



DEPARTMENT OF PLANNING AND BUILDING

Promoting the wise use of land - Helping to build great communities

THIS IS A NEW PROJECT REFERRAL

DATE: 10/21/2015

TO: _____

FROM: BRANDI CUMMINGS, 805-781-1006, bcummings@co.slo.ca.us
NORTH COUNTY Team / Development Review

PROJECT DESCRIPTION: DRC2015-00048 MUP ROBINSON, PROPOSED CONSTRUCTION OF NEW 1200 SQ. FT. HOME, SECONDARY DWELLING WITH ATTACHED GARAGE, LOCATED AT HIWGHWAY 1 – WEST ON KIP LANE TO 2890 KIP LANE, ARROYO GRANDE, GATE CODE #1957 APN: 075-281-007

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

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No _____

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 Amendment to approved land use permit

1) DISTANCE BETWEEN HOUSES
2) NO ROAD MAINTENANCE AGREEMENT

APPLICANT INFORMATION

 Check box for contact person assigned to this project

Landowner Name SAM K ROBINSON Daytime Phone 805-720-6990
Mailing Address 1831 RICK RD SANTA MARIA CA Zip Code 93455
Email Address: SAMAU@SAMMYROBINSON.COM

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

Agent Name EA FLUM Daytime Phone 805-478-7481
Mailing Address 356 FOREWOOD DR SANTA MARIA Zip Code 93455
Email Address: KONA INVEST @ GMAIL . COM

PROPERTY INFORMATION

Total Size of Site: 2.89 ACR Assessor Parcel Number(s): 075-281-007

Legal Description: _____
Address of the project (if known): 2890 KIP LANE ARROYO GRANDE 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.: HIGHWAY 1 - WEST ON KIP LANE TO 2890 GATE CODE # 1957

Describe current uses, existing structures, and other improvements and vegetation on the property: 720 SQ FT HOUSE AND 480 SQ FT GARAGE. WATER STORAGE SOME TREES AND GRAPES.

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): BUILD NEW 1200 SQ FT HOUSE, SECONDARY DWELLING WITH ATTACHED GARAGE.

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 10/15/15

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): WRAHY DISTANCE BETWEEN HOUSES AND NO ROAD MAINTENANCE AGREEMENT

Describe existing and future access to the proposed project site: HIGHWAY 1 - WEST ON KIP LANE ASPECT TO 2870

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
East: 11

South: RESIDENCE
West: EDGE OF BLUFF OPEN TO BOSAN

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 2750 sq. feet 2.5 % Landscaping: 2800 sq. feet 2.8 %
Paving: 1600 sq. feet 1.6 % Other (specify) OPEN SPACE
Total area of all paving and structures: 4,350 sq. feet acres
Total area of grading or removal of ground cover: NEW 5,000 sq. feet acres
Number of parking spaces proposed: 6 Height of tallest structure: 16.5 FT.
Number of trees to be removed: 0 Type: _____
Setbacks: Front NA Right 40 Left 40 Back 40

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: _____
NA 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 COAST

NA **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: 2 Number of bedrooms per unit: 2
Total floor area of all structures including upper stories, but not garages and carports: 1920
Total of area of the lot(s) minus building footprint and parking spaces: TOTAL 126,238 SQ FT
LESS 3,360 LEAVES 122,878

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:

- Answer **ALL** of the questions as accurately and completely as possible.
- Include any additional information or explanations where you believe it would be helpful or where required. Include additional pages if needed.
- 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.
- 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:

- Describe the topography of the site:
Level to gently rolling, 0-10% slopes: 2.9 acres
Moderate slopes of 10-30%: _____ acres
Steep slopes over 30%: _____ acres
- Are there any springs, streams, lakes or marshes on or near the site? Yes No
If yes, please describe: _____
- Are there any flooding problems on the site or in the surrounding area? Yes No
If yes, please describe: _____
- Has a drainage plan been prepared? Yes No
If yes, please include with application.
- Has there been any grading or earthwork on the project site? Yes No
If yes, please explain: FOR ORIGINAL HOUSE
- Has a grading plan been prepared? Yes No
If yes, please include with application.
- Are there any sewer ponds/waste disposal sites on/adjacent to the project? Yes No
- Is a railroad or highway within 300 feet of your project site? Yes No
- 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? USE FOR 1200 # HOUSE
4. How many service connections will be required? 1
5. Do operable water facilities exist on the site?
 Yes No If yes, please describe: ONSITE WELL WITH 2500 GAL
6. Has there been a sustained yield test on proposed or existing wells? STORAGE TANK
 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?
 Yes No If yes, please attach a copy.
2. What is the distance from proposed leach field to any neighboring water wells? APX 200 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?
NA 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

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: _____
- 3. Where is the waste disposal storage in relation to buildings? BEHIND GARAGE
- 4. Does your project design include an area for collecting recyclable materials and/or composting materials?
 Yes No

Community Service Information

NA

- 1. Name of School District: _____
- 2. Location of nearest police station: _____
- 3. Location of nearest fire station: _____
- 4. Location of nearest public transit stop: _____
- 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:
HOME BUILT IN 1958
- 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

NA

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

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): NONE
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 *: _____

*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

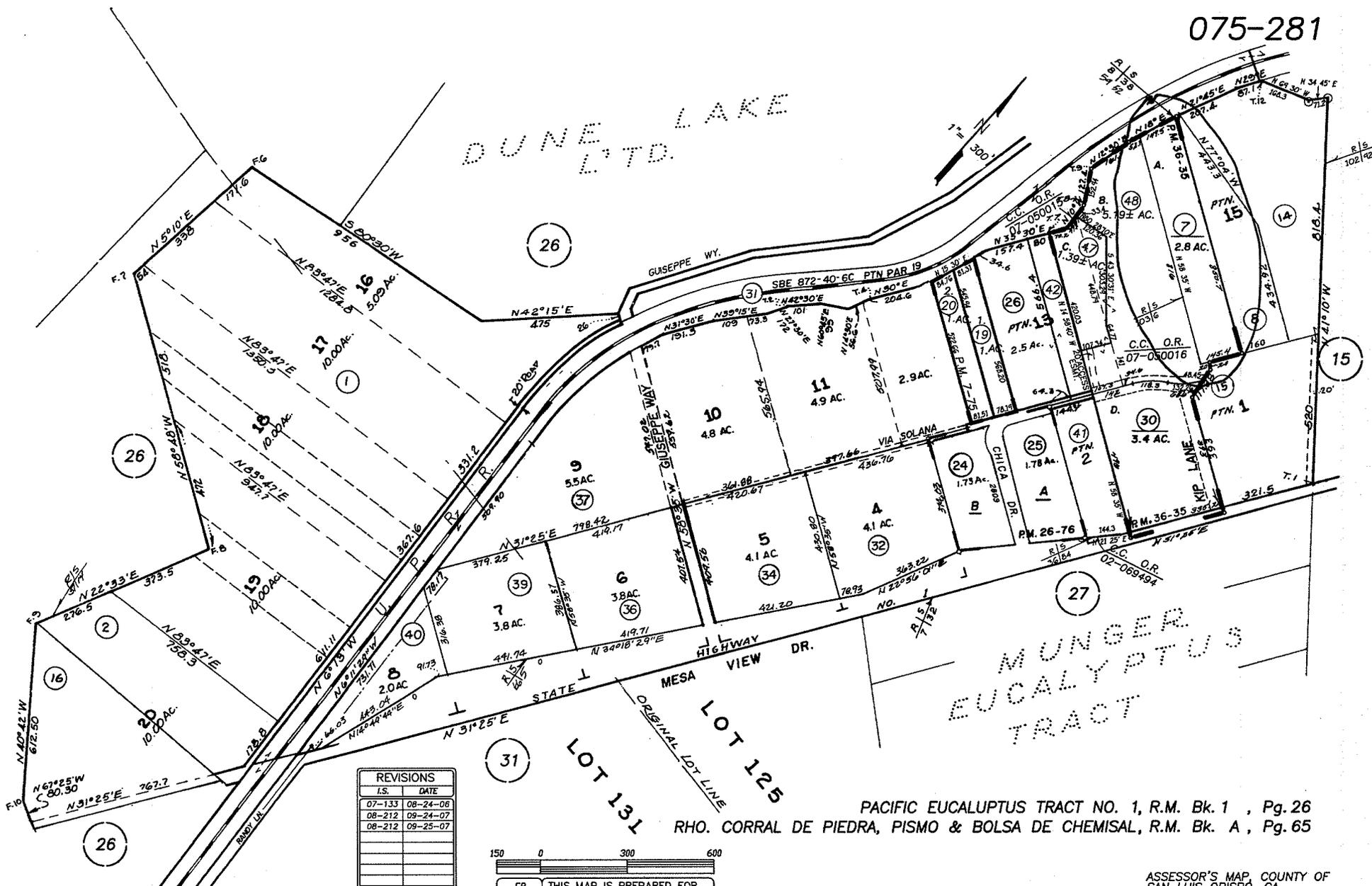
If yes, please describe and provide "ED" number(s): _____

Other Related Permits

1. List all permits, licenses or government approvals that will be required for your project (federal, state and local): MINOR USE PERMIT, GRADING, BUILDING PERMITS

(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.)

DUNE LAKE
LTD.



MUNGER
EUCALYPTUS
TRACT

REVISIONS	
LS.	DATE
07-133	08-24-06
08-212	09-24-07
08-212	09-25-07



ER 08-24-06 THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

PACIFIC EUCALYPTUS TRACT NO. 1, R.M. Bk. 1 , Pg. 26
RHO. CORRAL DE PIEDRA, PISMO & BOLSA DE CHEMISAL, R.M. Bk. A , Pg. 65



South County Coastal Planning Area
Planning Area

AG

South County Advisory Council

South County Inland Sub Area
Planning Area

South County Planning Area
Planning Area

Palo Mesa VRL

Palo Mesa VRL

RS

RS

RR

RS

RR

200 m
1000 ft



Parcel Summary Report For Parcel # 075-281-007

10/19/2015
8:56:18AM

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 ROBINSON SAM K
2890 KIP LN ARROYO GRANDE CA 93420-6563

Address Information

Status Address
P 02890 KIP LN PALM

Lot Information:

<u>Tract / Twnshp</u>	<u>Block / Range</u>	<u>Section</u>	<u>Community:</u>	<u>Plan/Area:</u>	<u>Lue 1:</u>	<u>Lue 2:</u>	<u>Lue 3:</u>	<u>Lot:</u>	<u>Flags:</u>	<u>Misc</u>
COAL83-	028	A	Palo Mesa	South County I				RS	Y	

Parcel Information

Status Description
Active PM 36/35 PAR A

Notes

Tax Districts

LUCIA MAR
SAN LUIS OBISPO JT(27,40)
ARROYO GRANDE
COASTAL SAN LUIS
SAN LUIS
NO. 04
AREA NO. 21

Case Information

Case Number: Case Status:



Parcel Summary Report For Parcel # 075-281-007

10/19/2015
8:56:18AM

San Luis Obispo County Department of Planning and Building

County Government Center

San Luis Obispo, California 93408

Telephone: (805) 781-5600

C2835 FNL Primary Parcel

Description:

GAS LINES

DRC2015-00048 REC Primary Parcel

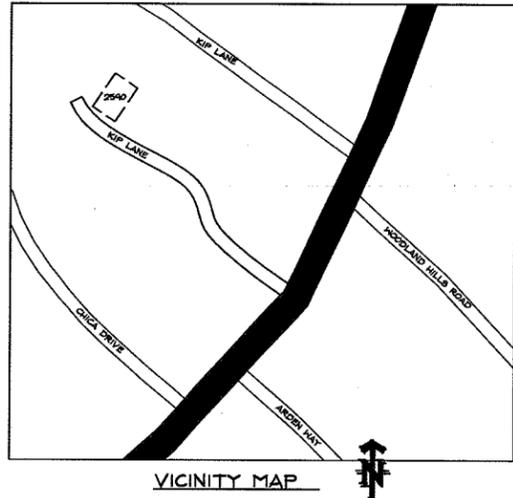
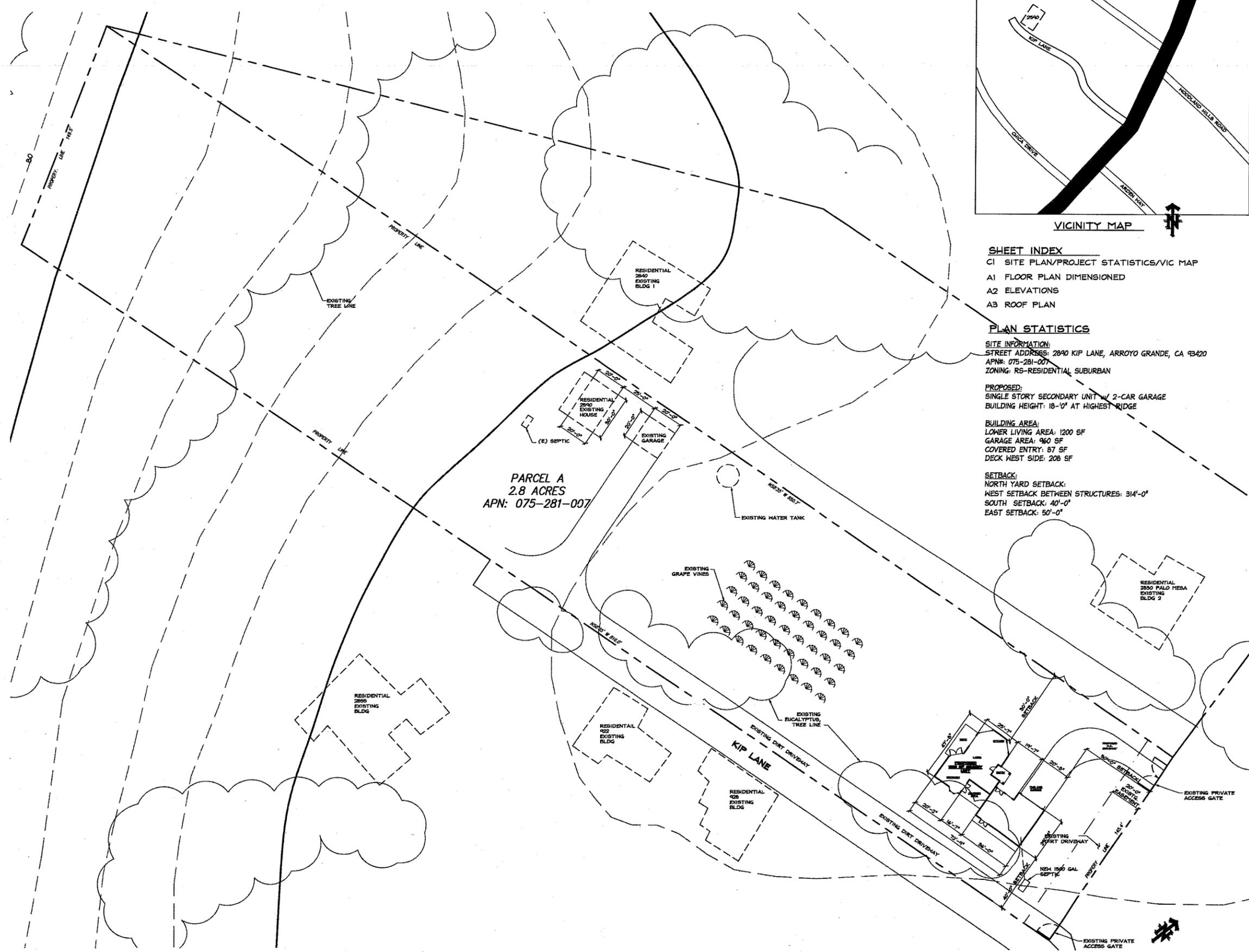
Description:

BUILD NEW1200 SQ FT HOUSE, SECONDARY DWELLING WITH ATTACHED GARAGE

S960038N CMP Related Parcel

Description:

PROPOSED ROAD NAME- KIP LANE



- SHEET INDEX**
- C1 SITE PLAN/PROJECT STATISTICS/VIC MAP
 - A1 FLOOR PLAN DIMENSIONED
 - A2 ELEVATIONS
 - A3 ROOF PLAN

PLAN STATISTICS

SITE INFORMATION:
 STREET ADDRESS: 2890 KIP LANE, ARROYO GRANDE, CA 93420
 APN#: 075-281-007
 ZONING: RS-RESIDENTIAL SUBURBAN

PROPOSED:
 SINGLE STORY SECONDARY UNIT w/ 2-CAR GARAGE
 BUILDING HEIGHT: 18'-0" AT HIGHEST RIDGE

BUILDING AREA:
 LOWER LIVING AREA: 1200 SF
 GARAGE AREA: 960 SF
 COVERED ENTRY: 87 SF
 DECK WEST SIDE: 208 SF

SETBACK:
 NORTH YARD SETBACK:
 WEST SETBACK BETWEEN STRUCTURES: 314'-0"
 SOUTH SETBACK: 40'-0"
 EAST SETBACK: 50'-0"

Design & Drafting
 By
Katie Steinberger
 ~ Design & Drafting ~
 ~ Construction Documents ~
 ~ Renderings ~
 ~ Project Coordination ~

115 Tejas Place, Milpitas, CA 95044
 P: (408) 774-3284

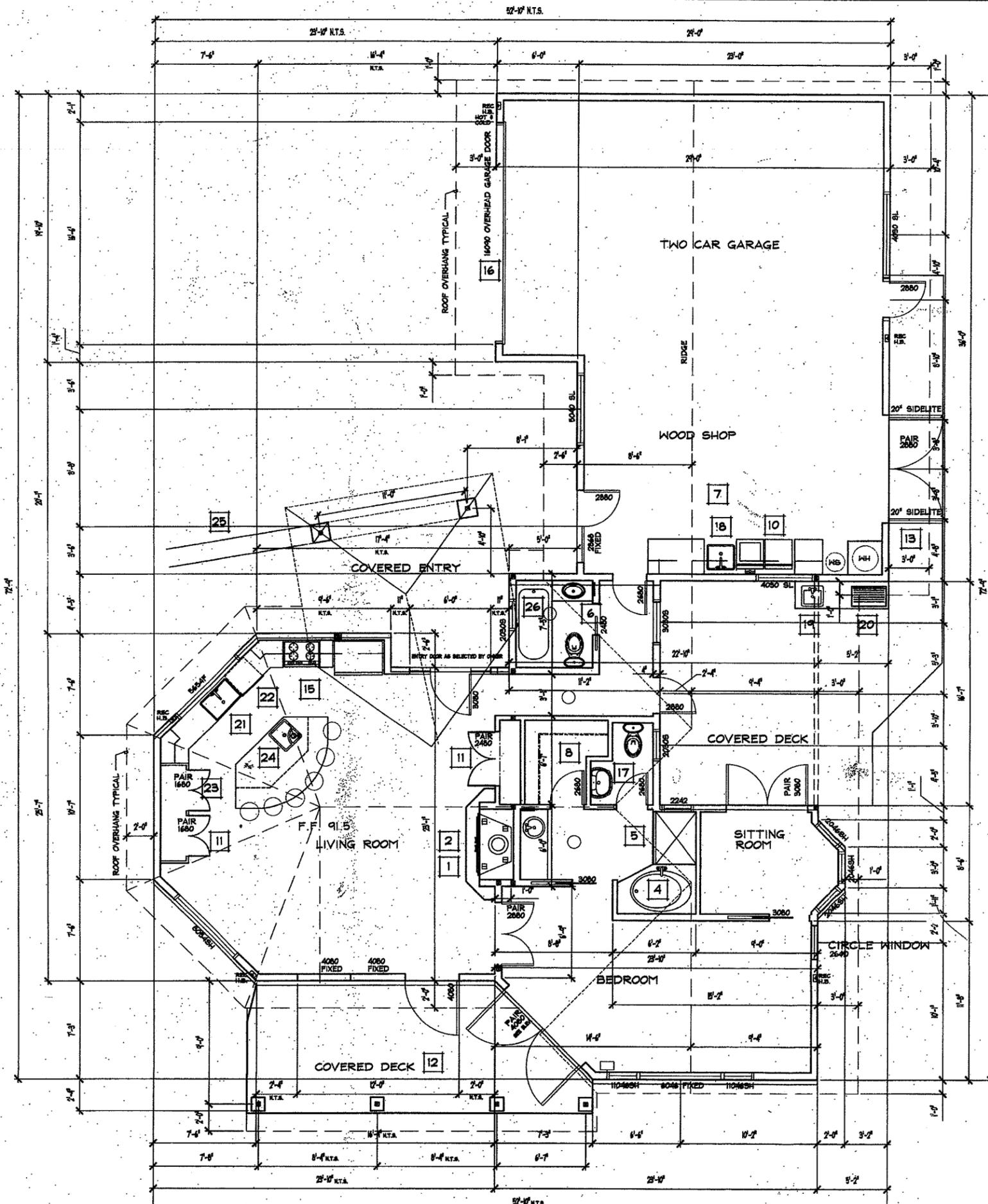
By Katie Steinberger, this work shall not be duplicated, copied, disclosed, or used in connection with any work or project other than the specific project for which it has been prepared. Visual contact with this document shall constitute conclusive evidence of acceptance of these restrictions. Contractors shall verify and be responsible for all dimensions and conditions of the job.

Client/Owner: SAMMY ROBINSON
SINGLE STORY GRANNY UNIT
 2890 KIP LANE, ARROYO GRANDE CA
 APN# 075-281-007

REVISION	DATE
PRELIMINARY	SEPT, 2015

SITE PLAN
 SCALE 1:20

SHEET
C1
 PAGE OF



GENERAL REQUIREMENTS:

1. ALL WORK TO COMPLY WITH THE CALIFORNIA CODE OF REGULATIONS, TITLE 24 OF THE UNIFORM BUILDING CODE, UBC, UFG, THE MFC AND ALL APPLICABLE LOCAL CODES.
2. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SITE CONDITIONS, AND PROJECT DRAWINGS AND SPECIFICATIONS BEFORE STARTING WORK. THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY BEFORE PROCEEDING WITH THE WORK.
3. DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALE. TYPICAL DETAILS AND GENERAL NOTES ARE MINIMUM REQUIREMENTS TO BE USED WHEN CONDITIONS ARE NOT SHOWN OTHERWISE.
4. ALL EXTERIOR WALLS AND WALLS ADJACENT TO DRIVEWAYS TO BE INSULATED WITH MINIMUM R-8 BATT INSULATION. CEILING INSULATION TO BE R-30, MINIMUM INSULATION CERTIFICATE TO BE POSTED AT BEDROOM UPON COMPLETION.
5. USE WATER RESISTANT GYPSUM BOARD IN ALL WET AREAS.
6. ALL FLOORING FIXTURES TO BE LCM PLAN TYPE.
 - A. FINISHES PER UFG 400.3 TITLE 20, CHAPTER 2 SUBCHAPTER 4, ARTICLE 4. WATER PRESSURE IN BUILDING SHALL BE LIMITED TO 80 PSI OR LESS. WATER CLOSETS TO BE WATER SAVER TYPE, AMERICAN STANDARD 4022A OR EQUAL AND SHALL HAVE A MAXIMUM FLUSH NOT TO EXCEED 1.6 GALLONS. SHOWER HEAD FLOW NOT GREATER THAN 2.5 GALLONS AT 80 PSI OR LESS.
 - B. FLOOR FINISH NOT GREATER THAN 2.5 GALLONS AT 80 PSI.
7. INSTALL 1/4" TYPED GLASS IN ALL SLIDING GLASS DOORS AND ANY WINDOWS WITHIN 10' OF FLOOR. SHOWER DOORS AND BATH ENCLOSURES SHALL BE NOT LESS THAN 1/4" TYPED GLASS. GLAZING AT STAIR LANDINGS AND/OR WITHIN 9'-0" OF TOP OR BOTTOM OF A STAIRWAY SHALL BE TYPED SAFETY GLAZING.
8. ALL EXTERIOR DOORS TO BE FULLY WEATHER-STRIPPED, INCLUDING DOORS BETWEEN LIVING AREA AND GARAGE. ALUMINUM FRAME WINDOWS SHALL BE A-541 LABEL. HELL FRESH WITH OBSCURE GLAZING AT BATHS U.O.H.
9. ALL FLOORING SHALL BE TO BE OF 3/4" MATERIAL U.O.H.
10. NO FLOORING VENTS ARE TO BE LOCATED WITHIN 3'-0" OF PROPERTY LINE.
11. PROVIDE ROBBY/IMPACT PROTECTION HEREIN FLOORING, WIRING AND VENTS PASS THROUGH PLATES.
12. FLOORING MATERIALS: DRY-AGE PLASTIC GAS-41 BLACK PIPE, WATER-COOPER (L OR BETTER) TYPE K COPPER SHALL BE USED UNDER CONCRETE SLAB. TYPE L COPPER MAY BE USED ABOVE THE FLOOR. TYPE M COPPER NOT PERMITTED WITHIN BUILDING STRUCTURE.
13. ONLY LEAD FREE SOLDER MAY BE USED ON WATER PIPING SYSTEM.
14. PLUMBING AND ANY SPARK GENERATING DEVICE OF H.A.L. AND F.A.L. TO BE 1/2" ABOVE FLOOR.
15. ALL F.A.U. DUCTS PENETRATING WALLS AND CEILING TO BE 2GA. GALVANIZED IRON.
16. WATER HEATER TO BE STRAPPED/ANCHORED TO RESIST HORIZONTAL FORCES DUE TO SEISMIC ACTIVITY, BY STATE OF CALIF. APPROVED METHOD. WATER HEATER IS TO BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE HAVING A FULL-SIZED DRAIN OF GALVANIZED STEEL, HARD DRAWN COPPER, CPVC, PB OR LISTED RELIEF VALVE DRAWN TUBE WITH FITTINGS TO THE OUTSIDE OF THE BUILDING WITH THE END OF PIPE NOT MORE THAN 2 FEET NOR LESS THAN 6 INCHES ABOVE THE GRADE, POINTING DOWNWARD, THE TERMINAL END BEING WATERPROOFED.
17. ALL LUMBER SHALL HAVE GRADE MARKED WITH A STAMP OF THE ASSOCIATION COVERING THE SPECIES AND UNDER WHOSE GRADING RULES IT WAS PRODUCED.
18. ALL WELDING TO BE IN COMPLIANCE WITH U.S.C. TABLE 25-11.1.
19. NOTCHING AND BORING OF STUDS TO COMPLY WITH U.S.C. 250.1.4.
20. ALL LOAD BEARING MEMBERS SUCH AS STUDS, JOISTS, RAFTERS, HEADERS, ETC. SHALL BE D.F. 42 OR BETTER. ALL LUMBER IN CONTACT W/ MASONRY OR CONCRETE TO BE PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.
21. BEARING WALLS SHALL BE BRACED AT EACH END, OR AS NEAR AS POSSIBLE, AND AT EVERY 25'-0" OF LINEAL WALL. THIS FINISHED BRACING TO RUN DIAGONALLY IN A STRAIGHT LINE FROM TOP PLATE-TO-BOTTOM PLATE AT AN ANGLE OF 45° OR AS NEAR AS POSSIBLE TO 45 DEGREES, BUT ALWAYS AT A SUFFICIENT ANGLE TO INCLUDE 4 STUD SPACES.
22. DRAFT AND FIRE STOPS SHALL BE INSTALLED IN ACCORDANCE WITH UFG SECTION 709.
 - A. IN CONCEALED SPACES OF STUD WALLS/PARTITIONS, INCLUDING PURSED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10 FOOT INTERVALS ALONG THE LENGTH OF THE WALL.
 - B. AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT CORNERS, DROP CEILING AND COVERED CEILING.
23. SILLS SHALL HAVE FULL BEARING ON FOOTING WALLS OR BE BEDDED IN A FULL BED OF 1/2" PORTLAND CEMENT MORTAR, 1/2" THICK MIXED VERY DRY.
24. SILLS OF NON-BEARING PARTITIONS OR NON-SHEAR PARTITIONS MAY BE ATTACHED TO CONCRETE SLAB WITH NAILBET PINS 8000 OR 8004S AT 3'-0" O.C. CHANGE TO BE USED TO BE DETERMINED BY THE DENSITY OF THE SLAB.
25. CONCRETE MIX TO BE 1 PART CEMENT, 3 PARTS SAND FOUR PARTS ROCK. USE A MAXIMUM OF 7-1/2 GALLONS OF WATER PER BAG OF CEMENT. CONCRETE TO BE DESIGNED FOR 2,500 P.S.I. AFTER 28 DAYS.
26. ANCHOR BOLTS TO BE 3/8" X 10" AT 4'-0" O.C. AND WITHIN 12" FROM ENDS OF SILLS AND CORNERS. BOLTS SHALL BE EMBEDDED 7" INTO CONCRETE. PROVIDE A MINIMUM OF TWO BOLTS IN EACH SILL PLATE.
27. ALL REINFORCING STEEL SHALL CONFORM TO LOCAL BUILDING ORDINANCES AND A.S.T.M. STANDARDS. WHERE SPECIFIED, IT SHALL LAP 40 BAR DIAMETERS WITH A MINIMUM OF 2'-0".
28. LATHING AND PLASTERING SHALL BE THREE COAT APPLICATION SYSTEM AND COMPLY WITH LOCAL REQUIREMENTS.
29. LOCATE A 26 GA. GILL STUCCO SCREED AT BOTTOM OF ALL STUCCO WALLS.
30. PROVIDE A 1/2" BEILING F.E.T. UNDER ALL EXTERIOR OPENINGS, VALLEYS AND OTHER AREAS NOTED ON PLANS. USE 26GA. FLASHING FOR ALL VALLEYS - 1/2" WIDE. VALLEY FLASHING SHALL HAVE A SPLASH RIB 1" HIGH.
31. FLASH AROUND ALL OPENINGS IN EXTERIOR WALLS WITH SEAL DRAFT PAPER OR SEAL.
32. GARAGE DOORS TO BE DESIGNED WITH APPROVED SAFETY SPRINGS.
33. SMOKE DETECTORS SHALL BE INSTALLED IN ALL SLEEPING ROOMS AND THE HALLWAY LEADING TO THE ROOMS. DETECTORS SHALL BE INTERCONNECTED TO ALLOW SIMULTANEOUS ACTIVATION. ALL SMOKE DETECTORS SHALL BE CALIFORNIA STATE FIRE MARSHALL LISTED FOR THE APPLICATION USED.
34. HOME BIRD AND LARVA SPRINKLER SYSTEMS SHALL HAVE APPROVED BACKFLOW PREVENTION DEVICES.
35. NOTED APPLIANCES TO BE (APPROVED BY OWNER - CONTRACTOR TO INSTALL).
36. PROVIDE ATTIC AREAS WITH CLEAR HEIGHTS OF 8'0" OR MORE ABOVE CEILING JOISTS SHALL HAVE AN ATTIC ACCESS 22"x30" MIN. IN SIZE WITH 8'0" CLEAR ABOVE OPENING AND MUST BE READILY ACCESSIBLE. (PER UFG SEC. 1005.5)
37. METHOD OF GROUNDING ELECTRODE SYSTEM PER UFG, ARTICLE 250-84(c), TYPICAL.

FLOOR PLAN KEYNOTES

- 1 FIREPLACE AS SELECTED BY OWNER MODEL NO. MAJESTIC SD48 METAL FIREBOX 1C80 4857
- 2 RAISED STONE HEARTH 20" MIN. IN FRONT OF F.P. OPENING AND 12" BEYOND EACH SIDE OF F.P. OPENING
- 3 ATTIC ACCESS 22"x30" MIN. MUST BE SELF CLOSING ON HINGES SOLID CORE MIN. ONE HOUR 1-3/8" THICK OR 20 MIN. RATED
- 4 TUB AS SELECTED BY OWNER
- 5 PROVIDE SHATTER RESIST. SHOWER ENCLOSURE.
- 6 28X68 - 1-1/2" THICK MIN. SOLID CORE WOOD DOOR WITH CLOSER. DOOR SHALL BE TIGHT FITTING. (1 HR. ASSEMBLY)
- 7 PROVIDE 5/8" TYPE "X" GYP. BD. @ WALLS & CEILING OF GARAGE FOR 1 HR. RATING
- 8 SHELF AND POLE - TYPICAL
- 9 COVER 18" HIGH WATER HEATER PLATFORM WITH 3/4" TYPE "X" GYP. BOARD TOP AND SIDES.
- 10 WASHER & DRYER VENT DRYER TO OUTSIDE AIR
- 11 PANTRY - PROVIDE SHELVES
- 12 WOOD DECK
- 13 CONCRETE STOOP - SIZE PER PLANS.
- 14 FOR F.A.U. INSTALLATION SEE DET. 10/AD-2
- 15 RANGEHOOD WITH VENT AND LIGHT.
- 16 OVERHEAD GARAGE DOOR STYLE SELECTED BY OWNER
- 17 PEDESTAL LAV.
- 18 LAUNDRY TRAY
- 19 S.S. SINK
- 20 BUILT-IN B.B.Q. SELECTED BY OWNER
- 21 DEL. SINK
- 22 DISHWASHER
- 23 42" REFR. SPACE
- 24 S.S. VEGETABLE SINK
- 25 36" HIGH GARDEN WALL, SEE SITE PLAN
- 26 12" DEEP RECESSED TUB/SHOWER

NOT UPDATED
 WATER HEATER SPEC.
 A.O. SMITH P56-75-250, SMALL GAS-STANDARD OR EQUAL
 RATED INPUT: 75,000 BTU/HR
 74 GAL. TANK CAPACITY, NUMBER IN SYSTEM: 2
 PROVIDE R-12 EXTERNAL BLANKET

NOTE: LIGHTING FIXTURES IN CLOTHES CLOSETS SHALL BE EITHER A SURFACE-MOUNTED OR RECESSED FIXTURE WITH A COMPLETELY ENCLOSED INCANDESCENT LAMP OR A FLUORESCENT LAMP. 12" MIN. CLEARANCE REQUIRED HORIZONTALLY & VERTICALLY FROM COMBUSTIBLE MATERIALS FOR THE INCANDESCENT FIXTURE & 6" MIN. REQ'D. FOR THE FLUORESCENT FIXTURE.

APPROVED WITH NOTED CORRECTIONS
 DATE: _____
 BY: _____
 TITLE: _____

DIMENSION FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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