POSITION.
- 17 PLUMBING NOTE: ALL PRIMARY CONDENSATE LINES SHALL TERMINATE AT A TRAPPED PLUMBING FIXTURE.
- 18 ELECTRICAL NOTE: ALL BEDROOM AND ADJACENT AREA ELECTRICAL OUTLETS SHALL BE PROTECTED BY ARC FAULT CIRCUIT INTERRUPTERS (A.F.C.I.).
- 19 THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION, SHALL NOT EXCEED 30 FEET ABOVE GRADE. ALSO COMPLY WITH THE HEIGHT RESTRICTIONS SHOWN ON THE ELEVATIONS WHICH ARE MORE RESTRICTIVE.

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
T-1	SITE PLAN, INDEX, MAPS, PROJECT DATA
SEE CIVIL SITE WALL DRAWINGS & GRADING PLAN UNDER SEPARATE PERMITS BY CIVIL	CIVIL STORM WATER NOTES AND GRADING NOTES CIVIL GRADING PLAN / DRAINAGE PLAN CIVIL DETAILS CIVIL SITE WALL AND RETAINING WALL PLANS
A-1	LOWER LEVEL FLOOR PLAN, NOTES, SCHEDULES
A-2	UPPER LEVEL FLOOR PLAN, NOTES, SCHEDULES
A-3	DOOR/WINDOW/FINISH SCHEDULE, INTERIOR ELEVATIONS
A-4	EXTERIOR ELEVATIONS, NOTES
A-5	EXTERIOR ELEVATIONS, NOTES
A-6	BUILDING SECTIONS, NOTES
A-7	ROOF PLAN, NOTES
A-8	SCHEMATIC LOWER LEVEL FLOOR PLAN, NOTES
A-9	SCHEMATIC UPPER LEVEL FLOOR PLAN, NOTES
S-1	LOWER LEVEL FOUNDATION PLAN, NOTES
S-2	UPPER LEVEL FOUNDATION / FLOOR FRAMING PLAN, NOTES
S-3	ROOF FRAMING PLAN, NOTES, SCHEDULES
S-4	DETAILS
S-5	DETAILS
GN-1	GENERAL NOTES, SPECIFICATIONS
GN-2	SPECIFICATIONS
GN-3	SPECIFICATIONS, SCHEDULES, NOTES, DETAILS
T-24-1	TITLE 24 CALCULATIONS AND REQUIREMENTS
LJ-1	STAIR RAIL / HANDRAIL DETAILS

SCOPE OF WORK

THE SCOPE OF WORK FOR THIS PROJECT IS TO REMOVE THE EXISTING SINGLE FAMILY RESIDENCE IN ITS ENTIRETY, AND TO CONSTRUCT A NEW SINGLE FAMILY RESIDENCE AND ATTACHED 4-CAR GARAGE, AS SHOWN ON THE PLANS AND DRAWINGS. THE EXISTING DRIVEWAY SHALL BE REMOVED, A NEW DRIVEWAY AND CURB CUT SHALL BE CONSTRUCTED. (NEW DRIVEWAY AND CURB CUT PER CIVIL DRAWINGS BY OTHERS).

AFTER DEMOLITION OF THE EXISTING HOME, THE SITE WILL BE GRADED AND NEW "SITE RETAINING WALLS" SHALL BE CONSTRUCTED ACCORDING TO CIVIL ENGINEERING DRAWINGS BY OTHERS AND UNDER SEPARATE PERMIT. (SEPARATE GRADING PERMIT AND SITE WALL PERMIT).

THE NEW HOUSE WILL HAVE 4 BEDROOMS, 3 1/2 BATHROOMS, A GREAT ROOM, DINING ROOM, KITCHEN, LIVING ROOM, OFFICE, GYM, INDOOR REC ROOM AND A COVERED "OUTDOOR ROOM" WHICH IS A COVERED PATIO.

PROJECT DATA

ZONE: RS-1-4

NEW CONSTRUCTION: TYPE VN

REQUIRED SETBACKS:

FRONT: 20' FROM PROPERTY LINE

INTERIOR SIDE: 6' OR 10% OF LOT WIDTH
AVERAGE LOT WIDTH FOR FIRST 50' OF LOT DEPTH = 56' AT STREET + 59' AT 50' BACK = 57.5' AVERAGE LOT WIDTH
THEREFORE SIDE SETBACK = 6' PER TABLE

REAR SETBACK: 10% OF LOT DEPTH = 308' x 10% = 31'

HEIGHT LIMIT: 24'/30'

LOT AREA = APPROX. 27,800 SQUARE FEET
FLOOR AREA ALLOWED = .45 x 27800 = APPROX. 12,500
GROSS FLOOR AREA = 5673 + 1275 + 410 = 7358 SQ.FT.
PROPOSED FAR = 7358 / 27800 = APPROX. 27% << 45%...OK

UPPER LEVEL LIVING AREA = APPROX. 4070 SQ.FT.
LOWER LEVEL LIVING AREA = APPROX. 407 SQ.FT.
TOTAL LIVING AREA BOTH FLOORS = APPROX. 5673 SQ.FT.

GARAGE AREA = APPROX. 1275 SQ.FT.
UPPER DECK = APPROX. 407 SQ.FT.
OUTDOOR ROOM (COVERED PATIO) = APPROX. 410 SQ.FT.

REVISIONS	BY

AFFORDABLE DESIGN AND DRAFTING
BOB BELANGER, ARCHITECT
PHONE: (619) 442-1288
FAX: (619) 442-1288

THESE DRAWINGS ARE NOT
APPROVED FOR CONSTRUCTION
UNLESS SIGNED ABOVE BY THE
ARCHITECT, AND APPROVED BY
THE OWNER, AND BEAR THE
LOCAL BUILDING AND PLANNING
DEPARTMENT APPROVAL STAMPS
AND A BUILDING PERMIT
HAS BEEN OBTAINED.

DRAWN:	RB
CHECKED:	RB
DATE:	
SCALE:	SHOWN
SHEET	
T-1	
OF	SHEETS