SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 3/10/2014

TO: _____

FROM: Cody Scheel (805-781-5157 or cscheel@co.slo.ca.us)
North County Team / Development Review

PROJECT DESCRIPTION: DRC2013-00075 BARKER – Proposed minor use permit to waive distance for a guesthouse and size of garage/workshop. Site location is 1355 Santa Ysabel Rd, Paso Robles. APN: 020-281-026

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

DRC2013-00075 BARKER RAYMON
MINOR USE PERMIT
WAIVE DISTANCE FOR GUESTHOUSE AND SIZE OF GARAGE/WORKSHOP.
ELPO/ RELPO
AG FH

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 RAY BARKER Daytime Phone 391-3179
Mailing Address 1355 SANTA YSABEL Zip Code 93446
Email Address:

☐ Applicant Name Daytime Phone
Mailing Address Zip Code
Email Address:

☒ Agent Name JOHN KUKA Daytime Phone 805423 3077
Mailing Address 610 10TH ST Zip Code 93446
Email Address:

PROPERTY INFORMATION

Total Size of Site: 9.33 ACRES Assessor Parcel Number(s): 020-281-026
Legal Description:
Address of the project (if known): 1355 SANTA YSABEL RD. PASO ROBLES
Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: SOUTH RUCKER ROAD TO SANTA YSABEL RD.
Describe current uses, existing structures, and other improvements and vegetation on the property:
EXISTING RESIDENCE + MOBILE BREW

PROPOSED PROJECT Waive distance for guesthouse & size of garage/
Describe the proposed project (inc. sq. ft. of all buildings): PROPOSED AG WORKSHOP Wkshop
AND OFFICE.

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.

X Property owner signature Date 2-28-14

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): SIZE OF WORK SHOP BEING LARGER THAN 90% OF RESIDENCE

Describe existing and future access to the proposed project site: EXISTING ASPHALT ENTRANCES AND ALL WEATHER ROADS ALREADY EXIST.

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: RESIDENCE South: RESIDENCE
East: VACANT West: VACANT

For all projects, answer the following:
Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 9000 sq. feet 2 % Landscaping: 261360 sq. feet 60 %
Paving: 1000 sq. feet .05 % Other (specify) _____
Total area of all paving and structures: 10000 ☑ sq. feet ☐ acres
Total area of grading or removal of ground cover: 6000 ☑ sq. feet ☐ acres
Number of parking spaces proposed: NA Height of tallest structure: 30' 11"
Number of trees to be removed: NA Type: _____
Setbacks: Front 242' Right 211' Left 116' Back 600'

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

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

Fire Agency: List the agency responsible for fire protection: CAL FIRE

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: 1 Number of bedrooms per unit: 3
Total floor area of all structures including upper stories, but not garages and carports: 9000
Total of area of the lot(s) minus building footprint and parking spaces: 9 ACRES

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: Paso Land fill
3. Where is the waste disposal storage in relation to buildings? minimal.
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: Paso Robles.
2. Location of nearest police station: 2 miles
3. Location of nearest fire station: 1 mile.
4. Location of nearest public transit stop: 1 mile.
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: N/A.
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

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.

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.

Note! Tim Tomlinson has approved Bldg location & Drainage on Thursday 2/20/14

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: 6 acres
   Moderate slopes of 10-30%: 3 acres
   Steep slopes over 30%: 2 acres
2. Are there any springs, streams, lakes or marshes on or near the site? ☒ Yes ☐ No
   If yes, please describe: Salinas River – 400 yards away.
3. Are there any flooding problems on the site or in the surrounding area? ☒ Yes ☐ No
   If yes, please describe: Lower portion of lot ≈ 4 acres. — not at Bldg site!
4. Has a drainage plan been prepared? → Detention Basin ☒ 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: _____
6. Has a grading plan been prepared? ☐ Yes ☒ No → not yet
   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: Santa Ysabel avenue

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 ⇒ Gardens + Animals.
   ☐ Commercial/Office - Explain _____
   ☐ Industrial – Explain _____
3. What is the expected daily water demand associated with the project? 60 Gallons / day.
4. How many service connections will be required? 0
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:

1. Has an engineered percolation test been accomplished? Not yet. Future
   ☐ Yes ☒ No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? > 100 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: _____ Location of connection: _____
2. What is the amount of proposed flow? _____ G.P.D.
3. Does the existing collection treatment and disposal system have adequate additional capacity to accept the proposed flow? ☐ Yes ☐ No

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

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: N/A

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): N/A.
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 *: Insulated metal Bldg.

   *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:

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): Bldg Permit @ Co. SLO

   (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.)

County of San Luis Obispo
San Luis Obispo, Ca
County Planning, Building, & Public Works

Raymond Baker
1355 Santa Ysabel Road
Paso Robles, Ca 93446
APN 020-281-026
Zoning – Agricultural Acres – 9.33

Mr. Raymond Barker,

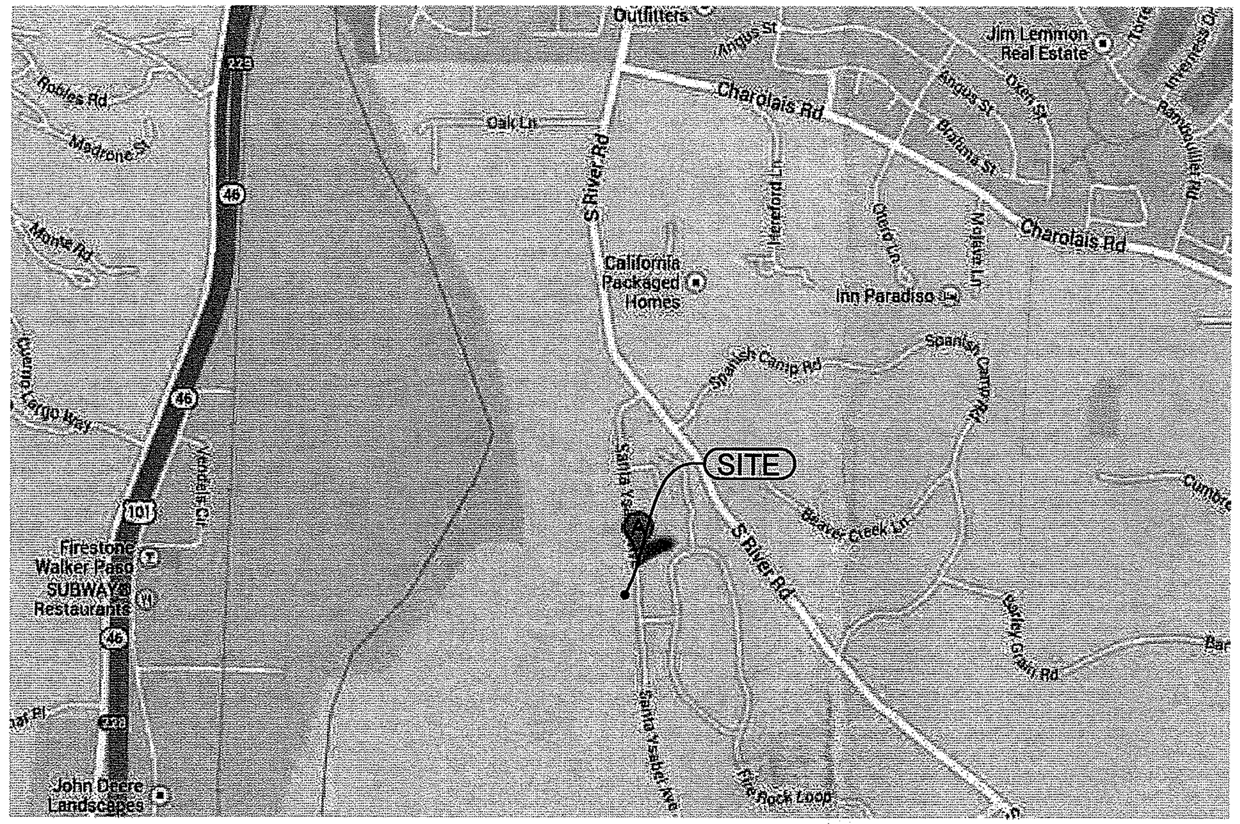
1. Consider a proposal by Raymond Barker for a Minor Use Permit to construct a 6,600 sq ft, garage, that will include plus a 600 sq ft office, structure in the Agriculture Land Use Category located more than 50 feet from the principal residence. 22.30.410 E.2. & 3.
2. Increase distance from Residential home from 50 feet to 150 feet; at this proposed location, the project would not be in direct line of site as viewed from neighboring properties give a more softening appearance. Electrical power pole will be closer to establish power.
3. A metal structure of 6,000 sq ft, of this 55% of will be dedicated to the storage for agricultural uses such as farm equipment and hay, 45% of would be used for the personal antique vehicles, and 600 sq will be used for an office located up stairs with a bathroom.
4. The Metal building will stay consistent with colors of existing home.
5. Proposed Uses; Stores farm equipment, hay, tractor Trucks, antique cars. This also helps to store his equipment from out side elements. Keeps place clean , looking nice!
6. Mr. Barker, is limited to locations to construct his Agricultural structure. Do to constraints of property Topo ; back part of property drops off into Salinas River – not buildable.
7. Mr. Barker has no other available storage facilities on his property. Property consists of residential home with attached garage;
8. Mr. Barker's property consists of mixed agricultural uses, cattle, ducks, chickens, goats, turkeys, geese's, and lamas.
9. Landscaping: Mr. Barker family has planted gardens in the past and is planting again this year. The location of garden runs from Santa Ysabel Road west to Agricultural structure. Landscaping for the project will consist of gardens and Olive trees. Agricultural buffer will be created with a nice visual look.
10. The establishment of agricultural on Mr. Barker's small family owned and run farm, will enhances the quality of life for the Barker children and family.

11. Property to the north side of Barker's property (10.60 ac) zoned; Ag, with an established Metal Barn 4,125sq ft w/Electrical, bathroom, septic system and grading in 2008; This property has 2 additional ag storage facilities..
12. Property to the south side of Barker's property (6.30 ac) zoned; Ag; with an established Metal Ag barn 1,344 sq ft. The property has 1 additional ag storage facility.
13. It is my professional opinion Mr. Barker meets the needs and requirement of the County of San Luis Obispo, County's approval for MUP.

Margaret Heely Holstine
Land Use Consultant
heely@tcsn.net
Cell: (805) 550-3552
General Engineering NO # 543468

REGISTERED GENERAL ENGINEERING
MARGARET HEELY
No. 543468
Exp. 7-31-2014
CLASS A
STATE OF CALIFORNIA

ARCHITECTURAL & STRUCTURAL PLANS FOR BARKER AGRICULTURAL WORKSHOP



VICINITY MAP

SHEET INDEX

T-1.1 TITLE SHEET
A-1.1 SITE PLAN
A-2.1 LOWER FLOOR PLAN
A-3.1 UPPER FLOOR PLAN
A-4.1 ELEVATIONS

JJK DRAFT DESIGN

JOHNNY J. KUDLA
610 10th ST.
UNIT A
PASO ROBLES, CA.

(805) 423-3079
FAX: (805) 239-5853

PLAN PREPARED FOR:

RAY BARKER
1355 SANTA YSABEL RD.
PASO ROBLES, CA, 93446

COUNTY NOTES

1. CONSIDER A PROPOSAL BY RAYMOND BARKER FOR A MINOR USE PERMIT TO CONSTRUCT A 6,600 SQ FT, GARAGE, THAT WILL INCLUDE PLUS A 600 SQ FT OFFICE, STRUCTURE IN THE AGRICULTURE LAND USE CATEGORY LOCATED MORE THAN 50 FEET FROM THE PRINCIPAL RESIDENCE. 22.30.410 E.2. & 3.
2. INCREASE DISTANCE FROM RESIDENTIAL HOME FROM 50 FEET TO 150 FEET; AT THIS PROPOSED LOCATION, THE PROJECT WOULD NOT BE IN DIRECT LINE OF SITE AS VIEWED FROM NEIGHBORING PROPERTIES GIVE A MORE SOFTENING APPEARANCE. ELECTRICAL POWER POLE WILL BE CLOSER TO ESTABLISH POWER.
3. A METAL STRUCTURE OF 6,000 SQ FT, OF THIS 55% OF WILL BE DEDICATED TO THE STORAGE FOR AGRICULTURAL USES SUCH AS FARM EQUIPMENT AND HAY, 45% OF WOULD BE USED FOR THE PERSONAL ANTIQUE VEHICLES, AND 600 SQ WILL BE USED FOR AN OFFICE LOCATED UP STAIRS WITH A BATHROOM.
4. THE METAL BUILDING WILL STAY CONSISTENT WITH COLORS OF EXISTING HOME.
5. PROPOSED USES; STORES FARM EQUIPMENT, HAY, TRACTOR TRUCKS, ANTIQUE CARS. THIS ALSO HELPS TO STORE HIS EQUIPMENT FROM OUT SIDE ELEMENTS. KEEPS PLACE CLEAN , LOOKING NICE!
6. MR. BARKER, IS LIMITED TO LOCATIONS TO CONSTRUCT HIS AGRICULTURAL STRUCTURE. DO TO CONSTRAINTS OF PROPERTY TOPO ; BACK PART OF PROPERTY DROPS OFF INTO SALINAS RIVER – NOT BUILDABLE.
7. MR. BARKER HAS NO OTHER AVAILABLE STORAGE FACILITIES ON HIS PROPERTY. PROPERTY CONSISTS OF RESIDENTIAL HOME WITH ATTACHED GARAGE;
8. MR. BARKER'S PROPERTY CONSISTS OF MIXED AGRICULTURAL USES, CATTLE, DUCKS, CHICKENS, GOATS, TURKEYS, GEESE'S, AND LAMAS.
9. LANDSCAPING: MR. BARKER FAMILY HAS PLANTED GARDENS IN THE PAST AND IS PLANTING AGAIN THIS YEAR. THE LOCATION OF GARDEN RUNS FROM SANTA YSABEL ROAD WEST TO AGRICULTURAL STRUCTURE. LANDSCAPING FOR THE PROJECT WILL CONSIST OF GARDENS AND OLIVE TREES. AGRICULTURAL BUFFER WILL BE CREATED WITH A NICE VISUAL LOOK.
10. THE ESTABLISHMENT OF AGRICULTURAL ON MR. BARKER'S SMALL FAMILY OWNED AND RUN FARM, WILL ENHANCES THE QUALITY OF LIFE FOR THE BARKER CHILDREN AND FAMILY.
11. PROPERTY TO THE NORTH SIDE OF BARKER'S PROPERTY (10.60 AC) ZONED; AG, WITH AN ESTABLISHED METAL BARN 4,125SQ FT W/ELECTRICAL, BATHROOM, SEPTIC SYSTEM AND GRADING IN 2008; THIS PROPERTY HAS 2 ADDITIONAL AG STORAGE FACILITIES..
12. PROPERTY TO THE SOUTH SIDE OF BARKER'S PROPERTY (6.30 AC) ZONED; AG; WITH AN ESTABLISHED METAL AG BARN 1,344 SQ FT. THE PROPERTY HAS 1 ADDITIONAL AG STORAGE FACILITY.
13. IT IS MY PROFESSIONAL OPINION MR. BARKER MEETS THE NEEDS AND REQUIREMENT OF THE COUNTY OF SAN LUIS OBISPO, COUNTY'S APPROVAL FOR MUP.

PROJECT INFORMATION

OWNER	RAY BARKER
PROJECT ADDRESS	1355 SANTA YSABEL RD. PASO ROBLES, CA 93446
APN	020-281-026
PHONE	

PROJECT DESCRIPTION

PROPOSED 60'x100' AG WORKSHOP AS PER PLANS ATTACHED.

PROJECT STATISTICS

LOT SIZE	9.33 ACRES
AREA OF DISTURBANCE	6,000 SQ. FT.
EXISTING RESIDENCE/GARAGE	3,080 SQ. FT.
EXISTING HORSE BARN	2,020 SQ. FT.
PROPOSED AG WORKSHOP	6,000 SQ. FT.
PROPOSED LOWER STORAGE	600 SQ. FT.
PROPOSED UPPER OFFICE	600 SQ. FT.
BUILDING HEIGHT	± 30'-11"
EXISTING GARDEN AREA	.58 ACRES

CONSULTANTS

STRUCTURAL, & CIVIL ENGINEERING
JK ENGINEERING
JOHN A. KUDLA
610 10TH ST, STE A
PASO ROBLES, CA 93446
LIC.#: C5652
805.423.3077

DRAFTSMAN
JJK DESIGN
JOHNNY KUDLA
610 10TH ST, STE A
PASO ROBLES, CA 93446
805.423.3079

GENERAL CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM WITH THE:
   2013 CBC (2012 IBC AND CALIFORNIA AMENDMENTS)
   2013 CEC (2011 NEC AND CALIFORNIA AMENDMENTS)
   2013 CMC (2012 IAPMO UMC AND CALIFORNIA AMENDMENTS)
   2013 CPC (2012 IAPMO UPC AND CALIFORNIA AMENDMENTS)
   2013 CENC AND T-24.
   2013 CALIFORNIA GREEN BUILDING CODE
   2013 CFC (2012 IFC AND CALIFORNIA AMENDMENTS)
2. THESE NOTES SHALL APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED OR SHOWN. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND THEY SHALL APPLY GENERALLY THROUGHOUT SIMILAR CONDITIONS. ALL OMISSIONS OR CONFLICTS BETWEEN VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARHCITECT/ ENGINEER BY THE GENERAL CONTRACTOR BEFORE PROCEEDING WITH ANY WORK SO INVOLVED.
3. ALL WORK AND CONSTRUCTION METHODS AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE BUILDING CODES AND OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE CONSTRUCTION SITE. BUILDING CODE REQUIREMENTS IN ALL CASES TAKE PRECEDENCE OVER THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF ANYONE SUPPLYING LABOR AND/OR MATERIALS TO BRING TO THE ATTENTION OF THE ARCHITECT/ENGINEER ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF THE CODE AND THE DRAWINGS.
4. DO NOT SCALE THE DRAWINGS. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION. LARGE SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
5. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. UNLESS OTHERWISE SHOWN, THEY DO NOT INDICATE METHOD OF CONSTRUCTION. CONTRACTOR SHALL SUPERVISE AND DIRECT WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY FIELD REPRESENTATIVES OF THE ARCHITECT/ENGINEER SHALL NOT INCLUDE INSPECTIONS OF THE PROTECTIVE MEASURES OR THE CONSTRUCTION PROCEDURES REQUIRED FOR SAME, WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ANY SUPPORT SERVICES PERFORMED BY THE ARCHITECT/ENGINEER DURING CONSTRUCTION SHALL BE DISTINGUISHED FROM CONTINUOUS AND DETAILED INSPECTION SERVICES WHICH ARE FURNISHED BY OTHERS. THESE SUPPORT SERVICES PERFORMED SOLELY FOR THE PURPOSE OF ASSISTING IN QUALITY CONTROL AND IN ACHIEVING CONFORMANCE WITH CONTRACT DRAWINGS AND SPECIFICATIONS, AND THEREFORE THEY DO NOT GUARANTEE CONTRACTOR'S PERFORMANCE AND SHALL NOT BE CONSTRUED AS SUPERVISION OF CONSTRUCTION.
6. CONTRACTOR HEREBY GUARANTEES TO THE OWNER AND THE ARCHITECT/ENGINEER THAT ALL MATERIALS, FIXTURES, AND EQUIPMENT FURNISHED TO THE PROJECT ARE NEW UNLESS OTHERWISE SPECIFIED. CONTRACTOR ALSO WARRANTS THAT ALL WORK WILL BE OF GOOD QUALITY AND FREE FROM ANY FAULTS AND DEFECTS FOR A PERIOD OF ONE YEAR AFTER THE DATE OF SUBSTANTIAL COMPLETION, UNLESS A GREATER WARRANTY OR GUARANTEE IS REQUIRED BY THE PROJECT SPECIFICATIONS.
7. ANYONE SUPPLYING LABOR AND/OR MATERIALS TO THE PROJECT SHALL CAREFULLY EXAMINE ALL SUBSURFACES TO RECEIVE WORK. ANY CONDITIONS DETRIMENTAL TO WORK SHALL BE REPORTED IN WRITING TO THE CONTRACTOR PRIOR TO BEGINNING WORK. COMMENCEMENT OF WORK SHALL IMPLY ACCEPTANCE OF ALL SUBSURFACES.
8. REFER TO ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS FOR DEPRESSED SLABS CURB, FINISHES, TEXTURES, CLIPS, GROUNDS, ETC., NOT SHOWN ON STRUCTURAL DRAWINGS.
9. ANY MATERIALS STORED AT THE SITE SHALL BE COMPLETELY SUPPORTED FREE OF THE GROUND, COVERED AND OTHERWISE PROTECTED TO AVOID DAMAGE FROM THE ELEMENTS.
10. MORE DETAILED INFORMATION SHALL TAKE PRECEDENCE OVER LESSER DETAILED INFORMATION. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER DRAWINGS.
11. GRADING PLANS, DRAINAGE IMPROVEMENTS, ROAD AND ACCESS REQUIREMENTS AND ENVIRONMENTAL HEALTH CONSIDERATIONS SHALL COMPLY WITH ALL APPLICABLE CODES AND LOCAL ORDINANCES.
12. THE CONTRACTOR AND ALL SUB-CONTRACTORS WILL BE HELD ACCOUNTABLE TO THE ABOVE GENERAL NOTES FOR THE CONSTRUCTION OF THE PROJECT.
13. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE OR DISBURSE ANY EXCESS MATERIAL FROM PROJECT SITE.
14. THIS SET OF PLANS TO BE ON JOB SITE AT ALL TIMES DURING CONSTRUCTION. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE APPROVED PLANS. NO CHANGES OR REVISIONS TO THE APPROVED PLANS OR SPECIFICATIONS SHALL BE PERMITTED UNLESS SUBMITTED TO AND APPROVED BY THE BUILDING OFFICIAL. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS OR OMISSIONS FROM THE APPROVED PLANS AND SPECIFICATIONS. [CBC 108]
15. ALL CONTRACTORS AND SUB-CONTRACTORS MUST HAVE ON FILE WITH THE BUILDING DEPARTMENT, A LIST OF ALL SUCH CONTRACTORS AND SUB-CONTRACTORS WITH APPROPRIATE CURRENT BUSINESS LICENSE NUMBERS.
16. UNLESS NOTED OTHERWISE, ALL VESTIBULES, CLOSETS, COLUMNS, PROJECTIONS, RECESSES, OR OTHER ADJACENT AREAS WITHIN SCHEDULED AREA SHALL HAVE FINISHES AS SCHEDULED FOR THE RESPECTIVE SPACES IN WHICH THEY OCCUR.
17. CONTRACTOR SHALL VERIFY ALL SETBACKS, EASEMENTS, CONTOURS, AND BUILDING PAD PRIOR TO CONSTRUCTION.
18. TRUSS CALCULATIONS FOR APPROVED PROJECTS ARE REQUIRED TO BE ON THE JOB SITE AT TIME OF FRAMING INSPECTION WITH THE APPROPRIATE REQUIRED SIGNATURES AND STATEMENT AS FOLLOWS: TRUSS CALCULATIONS SHALL INCLUDE THE WET-STAMP AND SIGNATURE OF THE TRUSS DESIGN ENGINEER. IN ADDITION, THEY SHALL INCLUDE ON THE COVER SHEET A WET- SIGNED STATEMENT FROM THE PROJECT'S DESIGN ENGINEER THAT TRUSS CALCULATIONS AND LAYOUTS ARE IN SUBSTANTIAL CONFORMANCE WITH THE STRUCTURAL DESIGN AND INTENT OF THE STRUCTURE. FAILURE TO PROVIDE THEM AS STATED WILL RESULT IN A CORRECTION AND A FAILURE TO PASS FRAMING INSPECTION. [BSP]
19. VERIFY LOCATION OF ALL UTILITY TIE-INS AT STREET AND POINT OF CONNECTIONS AT BUILDING PRIOR TO CONSTRUCTION.
20. A COPY OF SOILS REPORT SHALL BE ON SITE DURING FOUNDATION INSPECTION.
21. ALL PROPERTY CORNERS SHOULD BE ESTABLISHED AT THE TIME OF FOUNDATION INSPECTION WITH THE MARK OF A LICENSED SURVEYOR.

REVISION LOG

REV.	DESCRIPTION	DATE

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PROJECT NO. —
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DATE 2/28/2014 8:48 AM
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TITLE SHEET

SHEET NUMBER:

T-1.1

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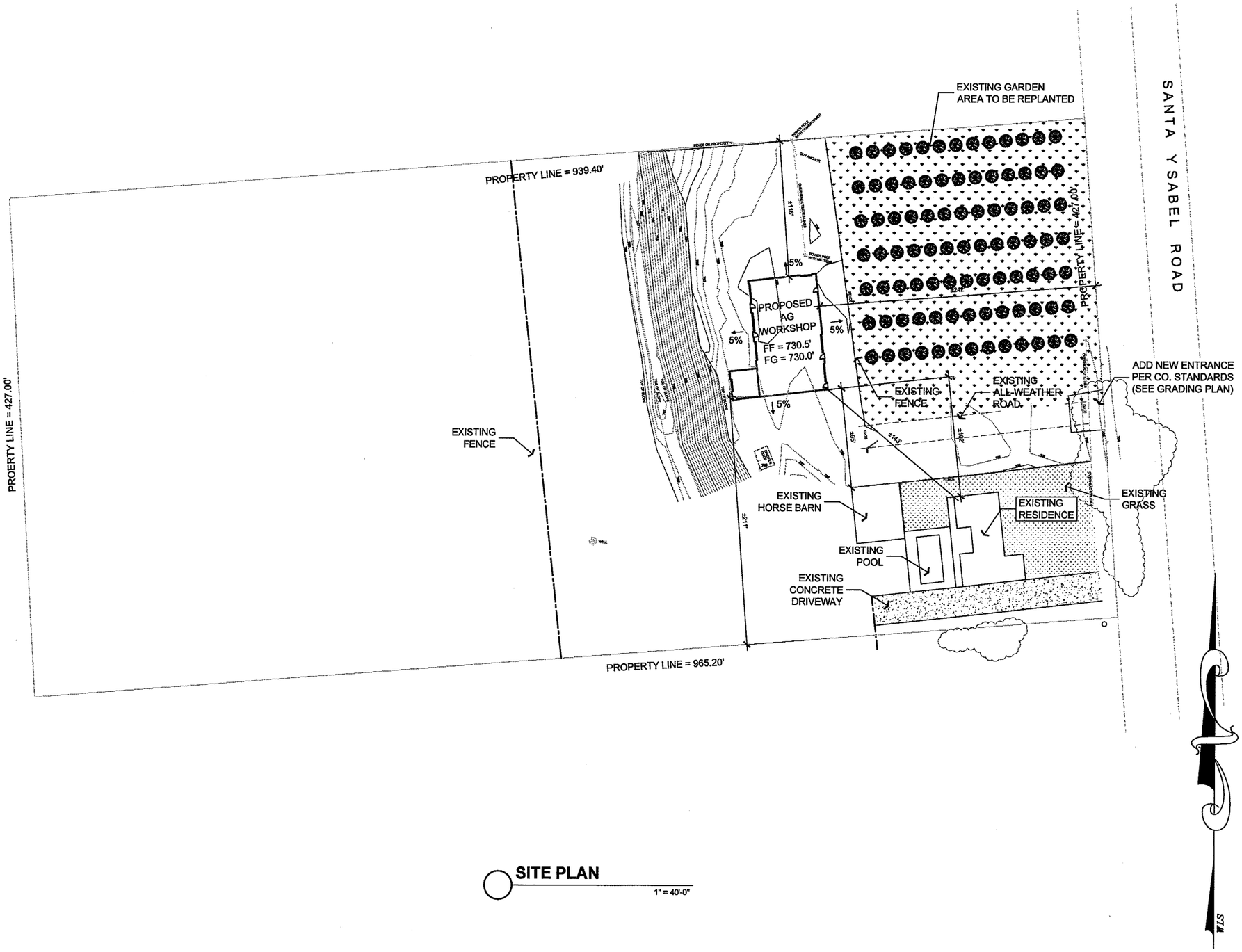

SITE PLAN

1" = 40'-0"

JOHNNY J. KUDLA
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PASO ROBLES, CA.

(805) 423-3079
FAX: (805) 239-5853

PLAN PREPARED FOR:

RAY BARKER
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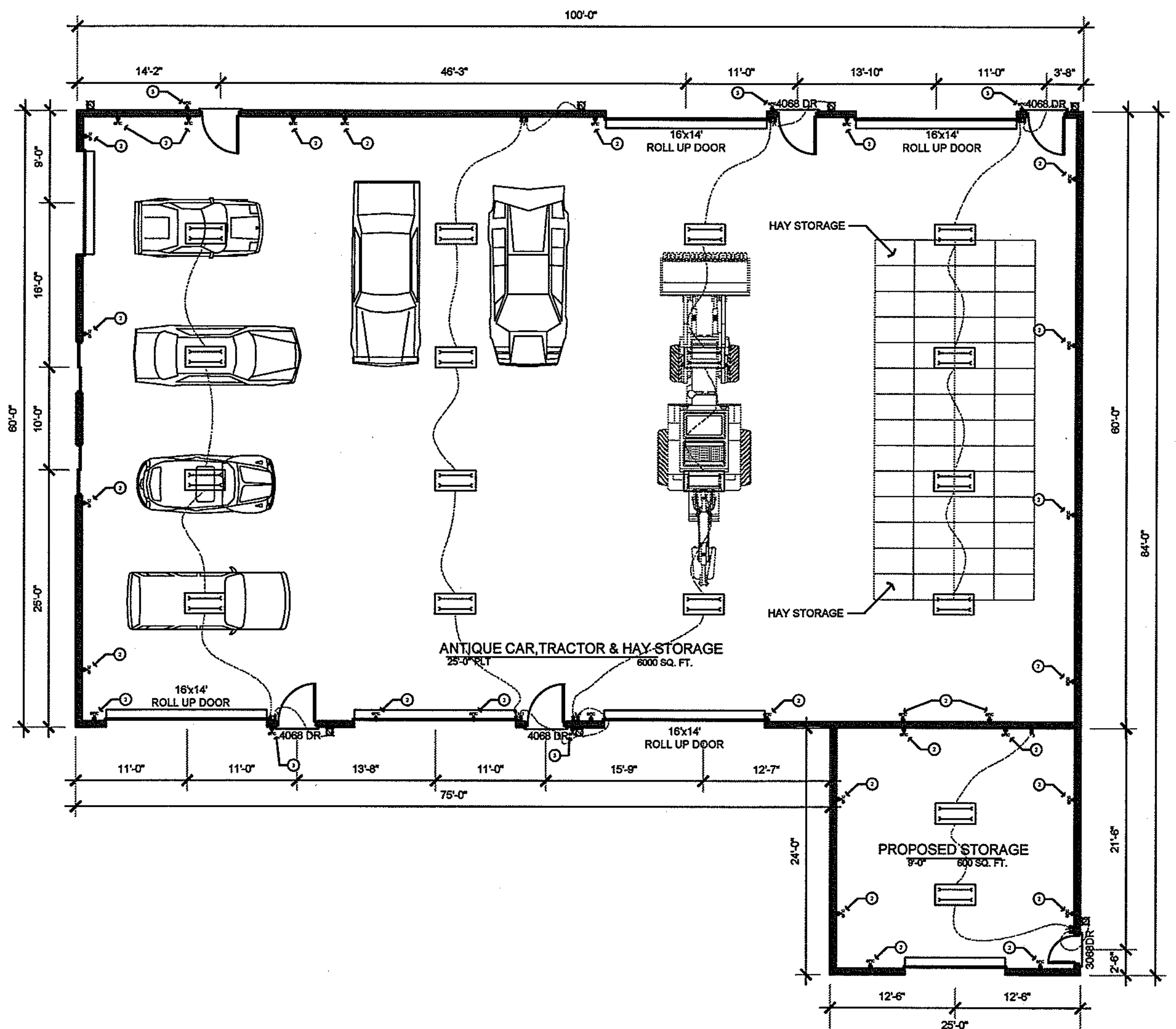

LOWER FLOOR/STORAGE

1/8" = 1'

ELECTRICAL CALLOUTS

1. PROVIDE A 200 AMP MINIMUM ELECTRIC SUB-PANEL WITH #4 UPPER GROUND TO FOUNDATION
2. GFIC OUTLETS ON ALL ABOVE COUNTER OUTLETS IN GARAGE MOUNTED AT 44" ABOVE FINISH FLOOR (TYP)
3. WATER-PROOF GFIC OUTLETS AT 18" ABOVE FINISH FLOOR IN FRONT AND REAR OF BUILDING (TYP).

LEGEND

- CEILING MOUNTED EXHAUST FAN TO EXTERIOR
- 115 V DUPLEX RECEPTACLE @ +18" AFF. U.O.N.
- 115 V GFIC DUPLEX RECEPTACLE
- 115 V ARCH FAULT CIRCUIT INTERRUPTER OUTLET
- 3-WAY SWITCH
- 4- WAY SWITCH
- SINGLE POLE SWITCH
- SWITCH w/ DIMMER CONTROL
- SMOKE DETECTOR, HARD-WIRED TOGETHER
- GAS STUB (SIZE AS REQ'D)
- ELECTRIC SUB-PANEL
- FAN
- HOSE BIB
- FLOOD LIGHT
- RECESSED CAN LIGHT FIXTURE, FLUORESCENT
- RECESSED CAN LIGHT FIXTURE, STD RECESSED
- WALL MOUNTED LIGHT FIXTURE
- WALL MOUNTED EXTERIOR FIXTURE, DOWNCAST
- CEILING MOUNTED PENDANT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- CEILING MOUNTED FAN w/ LIGHT FIXTURE PROVIDE SEPARATE SWITCH FOR FAN & LIGHT
- FLUORESCENT BAR LIGHT

LIGHTING NOTES

THE REQUIREMENTS APPLY ONLY TO PERMANENTLY INSTALLED LUMINAIRES, I.E., LUMINAIRES THAT ARE PART OF THE HOUSE, AS OPPOSED TO PORTABLE LUMINAIRES SUCH AS TORCHIERES OR TABLE LAMPS THAT ARE PROVIDED BY THE OCCUPANT. PERMANENTLY INSTALLED LUMINAIRES INCLUDE CEILING LUMINAIRES, CHANDELIERS, VANITY LAMPS, WALL SCONCES AND ANY OTHER TYPE OF LUMINAIRE THAT IS A PERMANENT PART OF THE HOUSE.

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- KITCHENS. AT LEAST HALF THE INSTALLED WATTAGE OF LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY AND THE ONES THAT ARE NOT MUST BE SWITCHED SEPARATELY.
- LIGHTING IN BATHROOMS, GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS. ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR.
- OTHER ROOMS. ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR OR DIMMER. CLOSETS THAT ARE LESS THAN 70 SQUARE FOOT ARE EXEMPT FROM THIS REQUIREMENT.
- OUTDOOR LIGHTING. ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRESOR SHALL BE CONTROLLED BY A PHOTOCONTROL/MOTION SENSOR COMBINATION.
- COMMON AREAS OF MULTIFAMILY BUILDINGS. ALL LUMINAIRES IN THE COMMON AREAS OF MULTIFAMILY BUILDINGS SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN OCCUPANT SENSOR.

LUMINAIRES THAT ARE RECESSED INTO INSULATED CEILINGS ARE REQUIRED TO BE RATED FOR INSULATION CONTACT ("IC-RATED") SO THAT INSULATION CAN BE PLACED OVER THEM. THE HOUSING OF THE LUMINAIRE SHALL BE AIRTIGHT TO PREVENT CONDITIONED AIR ESCAPING INTO THE CEILING CAVITY OR ATTIC, UNCONDITIONED AIR INFILTRATING FROM THE CEILING OR ATTIC INTO THE CONDITIONED SPACE. AN ADDITIONAL SET OF REQUIREMENTS APPLY TO PARKING LOTS OR GARAGES WITH SPACE FOR EIGHT OR MORE CARS, WHICH ARE TYPICALLY FOR MULTIFAMILY BUILDINGS. THE NONRESIDENTIAL STANDARDS FOR PARKING LOTS AND/OR GARAGES APPLY IN THESE CASES (§132, §147).

6.2 HIGH EFFICACY LUMINAIRES
A LUMINAIRE IS THE LIGHTING INDUSTRY'S TERM FOR LIGHT FIXTURE. A LUMINAIRE CONSISTS OF THE HOUSING, POWER SUPPLY (BALLAST), LAMP, REFLECTOR, AND IN SOME CASES A LENS. A LAMP IS THE LIGHTING INDUSTRY'S TERM FOR A LIGHT BULB. LUMINAIRES CAN BE DESIGNED TO BE RECESSED INTO THE CEILING, SUSPENDED BY A ROD OR CHAIN, OR SURFACE MOUNTED ON THE WALL OR CEILING.

A HIGH EFFICACY LUMINAIRE IS ONE THAT CONTAINS ONLY HIGH EFFICACY LAMPS AND MUST NOT CONTAIN A CONVENTIONAL (MEDIUM) SCREW-BASED SOCKET. TYPICALLY, HIGH EFFICACY LUMINAIRES CONTAIN, PIN-BASED SOCKETS, LIKE COMPACT OR LINEAR FLUORESCENT LAMP SOCKETS, THOUGH OTHER TYPES SUCH AS SCREW SOCKETS SPECIFICALLY RATED FOR HIGH INTENSITY DISCHARGE LAMPS (LIKE METAL HALIDE LAMPS) MAY ALSO BE LIGIBLE FOR EXTERIOR USE. LUMINAIRES WITH MODULAR COMPONENTS THAT ALLOW CONVERSION BETWEEN SCREW-BASED AND PIN-BASED SOCKETS WITHOUT CHANGING THE LUMINAIRE HOUSING OR WIRING SHALL NOT BE CONSIDERED HIGH EFFICACY LUMINAIRES. THESE REQUIREMENTS PREVENT LOW EFFICACY LAMPS BEING RETROFITTED IN HIGH EFFICACY LUMINAIRES. ALSO, COMPACT FLUORESCENT LUMINAIRES WITH PERMANENTLY INSTALLED BALLASTS THAT ARE CAPABLE OF OPERATING A RANGE OF LAMP WATTAGES, THE HIGHEST OPERATING INPUT WATTAGE OF THE RATED LAMP/BALLAST COMBINATION MUST BE USE FOR DETERMINING THE LUMINAIRE WATTAGE.

THERE ARE TWO QUALIFYING REQUIREMENTS FOR A HIGH EFFICACY LUMINAIRE: THAT THE LUMENS PER WATT FOR THE LAMP BE ABOVE A SPECIFIED THRESHOLD AND THAT ELECTRONIC BALLASTS BE USED IN CERTAIN APPLICATIONS.

6.2.1 LUMENS PER WATT

THE LUMEN IS THE UNIT OF VISIBLE LIGHT. TO BE RATED AS HIGH EFFICACY, A LAMP MUST PRODUCE A CERTAIN NUMBER OF LUMENS FOR EACH WATT OF ELECTRICAL POWER IT CONSUMES. EFFICACY IS THEREFORE MEASURED IN LUMENS PER WATT. ALMOST ALL FLUORESCENT LAMPS EQUIPPED WITH ELECTRONIC BALLASTS QUALIFY AS HIGH EFFICACY LIGHT SOURCES; INCANDESCENT LAMPS (INCLUDING ANY SCREW-IN INCANDESCENT LAMPS, LIKE REGULAR 'A' OR REFLECTOR LAMPS, OR QUARTZ HALOGEN LAMPS, OR LOW VOLTAGE LAMPS, LIKE HALOGEN MR LAMPS) DO NOT. TO BE CLASSIFIED AS HIGH EFFICACY, A LAMP MUST MEET THE REQUIREMENTS LISTED IN TABLE 6-1 (DOCUMENTED IN TABLE 150-C OF THE STANDARDS):

FOR SIMPLICITY, THE POWER USED BY THE BALLAST IS IGNORED WHEN DETERMINING THE LUMENS PER WATT FOR PURPOSES OF COMPLIANCE WITH THE RESIDENTIAL LIGHTING REQUIREMENTS.

TABLE 6-1 - HIGH EFFICACY LAMPS

LAMP POWER	REQUIRED LAMP EFFICACY
< 15 W	40 LM/W
15-40 W	50 LM/W
>40 W	60 LM/W

NOTE: THE WATTAGE OF THE BALLAST IS NOT INCLUDED WHEN DETERMINING LAMP EFFICACY. MERCURY VAPOR LAMPS DO NOT USUALLY MEET THE REQUIREMENTS; METAL HALIDE OR COMPACT FLUORESCENT LAMPS (CFLS) ARE GOOD REPLACEMENTS. FOR OTHER LAMP TYPES SUCH AS LEDS YOU SHOULD CHECK WITH THE LAMP MANUFACTURER AND PROVIDE DOCUMENTS SHOWING THAT THE LAMP MEETS THE REQUIREMENTS. TO CALCULATE THE EFFICACY OF A LAMP, FIND OUT FROM THE MANUFACTURER HOW MANY LUMENS IT PRODUCES, THEN DIVIDE THIS NUMBER BY THE RATED WATTAGE OF THE LAMP. DO NOT INCLUDE ANY WATTS CONSUMED BY THE BALLAST.

DRAFT JJK DESIGN

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PROJECT NO. —
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LOWER FLOOR PLAN

SHEET NUMBER:

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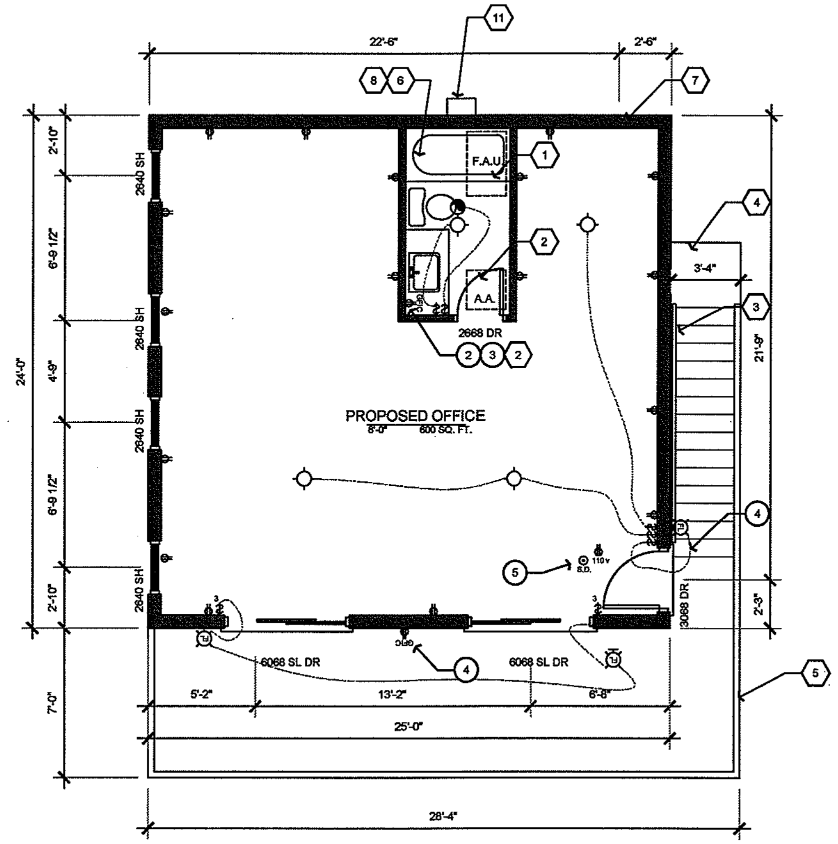

UPPER FLOOR AND ELECTRICAL PLAN

1/4" = 1'

ELECTRICAL CALLOUTS

1. PROVIDE A 200 AMP MINIMUM ELECTRIC SUB-PANEL WITH #4 UPPER GROUND TO FOUNDATION
2. GFIC OUTLETS ON ALL ABOVE COUNTER OUTLETS IN BATHROOMS MOUNTED AT 42" ABOVE FINISH FLOOR (TYP)
3. BATHROOM RECEPTACLES SHALL BE ON A SEPARATE 20AMP CIRCUIT WITH NO OTHER OUTLETS. BOTH OUTLETS MAY BE ON THE SAME CIRCUIT. 1996 NEC 210-52 (D)
4. WATER-PROOF GFIC OUTLETS AT 18" ABOVE FINISH FLOOR IN FRONT AND REAR OF BUILDING (TYP).
5. APPROVED SMOKE DETECTOR INSTALLED AS REQUIRED AND AS INDICATED. SMOKE DETECTOR SHALL BE HARDWIRED WITH BATTERY BACK-UP.

THE FOLLOWING FIXTURES SHALL BE OF WATER CONSERVATION:

RESIDENTIAL:

WATER CLOSETS:	1.6 GALLON PER FLUSH MAXIMUM
SHOWER HEAD FLOW:	2.5 GALLON PER MINUTE AT 80 PSI
LAVATORY / SINK FIXTURE:	2.2 GALLON PER MINUTE AT 60 PSI

FOR ADDITIONAL INFORMATION AND REQUIREMENTS REGARDING FLOW RATE REQUIREMENTS SEE THE 2010 GREEN BUILDING CODE STANDARDS SHEET "GC-1" PROVIDED IN THIS SET OF PLANS.

FLOOR PLAN CALLOUTS

1. F.A.U. IN ATTIC ON PLATFORM. PROVIDE SWITCH, LIGHT, AND OUTLET NEAR ACCESS AND UNIT.
2. PROVIDE 30" X 30" ATTIC ACCESS TO MECHANICAL UNIT. A 22" X 30" ACCESS OPENING CAN BE USED IF A LETTER FROM THE MANUFACTURER STATING THAT ALL COMPONENTS OF F.A.U. UNIT CAN FIT THROUGH AN OPENING OF THAT SIZE. ACCESS TO BE WITHIN 20' OF F.A.U. AND HAVE A CONTINUOUS 24" WIDE WALKWAY. ALSO PROVIDE 30" CLEAR UNOBSTRUCTED WORKING SPACE IN FRONT OF F.A.U.
3. HANDRAILS PER CBC1009.10 AND 1012. TOP OF HANDRAILS SHALL BE MOUNTED +34" ABOVE THE NOSING OF THE TREADS AND LANDINGS (CBC 1012.2). HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS AND SHALL EXTEND 12" BEYOND TOP AND BOTTOM RISERS. ENDS SHALL BE RETURNED OR SHALL END IN NEWEL POSTS OR SAFETY TERMINALS. HANDGRIP PORTION ON HANDRAILS SHALL NOT BE LESS THAN 1¼" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION AND SHALL HAVE A SPACE OF NOT LESS THAN 1½" BETWEEN THE WALL AND THE HANDRAIL (CBC 1012.3 & 1012.6). PROVIDE 80" CLEAR ABOVE ALL PORTION OF THE STAIRS & ONE TREAD DEPTH BEYOND THE BOTTOM RISER (CBC 1009.2) MEASURED FROM A PLANE TANGENT TO STAIRWAY TREAD NOSING. OPENINGS FOR GUARDS SHALL NOT ALLOW A SPHERE OF 4.375" INCHES TO PASS THROUGH.
4. PROVIDE 36" SQUARE MINIMUM LANDING @ BOTTOM OF STAIRWAY CBC 1009.4
5. GUARD @ 42" ABOVE FINISHED FLOOR. PROVIDE 2X2 PICKETS SPACED PER CBC 1013.3.
6. INDIVIDUAL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE ARE REQUIRED AT THE SHOWERS AND TUB-SHOWER COMBINATION PER CPC 420
7. GARAGE DOOR SHALL BE PROTECTED BY A 1-3/8" SELF-CLOSING, SELF-LATCHING SOLID CORE DOOR, OR A SELF-CLOSING DOOR HAVING A FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES. CBC406.1.4
8. SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70" ABOVE THE DRAIN INLET. CBC 1210.3
9. SMOKE DETECTORS HARDWIRED AND INTERCONNECTED TO ONE ANOTHER. PROVIDE BATTERY BACKUP TO ALL SMOKE DETECTOR UNITS (TYP). CBC 907.2.10.2 A SINGLE ALARM SHALL ACTIVATE ALL ALARMS AND BE CLEARLY AUDIBLE. CBC 907.2.10.3
10. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE CMC 403.7 & T-4.4
11. PROVIDE INSTANT TANK-LESS WATER HEATER.

LEGEND

- CEILING MOUNTED EXHAUST FAN TO EXTERIOR
- 115 V DUPLEX RECEPTACLE @ +18" AFF. U.O.N.
- 115 V GFIC DUPLEX RECEPTACLE
- 115 V WATER PROOF GFIC OUTLET
- 115 V ARCH FAULT CIRCUIT INTERRUPTER OUTLET
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- 4- WAY SWITCH
- SINGLE POLE SWITCH
- SWITCH w/ DIMMER CONTROL
- SMOKE DETECTOR, HARD-WIRED TOGETHER
- GAS STUB (SIZE AS REQ'D)
- ELECTRIC SUB-PANEL
- FAN
- HOSE BIB
- RECESSED CAN LIGHT FIXTURE, FLUORESCENT
- RECESSED CAN LIGHT FIXTURE, STD RECESSED
- WALL MOUNTED LIGHT FIXTURE
- WALL MOUNTED EXTERIOR FIXTURE, DOWNCAST
- CEILING MOUNTED PENDANT FIXTURE
- CEILING MOUNTED LIGHT FIXTURE
- FLUORESCENT BAR LIGHT

LIGHTING NOTES

THE REQUIREMENTS APPLY ONLY TO PERMANENTLY INSTALLED LUMINAIRES, I.E., LUMINAIRES THAT ARE PART OF THE HOUSE, AS OPPOSED TO PORTABLE LUMINAIRES SUCH AS TORCHIERES OR TABLE LAMPS THAT ARE PROVIDED BY THE OCCUPANT. PERMANENTLY INSTALLED LUMINAIRES INCLUDE CEILING LUMINAIRES, CHANDELIERS, VANITY LAMPS, WALL SCONCES AND ANY OTHER TYPE OF LUMINAIRE THAT IS A PERMANENT PART OF THE HOUSE.

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PLAN PREPARED FOR:

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PROJECT NO. —

FILE NAME A-3.1 UPPER FLOOR PLAN.DWG

DRAWN BY JJK

DATE 2/28/2014 8:48 AM

SHEET TITLE:

UPPER FLOOR PLAN

SHEET NUMBER:

A-3.1

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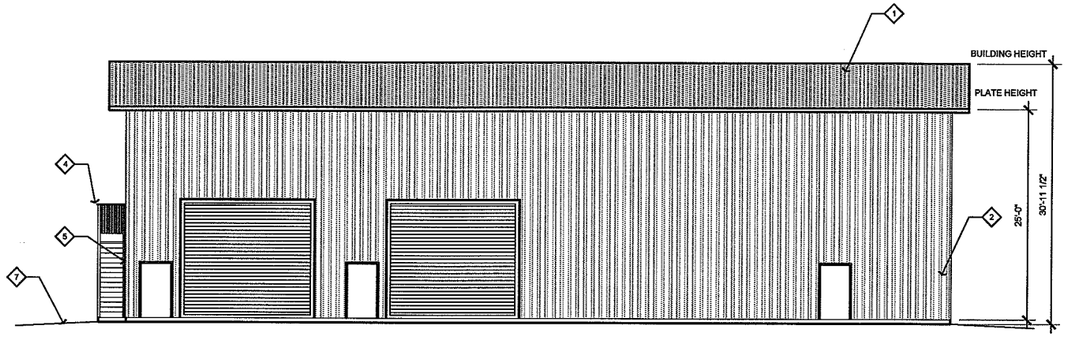
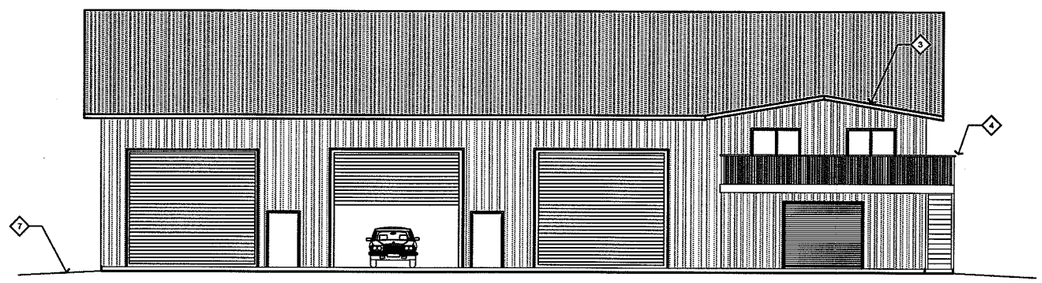


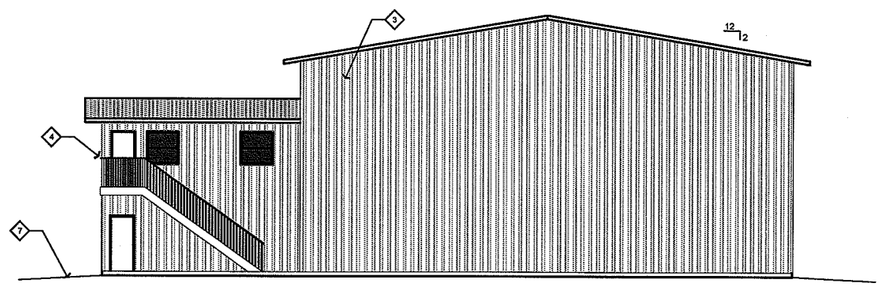
FRONT ELEVATION

1/4" = 1'



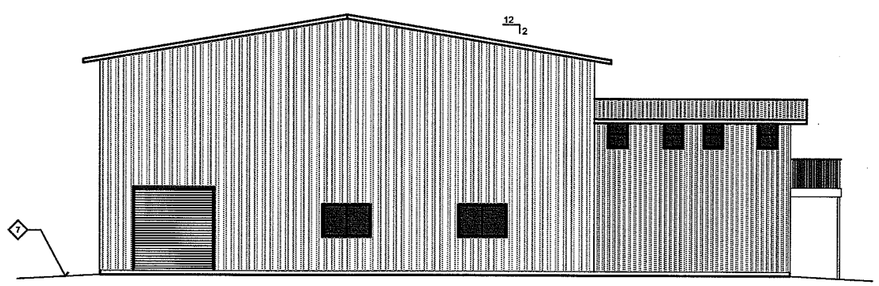
REAR ELEVATION

1/4" = 1'



SIDE ELEVATION

1/4" = 1'



SIDE ELEVATION

1/4" = 1'

ELEVATION CALLOU

1. METAL ROOF OVER OVER 30# MINIMUM R
2. METAL SIDING OVER APPROVED MOISTER
3. VALLEY FLASHINGS SHALL NOT BE LESS T CORROSION-RESISTANT METAL INSTALLE UNDERLAYMENT OF 1 LAYER OF NO. 72 AS OF VALLEY
4. GUARD @ 42" ABOVE FINISHED FLOOR. P 1013.3.
5. HANDRAILS PER CBC 1009.10 AND 1012. ABOVE THE NOSING OF TREADS AND LAN THE FULL LENGTH OF STAIRS AND EXTEN ENDS SHALL BE RETURNED OR SHALL TER TERMINALS. HANDGRIP PORTION OF HAN NOR MORE THAN 2" IN CROSS SECTIONAL
6. ATTIC VENTILATION CALCULATIONS: LIVI REQUIRED ATTIC VENTILATION = 625 USE 10 LINEAL FEET OF COR-A-VENT USE (4) 22"x3.5" UNDER EAVE VENTS (USE VULCAN VENTS OR APPROVED EQUA EMBER INTO ATTIC AREA.
7. SLOPE AWAY FROM BUILDING 5% FOR 10'-

DRAFT JJK DESIGN

JOHNNY J. KUDLA
610 10th ST.
UNIT A
PASO ROBLES, CA.

(805) 423-3079
FAX: (805) 239-5853

PLAN PREPARED FOR:

RAY BARKER
1355 SANTA YSABEL RD.
PASO ROBLES, CA, 93446

REVISION LOG

REV.	DESCRIPTION	DATE

These drawings are the exclusive property of JJK design and shall be used solely for the purpose of this project on this site. Any use other than the project upon which it is intended for without the written consent of J.B. drafting and design and John M Butler II is prohibited.

PROJECT NO. —

FILE NAME A-4.1 ELEVATIONS.DWG

DRAWN BY JJK

DATE 2/28/2014 8:46 AM

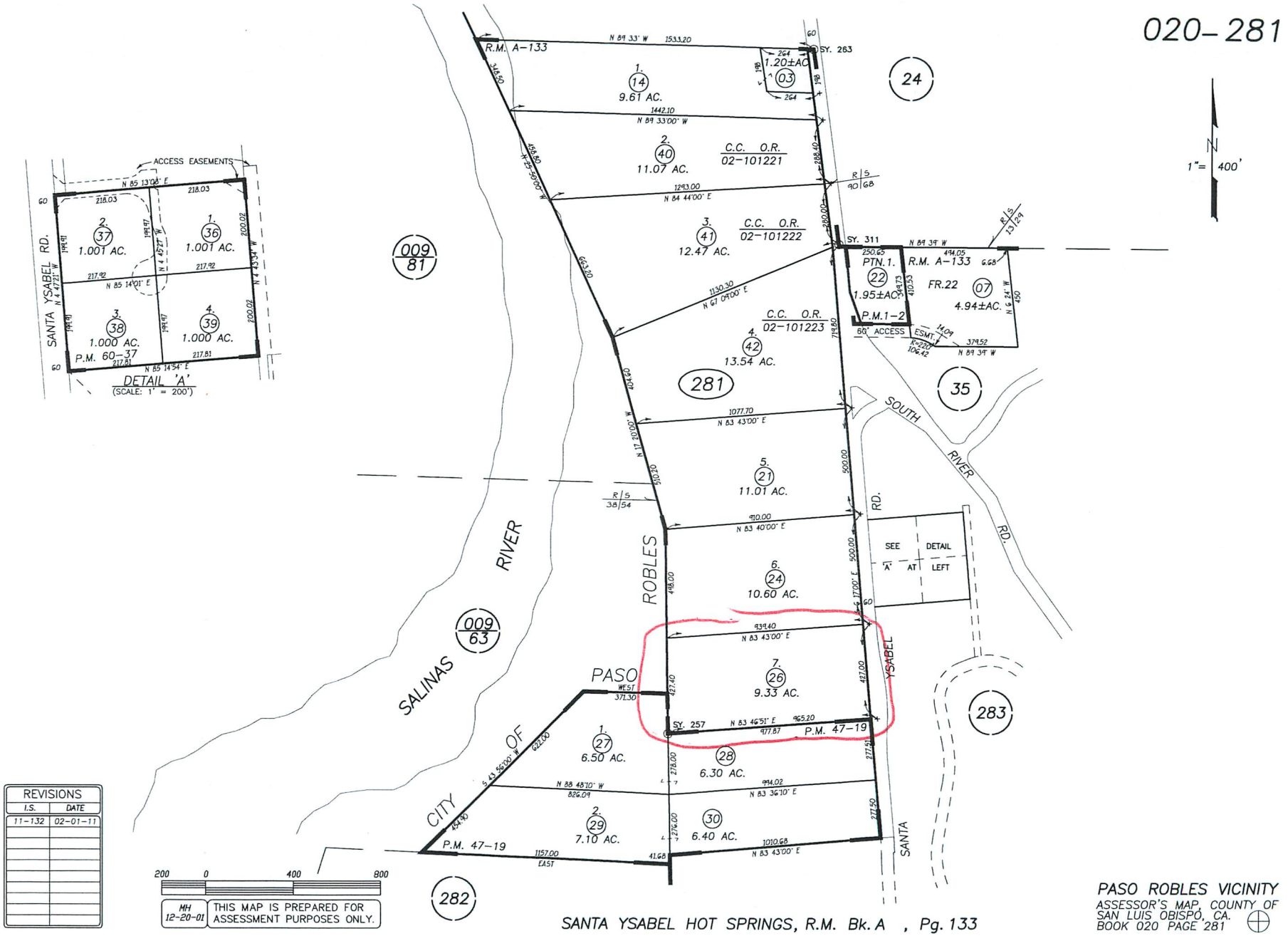
SHEET TITLE:

ELEVATIONS

SHEET NUMBER:

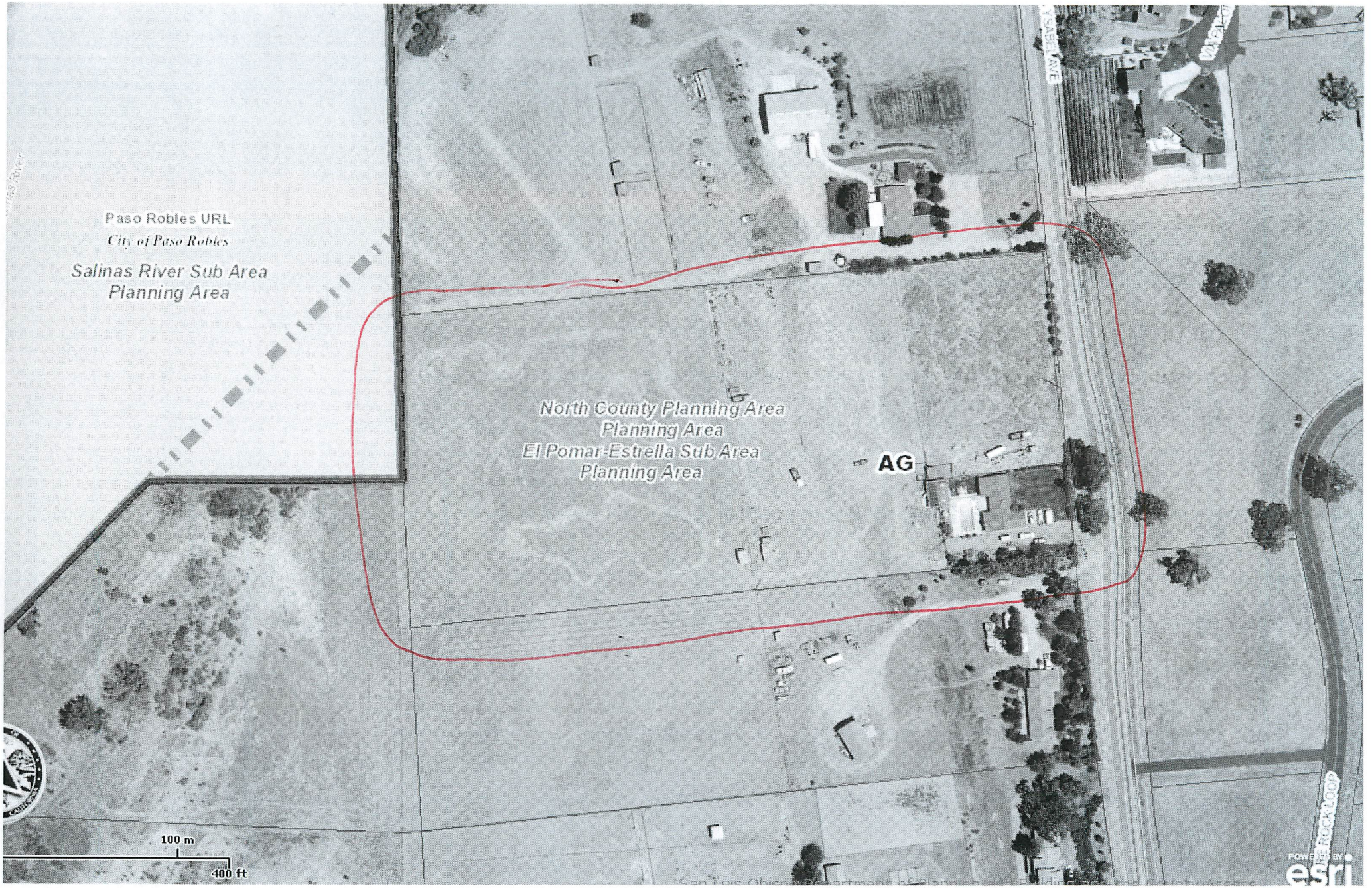
A-4.1

C:\Users\JOHNNY\Documents\Revit\2014 JobsBA\RDB\Barker\Barker\BARKER\Models\A-4.1 ELEVATIONS.rvt JOHNNY 1/13/2014 5:32:24 PM



REVISIONS	
I.S.	DATE
11-132	02-01-11

PASO ROBLES VICINITY
ASSESSOR'S MAP, COUNTY OF SAN LUIS OBISPO, CA.
BOOK 020 PAGE 281


Paso Robles URL
City of Paso Robles
Salinas River Sub Area
Planning Area
North County Planning Area
Planning Area
El Pomar-Estrella Sub Area
Planning Area
AG
100 m
400 ft
POWERED BY
esri

Parcel Summary Report For Parcel # 020-281-026

3/3/2014
11:22:56AM

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	BARKER RAYMOND C 1355 SANTA YSABEL RD PASO ROBLES CA 93446-5401
OWN	BARKER LUBOVA
OWN	BARKER RAYMOND C JR

Address Information

Status	Address
P	01355 SANTA YSABEL RD RELPO

Lot Information:

Tract / Twnshp	Block / Range	Section	Community:	Plan/Area:	Lue 1:	Lue 2:	Lue 3:	Lot:	Flags:	Misc
STYSBHSP	0000	0007	Rural El Pomar	El Pomar-Estr	AG	FH		Y	VP	E980277L

Parcel Information

Status	Description
Active	STA YSBL HOT SPR LT 7

Notes

Tax Districts

PASO ROBLES JT(27,40) (SB1537)
SAN LUIS OBISPO JT(27,40)
PASO ROBLES PUBLIC
NO. 01
AREA NO. 21
PASO ROBLES UNION (SB1537 BLO)

Parcel Summary Report For Parcel # 020-281-026

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

Case Information

Case Number:	Case Status:	
84711	FNL	Primary Parcel

Description:
INSTALL PERMANENT POWER POLE W/METER FOR AG WELL

96948	FNL	Primary Parcel

Description:
CONST SWIMMING POOL

DRC2013-00075	REC	Primary Parcel

Description:
WAIVE DISTANCE FOR GUESTHOUSE AND SIZE OF GARAGE/WORKSHOP.

E980277	RES	Primary Parcel

Description:
COMM VEHICLE STORAGE

PRE2013-00035	MET	Primary Parcel

Description:
PROPOSED CONSTRUCTION OF 6,000 SF METAL BARN/STORAGE LOCATED MORE THAN 50 FEET FROM THE RESIDENCE.