SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 1/17/2014

TO: _____

FROM: Megan Martin (805-7814163 or mamartin@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2013-00053 CALDWELL – Proposed minor use permit for existing two-story 1670 sf residence to be partially remodeled (see attached Project Description Addendum). Site location is 3245 Shearer Ave, Cayucos. APN: 064-427-055.

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
- ☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
- ☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

_____

_____

_____

Date	Name	Phone

Project Description Addendum

Caldwell Residence Remodel

3245 Shearer Avenue, Cayucos, CA

January 16, 2014

Case Number: DRC 2013-000053

General Project Description: Existing two story 1670 sf residence to be partially remodeled. Project consists of the following:

1. A 205 sf one story bedroom addition; to be built at the rear (east) side of residence.
2. The cosmetic remodel of the second floor of the existing residence; to include new flooring, wall finishes, replacement of windows and exterior doors, ceiling finishes, and electrical wiring, switching and lighting fixtures, installation of new cement board shingle siding and cement stucco exterior wall finishes, and the reroofing of residence.
3. The demolition and replacement of the existing second floor kitchen.
4. The demolition and replacement of the existing 385 sf raised wood deck; to be built at the rear (east) side of the residence.
5. The demolition of the existing 172 sf first floor wood entry deck at the front (west) side of the residence; to be replaced with a 150 sf concrete entry porch and stairway.
6. Demolition of the existing second story 192 sf sundeck at the front (west) side of the residence; and replaced with a 240 sf sundeck.
7. Demolition of the existing wood-framed stairway from street level up to (E) entry deck; to be replaced with a concrete stairway.
8. Demolition of the existing 90 sf on-grade wood stairway in the side yard (south) side of the residence; to be replaced with an on-grade 90 sf concrete stairway.
9. Demolition of the existing 330 sf concrete parking stall, located at the front (west side of the residence); to be replaced with 90 sf of concrete wheel /driving strips and 240 sf of landscaping. The two existing parking stalls shall remain in their current locations.

Project History: The original residence was built circa 1960 on the upslope (east) side of Shearer Avenue. Circa 1968 a 20 foot long CMU retaining wall was constructed (with permits) on the street (west) side of the residence for the purpose of providing street level parking. The parking stall is entirely within the 10 foot front setback area. Circa 1989, the residence was cosmetically remodeled (without permits). The 1989 remodel included the conversion of the existing one car garage into habitable space. The current owner acknowledged the garage conversion with the County of San Luis Obispo Tax assessor circa 1998.

Project Zoning: The current zoning of the project is R3 with a geological study overly; and has been designated as "permitted, non-conforming". The project is identified as non-conforming per the Coastal Zone Land Use Ordinance for the following reasons:

1. The residence does not have an enclosed one car garage as it has been converted into habitable space.
2. While the existing residence has two - 9'x18' on-site parking spaces. Both parking spaces are located within the 10 foot front setbacks of the property, and not in compliance with CZLUO section 23.04.163(a).

Proposed Modification of Parking Standards

1. Site Characteristics and Immediate Vicinity: The original residence was built prior to the adoption of the current applicable CLUZO. The residence was constructed with the front of the residence 20 feet from the front property line, and up slope from Shear Avenue. The level change from street level to the first floor (over a 20 foot run) measures 8'-0"; and results in a driveway slope of 22%. Due to the extreme driveway slope, and the lack of transitional slopes between the street and driveway, and between the driveway and garage entrance, access to the original garage was impossible to navigate; and which essentially rendered the garage as un-useable.

   The original driveway remains, and is currently used as, a parking stall. The second on-site parking stall is located at the street level of Shear Avenue. Both parking stalls are completely on-site but within the front 10' setback. It is proposed that the parking setback requirements be modified to allow the existing on-site parking to remain as-is for the placement of the residence results in that it is physically impossible to relocate the parking spaces to a location outside the front setback without the complete demolition of the existing home.

   Additionally, within the immediate vicinity many of the residences built are of an equivalent age, and are experiencing the same parking issues as described above. Because of these issues, adjacent homes are without garages and adequate parking too.
2. Parking Needs: The proposed project will provide two on-site parking stalls for the current residential use.
3. Traffic Safety: Public Works has reviewed the layout of the existing on-site parking stalls and has determined that the current parking stall locations do not interfere with the safe use of Shearer Avenue.

END OF ADDENDUM

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

APPLICATION TYPE - CHECK ALL THAT APPLY

- ☐ Emergency Permit
- ☐ Tree Permit
- ☐ Plot Plan
- ☐ Zoning Clearance
- ☐ Site Plan
- ☒ Minor Use Permit
- ☐ Variance
- ☐ Other
- ☐ Conditional Use Permit/Development Plan
- ☐ Surface Mining/Reclamation Plan
- ☐ Curb, Gutter & Sidewalk Waiver
- ☐ Modification to approved land use permit

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name Roselyn Caldwell Daytime Phone 377 298 2356
Mailing Address 105 Winslow Blvd., LaFayette, LA Zip Code 70508
Email Address:

☐ Applicant Name see landowner above Daytime Phone
Mailing Address Zip Code
Email Address:

☐ Agent Name Richard LeGros, Architect Daytime Phone 805 235 1711
Mailing Address 2812 Rodman Drive, Los Osos, CA Zip Code 93402
Email Address: kpgrbl@aol.com

064-427-055

PROPERTY INFORMATION

Total Size of Site: 3000 sf Assessor Parcel Number(s): 064-412-055
Legal Description: lot 49, block 15,map of morro bay strand unit no. 3, County of SLO, State of California per 3/MB/112
Address of the project (if known): 3245 Shearer Avenue, Cayucos, CA
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Higway 1 south bound to Cayucos; turn right onto Old Creek Road: turn right onto Ocean Blvd; turn left onto Chaney Ave to Shearer Ave; turn right and travel 100 feet to subject property .
Describe current uses, existing structures, and other improvements and vegetation on the property: Existing two srory 1670 sf SFD on a moderate-sloped lot with ornimental landscaping

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): Demolition of decayed wood entry deck and exterior en stairs; and replace with new concrete stairs and entry p Project includes partial cosemetic remodel of a +50 year residence; and including a new 214 sf bedroom addition, the remodel of the existing bathroom, and the remodel of the existing k

LEGAL DECLARATION

I, the owner of record of this property, have completed this form accurately and declare that all statements here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.

Property owner signature Date
Owner's Agent

FOR STAFF USE ONLY

Reason for Land Use Permit:

LAND USE PERMIT APPLICATION

San Luis Obispo County Department of Planning and Building File No _____

Type of project: ☐ Commercial ☐ Industrial ☒ Residential ☐ Recreational ☐ Other

Describe any modifications/adjustments from ordinance needed and the reason for the request (if applicable): Modification to this areas parking standards due to garage convertion (1991) as garage driveway steep slope made garge use impossible.

Describe existing and future access to the proposed project site: Existing residence accessed directly from 40 foot frontage on Shearer Avenue.

Surrounding parcel ownership: Do you own adjacent property? ☐ Yes ☒ No
If yes, what is the acreage of all property you own that surrounds the project site? _____

Surrounding land use: What are the uses of the land surrounding your property (when applicable, please specify all agricultural uses):
North: (e) residence on 3000 sf lot South: (e) residence on 3000 sf lot
East: Vacant land residential subdivisin West: (e) residence on 3000 sf lot

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 1050 sq. feet 35 % Landscaping: 540 sq. feet 18 %
Paving: 500 sq. feet 17 % Other (specify) Sundeck / deck 600 sf 20%
Total area of all paving and structures: 2150 ☒ sq. feet ☐ acres
Total area of grading or removal of ground cover: 1000 ☒ sq. feet ☐ acres
Number of parking spaces proposed: two Height of tallest structure: 22'
Number of trees to be removed: none Type: _____
Setbacks: Front 10' Right 3' Left 3' Back 5'

Proposed water source: ☐ On-site well ☐ Shared well ☐ Other _____
☒ Community System - List the agency or company responsible for provision: Cayucos
Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy) water service since 1960

Proposed sewage disposal: ☐ Individual on-site system ☐ Other _____
☒ Community System - List the agency or company responsible for sewage disposal: Cayucos Sanitary District
Do you have a valid will-serve letter? ☐ Yes ☐ No (If yes, please submit copy) Sewage service since 1960

Fire Agency: List the agency responsible for fire protection: _____

For commercial/industrial projects answer the following:
Total outdoor use area: _____ ☐ sq. feet ☐ acres
Total floor area of all structures including upper stories: _____ sq. feet

For residential projects, answer the following:
Number of residential units: one Number of bedrooms per unit: three
Total floor area of all structures including upper stories, but not garages and carports: 1889
Total of area of the lot(s) minus building footprint and parking spaces: 573 sf

ENVIRONMENTAL DESCRIPTION FORM

San Luis Obispo County Department of Planning and Building File No _____

The California Environmental Quality Act (CEQA) requires all state and local agencies to consider and mitigate environmental impacts for their own actions and when permitting private projects. The Act also requires that an environmental impact report (EIR) be prepared for all actions that may significantly affect the quality of the environment. The information you provide on this form will help the Department of Planning and Building determine whether or not your project will significantly affect the quality of the environment.

To ensure that your environmental review is completed as quickly as possible, please remember to:

a. Answer ALL of the questions as accurately and completely as possible.
b. Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
c. If you are requesting a land division or a re-zoning, be sure to include complete information about future development that may result from the proposed land division or rezoning.
d. Include references to any reports or studies you are aware of that might be relevant to the questions asked or the answers you provide.

Should a determination be made that the information is inaccurate or insufficient, you will be required to submit additional information upon request.

Physical Site Characteristic Information

Your site plan will also need to show the information requested here:

1. Describe the topography of the site:
   Level to gently rolling, 0-10% slopes: _____ acres
   Moderate slopes of 10-30%: 3000 sf acres
   Steep slopes over 30%: _____ acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☐ Yes ☒ No
   If yes, please describe: _____
3. Are there any flooding problems on the site or in the surrounding area? ☐ Yes ☒ No
   If yes, please describe: _____
4. Has a drainage plan been prepared? ☐ Yes ☒ No
   If yes, please include with application.
5. Has there been any grading or earthwork on the project site? ☒ Yes ☐ No
   If yes, please explain: Grading as part of the construction of new CMU retaining walls in 2012 per permit PMT 2012-00652
6. Has a grading plan been prepared? ☒ Yes ☐ No
   If yes, please include with application.
7. Are there any sewer ponds/waste disposal sites on/adjacent to the project? ☐ Yes ☒ No
8. Is a railroad or highway within 300 feet of your project site? ☒ Yes ☐ No
9. Can the proposed project be seen from surrounding public roads? ☐ Yes ☒ No
   If yes, please list: _____

Water Supply Information

1. What type of water supply is proposed?
   ☐ Individual well ☐ Shared well ☒ Community water system
2. What is the proposed use of the water?
   ☒ Residential ☐ Agricultural - Explain _____
   ☐ Commercial/Office - Explain _____
   ☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? Less than 200 gallons per day
4. How many service connections will be required? None as water service is existing
5. Do operable water facilities exist on the site?
   ☐ Yes ☒ No If yes, please describe: _____
6. Has there been a sustained yield test on proposed or existing wells?
   ☐ Yes ☒ No If yes, please attach.
7. Does water meet the Health Agency's quality requirements?
   Bacteriological? ☒ Yes ☐ No
   Chemical? ☒ Yes ☐ No
   Physical ☒ Yes ☐ No
   Water analysis report submitted? ☒ Yes ☐ No
8. Please check if any of the following have been completed on the subject property and/or submitted to County Environmental Health.
   ☐ Well Driller's Letter ☐ Water Quality Analysis ☐ OK or ☐ Problems
   ☐ Will Serve Letter ☐ Pump Test _____ Hours_____G.P.M.
   ☐ Surrounding Well Logs ☐ Hydrologic Study ☐ Other _____

Please attach any letters or documents to verify that water is available for the proposed project.

Sewage Disposal Information

If an on-site (individual) subsurface sewage disposal system will be used: Not appliocable

1. Has an engineered percolation test been accomplished?
   ☐ Yes ☐ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? _____ feet
3. Will subsurface drainage result in the possibility of effluent reappearing in surface water or on adjacent lands, due to steep slopes, impervious soil layers or other existing conditions?
   ☐ Yes ☐ No
4. Has a piezometer test been completed?
   ☐ Yes ☐ No
5. Will a Waste Discharge Permit from the Regional Water Quality Control Board be required?
   ☐ Yes ☐ No *(a waste discharge permit is typically needed when you exceed 2,500 gallons per day)*

If a community sewage disposal system is to be used:

1. Is this project to be connected to an existing sewer line? ☒ Yes ☐ No
   Distance to nearest sewer line: 20 feet Location of connection: Shear Avenue
2. What is the amount of proposed flow? Less than 200 gpd G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☒ Yes ☐ No

Solid Waste Information

1. What type of solid waste will be generated by the project?
   ☒ Domestic ☐ Industrial ☐ Agricultural ☐ Other, please explain? _____
2. Name of Solid Waste Disposal Company: Missin Country Disposal
3. Where is the waste disposal storage in relation to buildings? Front yard garbage can area
4. Does your project design include an area for collecting recyclable materials and/or composting materials? ☐ Yes ☒ No

Community Service Information

1. Name of School District: Cayucos School Disrtict
2. Location of nearest police station: 1.8 miles
3. Location of nearest fire station: 1.8 miles
4. Location of nearest public transit stop: .3 miles
5. Are services (grocery/other shopping) within walking distance of the project? ☐ Yes ☒ No
   If yes, what is the distance? _____ feet/miles

Historic and Archeological Information

1. Please describe the historic use of the property:
   3000 sf residential lot upon which a residence was built circa 1960.
2. Are you aware of the presence of any historic, cultural or archaeological materials on the project site or in the vicinity? ☐ Yes ☒ No
   If yes, please describe: _____
3. Has an archaeological surface survey been done for the project site? ☐ Yes ☒ No
   If yes, please include two copies of the report with the application.

Commercial/Industrial Project Information

Not applicable

Only complete this section if you are proposing a commercial or industrial project or zoning change.

1. Days of Operation: _____ Hours of Operation: _____
2. How many people will this project employ? _____
3. Will employees work in shifts? ☐ Yes ☐ No
   If yes, please identify the shift times and number of employees for each shift _____
4. Will this project produce any emissions (i.e., gasses, smoke, dust, odors, fumes, vapors)?
   ☐ Yes ☐ No If yes, please explain: _____
5. Will this project increase the noise level in the immediate vicinity? ☐ Yes ☐ No
   If yes, please explain: _____
   (If loud equipment is proposed, please submit manufacturers estimate on noise output.)
6. What type of industrial waste materials will result from the project? Explain in detail: _____
7. Will hazardous products be used or stored on-site? ☐ Yes ☐ No
   If yes, please describe in detail: _____
8. Has a traffic study been prepared? ☐ Yes ☐ No If yes, please attach a copy.

9. Please estimate the number of employees, customers and other project-related traffic trips to or from the project: Between 7:00 - 9:00 a.m. _____ Between 4:00 to 6:00 p.m. _____
10. Are you proposing any special measures (carpooling, public transit, telecommuting) to reduce automobile trips by employees ☐ Yes ☐ No
    If yes, please specify what you are proposing: _____
11. Are you aware of any potentially problematic roadway conditions that may exist or result from the proposed project, such as poor sight distance at access points, connecting with the public road?
    ☐ Yes ☐ No If yes, please describe: _____

Agricultural Information

Not applicable

Only complete this section if your site is: 1) Within the Agricultural land use category, or 2) currently in agricultural production.

1. Is the site currently in Agricultural Preserve (Williamson Act)? ☐ Yes ☐ No
2. If yes, is the site currently under land conservation contract? ☐ Yes ☐ No
3. If your land is currently vacant or in agricultural production, are there any restrictions on the crop productivity of the land? That is, are there any reasons (i.e., poor soil, steep slopes) the land cannot support a profitable agricultural crop? Please explain in detail: _____

Special Project Information

1. Describe any amenities included in the project, such as park areas, open spaces, common recreation facilities, etc.(these also need to be shown on your site plan): _____
   Not applicable
2. Will the development occur in phases? ☐ Yes ☒ No
   If yes describe: _____
3. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? ☐ Yes ☒ No If yes, explain: _____
4. Are there any proposed or existing deed restrictions? ☐ Yes ☒ No
   If yes, please describe: _____

Energy Conservation Information

1. Describe any special energy conservation measures or building materials that will be incorporated into your project *: None planned as part of project

   *The county's Building Energy Efficient Structures (BEES) program can reduce your construction permit fees. Your building must exceed the California State Energy Standards (Title 24) in order to qualify for this program. If you are interested in more information, please contact the Building Services Division of the Department of Planning and Building at (805) 781-5600.

Environmental Information

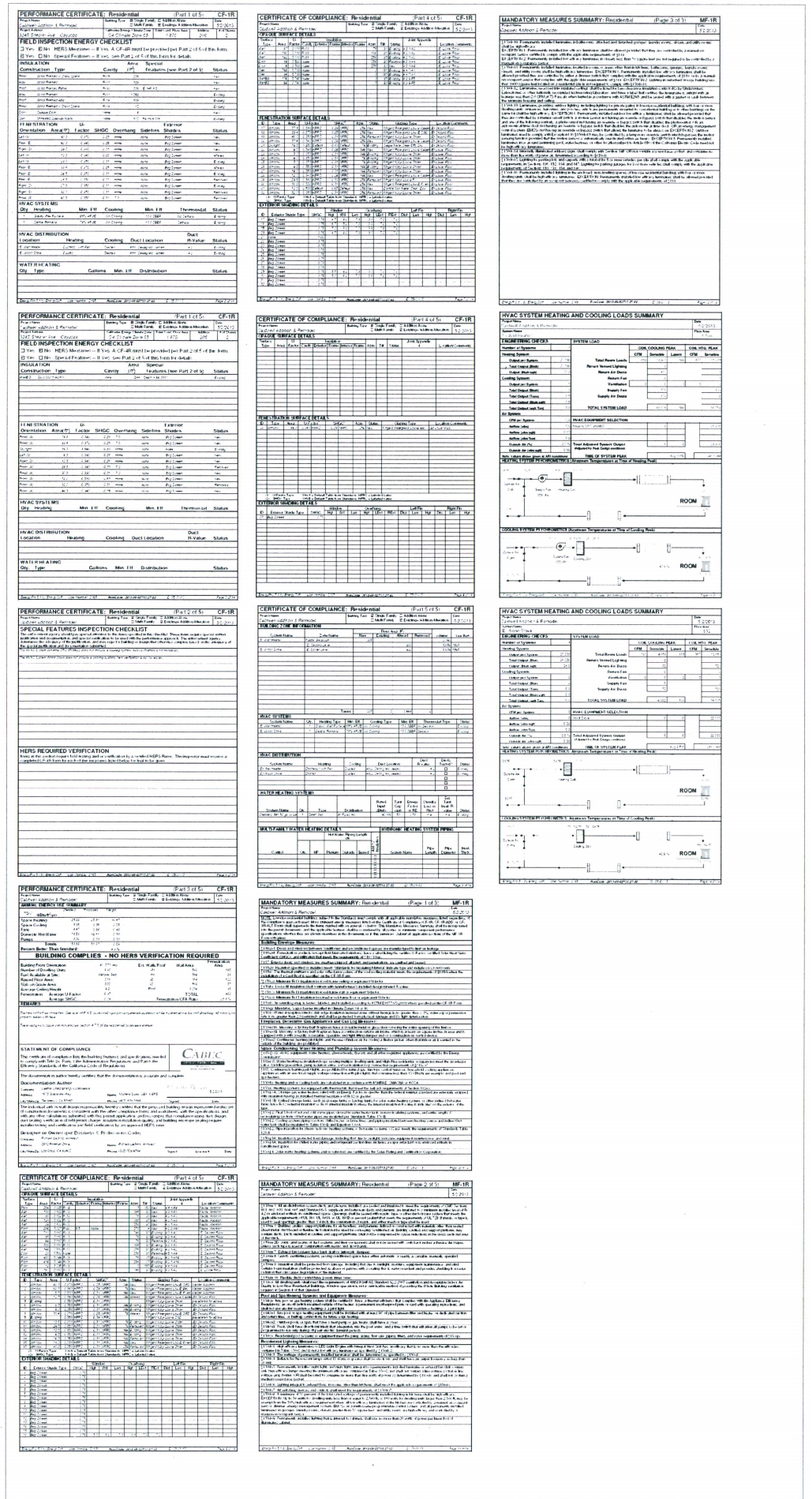
1. List any mitigation measures that you propose to lessen the impacts associated with your project:
   Construction debris to be recycled through a qualified solid waaste disposal company.

2. Are you aware of any unique, rare or endangered species (vegetation or wildlife) associated with the project site? ☐ Yes ☒ No
   If yes, please list: _____
3. Are you aware of any previous environmental determinations for all or portions of this property?
   ☐ Yes ☒ No
   If yes, please describe and provide "ED" number(s): _____

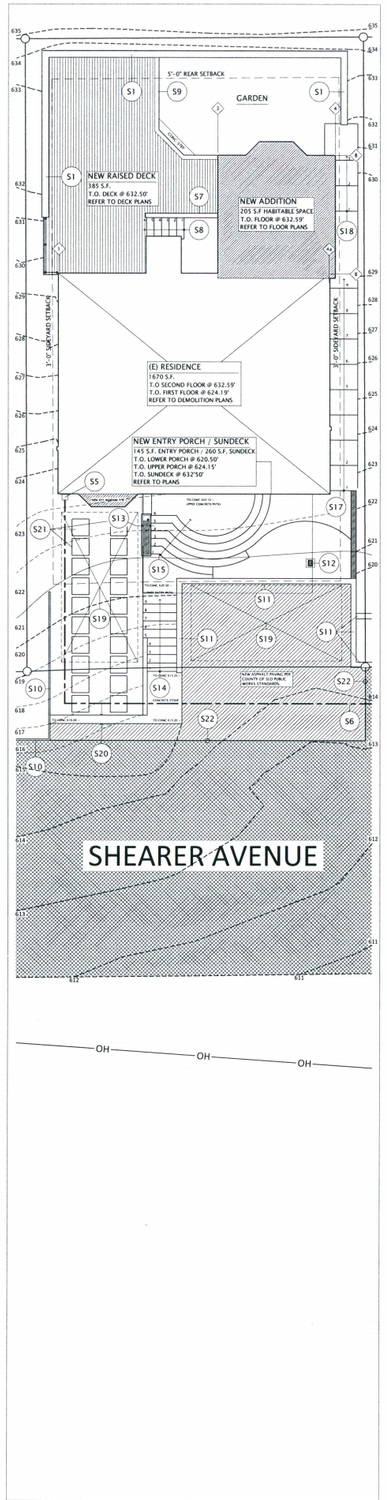
Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): grading permit, roadway encroahment permit, general building permit

   (If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned in either Current Planning or the Environmental Division.)

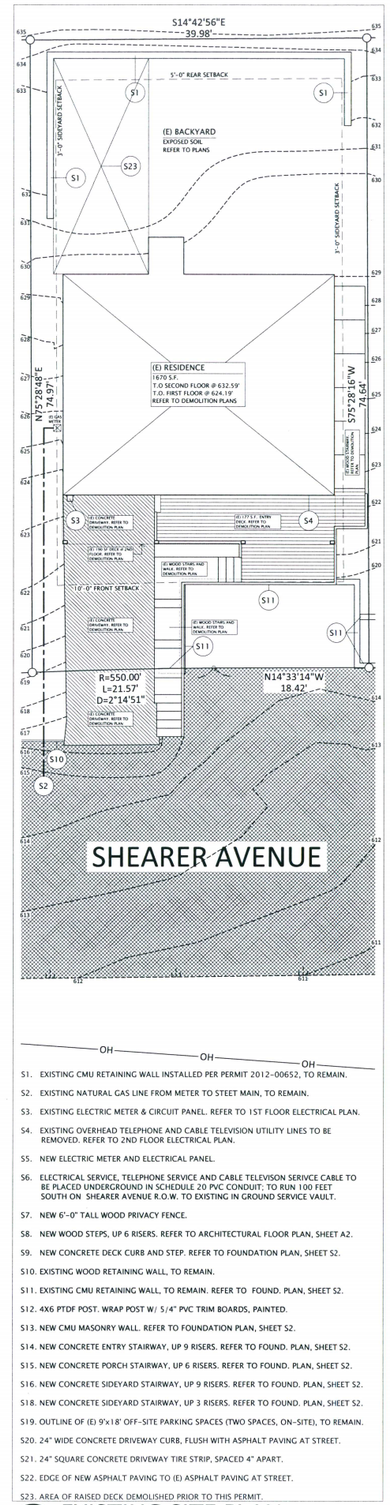


TITLE 24 ENERGY CALCULATIONS



PROPOSED SITE PLAN

SCALE : 1/8" = 1'-0"



S1. EXISTING CMU RETAINING WALL INSTALLED PER PERMIT 2012-00652, TO REMAIN.

S2. EXISTING NATURAL GAS LINE FROM METER TO STEET MAIN, TO REMAIN.

S3. EXISTING ELECTRIC METER & CIRCUIT PANEL. REFER TO 1ST FLOOR ELECTRICAL PLAN.

S4. EXISTING OVERHEAD TELEPHONE AND CABLE TELEVISION UTILITY LINES TO BE REMOVED. REFER TO 2ND FLOOR ELECTRICAL PLAN.

S5. NEW ELECTRIC METER AND ELECTRICAL PANEL.

S6. ELECTRICAL SERVICE, TELEPHONE SERVICE AND CABLE TELEVISON SERIVCE CABLE TO BE PLACED UNDERGROUND IN SCHEDULE 20 PVC CONDUIT; TO RUN 100 FEET SOUTH ON SHEARER AVENUE R.O.W. TO EXISTING IN GROUND SERVICE VAULT.

S7. NEW 6'-0" TALL WOOD PRIVACY FENCE.

S8. NEW WOOD STEPS, UP 6 RISERS. REFER TO ARCHITECTURAL FLOOR PLAN, SHEET A2.

S9. NEW CONCRETE DECK CURB AND STEP. REFER TO FOUNDATION PLAN, SHEET S2.

S10. EXISTING WOOD RETAINING WALL, TO REMAIN.

S11. EXISTING CMU RETAINING WALL, TO REMAIN. REFER TO FOUND. PLAN, SHEET S2.

S12. 4X6 PTDF POST. WRAP POST W/ 5/4" PVC TRIM BOARDS, PAINTED.

S13. NEW CMU MASONRY WALL. REFER TO FOUNDATION PLAN, SHEET S2.

S14. NEW CONCRETE ENTRY STAIRWAY, UP 9 RISERS. REFER TO FOUND. PLAN, SHEET S2.

S15. NEW CONCRETE PORCH STAIRWAY, UP 6 RISERS. REFER TO FOUND. PLAN, SHEET S2.

S16. NEW CONCRETE SIDEYARD STAIRWAY, UP 9 RISERS. REFER TO FOUND. PLAN, SHEET S2.

S18. NEW CONCRETE SIDEYARD STAIRWAY, UP 3 RISERS. REFER TO FOUND. PLAN, SHEET S2.

S19. OUTLINE OF (E) 9'x18' OFF-SITE PARKING SPACES (TWO SPACES, ON-SITE), TO REMAIN.

S20. 24" WIDE CONCRETE DRIVEWAY CURB, FLUSH WITH ASPHALT PAVING AT STREET.

S21. 24" SQUARE CONCRETE DRIVEWAY TIRE STRIP, SPACED 4" APART.

S22. EDGE OF NEW ASPHALT PAVING TO (E) ASPHALT PAVING AT STREET.

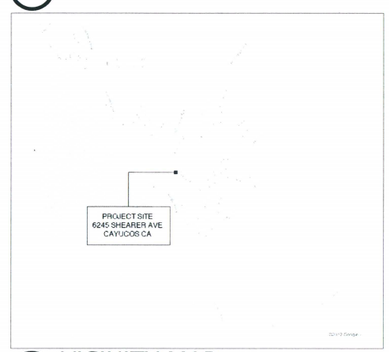
S23. AREA OF RAISED DECK DEMOLISHED PRIOR TO THIS PERMIT.

EXISTING SITE PLAN

SCALE : 1/8" = 1'-0"

OWNERS:	ROSELYN AND JOE CALDWELL 3245 SHEARER AVENUE CAYUCOS, CA 93430 (805) 995-1739
ARCHITECT	RICHARD LEGROS 2812 RODMAN DRIVE LOS OSOS, CA 93402 OFFICE: (805) 528-6594 CELL: (805) 235-1711
GENERAL BUILDING CONTRACTOR NOT YET SELECTED	
PROPERTY DESCRIPTION	
PROJECT ADDRESS	3245 SHEARER AVENUE, CAYUCOS, CA 93430
A.P.N.	064-412-055
LEGAL DESCRIPTION	LOT 49, BLOCK 15, MAP OF MORRO STAND UNIT NO. 3, COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, PER 3/MB/112.
ZONING	R-3 WITH GSA (GEOLOGICAL STUDY OVERLAY)
SITE INFORMATION	40'x74' (3000 SF), MILD SLOPE (<15%)
PROJECT DESCRIPTION	INSTALLATION OF NEW LANDSCAPE HARDSCAPING AND PLANTINGS, NEW RAISED CEMENT PLANK DECK, NEW ENTRY PORCH, AND NEW SUN DECK; IN CONJUNCTION WITH THE MINOR COSMETIC REMODEL AND ADDITION TO AN EXISTING TWO STORY SINGLE FAMILY RESIDENCE (R-3 OCCUPANCY TYPE).
REQUIRED PERMITS	ROADWAY ENCROACHMENT PERMIT, DEMOLITION PERMIT, GRADING PERMIT AND GENERAL BUILDING PERMIT.
EXISTING RESIDENCE	(E) WOOD STAIRWAYS (TO BE DEMOLISHED): 400 SF (E) 1ST / 2ND FLR.DECKS (TO BE DEMOLISHED): 266 SF (E) HABITABLE LIVING SPACE: 1670 SF
NEW REMODEL WORK	COVERED ENTRY PORCH: 145 SF RAISED WOOD DECK: 385 SF SUNDECK: 216 SF BEDROOM / BAY WNDW ADDITION (HABITAL SPACE) 214 SF
LOT COVERAGE	ALLOWABLE: 60% (1800) ACTUAL: 1,060 SF
MAX. BUILDING HT.	(E) ROOF RIDGE ELEVATION @ 643.24' ELEVATION. MAX. ALLOWABLE BUILDING HEIGHT NOT TO EXCEED 25' ABOVE AVERAGE FINISH GRADE (AFG) AFG = (LOW ELEV + HIGH ELEV) / 2 ACTUAL AFG = (622.5'+ 631') / 2 = 626.75' MAX. ALLOWABLE BLD'G HEIGHT: (626.75' + 25')= 651.75' ACTUAL BUILDING HEIGHT (643.24') LESS THAN MAX ALLOWA BUILDING HEIGHT (651.75')
GRADING	CUT: LESS THAN 20 CY FILL: LESS THAN 10 CY TOTAL (CUT + FILL): LESS THAN 30 CY

PROJECT NOTES



VICINITY MAP

SCALE : SEE GRAPHICAL SCALE

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G2	GENERAL AND MISCELLANIOUS BUILDING NOTES
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SWA-2	CMU RETAINING WALL DETAILS.

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DRAWN BY	R LEGROS
DATE	DEC 2013
REVISIONS	

RICHARD LeGROS, ARCHITECT
2812 RODMAN DRIVE, LOS OSOS, CALIFORNIA 93402
TELEPHONE: 805.528.6594 MOBILE: 805.235.1711

Caldwell Residence Remodel
3245 Shearer Avenue, Cayucos, CA

C-1
SHEET NUMBER

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED FOR THE ORIGINAL PROJECT FOR WHICH THEY WERE PREPARED. REPRODUCTION & PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION & PUBLICATION FOR ANY OTHER PROJECT IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS & SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. PLEASE CONTACT WITH THESE PLANS CONSTITUTE PRIMA FACE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

GENERAL NOTES

1. APPLICABLE CODES
   2010 CALIFORNIA BUILDING CODE (VOLUMES AND 2)
   2010 RESIDENTIAL CODE
   2010 CALIFORNIA ELECTRICAL CODE
   2010 CALIFORNIA MECHANICAL CODE
   2010 CALIFORNIA PLUMBING CODE
   2010 CALIFORNAI GREEN BUILDING CODE
   2010 CALIFORNIA STATE ENERGY CONSERVATION STANDARDS
   CALIFORNIA ACCESSIBILITY STANDARDS (TITLE 24)
   ALL COUNTY OF SAN LUIS OBISPO PLANNING AND BUILDING CODES

2. USE OF PLANS: THESE PLANS ARE THE INTELLECTUAL PROPERTY OF RICHARD LEGROS, ARCHITECT; AND SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT PRIOR APPROVAL BY RICHARD LEGROS.

3. PROJECT COORDINATION
   THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER 24 HOURS IN ADVANCE OF REACHING THE FOLLOWING STAGES OF CONSTRUCTION:
   1. FOOTING EXCAVATIONS COMPLETED, TRENCHES READY FOR PLACING OF REINFORCING.
   2. FOOTING REINFORCING BARS IN PLACE.
   3. SLAB ON GRADE REINFORCING BARS IN PLACE.
   4. CONCRETE PLACING OPERATIONS.
   5. MASONRY WALL REINFORCING IN PLACE.
   6. MASONRY WALL CLEANOUTS CLEAN AND READY FOR INSPECTION.
   7. GROUTING OPERATIONS.
   8. WOOD FRAMING COMPLETED BUT NOT CLOSED IN.
   9. STRUCTURAL STEEL FRAMING COMPLETED BUT NOT CLOSED IN.
   10. PLYWOOD NAILING COMPLETED BUT NOT COVERED.
   11. ALL STRUCTURAL WORK COMPLETED.

4. DIMENSIONS: WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES SHOWN ON DRAWINGS. DO NOT SCALE FROM PLANS. ALL DIMENSIONS ARE ROUGH, AND DRAWN TO FACE-OF-STUD (FOS) UNLESS NOTED OTHERWISE.

5. DISCREPANCIES: THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SPECIFICATIONS (CONTRACT DOCUMENTS), AND SHALL NOTIFY THE ARCHITECT OR ENGINEER OF ANY DISCREPANCIES HE MAY FIND BEFORE PROCEEDING WITH THE WORK.
   REFER TO ARCHITECTURAL DRAWINGS TO COORDINATE WITH STRUCTURAL DRAWINGS, AND ANY DISCREPANCY BETWEEN THESE DRAWINGS SHALL BE REFERRED TO THE ARCHITECT OR ENGINEER FOR CLARIFICATION BEFORE START OF CONSTRUCTION

6. DETAILS & NOTES: THE FOLLOWING NOTES, TYPICAL DETAILS AND SCHEDULES SHALL APPLY TO ALL PHASES OF THIS PROJECT UNLESS OTHERWISE SHOWN OR NOTED.
   SPECIFIC NOTES AND DETAILS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS. DRAWINGS (NOTES, SCHEDULES, DETAILS AND PLANS) SHALL HAVE PRECEDENCE OVER STRUCTURAL CALCULATIONS.
   IN THE EVENT THAT FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE DRAWINGS OR CALLED FOR IN THE GENERAL NOTES OR SPECIFICATIONS, THEN THEIR CONSTRUCTION SHALL BE OF THE SAME CHARACTER AS SIMILAR CONDITIONS THAT ARE SHOWN OR CALLED FOR.
   WHERE ANY CONFLICT OCCURS BETWEEN THE REQUIREMENTS OF FEDERAL, STATE AND LOCAL LAWS, CODES, ORDINANCES, RULES AND REGULATIONS, THE MOST STRINGENT WILL GOVERN.

7. PRIOR TO COMMENCEMENT OF CONSTRUCTION: ALL INFORMATION ON EXISTING CONDITIONS SHOWN ON DRAWINGS ARE BASED ON BEST PRESENT KNOWLEDGE AVAILABLE, BUT WITHOUT GUARANTEE OF ACCURACY. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE SITE AND SHALL NOTIFY THE ARCHITECT OR ENGINEER OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND INFORMATION SHOWN ON DRAWINGS OR IN THE SPECIFICATIONS (CONTRACT DOCUMENTS) BEFORE PROCEEDING WITH WORK.

8. WORKING DRAWINGS AND DOCUMENTS: ONLY "APPROVED" STRUCTURAL WORKING DRAWINGS (AND OTHER CONSTRUCTION DOCUMENTS) ARE PERMITTED TO BE USED FOR CONSTRUCTION ON THIS PROJECT. ALL OTHER DRAWINGS ARE OBSOLETE AND ARE NOT PERMITTED ON THE JOB SITE, NOR SHALL THEY BE USED FOR ANY CONSTRUCTION PURPOSES. CONTRACTORS USING UNAPPROVED DRAWINGS ARE SOLELY RESPONSIBLE FOR ALL WORK NOT PERFORMED IN ACCORDANCE WITH THE "APPROVED" DRAWINGS.
   CONTRACTOR SHALL HAVE A COPY OF PROJECT SOILS/GEOTECHNICAL/FOUNDATION INVESTIGATION ON THE JOB SITE.
   THE CONTRACTOR SHALL HAVE A COPY OF THE U.B.C. ON THE JOB SITE.
   THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR INFORMATION NOT COVERED BY THESE DRAWINGS AND GENERAL NOTES.

9. WORKMANSHIP: THESE NOTES, DETAILS, DRAWINGS AND SPECIFICATIONS (CONTRACT DOCUMENTS) REPRESENT THE FINISHED STRUCTURE, AND DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
   ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE MINIMUM STANDARDS OF THE 1997 EDITION OF THE UNIFORM BUILDING CODE (U.B.C.) AND SUCH OTHER REGULATING AGENCIES EXERCISING AUTHORITY OVER ANY PORTION OF THE WORK.
   ALL WORK SHALL CONFORM TO THE BEST PRACTICE PREVAILING IN THE VARIOUS TRADES COMPRISING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES.
   THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO ENSURE PROPER ALIGNMENT OF THE STRUCTURE AFTER THE INSTALLATION OF ALL STRUCTURAL AND FINISH MATERIALS. THIS SHALL INCLUDE ANY NECESSARY PRELOADING OF THE STRUCTURE TO DETERMINE FINAL POSITION OF THE COMPLETED WORK.
   THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACING AND SHORING FOR ALL STRUCTURAL MEMBERS AS REQUIRED FOR STRUCTURAL STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION.
   PROVIDE OPENINGS AND SUPPORTS AS REQUIRED PER TYPICAL DETAILS AND NOTES FOR MECHANICAL AND ELECTRICAL EQUIPMENT, VENTS, DUCTS, PIPING, ETC. ALL MECHANICAL, PLUMBING AND ELECTRICAL EQUIPMENT SHALL BE PROPERLY "SWAY BRACED" AGAINST LATERAL FORCES.

10. MODIFICATIONS: MODIFICATIONS OF THESE NOTES, DETAILS, PLANS AND SPECIFICATIONS SHALL NOT BE MODIFIED WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECT OR ENGINEER.
   ALL TRADE NAMES AND MATERIALS CALLED OUT IN THE CONSTRUCTION DOCUMENTS SHALL BE STRICTLY ADHERED TO UNLESS DOCUMENTATION AS TO ALTERNATIVE MATERIALS AND TRADE NAMES BE GIVEN TO THE ARCHITECT FOR REVIEW AND APPROVAL.

11. THE CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL ASPECTS AND ITEMS NECESSARY FOR THE PROTECTION OF THE GENERAL PUBLIC, WORKERS, MATERIALS, CONSTRUCTION EQUIPMENT, AND PROPERTY FROM DAMAGE, HARM, OR HAZARDS TO THEIR HEALTH.
   THESE NOTES, DETAILS, DRAWINGS AND SPECIFICATIONS (CONTRACT DOCUMENTS) DO NOT CARRY NECESSARY PROVISIONS FOR CONSTRUCTION SAFETY. .THESE DOCUMENTS AND ALL PHASES OF CONSTRUCTION HEREBY CONTEMPLATED ARE TO BE GOVERNED, AT ALL TIMES, BY APPLICABLE PROVISIONS OF THE CURRENT CALIFORNIA OCCUPATIONAL SAFETY AND HEALTH ACT.
   THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OR ENGINEER OF ANY CONDITION WHICH IN HIS OPINION MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS OF THE STRUCTURE.
   CONTRACTOR SHALL MAINTAIN CLEAR ACCESS FOR FIRE FIGHTING AND EMERGENCY VEHICLES.

12. SITE CLEANING: THE CONTRACTOR SHALL BE RESPONSIBLE TO KEEP THE ENTIRE JOBSITE CLEAN, NEAT AND ORDERLY. CONSTRUCTION MATERIALS SHALL BE STORED IN AN ORDERLY MANNER, PROTECTING THEM FROM HARM AND SECURE FROM UNAUTHORIZED USE. BURYING AND BURNING OF SITE REFUSE WILL NOT BE PERMITTED. THE CONTRACTOR SHALL PROVIDE A REFUSE CONTAINER FOR THE STORAGE OF SITE REFUSE SUBCONTRACTORS SHALL PROMPTLY REMOVE ALL EQUIPMENT, MATERIALS AND DEBRIS RESULTING FROM THE PERFORMANCE OF THEIR WORK.

13. OBSERVATION BY OTHERS: OBSERVATION VISITS TO THE PROJECT SITE BY FIELD REPRESENTATIVES OF ARCHITECT AND/OR ENGINEER (SUPPORT SERVICES) SHALL NOT INCLUDE INSPECTIONS OF SAFETY OR PROTECTIVE MEASURES, NOR CONSTRUCTION PROCEDURES, TECHNIQUES OR METHODS. ANY SUPPORT SERVICES PERFORMED BY ARCHITECT OR ENGINEER DURING ANY PHASE OF CONSTRUCTION, SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES (AS REQUIRED BY ANY REGULATING GOVERNMENTAL AGENCY, I.E. LOCAL BUILDING DEPARTMENT) PROVIDED BY OTHERS. THESE SUPPORT SERVICES, WHETHER OF MATERIAL OR WORK, ARE PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DOCUMENTS, BUT DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.

14. FINAL CLEAN-UP: THE SITE AND ALL STRUCTURES SHALL BE LEFT CLEAN OF ALL FOREIGN MATERIALS AND REFUSE. ALL HARD SURFACES SHALL BE SWEPT, POLISHED AND CLEAN. ALL CARPETED FLOORS TO BE VACUUMED. ALL COUNTERTOPS, DOORS, MIRRORS, FIXTURES, APPLIANCES, CABINETS, SHELVES, WINDOWS, EQUIPMENT AND WALLS SHALL BE CLEAN, DUST-FREE AND FREE FROM DEFECTS.

15. GUARANTEES: THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL SUBMIT A LETTER TO THE OWNER UPON APPROVAL AND ACCEPTANCE OF THE PROJECT STATING THAT THE WORK TO BE FREE FROM DEFECTS FOR A PERIOD OF ONE YEAR FROM THE ACCEPTANCE OF THE WORK: AND IN THE EVENT THAT DEFECTS ARISE, SAID DEFECTS WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

16. WARRANTIES: ALL WRITTEN WARRANTIES, CATALOGS AND OPERATIONAL MANUALS RELATING TO MATERIALS, PRODUCTS, APPLIANCES, COMPONENTS, FINISHES, FIXTURES, AND METHODS USED IN THE CONSTRUCTION OF THE PROJECT SHALL REMAIN ON SITE FOR THE REVIEW OF THE OWNER.

17. INDEMNITY: THE CONTRACTOR SHALL HOLD HARMLESS, INDEMNIFY, AND DEFEND THE OWNER, ARCHITECT, ENGINEER, AND OWNER'S CONSULTANTS, THEIR OFFICERS, EMPLOYEES AND AGENTS FROM ANY AND ALL LIABILITY CLAIMS, LOSSES OR DAMAGES ARISING OR ALLEGED TO ARISE FROM THE PERFORMANCE OF THE WORK DESCRIBED HEREIN.

SITE WORK NOTES

1. STANDARDS: ALL SITEWORK TO CONFORM TO

2. DEMOLITION: ALL DEMOLITION ITEM SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS DETERMINED OTHERWISE. USE OF FIRE AND/OR EXPLOSIVES SHALL NOT BE PERMITTED UNLESS APPROVED BY THE OWNER AND LOCAL GOVERNMENTAL AGENCIES. ANY DAMAGE CAUSED TO ITEMS TO BE RETAINED IN THE PROJECT CAUSED BY CONTRACTOR'S PERFORMANCE OF SITE DEMOLITION SHALL BE CORRECTED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE. RELOCATED EXISTING UTILITY LINES/PIPES TO REMAIN SHALL BE RELOCATED OUTSIDE THE BUILDING ENVELOPE. UTILITY LINES/PIPE TO BE ABANDONED SHALL BE REMOVED FROM THE SITE AND SEALED WITH THE KNOWLEDGE AND CONSENT OF THE APPROPRIATE UTILITY COMPANY.

3. GRADING / EXCAVATING / TRENCHING: GRADING OF LAND SHALL BE PROHIBITED DURING THE WINTER RAINY SEASON (NOVEMBER 1 TO MARCH 30) UNLESS AN EROSION CONTROL PLAN IS REVIEWED AND APPROVED BY THE APPROPRIATE GOVERNMENT BUILDING AGENCY. CUT AND FILL SLOPES SHALL BE STABILIZED IMMEDIATELY WITH TEMPORARY SEEDING, MULCHING, OR OTHER METHOD APPROVED BY THE BUILDING OFFICIAL.
   CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING SURVEYOR'S PROPERTY CORNER AND CONSTRUCTION MARKERS. CONTRACTOR SHALL PROTECT FROM HARM ALL STRUCTURES TO REMAIN. CONTRACTOR SHALL MARK AND PROTECT TREE AND OTHER VEGETATION TO REMAIN; TAKING CARE NOT TO EXPOSE ROOTS OF SAID PLANTING. CUT SLOPES SHALL HAVE 2:1 SLOPES MAXIMUM. SCARIFYING SHALL BE ACCOMPLISHED BY 10 INCH DEEP BY 24 INCH + PARALLEL SHANKS COMPLETED IN PERPENDICULAR DIRECTIONS. ANY OVERCUT MATERIALS SHALL BE REPLACED AND COMPACTED AT CONTRACTOR'S EXPENSE. CONTRACTOR SHALL LAY OUT ALL TRENCHING PER CONSTRUCTION DOCUMENTS; AND SHALL CONTACT THE ARCHITECT FOR INSPECTION PRIOR TO EXCAVATION. IF FILL MATERIAL IS ENCOUNTERED WITHIN THE BUILDING AREA, THE OWNER SHALL HAVE THE SOIL INSPECTED BY A LICENSED SOILS ENGINEER TO DETERMINE AND MAKE RECOMMENDATIONS AS TO THE TREATMENT OF SAID FILL MATERIALS. CONTRACTOR SHALL FOLLOW ALL RECOMMENDATIONS OF THE SOILS ENGINEER AND SOILS REPORTS REGARDING FOUNDATION TRENCHING AND SUB-SLAB PREPARATION REQUIREMENTS. BOTTOMS OF EXCAVATIONS AND TRENCHES SHALL BE KEPT SMOOTH, LEVEL AND FREE OF LOOSE MATERIAL AND WATER. EXCESSIVE CUTS UNDER FOUNDATIONS SHALL BE FILLED WITH CONCRETE AT CONTRACTOR'S EXPENSE. CONTRACTOR SHALL PROVIDE SUITABLE SHORING AND/OR SLOPING SIDEWALLS TO TRENCHES OR CUTS OVER FIVE (5) FEET IN DEPTH PRIOR TO PERSONNEL ENTERING SUCH TRENCHES. CONTRACTOR SHALL BE REQUIRED TO SECURE ALL OSHA PERMITS FOR EXCAVATIONS OVER FIVE (5) FEET IN DEPTH PRIOR TO THE COMMENCEMENT OF THE WORK.

4. FILL / BACKFILL / COMPACTION: ALL FILL SHALL BE
   (A) NOT EXCESSIVELY WET OR DRY.
   (B) HAVE AN EXPANSION INDEX OF 20 OR LESS.
   (C) CAPABLE OF BEING COMPACTED IN A UNIFORM MANNER.
   (D) HAVE SUFFICIENT BINDERS PRESENT TO MAINTAIN VERTICAL SIDEWALLS DURING TRENCHING.
   (E) BE FREE FROM ORGANIC MATTER, RUBBISH, ROCKS GREATER THAN 3" IN DIAMETER.
   ALL UNSUITABLE FILL MATERIALS SHALL BE REMOVED FROM THE SITE. FILLED SLOPES NOT TO EXCEED 2:1. ALL AREAS TO BE FILLED TO HAVE EXISTING ORGANIC MATTER AND OTHER DELETERIOUS MATTER REMOVED. REMOVED OR DEMOLISHED STRUCTURES LEAVING A LARGE VOID SHALL BE BACKFILLED WITH SOIL, COMPACTED. ALL COMPACTED FILL TO BE DONE IN 8 INCH LIFTS TO A MINIMUM OF 90% RELATIVE COMPACTION PER ASTM D1557-78, METHOD C: D2922-78 AND D8017-78. SOIL BEING COMPACTED SHALL BE WITHIN 3% OF OPTIMUM MOISTURE CONTENT. MOISTURE CONTENT SHALL BE UNIFORM. WATER, WETTING, FLOODING OR JETTING IN TRENCHES IS NOT ALLOWED. ALL PUMPING SOILS SHALL BE REMOVED AND REPLACED; OR STABILIZED AS DIRECTED BY SOILS ENGINEER.

5. FINE GRADING: SLOPE FINISH SOILS AWAY FROM STRUCTURE FOUNDATIONS/WALLS AT A MINIMUM 2% SLOPE FOR A MINIMUM DISTANCE OF 36 INCHES. DRAINAGE SWALES SHALL HAVE A MINIMUM SLOPE OF 1%.

6. TOPSOIL: MINIMUM 6 INCHES DEEP, LIGHTLY COMPACTED.

FOUNDATION NOTES

1. BASIS:

2. ALLOWABLE SOIL BEARING PRESSURE:
   DEAD LOAD PLUS LIVE LOAD:

3. UNEXPECTED SOIL CONDITIONS: ALLOWABLE VALUES AND FOUNDATION DESIGN ARE BASED UPON SOIL CONDITIONS SHOWN BY TEST BORINGS. ACTUAL SOIL CONDITIONS WHICH DEVIATE APPRECIABLY FROM THAT SHOWN IN THE TEST BORINGS SHALL BE REPORTED TO THE PROJECT SOILS ENGINEER IMMEDIATELY.

4. SEE SOILS OR FOUNDATION INVESTIGATION FOR COMPACTION, FILL, BACKFILLING, AND SITE PREPARATION REQUIREMENTS AND PROCEDURES.

5. EXCAVATE TO REQUIRED DEPTHS AND DIMENSIONS (AS INDICATED IN DRAWINGS), CUT SQUARE AND SMOOTH WITH FIRM LEVEL BOTTOMS. CARE SHALL BE TAKEN NOT TO OVEREXCAVATE FOUNDATION AT LOWER ELEVATION AND PREVENT DISTURBING OF SOILS AROUND HIGH ELEVATION.

6. FOOTINGS SHALL BE POURED IN NEAT EXCAVATIONS, WITHOUT SIDE FORMS WHENEVER POSSIBLE.

7. CARRY ALL FOUNDATIONS TO REQUIRED DEPTHS INTO COMPACTED FILL OR NATURAL SOIL (AS PER STRUCTURAL PLANS AND DETAILS, AND PROJECT SOILS REPORT).

8. FOUNDATIONS SHALL NOT BE POURED UNTIL ALL REQUIRED REINFORCING STEEL, SLEEVES, INSERTS, CONDUITS, PIPES, ETC. AND FORMWORK IS PROPERLY PLACED AND INSPECTED BY A LOCAL BUILDING OFFICIAL/INSPECTOR.

9. THE SIDES AND BOTTOMS OF EXCAVATIONS WHICH ARE TO HAVE CONCRETE CONTACT MUST BE MOISTENED SEVERAL TIMES JUST PRIOR TO POURING UPON THEM.

10. DE-WATER FOOTINGS AS REQUIRED TO MAINTAIN DRY WORKING CONDITIONS.

11. ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED AND APPROVED BY PROJECT SOILS ENGINEER, PRIOR TO FORMING AND PLACEMENT OF REINFORCING OR CONCRETE.

RETAINING WALL NOTES

1. SEE PROJECT SOILS INVESTIGATION (IF PROVIDED) AND SPECIFIC RETAINING WALL DETAILS FOR ADDITIONAL REQUIREMENTS. PROJECT SOILS INVESTIGATION SHALL TAKE PRECEDENCE OVER THESE NOTES AND SPECIFIC RETAINING WALLS DETAILS.

2. BEFORE BACKFILLING WALL, A GRANULAR DRAINAGE MATERIAL (SEE NOTE #3) SHALL BE PLACED BEHIND THE WALL IN A CONTINUOUS 12" (MIN.) WIDE STRIP. DRAINAGE MATERIAL TO EXTEND FULL HEIGHT OF WALL UP TO 12" BELOW TOP OF HIGHER GRADE.

3. GRANULAR DRAINAGE MATERIAL SHALL CONSIST OF GRAVEL OR CRUSHED STONE, AND SHALL BE FREE OF ORGANIC MATERIAL, CLAY OR OTHER DELETERIOUS MATERIAL.

4. DRAINAGE AND BACKFILL MATERIAL SHALL NOT BE PLACED UNTIL CONCRETE AND/OR MASONRY HAS REACHED DESIGN STRENGTH.

5. BACKFILLING AND COMPACTION:
   A. FREE-STANDING WALLS - DO NOT BACKFILL WALL UNTIL 7 DAYS (MIN.) AFTER SOLID GROUTING OF WALL IS COMPLETED. BACKFILL MATERIAL SHALL BE PLACED IN CONTINUOUS (FOR ENTIRE LENGTH OF WALL) 12" LIFTS AND COMPACTED WITH LIGHTWEIGHT TAMPERS. DO NOT FRAME WOOD STUD WALLS OR JOIST FLOORS, OR POUR CONCRETE SLABS UNTIL 7 DAYS (MIN.) AFTER BACKFILLING AND COMPACTION OPERATION IS COMPLETE.

6. ALL FOOTINGS SHALL BE POURED AGAINST UNDISTURBED GROUND OR APPROVED (BY SOILS ENGINEER) FILL.

7. CONTRACTOR SHALL NOTIFY ARCHITECT/ENGINEER IF SUPERIMPOSED LOADING OCCURS FROM ADJACENT EXISTING FOUNDATIONS OR OTHER STRUCTURES WITHIN A DISTANCE EQUAL TO THE OVERALL HEIGHT OF THE WALL.

8. MAXIMUM UPHILL SLOPE BEHIND WALL (UNLESS OTHERWISE NOTED) SHALL BE 1 (VERTICAL) TO 3 (HORIZONTAL).

9. A 4" (MIN.) DIAMETER PERFORATED DRAIN PIPE (WITH PERFORATIONS PLACED DOWNWARD) SHALL BE PLACED AT THE TOP OF THE FOOTING AND COMPLETELY SURROUNDED BY GRANULAR DRAINAGE MATERIAL (SEE NOTE #3). DRAIN PIPE SHALL HAVE A MINIMUM 2% SLOPE TO DAYLIGHT.

10. BEFORE GRANULAR DRAINAGE MATERIAL AND BACKFILL IS PLACED, THE ENTIRE BACKSIDE (RETENTION SIDE) OF WALL SHALL BE THOROUGHLY WATERPROOFED.

11. A SYNTHETIC PERMEABLE FABRIC SHALL BE INSTALLED BETWEEN GRAVEL DRAINAGE MATERIAL (SEE NOTE #2) AND BACKFILL MATERIAL, TO PREVENT INFILTRATION OF NATIVE SOILS OR BACKFILL MATERIAL INTO DRAINAGE MATERIAL.

CONCRETE

1. ALL CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 2,500 P.S.I. AT 28 DAYS. ALL CONCRETE SHALL BE REGULAR WEIGHT (UNLESS SPECIFICALLY NOTED OTHERWISE).

2. ALL CONCRETE WORK SHALL COMPLY WITH U.B.C. CHAPTER 19.

3. SPECIAL INSPECTION (AS REQUIRED OR SPECIFIED) SHALL CONFORM TO U.B.C. CHAPTER 17. SPECIAL INSPECTION SERVICES SHALL BE PROVIDED BY AN I.C.B.O. CERTIFIED DEPUTY INSPECTOR OR BUILDING DEPARTMENT APPROVED ENGINEER.

4. CEMENT SHALL BE PORTLAND CEMENT TYPE I OR II AND SHALL CONFORM TO U.B.C. STANDARD NO. 19-1.

5. AGGREGATES SHALL CONFORM TO A.S.T.M. C33.

6. WHERE NOT SPECIFICALLY DETAILED, THE MINIMUM CONCRETE COVER ON REINFORCING STEEL SHALL BE:
   A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH OR WEATHER: 3"
   B. CONCRETE PLACED AGAINST FORMS, BUT EXPOSED TO EARTH OR WEATHER: 2"
   C. SLABS, WALL & JOISTS, NOT EXPOSED TO EARTH OR WEATHER: 3/4"
   D. BEAMS, GIRDERS & COLUMNS, NOT EXPOSED TO EARTH OR WEATHER: 1 1/2"

7. REINFORCING BARS LARGER THAN #8 ARE NOT PERMITTED UNLESS SPECIFICALLY DETAILED OR NOTED OTHERWISE.

8. MINIMUM LAP FOR ALL REINFORCING BARS AT SPLICES: (SPLICES TO BE STAGGERED)
   #3, #4, #5 & #6-------------24"
   #7------------------------28"
   #8------------------------32"

9. THE MINIMUM RADIUS OF BEND FOR REINFORCING STEEL (MEASURED ON THE INSIDE OF BAR) SHALL BE AS FOLLOWS:
   #3----------------------1 1/8"   #6---------------2 1/4"
   #4----------------------1 1/2"   #7---------------2 5/8"
   #5----------------------1 7/8"   #8-------------------3"

10. ALL ANCHOR BOLTS USED IN CONCRETE CONSTRUCTION SHALL HAVE A MINIMUM TOTAL EMBEDMENT AS FOLLOWS, U.O.N.:
   5/8" DIA OR SMALLER---------7"
   3/4" DIA--------------------8"
   7/8" DIA--------------------9"
   1" DIA--------------------10"

11. LOCATION OF ALL CONSTRUCTION JOINTS, OTHER THAN SPECIFIED, SHALL BE APPROVED BY ARCHITECT/ENGINEER PRIOR TO POURING. CONSTRUCTION JOINTS SHALL BE THOROUGHLY AIR AND WATER CLEANED AND HEAVILY ROUGHENED SO AS TO EXPOSE COARSE AGGREGATES. ALL SURFACES TO RECEIVE CONCRETE SHALL BE MAINTAINED CONTINUOUSLY WET AT LEAST THREE HOURS IN ADVANCE OF POURING.

12. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS, INSERTS AND ANY OTHER HARDWARE TO BE SET IN CONCRETE SHALL BE WELL SECURED IN POSITION PRIOR TO POURING OF CONCRETE.

13. ARCHITECT OR ENGINEER AND INSPECTOR SHALL BE NOTIFIED FOR REINFORCING INSPECTION PRIOR TO POURING ANY CONCRETE.

14. CONTRACTOR SHALL OBTAIN APPROVAL FROM ARCHITECT/ENGINEER PRIOR TO PLACING SLEEVES, PIPES, DUCTS, CHASES, CORING AND OPENINGS ON OR THROUGH STRUCTURAL CONCRETE BEAMS, WALLS, FLOORS AND ROOF SLABS, UNLESS SPECIFICALLY DETAILED OR NOTED. ALL PIPES OR CONDUITS PASSING THROUGH CONCRETE MEMBERS SHALL BE SLEEVED WITH STANDARD STEEL PIPES. SEE DETAIL FOR SLEEVE AT FOUNDATION.

15. FORMWORK DESIGN AND REMOVAL SHALL CONFORM TO U.B.C. SECTION 1906.

16. VIBRATE ALL CONCRETE (INCLUDING SLABS ON GRADE) AS IT IS PLACED, WITH A MECHANICAL VIBRATOR OPERATED BY EXPERIENCED PERSONNEL. THE VIBRATOR SHALL BE USED TO CONSOLIDATE THE CONCRETE, NOT TRANSPORT IT. REINFORCING AND FORMS SHALL NOT BE VIBRATED.

17. ALL CONCRETE WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE A.C.I. BUILDING CODE (A.C.I. 318-95) AND THE LATEST EDITIONS OF THE A.C.I. MANUALS OF CONCRETE PRACTICE.

18. FORM REMOVAL: REMOVE FORMS IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
   SIDE FORMS FOOTINGS: MINIMUM 2 DAYS
   EDGE FORMS OF SLAB ON GRADE STRIP 1: MINIMUM 1 DAY

19. CONCRETE SHALL NOT FREE FALL MORE THAN SIX FEET. USE TREMIE, PUMP OR OTHER APPROVED METHODS.

20. CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF 5 DAYS AFTER PLACEMENT.

21. CONTRACTOR SHALL SUBMIT REQUESTS FOR USE OF ADMIXTURES TO ARCHITECT/ENGINEER FOR HIS REVIEW.

22. MIX DESIGNS SHALL BE PREPARED BY AN APPROVED TESTING LABORATORY AND SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL.

23. ONLY ONE GRADE OF CONCRETE SHALL BE ALLOWED ON PROJECT SITE AT ANY ONE TIME.

24. UNLESS SPECIFICALLY DETAILED OR NOTED OTHERWISE, CONSTRUCTION AND CONTROL JOINTS SHALL BE PROVIDED IN ALL CONCRETE SLABS, AND SHALL BE LOCATED SUCH THAT THE AREA WITHIN JOINTS DOES EXCEED 400 SQ. FT., AND IS ROUGHLY SQUARE.

CONCRETE BLOCK CONSTRUCTION

1. CONCRETE BLOCK UNITS (SEE CHAPTER 21, U.B.C.: HOLLOW MASONRY UNITS, LOAD-BEARING CONCRETE MASONRY UNITS) SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH (f'm) OF 1500 P.S.I. ALL CONCRETE BLOCK CONSTRUCTION to BE SOLID GROUTED & CONFORM TO U.B.C. TABLE 21-D.

2. CONCRETE BLOCK MASONRY UNITS:
   A. CONFORM TO U.B.C. STANDARD NO. 21-4, HOLLOW LOAD BEARING CONCRETE MASONRY UNITS.
   B. OPEN-END MASONRY UNITS (SPEED BLOCK) ARE ACCEPTABLE.
   C. LIGHT-WEIGHT AGGREGATE.

3. MORTAR:
   A. MORTAR SHALL CONFORM TO U.B.C. STANDARD NO. 21-15, MORTAR FOR UNIT MASONRY.
   B. MORTAR SHALL BE TYPE 'M' OR 'S' AND SHALL BE PROPORTIONED IN CONFORMANCE WITH U.B.C. TABLE 21-A.
   C. MORTAR SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 1800 P.S.I. AT 28 DAYS.

4. GROUT:
   A. GROUT SHALL CONFORM TO U.B.C. STANDARD NO. 21-14, GROUT FOR MASONRY.
   B. GROUT SHALL BE PROPORTIONED IN CONFORMANCE WITH U.B.C. TABLE 21-B.
   C. GROUT SHALL DEVELOP A MINIMUM COMPRESSIVE STRENGTH OF 2000 P.S.I. AT 28 DAYS.

5. REQUIREMENTS FOR CONCRETE BLOCK CONSTRUCTION SHALL CONFORM TO THE FOLLOWING:
   A. CONCRETE BLOCK CONSTRUCTION SHALL CONFORM TO U.B.C. SECTION 2104.
   B. EVERY OPENING (EXCEEDING 24" IN EITHER DIRECTION) SHALL HAVE A MINIMUM OF 2 #5 DIRECTLY ABOVE, BELOW (UNLESS AT FOUNDATION) AND ADJACENT TO BOTH SIDES. REINFORCING BARS SHALL EXTEND A MINIMUM OF 24" POST EDGE OF OPENING.
   C. AT THE END OF ALL WALLS SHALL BE A MINIMUM OF 2 #5 VERTICAL.
   D. AT THE TOP OF ALL WALLS SHALL BE A MINIMUM OF 2 #3 HORIZONTAL.
   E. DOWEL CONCRETE BLOCK WALLS AND COLUMNS TO SUPPORTING CONCRETE WITH BARS OF THE SAME SIZE AND SPACING AS VERTICAL. SEE NOTES FOR MINIMUM LENGTH OF SPLICE.
   F. BOND SHALL BE PROVIDED BY LAPPING UNITS IN SUCCESSIVE VERTICAL COURSES (RUNNING BOND). STACK BOND OR MECHANICAL ANCHORAGE SHALL NOT BE USED UNLESS SPECIALLY NOTED OR DETAILED OTHERWISE.
   G. MASONRY UNITS SHALL BE FREE OF EXCESSIVE DUST AND DIRT.
   H. GROUTING OPERATIONS, MAXIMUM GROUT POUR HEIGHT AND USE OF CLEANOUTS SHALL CONFORM TO U.B.C. SECTION 2104.6.1 AND TABLE 21-C. CLEANOUTS (IF REQUIRED) SHALL BE PROVIDED BY SUITABLE C OPENINGS IN THE FACE SHELLS IN THE BOTTOM COURSE OF EACH CELL TO BE GROUTED, OR OTHER APPROVED LOCATIONS (SEE DETAILS PROVIDED). THE CLEANOUTS SHALL BE SEALED AFTER INSPECTION AND BEFORE GROUTING.
   I. ALL CELLS SHALL BE FILLED SOLIDLY WITH GROUT. GROUT SHALL BE WORKABLE MIX SUITABLE FOR PUMPING WITHOUT SEGREGATION AND SHALL BE THOROUGHLY MIXED. GROUT SHALL BE PLACED BY PUMPING OR AN APPROVED ALTERNATE METHOD AND SHALL BE PLACED BEFORE INITIAL SET OR HARDENING OCCURS. GROUT SHALL BE CONSOLIDATED BY MECHANICAL VIBRATION DURING PLACING AND RECONSOLIDATED AFTER EXCESS MOISTURE HAS BEEN ABSORBED BUT BEFORE WORKABILITY IS LOST. THE GROUTING OF ANY SECTION OF A WALL SHALL BE COMPLETED IN ONE DAY WITH NO INTERRUPTIONS GREATER THAN ONE HOUR.
   J. WHEN THE GROUTING IS STOPPED FOR ONE HOUR OR LONGER, HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE POUR OF GROUT APPROXIMATELY 1 1/2" ABOVE OR BELOW A BED JOINT.
   K. ALL REINFORCING SHALL BE IN PLACE AND SECURED PRIOR TO GROUTING. REINFORCEMENT SHALL BE PLACED AND SECURED IN CONFORMANCE WITH U.B.C. SECTION 2104.5.

6. REINFORCING BARS LARGER THAN #8 ARE NOT PERMITTED UNLESS SPECIFICALLY DETAILED OR NOTED OTHERWISE.

7. SPECIAL INSPECTION (AS REQUIRED OR SPECIFIED) SHALL CONFORM TO U.B.C. CHAPTER 17. SPECIAL INSPECTION SERVICES SHALL BE PROVIDED BY AN I.C.B.O. CERTIFIED DEPUTY INSPECTOR OR BUILDING DEPARTMENT APPROVED ENGINEER.

8. AT ALL SPLICES IN REINFORCING (STAGGER SPLICES), LAP (MIN.) BARS AS FOLLOWS:
   #3 - 16"   #6 - 30"
   #4 - 20"   #7 - 35"
   #5 - 25"   #8 - 40"

9. THE MINIMUM RADIUS OF BEND FOR REINFORCING STEEL (MEASURED ON THE INSIDE OF THE BAR) SHALL BE AS FOLLOWS:
   #3 - 1 1/8"   #6 - 2 1/4"
   #4 - 1 1/2"   #7 - 2 5/8"
   #5 - 1 7/8"   #8 - 3"

10. ALL ANCHOR BOLTS USED IN CONCRETE BLOCK CONSTRUCTION SHALL HAVE A MINIMUM TOTAL EMBEDMENT AS FOLLOWS:
   5/8" DIA OR SMALLER-----------4"
   3/4" DIA----------------------5"
   7/8" DIA----------------------6"

11. LOCATION OF ALL CONSTRUCTION/CONTROL JOINTS, OTHER THAN THOSE SPECIFIED, SHALL BE APPROVED BY THE ARCHITECT/ENGINEER PRIOR TO PLACEMENT.

12. UNLESS SPECIFICALLY DETAILED OR NOTED OTHERWISE, VERTICAL CONTROL JOINTS SHALL BE PROVIDED IN ALL CONCRETE BLOCK WALLS, AND SPACED AT A DISTANCE APPROXIMATELY EQUAL TO WALL HEIGHT, (BUT NOT GREATER THAN 40' O.C.). CONTROL JOINTS SHALL EXTEND FULL HEIGHT OF WALL. CONTROL JOINTS SHALL NOT BE REQUIRED WHEN WALL LENGTH DOES NOT EXCEED 1.5 TIMES THE WALL HEIGHT.

13. CONCRETE BLOCK WALLS (OF ONE STORY OR TALLER) SHALL BE SECURELY BRACED AND SHORED, BY PROJECT CONTRACTOR, DURING ALL PHASES OF CONSTRUCTION.

REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL BE DEFORMED INTERMEDIATE GRADE BARS CONFORMING TO A.S.T.M. A-615, GRADE 60 UNLESS OTHERWISE NOTED.

2. REINFORCING STEEL SHALL NOT BE WELDED, UNLESS NOTED OTHERWISE. IF WELDING NOTED,WELDING OF REINFORCING STEEL SHALL CONFORM TO U.B.C. STANDARD NO. 19-1.

3. TO HOLD REINFORCING BARS IN THEIR TRUE POSITION AND PREVENT DISPLACEMENT, STANDARD TIE AND ANCHORAGE DEVICES MUST BE PROVIDED. PLACING OF REINFORCEMENT SHALL CONFORM TO U.B.C. SECTION 1907.5.

4. SHOP DRAWINGS FOR FABRICATION OF ANY REINFORCING STEEL SHALL BE APPROVED BY CONTRACTOR AND SUBMITTED TO ARCHITECT OR ENGINEER, FOR HIS REVIEW, PRIOR TO FABRICATION.

5. REFER TO CONCRETE AND CONCRETE BLOCK NOTES FOR MINIMUM SPLICE LENGTH AND MINIMUM RADIUS OF BEND, OF REINFORCING STEEL.

6. STAGGER SPLICES IN REINFORCING STEEL, UNLESS SPECIFICALLY NOTED OTHERWISE.

7. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.

8. FABRICATION, ERECTION AND PLACEMENT OF REINFORCING STEEL SHALL CONFORM TO CONCRETE REINFORCING STEEL INSTITUTE OF STANDARD PRACTICE.

9. ALL WOVEN WIRE MESH SHALL CONFORM TO A.S.T.M. A-185. LAP ALL WIRE MESH TWO MODULES.

10. REINFORCING STEEL SHALL BE CLEAN OF RUST, GREASE OR OTHER MATERIAL LIKELY TO IMPAIR BOND.

STRUCTURAL STEEL AND WELDING

1. ALL STRUCTURAL STEEL SHALL CONFORM TO A.S.T.M. A-36 AND U.B.C. STANDARD NO. 22-1.

2. SPECIAL INSPECTION SHALL BE PROVIDED FOR ALL STRUCTURAL WELDING, IN ACCORDANCE WITH U.B.C. CHAPTER 17.

3. ALL STRUCTURAL STEEL SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH A.I.S.C. SPECIFICATIONS AND CODE OF STANDARD PRACTICE AS AMENDED TO DATE.

4. ALL WELDING SHALL BE DONE BY QUALIFIED AND CERTIFIED WELDERS.

5. NO FIELD WELDING PERMITTED, UNLESS SPECIFICALLY NOTED OTHERWISE.

6. SHOP DRAWINGS FOR THE FABRICATION OF ANY STRUCTURAL STEEL SHALL BE APPROVED BY CONTRACTOR AND SUBMITTED TO ARCHITECT OR ENGINEER FOR HIS REVIEW, PRIOR TO FABRICATION.

7. NO HOLES OTHER THAN THOSE SPECIFICALLY DETAILED SHALL BE ALLOWED THROUGH STRUCTURAL STEEL MEMBERS. BURNING OF HOLES IS NOT PERMITTED.

8. STEEL PIPE COLUMNS SHALL BE WELDED SEAMLESS PIPE CONFORMING TO A.S.T.M., A-53, GRADE B.

9. ALL STRUCTURAL STEEL SHALL BE PAINTED ONE SHOP COAT AND FIELD TOUCHED-UP WITH RED LEAD (OR APPROVED ZINC CHROMATE PRIMER) AS NECESSARY.

10. ALL BOLTS SHALL CONFORM TO A.S.T.M., A-307 (U.O.N.)

11. ALL WELDING SHALL CONFORM TO 'AWS' SPECIFICATION FOR WELDING. (E-70XX ELECTRODES).

12. ALL HEADED STUDS (FOR CONCRETE ANCHORAGE) SHALL BE MANUFACTURED BY 'NELSON' OR APPROVED EQUAL.

13. STRUCTURAL TUBE COLUMNS SHALL BE A.S.T.M. A500 GRADE B.

14. WHERE FILLET WELD SIZE IS NOT INDICATED, USE 'AWS' MINIMUM SIZE BASED [illegible]

15. ALL BUTT WELDS TO BE FULL PENETRATION, UNLESS SPECIFICALLY NOTED OTHERWISE.

16. WELDER QUALIFICATION REQUIREMENTS, WELDING PROCEDURE AND WELDING ELECTRODES FOR ALL STRUCTURAL STEEL (EXCEPT STRUCTURAL SHEET STEEL, SEE STEEL DECKING) SHALL CONFORM TO U.B.C. STANDARD NO. 22-1.

17. FABRICATION, ERECTION AND WELDING OF STRUCTURAL STEEL SHALL CONFORM TO U.B.C. STANDARD NO. 22-1.

18. PROVIDE HOT DIP GALVANIZING OR 3" MINIMUM CONCRETE COVER AROUND ALL STRUCTURAL STEEL BELOW GRADE.

19. STRUCTURAL STEEL EMBEDDED INTO CONCRETE OR MASONRY SHALL BE UNPAINTED.

LUMBER/TIMBER

1. LUMBER GRADES: DOUGLAS FIR-LARCH
   2x STUDS, BLOCKING & PLATES:
   BEARING WALLS------------------------#2 OR BETTER
   NON-BEARING WALLS------------------CONSTRUCTION OR BETTER
   2x JOISTS ------------------------------#2 OR BETTER
   4x BEAMS ------------------------------#1 OR BETTER
   6x BEAMS: EXPOSED(INT/EXT) -------------SELECT STRUCTURAL OR BETTER
   NON-EXPOSED------------------------#1 OR BETTER
   4x POSTS ------------------------------#2 OR BETTER
   6x POSTS ------------------------------#1 OR BETTER

2. FOUNDATION SILL PLATES SHALL BE CALIFORNIA REDWOOD (CLOSE GRAIN) OR PRESSURE TREATED DOUGLAS FIR. SEE SHEAR WALL SCHEDULES AND FOUNDATION PLAN FOR ANCHOR BOLT SIZE AND SPACING. SEE CARPENTRY/FRAMING NOTE #6.

3. PLYWOOD SHALL BE C.D.X. STRUCTURAL II (OR BETTER) WITH EXTERIOR GLUE, AS GRADED BY A.P.A. PLYWOOD SHALL CONFORM TO U.B.C. STANDARD NO. 23-2 AND UNITED STATES PRODUCT STANDARD PS 1-95 OR PS 2-92 (FOR OSB).

4. LUMBER SHALL CONFORM TO U.B.C. STANDARD NO. 23-1.

5. MAXIMUM MOISTURE CONTENT FOR ALL STRUCTURAL MEMBERS SHALL NOT EXCEED 19% (UNLESS SPECIFICALLY NOTED OTHERWISE).

6. PLYWOOD SHEATHING:
   @ FLOOR SHEATHING: PER UBC TABLES 23-I-S-1 AND 23-I-T. GLUE WITH PL200 ADHESIVE AND NAIL PER PLANS. HORIZONTAL SHEAR DIAPHRAMS PER UBC 23-I-J-1
   @ ROOF SHEATHING: PER UBC TABLE 23-I-S-2
   @ WALL SHEATHING: PER UBC TABLE 23-I-N-1. VERTICAL DIAPHRAMS PER UBC TABLE 23-I-K-1

7. PARTICLEBOARD SHEATHING:
   @ FLOOR SHEATHING: PER UBC SECTIONS 2326.9.4 & 2326.10 AND UBC TABLE 23-I-T-2. GLUE WITH PL200 ADHESIVE AND NAIL PER PLANS.
   @ ROOF SHEATHING: PER UBC SECTION 326.12.9 AND TABLE 23-I-S-3
   @ WALL SHEATHING: PER UBC SECTION 2320.5 AND UBC TABLE 23-I-N-2 VERTICAL DIAPHRAMS PER UBC TABLE 23-I-J-2

8. FIBERBOARD SHEATHING: PER UBC TABLE 23-I-P

9. LUMBER SHEATHING: PER UBC TABLE 23-I-R-1 AND 23-I-R-2

10. PLANK DECKING: PER UBC TABLE 23-I-U

11. HARDBOARD SIDING: PER UBC SECTION 2320.6 & UBC TBL. 23-I-O

12. SHINGLE / SHAKE SIDING: PER UBC SECTION 2320.4 & UBC TBL. 23-I-L

FASTENER NOTES

1. NAILING FOR FRAMING SHALL BE WITH 'COMMON' NAILS (U.O.N.).

2. LAG SCREWS SHALL BE SCREWED INTO PREDRILLED HOLES. CLEARANCE HOLE FOR THE SHANK PORTION AND LEAD HOLE FOR THREADED PORTION SHALL BE DRILLED IN ACCORDANCE WITH U.B.C. SECTION 2337.1.2.

3. BOLTS SHALL HAVE STANDARD CAST IRON MALLEABLE IRON WASHERS (UNLESS USED WITH METAL SIDE PLATES OR ANGLES).

4. BOLT HOLES THROUGH LUMBER SHALL BE DRILLED 1/16" LARGER THAN BOLT DIAMETER.

5. ALL BOLTS SHALL CONFORM TO A.S.T.M. 307.

6. WASHERS AT EACH BOLT HEAD AND NUT, AT LOCATIONS WITH NO METAL SIDE PLATES.

7. BOLT TIGHTENING: TAKE UP SNUG AND RETIGHTEN AT THE LATEST PRACTICABLE TIME DURING CONSTRUCTION.

8. NAILS SHALL NOT BE DRIVEN CLOSER THAN 1/2 OF THEIR LENGTH, NOT CLOSER TO THE EDGE OF THE MEMBER THAN 1/4 LENGTH, EXCEPT FOR SHEATHING.

9. SUB-BORE WHEN NAILS TEND TO SPLIT WOOD. SUB-BORE FOR 20d AND LARGER NAILS. DRILL DIAMETER SHALL BE 0.75 TIMES NAIL DIAMETER.

10. ANCHOR BOLTS TO BE 5/8" DIAMETER X 12" LONG. PROVIDE 2" X 2" X 3/16" STEEL PLATE WASHER AT ALL ANCHOR BOLTS.

GENERAL BUILDING NOTES AND MISCELLANEOUS BUILDING NOTES

DRAWN BY	
DATE	
REVISIONS	

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G1
SHEET NUMBER

11. ANCHOR BOLT SPACING SHALL NOT EXCEED 6'-0" O.C. MAXIMUM, WITH A MINIMUM OF TWO BOLTS PER SILL PIECE; WITH ONE BOLT LOCATED NOT MORE THEN 12" FROM EACH END OF PIECE.

12. ANCHOR BOLT EMBEDMENT INTO CONCRETE FOUNDATIONS NOT TO BE LESS THAN 7".

CARPENTRY/FRAMING

1. SEE U.B.C. TABLE 23-II-B-1 FOR MINIMUM NAILING REQUIREMENTS.

2. METAL FRAMING ANGLES, ANCHORS, CLIPS, STRAPS, TIES, HOLDOWNS, ETC. SHALL BE MANUFACTURED BY 'SIMPSON STRONG-TIE CO' OR AN APPROVED EQUAL.

3. PLYWOOD USED IN ROOFS, FLOORS AND DECKS, SHALL BE PLACED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS. PLYWOOD SHEETS SHALL BE STAGGERED.

4. FACE NAIL ALL DOUBLE (AND TRIPLE) 2x STUDS AND JOISTS TOGETHER WITH 16d AT 12" O.C., STAGGER NAILS TOP & BOTTOM.

5. PROVIDE 2x SOLID FIRE BLOCKING IN STUD WALLS AT 8'-0" (MAX.) VERTICAL SPACING.

6. UNLESS OTHERWISE NOTED, THE MINIMUM SILLPLATE BOLTING SHALL BE 5/8" DIA. X 10" ANCHOR BOLT AT 6'-0" O.C. THERE SHALL BE A MINIMUM OF TWO BOLTS PER PLATE WITH ONE BOLT WITHIN 6" TO 12" OF EACH END OF PLATE. SEE LUMBER/TIMBER NOTE #2 AND FASTENERS NOTE #10.

7. INTERIOR NON-BEARING, NON-SHEAR, STUD WALL SILLPLATES MAY BE SECURED TO CONCRETE SLABS WITH "HILTI" TYPE X-DN172 SHOT PINS @ 16" O.C. WITH STEEL WASHERS INSTALLATION SHALL CONFORM TO I.C.B.O. REPORT NO. 1290.

8. IN GENERAL, PLYWOOD PANEL EDGES (FOR SHEAR WALLS, ROOFS, FLOORS AND DECKS) SHALL BEAR ON FRAMING MEMBERS (2x MINIMUM) AND BUTT ALONG THEIR CENTER LINES.

9. PLACE BEAMS WITH NATURAL CAMBER UPWARD.

10. UNLESS OTHERWISE SPECIFICALLY NOTED OR DETAILED SPLICES IN CONTINUOUS DOUBLE 2x TOP PLATES SHALL BE LAPPED 4'-0" (MIN.) WITH 16d AT 3" O.C. (STAGGERED).

11. WHERE WOOD STUD WALLS ABUT CONCRETE OR MASONRY WALLS, THE END STUD (P.T.D.F. OR REDWOOD) SHALL BE BOLTED TO CONCRETE/MASONRY WITH 1/2" DIA. ANCHOR BOLTS (WITH EMBEDMENT OF 2/3 WALL THICKNESS) 12" FROM TOP AND BOTTOM OF STUD AND AT 4'-0" O.C.

12. PROVIDE 2x SOLID BLOCKING BETWEEN ALL JOISTS AND RAFTERS AT ALL SUPPORTS AND UNDER ALL PARTITIONS. PROVIDE 2x SOLID BLOCKING (OR APPROVED BRIDGING) AT 8'-0" O.C. BETWEEN AT 2 x 12 AND LARGER JOIST AND RAFTERS.

13. NO STRUCTURAL MEMBERS (JOISTS, PLATES, STUDS, BEAMS, COLUMNS, ETC.) SHALL BE NOTCHED, CUT OR DRILLED (EXCEPT FOR THOSE HOLES REQUIRED FOR BOLTING) UNLESS SPECIFICALLY NOTED (SEE NOTE #14 & #15) OR DETAILED OTHERWISE, OR WITH WRITTEN APPROVAL FROM ARCHITECT/ENGINEER.

14. HOLES AND NOTCHES IN JOISTS:
   A. NOTCHES IN THE TOP & BOTTOM OF JOISTS SHALL NOT EXCEED ONE SIXTH THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF SPAN OR WITHIN 18" OF SUPPORTS.
   B. HOLES BORED IN JOISTS SHALL NOT EXCEED ONE SIXTH OF JOIST DEPTH AND SHALL BE LOCATED WITHIN MIDDLE 2/3 OF SPAN AND WITHIN THE MIDDLE THIRD OF JOISTS DEPTH.

15. HOLES AND NOTCHES IN STUDS, PLATES AND SILLS: BORED HOLES MAY BE PLACED IN STUDS, PLATES AND SILLS PROVIDED THEY ARE ACCURATELY CENTERED ABOUT STUD, SPACED A MINIMUM OF 12" APART AND HOLE DIAMETER DOES NOT EXCEED 25% OF STUD WIDTH. STUDS MAY BE NOTCHED PROVIDED NOTCH DEPTH DOES NOT EXCEED 25% OF STUD WIDTH. WHEN BORED HOLE EXCEED 25% OF STUD WIDTH, REINFORCE PLATE, SILL OR STUDS AS FOLLOWS:
   A. PLATES: 1 1/2" X 1/8" STRAP EACH SIDE OF PLATE NAILED WITH 4 - 16d NAILS EACH SIDE OF HOLE. HOLES OVER 33% OF THE PLATE WIDTH ARE NOT PERMITTED IN ANY PLATE. ANY PIPE OR CONDUIT REQUIRING A HOLE LARGER THAN 33% OF THE PLATE WIDTH SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
   B. SILLS: SPLICE IN A MANNER SIMILAR TO PLATES ABOVE, AT HOLES BETWEEN 25% AND 33% OF SILL WIDTH. SILLS MAY BE COMPLETELY CUT ON EACH SIDE OF A PIPE OR CONDUIT PROVIDED AN ADDITIONAL ANCHOR BOLT OR 6 - 16d IS PLACED WITHIN 9" OF THE END OF THE SILL, EACH SIDE OF THE PIPE OR CONDUIT.
   C. STUDS: BLOCK ON EACH SIDE OF STUD WITH BLOCK OF SAME MATERIAL AND DIMENSION AS STUD; EXTEND 2 STUD WIDTHS EACH SIDE OF HOLE AND PROVIDE 3 - 16d NAILS TO STUD EACH SIDE OF HOLE. BORED HOLES GREATER THAN 33%, BUT LESS THAN 60% OF THE WIDTH OF THE STUD ARE PERMITTED, WHERE EACH STUD IS DOUBLED AND NOT MORE THAN TWO SUCCESSIVE DOUBLE STUDS ARE SO BORED AND EACH BORED STUD IS REINFORCED AS ABOVE.

GLUED-LAMINATED LUMBER

1. ALL GLUED-LAMINATED BEAMS SHALL BE OF THE FOLLOWING:
   A) STANDARD LAM BEAMS (G.L.B.) 2400F DOUGLAS FIR, (24F-V8 DF/DF) INDUSTRIAL APPEARANCE GRADE. (24F-V4-DF/DF MAY BE USED FOR SIMPLE SPANS)
      F_b = 2400 P.S.I.
      F_v = 165 P.S.I.
      $F_{c\perp}$ = 450 P.S.I.
      E = 1,800,000 P.S.I.
   B) STANDARD LVL (ML) SHALL BE 1 3/4" 1.8E WS:
      F_b = 2600 P.S.I.
      F_v = 285 P.S.I.
      $F_{c\perp}$ = 750 P.S.I.
      E = 1,800,000 P.S.I.
   C) PARALLAM (PSL) BEAMS SHALL BE 2.0E WS:
      F_b = 2900 P.S.I.
      F_v = 290 P.S.I.
      $F_{c\perp}$ = 650 P.S.I.
      E = 2,000,000 P.S.I.
   D) ANTHONY POWER BEAMS SHALL BE:
      F_b = 3000 P.S.I.
      F_v = 290 P.S.I.
      $F_{c\perp}$ = 740 P.S.I.
      E = 2,100,000 P.S.I.

2. THE MANUFACTURE OF THE GLUED-LAMINATED LUMBER SHALL BE IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS FOR STRUCTURAL GLUE-LAMINATED TIMBER BY THE A.I.T.C.

3. A.I.T.C. INSPECTION CERTIFICATES SHALL BE SUPPLIED TO THE BUILDING OFFICIAL FOR APPROVAL, PRIOR TO INSTALLATION.

4. BEAMS SHALL BE END SEALED AND LOAD WRAPPED FOR PROTECTION DURING SHIPMENT.

5. THE BEAMS SHALL HAVE STANDARD CAMBER UNLESS SPECIFICALLY CALLED OUT OTHERWISE ON DRAWINGS.

6. SHOP DRAWINGS FOR THE FABRICATION OF GLUE-LAMINATED TIMBER, SHALL BE APPROVED BY CONTRACTOR AND SUBMITTED TO THE ARCHITECT/ENGINEER FOR HIS REVIEW, PRIOR TO INSTALLATION.

7. GLUED-LAMINATED BEAMS SHALL NOT BE NOTCHED, OR HAVE HOLES DRILLED THROUGH UNLESS SPECIFICALLY NOTED OTHERWISE.

TRUSS NOTES

1. TRUSS MANUFACTURER SHALL BE APPROVED BY LOCAL BUILDING OFFICIAL.

2. EACH TRUSS SHALL BE LEGIBLY BRANDED, MARKED OR OTHERWISE HAVE PERMANENTLY AFFIXED THERETO THE FOLLOWING INFORMATION LOCATED WITHIN 2 FEET OF THE CENTER OF THE SPAN ON THE FACE OF THE BOTTOM CHORD:
   A) IDENTITY OF THE COMPANY MANUFACTURING THE TRUSS.
   B) THE DESIGN LOAD.
   C) THE SPACING OF THE TRUSSES.

3. PRIOR TO FABRICATION OF TRUSSES, CONTRACTOR SHALL SUBMIT TRUSS DESIGN, CALCULATIONS AND DETAILS (PROVIDED BY TRUSS MANUFACTURER) TO ARCHITECT/ENGINEER FOR HIS REVIEW, AND TO THE LOCAL BUILDING DEPARTMENT FOR THEIR APPROVAL.

4. TRUSSES SHALL BEAR ON 'BEARING WALLS' ONLY.

5. INTERIOR 'NON-BEARING WALLS' SHALL BE ISOLATED FROM VERTICAL TRUSS LOADS.

6. TRUSSES SHALL BE OF 2x CONSTRUCTION (U.O.N.).

7. TRUSSES SHALL BE BLOCKED AS PER MANUFACTURER'S RECOMMENDATIONS IN ADDITION TO:
   A. ALL BEARING POINTS,
   B. RIDGE.

8. TRUSSES SHALL BE INSTALLED WITH ALL BEARING HARDWARE, BRIDGING, BLOCKING, BRACING, PRE-NOTCHED BEARING PLATES OR BEVELED BEARING PLATES AS PER MANUFACTURER'S RECOMMENDATIONS AND THESE DRAWINGS. THE PRECEDING ITEMS SHALL BE INSTALLED PRIOR TO ANY TRUSS LOADING.

9. SEE TRUSS PROFILES (AS PROVIDED).

10. IF TRUSSES ARE TO BE STORED PRIOR TO ERECTION, THEY SHALL BE STORED IN A VERTICAL POSITION AND PROTECTED FROM THE WEATHER.

11. TEMPORARY CONSTRUCTION LOADS SHALL NOT BE PLACED ON TRUSSES UNTIL TRUSSES ARE SECURED AND ALL ERECTION HARDWARE (BLOCKING, BRIDGING, BRACING, BEARING HARDWARE, ETC.) HAS BEEN PLACED. TEMPORARY CONSTRUCTION LOADS SHALL NOT EXCEED ROOF LIVE LOAD.

12. IF ERECTION BRACING IS SPECIFIED, THEN BRACING SHALL REMAIN IN PLACE UNTIL FLOOR/ROOF SHEATHING IS PLACED AND NAILED (OR FASTENED).

13. TRUSS DESIGN CRITERIA:

ROOF	DEAD LOAD =	17 P.S.F. (20 P.S.F. @ TILE ROOFS)
	LIVE LOAD =	20 P.S.F. FLAT ROOF 16 P.S.F. ROOF SLOPE EQUAL TO OR GREATER THAN 4/12
	DEFLECTION =	L/240, DEAD PLUS LIVE LOAD
FLOOR	DEAD LOAD =	12.0 P.S.F.
	LIVE LOAD =	40 P.S.F.
	DEFLECTION =	L/400, RESIDENTIAL DEAD PLUS LIVE LOAD

WOOD "I" JOISTS AND LAMINATED VENEER LUMBER NOTES

1. STANDARDS: ALL WOOD " I" JOISTS SHALL BE MANUFACTURED TO NER-200 AND NER-108 REPORT STANDARDS. PLYWOOD COMPONENTS OF "I" JOISTS OR VENEER LUMBER SHALL COMPLY TO UBC SECTION 2313. ALL LAMINATED LUMBER SHALL BE MANUFACTURED TO NER-126 REPORT STANDARDS

2. IDENTIFICATION: ALL JOISTS/BEAMS SHALL BEAR AN IDENTIFICATION STAMP INDICATING THE JOIST TYPE, NER REPORT NUMBER AND MANUFACTURER.

3. NOTCHING: NO NOTCHING OF FLANGES IS ALLOWED IN "I" JOISTS, HOWEVER, BORING PER NER-119 REPORT STANDARDS ARE ALLOWED IN WEBS FOR DUCTS, PIPES & WIRING.

4. POSTS TO BEAMS: ALL LAMINATED VENEER LUMBER OR MULTIPLE "I" JOISTS BEAMS TO BE SUPPORTED BY A POST OF SAME WIDTH, WITH A MINIMUM SIMPSON AC, ACE OR BC POST CAP AT EACH END. PROVIDE WEB STIFFENERS AT POINT OF BEARING AT "I" JOISTS/BEAMS

WEATHER-PROOFING / DAMP-PROOFING NOTES

1. BELOW CONCRETE SLABS ON GRADE: INSTALL MINIMUM6 MIL PLASTIC VAPOR BARRIER IN OR ON SAND BASE.

2. AT RAISED FLOORS OVER UNCONDITIONED SPACES: ON TOP OF SUB FLOOR PLACE EITHER A 4 MIL PLASTIC VAPOR BARRIER OR ONE LAYER #15# FELT OR KRAFT PAPER WITH EDGES OVERLAPPED 3".

3. AT EXTERIOR WALLS: IF EXTERIOR WALL FINISH IS WOOD; INSTALL ONE LAYER OF 15# WATERPROOF KRAFT PAPER OR ONE LAYER DUPONT "TYVEK" HOUSEWRAP DIRECTLY OVER WALL SUB SHEATHING WITH MINIMUM 4" LAPS AT HORIZONTAL AND VERTICAL EDGES.

4. IF EXTERIOR FINISH IS STUCCO; INSTALL ONE LAYER OF 15# KRAFT PAPER DIRECTLY TO STUDS, OR TWO LAYERS OF 15# KRAFT PAPER OVER WALL SUB-SHEATHING, WITH MINIMUM 4" LAPS AT HORIZONTAL AND VERTICAL EDGES

5. AT RETAINING WALLS: AT BASE OF RETAINING WALLS, PROVIDE EITHER 2" DIAMETER WEEP HOLES AT 48" O.C.; OR CONTINUOUS FRENCH DRAINS; BOTH TO HAVE CONTINUOUS ROCK POCKETS AROUND THEM. ON EARTH- BORNE SIDE OF RETAINING WALL PROVIDE "THEROSEAL" WATERPROOF COATING WITH APPLIED "BITUTHANE" SHEETS. PROTECT WATER-PROOFING WITH ½" THICK GYPSUM BOARD PANELS, OR 1" MINIMUM RIGID STYROFOAM INSULATION PANELS. ALL PRODUCTS SHALL BE APPLIED PER MANUFACTURERS RECOMMENDATIONS.

CHAULKING AND SEALANT NOTES

1. ALL WORK SHALL CONFORM TO PERTINENT UBC SECTIONS AND THE STATE OF CALIFORNIA TITLE 24 REQUIREMENTS

2. ALL WORK SHALL PROVIDE A COMPLETE SEAL AGAINST MOISTURE, LIGHT AND AIR AT ALL CRACKS, JOINTS AND OPENINGS IN THE BUILDING ENVELOPE.

3. MATERIALS:

CHAULKING:	GUN-GRADE COMPOUND PER FEDERAL SPECIFICATION TI-C5989, TYPE I. DAP ARCHITECTURAL GRADE CHAULK
MASTIC:	SAME MATERIAL AS CHAULK WITH TROWEL CONSISTENCY
BACK-UP MATERIAL:	UNTARRED OAKUM, FIBERGLASS, OR POLYURETHANE FOAM
SEALANT:	GUN-GRADE POLYSULFIDE POLYMER-BASED COMPOUND CONFORMING TO FEDERAL SPECIFICATION TT-5. DAP FLEXISEAL" OR EQUAL.
TAPE:	BUTYL RUBBER, 1/8" THICK MINIMUM.
PRIMER:	SYNTHETIC RESIN SOLUTION COMPOUND TO PROMOTE ADHESION TO SUBSTRATE. DAP "FLEXISEAL" PRIMER

4. PREPARATION: ALL AREAS TO RECEIVE CHAULKING AND/OR SEALANT TO BE DRY AND FREE OF FOREIGN MATERIAL, DIRT, GREASE AND RUST. FILL DEEP JOINTS UP TO ½ INCH FROM SURFACE TO RECEIVE CHAULKING WITH BACK-UP MATERIAL.

5. INSTALLATION: WORK SHALL BE PERFORMED BY EXPERIENCED PERSONNEL. NEATLY POINT JOINTS ON FLUSH SURFACES WITH A BEADING TOOL. REMOVE EXCESSIVE SMEARS, DRIPS, ETC. ALL WORK SHALL BE COMPLETED IN A TIMELY MANNER TO ALLOW FOR MANUFACTURERS DRYING/CURING TIMES PRIOR TO SANDING AND PAINTING / STAINING. COLOR OF CHAULK SHALL MATCH COLOR OF ADJACENT WORK AND MATERIALS.

FLASHING NOTES

1. INSTALL FLASHING AND COUNTER FLASHING AT ALL OPENINGS THROUGH THE STRUCTURES EXTERIOR ENVELOPE WITH SHEET METAL, SELF-ADHESIVE RUBBER FLASHING, OR WATERPROOF BUILDING PAPER TO ENSURE A WATERTIGHT SEAL AGAINST WATER PENETRATING EXTERIOR ENVELOPE.

2. STANDARDS: PER ALL PERTINENT UBC SECTIONS AND PER CURRENT EDITION OF "ARCHITECTURAL SHEET METAL MANUAL", EMACCANA, AND ASTM A-525.

3. MATERIALS:

METAL FLASHING:	EXPOSED LOCATIONS: 24 GAUGE GAL. STEEL CONCEALED LOCATIONS: 26 GAUGE GAL. STEEL
SOLDER:	TO CONFORM TO ASTM B-32
FLUX:	COMMERCIAL CONCENTRATED MURIATIC ACID
FASTENERS:	HOT-DIPPED GALVANIZED OR CADMIUM PLATED. CONFORMING TO ASTM 366-66

4. FABRICATION: SHEET METAL FABRICATOR WILL PREPARE SHOP DRAWINGS OF WORK; TO BE SUBMITTED TO ARCHITECT FOR REVIEW & APPROVAL PRIOR TO WORK FABRICATION

5. MANUFACTURED SHEET METAL: CONTRACTOR SHALL SUPPLY MANUFACTURERS LITERATURE AND SAMPLES OF ALL MANUFACTURED SHEET METAL ITEMS TO ARCHITECT FOR REVIEW AND APPROVAL.

6. PAINTING: CLEAN SHEET METAL WITH MILD ACID WASH. SHEET METAL WILL BE FREE OF RUST, FOREIGN MATTER, DIRT AND GREASE PRIOR TO PAINTING. CLEANED SHEET METAL TO RECEIVE ONE COAT OF GALVANIZED METAL PRIMER PRIOR TO PAINTING.

INSULATION NOTES

1. STANDARDS: TO CONFORM TO UBC STANDARDS AND THE STATE OF CALIFORNIA TILE 24 REQUIREMENTS.

2. MATERIALS: AS MANUFACTURED BY OWENS-CORNING, OR EQUAL.

LOCATION	INSULATION	R VALUE
ATTIC	FIBERGLASS BATTS OR BLOWN-IN FLUFF	
R-30		
ROOF JOISTS	FIBERGLASS BATTS	
R-30		
FLOOR	FIBERGLASS BATTS	
R-19		
2X4 EXT. WALLS	FIBERGLASS BATTS	
R-13		
2X6 EXT. WALLS	FIBERGLASS BATTS	
R-19		

INSTALL URETHANE FOAM INSULATION AT ALL PENETRATIONS OF BUILDING EXTERIOR ENVELOPE.

3. INSTALLATION: INSTALL INSULATION TO CREATE A COMPLETE AND UNINTERRUPTED "THERMAL BLANKET" AROUND THE CONDITIONED SPACED OF THE BUILDING. CUT INSULATION TO ACCURATELY FIT IN ALL SPACES AND VOIDS. BUTT INSULATION FIRMLY AGAINST OTHER INSULATION AND ADJACENT MATERIALS, FILLING ALL SPACES AND VOIDS WITHOUT COMPRESSING THE INSULATION. INSULATION WORK THAT IS ILL-FITTING OR COMPRESSED SHALL BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.

4. CERTIFICATION: THE INSULATION CONTRACTOR SHALL POST IN A CONSPICUOUS LOCATION (SIGNED BY THE INSTALLER AND THE BUILDING CONTRACTOR) STATING THAT THE INSTALLATION CONFORMS TO THE REQUIREMENTS OF THE STATE OF CALIFORNIA TITLE 24, CHAPTER 2-53 REQUIREMENTS; AND THAT THE MATERIALS INSTALLED CONFORM WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA TITLE 20, CHAPTER 2, SUBCHAPTER 4 ARTICLES REQUIREMENTS. THE CERTIFICATE SHALL ALSO STATE THE INSULATION'S MANUFACTURERS NAME, MATERIAL IDENTIFICATION, AND R-VALUE.

GYPSUM BOARD NOTES

1. GYPSUM BOARD SHALL CONFORM TO UBC SECTIONS 2511, 2512, 2513

2. MATERIALS (REFER TO SCHEDULE BELOW AND CONSTRUCTION DOCUMENTS)

LOCATION	MATERIALS
INTERIOR WALLS	5/8" THICK GYPSUM BOARD, INSTALLED W/ SCREWS
INTERIOR CEILINGS	5/8" THICK GYPSUM BOARD, INSTALLED W/ SCREWS
HIGH MOISTURE CONDITIONS	5/8" THICK "WR" GYPSUM BOARD
1 HOUR FIRE-RATED ASSEMBLIES	5/8" TYPE "X" GYPSUM BOARD W/ COOLER NAILS PER UBC TABLE 7-C

3. FINISH: CONTRACTOR TO APPLY "SMOOTH WALL" FINISH TO ALL GYPSUM BOARD SURFACES UNLESS OTHERWISE NOTED. ALL GYPSUM BOARD SURFACES SHALL BE SKIM-COATED WITH JOINT COMPOUND TO ENSURE UNIFORM FINISH TO RECEIVE PAINTING.

ELECTRICAL NOTES

1. ELECTRICAL SERVICE: ELECTRICAL SERVICES TO BE PROVIDED BY PACIFIC GAS AND ELECTRIC COMPANY (PG&E). PROVIDE 120/24 VOLT, 200 AMP SERVICE. REFER TO CONSTRUCTION DOCUMENTS FOR SERVICE LOCATION AND OVERHEAD / UNDERGROUND SERVICE.

2. OUTLETS: ELECTRICAL OUTLETS SHALL BE INSTALLED SO THAT NO POINT AROUND THE PERIMETER WALL OF ANY HABITABLE ROOM IS MORE THAN 6 FEET MEASURED HORIZONTALLY FROM SUCH AN OUTLET; INCLUDING ANY WALL THAT IS 24 INCHES OR WIDER.

3. EXTERIOR RECEPTACLES: ALL EXTERIOR, GARAGE, KITCHEN, AND BATHROOM ELECTRICAL RECEPTACLES ABOVE COUNTERTOP SURFACES AND WITHIN SIX FEET OF A SINK OR OTHER SOURCE OF WATER SHALL HAVE GROUND FAULT INTERRUPTER CIRCUIT (GFI) PROTECTION.

4. CEILING FANS: CEILING FANS WEIGHING OVER 35 POUNDS SHALL NOT BE SUPPORTED BY AN ELECTRICAL BOX. SAID CEILING FANS SHALL BE SUPPORTED AS REQUIRED BY SECTION 370-23. 422-18.

5. ADDITIONAL ELECTRICAL NOTES:

MECHANICAL AND PLUMBING NOTES

1. EQUIPMENT LOCATED IN GARAGE: MECHANICAL EQUIPMENT LOCATED IN GARAGES WHICH CAN GENERATE A SPARK, GLOW OR FLAME CAPABLE OF IGNITING FLAMMABLE VAPORS SHALL BE INSTALLED WITH PILOTS AND BURNERS OR HEATING ELEMENTS AND SWITCHES LOCATED AT LEAST 18" ABOVE THE GARAGE FLOOR LEVEL.

2. ACCESS TO EQUIPMENT: SEE MISCELLANEOUS BUILDING NOTE #10.

3. CLOTHES DRYER VENTING: DRYERS SHALL BE VENTED TO EXTERIOR OF BUILDING.

4. WATER HEATERS:
   STRAPPING: ALL WATER HEATERS SHALL BE ANCHORED AND STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION.
   SPECIFICATIONS: ALL WATER HEATERS SHALL BE GLASS LINED, WITH THE FIRST THREE FEET OF HOT WATER PIPE WRAPPED WITH R-7 INSULATION. PROVIDE A PRESSURE RELIEF VALVE WITH A METAL DRAINPIPE DRAINING TO EXTERIOR OF BUILDING; WITH END OF PIPE 6 INCHES TO 24 INCHES ABOVE GRADE, POINTING DOWNWARD, WITH TERMINAL END UNTHREADED.

5. GAS PIPING: NO GAS PIPING SHALL BE INSTALLED IN OR ONE THE GROUND, NOR UNDER ANY BUILDING OR STRUCTURE. ALL EXPOSED PIPING SHALL BE KEPT A MINIMUM OF 6 INCHES ABOVE GRADE OR STRUCTURE.

6. GAS VALVES: ALL GAS METERS SHALL BE EQUIPPED WITH AN AUTOMATIC SHUTOFF VALVE CAPABLE TO TURN OFF GAS IN THE EVENT OF AN EARTHQUAKE.

7. SEWAGE BACK-FLOW VALVES: THE PROJECT'S STRUCTURE WASTE WATER PLUMBING LINE SHALL HAVE A SEWAGE BACK-FLOW VALVE LOCATED AFTER THE WASTEWATER LINE LEAVES THE STRUCTURE, BUT PRIOR TO THE LINE'S CONNECTION TO THE IN-STREET SEWER.

8. PLUMBING FIXTURE ACCESS PANELS: PROVIDE 12 INCH X 12 INCH (MINIMUM) ACCESS PANELS IN WALL OR UTILITY SPACES TO ALLOW SERVICING OF PLUMBING FIXTURES HAVING CONCEALED SLIP-JOINT CONNECTIONS.

9. HOSE BIBBS: ALL HOSE BIBBS TO BE FITTED WITH PERMANENT ONE-WAY CHECK VALVES.

10. TOILETS: TOILETS SHALL HAVE A MAXIMUM FLUSH VOLUME OF 1 ½ GALLONS OF WATER PER FLUSH.

11. SHOWERHEADS AND FAUCETS: ALL SHOWERHEADS AND FAUCETS SHALL BE CEC CERTIFIED AND EQUIPPED WITH FLOW RESTRICTORS. SHOWERHEAD WATER FLOW SHALL NOT EXCEED ¾ GALLON PER MINUTE.

12. ADDITIONAL MECHANICAL / PLUMBING NOTES:

MISCELLANEOUS BUILDING NOTES

1. MINIMUM ROOM AREA: DWELLINGS SHALL HAVE AT LEAST ONE ROOM WHICH SHALL NOT HAVE LESS THEN 120 SQUARE FEET OF FLOOR AREA. OTHER HABITABLE ROOMS (EXCEPT KITCHEN) SHALL CONTAIN NOT LESS THAN 70 SQUARE FEET, WITH NOT DIMENSION LESS THAN SEVEN (7) FEET.

2. WATER CLOSET COMPARTMENTS: SHALL BE 30 INCHES MINIMUM WIDE AND HAVE 24 INCHES MINIMUM CLEARANCE IN FRONT OF WATER CLOSET.

3. CEILING HEIGHT: HABITABLE ROOMS SHALL NOT HAVE A CEILING HEIGHT LESS THAN 7'-6". LAUNDRY ROOMS, BATHROOMS, HALLWAYS, CLOSETS, MECHANICAL ROOMS, AND KITCHENS SHALL NOT HAVE A CEILING HEIGHT LESS THAN 7'-0".

4. WINDOW OPENINGS: UNLESS AN OPERABLE DOOR TO AN EXTERIOR SPACE IS PROVIDED, BASEMENTS AND/OR BEDROOMS SHALL HAVE A WINDOW HAVING A CLEAR OPENING AREA OF NOT LESS THAN 5.7 SQUARE FEET; WITH NO DIMENSION LESS THAN 24 INCHES HIGH OR 20 INCHES WIDE. SILL OF SAID WINDOWS SHALL NOT BE MORE THAN 44 INCHES ABOVE FINISHED FLOOR.

5. WINDOW AREA:
   HABITABLE RMS: WINDOW AREA SHALL BE A MINIMUM OF $1/10^{TH}$ OF THE FLOOR AREA (25 SQUARE FEET MINIMUM), WITH ALL HABITABLE ROOMS PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPERABLE EXTERIOR OPENINGS WITH AN AREA OF NOT LESS THAN $1/20^{TH}$ OF THE FLOOR AREA (5 SQUARE FEET MINIMUM)
   AT OTHER: BATHROOMS, WATERCLOSET COMPARTMENTS, LAUNDRY ROOMS, ETC., SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPERABLE EXTERIOR OPENINGS WITH AN AREA NOT LESS THAN $1/20^{TH}$ OF THE FLOOR AREA (1.5 SQUARE FEET MINIMUM), OR PROVIDE A MECHANICAL VENTILATION SYSTEM CAPABLE OF SUPPLYING AT LEAST FIVE (5) AIR CHANGES PER HOUR.

6. SAFETY GLAZING: GLASS WINDOWS OR STRUCTURES WITH SILL LESS THAN 18 INCHES ABOVE FINISHED FLOOR; LOCATED WITHIN 24 INCHES OF DOOR OPENINGS; GLASS DOORS, AND SHOWER ENCLOSURES SUBJECT TO HUMAN IMPACT MUST HAVE SAFETY GLAZING OR A PROTECTIVE GRILL OR PUSHBAR.

7. SKYLIGHTS: SHALL CONFORM TO UBC SECTION 2409 AND 2603.

8. STAIRWAYS: SHALL CONFORM TO UBC SECTION 1006.

9. GUARDRAILS AND HANDRAILS: GUARDRAILS, STAIR HANDRAILS AND BALCONY RAILING SHALL RESIST A HORIZONTAL FORCE OF 20 POUND PER LINEAL FOOT APPLIED AT THE TOP OF THE RAILING. GUARDRAILS SHALL HAVE A MINIMUM HEIGHT OF 36 INCHES FOR R-3 OCCUPANCIES, 44" FOR ALL OTHER OCCUPANCIES. NO OBJECT LARGER THAN 4 INCHES IN DIAMETER MAY PASS THROUGH INTERMEDIATE RAILS OR ORNAMENTAL DESIGN. STAIR HANDRAILS SHALL BE LOCATED 34 TO 38 INCHES ABOVE STAIR NOSING.

10. VENTILATION OF ENCLOSED SPACES:
   ATTIC SPACES: PROVIDE ATTIC VENTILATION AREA EQUAL TO $1/150^{TH}$ OF ATTIC AREA TO BE VENTED. WHERE 50% OR MORE OF THE REQUIRED VENT AREA IS VENTED BY VENTS AT LEAST 36 INCHES ABOVE THE EAVE, THE REQUIRED VENT AREA MAY BE REDUCED TO $1/300^{TH}$ OF THE ATTIC AREA TO BE VENTED.
   CRAWL SPACES: UNDER-FLOOR AREA SHALL BE VENTED BY AN APPROVED MECHANICAL MEANS OR BY OPENINGS IN THE EXTERIOR FOUNDATION WALL. SUCH OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER-FLOOR AREA. OPENINGS SHALL BE LOCATED AS CLOSE TO CORNERS AS PRACTICAL AND SHALL PROVIDE CROSS VENTILATION.

11. ACCESS PANELS TO ATTIC / UNDER-FLOOR AREA: ALL ENCLOSED ATTICS SHALL BE ACCESSIBLE BY AN ACCESS OPENING NOT LESS THAN 22 INCHES WIDE BY 30 INCHES LONG (MINIMUM). ALL UNDER-FLOOR SPACERS SHALL BE ACCESSIBLE BY AN ACCESS OPENING 18 INCHES WIDE BY 24 INCHES LONG (MINIMUM).

12. ACCESS TO MECHANICAL EQUIPMENT: IF MECHANICAL EQUIPMENT (FURNACE AND/OR WATER HEATER) IS LOCATED IN ATTIC SPACE / UNDER-FLOOR SPACE, PROVIDE AN ACCESS OPENING 30 INCHES WIDE BY 30 INCHES LONG (MINIMUM). THE ACCESS OPENING SHALL BE WITHIN 20 FEET OF THE MECHANICAL EQUIPMENT. A PASSAGEWAY BY THE MECHANICAL EQUIPMENT TO HAVE CONTINUOUS FLOORING 24 INCHES WIDE MINIMUM. PROVIDE A PERMANENT LIGHT FIXTURE AT OR NEAR THE MECHANICAL EQUIPMENT; CONTROLLED BY A SWITCH LOCATED AT THE REQUIRED ACCESS OPENING.

13. CHUTES, DUMBWAITER AND ELEVATOR SHAFTS: IN BUILDING TYPE V CONSTRUCTION, CHUTES, DUMBWAITER AND ELEVATOR SHAFTS WITH A CROSS SECTIONAL AREA OF 9 SQUARE FEET OR GREATER MAY BE EITHER OF APPROVED FIRE-RESISTIVE WALL CONSTRUCTION OR MAY HAVE THE INSIDE LAYERS OF THE APPROVED FIRE-RESISTIVE ASSEMBLY REPLACED BY A LINING OF NOT LESS THAN 0.019 INCH (26 GAUGE) GALVANIZED SHEET METAL WITH ALL JOINTS LOCKLAPPED. ALL OPENINGS INTO ANY SUCH SHAFT ENCLOSURE SHALL BE PROTECTED BY NOT LESS THAN A ¾ HOUR FIRE-RATED SOLID WOOD DOOR (1 3/8" THICK MINIMUM), WITH A SELF-CLOSING HINGE.

14. FIREPLACES:
   FOUNDATIONS: FOUNDATIONS TO MASONRY AND CONCRETE FIREPLACES SHALL BE 12 INCHES THICK; TO EXTEND 6 INCHES BEYOND FIREPLACE WELL; AND SHALL EXTEND INTO NATURAL GRADE SAME DEPTH AS THE FOUNDATIONS.
   WALL FRAMING: PROVIDE A MINIMUM OF 1" OF CLEARANCE BETWEEN COMBUSTIBLE FRAMING AND FIREPLACE UNIT.
   CHIMNEYS: CHIMNEYS SHALL EXTEND AT LEASE 24 INCHES ABOVE THE HIGHEST ELEVATION OF ANY PART OF THE BUILDING WITHIN 10 FEET OF THE STRUCTURE..
   THE MAXIMUM CHIMNEY HEIGHT SHALL NOT EXCEED THE MAXIMUM ALLOWABLE BUILDING HEIGHT BY MORE THAN 3 FEET.
   ALL CHIMNEYS SHALL BE EQUIPPED WITH A SPARK ARRESTOR.
   HEARTHS: FIREPLACE HEARTHS SHALL BE OF A NON-COMBUSTIBLE MATERIAL. HEARTHS SHALL EXTEND 16 INCHES MINIMUM FROM THE FRONT OF; AND 8 INCHES MINIMUM BEYOND EACH SIDE OF; THE FIREPLACE OPENING. WHEN SUCH AN OPENING IS 6 SQUARE FEET OR LARGER, THE HEARTH SHALL EXTEND 20 INCHES MINIMUM IN FRONT OF; AND 12 INCHES MINIMUM BEYOND EACH SIDE OF; THE FIREPLACE OPENING.
   GAS VALVES: GAS OUTLET CONTROL VALVES SHALL BE LOCATED IN THE SAME ROOM AS THE FIREPLACE, OUTSIDE THE HEARTH BUT NOT MORE THAN 4 FEET FROM THE FIREPLACE UNIT.
   DOORS: FIREPLACE UNIT TO BE EQUIPPED WITH APPROVE TIGHT-FITTING METAL AND/OR GLASS DOORS.
   SURROUNDS: COMBUSTIBLE MATERIALS ARE NOT ALLOWED WITHIN 6 INCHES OF THE FIREPLACE OPENING; AND WITHIN 12 INCHES OF SAID OPENING MATERIALS MAY NOT PROJECT MORE THAN 1/8 INCH OVER OPENING FOR EACH 1 INCH OF CLEARANCE FROM OPENING.
   GAS VALVES: FIREPLACE GAS OUTLET CONTROL VALVES SHALL BE LOCATED IN THE SAME ROOM AS THE FIREPLACE, OUTSIDE THE HEARTH AREA BUT NOT MORE THAN 4 FEET FROM THE FIREPLACE.
   MANUFACTURED FIREPLACES: MANUFACTURED / ZERO-CLEARANCE FIREPLACE UNITS SHALL MEET ALL FIREPLACE ORDINANCES OF THE COUNTY OF SAN LUIS OBISPO, CALIFORNIA; AND SHALL BEAR AN ICBO, UL OR NGA CODE NUMBER ATTESTING TO THE UNITS EFFICIENCY.
   FIREPLACES USED THIS PROJECT
   FIREPLACE MAKER ____ MODEL # ____ CODE # ____

15. CABINET TO STOVE CLEARANCES: HEIGHT BETWEEN STOVE APPLIANCE AND COMBUSTIBLE MATERIAL SHALL BE 30 INCHES IF NON-PROTECTED, 24 INCHES PROTECTED. SIDE CLEARANCE BETWEEN STOVE APPLIANCE AND COMBUSTIBLE MATERIAL SHALL BE 0 INCHES IF THE MATERIAL IS 20 INCHES MINIMUM ABOVE STOVE; 8 INCHES IF THE MATERIAL IS LESS THAN 20 INCHES ABOVE STOVE.

16. STUCCO WEEP SCREEDS: EXTERIOR STUCCOED WALLS SHALL HAVE A METAL OR PLASTIC WEEP SCREED AT OR BELOW THE FOUNDATION SILL PLATE LINE; AND 4 INCHES MINIMUM ABOVE ADJACENT GRADE; THAT WILL ALLOW WATER TRAPPED BEHIND THE STUCCO TO DRAIN TO THE EXTERIOR OF THE BUILDING.

17. SIGNAGE: PRIOR TO THE COMPLETION OF THE PERMITTED STRUCTURE, THE STRUCTURE SHALL BE LABELED WITH PERMANENT SIGNAGE INDICATING THE STREET NUMBER OF SAID STRUCTURE AS PER UBC SECTION 502.

18. SHOWER AREA WALLS: SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH NON-ABSORBENT SURFACE TO A HEIGHT OF 70 INCHES ABOVE THE DRAIN OUTLET.

GENDERAL BUILDING NOTES AND MISCELLANEOUS BUILDING NOTES, CONTINUED

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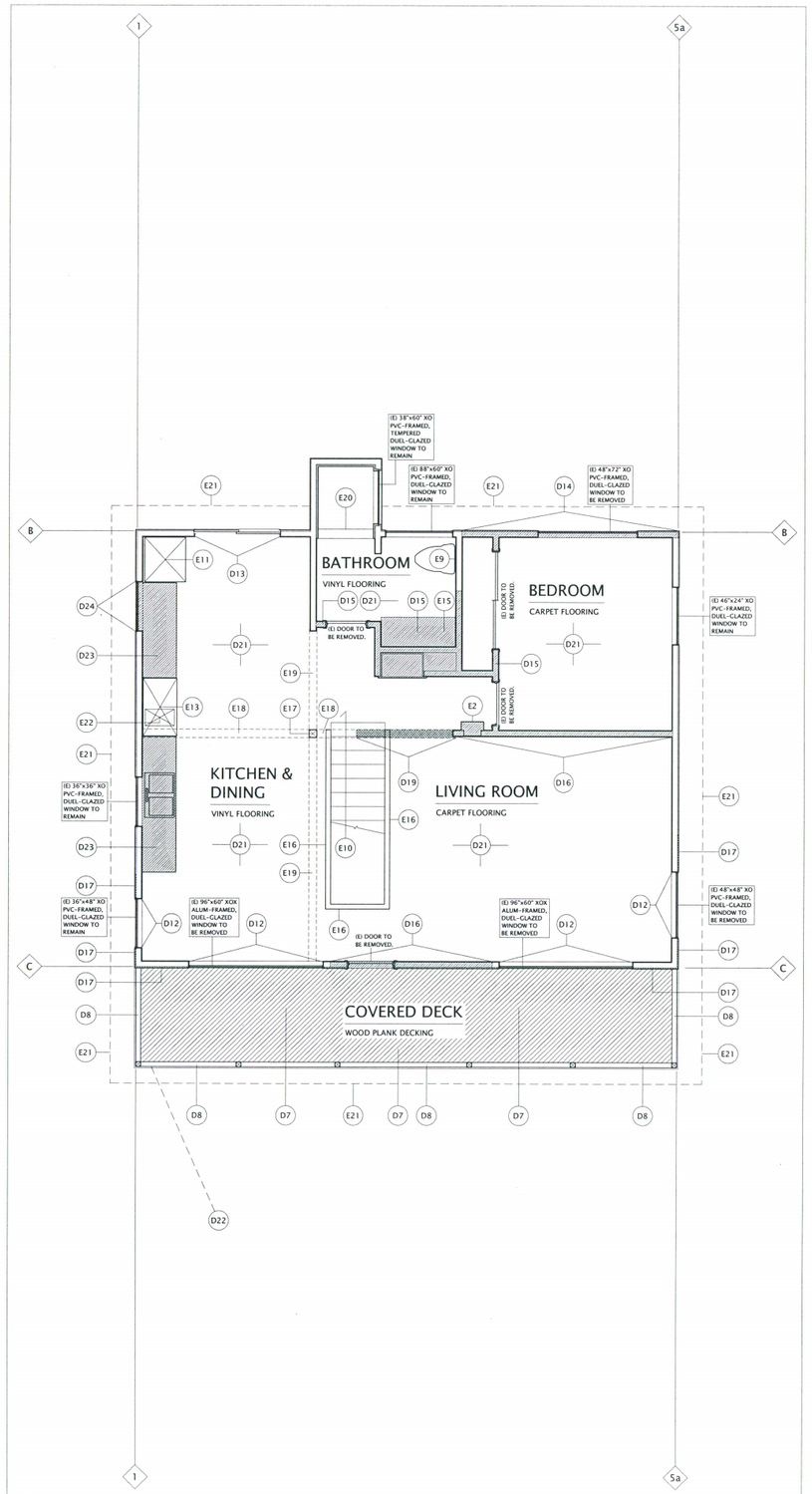
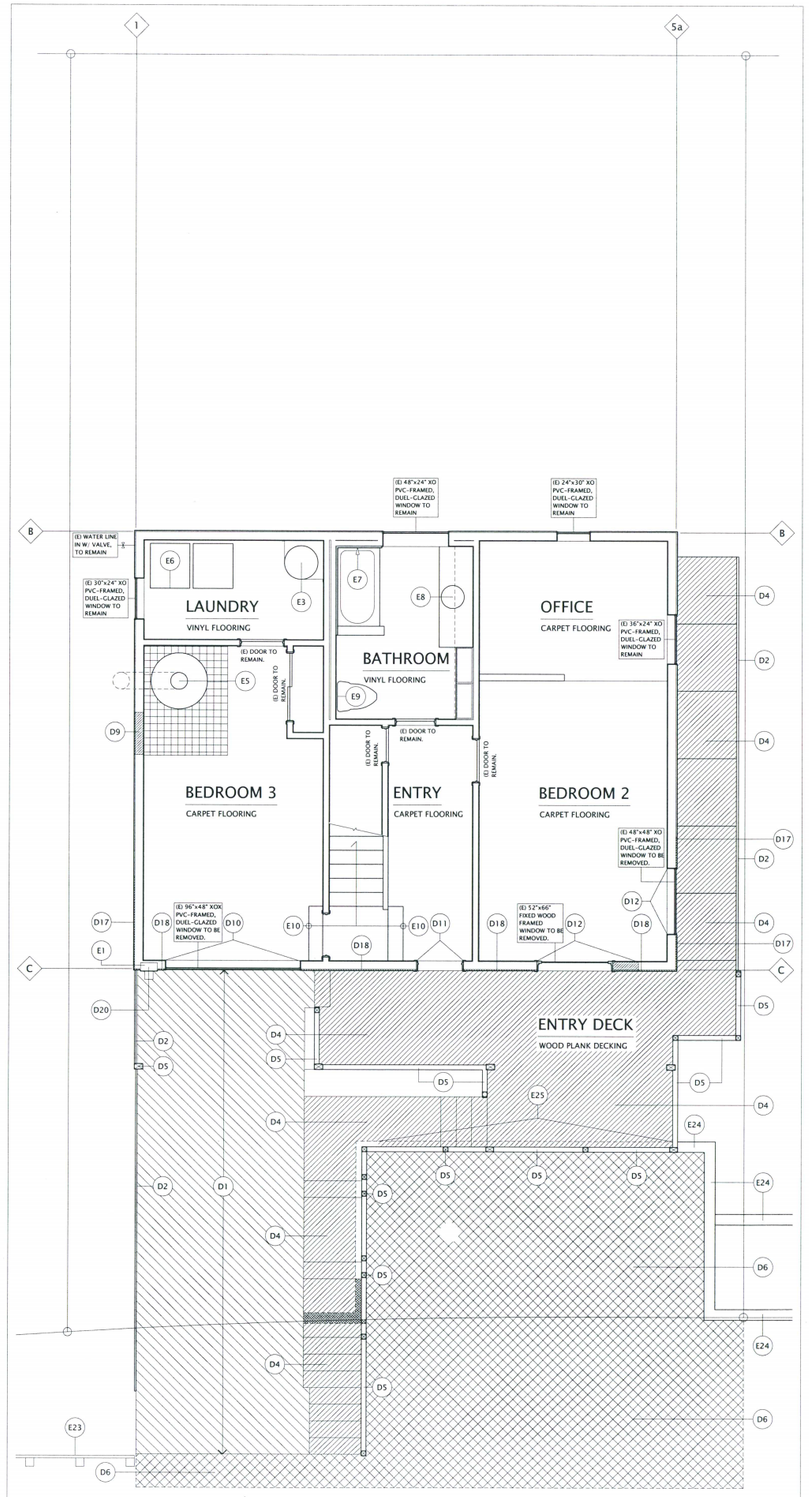
G2
SHEET NUMBER

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED FOR THE ORIGINAL PROJECT FOR WHICH THEY WERE PREPARED. REPRODUCTION & PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION & PUBLICATION FOR ANY OTHER PROJECT IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS & SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



EXISTING 2ND FLOOR PLAN / 2ND FLOOR DEMOLITION PLAN

SCALE : 1/4" = 1'-0"



EXISTING 1ST FLOOR PLAN / 1ST FLOOR DEMOLITION PLAN

SCALE : 1/4" = 1'-0"

EXISTING FLOOR PLAN FEATURE CALLOUT SCHEDULE (E)

E1. ELECTRIC METER, W/ OVERHEAD SERVICE, W/100 AMP ELECTRICAL SERVICE PANEL W/ 12 CIRCUITS. SERVICE PANEL TO BE REMOVED AND REPLACED WITH A 20 CIRCUIT PANEL BOX W/ UNDERGROUND SERVICE.
E2. 35000 BTU GAS-FIRED WALL HEATER, TO BE REMOVED.
E3. 40 GALLON NATURAL GAS-FIRED WATER HEATER,.
E5. FREE-STANDING WOOD-BURNING STOVE W/ TILE SURROUND. STOVE VENTING THRU WALL AND UP WALL TO 30" ABOVE ROOF RIDGE.
E6. CLOTHES WASHER AND GAS-FIRED DRYER, W/ EXHAUST VENTING TO EXTERIOR.
E7. CI. TUB / SHOWER, W/ CERAMIC TILE AT WALLS.
E8. BATHROOM VANITY W/ CI SINK.
E9. TOILETS W/ 1.6 GAL FLUSH PER CODE.
E10. EXISTING WOOD STAIRWAY, TO REMAIN.
E11. REFRIGERATOR. REMOVE, PROTECT AND STORE FOR FUTURE USE.
E12. VOID NOTE.
E13. 42" NATURAL GAS-FIRED STOVE. REMOVE, PROTECT AND STORE FOR FUTURE USE.
E14. VOID NOTE.
E15. BATHROOM VANITY W/ CI SINK, TO BE REMOVED.
E16. 40" HIGH WOOD RAILING AROUND STAIRWELL.
E17. 6X6 POST.
E18. 6X12 (ROUGH, NOMINAL) BEAM ABOVE, TO REMAIN. BEAM TO BE MODIFIED PER DEMOLITION NOTE D19.
E19. 6X12 BEAM (FINISHED) ABOVE, TO REMAIN.
E20. STALL SHOWER WITH TILE SURROUND.
E21. ROOF OVERHANG OUTLINE ABOVE.
E22. 12" X 20" ATTIC ACCESS PANEL.
E23. 30" TALL WOOD RETAINING WALL, TO REMAIN.
E24. EXISTING 8"x16" CMU BLOCK WALLS AND RETAINING WALLS, TO REMAIN.
E25. EXISTING 8"x16" CMU RETAINING (WALL BELOW EXISTING DECK), TO REMAIN.

DEMOLITION ITEM CALLOUT SCHEDULE (D)

D1. EXISTING CONCRETE DRIVEWAY AND SAND BASE TO BE DEMOLISHED & REMOVED FROM THE SITE (RFS).
D2. EXISTING WOOD FENCE WORK, WOOD CURBING & RETAINING WALL WORK TO BE DEMOLISHED AND RFS.
D3. VOID NOTE.
D4. EXISTING WOOD DECKING, DECK STAIRS, DECK JOISTS AND SUPPORT POSTS/ FOUNDATIONS TO BE DEMOLISHED AND RFS.
D5. EXISTING WOOD DECK RAILING, BALLUSTERS AND POSTS TO BE DEMOLISHED AND RFS.
D6. EXISTING ASPHALT PAVING AND BASE TO BE DEMOLISHED AND RFS.
D7. EXISTING WOOD DECKING, DECK JOISTS TO BE DEMOLISHED AND RFS.
D8. EXISTING WOOD DECK RAILING, BALLUSTERS AND POSTS TO BE DEMOLISHED AND RFS.
D9. MODIFY WALL WITH 30"wX24'h OPENING FOR NEW WINDOW.
D10. REMOVE EXISTING 8'x4' WINDOW & TRIM. REMOVE EXISTING 2X4 STUD FRAMING & REPLACE W/ 2X6 STUD FRAMING. EXISTING 6X12 HEADER TO REMAIN.
D11. REMOVE EXISTING 32"X80" ENTRY DOOR AND JAMB. EXISTING 6X12 HEADER TO REMAIN.
D12. REMOVE EXISTING WINDOW. HEADER TO REMAIN. MODIFY WALL PER ARCHITECTURAL PLANS FOR NEW REPLACEMENT WINDOWS.
D13. REMOVE EXISTING 60" X 80" SLIDING DOOR. EXISTING 4X12 HEADER TO REMAIN.
D14. REMOVE EXISTING WINDOW AND EXISTING WALL FRAMING AND FINSHES (AS SHOWN).
D15. REMOVE EXISTING WALL FRAMING, FINSHES, CABINETRY AND PLUMBING (AS SHOWN).
D16. REMOVE EXISTING WALL FRAMING, FINISHES AND WALL HEATER (AS SHOWN).
D17. REMOVE EXTERIOR STUCCO ON WALL (AS SHOWN FROM FOUNDATION TO ROOF).
D18. REMOVE EXISTING WOOD SIDING (AS SHOWN).
D19. PORTION OF EXISTING 6X12 (ROUGH) ROOF BEAM TO BE REMOVED PER STRUCTURAL PLANS.
D20. REMOVE EXISTING ELECTRICAL METER AND PANEL PER ELECTRICAL / MECHANICAL PLANS.
D21. REMOVE EXISTING FLOOR FINISHES TO SUBFLOOR.
D22. REMOVE EXISTING OVERHEAD ELECTRICAL SERVICE LINE, OVERHEAD TELEPHONE SERVICE LINE AND CABLE TELEVISION SERVICE LINE PER ELECTRICAL / MECHANICAL PLANS.
D23. REMOVE EXISTING KITCHEN BASE AND UPPER CABINETS. REMOCE ALL EXISTING IN-WALL PLUMBING AND ELECTRICAL OUTLETS AND SWITCHES.
D24. REMOVE EXISTING 36"X24" XO WINDOW. INFILL FRAME EXISTING WINDOW ROUGH OPENING SOLID.

D#

EXISTING FLOOR PLAN (E) / DEMOLITION PLAN (D) CALLOUT SCHEDULE & NOTES

EXISTING SOIL CRITERIA

Soils Classification: Brown clay with Gravel; USCS Specification ?

Allowable Soil Bearing Capacity
@ Continuous and attached spot foundations : 1500 psf, with a minimum footing width of 12 inches and a minimum embedment of 12 inches into competent graded engineered fill compacted to a minimum relative density of 95 percent based on the ASTM d1557-07 test method.
Soil Expansion Index: High Expansion Potential

STRUCTURAL DESIGN CRITERIA

a.	**Floor / Roof Deck Live Loads** [Sec. 1603.1.1]:	40 psf
b.	**Wind Design Data** [Sec.1603.1.4]	
	Basic Wind Speed (3-mile gust) =	85 mph
	Wind Importance Factor I =	1.0
	Wind Exposure(s) =	D
	Applicable Internal Pressure Coefficient =	n.a.
	Basic Wind Pressure(s) for Components And Cladding =	
c.	**Earthquake Design Data**: [Sec. 1603.1.5]	
	Seismic Importance Factor I =	1.0
	Occupancy Category =	II
	Mapped Spectral Response Accelerations,	Ss = 1.501
		S1 = 0.548
	Adjusted Max. Considered Earthquake Spectral Response	S_{MS} = 1.501
		S_{M1} = 0.822
	Site Class =	D-Stiff Soil
	Design Spectral Response Coefficients =	S_{DS} = 1.001
		S_{D1} = 0.548
	Seismic Design Category (short period accel.)=	D
	Seismic Design Category (long period accel.) =	D
	Basic Seismic-Force Resisting System(s): 8 foot tall steel-reinforced concrete masonry unit walls	
	Design Base Shear =	14,861 #
	Seismic Response Coefficient(s),	Cs = 0.010
	Response Modifications Factor(s),	R = 6.500
	Analysis Procedure Used:	
d.	**Roof Snow Load** [Sec. 1603.1.3]: Not applicable for this project per County of San Luis Obispo, California, Planning and Building Department.	

ENGINEERING CRITERIA

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DATE	DEC 2013
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Caldwell Residence Remodel
3245 Shearer Avenue, Cayucos, CA

A-1
SHEET NUMBER

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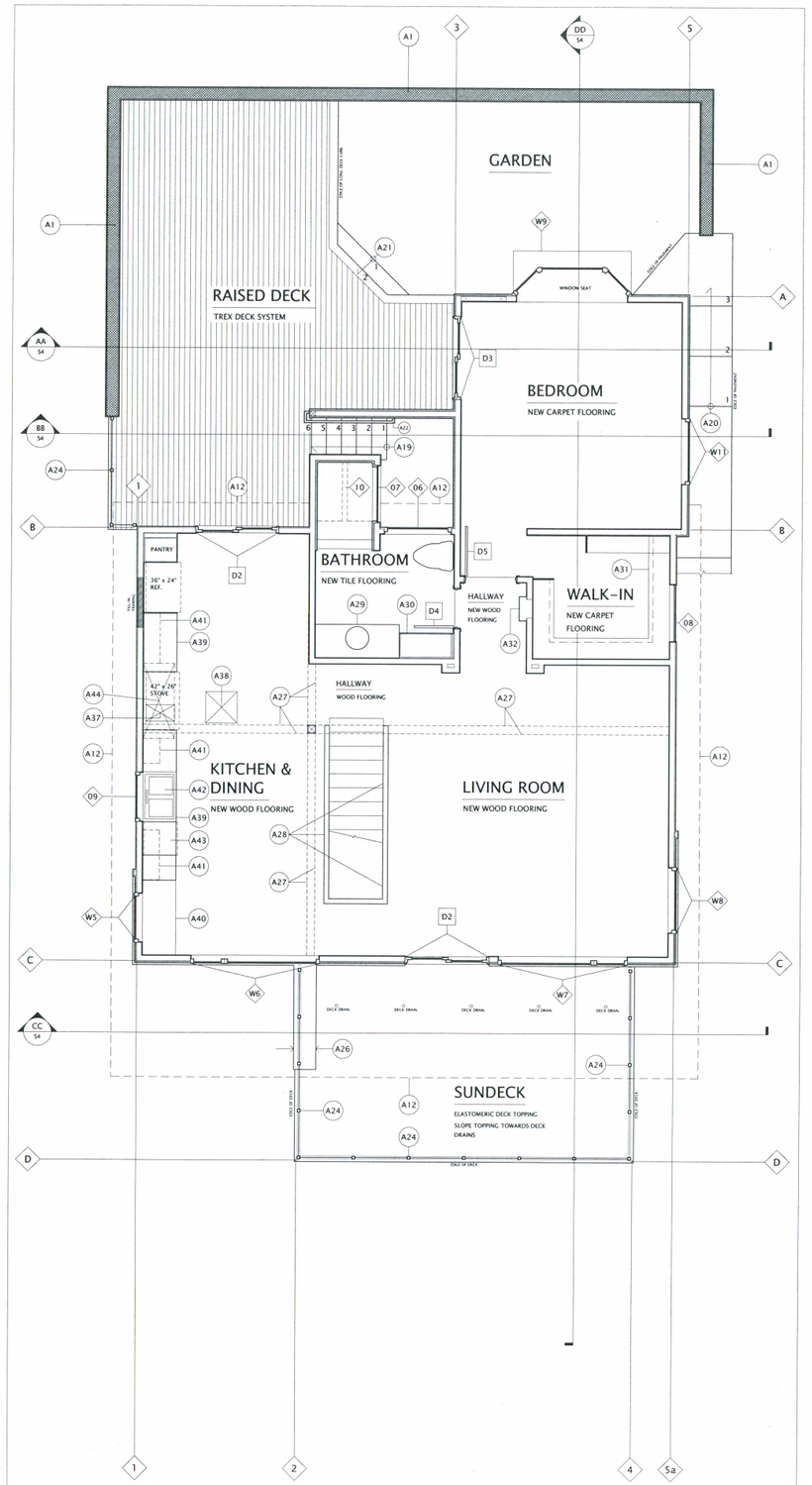
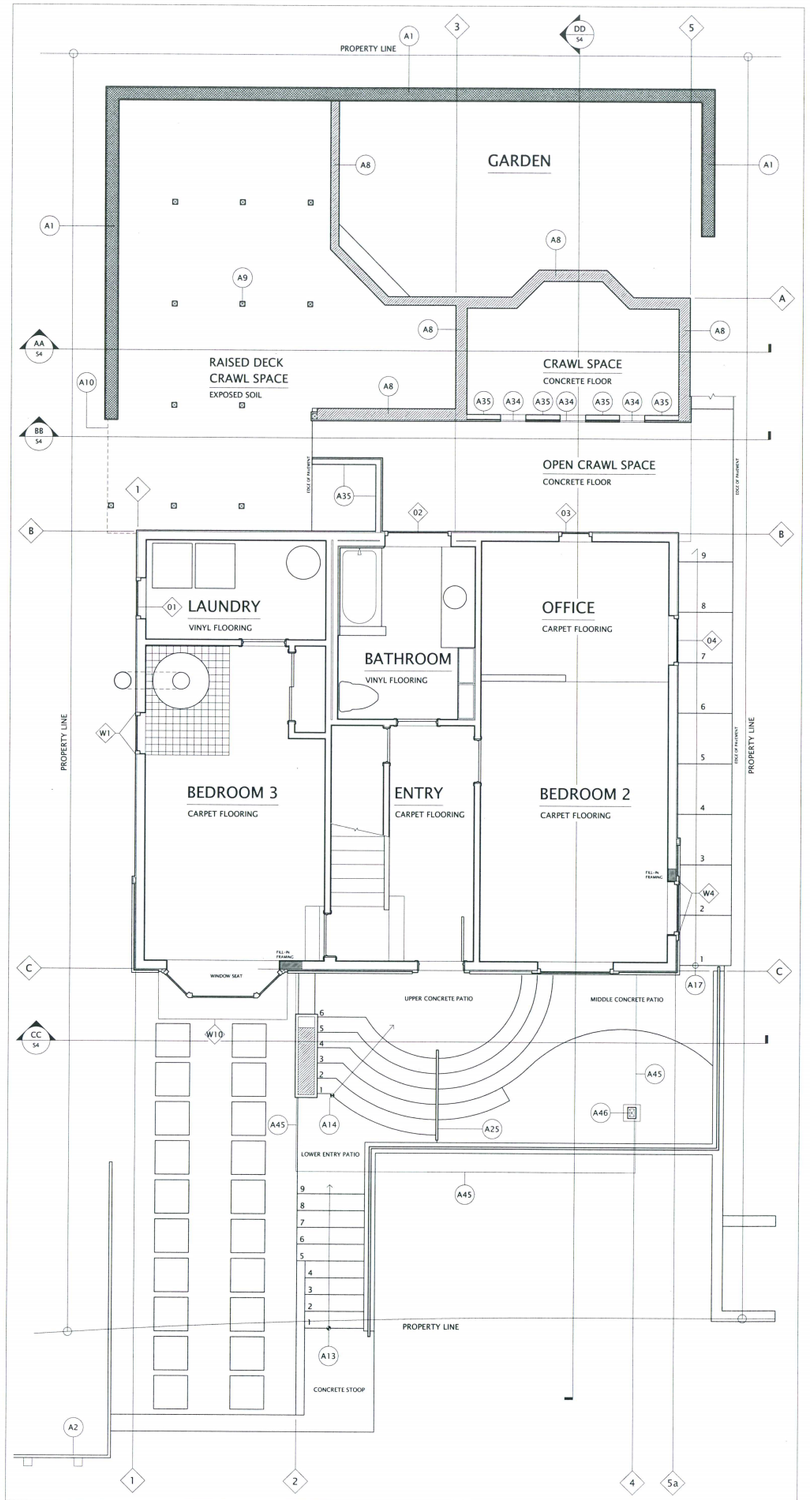


2ND FLOOR ARCHITECTURAL PLAN

SCALE : 1/4" = 1'-0"



1ST FLOOR ARCHITECTURAL PLAN

SCALE : 1/4" = 1'-0"

ARCHITECTURAL PLAN CALLOUT SCHEDULE

A1. EXISTING CMU RETAINING / GARDEN WALL W/ CEMENT STUCCO FINISH.
A2. EXISTING HEAVY TIMBER RETAINING WALL, TO REMAIN.
A3. CMU RETAINING WALL W/ CEMENT STUCCO FINISH. REFER TO FOUNDATION PLAN.
A4. EXISTING CMU GARDEN / SCREEN WALLS W/ CEMENT STUCCO FINISH.
A5. NEW CMU STAIRWAY BALLUSTER WALL W/ CEMENT STUCCO FINSIH. REFER TO FOUNDATION PLAN.
A6. CMU CURB WALL W/ CEMENT STUCCO FINISH. REFER TO FOUNDATION PLAN.
A7. CMU WALL FROM FOUNDATION TO BOTTOM OF DECK FRAMING. WALL TO RECEIVE 4X2 FLAT STUD FRAMING ATTACHED TO CMU W/ POWDER-SET NAILS. SHEATH STUDS W/ 1/2" CDX PLYWOOD. FINISH WALL WITH CEMENT BOARD SHINGLES OVER TYVEK BUILDING WRAP. REFER TO FOUNDATION PLAN.
A8. CONCRETE FOUNDATION WALLS. REFER TO FOUNDATION PLAN.
A9. 4X4 P.T.D.F. POST FROM FOOTING TO DECK GIRDERS. REFER TO FOUNDATION PLAN.
A10. OUTLINE OF RAISED DECK ABOVE.
A11. OUTLINE OF SUNDECK ABOVE.
A12. OUTLINE OF ROOF OVERHANG ABOVE.
A13. CONCRETE STAIRWAY, UP 9 RISERS FROM STREET LEVEL TO ENTRY PATIO. RISER = 7", TREAD = 12"
A14. CONCRETE STAIRWAY, UP 6 RISERS FROM ENTRY PATIO TO UPPER PATIO. RISER = 6", TREAD = 10.5"
A15. VOID NOTE.
A16. VOID NOTE.
A17. CONCRETE SLOPING WALK / STEPS, UP 9 RISERS FROM WALKWAY TO CRAWL SPACE. RISER = 7", TREAD = 36"
A18. VOID NOTE
A19. WOOD FRAMED STAIRWAY UP 6 RISERS UP FROM CRAWL SPACE TO RAISED DECK. RISER = 7". TREAD = 10.5"
A20. CONCRETE SLOPING WALK / STEPS, UP 3 RISERS FROM CRAWL SPACE TO GARDEN. RISER = 7", TREAD = 36"
A21. CONCRETE STEP, UP TWO RISERS FROM GARDEN TO RAISED DECK. RISER = 6", TREAD = 12"
A22. VOID NOTE.
A23. VOID NOTE.
A24. FEENEY "DESIGNRAIL" DECK RAILING SYSTEM W/ FEENEY HORIZONTAL CABLE RAILS @ 3" OC W/ ALUMINUM POSTS.
A25. STAIR HANDRAIL MADE OF 1.5" ∅ STAINLESS STEEL PIPE. HANDRAIL @ 34" ABV STAIR NOSING.
A26. FRAMED BALCONEY AT SUN DECK. REFER TO BUILDING SECTION CC-S4.
A27. EDGE OUTLINE OF EXISTING 6X12 BEAM ABOVE, TO REMAIN.
A28. EXISTING WOOD BANISTER RAILING ON THREE SIDES OF STAIRWELL, TO REMAIN.
A29. 24"x60" VANITY CABINET W/ GRANITE COUNTERTOP, UNDERMOUNT SINK.
A30. 18" X 32" FULL HEIGHT LINEN CABINET.
A31. CLOTHES CLOSET STORAGE SYSTEM, BY OWNER.
A32. NATURAL GAS-FIRED WALL SPACE HEATER. REFER TO ELECTRICAL / MECHANICAL PLANS.
A33. 6X6 ROUGH DF/L POST. REFER TO STRUCTURAL 1ST FLOOR STRUCTURAL FLOOR PLAN.
A34. 18" SQUARE PVC CRAWL SPACE VENTING W/ 140 SI VENT AREA; REMOVABLE.
A35. 2X4 P.T.D.F. STUD WALL FRAMING FROM CONCRETE SLAB TO FLOOR FRAMING ABOVE. SHEATH EXTERIOR WALL FACE W/ 1/2" CDX PLYWOOD. FINISH W/ 7/8" CEMENT STUCCO.
A36. CMU RAISED PLANTER AREA. FINISH CMU W/ CEMENT STUCCO FINISH.
A37. (E) 12"x18" ATTIC ACCESS PANEL AT CEILING. REMOVE PANEL. INFILL FRAME SOLID.
A38. NEW 22"x22" ATTIC ACCESS PANEL AT CEILING.
A39. 24"d x 34"h KITCHEN BASE CABINETS W/ GRANITE COUNTERTOP.
A40. 24"d DESK W/ GRANITE COUNTERTOP. T.O. COUNTERTOP 30" ABOVE SUBFLOOR.
A41. 12"d OVERHEAD CABINETS. PROVIDE ELECRTICAL POWER FOR LED TASK LIGHTING.
A42. 36" CI DOUBLE SINK W/ 1/2 HP DISPOSER.
A43. 24"w UNDERCOUNTER DISHWASHER.
A44. CUSTOM-SIZED EXHAUST FAN / LIGHT IN-CABINET LINER.
A45. OUTLINE OF OVERHANG OF SUNDECK ABOVE.
A46. FEENEY "DESIGNRAIL" STAIR AND DECK RAILING SYSTEM W/ FEENEY HORIZONTAL CABLE RAILS @ 3" OC W/ ALUMINUM POSTS.

A# ARCHITECTURAL PLAN CALLOUT SCHEDULE

DOOR SCHEDULE

a. All hinges shall be one-piece forged steel. Finish to be selectyed by owner.
b. All exterior door thresholds shall be anodized aluminum. Finish to be selected by owner. Thresholds shall be covered & protected during construction to prevent damage.
c. All interior doors shall have paint-grade surfaces.
d. All door jambs to received trim moulding. Jambs shall be sized to finish wall thickness.
e. All door styles shall be selected by owner.
f. Sliding door units as manufactured by MILGARD WINDOWS, ULTRA FIBERGLASS SERIES.

SYM	DOOR TYPE	SIZE (add 2.5" for R.O.)	NOTES
D1	Solid core entry door	2'-8" x 6'-8"	Wood, painted
D2	Sliding glass door	5'-0" x 6'-8"	
D3	Sliding glass door	5'-0" x 8'-0"	
D4	Solid core door	2'-4" x 6'-8"	Wood, painted
D5	Solid core door	2'-6" x 6'-8"	

DOOR SCHEDULE

WINDOW SCHEDULE

a. All new windows as manufactured by MILGARD WINDOWS, ULTRA FIBERGLASS SERIES.
b. All window glazing shall be dual pane, low-E, insulation glass, clear.

SYM	WINDOW TYPE	FRM'G. ROUGH OPENING	NOTES
01	(E) WINDOW REMOVED!		
02	Existing, XO PVC window	4'-0" x 2'-0"	(b)
03	Existing, XO PVC window	2'-0" x 3'-0"	(b)
04	Existing, XO PVC window	3'-0" x 2'-0"	(b)
05	Existing, XO PVC window	4'-6" x 5'-0"	(b)
06	Existing, XO PVC window	3'-2" x 5'-0"	(b)
07	Existing, XO PVC window	3'-0" x 2'-0"	(b)
08	Existing, XO PVC window	3'-0" x 2'-0"	(b)
09	Existing, XO PVC window	3'-0" x 3'-0"	(b)
10	Existing skylight	4'-0" x 4'-0"	
W1	Casement	2"-0" x 3'-0"	(a)(b)
W2	2' Casement to fixed	8'-0" x 5'-0"	(a)(b)
W3	Fixed window	6'-0" x 5'-0"	(a)(b)
W4	Casement	3'-0" x 4'-0"	(a)(b)
W5	Casement	3'-0" x 4'-0"	(a)(b)
W6	Casement to right of fixed wndw.	8'-0" x 4'-8"	(a)(b)
W7	Casement to left of fixed wndw.	8'-0" x 4'-8"	(a)(b)
W8	Fixed	4'-0" x 4'-8"	(a)(b)
W9	Bay window unit w/ 24" side lites	6'-8" x 7'-6", projecting 19.25"	(a)(b)
W10	Bay window unit w/ 24" side lites	6'-8" x 5'-9", projecting 19.25"	(a)(b)
W11	Fixed	4'-0" X 2'-0"	(a)(b)

WINDOW SCHEDULE

DRAWN BY	R LEGROS
DATE	DEC 2013
REVISIONS	

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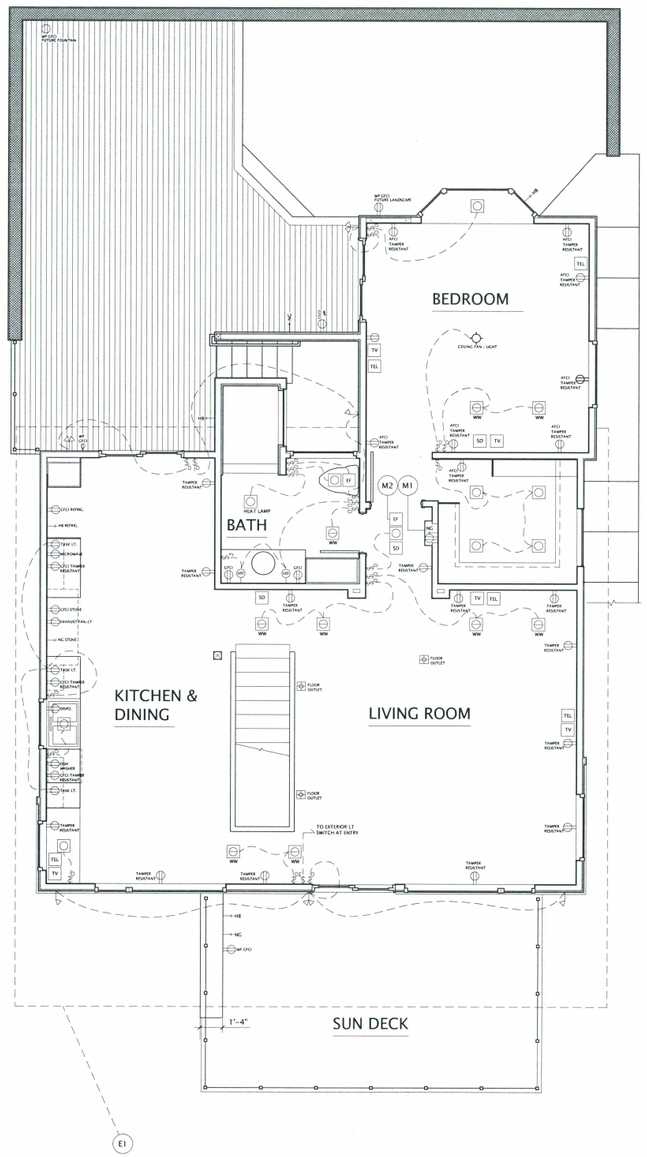
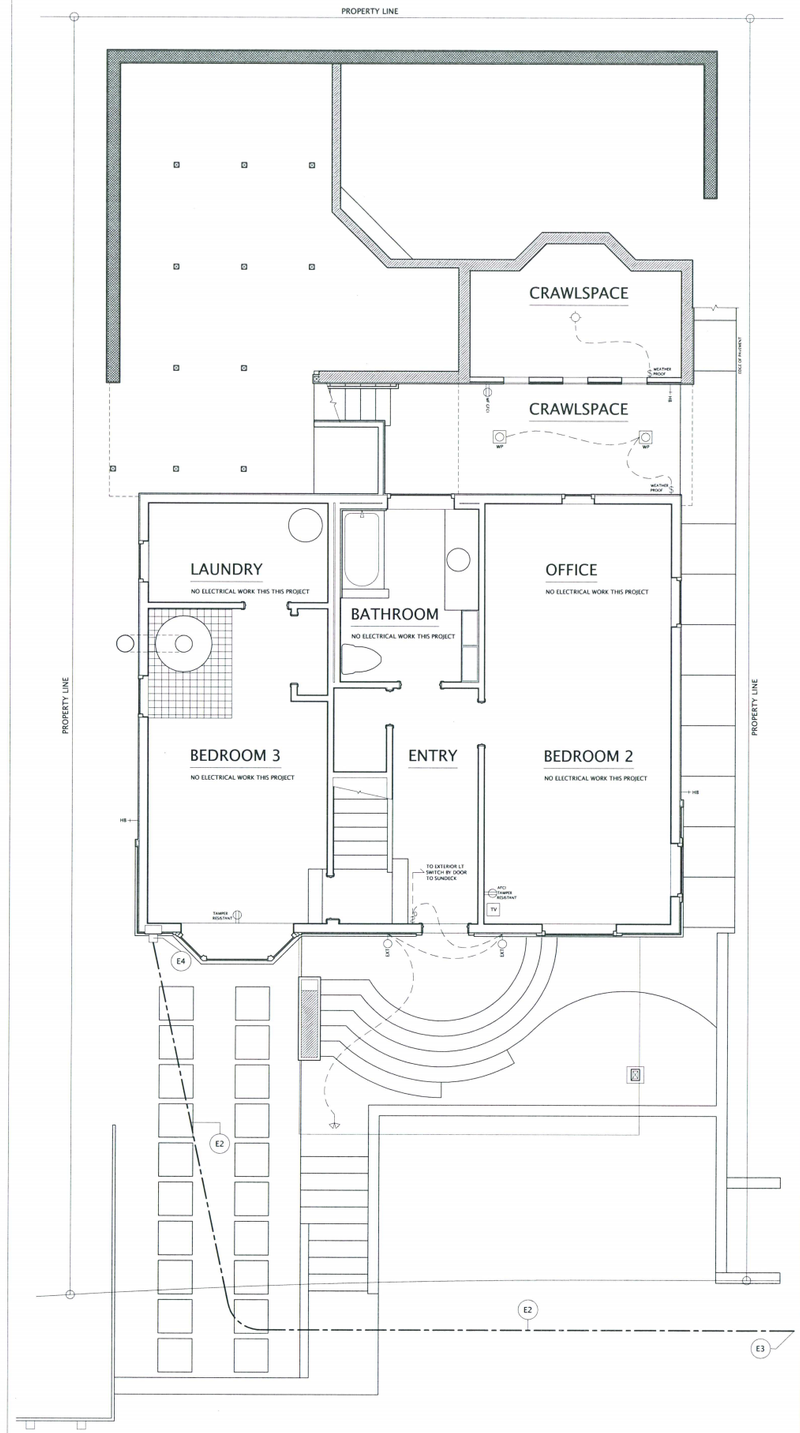


2ND FLOOR ELECTRICAL / MECHANICAL PLAN

SCALE : 1/4" = 1'-0"



1ST FLOOR ELECTRICAL / MECHANICAL PLAN

SCALE : 1/4" = 1'-0"

ELECT. / MECH. PLAN CALLOUT SCHEDULE

E1. EXISTING OVERHEAD ELECTRICAL SERVICE LINE IN TO RESIDENCE FROM STREET POLE. OVERHEAD ELECTRICAL LINE IS TO BE ABANDONED; WITH NEW ELECTRICAL SERVICE TO BE PROVIDED THROUGH A NEW UNDERGROUND SERVICE CONDUIT.

E2. 2"∅ SCHEDULE 20 PVC CONDUIT, TO BE BURIED IN A 12" WIDE x 18" DEEEP TRENCH PER COUNTY OF SLO PUBLIC WORKS STANDARDS AND PER PG&E STANDARDS. NEW ELECTRICAL SERVICE CONDUIT TO RUN FROM EXISTING ELECTRICAL SERVICE BOX LOCATED IN STREET RIGHT-OF-WAY, TO ELECTICAL SERVICE METER AND SERVICE PANEL AT RESIDENCE.

E3. TRENCH AND CONDUIT TO EXTEND 80 FEET SOUTHWARD DOWN THE SHEAR AVENUE UTILITY RIGHT-OF-WAY, FROM PROJECT SOUTH PROPERTY LINE TO EXISTING ELECTRICAL SERVICE BOX.

M1. NATURAL GAS-FIRED WALL HEATER.
A. MANUFACTURER ?
B. OUTPUT ?

M2. CONTINUALLY OPERATING ALL HOUSE EXHAUST FAN.
A. VENTILATION RATE AND DUCT SIZE PER ASHRAR STANDARD 62.2, TABLE 7.1
B. MINIMUM FAN VENTILATION RATE CALCULATION:
[(1,664 SF / 100) + (7.5 CFM)] x (3 BEDROOMS +1) = 96 CFM
C. MINIMUM SONE RATING OF FAN TO BE LESS THAN 1.
D. FAN USED: PANASONIC FV-05VS1 (AIRLOW = 100 CFM, SONE RATING = 0.4)

E# M# ELECTRICAL PLAN CALLOUTS & NOTES

- SINGLE POLE LIGHT SWITCH
- THREE WAY LIGHT SWITCH
- FOUR WAY LIGHT SWITCH
- DIMMER LIGHT SWITCH (REOSTAT)
- DUPLEX RECEPTACLE OUTLET — 1/2 HOT
- DPCO DUPLEX RECEPTACLE OUTLET WITH GROUND FAULT CIRCUIT INTERUPTER
- AFCI DUPLEX RECEPTACLE OUTLET WITH ARC FAULT CIRCUIT INTERUPTER
- WP GFCI DUPLEX RECEPTACLE OUTLET WITH GFCI, WATERPROOF
- AFCI FLOOR OUTLET W/ COVER PLATE
- SP 120V SPECIAL RECEPTACLE OUTLET (APPLI. VOLTAGE & AMPERAGE SHOWN)
- CEILING SURFACE-MOUNTED LIGHT FIXTURE W/ INCANDEZENT BULB
- CEILING SURFACE-MOUNTED LIGHT FIXTURE W/ FLORESCENT BULB OR LED BULBS
- WALL SURFACE-MOUNTED FIXTURE FLOR W LED — FLORESCENT OR LED BULB
- WALL SURFACE-MOUNTED HIGH EFFICACY EXTERIOR LIGHT FIXTURE
- INTERIOR RECESSED LIGHT FIX WITH INCANDESCENT OR HALOGEN BULB
- INTERIOR RECESSED LIGHT FIX WITH FLORESCENT OR LED BULB — FLOR W LED
- WP INTERIOR RECESSED LIGHT FIXTURE WITH FLORESCENT OR LED BULB WITH WATERPROOF LENSE TRIM
- WW INTERIOR RECESSED LIGHT FIXTURE WITH INCANDESCENT OR HALOGEN BULB WITH WALL-WASHER TRIM
- FLD SINGLE OR DUAL HALOGEN FLOOD LIGHT FIXTURE
- TV CABLE TELEVISION OUTLET
- EF 50 CFM EXHAUST FAN / FLORESCENT LIGHT FIXTURE FAN CONTROLED BY A HUMIDISTAT. [4.506.1 CGBC]
- TEL TELEPHONE JACK OUTLET
- HB WATER BIBB — NG NATURAL GAS BIBB
- SD HOUSE-WIRED SMOKE DETECTOR WITH BATTERY BACKUP. REFER TO NOTES BELOW.

A. ALL SMOKE DETECTION DEVICES / ALARMS SHALL BE HARD-WIRED TO BUILDING ELECTRICAL SYSTEM, INTERCONNNECTED & EQUIPPED WITH A BATTERY BACKUP.

B. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM AND IN CORRIDORS / HALLWAYS SERVING SLEEPING ROOMS, AS REQUIRED BY CBC Sec. 907.2.20.1.2.

C. SMOKE DETECTORS / ALARMS SHALL BE INSTALLED WHERE THE CEILING HEIGHT IN A ROOM OPENNING ONTO A CORRIDOR SERVING THE SLEEPING ROOMS EXCEEDS THAT HEIGHT OF THE CORRIDOR HALLWAY BY 24 INCHES OR MORE.

D. ALL RECESSED LIGHTING FIXTURES TO BE "IC" RATED UNITS.

ELECTRICAL SCHEDULE

INTENTIONALLY BLANK

DRAWN BY	R LEGROS
DATE	DEC 2013
REVISIONS	

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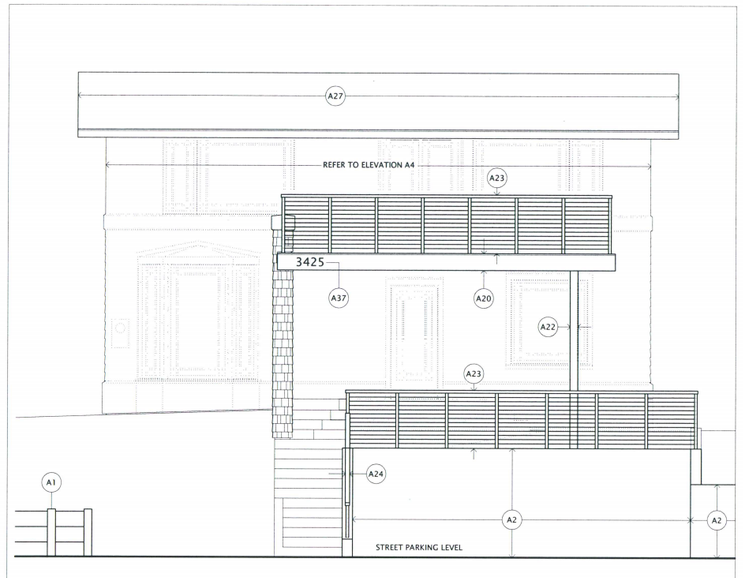
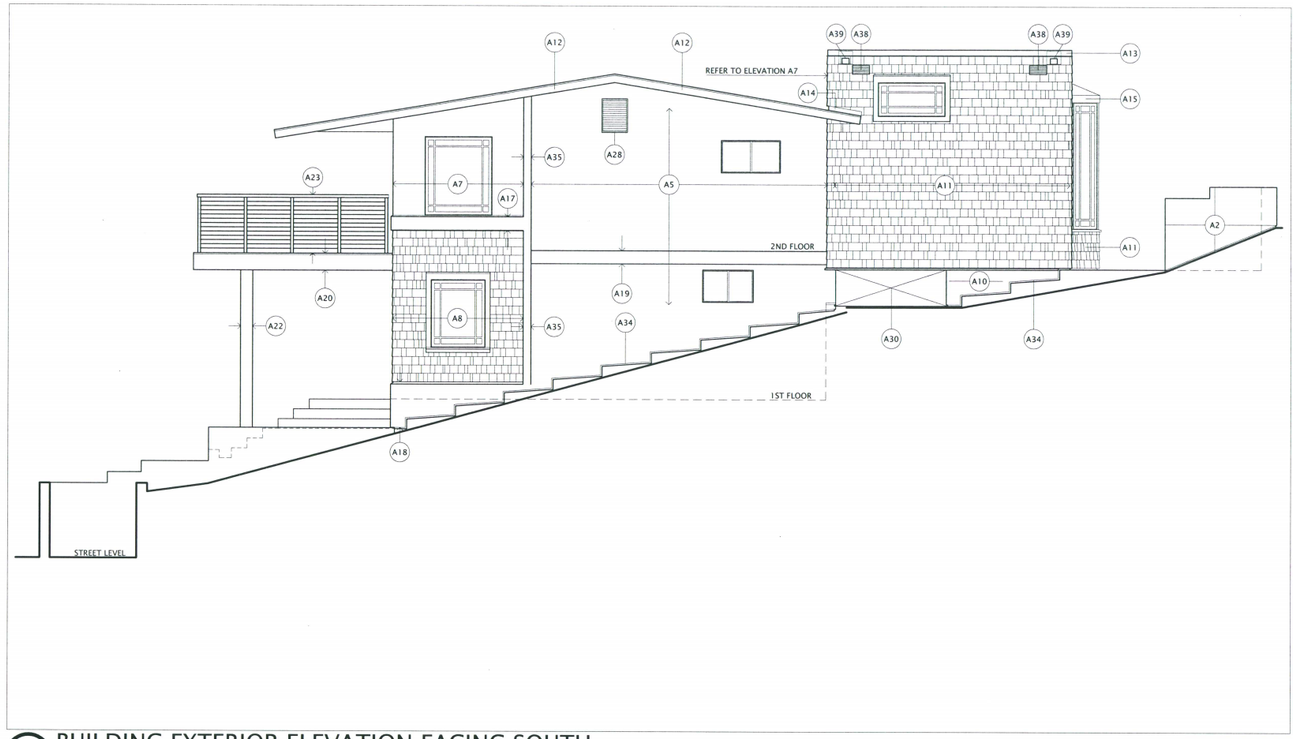


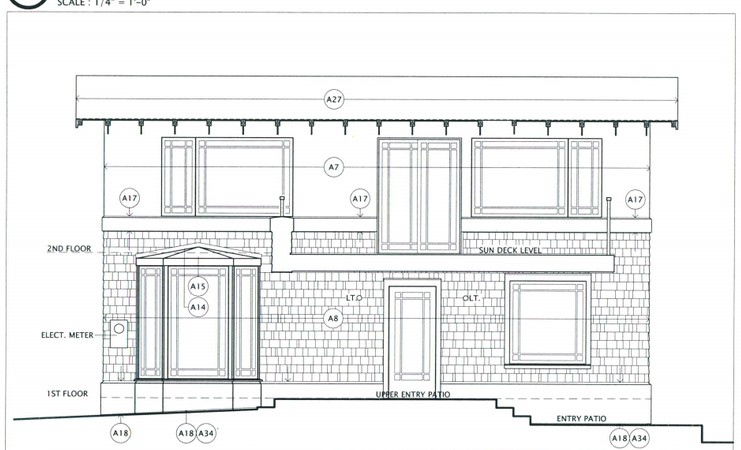
A3 BUILDING EXT. ELEVATION FACING WEST (PARTIAL @ STREET)

SCALE : 1/4" = 1'-0"



A1 BUILDING EXTERIOR ELEVATION FACING SOUTH

SCALE : 1/4" = 1'-0"

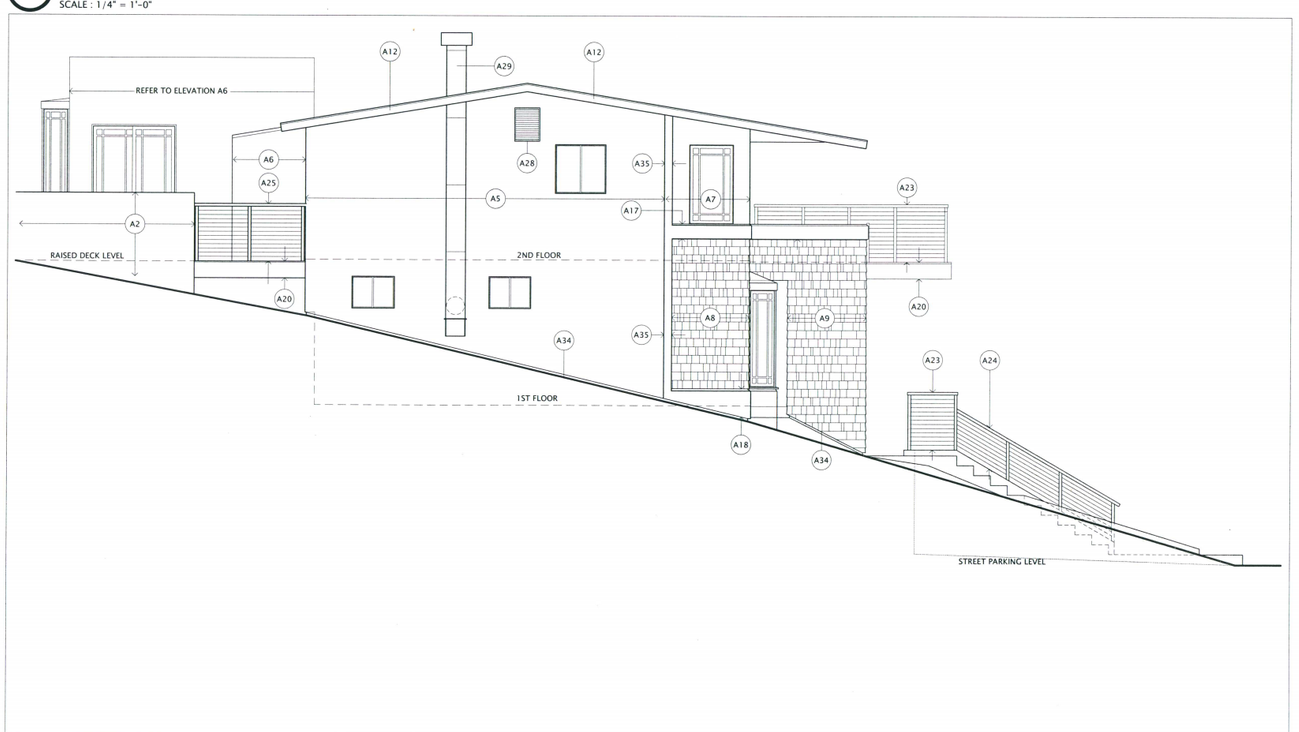


A4 BUILDING ELEVATION FACING WEST (PARTIAL AT RESIDENCE)

SCALE : 1/4" = 1'-0"

A1. EXISTING HEAVY TIMBER RETAINING WALL, TO REMAIN.
A2. EXISTING CMU MASONRY RETAINING WALL, TO REMAIN. FINISH WALL W/ CEMENT STUCCO.
A3. NEW CMU MASONRY RETAINING WALL. REFER TO SWA ENGINEERING DRAWINGS. FINISH WALL W/ CEMENT STUCCO.
A4. NEW CMU MASONRY GARDEN / PLANTER WALL. FINISH WALL W/ CEMENT STUCCO.
A5. EXISTING 7/8" CEMENT STUCCO FINISH, OVER EXISTING STUD WALL, TO REMAIN.
A6. EXISTING WOOD PLANK VERTICAL SIDING, TO REMAIN.
A7. 7/8" CEMENT STUCCO FINISH OVER, OVER TYVEK HOUSE WRAP, 1/2" CDX PLYWOOD SHEATHING, OVER EXISTING 2X4 STUD WALL.
A8. CEMENT BOARD SHINGLES, OVER TYVEK HOUSE WRAP, OVER1/2" CDX PLYWOOD SHEATHING, OVER EXISTING 2X4 STUD WALL.
A9. CEMENT BOARD SHINGLES, OVER TYVEK HOUSE WRAP, OVER 1/2" CDX PLYWOOD SHEATHING, OVER 4X2 FLAT STUDS, OVER CMU MASONRY WALL.
A10. CEMENT STUCCO, OVER CONCRETE FOUNDATION.
A11. CEMENT BOARD SHINGLES, OVER TYVEK HOUSE WRAP, OVER 1/2" CDX PLYWOOD SHEATHING, OVER NEW 2X4 STUD WALL.
A12. 5/4" X 6" PVC BOARD FASCIA TO EXISTING ROOF FRAMING.
A13. PARAPET WALL CAP FLASHING OF 20 OZ. COPPER.
A14. ROOF-TO-WALL FLASHING & COUNTER FLASHING OF 20 OZ. COPPER.
A15. BAY WINDOW ROOF CAP OF 20 OZ. COPPER.
A16. RF VALLEY TO WALL CRICKET FLASHING & CNTER FLASHING OF 20 OZ. COPPER.
A17. 7/8" CEMENT STUCCO SILL, OVER 2X, P.T.D.F. FLAT SILL FRAMING.
A18. 7/8" CEMENT STUCCO BASE, OVER 2X, P.T.D.F. FLAT BASE FRAMING.
A19. EXISTING 2X12 HEM FIR TRIM BOARD, TO REMAIN.
A20. 5/4"x12" PVC TRIM BOARD, W/ 20 OZ. COPPER FLASHING.
A21. EXPOSED 6X10 DECK BEAM Fbm1.
A22. 6X6 POST. WRAP POST W/ 5/4" PVC TRIM ON ALL SIDES, PAINTED.
A23. FEENEY "DESIGNRAIL" DECK RAILING SYSTEM W/ FEENEY HORIZONTAL CABLE RAILS @ 3" OC.
A24. FEENEY "DESIGNRAIL" SRAIR RAILING SYSTEM W/ FEENEY HORIZONTAL CABLE RAILS @ 3" OC.
A25. VOID NOTE.
A26. WOOD-FRAMED STAIRS. REFER TO DETAIL ?.
A27. ARCHITECTURAL-GRADE FIBERGLASS COMPOSITION SHINGLES.
A28. REPLACE EXISTING METAL VENT W/ PVC VENT.
A29. EXISTING METAL CHIMNEY FLUE AND SPARK ARRESTOR, TO REMAIN.
A30. AREA OPEN TO UNDERFLOOR CRAWL SPACE / LIGHT WELL.
A31. EXISTING SKYLIGHT, TO REMAIN.
A32. OUTLINE OF CONCRETE STAIRWAY AT ENTRY, BEHIND CMU MASONRY WALL.
A33. OUTLINE @ TOP OF (E) CMU MASONRY WALL, TO BE EXTENDED FOR PLANTER.
A34. G.I. STUCCO WEEP AT BASE OF ALL 7/8" CEMENT STUCCO-FINISHED WALLS.
A35. 7/8" CEMENT STUCCO VERTICAL TRIM, OVER 2X4 P.T.D.F. FLAT FRAMING.
A36. POWDER-COATED STEEL STAIR HANDRAIL. REFER TO DETAIL ?
A37. HOUSE NUMBER (3245) IN 6" HIGH STAINLESS STEEL NUMERALS.
A38. 6"x12" PVC LOUVERED ATTIC VENT.
A39. 4"x5" COPPER THROUGH-WALL DRAINAGE OVERFLOW SCUPPER.

A# EXTERIOR ELEVATION MATERIAL CALL OUT SCHEDULE



A2 BUILDING EXTERIOR ELEVATION FACING NORTH

SCALE : 1/4" = 1'-0"

DRAWN BY	R LEGROS
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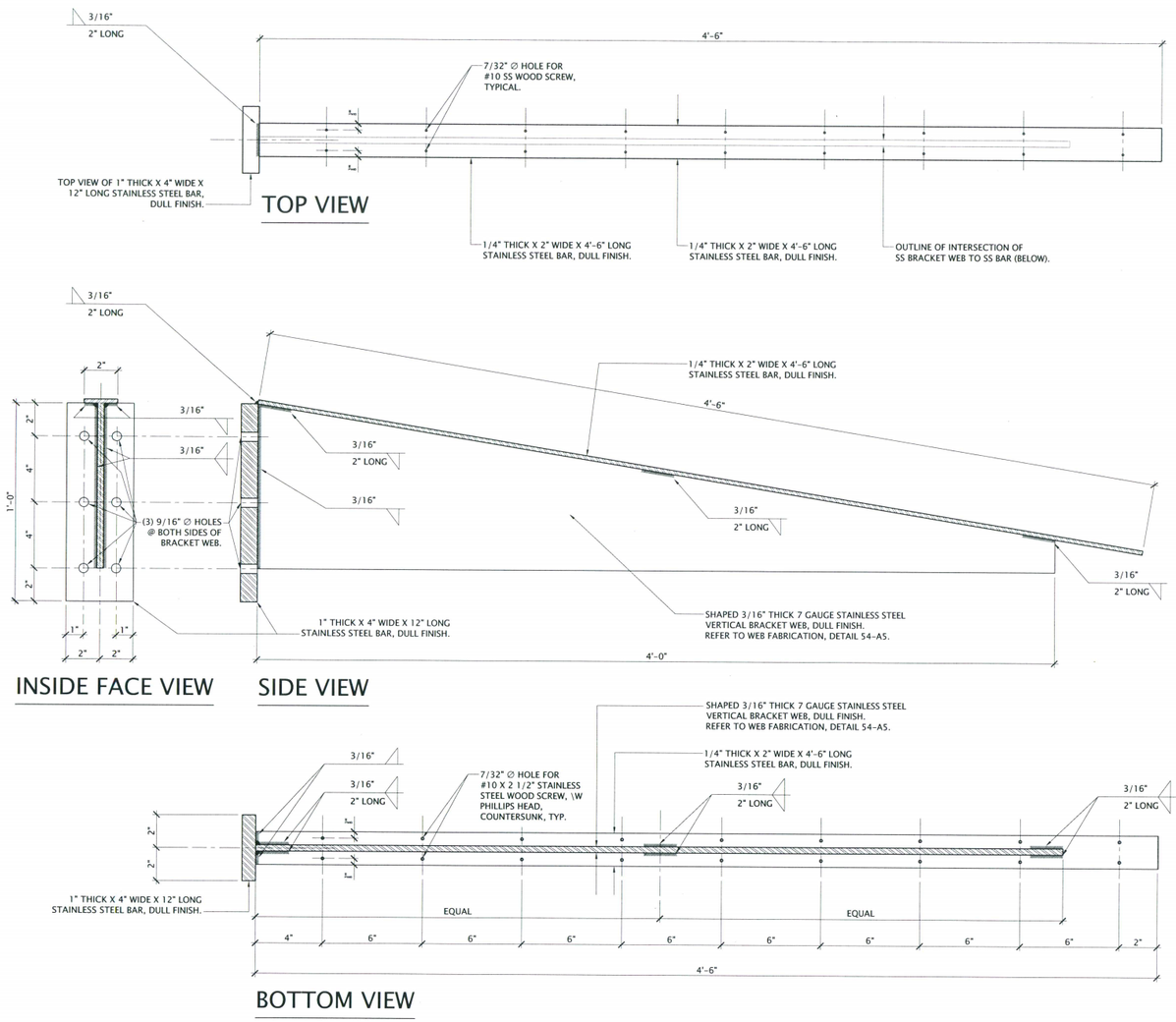
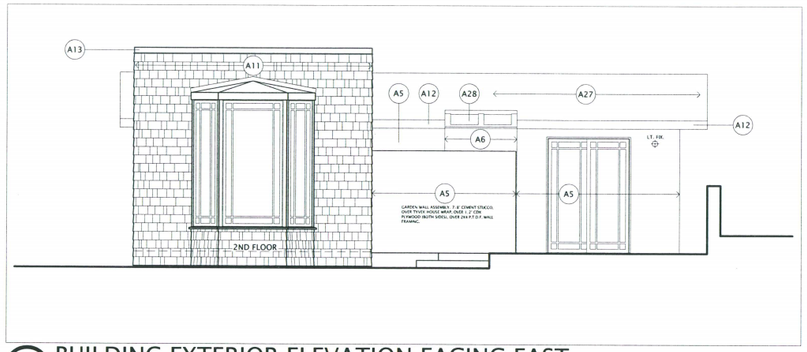


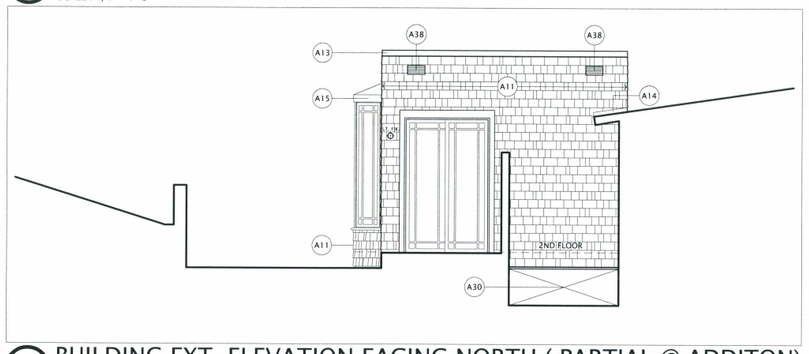
53 STAINLESS STEEL ROOF RAFTER SUPPORT BRACKET SHOP DRAWING

SCALE : 3" = 1'-0"



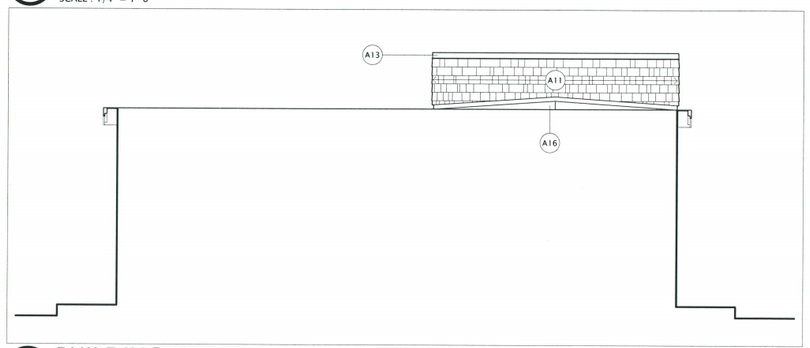
A5 BUILDING EXTERIOR ELEVATION FACING EAST

SCALE : 1/4" = 1'-0"

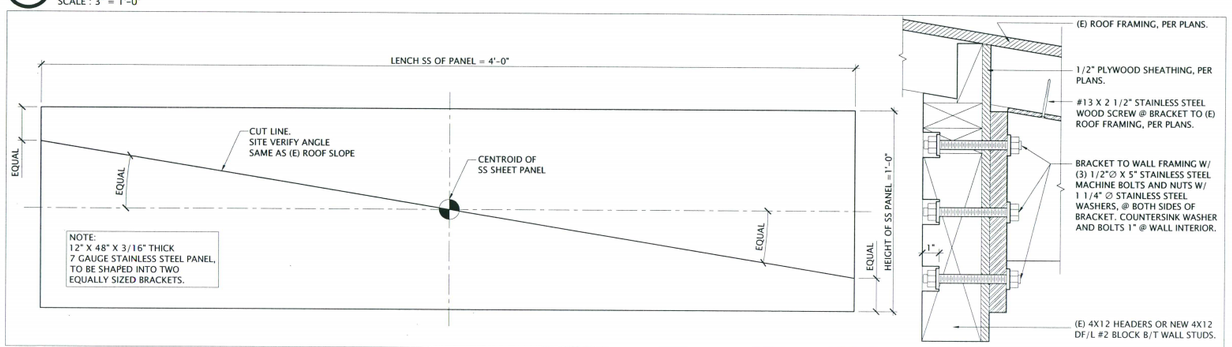


A6 BUILDING EXT. ELEVATION FACING NORTH (PARTIAL @ ADDITON)

SCALE : 1/4" = 1'-0"



A7 BUILDING EXT. ELEVATION FACING EAST(FROM ROOF SIDE)



54 STAINLESS STEEL BRACKET WEB FABRICATION

SCALE : 3" = 1'-0"

34 SS BRACKET TO WALL FRAMING

SCALE : 3" = 1'-0"

A1. EXISTING HEAVY TIMBER RETAINING WALL, TO REMAIN.
A2. EXISTING CMU MASONRY RETAINING WALL, TO REMAIN. FINISH WALL W/ CEMENT STUCCO.
A3. NEW CMU MASONRY RETAINING WALL. REFER TO SWA ENGINEERING DRAWINGS. FINISH WALL W/ CEMENT STUCCO.
A4. NEW CMU MASONRY GARDEN / PLANTER WALL. FINISH WALL W/ CEMENT STUCCO.
A5. EXISTING 7/8" CEMENT STUCCO FINISH, OVER EXISTING STUD WALL, TO REMAIN.
A6. EXISTING WOOD PLANK VERTICAL SIDING, TO REMAIN.
A7. 7/8" CEMENT STUCCO FINISH OVER, OVER TYVEK HOUSE WRAP, 1/2" CDX PLYWOOD SHEATHING, OVER EXISTING 2X4 STUD WALL.
A8. CEMENT BOARD SHINGLES, OVER TYVEK HOUSE WRAP, OVER1/2" CDX PLYWOOD SHEATHING, OVER EXISTING 2X4 STUD WALL.
A9. CEMENT BOARD SHINGLES, OVER TYVEK HOUSE WRAP, OVER 1/2" CDX PLYWOOD SHEATHING, OVER 4X2 FLAT STUDS, OVER CMU MASONRY WALL.
A10. CEMENT STUCCO, OVER CONCRETE FOUNDATION.
A11. CEMENT BOARD SHINGLES, OVER TYVEK HOUSE WRAP, OVER 1/2" CDX PLYWOOD SHEATHING, OVER NEW 2X4 STUD WALL.
A12. 5/4" X 6" PVC BOARD FASCIA TO EXISTING ROOF FRAMING.
A13. PARAPET WALL CAP FLASHING OF 20 OZ. COPPER.
A14. ROOF-TO-WALL FLASHING & COUNTER FLASHING OF 20 OZ. COPPER.
A15. BAY WINDOW ROOF CAP OF 20 OZ. COPPER.
A16. RF VALLEY TO WALL CRICKET FLASHING & CNTER FLASHING OF 20 OZ. COPPER.
A17. 7/8" CEMENT STUCCO SILL, OVER 2X_ P.T.D.F. FLAT SILL FRAMING.
A18. 7/8" CEMENT STUCCO BASE, OVER 2X_ P.T.D.F. FLAT BASE FRAMING.
A19. EXISTING 2X12 HEM FIR TRIM BOARD, TO REMAIN.
A20. 5/4"x12" PVC TRIM BOARD, W/ 20 OZ. COPPER FLASHING.
A21. EXPOSED 6X10 DECK BEAM Fbm1.
A22. 6X6 POST. WRAP POST W/ 5/4" PVC TRIM ON ALL SIDES, PAINTED.
A23. FEENEY "DESIGNRAIL" DECK RAILING SYSTEM W/ FEENEY HORIZONTAL CABLE RAILS @ 3" OC.
A24. FEENEY "DESIGNRAIL" SRAIR RAILING SYSTEM W/ FEENEY HORIZONTAL CABLE RAILS @ 3" OC.
A25. VOID NOTE.
A26. WOOD-FRAMED STAIRS. REFER TO DETAIL ?.
A27. ARCHITECTURAL-GRADE FIBERGLASS COMPOSITION SHINGLES.
A28. REPLACE EXISTING METAL VENT W/ PVC VENT.
A29. EXISTING METAL CHIMNEY FLUE AND SPARK ARRESTOR, TO REMAIN.
A30. AREA OPEN TO UNDERFLOOR CRAWL SPACE / LIGHT WELL.
A31. EXISTING SKYLIGHT, TO REMAIN.
A32. OUTLINE OF CONCRETE STAIRWAY AT ENTRY, BEHIND CMU MASONRY WALL.
A33. OUTLINE @ TOP OF (E) CMU MASONRY WALL, TO BE EXTENDED FOR PLANTER.
A34. G.I. STUCCO WEEP AT BASE OF ALL 7/8" CEMENT STUCCO-FINISHED WALLS.
A35. 7/8" CEMENT STUCCO VERTICAL TRIM, OVER 2X4 P.T.D.F. FLAT FRAMING.
A36. POWDER-COATED STEEL STAIR HANDRAIL. REFER TO DETAIL ?
A37. HOUSE NUMBER (3245) IN 6" HIGH STAINLESS STEEL NUMERALS.
A38. 6"x12" PVC LOUVERED ATTIC VENT.
A39. 4"x5" COPPER THROUGH-WALL DRAINAGE OVERFLOW SCUPPER.

A# EXTERIOR ELEVATION MATERIAL CALL OUT SCHEDULE

DRAWN BY	R LEGROS
DATE	DEC 2013
REVISIONS	

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A-5
SHEET NUMBER

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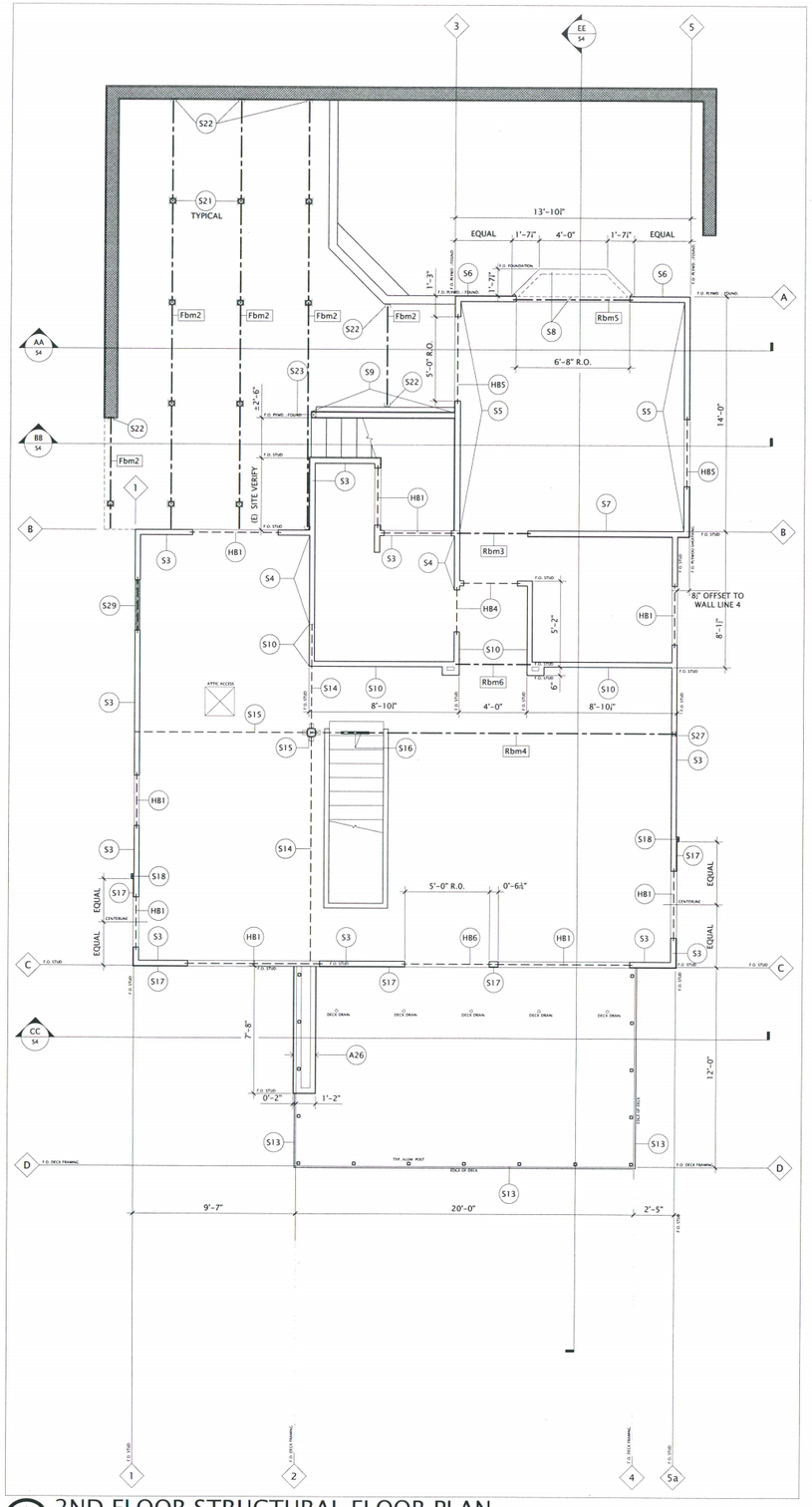


2ND FLOOR STRUCTURAL FLOOR PLAN

SCALE : 1/4" = 1'-0"

HEADER SCHEDULE

- HB1 EXISTING 4X12 HEADER, TO REMAIN.
- HB2 EXISTING 6X12 HEADER, TO REMAIN.
- HB3 EXISTING 4X12 INTERIOR WALL HEADER, TO REMAIN.
- HB4 NEW 4X12 DF/L #1 HEADER.
- HB5 NEW 6X12 ROUGH / DF/L #2 HEADER.
- HB6 NEW DOUBLE 2X4 (FLAT) DF/L#2 HEADER.

BEAM/GIRDER SCHEDULE

- Fbm1 NEW 3 1/2" X 11 1/4" 2.0e PSL PARALAM DECK BEAM.
- Fbm2 NEW 4X8 DF/L #2 DECK GIRDER.
- Fbm3 NEW 7" X 11 1/4" 2.0e PSL PARALAM DECK BEAM.
- Rbm4 NEW 6X12 DF/L SELECT STRUCTURAL ROUGH / NOMINAL ROOF BEAM.
- Rbm5 NEW 4X6 DF/L #2 ROOF BEAM.
- Rbm6 NEW 4X12 DF/L #2 ROOF BEAM

HEADER AND BEAM SCHEDULE

STRUCTURAL PLANS CALLOUT SCHEDULE

S1. EXISTING 2X6 STUD EXTERIOR BEARING WALL FRAMING.
- A. (E) 2x6 #2DF @ 16" OC.
- B. (E) 6X12 #2DF HEADERS AT ALL EXISTING DOOR AND WINDOW OPENINGS.
- C. SIDE AND REAR WALLS BEAR UPON EXISTING 6" THICK CONCRETE RETAINING WALLS.
- D. WALL FRAMING AND CONCRETE RETAINING WALLS NOT TO BE MODIFIED AS PART OF THIS PROJECT.

S2. EXISTING 2x4 STUD INTERIOR BEARING WALL FRAMING.
- A. (E) 2x4 #2DF @ 16" OC.
- B. (E) 4x12 #2DF HEADERS AT ALL EXISTING DOOR AND WINDOW OPENINGS.
- C. WALL FRAMING NOT TO BE MODIFIED AS PART OF THIS PROJECT.

S3. EXISTING 2x4 STUD EXTERIOR BEARING WALL FRAMING.
- A. (E) 2x4 #2DF @ 16" OC.
- B. (E) 4x12 #2DF HEADERS AT ALL EXISTING DOOR AND WINDOW OPENINGS.
- C. WALL FRAMING NOT TO BE MODIFIED AS PART OF THIS PROJECT EXCEPT U.O.N.

S4. EXISTING 2X4 INTERIOR BEARING WALL FRAMING TO REMAIN AS PART OF THIS PROJECT.
- A. REFER TO DEMOLITION PLANS, SHEET A-1.

S5. NEW 2X4 STUD EXTERIOR BEARING WALL FRAMING.
- A. 2x4 #2DF @ 16" OC.
- B. 4x6 #2 MINIMUM HEADER SIZE AT WALL OPENINGS, U.O.N.
- C. WALL SHALL BE BALLOONED-FRAMED WALL 12 FEET TALL; FROM FLOOR SHEATHING TO TOP OF PARAPET WALL.
- D. APPLY 1/2" CDX PLYWOOD ON THE EXTERIOR FACE OF FRAMED WALL, FULL HEIGHT OF WALL.
- E. NAIL CDX PLYWOOD TO FRAMING W/ 10d @ 6"-6"-12" OC.

S6. NEW 2X4X10' STUD EXTERIOR BEARING WALL FRAMING W/ PARAPET FRAMING ABOVE.
- A. 2x4 #2DF @ 16" OC.
- B. 4x6 #2 MINIMUM HEADER SIZE AT WALL OPENINGS, U.O.N.

S7. NEW 2X4X8' STUD EXTERIOR BEARING WALL FRAMING W/ PARAPET FRAMING ABOVE.
- A. 2x4 #2DF @ 16" OC.
- B. 4x6 #2 MINIMUM HEADER SIZE AT WALL OPENINGS, U.O.N.

S8. OUTLINE OF 2X4 WINDOW SEAT FRAMING. TOP OF WINDOW SEAT FRAMINGS SHALL BE 18" ABOVE FLOOR SHEATHING.

S9. NEW FRAMED 6'-0" TALL GARDEN WALL FRAMING.
- A. 2X4 DF/L #2 STUDS AT 16 OC.
- B. 1/2" CDX PLYWOOD SHEATHING B/S OF WALL, NAILED W/ 10d @ 6"-6"-12" OC.
- C. FREE END OF WALL FRAMING TO BE STABILIZED BY 4X4 P.T.D.F. POST. REFER TO FOUNDATION PLAN, SHEET S2, FOR POST ANCHORING TO FOUNDATIONS.

S10. NEW 2X4 INTERIOR NON-BEARING WALL FRAMING.
- A. 2x4 #2DF @ 16" OC.
- B. 4x6 #2 MINIMUM HEADER SIZE AT WALL OPENINGS, U.O.N.

S11. NEW 4X2 FLAT EXTERIOR NON-BEARING WALL FRAMING TO SIDE OF BALCONY WALL FRAMING (SEE S12 BELOW). FLAT FRAMING EXTENDING UPWARD FROM SIDE OF CMU WALL, AND OVER 4X8 DECK BEAM, BELOW.

S12. NEW 2X4 INTERIOR NON-BEARING BALCONY WALL FRAMING.
- A. 2x4 #2DF @ 16" OC.
- B. TOP OF BALCONY WALL FRAMING @ ±24"; TO BE DETERMINED ON SITE.

S13. OUTLINE OF EDGE OF SUN DECK FRAMING.

S14. EXISTING 6X12 DF/L #1 BEAM ABOVE. BEAM NOT TO BE MODIFIED AS PART OF THIS PROJECT.

S15. EXISTING 6X12 ROUGH/NOMINAL DF/L #1 BEAM ABOVE. REFER TO 2ND FLOOR DEMOLITION PLAN, SHEET A-1, FOR BEAM MODIFICATION.

S16. STEEL PLATE HINGE CONNECTOR.
- A. REFER TO DETAIL 34-S5 FOR CONNECTOR FABRICATION.
- B. HINGE CONNECTOR TO CONNECT EXISTING 6X12 ROUGH/NOMINAL BEAM TO ROOF BEAM Rbm1.

S17. NEW 1/2" CDX PLYWOOD SHEATHING.
- A. NAIL TO FRAMING W/ 10d AT 6"-6"-12" OC.
- B. TO BE APPLIED TO ENTIRE WALL FRAMING AT WEST-SIDE FACADE OF, AND AT BOTH FLOORS OF, THE EXISTING RESIDENCE.
- C. TO BE APPLIED ON THE AT THE SOUTH FACADE AND NORTH FACADE, AS SHOWN ON PLANS.

S18. 4X2 FLAT TRIM FRAMING, APPLIED WHERE SHOWN ON PLANS.

S19. NEW 2X4 STUD EXTERIOR BEARING WALL FRAMING, TO SUPPORT EXISTING WALL FRAMING (@ SHOWER) ABOVE.
- A. 2x4 P.T.D.F. STUDS @ 16" OC.
- D. APPLY 1/2" CDX PLYWOOD ON THE EXTERIOR FACE OF FRAMED WALL, FULL HEIGHT OF WALL, NAILED W/ 10d @ 6"-6"-12" OC

S20. DECK FRAMING SUPPORT POST.
- A. 4X4 P.T.D.F. POSTS. REFER TO FOUNDATION PLAN, SHEET S-2.

S21. POST TO DECK GIRDER Fbm 2 WITH SIMPSON BC4 POST CAPS, FULLY NAILED.

S22. FLOOR BEAM Fbm1 OR DECK BEAM Fbm2 TO SIDE OF CMU MASONRY WALLS OR SIDE OF CONCRETE FOUNDATIONS W/ SIMPSON LGUM48 GIRDER HANGERS, FULLY NAILED.
- A. ATTACH HANGER TO CMU OR CONCRETE W/ SIMPSON TITEN HD ANCHORS, FOLLOWING ALL MANUFACTURER INSTALLATION RECOMMENDATIONS.

S23. 4X4 P.T.D.F. POST FRAMED AT END OF GARDEN WALL. REFER TO FOUNDATION PLAN, SHEET S-2.

S24. NEW 2X4 STUD EXTERIOR BEARING CRIPPLE WALL FRAMING, TO SUPPORT FLOOR FRAMING ABOVE.
- A. 2x4 P.T.D.F. STUDS @ 16" OC.
- D. APPLY 1/2" CDX PLYWOOD ON THE EXTERIOR FACE OF FRAMED WALL, FULL HEIGHT OF WALL, NAILED W/ 10d @ 6"-6"-12" OC

S25. DECK SUPPORT WALL ASSEMBLY.
- A. ASSEMBLE CONSISTS OF 8"X16" CMU MASONRY CORE WALL (REFER TO FOUNDATION PLAN, SHEEET S-2); WITH 4X2 FLAT P.T.D.F. @ 16" FRAMING APPLIED ON ALL SIDES OF CMU WALL. 4X2 TO CMU WALL W/ POWDER-SET NAILS.
- B. SHEATH ALL SIDES OF THE SUPORT WALL W/ 1/2" CDX PYWOOD, NAILED W/ 10d @ 6"-6"-12: OC.

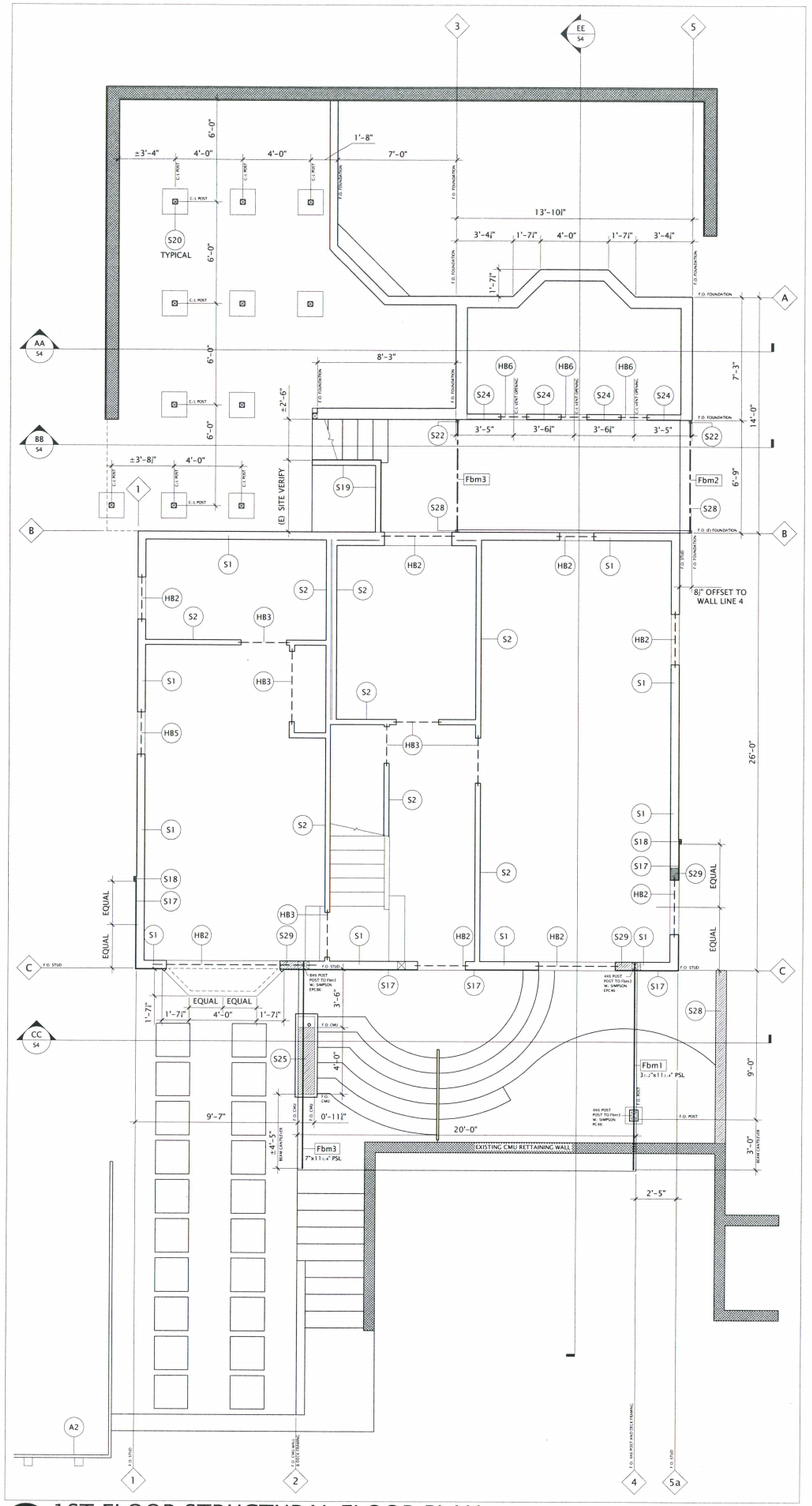
S26. 6X6 DF/L #2, ARCHITECTURAL GRADE POST, ±7'-0" LONG.
- A. POST TO FOUNDATION W/ SIMPSON CPS6 STANDOFF POST BASE. INSTALL BASE PER MANUFACTURER'S RECOMMENDATIONS
- B. POST TO Fbm1 W/ SIMPSON HL55PC HEAVY GUSSETS, W/ GUSSETS AT BOTH SIDES OF POST. INSTALL GUSSETS PER MANUFACTURER'S RECOMMENDATIONS.

S27. NEW 4X6 DF/L #2 POST FRAMED INTO EXISTING WALL TO SUPPORT END OF Rbm1.
- A. POST TO Rbm1 W/ SIMPSON ACE6, FULLY NAILED PER MANUFACTURER'S RECOMMENDATIONS.

S28. FLOOR BEAM Fbm1 TO LEDGER W/ SIMPSON HUC410TF, FULLY NAILED.

S29. 2X6 DF/L #2 STUD INFILL FRAMING OF (E) DR / WALL OPENING, TO WINDOW JAMB FRAMING

STRUCTURAL PLANS CALLOUT SCHEDULE



1ST FLOOR STRUCTURAL FLOOR PLAN

SCALE : 1/4" = 1'-0"

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S-1
SHEET NUMBER

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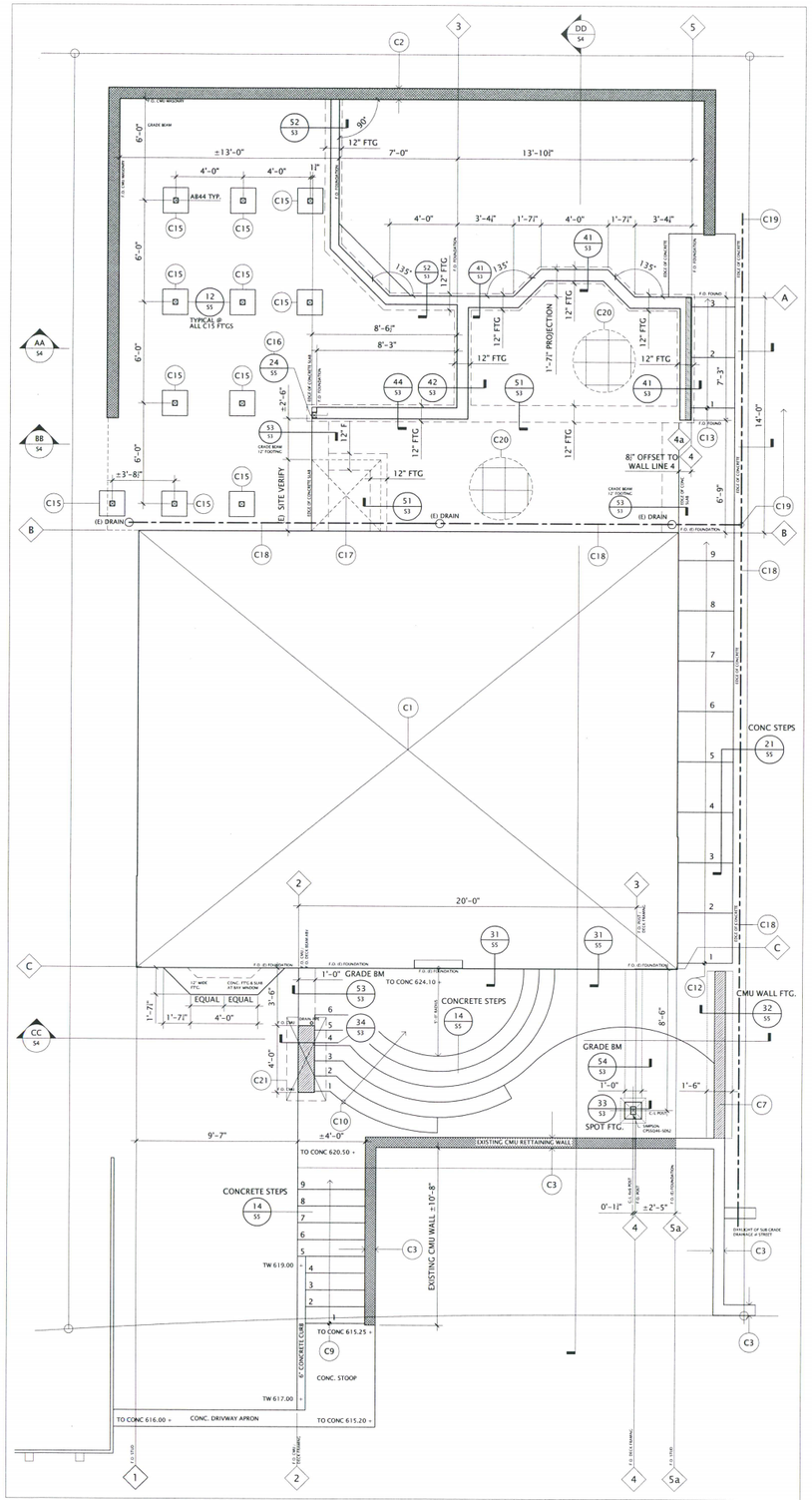


FOUNDATION PLAN

SCALE : 1/4" = 1'-0"

FOUNDATION PLAN CALLOUT SCHEDULE

GENERAL NOTE, TYPICAL

A. SEE GENERAL AND STRUCTURAL NOTES, SHEETS G1 AND G2
B. ALL CONCRETE USED ON THIS PROJECT SHALL HAVE A MINIMUM COMPRESSIVE STRENGHT OF 2500 psi AT 28 DAYS.
C. REFER TO DETAIL 11-S5 FOR TYPICAL CONCRETE SLAB SECTION.

EARTHWORK PROGRAM AND PREPARATION OF BUILDING PAD

A. EXCAVATE 24" MINIMUM BELOW BELOW BOTTOM OF FOOTINGS; OR 24" BELOW LOWEST ADJACENT GRADE; AND REPLACE AND COMPACT SOIL TO 95 % COMPACTION.

C1. EXISTING FOUNDATION AT RESIDENCE NOT PART OF THIS PROJECT OR WORK.
C2. EXISTING CMU RETAINING WALL, TO REMAIN.
C3. EXISTING CMU RETAINING WALL, TO REMAIN.
A. EXCAVATE SOIL 48" @ FIRST 48" BEHIND RETAINING WALL; RECOMPACT TO 95 % COMPACTION.
B. AT RAISED PLANTER AND GARBAGE AREA (E) CMU WALLS WILL HAVE ADDITIONAL CMU COUREWORK ADDED ON TOP. REFER TO EXTEROR ELEVATIONS.
C4. OUTLINE OF EXISTING CMU RETAINING WALL AND FOUNDATION, TO BE REMOVED.
C5. CUT LINE AT EXISTING CMU RETAINING; ADJOINING NEW CMU WORK (C6).
A. REFER TO RETAINING WALL STRUCTURAL DETAILS #4 AND #5, SWA ENGINEERING DRAWINGS, SHEET S2.
C6. NEW CMU RETAING WALL AT STREET PARKING AREA.
A. REFER TO RETAINING WALL STURCTURAL NOTES, SWA ENGINEERING DRAWINGS, SHEET S1.
B. REFER TO RETAINING WALL STRUCTURAL DETAILS #1, #2, AND #3, SWA ENGINEERING DRAWINGS, SHEET S2.
C7. NEW 8" X 16" CMU WALL / PLANTER WALL. REFER TO FOUNDATION PLAN FOR TOP OF WALL ELEVATIONS. REFER TO DETAIL 32-S5.
C8. NEW 8" X 16" CMU WALL SUPPORTING SUN DECK FRAMING, ABOVE.
A. REFER TO DETAIL / WALL SECTION 34, SHEET S3.
C9. CONCRETE STAIRS. REFER TO DETAIL 14-S5.
A. UP 15 RISERS FROM STREET LEVEL TO ENTRY PATIO LEVEL.
RISER: 6.50" TO 7" (SITE VERIFY) TREAD: 10.5" T0 11.5" (SITE VERIFY).
C10. CONCRETE STAIRS. REFER TO DETAIL 14-S5.
A. UP 3 RISERS FROM ENTRY PATIO LEVEL TO UPPER ENTRY PATIO LEVEL.
RISER: 6" TREAD: 12"
C11. CONCRETE STAIRS. REFER TO DETAIL 14-S5.
A. UP 2 RISERS FROM CONCRETE WALK TO UPPER ENTRY PATIO LEVEL.
RISER: 6" TREAD: 12"
C12. CONCRETE STAIRS W/ TREADS SLOPED @ 10 % OR LESS. REFER TO DETAIL 21-S5.
A. UP 9 RISERS FROM ENTRY PATIO LEVEL TO CRAWLSPACE LEVEL
RISER: 7" TREAD: 36" TREAD
C13. CONCRETE STAIRS W/ TREADS SLOPED @ 10 % OR LESS. REFER TO DETAIL 21-S5.
A. UP 3 RISERS FROM CRAWLSPACE LEVEL TO GARDEN LEVEL.
RISER: 7" TREAD: 36" TREAD
C14. VOID NOTE.
C15. 18" SQUARE X 12" DEEP SPOT DECK FOOTINGS, TYPICAL.
A. REFER TO DETAIL 12, SHEET S5.
B. SIMPSON AB44 POST BASE @ CENTER OF FOOTING, TO RECEIVE 4X4 P.T.D.F. DECK SUPPORT POST.
C16. 4X4 P.T.D.F. POST.
A. POST TO EXTEND INTO THE GARDEN WALL FRAMING, FULL HEIGHT OF WALL
B. POST TO FACE OF FOUNDATION W/ THREE 5/8" ∅ X 12" AB @ 8" OC.
C. REFER TO DETAIL 24-S5.
C17. OUTLINE OF EXISTING CANTILEVERED FLOOR FRAMING OF SHOWER BAY ABOVE.
C18. EXISTING 6"∅ ABS SUB GRADE DRAINAGE SYSTEM, TO REMAIN.
C19. NEW 6" ∅ ABS DRAINAGE SYSTEM SERVING BACKYARD AND INSTALLED BEHIND BACKYARD RETAINING WALL; TO CONNECT TO EXISTING SUB-GRADE DRAINAGE SYSTEM.
C20. 4" THICK (MINIMUM) CONCRETE SLAB
A. REINFORCEMENT: #4 BARS @ 16" OC, BOTH WAYS.
B. SEE TYPICAL CONCRETE SECTION, DETAIL 11-S5.

C# FOUNDATION PLAN CALLOUT SCHEDULE

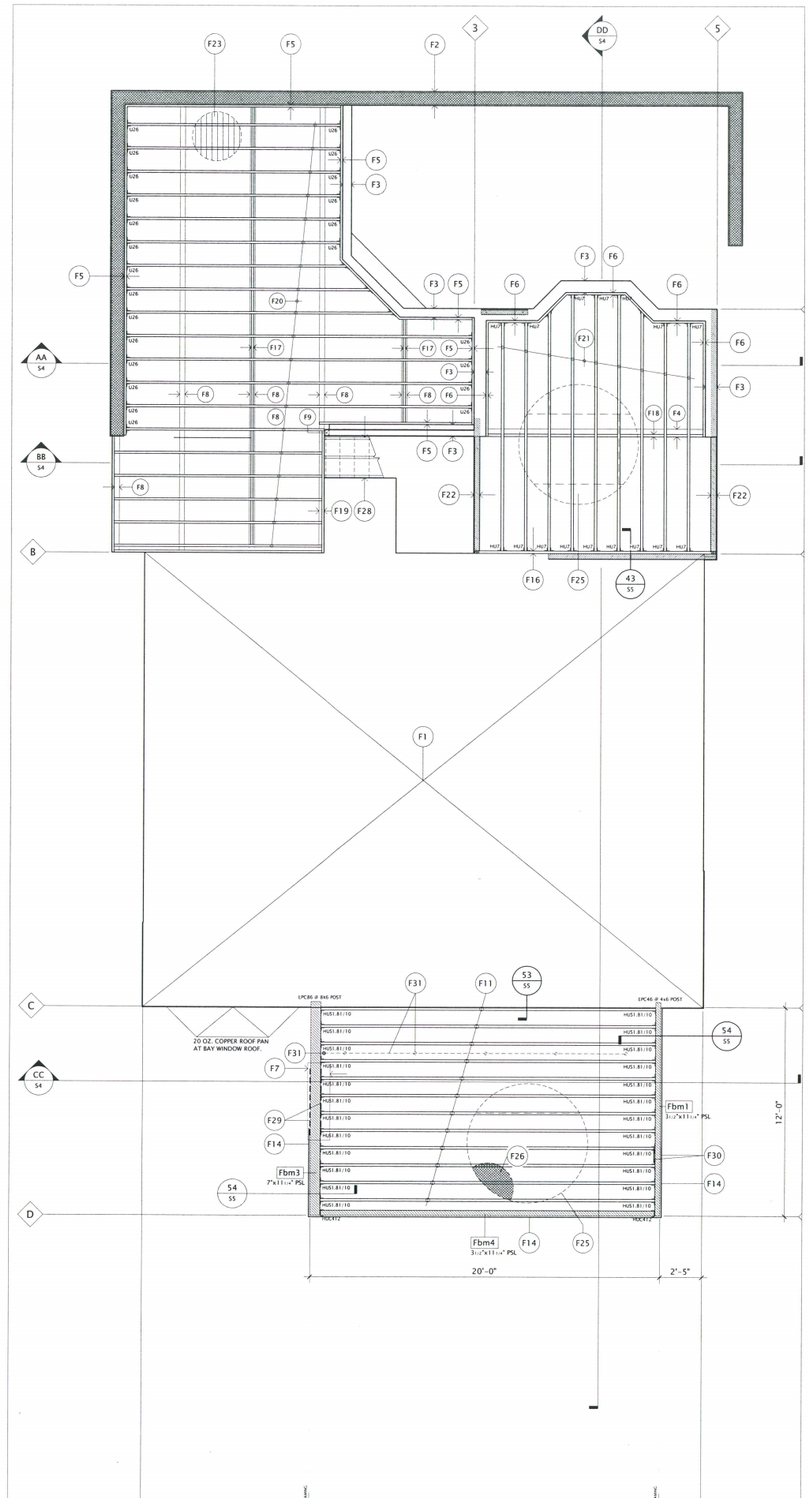
2ND FLR / RAISED DECK / SUN DECK FRAMING PLAN CALLOUT SCHEDULE

GENERAL, TYPICAL

A. SEE GENERAL AND STRUCTURAL NOTES, SHEETS G1 AND G2

F1. EXISTING FLOOR FRAMING AT RESIDENCE NOT PART OF THIS PROJECT.
F2. EXISTING CMU MASONRY RETAINING WALL, TO REMAIN.
F3. STEM WALL OF NEW CONCRETE FOUNDATIONS. REFER TO FOUNDATION PLAN.
F4. CRIPPLE / BEARING WALL BELOW. REFER TO 2ND FLOOR STRUCTURAL PLAN, SHEET S1.
F5. 2X8 P.T.D.F. LEDGER BOARD.
A. LEDGER BOARD TO SIDE OF FOUNDATION / RETAINING WALL W/ 5/8" ∅ X 6" OR 10" AB @ 24" OC. OR 5/8" ∅ X 8" THREADED ROD, SET INTO EPOXY-FILLED HOLE. REFER TO DETAILS42-S3, 52-S3, 7-S5.
F6. 2X10 P.T.D.F. LEDGER BOARD
A. LEDGER BOARD TO SIDE OF FOUNDATION W/ 5/8" ∅ X 10" AB @ 24" OC.
F7. SUPPORT WALL ASSEMBLY: 1/2" CDX PLYWOOD SHEATHING , OVER 4X2 FLAT P.T.D.F. FRAMING, OVER 12"x16" CMU MASONRY WALL. REFER TO FOUNDATION PLAN AND 2ND FLOOR STRUCTURAL PLAN, SHEET S1.
F8. Fbm2: 4X6 P.T.D.F. DECK GIRDER. REFER TO FOUNDATION PLAN AND 2ND FLOOR STRUCTURAL PLAN, SHEET S1.
F9. 4X4 P.T.D.F. POST .
F10. VOID NOTE.
F11. 1 3/4"X 11 7/8" LVL DECK JOISTS @ 16" OC.
A. DECK JOISTS TO Fbm1 AND Fbm3 W/ SIMPSON HU581/10, FULLY NAILED.
B. COVER DECK JOISTS W/ 3/4" CDX PLYWOOD SHEATHING, GLUE AND NAIL W/ 10d @ 6"-6"-12" OC.
F12. VOID NOTE.
F13. VOID NOTE.
F14. 5/4"x12" PVC BOARD DECK FASCIA TRIM.
F15. VOID NOTE.
F16. VOID NOTE.
F17. CONTINUOUS 2X8 P.T.D.F.BLOCKING B/T DECK JOISTS.
F18. CONTINUOUS 1 3/4" X 11 7/8" LVL BLOCKING B/T DECK JOISTS.
F19. ATTACH 4X8 DECK GIRDER TO (E) WALL FRAMING W/ 3/8" ∅ X 6" LAG SCREWS @ 12" OC.
F20. 2X8 PTDF DECK JOISTS @ 16" OC.
A. DECK JOISTS TO LEDGER BOARD (F5) W/ SIMPSON U26 HANGERS, FULLY NAILED.
F21. VOID NOTE.
F22. VOID NOTE.
F23. FINISH DECK SURFACE OF 2X6 TREX PLANKING.
A. PLANKING TO JOISTS W/ HIDDEN NAIL CLIPS, FULLY NAILED.
F24. VOID NOTE.
F25. FLOOR ASSEMEBLY: 3/4" " CDX 32/16 PLYWOOD W/ T&G EDGES, OVER LVL DECK JOISTS.
A. PLYWOOD TO JOISTS W/ CONSTRUCTION ADHESIVE AND 10d NAILS @ 6"-6"-12" OC.
F26. DECK FINISH: WATERPROOF ELASTOMERIC COATING. WARP COATING TOWARDS DECK DRAINS.
F27. VOID NOTE.
F28. WOOD-FRAMED STAIR CARRIAGE, RISERS AND TREADS. REFER TO DETAIL 23-S5.
F29. Fbm3 TO 3x8 PTDF SILL PLATE W/ SIMPSON LPT4 ANCHORS @ 6" OC (BOTH SIDES), FULLY NAILED.
F30. Fbm1 TO 4X6 POST W/ SIMPSON PC46 POST CAP, FULLY NAILED.
F31. PVC DECK DRAINAGE SYSTEM LEADERS AND DOWNSPOUT.

F# 2ND FLR. / DECK FRAMING PLAN CALLOUT SCHEDULE



2ND FLOOR / RAISED DECK / SUN DECK FRAMING FRAMING PLAN

SCALE : 1/4" = 1'-0"

DRAWN BY	R LEGROS
DATE	DEC 2013
REVISIONS	

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S-2
SHEET NUMBER

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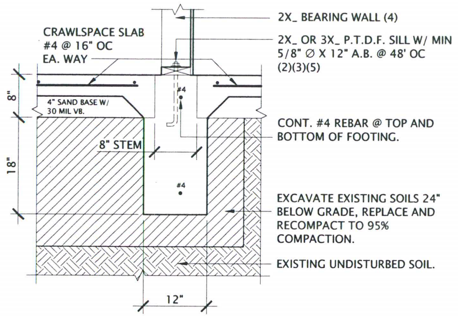
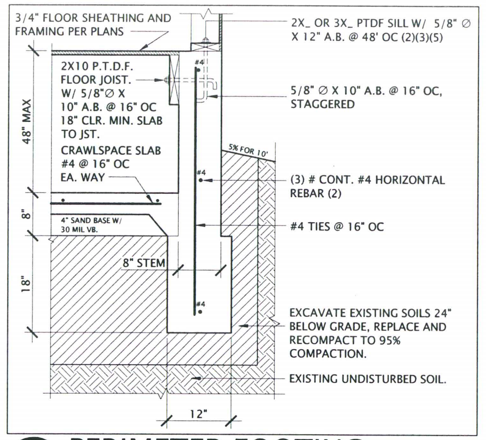
NOTES
1. SEE PROJECT SOILS REPORT
2. SEE FOUNDATION PLAN & NOTES
3. SEE SHEAR WALL SCHEDULE
4. SEE FRAMING PLANS & NOTES
5. PROVIDE 2" SQ x 3/16" PLATE WASHER (TYP. U.N.O.)

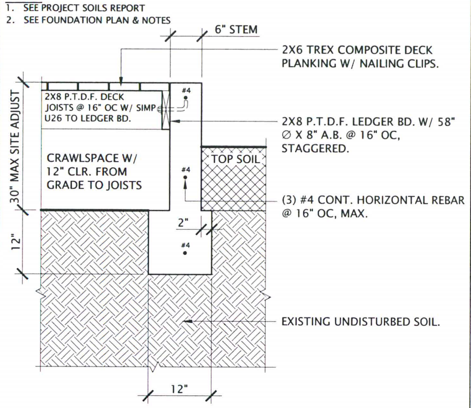


51 INTERIOR FOOTING
SCALE : 3/4" = 1'-0"

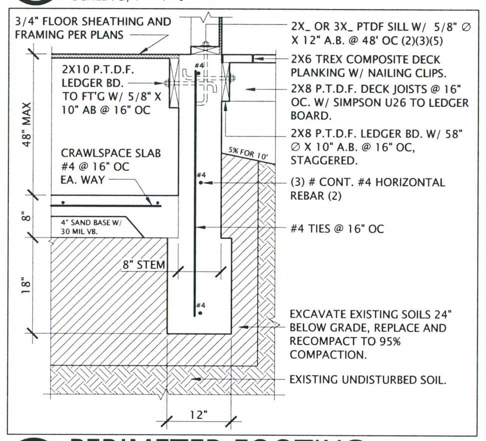


41 PERIMETER FOOTING
SCALE : 3/4" = 1'-0"

NOTES
1. SEE PROJECT SOILS REPORT
2. SEE FOUNDATION PLAN & NOTES

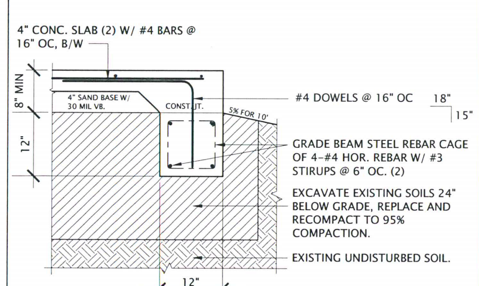


52 PERIMETER FOOTING @ DECK
SCALE : 3/4" = 1'-0"



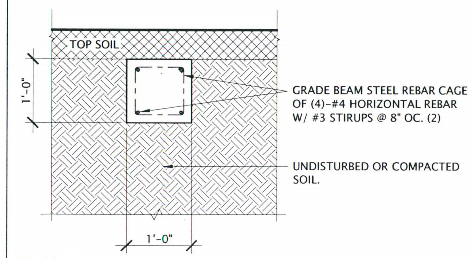
42 PERIMETER FOOTING
SCALE : 3/4 ' = 1'-0"

NOTES
1. SEE EARTHWORK PROGRAM
2. SEE FOUNDATION PLAN & NOTES
3. SEE SHEAR WALL SCHEDULE
4. SEE FRAMING PLANS & NOTES
5. PROVIDE 2" SQ x 3/16" PLATE WASHER (TYP. U.N.O.)

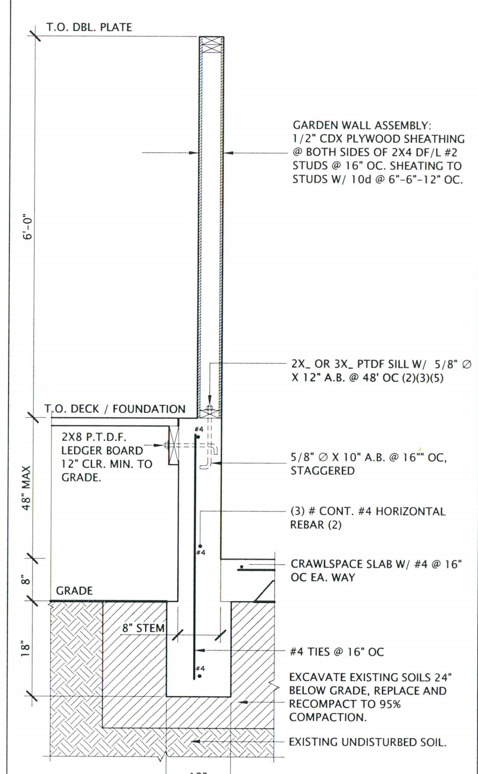


53 GRADE BEAM W/ CONC WALK
SCALE : 3/4" = 1'-0"

NOTES
1. SEE EARTHWORK PROGRAM
2. SEE FOUNDATION PLAN & NOTES
3. SEE SHEAR WALL SCHEDULE
4. SEE FRAMING PLANS & NOTES
5. PROVIDE 2" SQ x 3/16" PLATE WASHER (TYP. U.N.O.)



54 GRADE BEAM
SCALE : 3/4" = 1'-0"



44 GARDEN WALL SECTION
SCALE : = 1'-0"

ROOF FRAMING PLAN CALLOUT SCHEDULE

R1. EXISTING 2X4 BEARING WALL BELOW, TO REMAIN.

R2. EXISTING AND NEW 6X12 ROUGH / NOMINAL ROOF GIRDER Rbm 1 BELOW.

R3. NEW 2X4 BEARING WALLS (BALLOON-FRAMED AND CRIPPLE WALL)

R4. EXISTING DOUBLE 2X4 ROOF RAFTERS AT 24" OC, TO REMAIN.

R5. FABRICATED STEEL DOUBLE ROOF RAFTER SUPPORT BRACKET AT EACH RAFTER. REFER TO DETAIL 54-A5.

R6. EXISTING PLYWOOD ROOF SHEATHING, TO REMAIN.

R7. EXISTING 1X4 T&G HEM FIR EXPOSED SHEATHING AT EAVES & OVERHANGS, TO REMAIN.

R8. EXISTING SITE -FABRICATED BUILT-UP ROOF TRUSSES @ 24" OC
A. (E) 2X4 ROOF RAFTERS @ 24" OC.
B. (E) 2X4 CEILING JOISTS @ 24" OC.
C. (E) 2X4 WEBBING, BRACING AND BLOCKING.

R9. 2X8 DF/L #2 LEDGER BOARD.
A. SHAPE LEDGER BOARD TO FIT AS-BUILT CONDITIONS.
B. CONNECT TO WALL STUD FRAMING W/ (2) 3/8" Ø X 3" LAG SCREWS @ EACH STUD, AT 2" IN @TOP & BOTTOM OF LEDGER, STAGGERED.

R10. NEW ROOF FRAMING.
A. 2x8 DF/L #2 ROOF JOISTS @ 16" OC., W/ 2x6 DF/L #2 CEILING JOISTS @ 16" OC, DIRECTLY BELOW.
B. ROOF JOISTS TO BE SLOPED @ 1/2" / 12"
C. ROOF JOISTS AND CEILING JOISTS TO LEDGER BOARDS W/ SIMPSON U26 FACE MOUNTED HANGER, FULLY NAILED.

R11. 2x8 DF/L #2 END ROOF JOIST TO SIDE OF WALL FRAMING, W/ 2x6 DF/L #2 END CEILING JOIST TO SIDE OF WALL FRAMING, DIRECTLY BELOW.
A. JOISTS TO WALL FRAMING W/ (2) 16d COM @ EACH STUD, W/ NAILS 2" IN @ TOP AND BOTTOM OF EACH JOIST, STAGGERED.

R12. 20 OUNCE COPPER ROOF CAP TO TOP OF BAY WINDOW ROOF SHEATHING.

R13. 20 OUNCE COPPER ROOF VALLEY CRICKET OVER CRICKET FRAMING BELOW.

R14. NEW PLYWOOD ROOF SHEATHING.
A. 5/8" CDX 32/16 PLYWOOD W/ T&G EDGES.
B. NAIL TO ROOF FRAMING W/ 10d @ 6"-6"-12" OC.
C. ALL EDGES BLOCKED.

R15. 5/4"x6" PVC FASCIA BOARD AT FASCIA AND EAVE.

R16. TOP OF EXISTING AND NEW 6X12 ROUGH / NOMINAL ROOF BEAM Rbm1, BELOW.

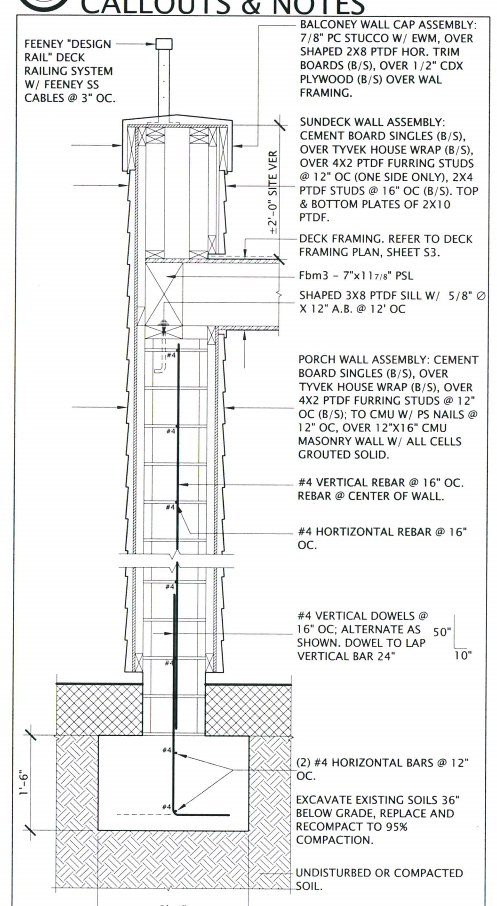
R17. ELASTOMERIC WATERPROOF ROOF COATING W/ GI FLASHING AND COUNTER FLASHING @ ROOF TO WALL.

R18. REMOVE EXISTING COMPOSITION SHINGLES AND UNDERLAYMENT. REPLACE W/ ARCHITECTURAL GRADE FIBERGLASS COMPOSITON SHINGLES, OVER 30# ROOFING FELT, OVER EXISTING ROOF SHEATHING.

R19. RE-LOCATED 21"x21" ATTIC ACCESS PANEL.

R20. 6" X 12" PVC ATTIC VENT W/ 60 SQ IN OPENING.

R# ROOF FRAMING PLAN CALLOUTS & NOTES

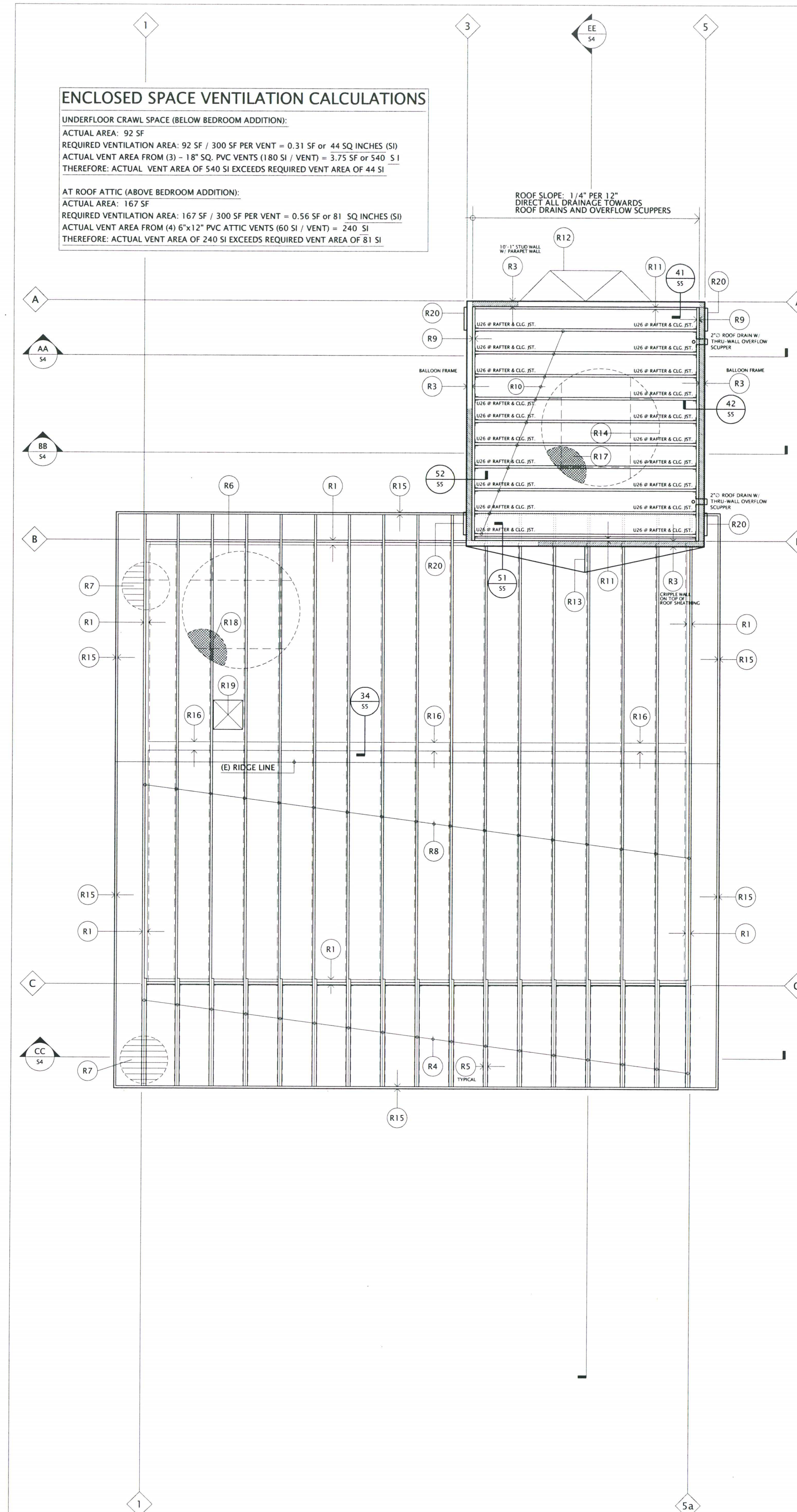


34 CMU SUPPORT WALL SECTION
SCALE : 3/4" = 1'-0"

ENCLOSED SPACE VENTILATION CALCULATIONS

UNDERFLOOR CRAWL SPACE (BELOW BEDROOM ADDITION):
ACTUAL AREA: 92 SF
REQUIRED VENTILATION AREA: 92 SF / 300 SF PER VENT = 0.31 SF or 44 SQ INCHES (SI)
ACTUAL VENT AREA FROM (3) - 18" SQ. PVC VENTS (180 SI / VENT) = 3.75 SF or 540 S I
THEREFORE: ACTUAL VENT AREA OF 540 SI EXCEEDS REQUIRED VENT AREA OF 44 SI

AT ROOF ATTIC (ABOVE BEDROOM ADDITION):
ACTUAL AREA: 167 SF
REQUIRED VENTILATION AREA: 167 SF / 300 SF PER VENT = 0.56 SF or 81 SQ INCHES (SI)
ACTUAL VENT AREA FROM (4) 6"x12" PVC ATTIC VENTS (60 SI / VENT) = 240 SI
THEREFORE: ACTUAL VENT AREA OF 240 SI EXCEEDS REQUIRED VENT AREA OF 81 SI



ROOF FRAMING PLAN (EXISITNG AND PROPOSED)
SCALE : 1/4" = 1'-0"

DRAWN BY	R LEGROS
DATE	DEC 2013
REVISIONS	

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S-3
SHEET NUMBER

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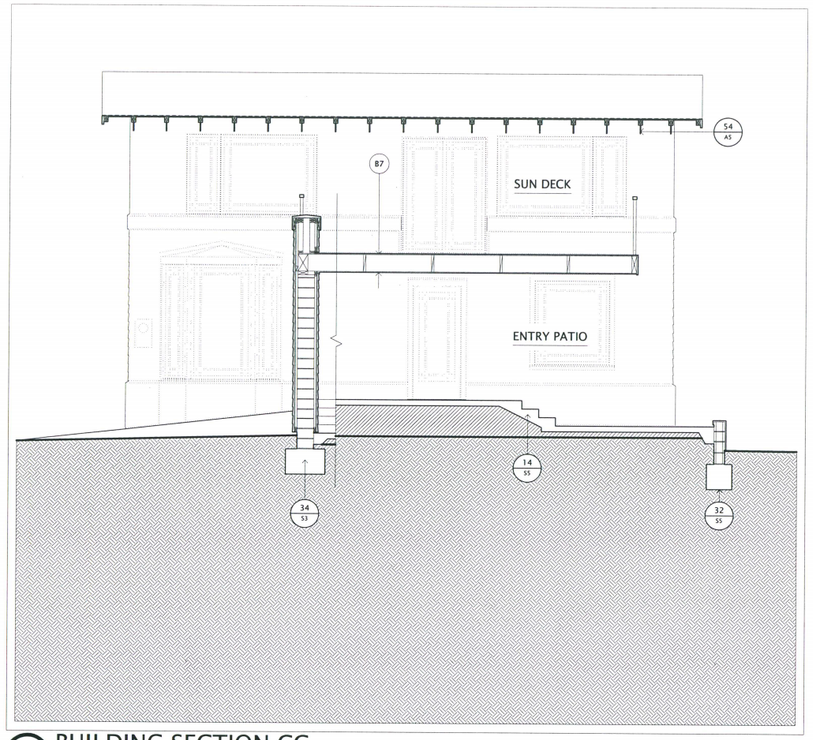


CC BUILDING SECTION CC

SCALE : = 1'-0"

BUILDING SECTION CALLOUT SCHEDULE

B1. EXISTING CMU RETAINING WALL, BUILT 2012 UNDER PERMIT 2012-00652, TO REMAIN UNMODIFIED.

B2. EXISTING GARDEN CMU RETAINING WALL, BUILT CIRCA 1960, TO REMAIN AND BE PARTIALLY MODIFED. REFER TO SWA ENGINEERS DRAWINGS.

B3. EXISTING CAST-IN-PLACE CONCRETE FOUNDATIONS AND RETAINING WALLS, BUILT CIRCA 1960, TO REMAIN UNMODIFIED.

B4. EXISTING FLOOR FRAMING, TO REMAIN UNMODIFIED.

B5. 4X8 DF/L #2 DECK GIRDER Fbm2. REFER TO DECK FRAMING PLANS.

B6. DECK ASSEMBLY: CONSISTING OF 2X6 TREX DECKING OVER 2X8 P.T.D.F. DECK JOISTS SPACED @ 16" OC. DECKING TO JOISTS W/ TREX HIDDEN NAILING CLIPS.

B7. DECK ASSEMBLY: CONSISTING OF ELASTOMERIC WATERPROOF DECK COATING OVER 3/4" EXTERIOR PLYWOOD SHEATHING, OVER 1X6 HEM FIR PLANKING (TO MATCH EXISTING EAVE), OVER 4X8 DF/L #2 DECK JOISTS SPACED 24" OC.

B8. FLOOR ASSEMBLY: CONSISTING OF 3/4" PLYWOOD OVER 1 3/4" X 9 1/2" LVL FLOOR JOISTS SPACED 16" OC. BOTTOM OF JOISTS FINISH TO BE EITHER WITHOUT SHEATHING OR 7/8" CEMENT STUCCO, PER PLANS.

B9. WALL ASSEMBLY: CONSISTING OF 7/8" CEMENT STUCCO, OVER TYVEK HOUSE WRAP, OVER 1/2" CDX PLYWOOD SHEATHING, OVER EXISTING 2X4 WALL STUDS SPACED @ 16" OC., W/ 5/8" GYPSUM BOARD AT INTERIOR.

B10. WALL ASSEMBLY: CONSISTING OF CEMENT BOARD SHINGLES (W/4" TO 6" EXPOSURE), OVER TYVEK HOUSE WRAP, OVER 1/2" CDX PLYWOOD SHEATHING, OVER EXISTING 2X6 WALL STUDS SPACED @ 16" OC., W/ 5/8" GYPSUM BOARD AT INTERIOR.

B11. WALL ASSEMBLY: CONSISTING OF CEMENT BOARD SHINGLES (W/4" TO 6" EXPOSURE), OVER TYVEK HOUSE WRAP, OVER 1/2" CDX PLYWOOD SHEATHING, OVER 2X4 WALL STUDS SPACED @ 16" OC., W/ 5/8" GYPSUM BOARD AT INTERIOR.

B12. WALL ASSEMBLY: CONSISTING OF CEMENT BOARD SHINGLES (W/4" TO 6" EXPOSURE), OVER TYVEK HOUSE WRAP, OVER 1/2" CDX PLYWOOD SHEATHING, OVER 4X2 FLAT WALL STUDS SPACED @ 12" OC., OVER 8" THICK CMU MASONRY WALL W/ ALL CELLS GROUTED SOLID.

B13. BALCONY WALL ASSEMBLY: CONSISTING OF CEMENT BOARD SHINGLES (W/4" TO 6" EXPOSURE), OVER TYVEK HOUSE WRAP, OVER 1/2" CDX PLYWOOD SHEATHING, OVER DOUBLE ROW OF 2X4 WALL STUDS SPACED @ 16" OC.

B14. EXISTING WOOD TRUSS-FRAMED ROOF FRAMING, BUILT CIRCA 1960, TO REMAIN UNMODIFIED.
A. EXISITNG COMPOSITION ROOF SHINGLES AND UNDERLAYMENT TO BE REMOVED.
B. NEW ARCHITECTURAL GRADE FIBERGLASS COMPOSITION SHINGLES (SELECTED BY OWNER) OVER NEW ROOFING UNDERLAYMENT.

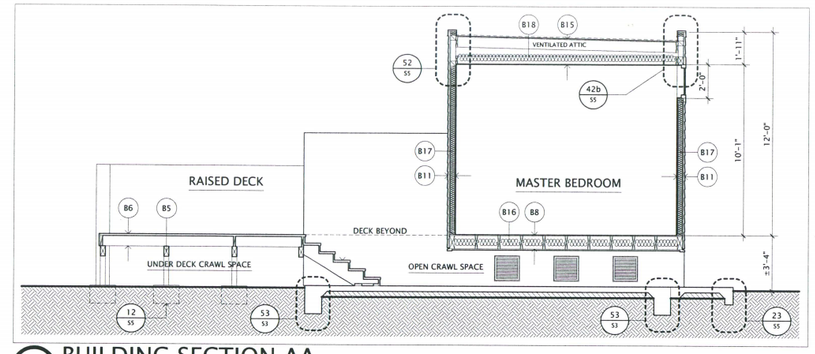
B15. ROOF FRAMING ASSEMBLY: TO CONSIST OF ELASTOMERIC WATERPROOF DECK COATING, OVER 3/4" CDX PLYWOOD SHEATHING, OVER 1 3/4" X 12" LVL ROOF JOISTS SPACE @ 16" OC., W/ 5/8" GYPSUM BOARD AT INTEROR.
ROOF JOISTS TO BE SCARF CUT @ 1/4" PER 12 " SLOPE (MINIMUM).

B16. R-16 FOIL-FACED FIBERGLASS BATT INSULATION, SOLID B/T JOISTS.

B17. R-13 FOIL-FACED FIBERGLASS BATT INSULATION, SOLID B/T STUDS.

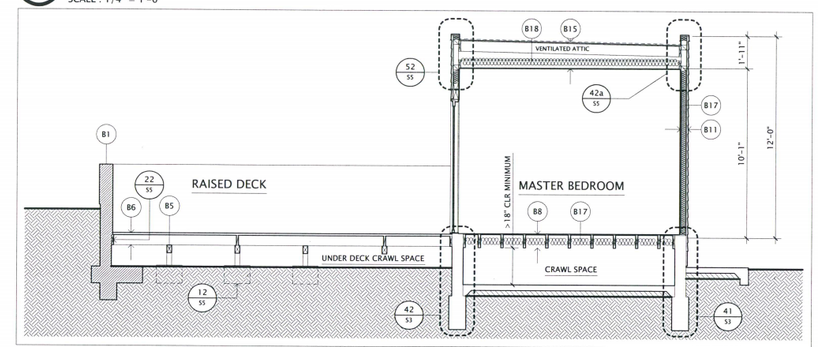
B18. R-30 FOIL-FACED FIBERGLASS BATT INSULATION, SOLID B/T JOISTS.

B# BUILDING SECTION CALLOUT SCHEDULE



AA BUILDING SECTION AA

SCALE : 1/4" = 1'-0"



BB BUILDING SECTION BB

SCALE : 1/4" = 1'-0"

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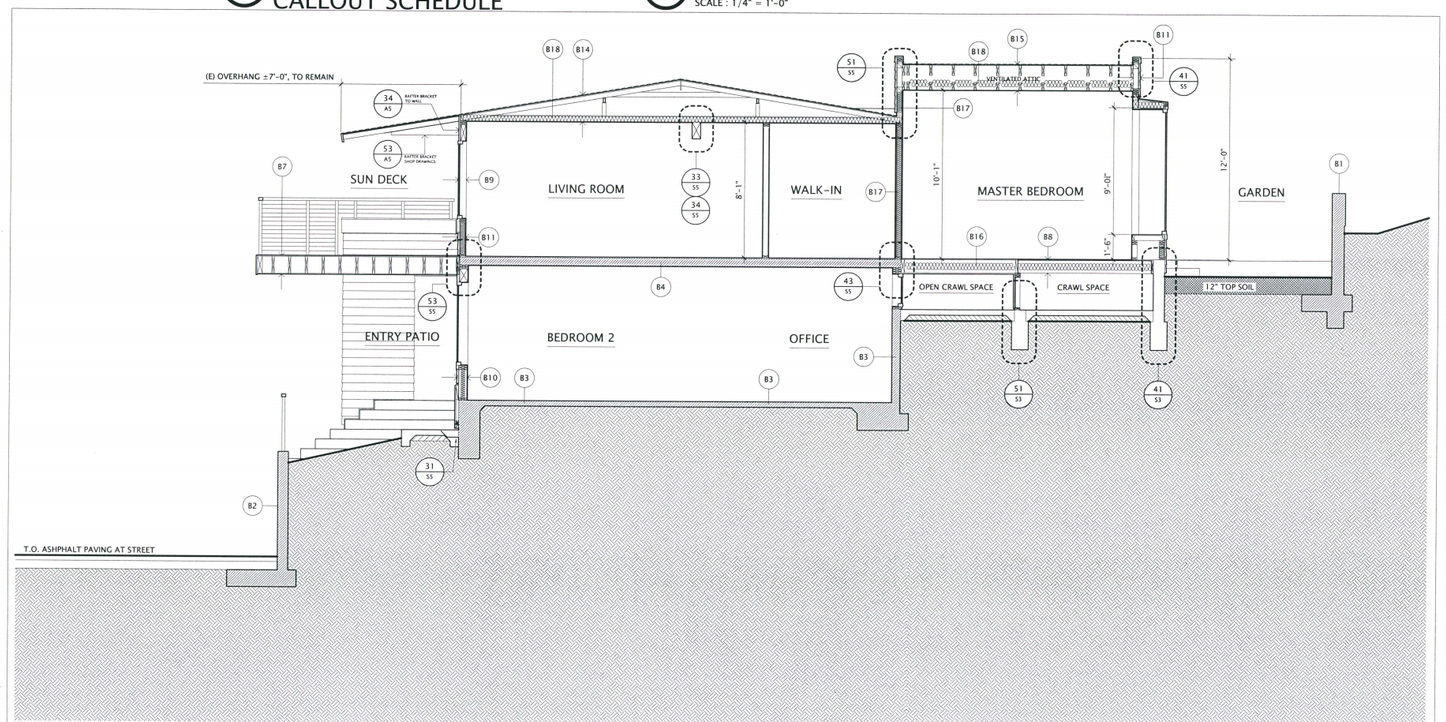

DD BUILDING SECTION EE

SCALE : 1/4" = 1'-0"

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S4
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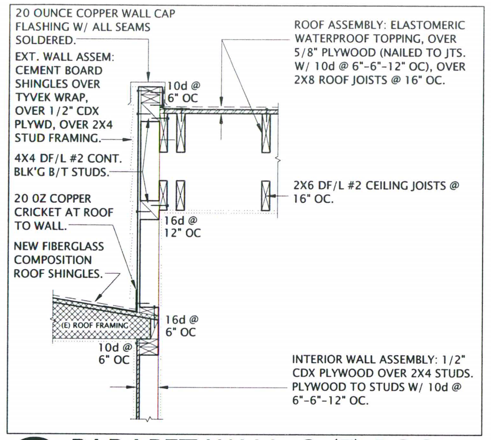
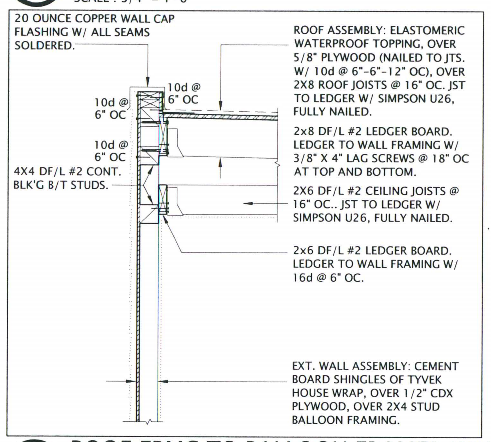
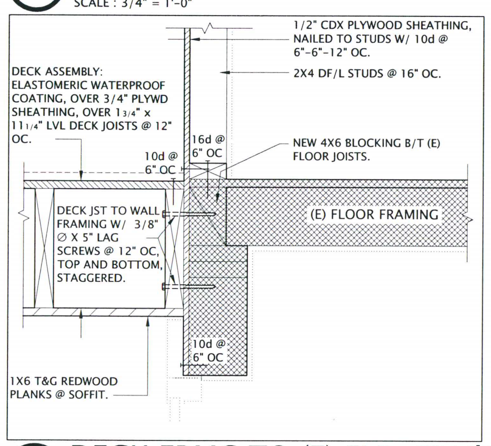


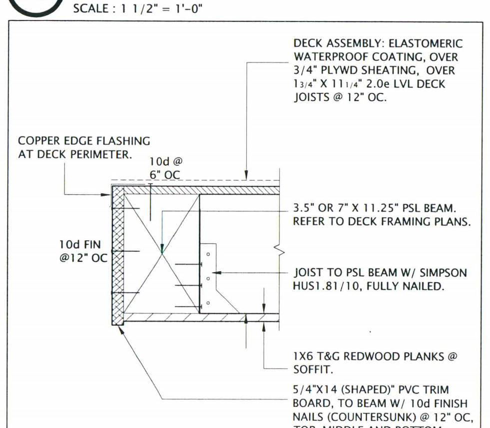
51 PARAPET WALL @ (E) ROOF
SCALE : 3/4" = 1'-0"



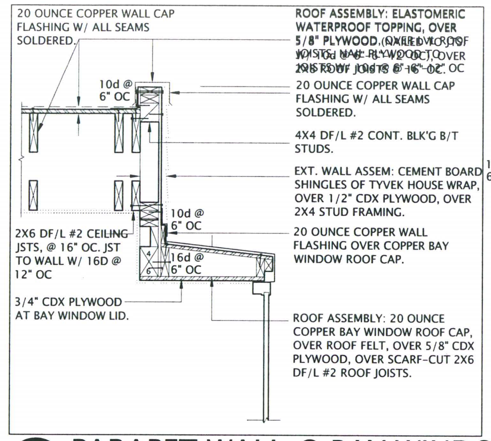
52 ROOF FRMG TO BALLOON FRAMED WALL
SCALE : 3/4" = 1'-0"



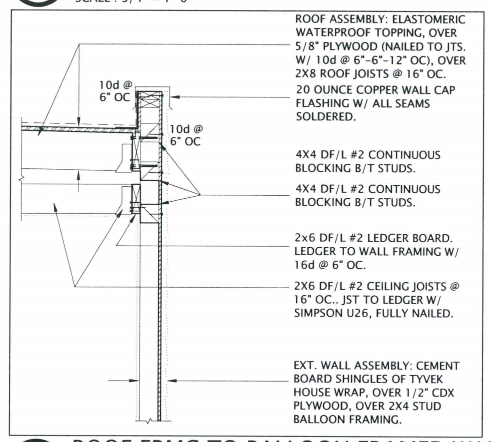
53 DECK FRMG TO (E) FLR. FRM'G.
SCALE : 1 1/2" = 1'-0"



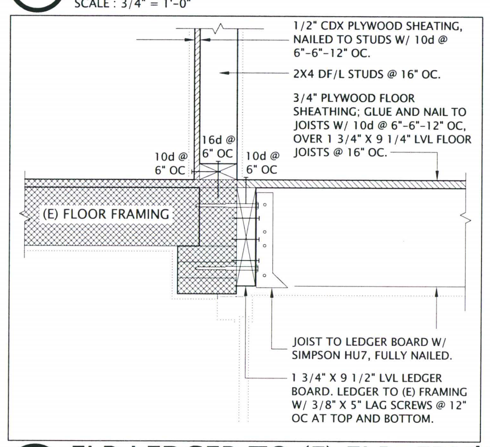
54 DECK JOISTS TO DECK BEAMS
SCALE : 1 1/2" = 1'-0"



41 PARAPET WALL @ BAY WINDOW
SCALE : 3/4" = 1'-0"

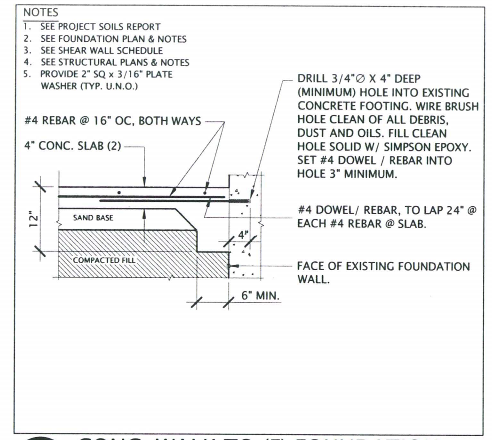


42 ROOF FRMG TO BALLOON FRAMED WALL
SCALE : 3/4" = 1'-0"

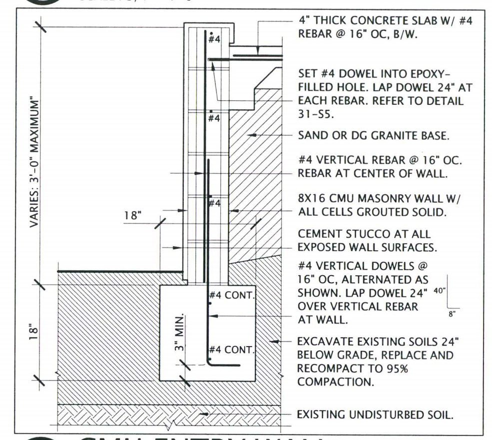


43 FLR LEDGER TO (E) FLR. FRM'G.
SCALE : 1 1/2"= 1'-0"

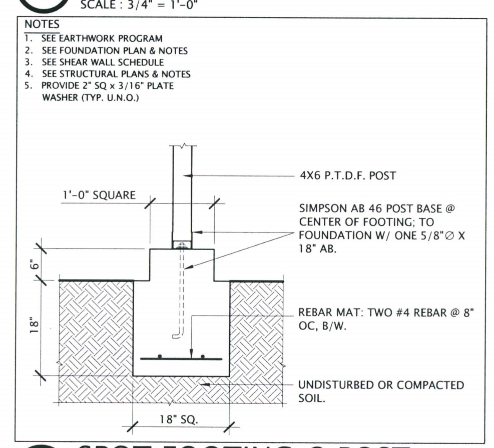
44 INTENTIONALLY BLANK



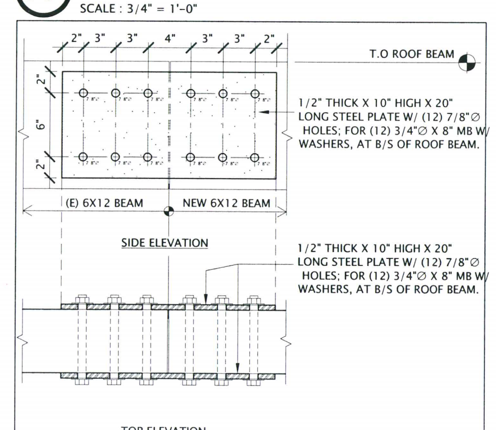
31 CONC. WALK TO (E) FOUNDATION
SCALE : 3/4" = 1'-0"



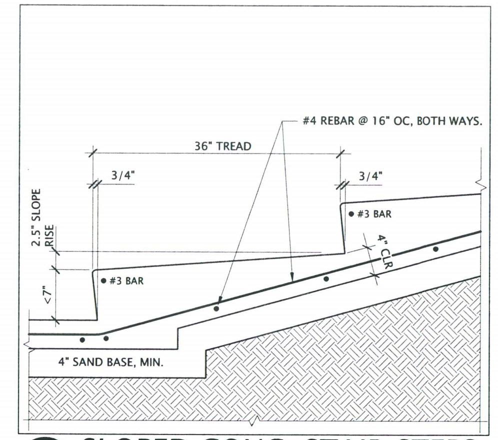
32 CMU ENTRY WALL
SCALE : 3/4" = 1'-0"



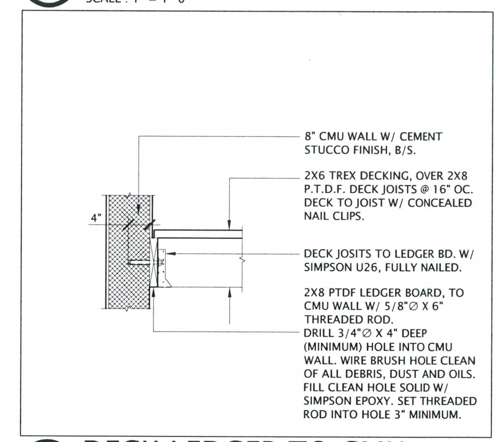
33 SPOT FOOTING @ POST
SCALE : 3/4" = 1'-0"



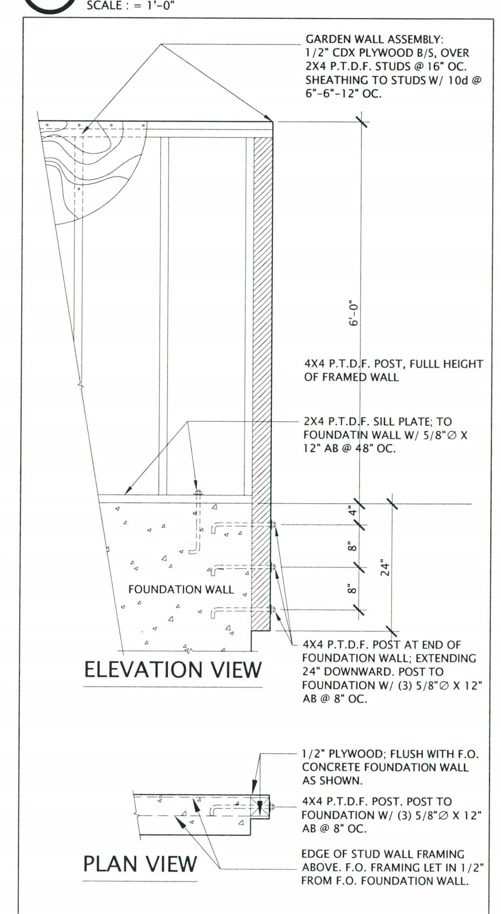
34 STL. HINGE CONNECTOR @ BM.
SCALE : 1 1/2" = 1'-0"



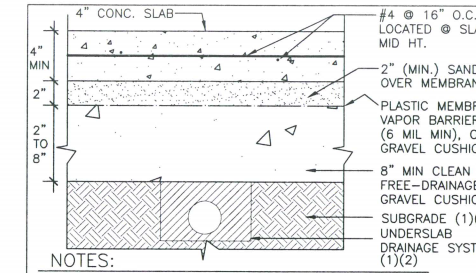
21 SLOPED CONC. STAIR STEPS
SCALE : 1" = 1'-0"



22 DECK LEDGER TO CMU
SCALE : = 1'-0"



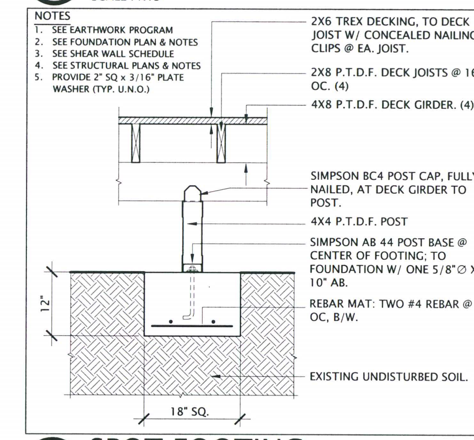
24 POST BRACE @ GARDEN WALL
SCALE : 3/4" = 1'-0"



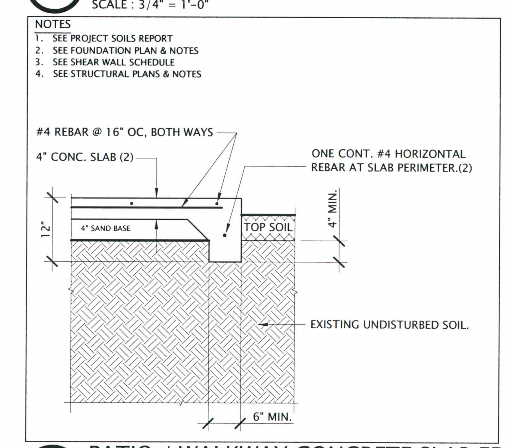
NOTES:

1. SEE PROJECT SOILS REPORT PRIOR TO EXCAVATION FOR SLAB.
2. SUB GRADE SHALL BE PREPARED AS PER MINIMUM REQUIREMENTS OF PROJECT SOILS REPORT
3. SEE TYPICAL SLAB POUR SEQUENCE DETAIL FOR SLAB ON GRADE POURING SEQUENCE, CONTROL JOINTS, AND CONSTRUCTION JOINTS.
4. SEE TYPICAL DEPRESSED SLAB DETAIL
5. CARE SHALL BE TAKEN TO PROPERLY SEAL AND LAP THE VAPOR BARRIER, AND TO AVOID PUNCTURING.

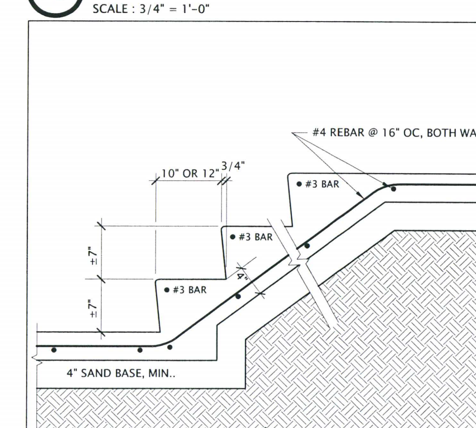
11 TYPICAL CONCRETE SLAB SECTION
SCALE : NTS



12 SPOT FOOTING
SCALE : 3/4" = 1'-0"



13 PATIO / WALKWAY CONCRETE SLAB EDGE
SCALE : 3/4" = 1'-0"



14 CONCRETE STAIR STEPS
SCALE : 1" = 1'-0"

DRAWN BY	R LEGROS
DATE	DEC 2013
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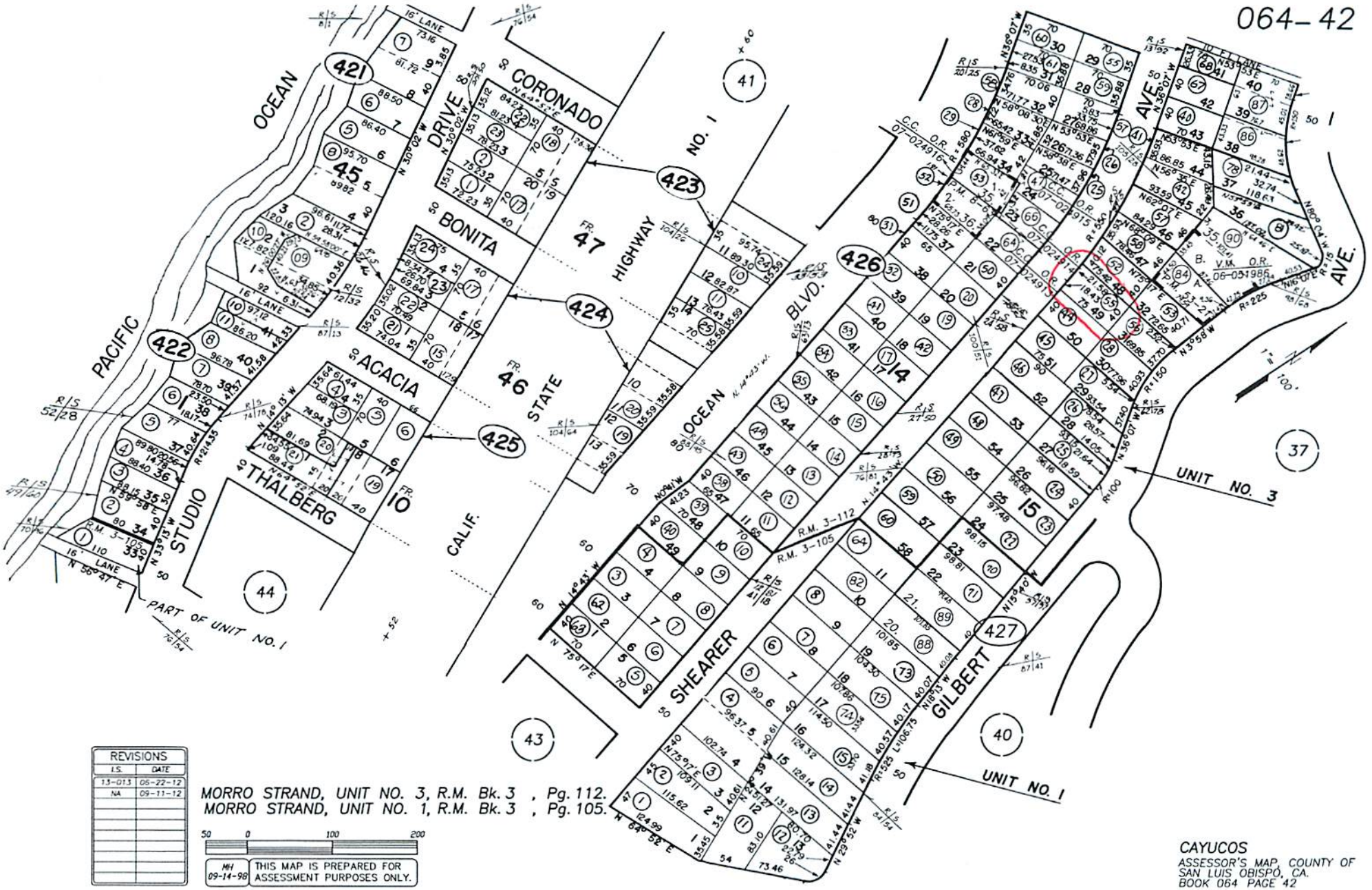


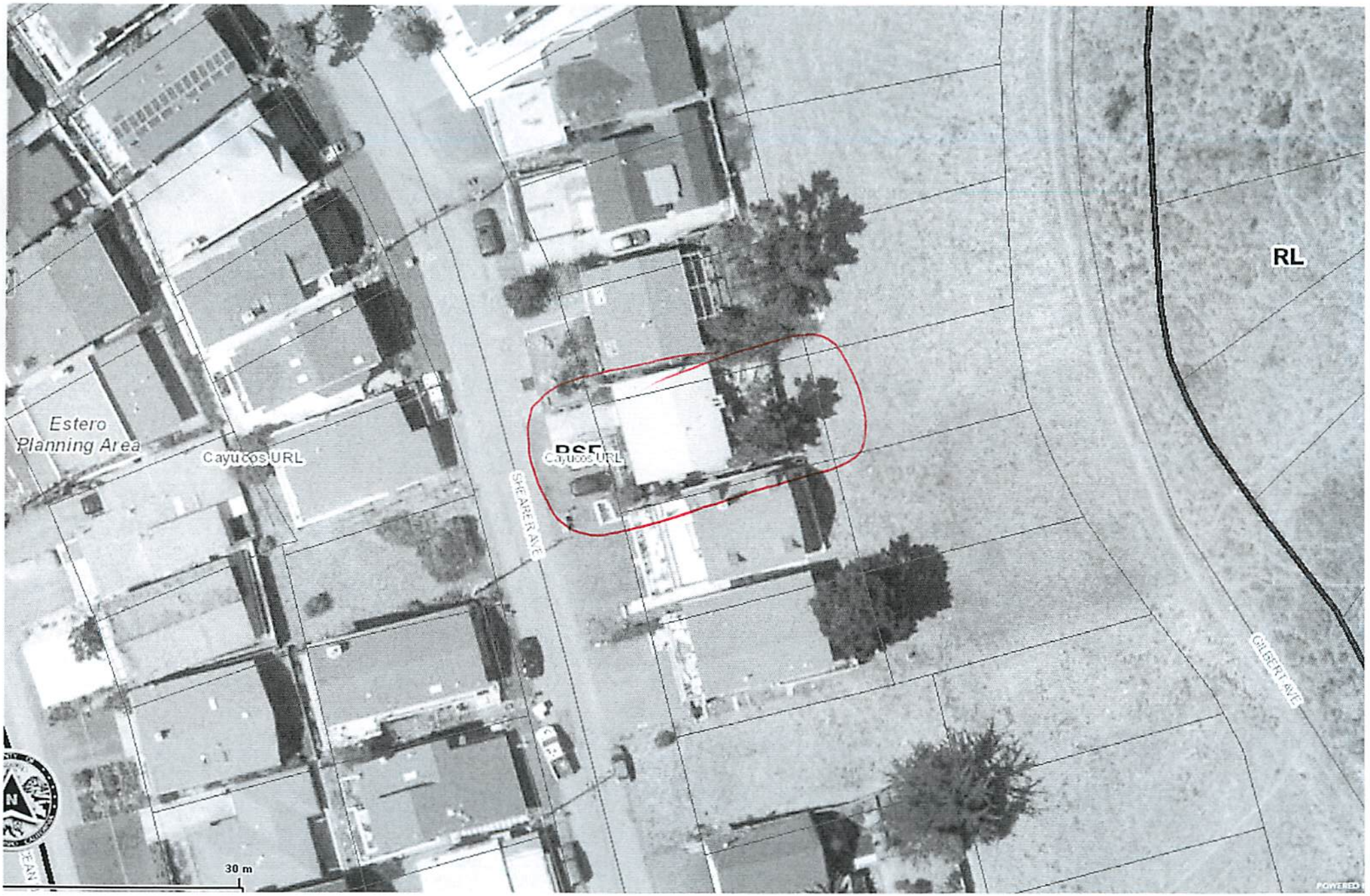
REVISIONS	
I.S.	DATE
13-013	05-22-12
NA	09-11-12

MORRO STRAND, UNIT NO. 3, R.M. Bk. 3 , Pg. 112.
MORRO STRAND, UNIT NO. 1, R.M. Bk. 3 , Pg. 105.

50 0 100 200

MH 09-14-98 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

CAYUCOS
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 064 PAGE 42


RL
Estero
Planning Area
Cayucos URL
Cayucos URL
SHEARER AVE
GILBERT AVE
30 m

Parcel Summary Report For Parcel # 064-427-055

1/3/2014
10:15:25AM

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

People Information

Role	Name and Address
OWN	CALDWELL ROSELYN R 105 WINSLOW BLVD LAFAYETTE LA 70508-
OWN	CALDWELL ROSELYN CALIFORNIA PROPERT

Address Information

Status	Address
	03245 SHEARER AV CAYU

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
MORROST3	0015	0049	Cayucos	Estero	RSF	LCP	GS	Y		

Parcel Information

Status	Description
Active	MORRO STR 3 BL 15 LT 49

Notes

Tax Districts

COAST (SB1537)
CAYUCOS
SAN LUIS OBISPO JT(27,40)
CAYUCOS-MORRO
CAYUCOS COUNTY
NO. 02
CAYUCOS
AREA NO. 10

Parcel Summary Report For Parcel # 064-427-055

1/3/2014
10:15:26AM

San Luis Obispo County Department of Planning and Building
County Government Center San Luis Obispo, California 93408 Telephone: (805) 781-5600

AREA NO. 21
AREA NO. 10, ZONE A

Case Information

Case Number:	Case Status:	
COD2012-00142	CLD	Primary Parcel

Description:
RETAINING WALL/GRADING WITHOUT PERMIT

DRC2013-00053	REC	Primary Parcel

Description:
MUP TO DEMO DECAYED WOOD ENTRY DECK AND EXTERIOR ENTRY STAIRS AND REPLACE WITH NEW CONCRETE STAIRS AND ENTRY. PROJECT INCLUDES PARTIAL COSMETIC REMODEL OF 50 YEAR OLD RESIDENCE, INCLUDING A NEW 214 SQ FT BEDROOM ADDITION, REMODEL EXISTING BATHROOM AND REMODEL OF EXISTING KITCHEN.

PMT2012-00652	FNL	Primary Parcel

Description:
AS BUILT CMU RETAINING WALL, DEMO AND REMOVAL OF EXISTING DECOMPOSED WOOD RETAINING WALL, EROSION CONTROL OF ADJACENT PROPERTY DISTURBED DUE TO CONSTRUCTION ACTIVITY

PMT2012-02001	HLD	Primary Parcel

Description:
REPLACE SIDING, WINDOWS, DOORS, UPGRADE ELECTRICAL, PLUMBING & GAS LINE IN KITCHEN, REMOVE 566 SF OF DECKING & REPLACE WITH 510 SQ FT OF DECKING