



DEPARTMENT OF PLANNING AND BUILDING

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

THIS IS A NEW PROJECT REFERRAL

DATE: 9/13/2016

TO: _____

FROM: Cindy Chambers (805-781-5608 or cchambers@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2016-00015 GOETSCH – Proposed minor use permit for modification to the allowed size or a detached 2250 SF garage for RV storage. Project location is on Lincoln Ave, north of Old County in Templeton.
APN: 041-131-046

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

APPLICATION TYPE - CHECK ALL THAT APPLY

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

DRC2016-00015

GOETSCH TODD

MINOR USE PERMIT

2250 SQFT RV GARAGE

NCSAL/ TEMP

RSF

APPLICANT INFORMATION Check box for contact

person assigned to this project

Landowner Name Todd Goetsch Daytime Phone 805-423-1701
 Mailing Address P.O. Box 37 Templeton CA Zip Code 93465
 Email Address: blu911@charter.net

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

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

PROPERTY INFORMATION

Total Size of Site: 0.5 Acre Assessor Parcel Number(s): 041-¹³¹~~131~~-0460

Legal Description: Lot

Address of the project (if known): _____

Directions to the site (including gate codes) - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: On Lincoln Ave, North of Old County

Describe current uses, existing structures, and other improvements and vegetation on the property:

Vacant Land

PROPOSED PROJECT

Describe the proposed project (inc. sq. ft. of all buildings): 1658 sqft House, 2250 sqft RV 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 [Signature] Date 9-9-16





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): KV Garage is larger than 40% + 1000 sqft of residence

Describe existing and future access to the proposed project site: Residential

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 land West: Residence

For all projects, answer the following:

Square footage and percentage of the total site (approximately) that will be used for the following:
Buildings: 2250 sq. feet _____% Landscaping: _____ sq. feet _____%
Paving: _____ sq. feet _____% Other (specify) _____
Total area of all paving and structures: 1.3 sq. feet acres
Total area of grading or removal of ground cover: 1.3 sq. feet acres
Number of parking spaces proposed: 10 Height of tallest structure: 18'
Number of trees to be removed: 0 Type: _____
Setbacks: Front 80' 8" Right 5' Left 10' 2" Back 20' 8"

Proposed water source: On-site well Shared well Other _____
 Community System - List the agency or company responsible for provision: TCS
Do you have a valid will-serve letter? Yes No (If yes, please submit copy) Not yet - I have Applied

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

Fire Agency: List the agency responsible for fire protection: Templeton 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: 1658 sf
Total of area of the lot(s) minus building footprint and parking spaces: 1.2 Acres

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? _____
4. How many service connections will be required? _____
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 / _____ GPM
 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? _____ 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 If 'Yes', please attach.
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? _____ GPD
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? _____
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: _____
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 (1/2 mile or closer) of the project? Yes No

Historic and Archeological Information

1. Please describe the historic use of the property: _____
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.
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): _____

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): Building Permits - SLO County

(If you are unsure if additional permits are required from other agencies, please ask a member of the Planning Department staff currently assigned to the project

GENERAL NOTES

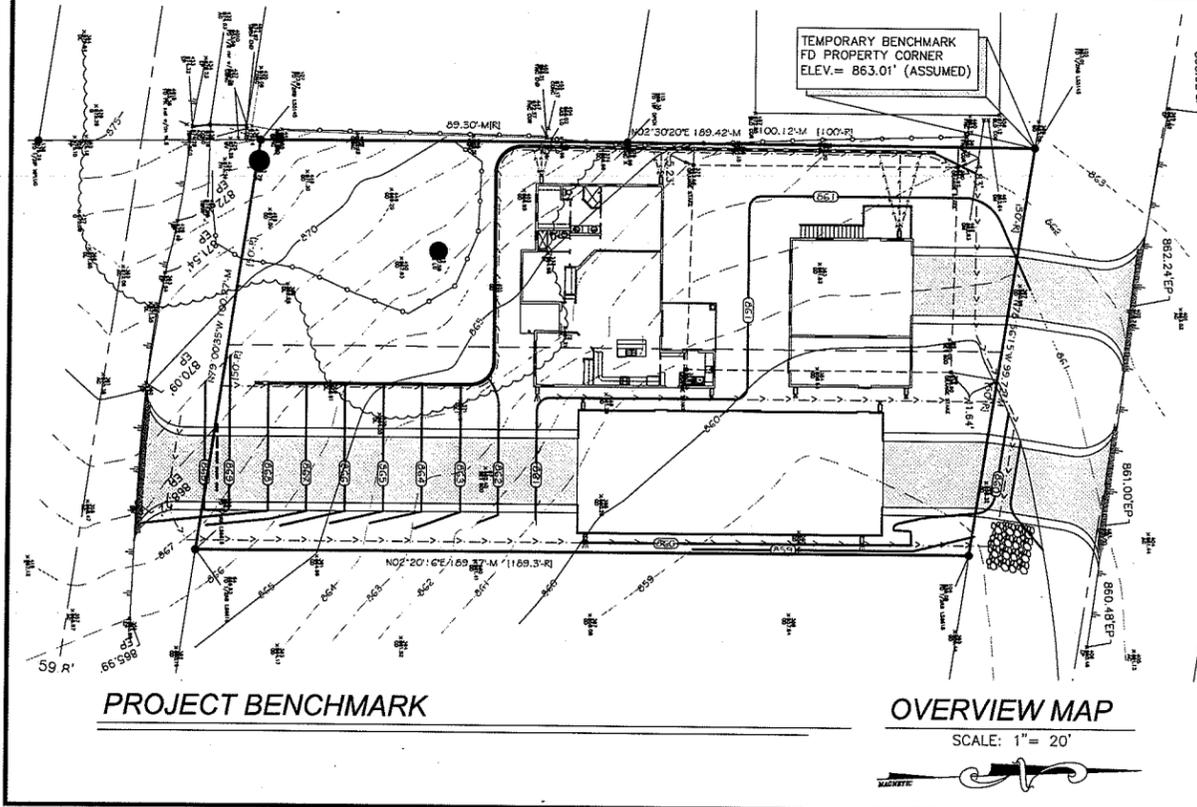
- NO CONSTRUCTION SHALL BE STARTED WITHOUT PLANS APPROVED BY THE COUNTY DEPARTMENT OF PLANNING AND BUILDING. THE COUNTY SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO STARTING CONSTRUCTION AND OF THE TIME LOCATION OF THE PRE-CONSTRUCTION CONFERENCE. ANY CONSTRUCTION DONE WITHOUT APPROVED PLANS OR PRIOR NOTIFICATION TO THE COUNTY WILL BE REJECTED AND WILL BE AT THE CONTRACTOR'S AND/OR OWNER'S RISK AND EXPENSE.
 - ALL CONSTRUCTION WORK SHALL CONFORM TO THE COUNTY OF SAN LUIS OBISPO STANDARDS AND SPECIFICATIONS AND ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE COUNTY.
 - SOILS TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE COUNTY STANDARDS AND SPECIFICATIONS SECTION 11-351.1403 AND 11-351.1404. ALL TESTS MUST BE MADE WITHIN 15 DAYS PRIOR TO THE PLACING MATERIAL. THE TEST RESULTS SHALL CLEARLY INDICATE THE LOCATION AND SOURCE OF THE MATERIAL.
 - COMPACTION TESTS SHALL BE MADE ON SUBGRADE MATERIAL AND MATERIAL AS SPECIFIED BY THE ENGINEER. SAID TESTS SHALL BE MADE PRIOR TO THE PLACING OF THE NEXT MATERIAL.
 - SUBGRADE MATERIAL SHALL BE COMPACTED TO A RELATIVE COMPACTION OF 95% IN THE ZONE BETWEEN FINISHED SUBGRADE ELEVATION AND ONE FOOT BELOW. ALL MATERIAL IN FILL SECTIONS BELOW THE ZONE MENTIONED ABOVE SHALL BE COMPACTED TO 90% RELATIVE COMPACTION.
 - AN EFFORT HAS BEEN MADE TO DEFINE THE LOCATION OF UNDERGROUND FACILITIES WITHIN THE JOB SITE. HOWEVER, ALL EXISTING UTILITY AND OTHER UNDERGROUND STRUCTURES MAY NOT BE SHOWN ON THIS PLAN AND THEIR LOCATION WHERE SHOWN IS APPROXIMATE. THE CONSTRUCTION CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR LOCATING OR HAVING LOCATED ALL UNDERGROUND UTILITIES AND OTHER FACILITIES AND FOR PROTECTING THEM DURING CONSTRUCTION.
 - ALL UTILITY COMPANIES MUST BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION. THE CONSTRUCTION CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 1-800-642-2444 2 TO 10 DAYS PRIOR TO THE START OF EXCAVATION AND SHALL VERIFY THE LOCATION OF ANY KNOWN UTILITIES AND WHETHER OR NOT A REPRESENTATIVE OF EACH COMPANY WILL BE PRESENT DURING EXCAVATION.
 - A REGISTERED CIVIL ENGINEER MUST CERTIFY THAT THE IMPROVEMENTS WHEN COMPLETED ARE IN ACCORDANCE WITH THE PLANS REQUESTED FOR A FINAL INSPECTION. AS-BUILT PLANS ARE TO BE PREPARED AFTER CONSTRUCTION IS COMPLETED. THE CIVIL ENGINEER CERTIFYING THE IMPROVEMENTS AND PREPARING AS-BUILT PLANS WILL BE PRESENT WHEN THE FINAL INSPECTION IS MADE.
 - AN INSPECTION AGREEMENT IS REQUIRED PRIOR TO THE START OF CONSTRUCTION.
 - ALL UTILITY COMPANIES MUST BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION.
 - A COUNTY ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK DONE WITHIN THE COUNTY RIGHT-OF-WAY.
 - THE COUNTY INSPECTOR ACTING ON BEHALF OF THE COUNTY DEPARTMENT OF PLANNING AND BUILDING MAY REQUIRE REVISIONS IN THE PLANS TO SOLVE UNFORESEEN PROBLEMS THAT MAY ARISE IN THE FIELD. ALL REVISIONS SHALL BE SUBJECT TO THE APPROVAL OF THE DEVELOPER'S ENGINEER.
 - THE CONTRACTOR SHALL CONFIRM THE STRUCTURAL SECTION WHICH SHALL BE BASED ON SOILS TESTS MADE AT THE TIME OF CONSTRUCTION AND ON A TRAFFIC INDEX OF 4.5 FOR ALL ROADS.
 - HYDROSEEDING SHALL BE PLACED ON ALL DISTURBED SURFACES OTHER THAN PAVED OR GRAVEL SURFACES, PRIOR TO FINAL INSPECTION.
 - FOR ANY PUBLIC IMPROVEMENTS TO BE MAINTAINED BY THE COUNTY, IF ENVIRONMENTAL PERMITS FROM THE U.S. ARMY CORPS OF ENGINEERS, THE REGIONAL WATER QUALITY CONTROL BOARD/STATE WATER RESOURCES CONTROL BOARD, OR THE CALIFORNIA DEPARTMENT OF FISH & GAME ARE REQUIRED, THE DEVELOPER SHALL:
 - SUBMIT A COPY OF ALL SUCH COMPLETED PERMITS TO THE COUNTY DEPARTMENT OF PLANNING AND BUILDING
 - OR
 - DOCUMENT THAT THE REGULATORY AGENCIES DETERMINED THAT SAID PERMIT IS NOT REQUIRED.
- PRIOR TO ACCEPTANCE OF THE COMPLETED IMPROVEMENTS FOR COUNTY MAINTENANCE AND RELEASE OF IMPROVEMENT SECURITY. ANY MITIGATION MONITORING REQUIRED BY SAID PERMITS WILL REMAIN THE RESPONSIBILITY OF THE DEVELOPER.

PROJECT AIR QUALITY

DURING CONSTRUCTION/GROUND DISTURBING ACTIVITIES, THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATERING, AS NECESSARY, TO PREVENT TRANSPORT OF DUST OFF SITE. THEIR DUTIES SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS. THE NAME AND TELEPHONE NUMBER OF SUCH PERSONS SHALL BE PROVIDED TO THE APCD PRIOR TO COMMENCEMENT OF CONSTRUCTION.

THE MEASURES FOR DUST CONTROL ARE AS FOLLOWS, BUT NOT LIMITED TO:

- REDUCE THE AMOUNT OF DISTURBED AREA WHERE POSSIBLE.
- USE OF WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. INCREASED WATERING FREQUENCY WILL BE REQUIRED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NON-POTABLE) WATER SHALL BE USED WHENEVER POSSIBLE.
- ALL DIRT STOCK PILE AREAS SHALL BE SPRAYED DAILY AS NEEDED.
- PERMANENT DUST CONTROL MEASURES IDENTIFIED IN THE APPROVED PROJECT REVEGETATION AND LANDSCAPE PLANS SHALL BE IMPLEMENTED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF ANY SOIL DISTURBING ACTIVITIES.
- EXPOSED GROUND AREAS THAT ARE PLANNED TO BE REWORKED AT DATES GREATER THAN ONE MONTH AFTER INITIAL GRADING SHOULD BE SOWN WITH A FAST GERMINATING NATIVE GRASS SEED AND WATERED UNTIL VEGETATION IS ESTABLISHED.
- ALL DISTURBED SOIL AREAS NOT SUBJECT TO REVEGETATION MUST BE STABILIZED USING APPROVED CHEMICAL SOIL LINDENS, JUTE NETTING, OR OTHER METHODS APPROVED IN ADVANCE BY APCD.
- ALL ROADWAYS, DRIVEWAYS, SIDEWALKS, ETC. TO BE PAVED SHALL BE COMPLETED AS SOON AS POSSIBLE. IN ADDITION, BUILDING PADS SHOULD BE LAID AS SOON AS POSSIBLE AFTER GRADING UNLESS SEEDING OR SOIL BINDERS ARE USED.
- VEHICLES SPEED FOR ALL CONSTRUCTION VEHICLES SHALL NOT EXCEED 15 MPH ON ANY UNPAVED SURFACE AT THE CONSTRUCTION SITE.
- ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHALL MAINTAIN AT LEAST TWO FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP OF LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH CALIFORNIA VEHICLE CODE SECTION 23114.
- INSTALL WHEEL WASHERS WHERE VEHICLES ENTER AND EXIT UNPAVED ROADS ONTO STREETS, OR WASH OFF TRUCKS AND EQUIPMENT LEAVING THE SITE.
- SWEEP STREETS AT THE END OF EACH DAY IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PAVED ROADS. WATER SWEEPERS WITH RECLAIMED WATER SHALL BE USED WHERE FEASIBLE.



COUNTY ADOPTED CODE ORDINANCE

SHEET INDEX

GRADING PLAN	
C.1	PROJECT NOTES AND INFORMATION
C.2	GENERAL NOTES AND INFORMATION
C.3	SITE AND GRADING PLAN
C.4	EROSION CONTROL PLAN
C.5	LANDSCAPE PLAN
C.6	EROSION CONTROL DEVICES

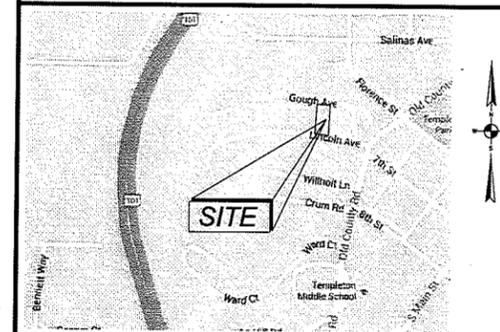
SCOPE OF WORK STATEMENT

FIRE SAFETY PLAN

FIRE SPRINKLER PLAN

GRADING AND DRAINAGE PLAN

GOUGH STREET
TEMPLETON, CA 93465



VICINITY MAP - TEMPLETON



LINCOLN AVENUE - TEMPLETON

PROJECT INFORMATION

OWNER: TODD GOETSCH
714 LAVENDER LANE
TEMPLETON, CA 93465
(805) 434-5211

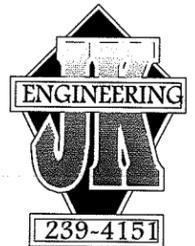
PROJECT: LINCOLN AVENUE
LOTS 14, 15 OF C.A. WENNGREN'S ADDITION
R.M. BK. 8, PG 54
IN THE COMMUNITY OF TEMPLETON
IN THE COUNTY OF SAN LUIS OBISPO
IN THE STATE OF CALIFORNIA

APN NO: 041-131-046

EROSION CONTROL MONITOR

THE IMPLEMENTATION AND MONITORING OF THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE THE CONTRACTOR OF RECORD, OR HIS APPOINTED REPRESENTATIVE:

TODD GOETSCH
(805) 434-5211



John A. Kudla
Civil Engineering &
Structural Design
R.C.E. #50652
610 10th ST. UNIT 'A' PASO
ROBLES, CA.

TITLE SHEET
TODD GOETSCH
LINCOLN AVENUE
TEMPLETON, CA 93465



REVISION LOG

REV.	DESCRIPTION	DATE

These drawings are the exclusive property of J.K. Engineering 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.K. Engineering and John Kudla is prohibited.

SCALE: 1" = 20'
PROJECT: GOETSCH
DRAWN BY: FDW
CHECKED BY: JAK
DATE: 7/07/16

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

C.1

California Coordinates: N 754 E 1192 County Roll No. M5181 GOUGH AVENUE

PROJECT REPORT REQUIREMENTS

FINAL REPORTS

FINAL REPORTS SHALL BE REQUIRED IN ACCORDANCE WITH U.B.C. SECTION 3318.1

PAD CERTIFICATION REQUIREMENT

A SOIL OR CIVIL ENGINEER SHALL DETERMINE GRADING PERFORMED FOR THIS PROJECT IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE(S). THE ENGINEER SHALL SUBMIT A FINAL REPORT TO THE COUNTY.

SOIL REPORT REQUIREMENTS

THE SOIL REPORT (BEACON GEOTECHNICAL, INC. REPORT NO. F-101268, DATED NOVEMBER 11, 2015) OBSERVATIONS AND RECOMMENDATIONS SHALL BE FOLLOWED. A REPRESENTATIVE OF THE GEOTECHNICAL SERVICES SHALL OBSERVE ALL APPLICATIONS REGARDING GENERAL GRADING, PAD GRADING, SLOPE CONSTRUCTION, UTILITY TRENCHES AND FOUNDATION CONSTRUCTION.

PROJECT SURVEY MONUMENTS

EXISTING SURVEY MONUMENTS SHALL BE TIED OUT OR REPLACED IN ACCORDANCE WITH COUNTY STANDARDS AND SPECIFICATIONS.

GRADING APPLICATION REQUIREMENTS:

- ALL APPLICATIONS ARE FIELD CHECKED BY THE BUILDING OFFICIAL PRIOR TO APPROVAL.
- PROPOSED PROJECT MUST BE COMPLETELY STAKED OUT PRIOR TO FIELD INSPECTION BY THE BUILDING OFFICIAL.
- PLACE STAKES AT ALL CULVERT LOCATIONS AND INDICATE SIZE ON STAKES.
- THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL TWENTY-FOUR (24) HOURS PRIOR TO THE START OF ANY GRADING WORK.
- THE PERMITTEE OR HIS AGENT SHALL CALL THE BUILDING OFFICIAL FOR FINAL INSPECTION WHEN THE PROJECT IS COMPLETED. THE GRADING BOND, IF APPLICABLE, IS RELEASED UPON THE SATISFACTORY COMPLETION OF THE PROJECT.
- A FINAL REPORT OF THE GRADING BY THE ENGINEER SHALL BE FILED WHEN REQUIRED BY THE BUILDING OFFICIAL.
- NOTICE: ANY GRADING VIOLATIONS MAY RESULT IN A NOTICE OF VIOLATION BEING RECORDED WITH THE MONTEREY COUNTY RECORDER.

GRADING AND VEGETATION REMOVAL

TO CONTROL EROSION, ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THAT AREA SHALL BE PLANTED UNDER THE PROVISIONS OF SECTION 16.08.340. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSE OR UNCONTROLLABLE EROSION (16.08.300 C.2)

GROUND PREPARATION

PREPARATION OF GROUND FOR FILL. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY THE REMOVAL OF TOPSOIL AND OTHER UNSUITABLE MATERIALS AS DETERMINED BY THE SOILS ENGINEER.

PREPARATION OF THE GROUND. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON-COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCAREFYING TO PROVIDE A BOND WITH THE NEW FILL.

FILL MATERIAL PERMITTED. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH. (16.08.310 E)

REGISTERED PORTABLE EQUIPMENT USAGE

PRIOR TO ISSUANCE OF GRADING OR CONSTRUCTION PERMITS, THE APPLICANT SHALL PROVIDE EVIDENCE THEY HAVE CONTACTED APCD ON ANY PROPOSED PORTABLE EQUIPMENT REQUIRING APCD OR CARB REGISTRATION, SUCH AS: PORTABLE GENERATORS AND EQUIPMENT WITH ENGINES THAT ARE 50 HORSEPOWER OR GREATER; CHEMICAL PRODUCT PROCESSING AND/OR MANUFACTURING; THE USE OF A STANDBY GENERATOR BOILERS; IC ENGINES, ETC. SHOULD ANY OF THESE TYPES OF EQUIPMENT BE USED DURING CONSTRUCTION ACTIVITIES CALIFORNIA STATEWIDE PORTABLE EQUIPMENT REGISTRATION (ISSUED BY THE CALIFORNIA AIR RESOURCES BOARD) OR AN APED PERMIT MAY BE REQUIRED.

STRUCTURAL TESTS AND SPECIAL INSTRUCTIONS		
REQUIRED VERIFICATION AND INSPECTION OF SOILS (CBC 1705; TABLE 1705.6)		
VERIFICATION AND INSPECTION TASK	VERIFICATION AND INSPECTION TASK	PERIODICALLY DURING TASK LISTED
1. VERIFY MATERIALS BELOW FOOTING ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	—	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	—	X
3. PERFORM CLASSIFICATION AND TESTING CONTROLLED FILL MATERIALS	—	X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL	X	—
5. PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY	—	X

SPECIAL INSPECTIONS AND TESTING ARE REQUIRED FOR THIS PROJECT. BEACON GEOTECHNICAL, INC. WILL PERFORM THE REQUIRED INSPECTIONS IN ACCORDANCE TO CBC 1705; TABLE 1705.6 AND WILL PROVIDE INSPECTION REPORTS PRIOR TO THE POURING OF THE FOUNDATION.

GRADING AND EROSION CONTROL NOTES

1. ALL GRADING CONSTRUCTION SHALL CONFORM TO THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEERING REPORTS AND APPLICABLE CODES AS NOTED:

SOILS ENGINEERING REPORT BY BEACON GEOTECHNICAL, INC., F-101268, DATED NOVEMBER 11, 2015

SOILS ENGINEER FOR THIS PROJECT:
BEACON GEOTECHNICAL, INC.
P.O. BOX 4818
PASO ROBLES, CA 93447-4818
(805) 239-9457

- ALL GRADING SHALL CONFORM WITH THE COUNTY OF SAN LUIS OBISPO GRADING ORDINANCE AND THE EROSION CONTROL ORDINANCE.
- ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
- DUST CONTROL IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
- AREAS OF FILL SHALL BE SCARIFIED, KEYED, BENCHED AND RECOMPACTED PER THE BENCH AND KEYWAY RECOMMENDATIONS IN SOILS REPORT, PRIOR TO REPLACING FILL WHILE UNDER OBSERVATION BY A SOIL OR CIVIL ENGINEER.
- FILL MATERIAL WILL BE RECOMPACTED TO 90% OF MAXIMUM DENSITY.
- REMOVE ANY DELETERIOUS MATERIAL ENCOUNTERED BEFORE PLACING FILL.
- NO CUT OR FILL SLOPES WILL BE CONSTRUCTED STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL.
- ALL DISTRIBUTED AREA SHALL BE HYDRO SEEDING OR PLANTED WITH APPROVED EROSION CONTROL VEGETATION AS SOON AS PRACTICAL AFTER CONSTRUCTION IS COMPLETE.
- MINIMUM SETBACK TO CREEKS AND BLUFFS SHALL BE MAINTAINED. MINIMUM SETBACK OF TWO FEET FROM ALL PROPERTY LINES WILL BE MAINTAINED FROM ALL GRADING.
- MINIMUM SLOPE AWAY FROM BUILDINGS SHALL BE 5% FOR THE FIRST TEN FEET AROUND PERIMETER.
- AN APPROVED EROSION CONTROL PLAN WILL BE REQUIRED TO BE SUBMITTED, APPROVED, IMPLEMENTED AND FUNCTIONAL PRIOR TO THE FIRST INSPECTION.
- THE SOILS ENGINEER SHALL DETERMINE THE SUITABILITY OF THE SOIL TO SUPPORT THE INTENDED STRUCTURE. A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY PRIOR TO SCHEDULING ANY INSPECTION.
- THE SOILS ENGINEER SHALL SUBMIT A LETTER STATING THE GRADING PLANS FOR THIS PROJECT ARE IN CONFORMANCE WITH THE SOILS REPORT OF RECORD.

EROSION CONTROL MEASURES

EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO THE FIRST INSPECTION. NO INSPECTIONS CAN BE PERFORMED IF THESE DEVICES ARE NOT IN PLACE OR HAVE FAILED TO PROVIDE EROSION CONTROL. FAILURE TO MAINTAIN EROSION CONTROL WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL EROSION CONTROL MEASURES ARE FUNCTIONAL.

PRE-STORM INSPECTIONS SHALL BE CONDUCTED TO ENSURE THAT BEST MANAGEMENT PRACTICES (BMPs) ARE APPROPRIATELY INSTALLED AND MAINTAINED. POST-STORM INSPECTIONS SHALL BE CONDUCTED TO ENSURE THAT BMPs HAVE FUNCTIONED ADEQUATELY. BMPs SHALL BE EVALUATED FOR ADEQUACY AND PROPER IMPLEMENTATION AND WHETHER ADDITIONAL BMPs ARE REQUIRED IN ACCORDANCE WITH THE TERMS OF THE GENERAL PERMIT. QUALIFIED PERSONNEL SHALL CONDUCT INSPECTIONS OF THE SITE:

- PRIOR TO ANTICIPATED STORM EVENTS.
- DURING EXTENDED STORM EVENTS IN 24-HOURS INTERVALS.
- AFTER ACTUAL STORM EVENTS.

ESTIMATED EARTHWORKS

ESTIMATED TOTAL AREA OF DISTURBANCE: 0.32 ACRES

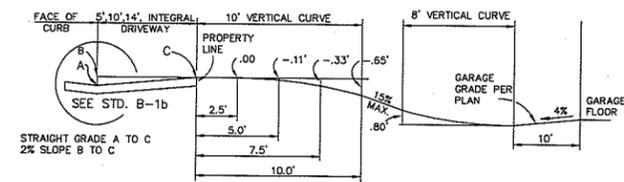
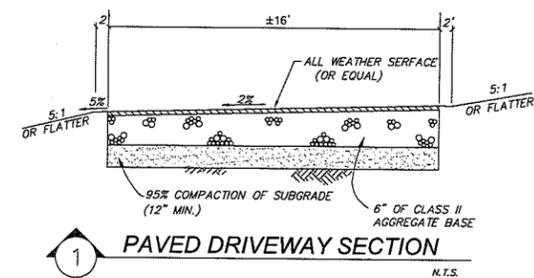
HOUSE AND DRIVEWAY
ESTIMATED CUT: ±400 CUBIC YARDS
ESTIMATED FILL: ±260 CUBIC YARDS

EXCAVATED CUT: ± 7 FOOT
COMPACTED FILL: ± 2 FOOT

(EXCESS CUT MATERIAL SHALL BE ADVANTAGEOUSLY ADDED TO THE GRADED AREA NOT TO EXCEED 1' LIFTS)

SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED ROADWAY SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES.

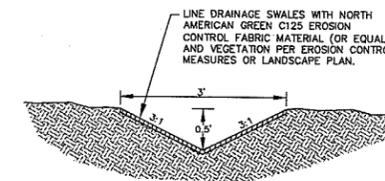
THE GRADING CONTRACTOR SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S). SHALL ACCEPT OR CONFIRM EXISTING TOPOGRAPHIC INFORMATION, SHALL PERFORM AN INDEPENDENT EARTHWORK QUANTITY ESTIMATE, AND SHALL BID ACCORDINGLY.



- NOTE:
- MAXIMUM RISE AND THE RUN, SHALL BE MEASURED FOR THE WORST CONDITION BETWEEN THE BACK OF THE SIDEWALK AND THE FINISHED FLOOR AT THE GARAGE OR CARPORT ENTRANCE.
 - NON-INTEGRAL DRIVEWAY RAMPS MUST BE POURED AS SOON AS PRACTICABLE AFTER CONSTRUCTION OF CURB AND GUTTER.
 - WHENEVER POSSIBLE BUILDING DESIGNERS AND ENGINEERS SHOULD ATTEMPT TO MAXIMIZE A PARKING AREA ADJACENT TO GARAGE WHEN LAYING OUT DWELLINGS AND THEIR DRIVE ACCESS TO THE PUBLIC STREET.

STANDARD DOWNWARD DRIVEWAY

REFER TO COUNTY STD DWG B-3c (SIM) N.T.S.

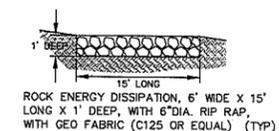


DRAINAGE SWALE

REFER TO NORTH AMERICAN GREEN CHANNEL SPECIFICATIONS FOR INSTALLATION INFORMATION, SEE SHEET C.5

LOW IMPACT DEVELOPMENT (LID) MEASURES

THIS PROJECT IS A TIER ONE PROJECT AND IS REQUIRED TO UTILIZE ONE AGENCY APPROVED STORM-WATER RUNOFF REDUCTION MEASURES. THE LOW IMPACT DEVELOPMENT (LID) MEASURE IS ALL DRAINAGE SWALES SHALL BE VEGETATED.



ENERGY DISSIPATION DETAIL

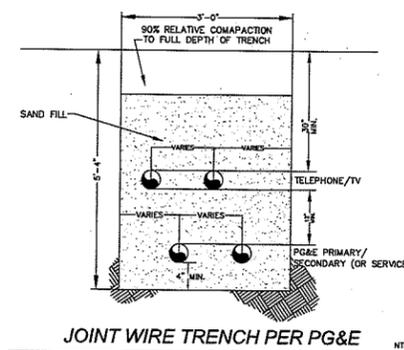
N.T.S.

UTILITY SERVICES

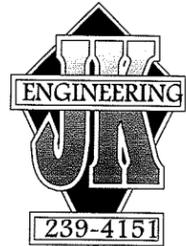
- ELECTRICAL SERVICE IS EXISTING ON GOUGH AND LINCOLN TO SERVICE THE NEW RESIDENCE. SERVICES SHALL BE INSTALLED UNDERGROUND. SERVICE LOCATION TO BE DETERMINED BY PG&E.
- TELEPHONE SERVICE IS EXISTING ON GOUGH AND LINCOLN TO SERVICE THE NEW RESIDENCE. SERVICES SHALL BE INSTALLED UNDERGROUND. SERVICE LOCATION TO BE DETERMINED BY AT&T.
- WATER SERVICE IS EXISTING ON GOUGH AND LINCOLN. A 1-1/2\"/>

LEGEND

- W — PROPOSED WATER SERVICE LINE
- ET — PROPOSED ELECTRICAL, TELEPHONE JOINT TRENCH
- G — PROPOSED GAS SERVICE LINE



PRIOR TO CONSTRUCTION, THE CONTRACTOR OF RECORD SHALL INSPECT THE LOCATION OF ALL EXISTING UTILITIES, TO VERIFY PROPOSED CONDUIT RUNS TO THE PROPOSED UTILITY LOCATION TO THE RESIDENCE.



John A. Kudla
Civil Engineering &
Structural Design
R.C.E. #50652
610 10th ST. UNIT 'A' PASO
ROBLES, CA.

GENERAL NOTES AND INFORMATION
 TODD GOETSCH
 LINCOLN AVENUE
 TEMPLETON, CA 93465



REVISION LOG

REV.	DESCRIPTION	DATE

These drawings are the exclusive property of J.K. Engineering 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.K. Engineering and John Kudla is prohibited.

SCALE: NTS
PROJECT: GOETSCH
DRAWN BY: FDW
CHECKED BY: JAK
DATE: 7/07/16

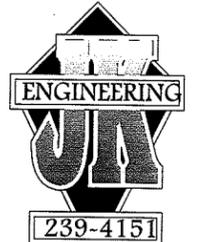
SHEET TITLE:
GENERAL NOTES

SHEET NUMBER:

C.2

GRADING AND DRAINAGE PLAN

SCALE: 1" = 10'



John A. Kudla
Civil Engineering & Structural Design
R.C.E. #50652
610 10th ST. UNIT 'A' PASO ROBLES, CA.

GRADING PLAN
TODD GOETSCH
LINCOLN AVENUE
TEMPLETON, CA 93465



REVISION LOG

REV.	DESCRIPTION	DATE

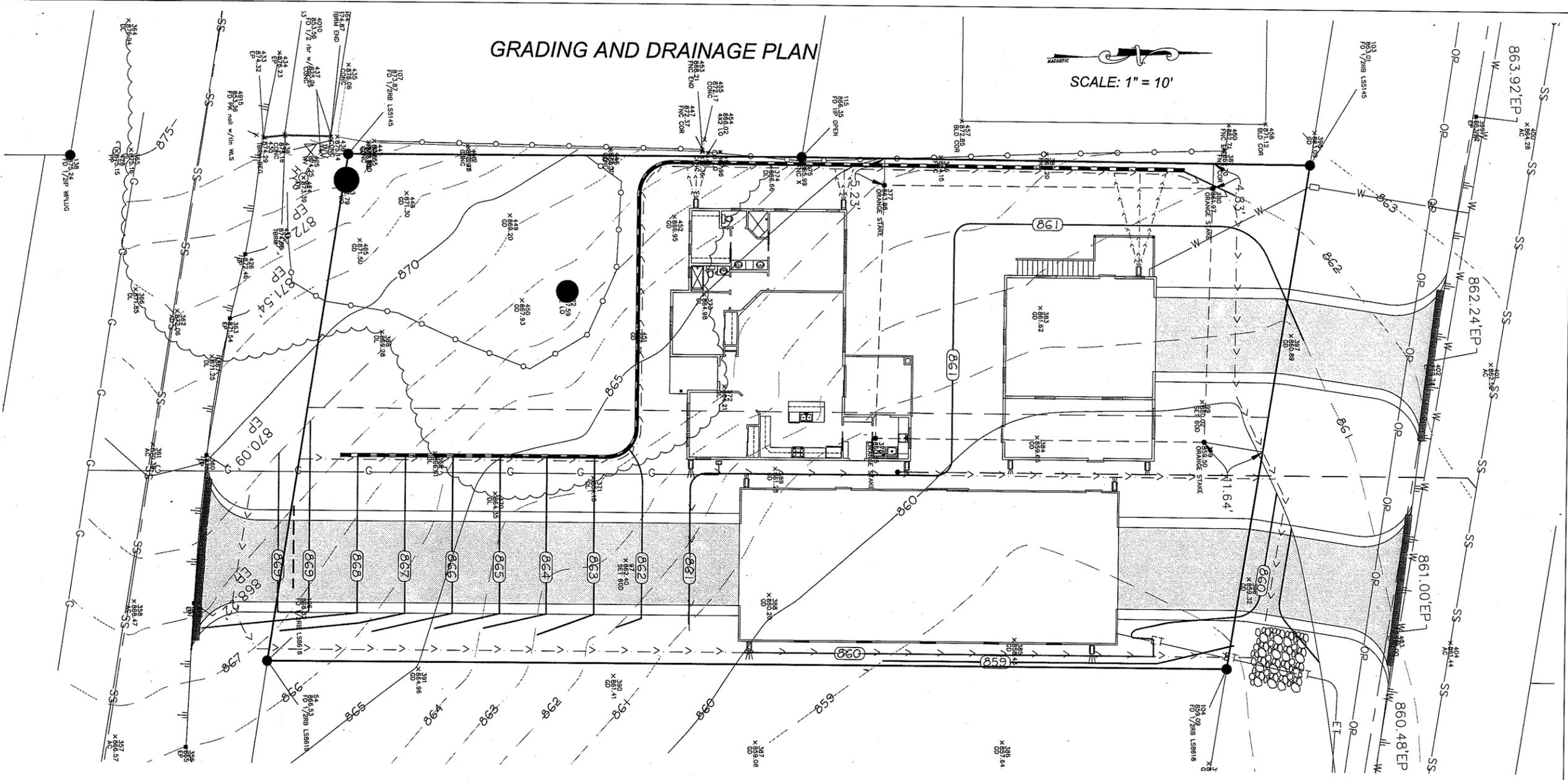
These drawings are the exclusive property of J.A. Engineering and shall be used solely for the purpose of this project on this site. Any use other than the project upon which it is intended for without the written consent of J.A. Engineering and John Kudla is prohibited.

SCALE: 1" = 10'
PROJECT: GOETSCH
DRAWN BY: FDW
CHECKED BY: JAK
DATE: 7/07/16

SHEET TITLE:
GRADING PLAN

SHEET NUMBER:

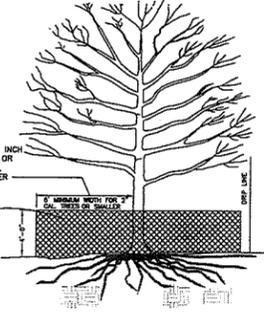
C.3



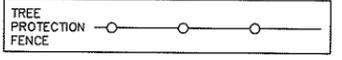
CONSTRUCTION NOTES:

SURFACE DRAINAGE NOTE

BACKWATER VALVE ANALYSIS



- TREE PROTECTION FENCING**
- 4'-0" METAL STAKES
 - 3 WIRE OR NYLON ZIP TIES PER STAKE
 - 4' HIGH, CHAIN LINK, SNOW, OR ORANGE SAFETY FENCE
1. STAKE BENEATH DRIP LINE, MAXIMUM DISTANCE IS 8'-0" FROM EACH STAKE.
 2. TIGHTLY STRETCH THE 4'-0" HIGH FENCING TO PREVENT DROOPING AND STAKE TOGETHER IN UPRIGHT POSITION WITH A MINIMUM OF THREE TIES PER STAKE.
 3. THE FENCE AND STAKE TOGETHER IN UPRIGHT POSITION WITH A MINIMUM OF THREE TIES PER STAKE.
 4. FENCE COMPLETELY AROUND ORIGINAL DRIP LINE TO AVOID COMPACTION FROM VEHICLES AND MATERIAL DURING CONSTRUCTION. ANY WORK WITHIN FENCE LINE REQUIRES ARBORIST MONITORING.
 5. REQUEST A TREE INSPECTION.

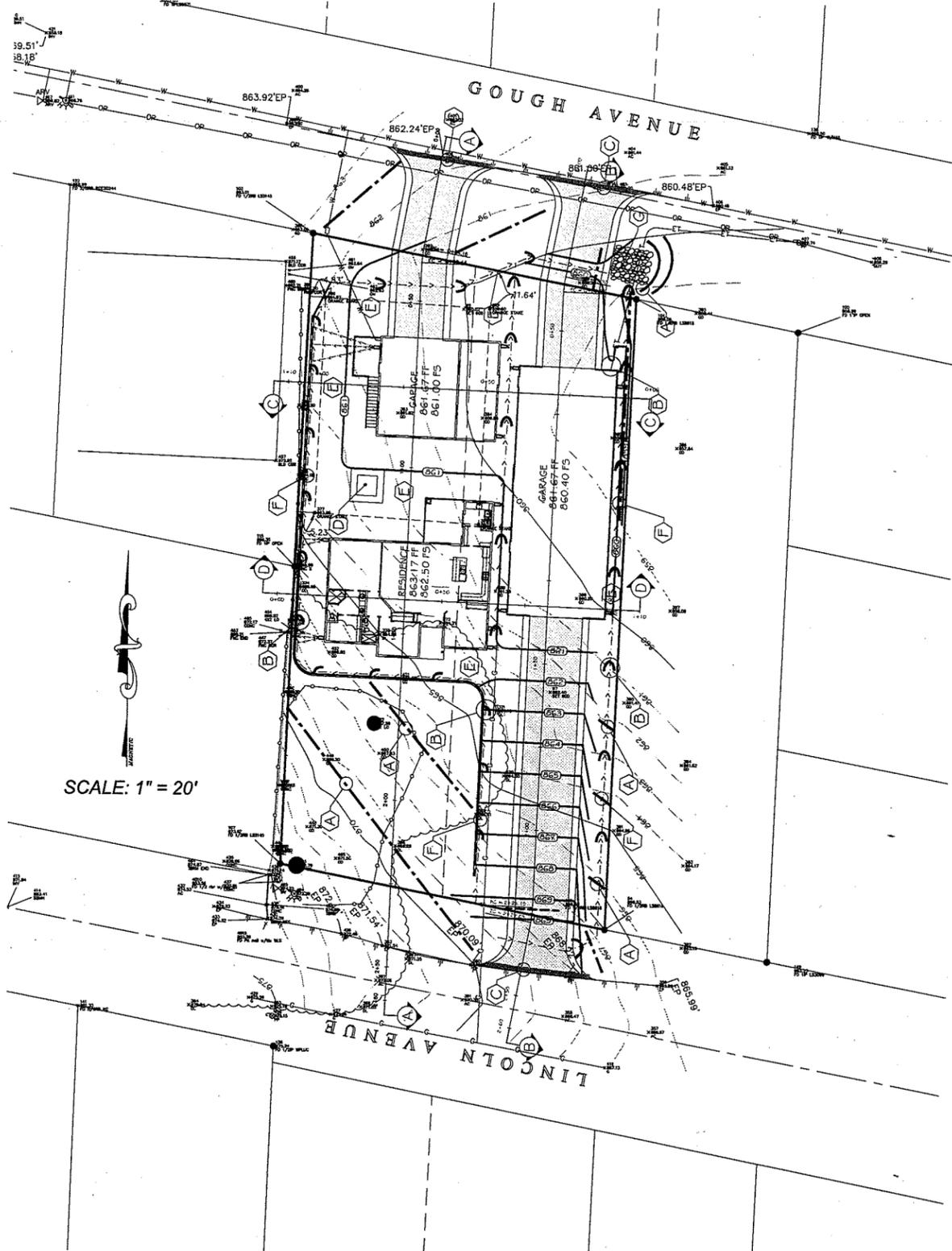


TREE PROTECTION DETAIL

IF THE REMOVAL OF OAK TREES IS APPROVED, THE TREES WILL NEED TO BE REPLACED WITH TREES OF THE SAME SPECIES AT A RATIO DETERMINED BY THE GOVERNING AGENCY. TREE WILL NEED TO BE IRRIGATED AND MAINTAINED FOR A MINIMUM OF 5 YEARS OR UNTIL ESTABLISHED. PLANTING LOCATIONS WILL BE DETERMINED BY THE COUNTY AND WILL COMPLY WITH THE DEPARTMENT'S POLICIES AND GUIDELINES FOR PLANTING.

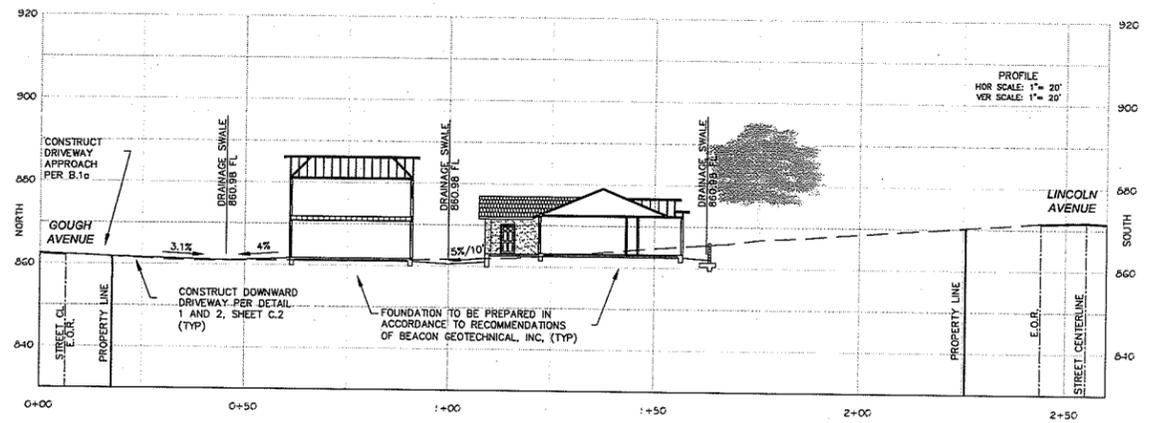
C:\Documents and Settings\Fred\My Documents\AutoCAD_JAK_2016\Drawings\16 Ferrante Lot 183\DWG\16_Ferrante Lot 183_GP_5-31-16.dwg 6/22/2016 3:48:36 PM PDT

C:\Documents and Settings\Fred\My Documents\AutoCAD_JKE 2016 Dwg\JKE-16 Ferrante Lot 183_GP_5-31-16.dwg 6/2/2016 3:48:36 PM PDT

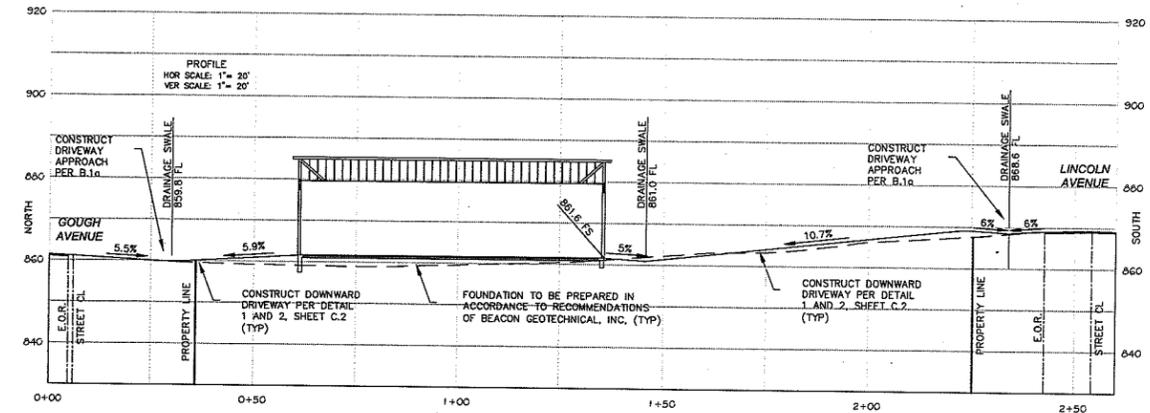


SCALE: 1" = 20'

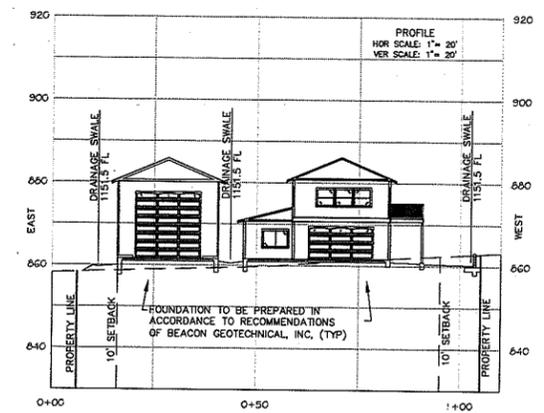
GRADING PLAN



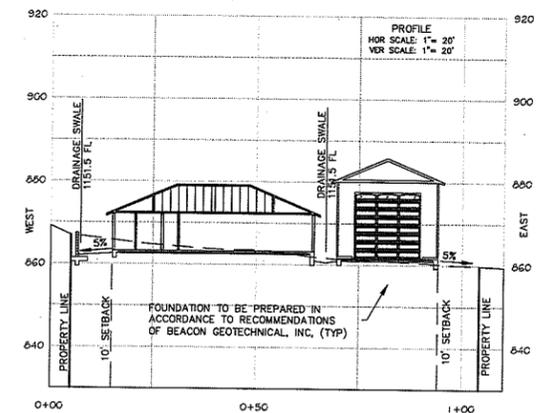
SECTION A-A (VIEWING EAST)



SECTION B-B (VIEWING EAST)



SECTION C-C (VIEWING SOUTH)



SECTION D-D (VIEWING NORTH)



John A. Kudla
Civil Engineering &
Structural Design
R.C.E. #50652
610 10th ST. UNIT 'A' PASO
ROBLES, CA.

PLAN AND PROFILE

TODD GOETSCH
LINCOLN AVENUE
TEMPLETON, CA 93465



REVISION LOG

REV.	DESCRIPTION	DATE

These drawings are the exclusive property of J.K. Engineering 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.K. Engineering and John Kudla is prohibited.

SCALE: 1" = 10'
PROJECT: GOETSCH
DRAWN BY: FDW
CHECKED BY: JAK
DATE: 7/07/16

SHEET TITLE:
PLAN AND PROFILE

SHEET NUMBER:

BEST MANAGEMENT PRACTICES:

1. TEMPORARY SOIL STABILIZATION (EROSION CONTROL)

- SCHEDULING
- PRESERVATION OF EXISTING VEGETATION
- HYDRAULIC MULCH
- HYDROSEEDING
- SOIL BINDERS
- STRAW MULCH
- GEOTEXTILES, PLASTIC COVERS, AND EROSION CONTROL BLANKETS/MATS
- WOOD MULCHING
- EARTH DIKES/DRAINAGE SWALES AND LINED DITCHES
- OUTLET PROTECTION/VELOCITY DISSIPATION DEVICES
- SLOPE DRAINS
- STREAMBANK STABILIZATION
- POLYACRYLAMIDE

- EC-1
- EC-2
- EC-3
- EC-4
- EC-5
- EC-6
- EC-7
- EC-8
- EC-9
- EC-10
- EC-11
- EC-12
- EC-13

2. TEMPORARY SEDIMENT CONTROL

- SILT FENCE
- SEDIMENT/DESILTING BASIN
- SEDIMENT TRAP
- CHECK DAM
- FIBER ROLLS
- GRAVEL BAG BERM
- STREET SWEEPING AND VACUUMING
- SANDBAG BARRIER
- STRAW BALE BARRIER
- STORM DRAIN INLET PROTECTION
- CHEMICAL TREATMENT

- SE-1
- SE-2
- SE-3
- SE-4
- SE-5
- SE-6
- SE-7
- SE-8
- SE-9
- SE-10
- SE-11

3. WIND EROSION CONTROL

- WIND EROSION CONTROL

- WE-1

4. TRACKING CONTROL

- STABILIZED CONSTRUCTION ENTRANCE/EXIT
- STABILIZED CONSTRUCTION ROADWAY
- ENTRANCE/OUTLET TIRE WASH

- TC-1
- TC-2
- TC-3

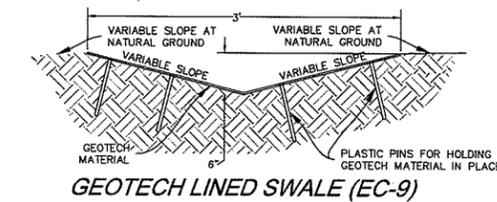
EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED OR ALL PROJECTS AND SHALL INCLUDE SOURCE CONTROL, INCLUDING PROTECTION OF STOCKPILES, PROTECTION OF SLOPES, PROTECTION OF ALL DISTURBED AREAS, AND PROTECTION OF ACCESSSES. IN ADDITION, PERIMETER CONTAINMENT MEASURES SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF GRADING AND SITE DISTURBANCE ACTIVITIES UNLESS THE PUBLIC WORKS DEPARTMENT TEMPORARY MEASURES TO BE UNNECESSARY BASED UPON LOCATION, SITE CHARACTERISTICS OR TIME OF YEAR. THE INTENT OF EROSION CONTROL MEASURES SHALL BE TO KEEP ALL SEDIMENT FROM ENTERING A SWALE, DRAINAGE WAY, WATERCOURSE, OR ONTO ADJACENT PROPERTIES.
2. SITE INSPECTIONS AND APPROPRIATE MAINTENANCE OF EROSION CONTROL DEVICES SHALL BE CONDUCTED AND DOCUMENTED PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL DEVICES AS SPECIFIED BY THE APPROVED PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE BY THE PUBLIC WORKS DEPARTMENT. EROSION CONTROL DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL ITEMS MAY BE REQUIRED DEPENDING ON THE ACTUAL SOIL CONDITIONS DISCRETION OF THE ENGINEER OF WORK, COUNTY INSPECTOR, SWPPP MONITOR, OR RWQCB INSPECTOR. GUIDELINES FOR DETERMINING APPROPRIATE EROSION CONTROL DEVICES ARE INCLUDED IN THE APPENDIX OF THE PUBLIC IMPROVEMENT STANDARDS.
4. ALL EROSION CONTROL DEVICES SHALL BE THE FIRST ORDER OF WORK AND SHALL BE IN PLACE PRIOR TO THE START OF CONSTRUCTION AND/OR ANYTIME WHEN THE RAIN PROBABILITY EXCEEDS 30%. THIS WORK SHALL BE INSTALLED OR APPLIED AFTER EACH AREA IS GRADED AND NO LATER THAN FIVE (5) WORKING DAYS AFTER COMPLETION OF EACH AREA.
5. THE ENGINEER OF WORK AND THE PUBLIC WORKS DEPARTMENT SHALL BE NOTIFIED FOR INSPECTION OF INSTALLED EROSION CONTROL DEVICES.
6. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE PHASE OF CONSTRUCTION. NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCK PILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OR MAINTENANCE OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
7. PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 90% COVERAGE ON ALL DISTURBED SURFACES OTHER THAN PAVED OR GRAVEL SURFACES. PRIOR TO FINAL INSPECTION, PERMANENT EROSION CONTROL SHALL BE FULLY ESTABLISHED PRIOR TO FINAL ACCEPTANCE. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT MEASURES ARE ESTABLISHED.
8. IN THE EVENT OF A FAILURE, THE DEVELOPER AND/OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGES. IN THE EVENT THAT DAMAGE OCCURS WITHIN THE RIGHT OF WAY AND THE COUNTY IS REQUIRED TO PERFORM CLEANUP, ALL WORK SHALL CEASE ON THE PROJECT UNTIL CLEANUP COSTS ARE FULLY PAID.
9. IF ANY WORK IS NOT IN COMPLIANCE WITH THE PLANS OR PERMITS APPROVED FOR THE PROJECT, THE DEPARTMENT SHALL REVOKE ALL ACTIVE PERMITS AND RECOMMEND THE COUNTY CODE ENFORCEMENT PROVIDE A WRITTEN NOTICE OR STOP WORK ORDER IN ACCORDANCE WITH SECTION 22.52.140 [23.10] OF THE LAND USE ORDINANCE.
10. ALL PROJECTS INVOLVING SITE DISTURBANCE OF ONE ACRE OR GREATER SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES). THE DEVELOPER SHALL SUBMIT A NOTICE OF INTENT (NOI) TO COMPLY WITH THE GENERAL PERMIT FOR CONSTRUCTION ACTIVITY WITH THE REGIONAL WATER QUALITY CONTROL BOARD (RWQCB). THE DEVELOPER SHALL PROVIDE THE COUNTY WITH THE WASTE DISCHARGE IDENTIFICATION NUMBER (WDID #) OR WITH VERIFICATION THAT AN EXEMPTION HAS BEEN GRANTED BY RWQCB.

VOID NUMBER: PROJECT IS EXEMPT FROM VOID REQUIREMENTS

11. PERSON TO CONTACT 24 HOURS A DAY IN THE EVENT THERE IS AN EROSION CONTROL/SEDIMENTATION PROBLEM (STORM WATER COMPLIANCE OFFICER):

NAME: TODD GOETSCH
LOCAL PHONE NUMBER: (805) 423-1701



STABILIZED CONSTRUCTION ENTRANCE REQUIREMENTS

THE INGRESS/EGRESS BY CONSTRUCTION VEHICLES SHALL HAVE THE FOLLOWING MEASURE AND REQUIREMENTS IN EFFECT TO MINIMIZE THE TRACKING OF MUD AND DIRT ONTO EXISTING STREETS.

THE FOLLOWING INSTALLATION GUIDELINES SHALL BE IMPLEMENTED:

PROPER GRADE ENTRANCE TO PREVENT RUNOFF FROM THE CONSTRUCTION SITE. THE ENTRANCE ELEVATION OF THE DRIVEWAY SHALL BE LOWER THAN THE CONNECTING STREET.

ROUTE RUNOFF FROM STABILIZED ENTRANCE THROUGH A SEDIMENT TRAPPING DEVICE BEFORE WATER IS DISCHARGED.

DESIGN STABILIZED ENTRANCE TO SUPPORT THE HEAVIEST VEHICLES WHICH WILL USE IT.

SELECT ENTRANCE STABILIZATION (AGGREGATE, ASPHALTIC CONCRETE, CONCRETE) BASED ON LONGEVITY, REQUIRED PERFORMANCE, AND SITE CONDITIONS.

IF AGGREGATE IS SELECTED, PLACE AN 8" THICK COURSE OF AGGREGATE OVER THE GEOTEXTILE FABRIC OR A THICKNESS OF AGGREGATE RECOMMENDED BY A SOILS ENGINEER.

THE FOLLOWING INSPECTION AND MAINTENANCE PROCEDURES SHALL BE FOLLOWED:

INSPECTION OF THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE ROUTINELY PERFORMED FOR DAMAGE AND REPAIR AS NEEDED.

REQUIREMENT THAT ALL EMPLOYEES, SUBCONTRACTORS, AND SUPPLIERS SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE.

SEDIMENT TRAPPING DEVICES SHALL BE SERVICED ON A REGULAR BASIS.

CONSTRUCTION BMP MAINTENANCE, INSPECTION AND REPAIR

INSPECTIONS WILL BE CONDUCTED AS FOLLOWS:

PRIOR TO A FORECAST STORM

AFTER A RAIN EVENT THAT CAUSES RUNOFF FOR THE CONSTRUCTION SITE

AT 24-HOUR INTERVALS DURING EXTENDED RAIN EVENTS

A FOLLOW-UP PROCEDURE SHALL FOLLOW ANY INSPECTION THAT IDENTIFIES DEFICIENCIES IN THE EROSION CONTROL DEVICES.

POST-CONSTRUCTION BMP CONTROL PRACTICES

THE FOLLOWING POST-CONSTRUCTION BEST MANAGEMENT PRACTICES THAT ARE TO BE USED AT THE CONSTRUCTION SITE AFTER ALL CONSTRUCTION IS COMPLETE:

OUTLET PROTECTION / VELOCITY DISSIPATION DEVICES SHALL BE INSTALLED AT ALL DRAINAGE SWALES AND DRAINAGE OUTLETS

ALL SLOPES WILL BE SEEDED WITH, PLANTED AND PROTECTED WITH STRAW MULCH

EROSION CONTROL PLANTING NOTES:

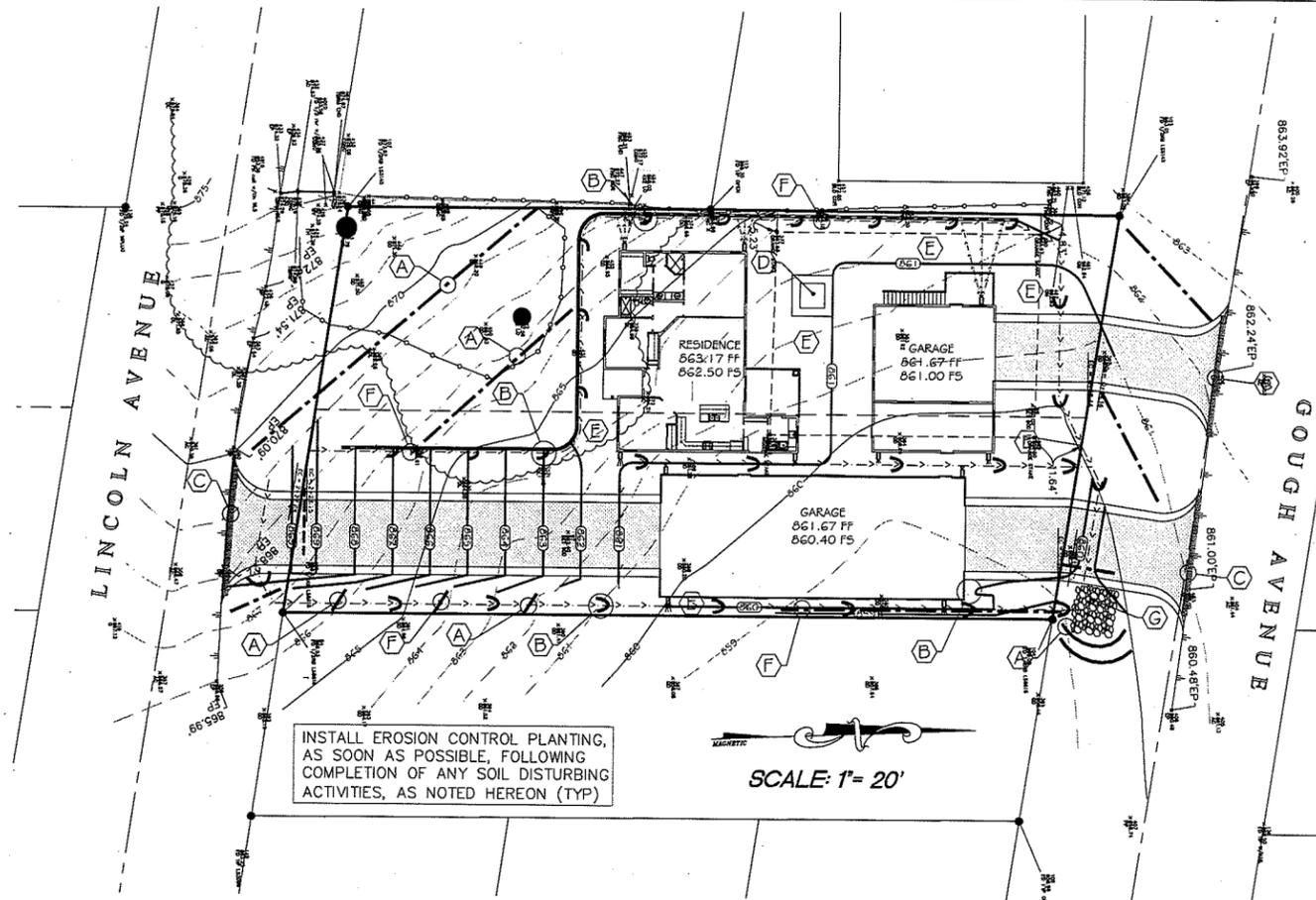
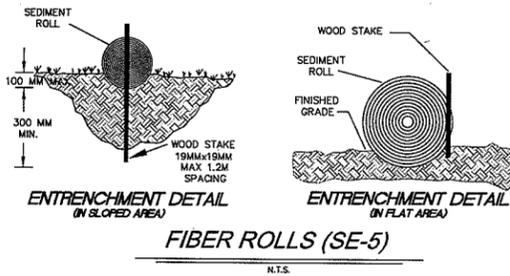
A. ALL EROSION CONTROL PLANTING SHALL COMPLY WITH THE COUNTY REQUIREMENTS FOR REVEGETATION AND LANDSCAPE PLANS SHALL BE IMPLEMENTED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF ANY SOIL DISTURBING ACTIVITIES. HYDROSEEDING SHALL BE INSTALLED ACCORDING TO THE FOLLOWING SPECIFICATIONS:

1. THE WORK SHALL CONSIST OF HYDRO-SEEDING EROSION CONTROL MATERIAL CONSISTING OF A MIXTURE OF STABILIZING EMULSION (BINDER), FIBER, SEED, COMMERCIAL FERTILIZER AND WATER TO CUT AND FILL SLOPES ON CONSTRUCTION SITES.

2. THE SEED MIXTURE FOR THE EROSION CONTROL MATERIAL SHALL CONSIST OF THE FOLLOWING APPROXIMATE PROPORTIONS:

MATERIAL	POUNDS PER ACRE (MEASURED ON SLOPE)
FIBER	1,500 lbs
BARLEY SEED	180 lbs
COMMERCIAL FERTILIZER (16-20-0)	400 lbs
WATER	AS NEEDED FOR APPLICATION
STABILIZING EMULSION	AS RECOMMENDED BY MANUFACTURER

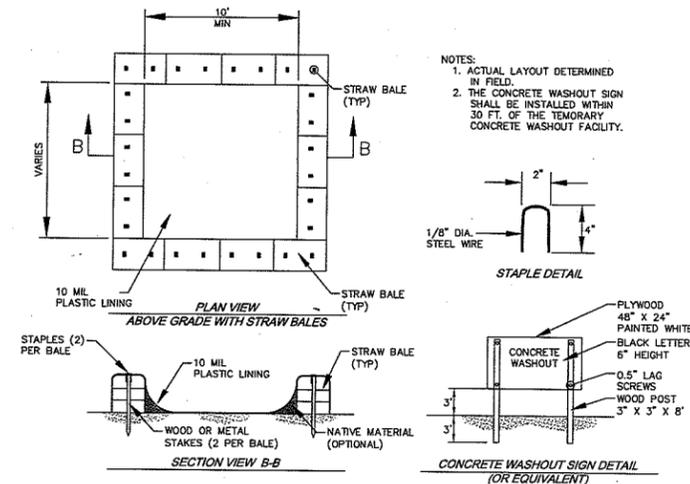
3. MIXING OF MATERIAL FOR APPLICATION WITH HYDRO-SEEDING EQUIPMENT SHALL BE PERFORMED IN A TANK WITH A BUILT-IN CONTINUOUS AGITATION SYSTEM OF SUFFICIENT OPERATING CAPACITY TO PRODUCE A HOMOGENEOUS MIXTURE AND DISCHARGE SYSTEM WHICH SHALL APPLY THE MIXTURE AT A CONTINUOUS AND UNIFORM RATE. THE TANK SHALL HAVE A MINIMUM CAPACITY OF 1,000 GALLONS. THE ENGINEER MAY AUTHORIZE USE OF EQUIPMENT OF SMALLER CAPACITY IF IT DEMONSTRATED SUCH EQUIPMENT IS CAPABLE OF PERFORMING ALL OPERATIONS SATISFACTORILY.



EROSION CONTROL MONITOR

THE IMPLEMENTATION AND MONITORING OF THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE THE CONTRACTOR OF RECORD, OR HIS APPOINTED REPRESENTATIVE.

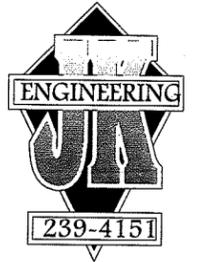
TODD GOETSCH
(805) 434-5211



CONCRETE WASTE MANAGEMENT (WM-8)

EROSION CONTROL NOTES:

- (A) INSTALL FIBER ROLLS (SE-5) PARALLEL TO THE CONTOURS TO PROTECT THE SLOPE BEFORE EROSION CONTROL PLANTING GERMINATION AND TO SLOW DRAINAGE AND TRAP SEDIMENT, REFER TO SHEET C.5 FOR EROSION CONTROL MBP'S (TYP)
- (B) INSTALL FIBER ROLLS (SE-5) IN A CHEVRON SHAPE TO SLOW DRAINAGE AND TRAP SEDIMENT, REFER TO SHEET C.5 FOR EROSION CONTROL MBP'S (TYP)
- (C) INSTALL SANDBAG BARRIER (SE-8, SE-10) IN A CHEVRON SHAPE, AT EACH DRAINAGE OUTLET TO SLOW DRAINAGE AND TRAP SEDIMENT, AND INSTALL SAND BAG BARRIER (SE-10) AT CATCH BASIN. REFER TO SHEET C.5 FOR EROSION CONTROL MBP'S (TYP)
- (D) INSTALL CONCRETE WASTE MANAGEMENT (WM-8) PRIOR TO THE PLACEMENT OF CONCRETE AND STUCCO, REFER TO WM-8 DETAIL, HEREON (TYP)
- (E) INSTALL EROSION CONTROL PLANTING (EC-6, EC-7) OR LANDSCAPING, AS SOON AS POSSIBLE, FOLLOWING COMPLETION OF ANY SOIL DISTURBING ACTIVITIES, AS NOTED HEREON, REFER TO SHEET C.5 FOR EROSION CONTROL MBP'S (TYP)
- (F) INSTALL LINED DRAINAGE SWALES (EC-9), ALL SWALES SHALL BE VEGETATED TO MEET COMPLIANCE OF LOW IMPACT DEVELOPMENT REQUIREMENTS, REFER TO SHEET C.5 FOR EROSION CONTROL MBP'S (TYP)
- (G) INSTALL VELOCITY DISSIPATION DEVICES (EC-10), REFER TO SHEET C.5 FOR EROSION CONTROL MBP'S (TYP).



John A. Kudla
Civil Engineering & Structural Design
R.C.E. #50652
610 10th ST. UNIT 'A' PASO ROBLES, CA.

EROSION CONTROL PLAN

TODD GOETSCH
LINCOLN AVENUE
TEMPLETON, CA 93465



REVISION LOG

REV.	DESCRIPTION	DATE

These drawings are the exclusive property of J.A. Engineering 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.A. Engineering and John Kudla is prohibited.

SCALE: 1" = 10'
PROJECT: GOETSCH
DRAWN BY: FDW
CHECKED BY: JAK
DATE: 7/07/16

EROSION CONTROL PLAN

SHEET NUMBER:

C.5

GENERAL GRADING PLAN NOTES:

- ALL CONSTRUCTION WORK SHALL CONFORM TO THE COUNTY OF SAN LUIS OBISPO STANDARDS AND SPECIFICATIONS AND IN ACCORDANCE WITH C.B.C. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE COUNTY BUILDING DEPT.
- THE DEVELOPER SHALL BE RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING WITH THE COUNTY AND OTHER AFFECTED AGENCIES. THE CONTRACTOR SHALL NOTIFY THE COUNTY AT LEAST 24 HOURS PRIOR TO ANY WORK BEING PERFORMED AND ARRANGEMENT FOR INSPECTION.
- AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE COUNTY RIGHT OF WAY.
- A SOILS ENGINEER SHALL SUPERVISE THE GRADING AND CERTIFY THAT ALL GRADING HAS BEEN COMPLETED IN CONFORMANCE WITH THESE PLANS AND SPECIFICATIONS. SECTION 1803 OF THE C.B.C. ESTIMATED EARTH QUANTITIES: CUT: 20 CU. YRDS. FILL: 20 CU. YRDS. NOTE: EXACT SHRINKAGE.
- CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED UPON THE DIFFERENCE BETWEEN EXISTING GROUND SURFACE AND PROPOSED FINISH GRADES, OR SUBGRADES AS SHOWN ON THE PLAN, AND SHOULD VARY ACCORDING TO THESE FACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE INSPECTION AND QUANTITY TAKE OFF AND SHALL BID ACCORDINGLY.
- THE CONTRACTOR SHALL MAINTAIN DUST CONTROL AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS SHALL BE RESET AT THE CONTRACTORS EXPENSE.
- ALL TOP SOIL SHALL BE STOCKPILED FOR LATER DISTRIBUTION OVER THE LOTS AND SLOPES. ALL CUT AND FILL SLOPES ARE TO BE PLANTED OR HYDROSEEDDED AFTER COMPACTION TO PREVENT EROSION.
- ALL ROUGH GRADING SHALL BE COMPLETED AND APPROVED BY THE COUNTY BUILDING DEPT PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
- ANY OAK TREES ON SITE SHALL BE PROTECTED DURING CONSTRUCTION. IF THE DEVELOPER PROPOSES TO REMOVE AN OAK, AN ENCROACHMENT PERMIT SHALL BE FILED WITH THE COUNTY OF SAN LUIS OBISPO FOR APPROVAL.
- ALL CONTRACTORS AND SUB-CRONTACTORS WORKING WITH THE RIGHT OF WAY SHALL HAVE AN APPROPRIATE CONTRACTORS LICENSE, A LOCAL BUSINESS LICENSE, AND SHALL OBTAIN AN ENCROACHMENT PERMIT. SLOPES OF ALL CUT SURFACES TO BE NO LESS THAN 2 HORIZ. TO 1 VERT. ALL FILL SURFACES SHALL NOT EXCEED 3:1 SLOPE. ALL FILL SHALL HAVE 90% COMPACTION.
- ANY GRADING DONE DURING THE RAINY SEASON OF OCT. 15 THRU APRIL 15 IS SUBJECT TO EROSION CONTROL MEASURES.
- GRADING SHALL COMPLY WITH THE RECOMMENDATION OF THE SOILS REPORT BY BEACON GEOTECHNICAL. JOB NO. F-100647 DATED MAY 15, 2012 FILED WITH THE COUNTY OF SAN LUIS OBISPO.

UTILITY NOTES:

- PROVIDE WATER PRESSURE REGULATOR FOR NEW CONSTRUCTION.
- THE MINIMUM SIZE FOR RISERS SHALL BE 1" IN DIAMETER. MATERIALS TO BE USED MAY BE SCHEDULE 80 PVC OR TYPE L COPPER PIPE.
- PROVIDE NEW SEWER LATERAL WITH CLEANOUT 2 FEET MIN. FROM BUILDING.
- HOSE BIBS AND SPRINKLER SYSTEMS SHALL HAVE APPROVED BACKFLOW PREVENTION DEVICES.
- WATER PRESSURE IN BUILDING SHALL BE LIMITED TO 80 PSI OR LESS. PRESSURE REGULATOR IS REQUIRED. WHERE APPLICABLE, PROVIDE BACK WATER VALVE ON THE SEWER LATERAL WHEN THE PROPOSED BUILDING FIXTURES HAVE FLOOD RISKS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER. IF DRAIN LINES WITHIN THE BUILDING ARE LOWER THAN THE SEWER MAIN, AN EJECTOR PUMP PUMP MAY BE REQUIRED.
- MINIMUM SIZE FOR SERVICE RISERS FOR STRUCTURES SHALL BE 1" DIA. MATERIALS SHALL BE SCHEDULE 80 PVC OR TYPE L COPPER, MIN.

SITE NOTES:

- CONTOUR SHOWN DERIVED FROM APPROVED PLANS. IT IS RECOMMENDED THAT A LICENSED SURVEYOR ESTABLISH ACTUAL GRADES. THIS DRAWING SHALL NOT BE CONSTRUCTED AS A GRADING PLAN.
- PROVIDE A MINIMUM SETBACKS PER COUNTY ORDINANCE.
- ALL PROPERTY CORNERS SHALL BE ESTABLISHED AT TIME OF FOUNDATION INSPECTION WITH THE MARK OF A LICENSED LAND SURVEYOR.
- DRIVEWAY APRON SHALL COMPLY WITH COUNTY STREET STANDARDS.
- FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE STRUCTURE FOUND, A MIN. OF 5% FOR 10'-0" & DRAIN TOWARD A PUBLIC STREET OR ENGINEERED DRAINAGE STRUCTURE.

GENERAL NOTES:

- CONSTRUCTION SHALL BE OF THE HIGHEST QUALITY WORKMANSHIP. ALL WALLS SHALL BE PLUMB AND TRUE. ALL CONNECTIONS SHALL BE MADE SECURE ACCORDING TO ACCEPTED CONSTRUCTION PROCEDURES OR AS SPECIFIED HEREIN OR AS PER THE 2010 EDITION OF THE CALIFORNIA BUILDING CODE.
- THE DRAFTSMAN ASSUMES NO RESPONSIBILITY FOR ANY CHANGES, ERRORS, OMISSIONS OR DEVIATIONS BY THE OWNER OR CONTRACTOR, EITHER INTENTIONAL OR ACCIDENTAL.
- THE OWNER IS ADVISED THAT THESE DRAWINGS AND ASSOCIATED CONSTRUCTION DOCUMENTS ARE THE ONLY MEDIUM AVAILABLE TO EXPRESS THE INTENT OF NRR AND CANNOT BE ASSUMED ALL-INCLUSIVE WITH REGARD TO SUCH.
- IN ALL CASES, NOTED DIMENSIONS SHALL SUPERSEDE SCALED DIMENSIONS.

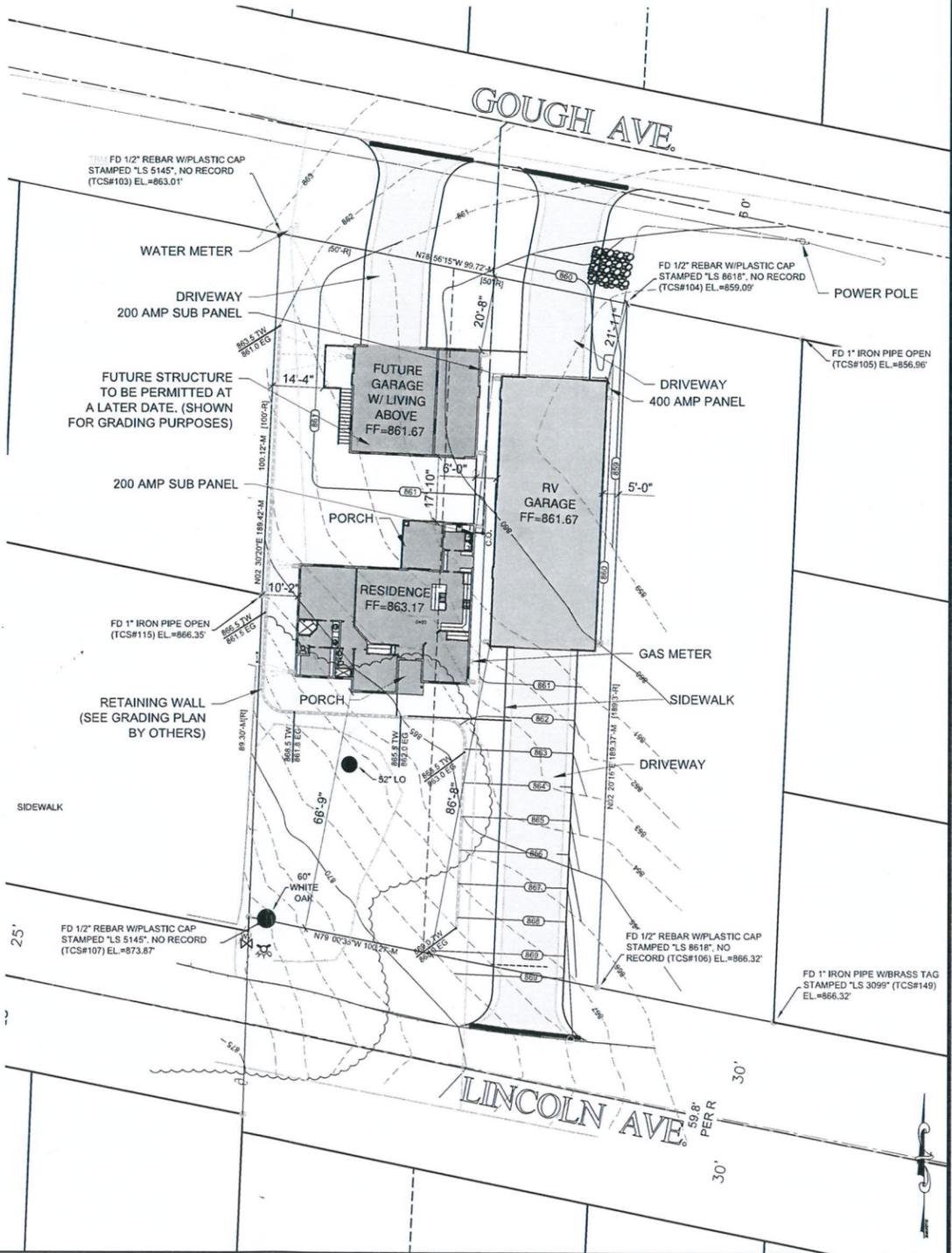
IRRIGATION NOTES:

- AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH CALIFORNIA GREEN BUILDING STANDARDS.
- CONTROLLERS SHALL BE WEATHER-OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS' NEEDS AS WEATHER CONDITIONS CHANGE.
- WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRED OR WIRELESS RAIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSOR INPUT.
- INSTALL A LOW-WATER CONSUMPTION IRRIGATION SYSTEM WHICH MAINTAINS THE USE OF SPRAY TYPE HEADS.
- A RAIN-WATER CAPTURE STORAGE AND RE-USE SYSTEM SHALL BE DESIGNED AND INSTALLED. A WATER BUDGET SHALL BE DEVELOPED FOR LANDSCAPE IRRIGATION (OPTIONAL).
- PROVIDE WATER EFFICIENT LANDSCAPE IRRIGATION THAT REDUCES THE USE OF POTABLE WATER, DOES NOT EXCEED 65 PERCENT OF ETO TIMES TO THE LANDSCAPE AREA.

SHEET INDEX

CS	COVER SHEET/SITE PLAN
C.1	GRADING TITLE SHEET
C.2	GRADING NOTES
C.3	GRADING PLAN
C.4	GRADING PLAN AND PROFILE
C.5	EROSION CONTROL PLAN
C.6	EROSION CONTROL DEVICES
LG	LEGEND & ABBREVIATIONS
T-24.1	TITLE 24 (RESIDENCE)
CF	CAL FIRE SHEET
GC	GREEN CODE SPECIFICATIONS
A-1.1	RESIDENCE FLOOR PLAN
A-2.1	RESIDENCE ELEVATIONS
A-2.2	RESIDENCE ELEVATIONS
A-3.1	RESIDENCE BUILDING SECTIONS
A-4.1	RESIDENCE UTILITY PLAN
M-1.1	RESIDENCE MECH. PLAN
D-1.0	ARCHITECTURAL DETAILS
S-1.2	RESIDENCE FOUNDATION PLAN
S-1.3	METAL BUILDING FOUNDATION PLAN
S-3.1	RESIDENCE ROOF FRAMING
D-1.1	STRUCTURAL DETAILS
D-1.2	STRUCTURAL DETAILS
D-2.1	STRUCTURAL DETAILS
D-3.1	STRUCTURAL DETAILS
D-4.1	STRUCTURAL DETAILS
D-5.1	STRUCTURAL DETAILS
D-6.1	STRUCTURAL DETAILS
R-1.1	SITE RETAINING WALLS
R-2.1	SITE RETAINING WALLS
SSP	STRUCTURAL NOTES & SPECIFICATIONS
CS-1	METAL BUILDING COVER SHEET
S-1	METAL BUILDING ANCHOR BOLT/FLOOR PLAN
S-2	METAL BUILDING ROOF FRAMING
S-3	METAL BUILDING ELEVATIONS & SECTIONS
S-4	METAL BUILDING ELEVATIONS

WHEN REQUIRED	
AIR CONDITIONING/HEATING	-SEPARATE PERMIT
AUTOMATIC FIRE SPRINKLERS	-SEPARATE PERMIT
ELECTRICAL & PLUMBING	-SEPARATE PERMIT



SITE PLAN 1" = 30'-0"

DESIGNER NOTE

PLANS PREPARED BY:
 PJ DESIGNS
 800 WARD CT.
 TEMPLETON, CA 93465
 PH (805) 434-0996 FX (805) 434-0996

PJ DESIGNS TAKES NO LIABILITY FOR INFORMATION PROVIDED BY THE OWNER IN THE PREPARATION OF THESE CONSTRUCTION DRAWINGS. THE OWNER HAS APPROVED THIS SET OF PLANS AND AGREED THAT THIS STRUCTURE IS BULDBABLE ON SAID LOT.

THE DRAFTSMAN DOES NOT REPRESENT THAT THESE PLANS OR THE SPECIFICATIONS IN CONNECTION THEREWITH ARE SUITABLE, WHETHER OR NOT MODIFIED FOR ANY OTHER SITE THAN THE ONE FOR WHICH THEY WERE SPECIFICALLY PREPARED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED IN LETTER OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THIS DRAWING IS NOT FINAL OR TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ENGINEER.

ALL DRAWING AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE DRAFTSMAN AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE DRAFTSMAN.

ATTENTION: IF PLAN CHECK CORRECTION DATE DOES NOT APPEAR IN THE REVISION BLOCK BELOW, DO NOT LAYOUT / BUILD STRUCTURE FROM THIS COPY OF CONSTRUCTION DRAWINGS, UNLESS OTHERWISE INDICATED WITH "APPROVED" RED STAMP FROM LOCAL BUILDING AND PLANNING DEPARTMENT. COPIES WITHOUT CORRECTION DATE INDICATED ARE MOST LIKELY PRELIMINARY DOCUMENTS ONLY.

JOB DESCRIPTION

- NEW CONSTRUCTION OF SINGLE FAMILY RESIDENCE
- NEW CONSTRUCTION OF METAL RV GARAGE

AREA CALCS

RESIDENCE	1658 SQ.FT.
LIVING	212 SQ.FT.
COVERED PORCH	
RV GARAGE	2250 SQ.FT.
UNCONDITIONED	

BLDG CODE DATA

OCCUPANCY: R-3UL1
 TYPE OF CONSTRUCTION: VB
 ALLOWABLE AREA: UNLIMITED
 HEIGHT: ±25'-0"
 AUTOMATIC FIRE SPRINKLER: YES
 STORIES: (2) SINGLE STORY

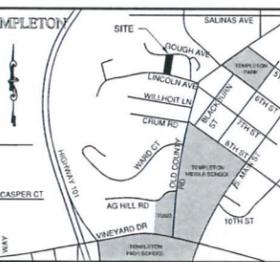
CODE ANALYSIS

ALL CONSTRUCTION SHALL CONFORM TO THE:
 2013 California Energy Code
 2013 California Residential Code
 2013 California Electrical Code
 2013 California Fire Code
 2013 California Green Building Code
 2013 California Mechanical Code
 2013 California Plumbing Code
 2013 California Building Code
 2013 California Reference Standards Code
 AS WELL AS ALL SAN LUIS OBISPO COUNTY BUILDING ORDINANCES AND GREEN BUILDING STANDARDS

PROJECT DATA

LOT 15, TRACT 1785
 TOWN OF TEMPLETON
 COUNTY OF SAN LUIS OBISPO
 APN: 041-131-046

VICINITY MAP



NUMBER OF ORIGINALS IN SET: 36

THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED UPON INFORMATION SUBMITTED, IN PART, BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, PAT JONES IS NOT RESPONSIBLE FOR THEIR ACCURACY, NOR FOR ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORP'D INTO THESE DOCUMENTS AS A RESULT



PRESTON JONES
 800 WARD CT. TEMPLETON, CA 93465
 (805) 434-0996
 PRESTONJONES@GMAIL.COM
 GENERAL BUILDING DRAFTSMAN
 GENERAL CONSTRUCTION - REMODELS - ADDITIONS

ATTENTION: IF PLAN CHECK CORRECTION DATE DOES NOT APPEAR IN THE REVISION BLOCK BELOW, DO NOT LAYOUT / BUILD STRUCTURE FROM THIS COPY OF CONSTRUCTION DRAWINGS, UNLESS OTHERWISE INDICATED WITH "APPROVED" RED STAMP FROM LOCAL BUILDING AND PLANNING DEPARTMENT. COPIES WITHOUT CORRECTION DATE INDICATED ARE MOST LIKELY PRELIMINARY DOCUMENTS ONLY.

GOETSCH RESIDENCE
 0000 LINCOLN AVE.
 TEMPLETON, CA 93465
 APN: 041-131-046

COUNTY OF SAN LUIS OBISPO CALIFORNIA

15014

COVER SHEET

PMT: 0000-00000

REVISIONS	
DESCRIPTION	DATE

DRAWN	PJ	SCALE	DATE
JOB NO.	15014	DWG NAME	CHECKED
SHEET			

CS

PROJECT TEAM

FIRE SPRINKLER	TRUSS	ENERGY T-24	SOILS	METAL BUILDING	STRUCTURAL/CIVIL	CONTRACTOR	DRAFTSMAN	OWNER
	TRUSPRO 695 OBISPO ST. GUADALUPE, CA 93434 (805) 343-2555	CARSTAIRS ENERGY 2238 BAYVIEW HEIGHTS DR. SUITE E LOS OSOS, CA 93402 (805) 904-9048	BEACON GEOTECHNICAL P.O. BOX 4814 PASO ROBLES, CA 93447 (805) 239-9457	NUNNO CORPORATION, LTD. 3461 DRY CREEK RD. PASO ROBLES, CA 93446 (805) 238-6801	JK ENGINEERING LLC 610 10th ST. SUITE A PASO ROBLES, CA 93446 (805) 423-3077		PRESTON JONES 800 WARD CT. TEMPLETON, CA 93465 (805) 550-7436 (805) 434-0996 FAX PRESTONJONES@GMAIL.COM	TODD & JODI GOETSCH 1120 MALVASIA COURT TEMPLETON, CA 93465 (805) 423-1701 BLU911@CHARTER.NET

TABLE 2304.1 FASTENING SCHEDULE		
CONNECTION	FASTENING	NAILING
1. JOIST TO SILL OR GIRDER	3 - 8d COMMON (2 1/2" x 0.131") 3 - 3"x0.131" NAILS 3 - 3" 14 GAGE STAPLES	TOENAIL
2. BRIDGING TO JOIST	2 - 8d COMMON (2 1/2" x 0.131") 2 - 3"x0.131" NAILS 2 - 3" 14 GAGE STAPLES	TOENAIL, EACH END
3. SOLE PLATE TO JOIST OR BLOCKING	16d (3/2" x 0.135") AT 16" o.c. 3 - 3"x0.131" NAILS AT 8" o.c. 3 - 3" 14 GAGE STAPLES AT 12" o.c.	FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3 - 16d (3/2" x 0.135") AT 16" o.c. 3 - 3"x0.131" NAILS AT 8" o.c. 3 - 3" 14 GAGE STAPLES PER 16"	BRACED WALL PANELS
4. TOP PLATE TO STUD	2 - 16d COMMON (3/2" x 0.162") 3 - 3"x0.131" NAILS 3 - 3" 14 GAGE STAPLES	END NAIL
5. STUD TO SOLE PLATE	4 - 8d COM. (2 1/2" x 0.131") 4 - 3"x0.131" NAILS 3 - 3" 14 GAGE STAPLES	TOE NAIL
6. DOUBLE STUDS	2 - 16d COM. (3/2" x 0.162") 3 - 3"x0.131" NAILS 3 - 3" 14 GAGE STAPLES	END NAIL
7. DOUBLE TOP PLATES	16d (3/2" x 0.135") AT 24" o.c. 3"x0.131" NAIL AT 8" o.c. 3" 14 GAGE STAPLE AT 6" o.c.	FACE NAIL
DOUBLE TOP PLATES	16d (3/2" x 0.135") AT 16" o.c. 3"x0.131" NAIL AT 12" o.c. 3" 14 GAGE STAPLE AT 12" o.c.	TYPICAL FACE NAIL
8. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3 - 8d COMMON (2 1/2" x 0.131") 3 - 3"x0.131" NAILS 3 - 3" 14 GAGE STAPLES	TOE NAIL
9. RIM JOIST TO TOP PLATE	8d (2 1/2" x 0.131") AT 6" o.c. 3"x0.131" NAILS AT 6" o.c. 3" 14 GAGE STAPLE AT 6" o.c.	TOE NAIL
10. TOP PLATES, LAPS, AND INTERSECTIONS	2 - 16d COM. (3/2" x 0.162") 3 - 3"x0.131" NAILS 3 - 3" 14 GAGE STAPLES	FACE NAIL
11. CONTINUOUS HEADER, TWO PIECES	16d COMMON (3/2" x 0.162")	16" o.c. ALONG EDGE
12. CEILING JOISTS TO PLATE	3 - 8d COMMON (2 1/2" x 0.131") 3 - 3"x0.131" NAILS 3 - 3" 14 GAGE STAPLES	TOE NAIL
13. CONTINUOUS HEADER TO STUD	3 - 16d COM. (3/2" x 0.162") MIN. TABLE 2308.10.4.1	TOENAIL
14. CEILING JOISTS, LAPS OVER PARTITIONS (SEE SECTION 2308.10.4.1) (TABLE 2308.10.4.1)	3 - 16d COM. (3/2" x 0.162") MIN. TABLE 2308.10.4.1 4 - 3"x0.131" NAILS 4 - 3" 14 GAGE STAPLES	FACE NAIL
15. CEILING JOISTS TO PARALLEL RAFTERS (SEE SECTION 2308.10.4.1) (TABLE 2308.10.4.1)	3 - 16d COM. (3/2" x 0.162") MIN. TABLE 2308.10.4.1 4 - 3"x0.131" NAILS 4 - 3" 14 GAGE STAPLES	FACE NAIL
16. RAFTER TO PLATE (SEE SECTION 2308.10.1) (TABLE 2308.10.1)	3 - 8d COMMON (2 1/2" x 0.131") 3 - 3"x0.131" NAILS 3 - 3" 14 GAGE STAPLES	TOE NAIL
17. BUILT-UP CORNER STUDS	16d COMMON (3/2" x 0.162") 3"x0.131" NAIL 3" 14 GAGE STAPLES	24" o.c. 16" o.c. 16" o.c.
18. BUILT-UP GIRDER AND BEAMS	20d COM. (4" x 0.192") 32" o.c. 3"x0.131" NAIL AT 24" o.c. 3" 14 GAGE STAPLE AT 24" o.c.	FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
19. 2" PLANKS	2 - 20d COMMON (4" x 0.192") 3 - 3"x0.131" NAILS 3 - 3" 14 GAGE STAPLES	FACE NAIL AT ENDS AND AT EACH SPLICE
20. COLLAR TIE TO RAFTER	16d COMMON (3/2" x 0.162") 3 - 10d COMMON (3/2" x 0.148") 4 - 3"x0.131" NAILS 4 - 3" 14 GAGE STAPLES	AT EACH BEARING
21. JACK RAFTER TO HIP	2 - 16d COMMON (3/2" x 0.162") 3 - 3"x0.131" NAILS 3 - 3" 14 GAGE STAPLES	FACE NAIL
22. ROOF RAFTER TO 2-BY RIDGE BEAM	2 - 16d COMMON (3/2" x 0.162") 3 - 3"x0.131" NAILS 3 - 3" 14 GAGE STAPLES	TOE NAIL
23. JOIST TO BAND JOIST	2 - 16d COMMON (3/2" x 0.162") 3 - 3"x0.131" NAIL 4 - 3" 14 GAGE STAPLES	FACE NAIL
24. LEDGER STRIP	3 - 16d COMMON (3/2" x 0.162") 4 - 3"x0.131" NAIL 4 - 3" 14 GAGE STAPLES	FACE NAIL

WOOD - (RESIDENTIAL)

1. LUMBER SHALL BE GRADED AND DRESSED IN ACCORDANCE WITH WEST COAST LUMBER GRADING RULES AND MUST BE GRADE MARKED AND HAVE A MOISTURE CONTENT OF 19% OR LESS, UNLESS OTHERWISE NOTED ON THESE PLANS. ALL SAWN LUMBER SIZES NOTED ON PLANS ARE NOMINAL (i.e. 8d IS ACTUALLY 7 1/2") UNLESS NOTED OTHERWISE.

2. ALL BEAMS, JOISTS, RAFTERS, AND POSTS SHALL BE NO. 1 DOUGLAS FIR-LARCH, BEST OF GRADE.

3. ALL STUDS, PLATES, AND MISCELLANEOUS FRAMING SHALL BE NO. 2 DOUGLAS FIR-LARCH, BEST OF GRADE. (BEARING WALLS WITH STUDS 9'-0" AND TALLER SHALL BE NO. 1 DOUGLAS FIR-LARCH, BEST OF GRADE.)

4. ALL PLYWOOD SHALL BE DOUGLAS FIR STRUCTURAL I, CONFORMING TO DOC PS-1 OR PS-2. EACH PANEL OR MEMBER SHALL BE IDENTIFIED FOR GRADE AND GLUE TYPE BY THE TRADEMARKS OF AN APPROVED TESTING AND GRADING AGENCY AND SHALL BE NAILED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS EXCEPT OTHERWISE ON DRAWINGS.

5. ALL DIAPHRAGM AND SHEAR WALL NAILING SHALL BE APPROVED BY THE INSPECTOR PRIOR TO COVERING WITH ROOF, FLOOR OR WALL COVERING.

6. SOLID BLOCKING OR BRIDGING SHALL BE PROVIDED AT 10'-0" ON CENTER MAXIMUM FOR FLOOR AND ROOF FRAMING. SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS OR RAFTERS AT ALL SUPPORTS.

7. STANDARD CUT WASHERS SHALL BE USED FOR ALL BOLTS IN TIMBER. BOLT HOLES IN WOOD SHALL BE 1/32 TO 1/16 INCH (MAX.) OVERSIZE.

8. IN STUD WALLS, 2 INCH THICK FIRE-BLOCKING OR TWO THICKNESSES OF 1 INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS SHALL BE PROVIDED AT 10 FEET ON CENTER HORIZONTALLY AND VERTICALLY AT THE CEILING AND FLOOR LEVELS AND AT OTHER CONCEALED SPACES AND INTERSECTIONS IN ACCORDANCE WITH SECTION 717 OF THE 2013 C.B.C., WHERE STUD WALLS OR CEILINGS HAVE A MINIMUM SPECIFIED SOUND RATING. ALL FIRE-BLOCKING OR DRAFT STOPS WITHIN THEM OR AT THEIR INTERSECTIONS SHALL BE MADE USING ONE OF THE OTHER APPROVED FIRE-BLOCKING MATERIALS SPECIFIED IN SECTION 717 OF THE 2013 C.B.C. THAT DO NOT TRANSMIT SOUND. SEE THE ARCHITECTURAL PLANS WHEREVER SOUND WALL CONSTRUCTION IS SPECIFIED.

9. SILL PLATES RESTING ON CONCRETE OR MASONRY WHICH ARE WITHIN 48 INCHES OF GRADE SHALL BE PRESSURE TREATED. SILL THICKNESS SHALL BE A MINIMUM OF 2" NOMINAL (1 1/2" ACTUAL) AND SILL WIDTH SHALL BE EQUAL TO THE WIDTH OF THE STUDS AND SHALL BE FASTENED TO THE FOUNDATION WITH 1/2 INCH DIAMETER ANCHOR BOLTS AT 48 INCHES ON CENTER EXCEPT WHERE NOTED OTHERWISE ON THE STRUCTURAL PLANS AND WITHIN 12" OF ENDS (BUT NOT LESS THAN 4").

10. ALL BOLTS SHALL BE TIGHTENED PRIOR TO NAILING OF WALL SHEATHING. STEEL SHIM PLATES SHALL BE ADDED BENEATH BEAMS AND HEADERS AT SUPPORTS WHERE SHRINKAGE HAS OCCURRED.

11. ALL NAILS SHALL BE COMMON WIRE UNLESS NOTED OTHERWISE.

12. ALL NAILED FASTENINGS SHALL BE IN ACCORDANCE WITH THE STANDARD FASTENING SCHEDULE TABLE 2304.1 PER THE 2013 C.B.C. UNLESS NOTED OTHERWISE ON THE PLANS.

13. PRE-FABRICATED LIGHT GAUGE STEEL WOOD CONNECTORS SHALL BE "SIMPSON" STRONG-TIE CONNECTORS OF THE TYPE SPECIFIED IN THESE PLANS AND DETAILS. NO OTHER WOOD CONNECTORS SHALL BE USED UNLESS APPROVED BY THE ENGINEER OF RECORD. ALL CONNECTORS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THESE PLANS AND "SIMPSON" SPECIFICATIONS AND ALL APPLICABLE ICC REPORTS. WHEREVER A SPECIFIC SIZE AND NUMBER OF FASTENERS HAVE BEEN INDICATED IN THESE PLANS THE CONTRACTOR SHALL STRICTLY FOLLOW THE PLANS OVER THE SPECIFICATIONS LISTED IN THE "SIMPSON" STRONG-TIE CATALOG. WHEREVER A SPECIFIC SIZE AND NUMBER OF FASTENERS HAVE NOT BEEN INDICATED IN THESE PLANS THE MAXIMUM NUMBER AND SIZE OF FASTENER SPECIFIED IN THE "SIMPSON" STRONG-TIE CATALOG SHALL BE USED. IF THE CONTRACTOR DOES NOT HAVE CURRENT "SIMPSON" CATALOGS, ICC APPROVALS, OR INSTALLATION INSTRUCTIONS, THEY MAY CALL "SIMPSON" STRONG-TIE DIRECT AT 1-800-999-5099 TO OBTAIN ANY TECHNICAL SUPPORT REQUIRED.

14. UNDER-FLOOR VENTILATION SHALL BE PROVIDED IN ALL CONCEALED FOUNDATION SPACES PER 2013 C.B.C. SECTION 1203.3.

15. LAG BOLTS OR WOOD SCREWS SPECIFIED FOR USE ON THIS PROJECT SHALL BE INSTALLED WITH A 50%-70% LEAD HOLE AT THE THREADED SHANK PORTION AND FULL DIAMETER FOR SMOOTH SHANK PORTION.

16. FRAMING CONTRACTOR SHALL PROVIDE BACKING AS REQUIRED FOR ALL LIGHT FIXTURES, CABINETS, WARDROBES, TOWEL BARS AND HANDRAILS AS REQUIRED AND REQUESTED BY GENERAL CONTRACTOR.

17. EXTERIOR WOOD POSTS AND COLUMNS SUPPORTED BY A CONCRETE SLAB SHALL BE INSTALLED A MINIMUM OF 6" ABOVE EXPOSED EARTH AND AT LEAST 1" ABOVE SLAB ON METAL POST BASES. EXCEPTION: POSTS OR COLUMNS OF APPROVED WOOD WITH NATURAL RESISTANCE TO DECAY OR TREATED WOOD). POSTS OR COLUMNS RESTING ON CONCRETE PIERS LOCATED IN ENCLOSED CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING SHALL BE A MINIMUM OF 8" ABOVE EXPOSED EARTH PER SECTION 2304.11.2.7 OF THE 2007 C.B.C. ALL ISOLATED INTERIOR AND EXTERIOR WOOD POSTS ATTACHED DIRECTLY TO CONCRETE SHALL BE SECURED WITH SIMPSON "PB" OR EQUIVALENT.

18. ALL BEAMS TO BE SUPPORTED WITH FULL BEARING. U.N.O.

19. STRAP WHEN BOTH TOP PLATES ARE BROKEN WITH SIMPSON ST22. U.N.O.

20. ALL EXPOSED BEAMS AND HEAVY TIMBER RECOMMENDED TO BE FREE OF HEART CENTER.

21. ALL CONVENTIONAL FRAME PORTIONS OF STRUCTURE ARE TO BE CONSTRUCTED PER SECTION 2308 OF THE CALIFORNIA BUILDING CODE.

22. ALL SHOP DRAWINGS ARE TO BE REVIEWED BY THE CONTRACTOR AND THE ARCHITECT PRIOR TO SUBMITTAL FOR ENGINEER REVIEW.

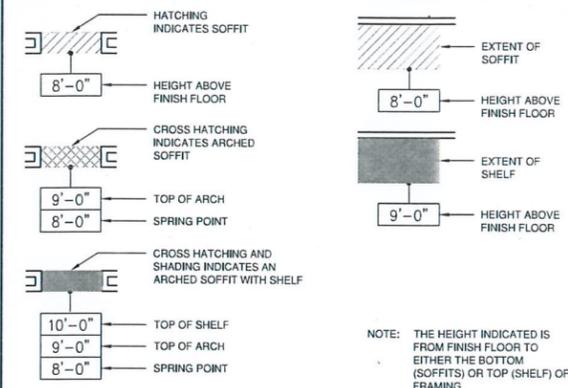
23. PROVIDE DOUBLE 2x SOLE PLATES WITH SOLE PLATE NAILING AS SPECIFIED ON THE PLANS AT BOTH PLATES WHERE 1/2" LIGHT WEIGHT CONCRETE IS USED AT THE FLOOR.

24. ALL NEW ENGINEERED LUMBER SHALL BE "MICROLLAM 1.5E LVL (F_b = 2600 psi)" OR "PARALLAM 2.0E PSL (F_b = 2900 psi)" BY "WEYERHAEUSER" AND SHALL BE OF THE SIZE AND LENGTH INDICATED IN THE PLANS AND DETAILS (ICC ESR-1367 AND LARR625202)

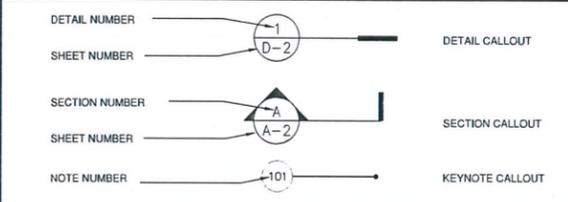
25. CONTINUOUS SPECIAL INSPECTION IS REQUIRED DURING ADHESIVE (EPOXY) OPERATIONS OF ELEMENTS OF THE SEISMIC-FORCE RESISTING SYSTEM. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING AND OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC-FORCE-RESISTING SYSTEM. INCLUDING WOOD SHEAR WALLS, WOOD DIAPHRAGMS, DRAG STRUTS, BRACES, SHEAR PANELS, AND HOLD-DOWNS.

26. SPECIAL INSPECTION IS NOT REQUIRED FOR WOOD SHEAR WALLS, SHEAR PANELS, AND DIAPHRAGMS, INCLUDING NAILING, BOLTING, ANCHORING AND OTHER FASTENING TO OTHER COMPONENTS OF THE SEISMIC-FORCE-RESISTING SYSTEM, WHERE THE FASTENER SPACING OF THE SHEATHING IS MORE THAN 4 INCHES ON CENTER.

SOFFIT LEGEND



SYMBOL LEGEND



ABBREVIATIONS

A.B.	ANCHOR BOLT	M.H.	MAN HOLE
ABV.	ABOVE	MIN.	MINIMUM
A.F.F.	ABOVE FINISH FLOOR	MR.	MIRROR
ACOUS.	ACOUSTICAL	MTG.	MOUNTING
A.D.	AREA DRAIN	MTL.	METAL
ADJ.	ADJUSTABLE	N.	NORTH
AGG.	AGGREGATE	NAT.	NATURAL
ALT.	ALTERNATE	N.C.	NOT IN CONTRACT
ALUM.	ALUMINUM	NO.	NUMBER
APPROX.	APPROXIMATE	N.T.S.	NOT TO SCALE
APT.	APARTMENT	O.	OVER
ASPH.	ASPHALT	O.C.	ON CENTER
A.S.T.M.	AMERICAN SOCIETY OF TESTING	O.D.	OUTSIDE DIAMETER
MATERIALS		O.F.	OVER FLOW
BD.	BOARD	O.H.	OVER HEAD
BDRM.	BEDROOM	OPNG.	OPENING
BLK.	BLOCK	OPP.	OPPOSITE
BLKG.	BLOCKING	OV.	OVEN
BM.	BEAM	PB.	PUSH BUTTON
DOT.	DOT	PC.	PULL CHAIN
BR.	BROOM	PL.	PROPERTY LINE
BW.	BOTTOM OF WALL	PLAS.	PLASTIC
CAB.	CABINET	PLAS.LAM.	PLASTIC LAMINATE
C.B.	CATCH BASIN	PLAST.	PLASTER
C.E.M.	CEMENT	PLYW.	PLYWOOD
CER.	CERAMIC	PNL.	PANEL
C.I.	CAST IRON	PR.	PAIR
C.J.	CEILING JOIST	PRCST.	PREFCAST
CLG.	CEILING	PREFAB.	PREFABRICATED
COMP.	COMPOSITION	QRY.	QUARRY
CONC.	CONCRETE	QTY.	QUANTITY
CONT.	CONTINUOUS	R.	RISER
CPT.	CARPET	RAD.	RADIUS
C.TSK.	COUNTER SUNK	R.A.G.	RETURN AIR GRILLE
CU. FT.	CUBIC FEET	RD.	ROAD
CU. IN.	CUBIC INCH	R.D.	ROOF DRAIN
CU. YD.	CUBIC YARD	RDW.	REDWOOD
D.	DRYER	RECP.	RECEPTACLE
D.F.	DRIVING FOUNTAIN	REF.	REFERENCE
D.F.	DOUGLAS FIR	REF.	REFRIGERATOR
DIA.	DIAMETER	REG.	REGISTER
DIM.	DIMENSION	REINFORCED	REINFORCED
DISP.	DISPENSER	REQD.	REQUIRED
DN.	DOWN	RET.	RETAINING
D.O.S.S.	DOWN SPOUT	RF.	ROOF
D.P.	DUPPLICATE	RFG.	ROOFING
D.W.	DISH WASHER	RM.	ROOM
DWGS.	DRAWINGS	RO.	ROUGH
E.	EAST	R.O.	ROUGH OPENING
EA.	EACH	RUB.	RUBBER
EG.	EXISTING GRADE	S.	SOUTH
E.I.S.	EXTERIOR INSULATION FINISH	S.D.	SOLID CORE
E.J.	EXPANSION JOINT	SD.	STORM DRAIN
ELEV.	ELEVATION	SGD.	SLIDING GLASS DOOR
ELEV.	ELEVATOR	SH.	SINGLE HUNG
ENCL.	ENCLOSURE	SHT.	SHEET
ENT.	ENTRY	SHT'G.	SHEATHING
EQ.	EQUAL	SIM.	SIMILAR
EQUIP.	EQUIPMENT	SL.	SLIDER
EXT.	EXTERIOR	SMACCCA.	SHEET METAL AND AIR
EXTR.	EXTINGUISHER	SPEC.S.	CONDITIONING CONTRACTORS
F.	FIXED	NATIONAL ASSOCIATION	SPECIFICATIONS
F.A.U.	FORCED AIR UNIT	SPRKL.	SPRINKLER
F.E.C.	FIRE EXTINGUISHER CABINET	SPSS.	SINGLE POLE SINGLE SHELF POLE
F.F.	FINISH FLOOR	SO.FT.	SQUARE FEET
FG.	FINISH GRADE	SO.IN.	SQUARE INCH
FIN.	FINISH	SO.YD.	SQUARE YARD
FIXT.	FIXTURE	ST.	STREET
FL.	FLOW LINE	STD.	STANDARD
FLASH.	FLASHING	STL.	STEEL
FLR.	FLOOR	STOR.	STORAGE
FLRG.	FLOORING	STRUC.T.	STRUCTURAL
FLUOR.	FLOURESCENT	SUSP.	SUSPENDED
F.O.C.	FACE OF CONCRETE	SIM.	SIMILAR
F.O.F.	FACE OF FINISH	SYM.	SYMBOL
F.O.M.	FACE OF MASONRY	S4S.	SMOOTH FOUR SIDES
F.O.S.	FACE OF STUD	TR.	TREAD
F.P.	FIREPLACE	T&B.	TOP AND BOTTOM
FR.	FRENCH DOOR	T&G.	TONGUE AND GROOVE
FS.	FINISH SURFACE	TC.	TOP OF CONCRETE
F.S.	FLOOR SINK	TEL.	TELEPHONE
FREQ.	FREQUENCY	T.	TEMPERED
FTG.	FOOTING	THK.	THICK
G.	GAS/FUEL	THRESH.	THRESHOLD
GA.	GAUGE	T.O.B.	TOP OF BEAM
GALV.	GALVANIZED	T.O.C.	TOP OF CURB
GAR.	GARAGE	T.O.G.	TOP OF GRATE
G.I.	GALVANIZED IRON	T.O.S.	TOP OF SURFACE
GYP.	GYPSON	T.O.W.	TOP OF WALL
GYP. BD.	GYPSON BOARD	TRANS.	TRANSOM
HB.	HOSE BIB	TS.	TUBE STEEL
HC.	HOLLOW CORE	TYP.	TYPICAL
HD.	HEAD	UL.	UNDERWRITERS LABORATORY
HM.	HOLLOW METAL	UNFIN.	UNFINISHED
HORIZ.	HORIZONTAL	VERT.	VERTICAL
HR.	HOUR	VOL.	VOLUME
HS.	HORIZONTAL SLIDER	VIN.	VINYL
I.D.	INSIDE DIAMETER	W.	WASHER
INC.	INCORPORATED	W.	WEST
INSUL.	INSULATION	W.	WITH
INT.	INTERIOR	WARD.	WARDROBE
JT.	JOINT	W.C.	WATER CLOSET
JST.	JOIST	WD.	WOOD
KIT.	KITCHEN	W.G.	WIRE GLASS
LAV.	LAVATORY	W.H.	WATER HEATER
LT.	LIGHT	W.L.	WROUGHT IRON
LVR.	LOUVER	WO.	WITHOUT
MAX.	MAXIMUM	W.P.	WATERPROOF
MC.	MEDICINE CABINET	W.S.	WEATHER-STRIPPING
MECH.	MECHANICAL	WT.	WEIGHT
MEMB.	MEMBRANE	YD.	YARD
MFG.	MANUFACTURE		

WALL TYPES LEGEND

2X4 WALL	2X6 WALL
2X WALL W/ MASONRY VENEER	CMU WALL
2X PONY WALL	2x 1-HR. WALL
WALL BELOW	WALL TO BE REMOVED



PRESTON JONES

800 WARD CT. TEMPLETON, CA 93465
(805) 434-0996
PRESTON.JONES@GMAIL.COM
GENERAL BUILDING DRAFTSMAN
GENERAL CONSTRUCTION - REMODELS - ADDITIONS

ATTENTION: IF PLAN CHECK CORRECTION DATE DOES NOT APPEAR IN THE REVISION BLOCK BELOW, DO NOT LAYOUT / BUILD STRUCTURE FROM THIS COPY OF CONSTRUCTION DRAWINGS, UNLESS OTHERWISE INDICATED WITH "APPROVED" RED STAMP FROM LOCAL BUILDING AND PLANNING DEPARTMENT. COPIES WITHOUT CORRECTION DATE INDICATED ARE MOST LIKELY PRELIMINARY DOCUMENTS ONLY.

GOETSCH RESIDENCE
0000 LINCOLN AVE.
TEMPLETON, CA 93465
APN: 041-131-046

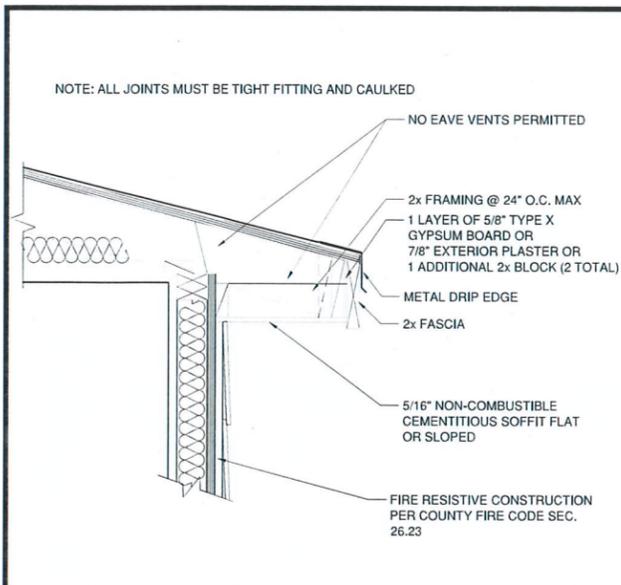
COUNTY OF SAN LUIS OBISPO CALIFORNIA

15014

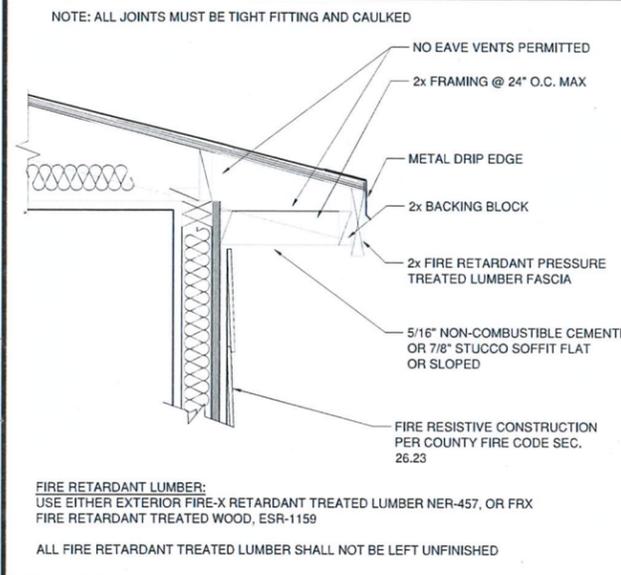
LEGEND & ABBREVIATIONS

REVISIONS	
DESCRIPTION	DATE

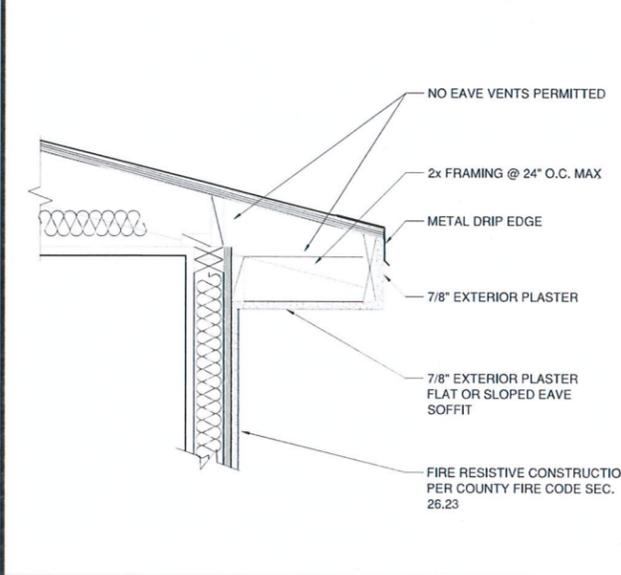
DRAWN	SCALE	DATE
PJ	1/4" = 1'-0"	5-27-16
JOB NO.	DWG NAME	CHECKED
15014	-	
SHEET		
LG		



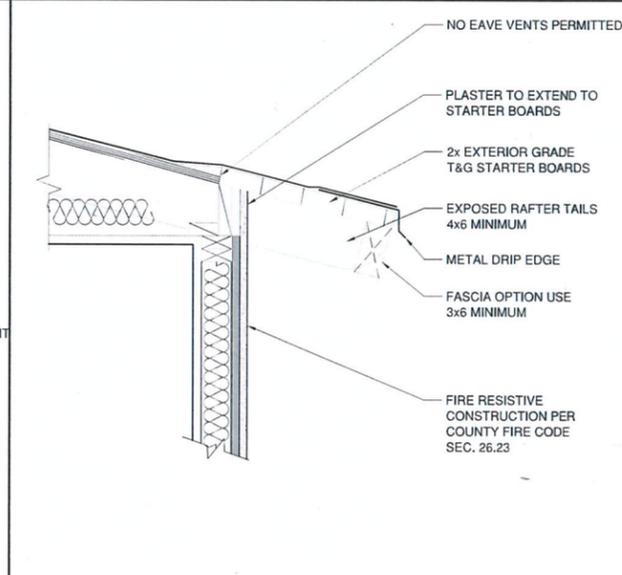
CEMENTITIOUS SIDING ON SOFFIT AND AS UNDERLAYMENT BEHIND FASCIA 5



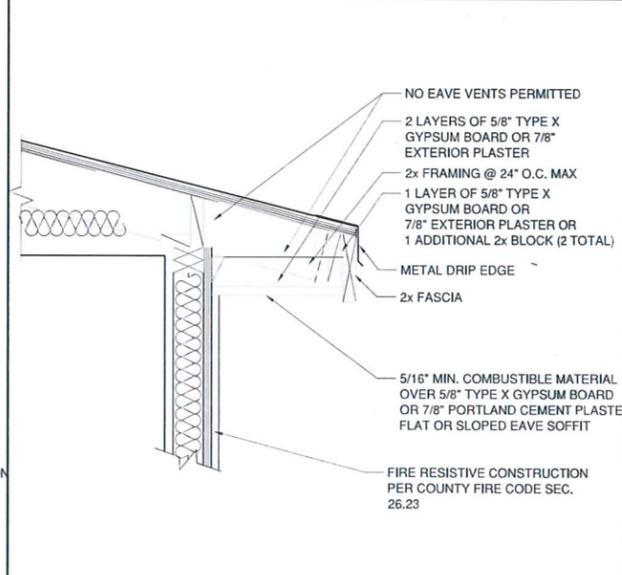
EXPOSED FIRE RETARDANT TREATED WOOD FASCIA 3



STUCCO SOFFIT W/ FASCIA PROTECTED 1



HEAVY TIMBER 4



WOOD SOFFIT FASCIA EXPOSED W/ FIRE RESISTIVE UNDERLAYMENT 2

COMPLIANCE WITH CHAPTER 7A PLAN WILDLAND URBAN INTERFACE REQUIREMENTS PMT No.: 2016-00000 EL POMAR RD, TEMPLETON

1. ROOFING:	
a. Roof Coverings:	REQUIRED - SEE SHEETS A-2 AND A-3.1 & A-3.2 FOR COMP ROOF
b. Roof Valleys:	REQUIRED - SEE SHEETS A-3.1 & A-3.2 ELEVATION NOTE #3
c. Roof Gutters:	REQUIRED - SEE SHEETS A-3.1 & A-3.2 KEYNOTE 311
2. ATTIC VENTILATION:	
a. Eave or Cornice Vents:	NOT APPLICABLE
b. Eave Protection:	REQUIRED - SEE SHEET CF-1 DETAIL 1
3. EXTERIOR WALLS:	
a. Exterior Walls:	REQUIRED - SEE SHEETS A-2 AND A-3.1 & A-3.2 FOR HARD-PLANK EXTERIOR
b. Exterior Wall Vents:	IF REQUIRED - SEE SHEET CF-1
c. Exterior Glazing and Window Walls:	REQUIRED - SEE SHEET A-1 FLOOR PLAN NOTE #13
d. Exterior Doors:	REQUIRED - SEE SHEET A-1 FLOOR PLAN NOTE #14
4. DECKING FLOORS AND UNDERFLOOR PROTECTION:	
a. Decking:	NOT APPLICABLE
b. Underfloor and appendages section:	NOT APPLICABLE
5. ANCILLARY BUILDINGS:	
a. Detached Accessory Structures:	NOT APPLICABLE
b. Fences attached / within 5':	NOT APPLICABLE
6. DEFENSIBLE SPACE:	
a. Vegetation Clearance:	REQUIRED - PER SLO FIRE HANDOUT 100' FUEL MODIFICATION ZONE
b. Firebreak within 30' and 100':	REQUIRED - PER SLO FIRE HANDOUT 100' FUEL MODIFICATION ZONE
c. Fuels separation:	REQUIRED - PER SLO FIRE HANDOUT 100' FUEL MODIFICATION ZONE

2013 C.R.C. AND 2013 C.B.C. FIRE RESISTIVE CONSTRUCTION REQUIREMENTS

The following are examples of compliant "Trex" decking.

- "Trex Accents: Fire Defense" wood and polyethylene composite deck board, nominal 5/8" thick x 5 1/2" width.
- "Trex Escapes" cellular PVC composite deck board, nominal 1" thick x 5 1/2" width.

Guards and deck structural members need not be WUI compliant.

DEFENSIBLE SPACE

Prior to building permit final approval the property shall be in compliance with the vegetation clearance requirements prescribed in California Public Resources Code 4291, California Government Code Section 51182. See the San Luis Obispo CAL FIRE handout detailing how to provide defensible space zones which includes:

- Firebreaks within 30' and 100' of each building or structure. (Downed logs, stumps, dead and dying woody surfaces fuels shall be removed.)
- Fuels separation and defensible space with continuous tree canopy.

ACCESS ROADS:

A 20'-0" wide access road is required. Road is to have an all weather surface capable of supporting 20 tons, 10 ft. of fuel modification is required on both sides of road. Must provide an unobstructed vertical clearance of not less than 13'-4". Where road exceeds 12% grade, it must be a non-skid surface. If road exceeds a 16% grade, it must be certified by an engineer. The road must be named and posted using the County standard signage.

DRIVEWAY REQUIREMENTS

Driveways

A driveway is permitted when it serves no more than two buildings, with no more than three (3) dwelling units or a single legal parcel, and any number of accessory buildings.

The minimum driveway width for moderate fire severity zones is 10 feet. The minimum driveway width for high and very high fire severity zones is:

- 0-45 feet, 10 feet is required.
- 50-199 feet, 12 feet is required.
- Greater than 200 feet, 16 feet is required. All driveways must be able to maintain a 95% compaction. All driveways must have an all-weather surface throughout the year. If the driveway has 12%-15% grade it must have a non-skid paved surface. Driveways may not exceed 16% grade unless designed by a Registered Civil Engineer. Driveways over 16% must have a non-skid paved surface. Driveways shall not exceed 20% grade. If the driveway exceeds 300 feet in length, a turnaround is required within 50 feet of the building. Driveways with less than 16 feet of width and exceeding 800 feet in length will require turnouts at the mid point or every 400 feet. A vertical clearance of 13'6" is required. All driveways must be able to support a 20 ton fire engine. Driveways shall also provide for a 10 foot fuel modification zone on both sides.

Gates:

The gate entrance shall be 2 ft. wider than width of traffic lane and located 30 ft. from roadway. Center line of lane turning radius must be at least 25 ft. Electric gates shall be maintained operational at all times and shall provide Fire Department emergency access via a "Knock" switch. A Knox application must be requested from the Prevention Bureau. Manual gates may be secured by a padlock.

WATER STORAGE TANK

5000 gallons minimum of water storage is required for fire protection.

Note: If a residential sprinkler system is installed, the water storage capacity shall be calculated by an approved Fire Protection Engineer (FPE).

Automatic fill, sight gauge and venting system required. Use minimum 4" plumbing; schedule 40 PVC or iron pipe. A system gravity drain required. Fire connection shall be located on the approach to the structure(s). Fire connection must be located not less than 50 feet & no more than 150 feet from the structure. Fire connection must be located 10-12 feet from the edge of the driveway/road and 24-36" above finished grade. Fire connection outlet valve must be 2 1/2" brass National Standard male thread with brass or plastic cap. The outlets must face toward the driveway at a 90° angle. If fire connection has less than 20 psi, then the word "DRAFT" will be clearly and permanently marked on the fire connection. 3 ft. of clear space must be maintained around the connection at all times. Blue dot reflector must be located near fire connection, visible to approaching vehicles.

EXTERIOR PORCH CEILING: The exposed underside of exterior porch ceilings shall be protected by ONE of the following:

- Non-combustible material.
- Ignition-resistant material.
- One layer of 5/8-inch type X gypsum sheathing applied behind the exterior covering on the underside of the ceiling.
- The exterior portion of a 1-hour fire resistive exterior wall assembly applied to the underside of the ceiling assembly including assemblies using the gypsum panel and sheathing products listed in the Gypsum Association Fire Resistance Design Manual.
- Porch ceiling assemblies with a horizontal underside that meet the performance criteria in accordance with the test procedures set forth in SFM Standard 12-7A-3.

Addressing

Address numbers shall be a minimum of six (6) inches tall and of a contrasting color to the background. ReflectORIZED numbers are highly recommended at the entrance to the driveway.

Addresses shall be located at the driveway entrance, on the residence(s) in a highly visible location, and at each "Y" and "T" of the driveway.

Each dwelling unit requires a separate address. Identifying units with A, B, C, 1, 2, 3, etc... is no longer allowed.

All address numbers and street names are assigned & approved by the SLO County Planning Department. The Address Unit can be reached at (805) 781-5157.

ROOFING

Roofs shall comply with the requirements of Chapter 7A and Chapter 15 of the California Building Code. Roof shall have a roofing assembly installed in accordance with its listing and the manufacturer's installation instructions.

A Class A non-combustible roof covering is required for homes located in very high fire severity zones. This includes fire retardant wood shakes and shingles unless not allowed by the fire authority having jurisdiction.

A Class B non-combustible roof covering is required for homes located in State Responsibility Areas (SRA's). Exception: Areas designated as moderate fire severity zones. This includes fire retardant wood shakes and shingles unless not allowed by the fire authority having jurisdiction.

A Class C non-combustible roof covering is required for homes located in all other areas unless prohibited by the local fire agency.

Roof Coverings: Where the roof profile allows a space between roof covering & roof decking, the spaces must be constructed to prevent the intrusion of flames & embers, be fire-stopped with approved materials or have 1 layer of No. 72 ASTM cap sheet installed over the combustible decking.

Roof Valleys: When provided, valley flashings shall not be less than 0.019-inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36" wide underlayment of 1 layer of No. 72 ASTM cap sheet running the full length of valley. Asphalt shingles overlapping the valley are an acceptable alternative.

Roof Gutters: Roof gutters shall be provided with a means to prevent the accumulation of leaves & debris.

VENTS:

ANY underfloor or attic vent (except for vents located on the underside of eaves) need only be noncombustible, corrosion resistant and have 1/8"-1/8" max openings.

Vents located under the roof covering or along the ridge need not be noncombustible (for example Smart Vents)

Eave & Cornice Vents:

Noncombustible, corrosion resistant vents having 1/8"-1/8" max openings CAN be used in the under side of eaves if:

- The attic is fully sprinklered with a full 13 system OR,
- The vent is more than 12" above grade or walking surface and the wall covering and exposed underside of the eave are of ignition resistant construction.

Otherwise, eave and cornice vents must be designed to prevent the intrusion of flames and burning embers.

APPROVED EAVE VENTS:

- Vulcan Technologies
- Brandguard
- O'Hagin's (Fire resistant roof deck vents. May not work in under eave application. Check with manufacturer.
- Vico "FireGuardVent"
- "Smart Vents" by DCI Products

EXTERIOR COVERINGS:

Walls and the exposed underside of open or closed eave overhangs, soffits, porch ceilings, floor projections and underfloor areas need only be:

- Covered with noncombustible materials, ignition resistant materials (see above), constructed of heavy timber or log walls OR,
- Installed with one layer of 5/8" type "X" on the exposed side of the framing under ANY type of wall covering OR,
- Have the exposed side covered by the exterior portion of a 1hr fire resistive exterior wall assembly as found in the Gypsum Association Fire Resistance Design Manual.

NOTE THAT THE FOLLOWING ARE EXEMPTED AND NEED NOT COMPLY:

- 2x nominal wood rafter tails or the blocking between them.
- Fascia, architectural trim, gutters.
- Roof projections from gable ends or cornices.
- Heavy-timber structural columns and beams.

EXTERIOR WINDOWS AND DOORS:

All exterior glazing including skylights is to comply with the following:

- One pane of a multipane window to be tempered OR,
- Glass block OR,
- 20 minute rated OR,
- Any approved window listed on OSFM website

Note that structural glass veneer need not comply as long as there is approved wall assembly behind the glass meeting the requirements for exterior wall coverings.

Note that window sash, stile, and frames may be of wood, aluminum, vinyl, or fiberglass material. OSFM Interpretation 10-013

Exterior doors are to comply with the following:

- The exterior surface or cladding shall be of ignition resistant or non-combustible material OR,
- 20 minute rated OR,
- 1 1/2" solid core wood or panel doors. Raised panels are to be 1/2" thick min, tapering to not less than 3/8" thick.
- Any approved door listed on OSFM website, including fiberglass doors.

Exterior glazing and window walls: Exterior windows, window walls, glazed doors and glazed openings within exterior doors shall be insulating-glass units with a minimum of one tempered pane, or glass block units, or have a fire-resistance rating of not less than 20 minutes when tested according to ASTM E 2010. Glazing frames made of vinyl shall have welded corners and metal reinforcement in the interlock area.

Exterior doors assemblies shall: Conform to the performance requirements of standard SFM 12-7A-1 or Shall be of approved non-combustible construction, or Solid core wood having stiles & rails not less than 1 3/8 inches thick, or Shall have a fire-resistance rating of not less than 20 minutes when tested according to ASTM E 2074.

Exception: Non-combustible or exterior fire-retardant treated wood for garage doors.

DECKING:

Decking, surfaces, stair treads, riser and landings of decks, porches & balconies where any portion of such surface is within 10 feet of the primary structure shall comply with one of the following:

- Shall be constructed of either ignition-resistant material and pass the performance requirements of SFM 12-7A-4. (Redwood - min. 2" thick construction common or better grades), or
- Shall be constructed with heavy timber, exterior fire retardant-treated wood or approved non-combustible materials

The use of paints, coatings, stains or other surface treatments are NOT an approved method of fire protection as required by these chapters. The County of San Luis Obispo will accept decks with non-combustible surfaces such as ceramic tile or other products listed as "one-hour" or as a Class "A" roof covering.

The walking surface (ONLY) of decks, balconies, porches and stairs within 10' of a building required to be WUI compliant shall be of the following materials:

- Noncombustible, ignition resistant (see above), exterior fire retardant treated wood OR,
- Solid wood decking (redwood or cedar 3/4" thick nominal 6" wide) over 2x6 min. DF joists 24" or less on center OR,
- Any other decking materials listed on OSFM website.

Dex-o-Tex water proof membrane for impermeable decks in class A rated and an approved covering.



PRESTON JONES
800 WARD CT. TEMPLETON, CA 93465
(805) 434-0966
PRESTON.JONES@GMAIL.COM
GENERAL BUILDING DRAFTSMAN
GENERAL CONSTRUCTION - REMODELS - ADDITIONS

ATTENTION: IF PLAN CHECK CORRECTION DATE BELOW, DO NOT LAYOUT / BUILD STRUCTURE FROM THIS COPY OF CONSTRUCTION DRAWINGS, UNLESS OTHERWISE INDICATED WITH "APPROVED" RED STAMP FROM LOCAL BUILDING AND PLANNING DEPARTMENT. COPIES WITHOUT CORRECTION DATE INDICATED ARE MOST LIKELY PRELIMINARY DOCUMENTS ONLY.

GOETSCH RESIDENCE
0000 LINCOLN AVE.
TEMPLETON, CA 93465
APN: 041-131-046

COUNTY OF SAN LUIS OBISPO CALIFORNIA

15014
CAL FIRE REQUIREMENTS

PMT: 0000-00000

REVISIONS	
DESCRIPTION	DATE

DRAWN: PJ	SCALE: 1/4" = 1'-0"	DATE: 5-27-16
JOB NO.: 15014	DWG NAME: CHECKED	

SHEET **CF**

TABLES

TABLE 4.303.1 (WATER USE BASELINE (1))

FIXTURE TYPE	FLOW RATE(2)	DURATION	DAILY USES	OCCUPANTS (3)
SHOWERHEADS, RESIDENTIAL	2.5 GPM @ 80 PSI	8 MIN.	1	
LAVATORY FAUCETS, RESIDENTIAL	2.2 GPM @ 60 PSI	.25 MIN	3	
KITCHEN FAUCETS	2.2 GPM @ 60 PSI	4 MIN.	1	
REPLACEMENT AERATORS	2.2 GPM @ 60 PSI			
GRAVITY TANK-TYPE WATER CLOSETS	1.28 GALLONS/FLUSH	1 FLUSH	1 MALE (4) / 3 FEMALE	
FLUSHOMETER VALVE WATER CLOSETS	2.28 GALLONS/FLUSH	1 FLUSH	1 MALE (4) / 3 FEMALE	
ELECTROMECHANICAL HYDRAULIC WATER CLOSETS	1.28 GALLONS/FLUSH	1 FLUSH	1 MALE (4) / 3 FEMALE	
URINALS	1.0 GALLONS/FLUSH	1 FLUSH	1 MALE (4) / 3 FEMALE	
FLUSHOMETER TANK WATER CLOSETS	1.2 GALLONS/FLUSH	1 FLUSH	2 MALE	

FIXTURE "WATER USE" = FLOW RATE x DURATION x OCCUPANTS x DAILY USE

- USE WORKSHEET WS-1 TO CALCULATE BASELINE WATER USE
- THE FLOW RATE IS FROM THE CEC APPLIANCE EFFICIENCY STANDARDS, TITLE 20, CALIFORNIA CODE OF REGULATION; WHERE A CONFLICT OCCURS THE CEC STANDARDS SHALL APPLY
- FOR LOW RISE RESIDENTIAL OCCUPANCIES, THE NUMBER OF OCCUPANTS SHALL BE BASED ON TWO PERSONS FOR THE FIRST BEDROOM, PLUS ONE ADDITIONAL PERSON FOR EACH ADDITIONAL BEDROOM
- THE DAILY USE NUMBER SHALL BE INCREASED TO THREE IF URINALS ARE NOT INSTALLED IN THE ROOM

TABLE 4.303.2 FIXTURE FLOW RATES

FIXTURE TYPE	FLOW RATE	MAX. FLOW RATE AT ≥ 20 PERCENT REDUCTION
SHOWERHEADS	2.5 GPM @ 80 PSI	2 GPM @ 80 PSI
LAVATORY FAUCETS, RESIDENTIAL	2.2 GPM @ 60 PSI	1.5 GPM @ 60 PSI (2)
KITCHEN FAUCETS	2.2 GPM @ 60 PSI	1.8 GPM @ 60 PSI
GRAVITY TANK-TYPE WATER CLOSETS	1.6 GALLONS/FLUSH	1.28 GALLONS/FLUSH (1)
FLUSHOMETER TANK WATER CLOSETS	1.6 GALLONS/FLUSH	1.28 GALLONS/FLUSH (1)
FLUSHOMETER VALVE WATER CLOSETS	1.6 GALLONS/FLUSH	1.28 GALLONS/FLUSH (1)
ELECTROMECHANICAL HYDRAULIC WATER CLOSETS	1.6 GALLONS/FLUSH	1.28 GALLONS/FLUSH(1)
URINALS	1.0 GALLONS/FLUSH	.5 GALLONS/FLUSH

- INCLUDES SINGLE AND DUAL FLUSH WATER CLOSETS W/ AN EFFECTIVE FLUSH OF 1.28 GALLONS OR LESS
 - SINGLE FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS (4.8 LITERS), THE EFFECTIVE FLUSH VOLUME IS THE AVERAGE FLUSH VOLUME WHEN TESTED IN ACCORDANCE W/ THE ASME A112.19.233.2
 - DUAL FLUSH TOILETS - THE EFFECTIVE FLUSH VOLUME SHALL NOT EXCEED 1.28 GALLONS (4.8 LITERS), THE EFFECTIVE FLUSH VOLUME IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH. FLUSH VOLUMES WILL BE TESTED IN ACCORDANCE W/ ASME A112.19.12 AND ASME A112.19.14
- LAVATORY FAUCETS SHALL NOT HAVE A FLOW RATE LESS THAN 0.8 GPM @ 20 PSI

TABLE 4.303.3

STANDARDS FOR PLUMBING FIXTURES AND FIXTURE FITTINGS

REQUIRED STANDARDS	
WATER CLOSETS (TOILETS) - FLUSHOMETER VALVE-TYPE SINGLE FLUSH, MAX. FLUSH VOLUME	ASME A 112.18.2/CSA B45.1 - 1.28 GAL (4.8 L)
WATER CLOSET (TOILETS) - FLUSHOMETER VALVE-TYPE DUAL FLUSH, MAX. FLUSH VOLUME	ASME A 112.19.14 AND US EPA WATERSENSE TANK-TYPE HIGH-EFFICIENCY TOILET SPEC. - 1.28 GAL (4.8 L)
WATER CLOSETS (TOILETS) - TANK TYPE	US EPA WATERSENSE TANK-TYPE HIGH-EFFICIENCY TOILET SPEC.
URINALS, MAX. FLUSH VOLUME	ASME A 112.19.2/CSA B45.1 - 0.5 GAL (1.9 L)
URINALS, NON WATER UNRINALS	ASME A 112.19.19 (WITREOUS CHINA) ANSI Z124.9-2004 OR IAFMO Z124.9 (PLASTIC)
PUBLIC LAVATORY FAUCETS: MAX. FLOW RATE - 0.5 GPM (1.9 L/MIN)	ASME A 112.18.1/CSA B125.1
PUBLIC METERING SELF CLOSING FAUCETS: MAX. WATER USE - 0.25 GAL (1.0 L) PER METERING CYCLE	ASME A 112.18.1/CSA B125.1
RESIDENTIAL BATHROOM LAVATORY SINK FAUCETS: MAX. FLOW RATE - 1.5 GPM (5.7 L MIN)	ASME A 112.18.1/CSA B125.1

TABLE 4.504.5 FORMALDEHYDE LIMITS (1) MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT	JAN. 1ST, 2012	JULY 1ST 2012
HARDWOOD PLYWOOD VENEER CORE	0.05		
HARDWOOD PLYWOOD COMPOSITE CORE	0.08		0.05
PARTICLEBOARD	0.09		
MEDIUM DENSITY FIBERBOARD	0.11		
THIN MEDIUM DENSITY FIBERBOARD(2)	0.21	0.13	

- VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE W/ ASTM E 1333-96(2002). FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATION, TITLE 17, SECTION 93120 THROUGH 93120.12
- THIN MEDIUM DENSITY FIBERBOARD HAS A MAX. THICKNESS OF 8 MILLIMETERS

TABLE 4.504.1

ADHESIVE VOC LIMIT (1 & 2)

LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT AND ASPHALT TILE ADHESIVES	50
DRYWALL AND PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP AND TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

- IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE W/ THE HIGHEST VOC CONTENT SHALL BE ALLOWED
- FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 11168

SITE DEVELOPMENT

- A PLAN SHALL BE DEVELOPED AND IMPLEMENTED TO MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION.
- THE SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS.
- CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS.

ENHANCED DURABILITY AND REDUCED MAINTENANCE

- JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS ACCEPTABLE TO THE ENFORCING AGENCY.

BUILDING MAINTENANCE AND OPERATION

- AN OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OWNER.

INTERIOR MOISTURE CONTROL

- VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB ON GRADE FOUNDATIONS.
- MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. A SPECIAL INSPECTION OF THE FRAMING MEMBERS WITH A MOISTURE METER IS REQUIRED.
- EXHAUST FANS WHICH TERMINATE OUTSIDE THE BUILDING ARE PROVIDED IN EVERY BATHROOM
- WHOLE HOUSE EXHAUST FANS SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2.
- DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:
 - ESTABLISH HEAD LOSS AND HEAT GAIN VALUES ACCORDING TO ACCA MANUAL J OR EQUIVALENT.
 - SIZE DUCT SYSTEMS ACCORDING TO ACCA 29-0 (MANUAL D) OR EQUIVALENT.
 - SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-S (MANUAL S) OR EQUIVALENT.

INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS

- HVAC SYSTEM INSTALLERS ARE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS.
- SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED AND ABLE TO DEMONSTRATE COMPETENCE IN THE DISCIPLINE THEY ARE INSPECTING.

DEFINITIONS

COMMERCIAL DEVELOPMENT: ANY DEVELOPMENT ON PRIVATE LAND THAT IS NOT HEAVY INDUSTRIAL OR RESIDENTIAL. THIS INCLUDES BUT IS NOT LIMITED TO: HOSPITALS, LABS AND OTHER MEDICAL FACILITIES, EDUCATIONAL INSTITUTIONS, RECREATIONAL FACILITIES, PLANT NURSERIES, MULTI-APARTMENT BUILDINGS, CARWASH FACILITIES, MINI-MALLS, AND BUSINESS COMPLEXES, SHOPPING MALLS, HOTELS, OFFICE BUILDING, PUBLIC WAREHOUSES, AND OTHER LIGHT INDUSTRIAL COMPLEXES

HILLSIDE: PROPERTY LOCATED IN AN AREA W/ KNOWN ERODING SOIL CONDITIONS, WHERE THE DEVELOPMENT INCLUDES GRADE ON ANY NATURAL SLOPE THAT IS 25% OR GREATER

HYDROMODIFICATION: CHANGES TO THE WATERSHED RUNOFF CHARACTERISTICS CAUSED BY LAND DISTURBING ACTIVITIES

IMPERVIOUS SURFACE/AREA: A HARD SURFACE AREA WHICH IMPEDES THE NATURAL INFILTRATION OF STORM WATER AND/OR CAUSES WATER TO RUN OFF THE SURFACE IN GREATER QUANTITIES OR AT AN INCREASED RATE OF FLOW FROM FLOW PRESENT UNDER PREDEVELOPMENT CONDITIONS. COMMON IMPERVIOUS SURFACES INCLUDE: ROOF TOPS, WALKWAYS, PATIOS, DRIVEWAYS, PARKING LOTS OR STORAGE AREAS, CONCRETE, OR ASPHALT PAVING

LOW IMPACT DEVELOPMENT (LID): A STORMWATER MANAGEMENT STRATEGY AIMED AT MINIMIZING OR ELIMINATING POLLUTANTS IN STORMWATER RUNOFF THROUGH NATURAL PROCESSES AND MAINTAINING PREDEVELOPMENT HYDROLOGIC CHARACTERISTICS, SUCH AS FLOW PATTERNS, SURFACE RETENTION, AND GROUND WATER RECHARGE RATES.

NEW DEVELOPMENT: LAND DISTURBING ACTIVITIES; STRUCTURAL DEVELOPMENT, INCLUDING CONSTRUCTION OR INSTALLATION OF A BUILDING OR STRUCTURE, CREATE OF IMPERVIOUS SURFACES; AND LAND SUBDIVISION.

PARKING LOT: LAND AREA OR FACILITY FOR THE TEMPORARY PARKING OR STORAGE OF MOTOR VEHICLES USED PERSONALLY FOR BUSINESS OR FOR COMMERCE, W/ A LOT SIZE OF 5,000 SQ. FT. OR MORE, OR W/ 25 OR MORE PARKING SPACES.

PREDEVELOPMENT: THE EXISTING LAND USE CONDITION PRIOR TO THE PROPOSED DEVELOPMENT ACTIVITY

REDEVELOPMENT: THE CREATION OR ADDITION OF AT LEAST 5,000 SQ. FT. OF IMPERVIOUS SURFACE ON AN ALREADY DEVELOPED SITE. THIS INCLUDES: THE EXPANSION OF A BUILDING FOOTPRINT OR ADDITION OR REPLACEMENT OF A STRUCTURE; STRUCTURAL DEVELOPMENT, INCLUDING AN INCREASE IN FLOOR AREA AND/OR EXTERIOR CONSTRUCTION OR REMODELING; REPLACEMENT OF IMPERVIOUS SURFACE THAT IS NOT PART OF A ROUTINE MAINTENANCE ACTIVITY; AND LAND DISTURBING ACTIVITIES RELATED TO STRUCTURAL OR IMPERVIOUS SURFACES, WHERE REDEVELOPMENT RESULTS IN AN INCREASE OF LESS THAN 50% OF IMPERVIOUS SURFACES OF A PREVIOUSLY EXISTING DEVELOPMENT, AND THE EXISTING DEVELOPMENT WAS NOT SUBJECT TO THE MANDATORY DESIGN STANDARDS. THE DESIGN STANDARDS APPLY ONLY TO THE ADDITION, AND NOT THE ENTIRE DEVELOPMENT.

ROUTINE MAINTENANCE: MAINTENANCE ACTIVITIES THAT ARE CONDUCTED TO MAINTAIN ORIGINAL LINE AND DRAINAGE GRADIENT, HYDRAULIC CAPACITY, ORIGINAL PURPOSE OF FACILITY OR EMERGENCY REDEVELOPMENT ACTIVITY REQUIRED TO PROTECT PUBLIC HEALTH AND SAFETY. INCLUDES IMPERVIOUS SURFACE REPLACEMENT WHICH DOES NOT DISTURB ADDITIONAL AREA AND MAINTAINS ORIGINAL DRAINAGE GRADIENT ALIGNMENT.

SOURCE CONTROL MEASURES: ANY SCHEDULE OF ACTIVITIES, PROHIBITIONS OF PRACTICES, MAINTENANCE PROCEDURES, MANAGERIAL PRACTICES OR OPERATIONAL PRACTICES THAT AIM TO PREVENT STORM WATER POLLUTION BY REDUCING THE POTENTIAL FOR CONTAMINATION AT THE SOURCE OF POLLUTION.

STORM WATER RUNOFF: THAT PORTION OF RAINFALL THAT MOVES OVERLAND, AND DOES NOT INFILTRATE OR GO INTO STORAGE; ALSO REFERRED TO AS RUNOFF

GREEN CODE NOTES

INDOOR WATER USE:

- A SCHEDULE OF PLUMBING FIXTURES AND FIXTURE FITTINGS THAT WILL REDUCE THE OVERALL USE OF POTABLE WATER WITHIN THE BUILDING BY AT LEAST 20 PERCENT SHALL BE PROVIDED. THE REDUCTION SHALL BE BASED ON THE MAXIMUM ALLOWABLE WATER USE PER PLUMBING FIXTURE AND FITTINGS AS REQUIRED BY THE C.S.C. THE 20 PERCENT REDUCTION IN POTABLE WATER USE SHALL BE DEMONSTRATED BY ONE OF THE FOLLOWING METHODS:
 - EACH PLUMBING FIXTURE AND FITTING SHALL MEET REDUCED FLOW RATES RATES SPECIFIED IN TABLE 4.303.2.
 - A CALCULATION DEMONSTRATING A 20 PERCENT REDUCTION IN THE BUILDING "WATER USE" BASELINE ESTABLISHED IN TABLE 4.303.1 SHALL BE PROVIDED. FOR LOW RISE RESIDENTIAL OCCUPANCIES, THE CALCULATION SHALL BE LIMITED TO THE FOLLOWING PLUMBING FIXTURE AND TYPES: WATER CLOSETS, URINALS, LAVATORY FAUCETS AND SHOWER HEADS.

CONSTRUCTION WASTE REDUCTION:

- RECYCLE AND/OR SALVAGE FOR REUSE, A MINIMUM OF 50 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION DEBRIS, OR MEET A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.
- EXCEPTIONS:
 - EXCAVATED SOIL AND LAND-CLEARING DEBRIS.
 - ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST OR ARE NOT LOCATED REASONABLY CLOSE TO THE JOBSITE.
 - WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION WASTE MANAGEMENT PLAN SHALL BE SUBMITTED FOR APPROVAL TO THE ENFORCING AGENCY THAT:
 - IDENTIFIES THE MATERIALS WILL BE SORTED ON-SITE OR MIXED FOR TRANSPORTATION TO A DIVERSION FACILITY.
 - SPECIFIES THE DIVERSION FACILITY WHERE THE MATERIAL COLLECTED WILL BE TAKEN.
 - IDENTIFIES THE DIVERSION FACILITY WHERE THE MATERIAL WILL BE TAKEN.
 - IDENTIFIES CONSTRUCTION METHODS EMPLOYED TO REDUCE THE AMOUNT OF WASTE GENERATED.
 - SPECIFIES THAT THE AMOUNT OF MATERIALS DIVERTED SHALL BE CALCULATED BY WEIGHT OR VOLUME, BUT NOT BY BOTH.
 - DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTION 4.408.2 ITEMS 1 THROUGH 5. THE WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE ACCESSIBLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.
 - THE ENFORCING AGENCY MAY MAKE EXCEPTIONS TO THE REQUIREMENTS OF THIS SECTION WHEN JOB SITES ARE LOCATED IN AREAS BEYOND THE HULL OF DIVERSION FACILITIES.

POLLUTANT CONTROL:

- AT THE TIME OF ROUGH INSTALLATION OR DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING AND COOLING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST OR DEBRIS WHICH MAY COLLECT IN THE SYSTEM.
- FINISH MATERIALS SHALL COMPLY WITH POLLUTANT CONTROL SECTION.
- ADHESIVES, SEALANTS AND CAULKS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS UNLESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AIR QUALITY MANAGEMENT DISTRICT RULES APPLY:
 - ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE OR SCAGMD RULE 1188 VOC LIMITS, AS SHOWN IN TABLE 4.504.1 OR 4.504.2 AS APPLICABLE. SUCH PRODUCTS ALSO SHALL COMPLY WITH RULE 1188 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS, AS SPECIFIED IN SUBSECTION 2 BELOW.
 - AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANTS OF CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING WHICH DO NOT WEIGH MORE THAN 1 POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUND, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.
 - ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 4.504.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 4.504.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NON-FLAT OR NON-FLAT HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36, AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE CORRESPONDING FLAT, NON-FLAT OR NON-FLAT HIGH GLOSS VOC LIMIT IN TABLE 4.504.3 SHALL APPLY.
 - AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT WEIGHTED MEANS FOR THE VOC IN SECTION 94522 (a) (3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522 (c)(2) AND (d)(2) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 88, RULE 49.
- VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING:
 - MANUFACTURE'S PRODUCT SPECIFICATION.
 - FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS.
- ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE THE FOLLOWING:
 - CARPET AND RUG INSTITUTE'S GREEN LABEL PLUS PROGRAM
 - CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TESTING OF VOC'S (SPECIFICATION 01350)
 - NSF ANSI 140 AT THE GOLD LEVEL
 - SCIENTIFIC CERTIFICATIONS SYSTEMS INDOOR ADVANTAGE GOLD.
- HARDWOOD PLYWOOD, PARTICLE BOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN ARB'S AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD (17 CCR 93120 ET SEQ), BY OR BEFORE THE DATES SPECIFIED IN THOSE SECTIONS, AS SHOWN IN TABLE 4.504.5

SITE PLANNING AND SOURCE CONTROL MEASURES

SOME EXAMPLE SITE PLANNING SOURCE CONTROL MEASURE ARE LISTED BELOW

SITE PLANNING	SOURCE CONTROL
PRESERVE NATURAL DRAINAGE FEATURES	COVER REFUSE AREAS, BERM AND DRAIN TO SEWER
PRESERVE OPEN SPACE AND NATURAL SOILS	CONSTRUCT DESIGNATED VEHICLE WASH AREA AND DRAIN TO SEWER
CLUSTER DEVELOPMENT TO RETAIN A PORTION OF UNDISTURBED, NATURAL SOILS/VEGETATION	LABEL STORM DRAINS TO DISCOURAGE DUMPING
REDUCE IMPERVIOUS SURFACES AND DISCONNECT FROM DIRECT STORM DRAIN DISCHARGE	DISCONNECT DOWNSPOUTS TO FLOW-THROUGH OR CAPTURE DEVICES FOR LANDSCAPE USE
USE ALTERNATE PAVING DESIGNS AND MATERIALS FOR PARKING LOTS, DRIVEWAYS AND SIDEWALKS	DIRECT RUNOFF TO LANDSCAPE AREAS PRIOR TO DISCHARGE TO DRAINAGE/STORM DRAIN SYSTEM
PEST-RESISTANT, NATIVE LANDSCAPING APPROPRIATE TO SITE CONDITIONS	EDUCATION AND TRAINING OR PROPERTY MANAGER AND TENANTS
CONSIDER STORM WATER USE IN IRRIGATION DESIGN	PARKING LOT SWEEPING

RUNOFF VOLUME REDUCTION MEASURES

BELOW ARE EXAMPLES OF RUNOFF VOLUME REDUCTION AND TREATMENT MEASURE THAT MAY BE IMPLEMENTED ON A PROJECT FOR TIER 1 AND TIER 2 PROJECTS. APPLICANTS MAY UTILIZE APPENDIX 2.1, POST-CONSTRUCTION WATER BALANCE SPREADSHEET @ (HTTP://WWW.SWRCB.CA.GOV)

RAIN WATER HARVESTING, RAIN BARREL, OR CISTERN	DOWNSPOUT DISCONNECTION TO VEGETATED AREA
INFILTRATION PRACTICES (VEGETATED SWALES, INFILTRATION PLANTER, OR TRENCHES, DRY WELL, ETC)	BIO-RETENTION (RAIN GARDENS, VEGETATED DEPRESSIONS, BIO-SWALES)
POROUS PAVEMENT	SOIL AMENDMENT
VEGETATED FILTER STRIPS	VEGETATED ROOFS

THE ABOVE LISTS ARE NOT EXHAUSTIVE OF SITE PLANNING, SOURCE CONTROL, AND RUNOFF VOLUME REDUCTION OPTIONS AVAILABLE



PRESTON JONES

800 WARD CT. TEMPLETON, CA 93465 (805) 434-0996

PRESTON.JONES@GMAIL.COM

GENERAL BUILDING DRAFTSMAN

GENERAL CONSTRUCTION - REMODELS - ADDITIONS

ATTENTION: IF PLAN CHECK CORRECTION DATE DOES NOT APPEAR IN THE REVISION BLOCK BELOW, DO NOT LAYOUT / BUILD STRUCTURE FROM THIS COPY OF CONSTRUCTION DRAWINGS, UNLESS OTHERWISE INDICATED WITH "APPROVED" RED STAMP FROM LOCAL BUILDING AND PLANNING DEPARTMENT. COPIES WITHOUT CORRECTION DATE INDICATED ARE MOST LIKELY PRELIMINARY DOCUMENTS ONLY.

GOETSCH RESIDENCE
0000 LINCOLN AVE.
TEMPLETON, CA 93465

APN: 041-131-046

COUNTY OF SAN LUIS OBISPO CALIFORNIA

15014

GREEN CODE SPECIFICATIONS

PMT: 0000-00000

REVISIONS	
DESCRIPTION	DATE

DRAWN: PJ	SCALE: 1/4" = 1'-0"	DATE: 5-27-16
JOB NO. 15014	ENGR NAME:	CHECKED:

SHEET



- FLOORPLAN NOTES**
- ALL EXTERIOR HEADERS ABOVE OPENINGS SHALL BE 4 x 10 #1 DF UNLESS OTHERWISE NOTED. INTERIOR HEADER SHALL BE 4 x 8 #2 DF UNLESS NOTED.
 - PROVIDE FIRE STOPS IN CONCEALED SPACES OF STUD WALLS INCLUDING SPACES AT CEILINGS AND FLOORS AND IN OPENINGS AROUND DUCTS, PIPES, CHIMNEYS AND SIMILAR OPENINGS WHICH ALLOW PASSAGE OF FIRE.
 - FLOOR LEVEL CHANGE AT DOORS NOT TO EXCEED 1/2".
 - PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM SLEEPING ROOMS. NET CLEAR WINDOW OPENING SHALL NOT BE LESS THAN 5.7 SQ. FT. MIN. NET OPENING HEIGHT DIMENSION, 24" CLEAR; MIN. NET OPENING WIDTH DIMENSION, 20 CLEAR FINISHED SILL HEIGHT MAX. 44" ABOVE FLOOR.
 - EXTERIOR WINDOWS, WINDOW WALLS, GLAZED DOORS, AND GLAZED DOORS SHALL BE DUAL-GLAZED UNITS WITH A MINIMUM OF ONE TEMPERED PANE OR SHALL BE GLOSS BLOCK UNITS OR SHALL HAVE A FIRE-RESTRICTIVE RATING NOT LESS THAN 20 MINUTES. GLAZING FRAMES MADE OF VINYL SHALL HAVE WELDED CORNERS AND METAL REINFORCEMENT IN THE INTERLOCK AREA.
 - EXTERIOR DOORS AND EXTERIOR GLAZING SHALL COMPLY WITH CAL FIRE REQUIREMENTS

- SCHEDULE NOTES: GENERAL:**
- WINDOW AND DOORS ARE APPROXIMATE ONLY. VERIFY ALL SIZES AND TYPES PRIOR TO ORDERING.
 - TEMPERED GLASS SHALL BE PROVIDED WHERE NEW GLASS IS REQUIRED AT ALL HAZARDOUS LOCATIONS INCLUDING INGRESS AND EGRESS DOORS, PANELS IN SLIDING OR SWINGING DOORS, DOORS AND ENCLOSURE FOR BATH TUB & SHOWER AND IF WITHIN 2 FEET OF VERTICAL EDGE OF CLOSED DOORS AND WITHIN 5 FEET OF STANDING SURFACE.

- DOORS AND WINDOWS:**
- DOOR STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY A RABBETED JOINT TO THE JAMB.
 - ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED, SHALL HAVE NON-REMOVABLE HINGE PINS.
 - THE STRIKE PLATE FOR LATCHES AND THE HOLDING DEVICE FOR PROTECTING DEADBOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NOT LESS THAN 2 1/2" IN LENGTH.
 - DEADBOLTS SHALL CONTAIN HARDENED INSERTS.
 - STRAIGHT DEADBOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 3/4".
 - A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4".
 - INTERIOR AND EXTERIOR DOORS TO BE 1 1/2" THICK MIN. WITH SOLID CORE CONSTRUCTION, UNLESS NOTED OTHERWISE.
 - GLASS DOORS SHALL HAVE FULLY TEMPERED GLASS.

- INSULATED GLASS:**
- ALL DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SHALL BE DUAL-GLAZED WITH INSULATED GLASS ASSEMBLIES. SAFETY GLAZING WILL BE USED FOR ASSEMBLIES WHERE REQUIRED. ALL NEW GLAZING SHALL BE LOW-E; U-FACTOR 0.75 OR LOWER, AND SHGC .40 OR LOWER, DUAL GLAZED ASSEMBLY.
- SAFETY GLAZING:**
- WINDOW AND DOOR LIGHTS WITHIN 40" OF THE LOCKING DEVICE SHALL BE FULLY TEMPERED OR LAMINATED GLASS.
 - ALL GLAZING IN HAZARDOUS LOCATIONS PER C.B.C. SECTION 2406.4 MUST BE TEMPERED AND PERMANENTLY LABELED IN ACCORDANCE WITH APPLICABLE STANDARDS.
 - SAFETY GLAZING TO BE PROVIDED IN ALL DOORS AND ADJACENT PANELS, IN BATH AND SHOWER DOORS AND ENCLOSURES, WITHIN 12" OF A DOOR IN THE CLOSED POSITION, AND IN ALL PANELS IN EXCESS OF 6 S.F. AND WHOSE LOWEST EDGE IS LESS THAN 18" TO THE FINISH FLOOR OR WITHIN 36" OF A WALKING SURFACE.
 - ALL SLIDING GLASS DOOR ASSEMBLIES, SHOWER DOORS AND ENCLOSURES, AND ALL OTHER SAFETY GLAZING SHALL BE A MINIMUM OF 3/16" THICK.

- EMERGENCY ESCAPES:**
- EMERGENCY EGRESS: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY ESCAPE. THESE EMERGENCY ESCAPE WINDOWS OR DOORS MUST PROVIDE A FULL CLEAR OPENING AND SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF SPECIAL TOOLS. ALL EMERGENCY ESCAPE WINDOWS SHALL HAVE A MINIMUM NET OPENING OF 5.7 SQ. FT. WITH A MINIMUM NET CLEAR HEIGHT OF 24 INCHES AND WIDTH OF 20 INCHES. THE SILL HEIGHT OF EMERGENCY ESCAPE WINDOWS SHALL NOT BE MORE THAN 3'-8" (44 INCHES) ABOVE THE INTERIOR FLOOR.

KEYNOTES

101	WATER SOFTENER
102	CABINETS PER OWNER
103	CONCRETE STOOP
104	6X6 POST
105	UPPER CABINETS PER OWNER

WALL LEGEND

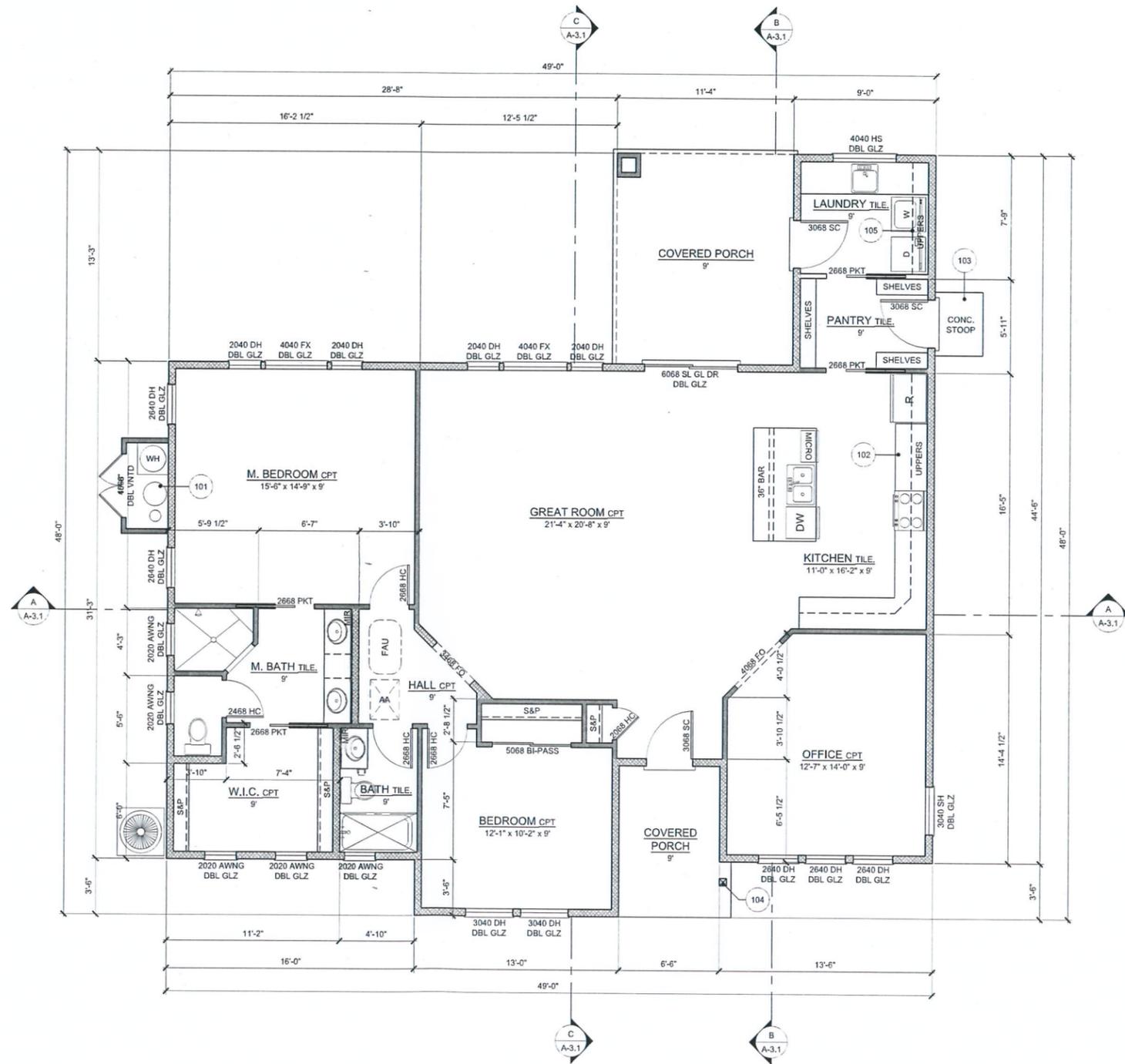
	2x4 STUDS @ 16" O.C.
	2x6 STUDS @ 16" O.C.
	2X4 HALF-WAL
	FULL HEIGHT METAL WALL
	OUTLINE OF WALL

AREA CALCS

RESIDENCE	LIVING
1658 SQ.FT.	COVERED PORCH
212 SQ.FT.	

LEGEND

REFRIGERATOR	RANGE W/ OVEN & HOOD	UNDER COUNTER DISHWASHER	DOUBLE OVEN
BUILT IN MICROWAVE	DOUBLE SINK W/ DISPOSAL	LAVATORY	WATER CLOSET
GLASS SHOWER	BUILT-IN SHOWER	TUB ON PLATFORM	
TUB SHOWER COMBO	DRYER	WASHER	WATER HEATER ON PLATFORM
CONDENSER ON CONCRETE PAD	FORCED AIR UNIT IN ATTIC	WALL MOUNTED MIRROR	TANK-LESS WATER HEATER
TOILET PAPER DISPENSER	ELEC. METER		
WINDOW	SLIDING / BI-PASS DOORS	BI-FOLD DOORS	
WIDTH (FT.-IN.) HEIGHT (FT.-IN.)			
E.G. 3068 SC TYPE			



PRESTON JONES
 800 WARD CT. TEMPLETON, CA 93465
 (805) 434-0956
 PRESTONJONES@GMAIL.COM
 GENERAL BUILDING DRAFTSMAN
 GENERAL CONSTRUCTION - REMODELS - ADDITIONS

ATTENTION: IF PLAN CHECK CORRECTION DATE DOES NOT APPEAR IN THE REVISION BLOCK BELOW, DO NOT LAYOUT / BUILD STRUCTURE FROM THIS COPY OF CONSTRUCTION DRAWINGS, UNLESS OTHERWISE INDICATED WITH "APPROVED" RED STAMP FROM LOCAL BUILDING AND PLANNING DEPARTMENT. COPIES WITHOUT CORRECTION DATE INDICATED ARE MOST LIKELY PRELIMINARY DOCUMENTS ONLY.

GOETSCH RESIDENCE
 0000 LINCOLN AVE.
 TEMPLETON, CA 93465
 APN: 041-131-046

COUNTY OF SAN LUIS OBISPO CALIFORNIA

15014

RESIDENCE FLOOR PLAN

PMT: 0000-00000

REVISIONS

DESCRIPTION	DATE

DRAWN	SCALE	DATE
PJ	1/4" = 1'-0"	5-27-16
JOB NO.	DWG NAME	CHECKED
15014	RESIDENCE FLOOR PLAN	

SHEET

A-1.1

KEYNOTES

- 201 CONCRETE TILE ROOF PER OWNER
- 202 ROOF VENTS PER ATTIC CALCS..
- 203 2 x 6 HEM FIR FASCIA
- 204 HARDIE-BOARD HORIZONTAL SIDING EXTERIOR PER OWNER
- 205 6 X 6 POSTS
- 206 26 GA WEEPSCREED @ BASE OF STUCCO
- 207 ROCK VENEER PER OWNER
- 208 4" WIDE TRIM
- 209 PROVIDE FLASHING @ ROOF-TO-WALL CONNECTION
- 210 PROVIDE ALUMINUM GUTTERS AND DOWNSPOUTS
- 211 HARDI-SOFFIT ON ALL PORCH LIDS
- 212 STUCCO EXTERIOR OJ WIRE LATH & APPROVED BLD'G PAPER

ATTIC VENT CALCS

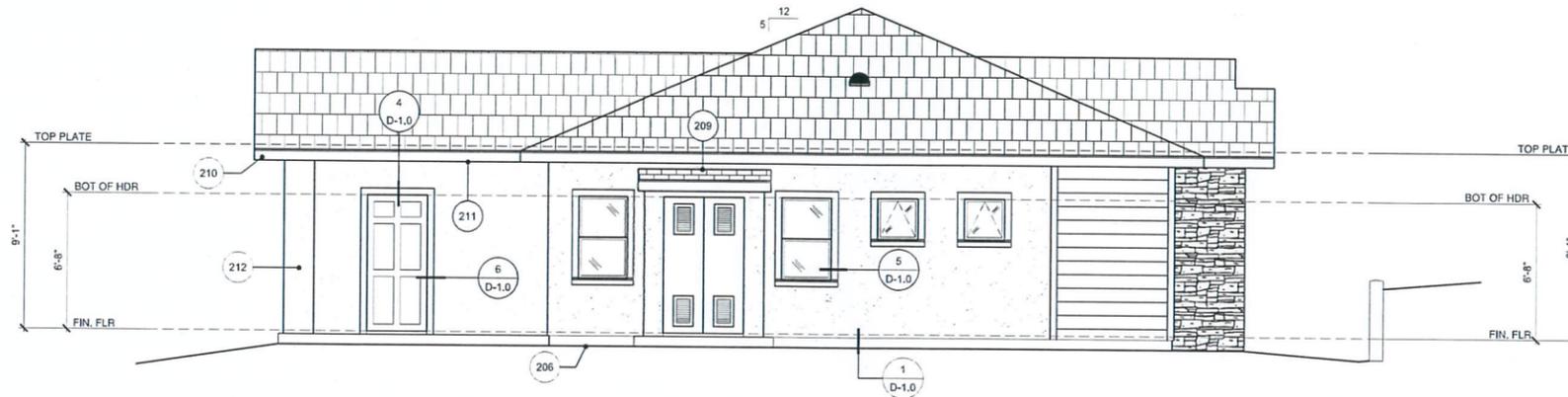
LIVING AND PORCH ROOF VENTILATION REQUIRED

ROOF 1658 / 300 PER CRC R806.2 WITH VAPOR RETARDER
5.53 SQ.FT. X 144 SQ. IN.
797 SQ.IN. FREE AREA REQUIRED
EAVE VENTS @ 41 SQ.IN.
ROOF VENTS @ 105 SQ.IN.

4 ROOF VENTS @ 105 SQ INCHES = 420 SQ. INCHES
10 EAVE VENTS @ 41 SQ INCHES = 410 SQ. INCHES

830 SQ. INCHES PROVIDED

- * EAVE VENTS TO BE CALFIRE APPROVED "VULCAN VENT" MODEL VE3522
- * ROOF VENTS TO BE CALFIRE APPROVED "VULCAN VENT" MODEL VSB1212

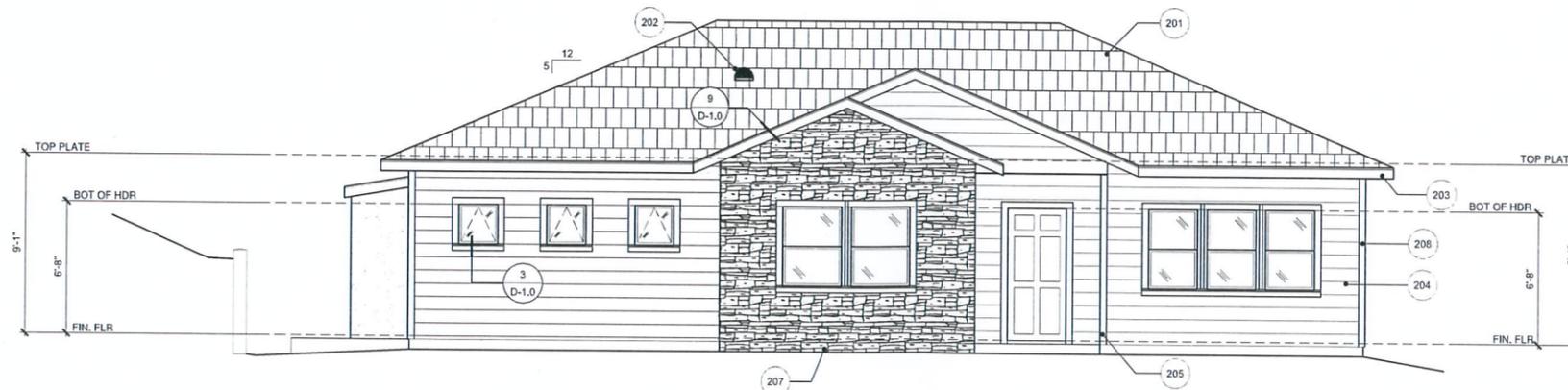


LEFT ELEVATION

1/4" = 1'-0"

ELEVATION NOTES

1. STUCCO SHALL BE APPLIED WITH THREE-COAT APPLICATION PER CBC
2. PROVIDE WEEP SCREED AT BASE OF STUCCO, A MINIMUM OF .019 INCHES (26 GA) CORROSION RESISTANT WEEP SCREED WITH A MIN. OF VERTICAL ATTACHMENT FLANGE OF 3 1/2" SHALL BE PROVIDED AT THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS. THE SCREED SHALL BE PLACED A MIN. OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER RESISTIVE BARRIER SHALL LAP THE ATTACHMENT FLANGE AND THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE SCREED. PER CBC
3. 2 LAYERS OF GRADE 'D' PAPER SHALL BE APPLIED UNDER PORTLAND CEMENT PLASTER COVERING WHEN APPLIED OVER WOOD SHEATHING PER CBC
4. GLASS SKYLIGHTS SHALL COMPLY WITH CRC. PLASTIC SKYLIGHTS SHALL COMPLY WITH CRC IBCO #1084-1990
5. ALL ROOFING MATERIAL SHALL BE CLASS 'A', AND SHALL BE ICBO APPROVED.
6. ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN 26 GALV. SHEET CORROSION-RESISTANT METAL AND SHALL EXTEND AT LEAST 8" FROM THE CENTER LINE EACH WAY. SECTIONS OF FLASHING SHALL EXTEND AT LEAST 8" FROM THE CENTERLINE EACH WAY. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4". ALTERNATIVELY, THE VALLEY SHALL CONSIST OF WOVEN ASPHALT SHINGLES APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS. ATTIC INSULATION SHALL BE CONFINED SO AS NOT TO BLOCK EAVER OR CORNICE (ONE INCH MIN. CLEARANCE REQUIRED)
8. ATTIC VENTS ARE TO BE PROTECTED BY 1/16"-1/8" MAX. CORROSION RESISTANT METAL MESH. ALL VENTS (ROOF, COMBUSTION-AIR, ETC.) SHALL RESIST INTRUSION OF FLAMES AND EMBERS OR SHALL BE PROTECTED BY FIRE RESISTIVE LOUVERS.
9. THE CHIMNEY SHALL BE EQUIPPED WITH A SPARK ARRESTOR. THE NET FREE AREA OF THE SPARK ARRESTOR SHALL NOT BE LESS THAN 4 TIMES THE NET FREE AREA OF THE OUTLET OF THE CHIMNEY. SPARK ARRESTOR SCREEN SHALL BE CORROSION RESISTANT AND SHALL HAVE OPENINGS LESS THAN 1/2" AND GREATER THAN 3/8" IN SIZE.
10. AIR EXHAUST AND INTAKE OPENINGS SO THAT TERMINATE OUTDOORS SHALL BE PROTECTED W/ CORROSION-RESISTANT SCREENS, LOUVERS, OR GRILLES WITH 1/2" MINIMUM AND 3/4" MAXIMUM SIZED OPENINGS IN ANY DIMENSION. OPENINGS SHALL BE PROTECTED AGAINST LOCAL WEATHER CONDITIONS.



FRONT ELEVATION

1/4" = 1'-0"



PRESTON JONES
800 WARD CT. TEMPLETON, CA 93465
(805) 434-0996
PRESTON.JONES@GMAIL.COM
GENERAL BUILDING DRAFTSMAN
GENERAL CONSTRUCTION - REMODELS - ADDITIONS

ATTENTION: IF PLAN CHECK CORRECTION DATE DOES NOT APPEAR IN THE REVISION BLOCK BELOW, DO NOT LAYOUT / BUILD STRUCTURE FROM THIS COPY OF CONSTRUCTION DRAWINGS, UNLESS OTHERWISE INDICATED WITH "APPROVED" RED STAMP FROM LOCAL BUILDING AND PLANNING DEPARTMENT. COPIES WITHOUT CORRECTION DATE INDICATED ARE MOST LIKELY PRELIMINARY DOCUMENTS ONLY.

GOETSCH RESIDENCE
0000 LINCOLN AVE.
TEMPLETON, CA 93465
APN: 041-131-046

COUNTY OF
SAN LUIS OBISPO
CALIFORNIA

15014

RESIDENCE
ELEVATIONS

PMT: 0000-00000

REVISIONS	
DESCRIPTION	DATE

DRAWN PJ	SCALE 1/4" = 1'-0"	DATE 8-27-16
JOB NO. 15114	DWG NAME	CHECKED

SHEET
A-2.1

KEYNOTES

- 201 CONCRETE TILE ROOF PER OWNER
- 202 ROOF VENTS PER ATTIC CALCS..
- 203 2 x 6 HEM FIR FASCIA
- 204 HARDIE-BOARD HORIZONTAL SIDING EXTERIOR PER OWNER
- 205 6 X 6 POSTS
- 206 26 GA WEEPSCREED @ BASE OF STUCCO
- 207 ROCK VENEER PER OWNER
- 208 4" WIDE TRIM
- 209 PROVIDE FLASHING @ ROOF-TO-WALL CONNECTION
- 210 PROVIDE ALUMINUM GUTTERS AND DOWNSPOUTS
- 211 HARDI-SOFFIT ON ALL PORCH LIDS
- 212 STUCCO EXTERIOR O/ WIRE LATHE & APPROVED BLD'G PAPER

ATTIC VENT CALCS

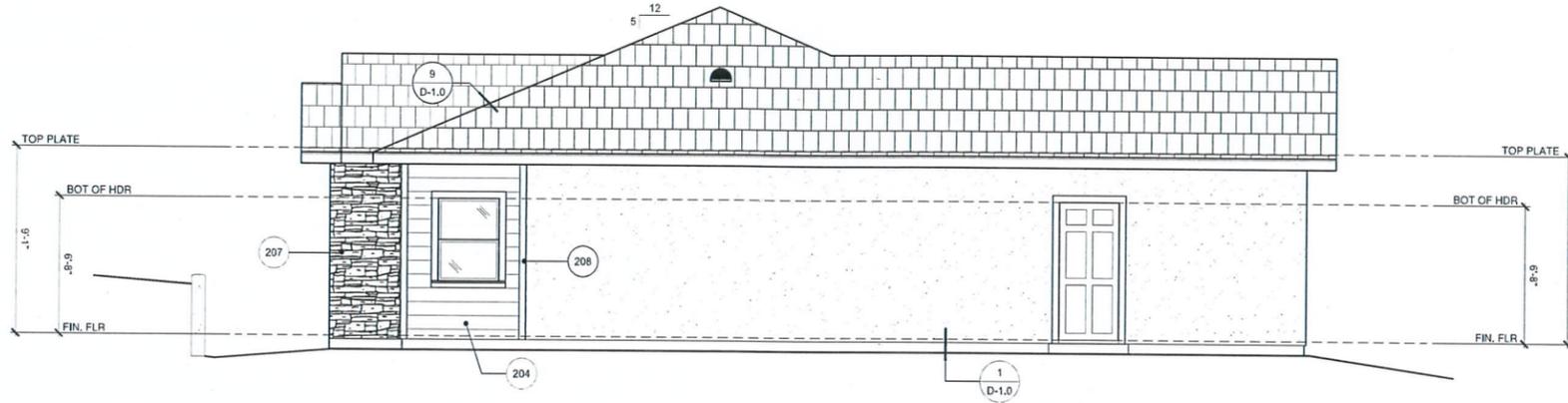
LIVING AND PORCH ROOF VENTILATION REQUIRED

ROOF 1658 / 300 PER CRC R806.2 WITH VAPOR RETARDER
 5.53 SQ.FT. X 144 SQ. IN.
 797 SQ.IN. FREE AREA REQUIRED
 EAVE VENTS @ 41 SQ.IN.
 ROOF VENTS @ 105 SQ.IN.

4 ROOF VENTS @ 105 SQ INCHES = 420 SQ. INCHES
 10 EAVE VENTS @ 41 SQ INCHES = 410 SQ. INCHES

830 SQ. INCHES PROVIDED

- * EAVE VENTS TO BE CALFIRE APPROVED "VULCAN VENT" MODEL VE3522
- * ROOF VENTS TO BE CALFIRE APPROVED "VULCAN VENT" MODEL VSB1212

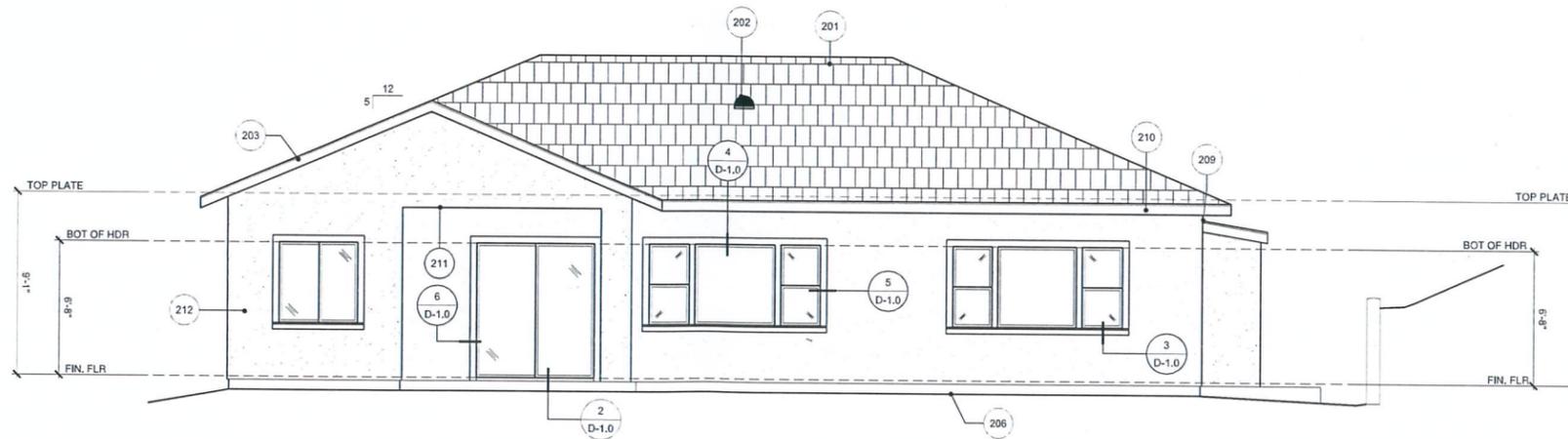


RIGHT ELEVATION

1/4" = 1'-0"

ELEVATION NOTES

1. STUCCO SHALL BE APPLIED WITH THREE-COAT APPLICATION PER CBC
2. PROVIDE WEEP SCREED AT BASE OF STUCCO. A MINIMUM OF .019 INCHES (26 GA) CORROSION RESISTANT WEEP SCREED WITH A MIN. OF VERTICAL ATTACHMENT FLANGE OF 3 1/2" SHALL BE PROVIDED AT THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS. THE SCREED SHALL BE PLACED A MIN. OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER RESISTIVE BARRIER SHALL LAP THE ATTACHMENT FLANGE AND THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE SCREED. PER CBC
3. 2 LAYERS OF GRADE "D" PAPER SHALL BE APPLIED UNDER PORTLAND CEMENT PLASTER COVERING WHEN APPLIED OVER WOOD SHEATHING PER CBC
4. GLASS SKYLIGHTS SHALL COMPLY WITH CRC. PLASTIC SKYLIGHTS SHALL COMPLY WITH CRC IBCO #1084-1990
5. ALL ROOFING MATERIAL SHALL BE CLASS "A", AND SHALL BE ICBO APPROVED.
6. ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN 28 GALV. SHEET CORROSION-RESISTANT METAL AND SHALL EXTEND AT LEAST 8" FROM THE CENTER LINE EACH WAY. SECTIONS OF FLASHING SHALL EXTEND AT LEAST 8" FROM THE CENTERLINE EACH WAY. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4". ALTERNATIVELY, THE VALLEY SHALL CONSIST OF WOVEN ASPHALT SHINGLES APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS. ATTIC INSULATION SHALL BE CONFINED SO AS NOT TO BLOCK EAVE OR CORNICE (ONE INCH MIN. CLEARANCE REQUIRED)
6. ATTIC VENTS ARE TO BE PROTECTED BY 1/16"-1/8" MAX. CORROSION RESISTANT METAL MESH. ALL VENTS (ROOF, COMBUSTION-AIR, ETC.) SHALL RESIST INTRUSION OF FLAMES AND EMBERS OR SHALL BE PROTECTED BY FIRE RESISTIVE LOUVERS.
9. THE CHIMNEY SHALL BE EQUIPPED WITH A SPARK ARRESTOR. THE NET FREE AREA OF THE SPARK ARRESTOR SHALL NOT BE LESS THAN 4 TIMES THE NET FREE AREA OF THE OUTLET OF THE CHIMNEY. SPARK ARRESTOR SCREEN SHALL BE CORROSION RESISTANT AND SHALL HAVE OPENINGS LESS THAN 1/2" AND GREATER THAN 3/8" IN SIZE.
10. AIR EXHAUST AND INTAKE OPENINGS SO THAT TERMINATE OUTDOORS SHALL BE PROTECTED WITH CORROSION-RESISTANT SCREENS, LOUVERS, OR GRILLES WITH 1/2" MINIMUM- AND 1/2" MAXIMUM SIZED OPENINGS IN ANY DIMENSION. OPENINGS SHALL BE PROTECTED AGAINST LOCAL WEATHER CONDITIONS.



REAR ELEVATION

1/4" = 1'-0"



PRESTON JONES

800 WARD CT, TEMPLETON, CA 93465
 (805) 434-0996
 PRESTONJONES@GMAIL.COM
 GENERAL BUILDING DRAFTSMAN
 GENERAL CONSTRUCTION - REMODELS - ADDITIONS

ATTENTION: IF PLAN CHECK CORRECTION DATE DOES NOT APPEAR IN THE REVISION BLOCK BELOW, DO NOT LAYOUT / BUILD STRUCTURE FROM THIS COPY OF CONSTRUCTION DRAWINGS, UNLESS OTHERWISE INDICATED WITH "APPROVED" RED STAMP FROM LOCAL BUILDING AND PLANNING DEPARTMENT. COPIES WITHOUT CORRECTION DATE INDICATED ARE MOST LIKELY PRELIMINARY DOCUMENTS ONLY.

GOETSCH RESIDENCE

0000 LINCOLN AVE.
 TEMPLETON, CA 93465
 APN: 041-131-046

COUNTY OF SAN LUIS OBISPO CALIFORNIA

15014

RESIDENCE ELEVATIONS

PMT: 0000-00000

REVISIONS	
DESCRIPTION	DATE

DRAWN	SCALE	DATE
PJ	1/4" = 1'-0"	5-21-16

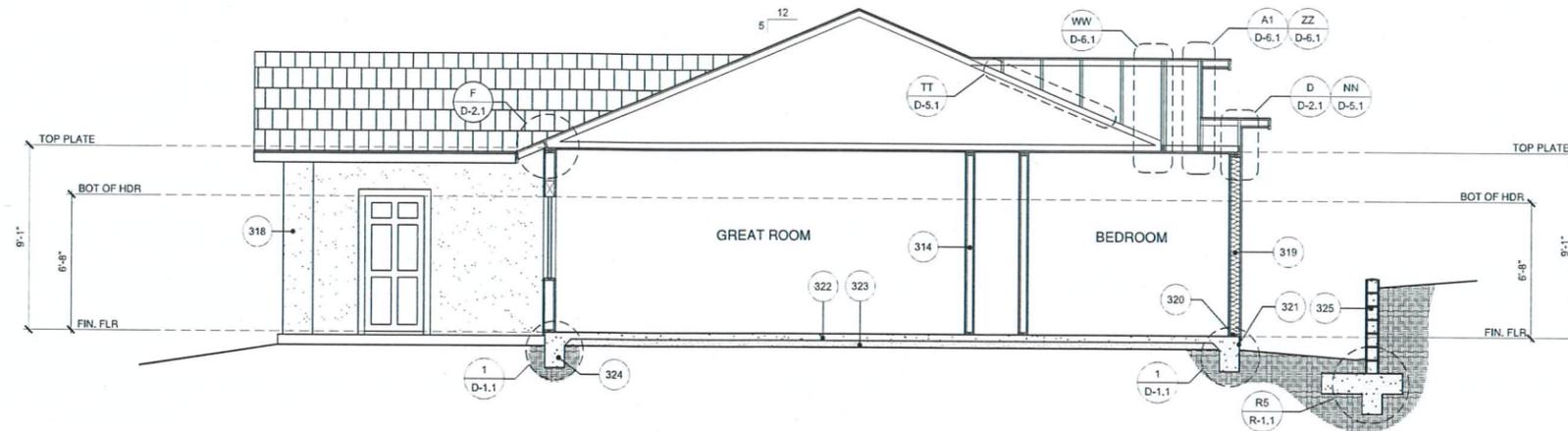
JOB NO.	DWG NAME	CHECKED
15014		

SHEET

A-2.2

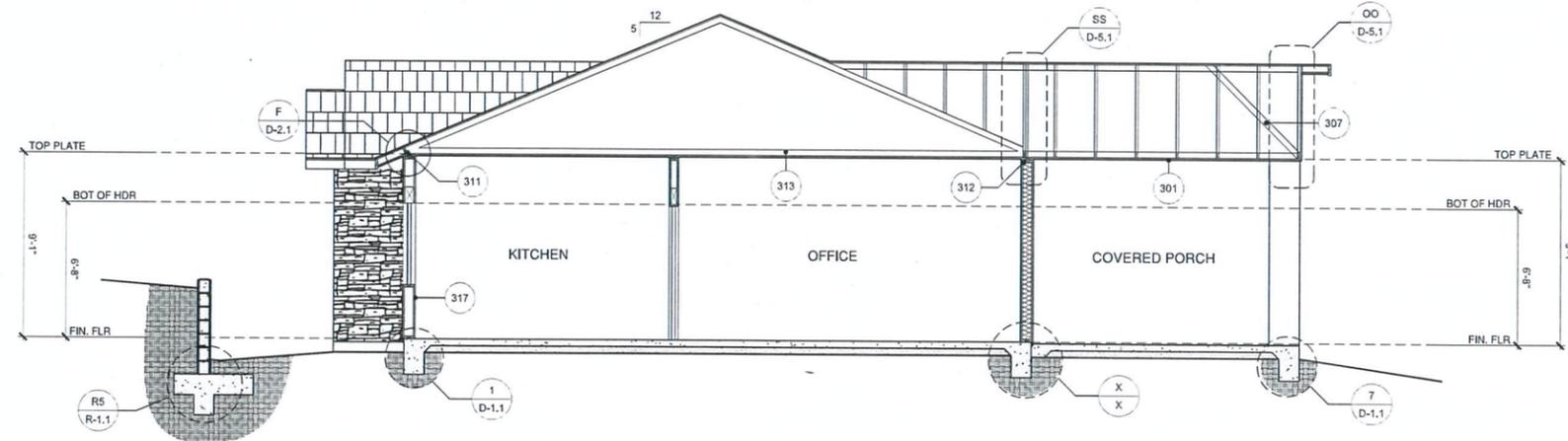
KEYNOTES

- 301 HARDI-SOFFIT ON ALL PORCH LIDS
- 302 3/4" CDX ROOF PLY W/ 8d @ 6-6-12" O.C. W/ RADIANT BARRIER
- 303 CONCRETE TILE ROOF MATERIAL O/ 30# BLDG FELT
- 304 2 x 6 HEM FIR FASCIA
- 305 SOLID BLKG W/ 8d @ 6" O.C.
- 306 PRE-MANUF. TRUSSES @ 24" O.C. MAX.
- 307 2 x 4 #2 DF ATTIC BRACES @ 48" O.C.
- 308 R-30 INSULATION IN ATTIC (TYP)
- 309 NOT USED
- 310 R-19 INSULATION IN WALLS (TYP)
- 311 USE H-1 OR A-35 CLIPS TRUSS TO T.P.
- 312 DBL TOP-PLATES W/ 48" MIN LAPS
- 313 5/8" GYP BOARD ON CEILING (TYP)
- 314 2 x 4 INTERIOR STUDS @ 16" O.C.
- 315 NOT USED
- 316 NOT USED
- 317 1/2" GYP BOARD ON WALLS
- 318 3/4" STUCCO O/ APPRV'D BLDG PAPER & LATH
- 319 2 x 6 EXTERIOR STUDS @ 16" O.C.
- 320 P.T. DF SILL PLATES W/ 3/4" & A.B. PER PLANS
- 321 26 GA. WEEP SCREED @ BASE OF STUCCO
- 322 4" THICK CONC. SLAB W/ #3 BARS @ 18" O.C.
- 323 SUB-SLAB PREPARATION PER FOUNDATION PLAN
- 324 #4 BARS CONT. @ TOP & BOTTOM
- 325 RETAINING WALL PER GRADING PLAN
- 326 NOT USED
- 327 PROVIDE FLASHING AT ROOF-TO-WALL CONNECTIONS
- 328 PROVIDE SEAMLESS GUTTERS W/ DOWNSPOUTS



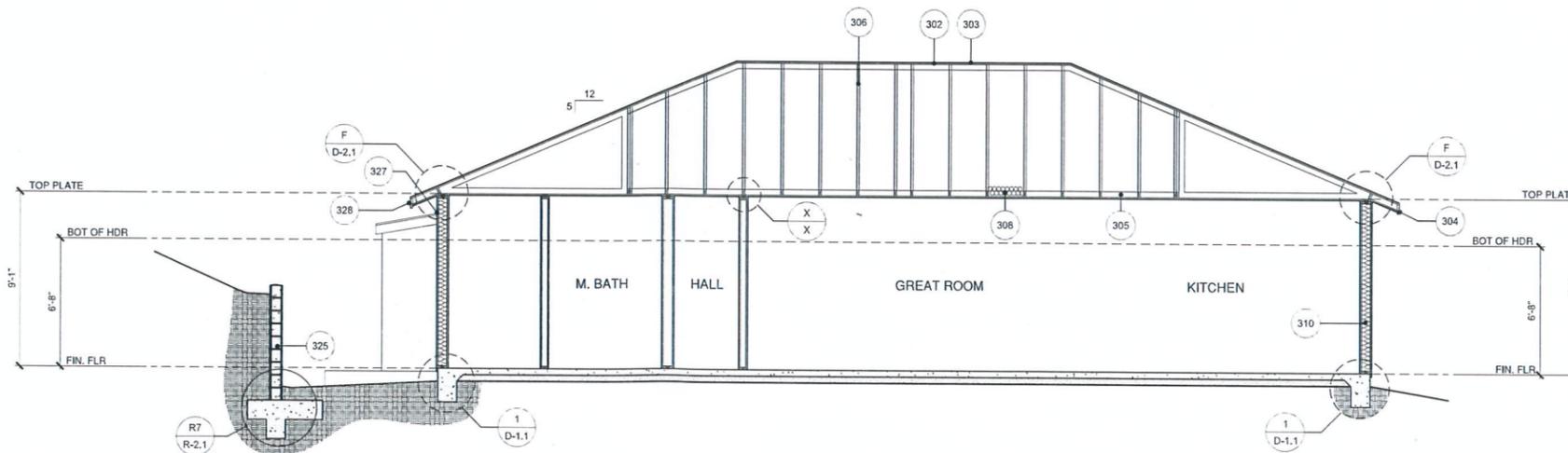
SECTION C-C

1/4" = 1'-0"



SECTION B-B

1/4" = 1'-0"



SECTION A-A

1/4" = 1'-0"



PRESTON JONES

800 WARD CT. TEMPLETON, CA 93465
 (805) 434-0996
 PRESTON.JONES@GMAIL.COM
 GENERAL BUILDING DRAFTSMAN
 GENERAL CONSTRUCTION - REMODELS - ADDITIONS

ATTENTION: IF PLAN CHECK CORRECTION DATE DOES NOT APPEAR IN THE REVISION BLOCK BELOW, DO NOT LAYOUT / BUILD STRUCTURE FROM THIS COPY OF CONSTRUCTION DRAWINGS, UNLESS OTHERWISE INDICATED WITH "APPROVED" RED STAMP FROM LOCAL BUILDING AND PLANNING DEPARTMENT. COPIES WITHOUT CORRECTION DATE INDICATED ARE MOST LIKELY PRELIMINARY DOCUMENTS ONLY.

GOETSCH RESIDENCE
 0000 LINCOLN AVE.
 TEMPLETON, CA 93465
 APN: 041-131-046

COUNTY OF SAN LUIS OBISPO CALIFORNIA

15014

RESIDENCE SECTIONS

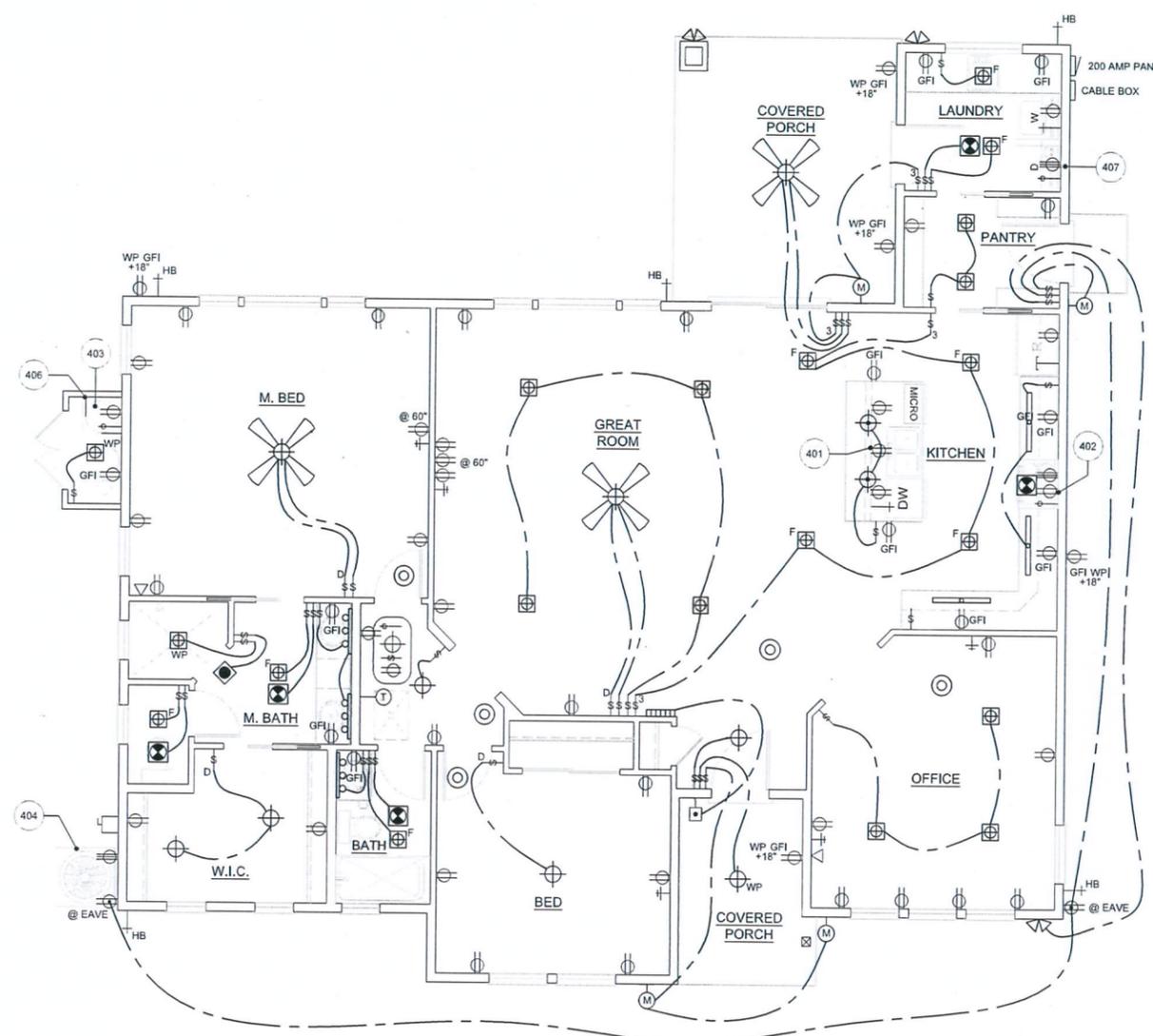
PMT: 0000-00000

REVISIONS	
DESCRIPTION	DATE

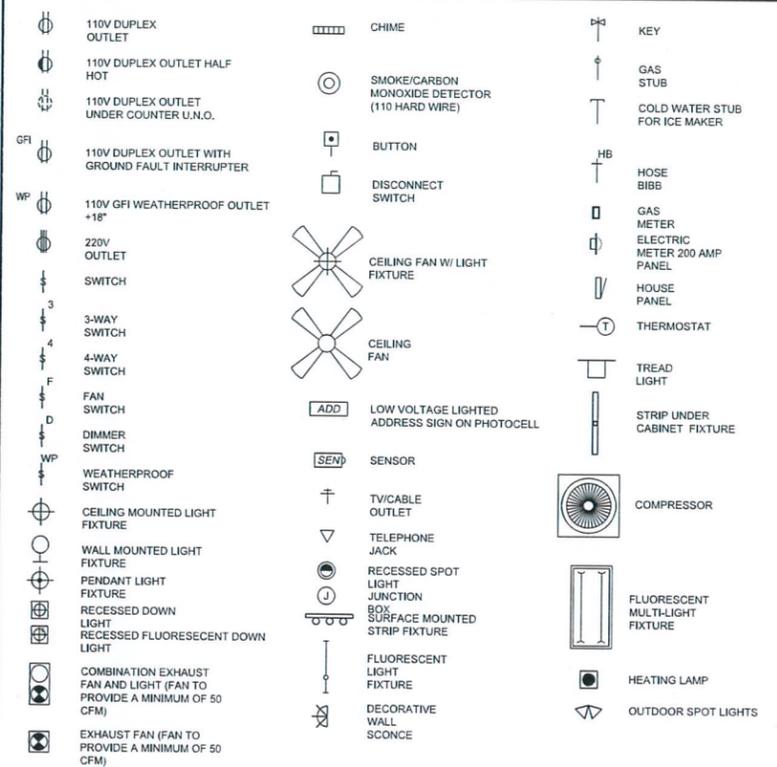
DRAWN	SCALE	DATE
PJ	1/4" = 1'-0"	5-27-16
JOB NO.	DWG NAME	CHECKED
15014		

SHEET

A-3.1



UTILITY LEGEND



KEYNOTES

- 401 OUTLET FOR DISPOSAL
- 402 OUTLET FOR HOOD ABOVE
- 403 40 GALLON WATER HEATER
- 404 AIR CONDENSER
- 405 NOT USED
- 406 SEISMIC ANCHORS PER CBC WATER HEATER
- 407 VENT DRYER TO EXTERIOR

ELECTRICAL NOTES

1. THE MAIN ELECTRICAL PANEL MUST BE PROVIDED WITH A CONCRETE ENCASED ELECTRODE (UFER GROUND) AS PER CEC.
2. SMOKE DETECTORS SHALL BE HARD WIRED AND EQUIPPED WITH A BATTERY BACKUP. SMOKE DETECTORS WILL BE LOCATED IN EACH SLEEPING ROOM AND IN CORRIDORS SERVING SLEEPING ROOMS. IN DWELLING UNITS THAT ARE MORE THAN ONE STORY, A DETECTOR WILL BE LOCATED IN EACH LEVEL. WHEN BEDROOMS ARE LOCATED ON AN UPPER FLOOR, THE SMOKE DETECTOR SHALL BE LOCATED ABOVE THE STAIRWAY. SMOKE DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS.
3. PROVIDE A LIGHT, RECEPTACLE AND SWITCH FOR FAU WHEN LOCATED IN ATTIC OR SIMILAR SPACES.
4. GENERAL LIGHTING IN KITCHEN AND BATHROOMS TO BE SEPARATELY SWITCHED TO APPROVED FIXTURES WITH A MINIMUM EFFICIENCY OF AT LEAST 40 LUMENS PER WATT (FLUORESCENT TYPE FIXTURE).
5. RECESSED LIGHTING FIXTURES INSTALLED IN AREAS TO RECEIVE INSULATION SHALL BE IC RATED UNITS (INSULATION ZERO CLEARANCE TYPE) NO PENETRATION OR REMOVAL OF INSULATION IS PERMITTED.
6. IN NEW CONSTRUCTION, A CONCRETE ENCASED GROUNDING ELECTRODE SHALL BE UTILIZED FOR THE GROUNDING ELECTRODE SYSTEM.
7. BATHROOM OUTLET RECEPTACLE OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20 AMP BRANCH CIRCUIT WITH NO OTHER OUTLETS ON THIS CIRCUIT.
8. OUTSIDE RECEPTACLES MAY NOT BE ON A SMALL APPLIANCE CIRCUIT.
9. ALL RECEPTACLES SERVING COUNTER TOPS IN KITCHEN MUST BE GFCI PROTECTED.
10. CIRCUIT CONDUCTORS MUST CONSIST OF FOUR WIRES AND THE RECEPTACLES AND PLUGS FOR THE APPLIANCES (COOKING APPLIANCES, RANGES, COOKTOPS, OVENS & DRYERS) MUST ACCOMMODATE FOUR WIRES.
11. PROVIDE TWO OR MORE 20-AMPERE SMALL APPLIANCE BRANCH CIRCUITS IN KITCHEN, PANTRY, BREAKFAST ROOM, OR DINING ROOM. REFRIGERATORS MAY BE SERVED BY A SMALL APPLIANCE CIRCUIT OR BY ITS OWN CIRCUIT.
12. CEILING FANS WEIGHING OVER 35 POUNDS CANNOT BE SUPPORTED BY AN ELECTRICAL BOX. THEY MUST BE SUPPORTED AS REQUIRED BY CEC.
13. BATHROOM RECEPTACLES SHALL BE LOCATED ADJACENT TO AND WITHIN 36 INCHES OF THE OUTSIDE EDGE OF EACH BASIN.
14. PROVIDE ARC-FAULT CIRCUITS INTERRUPTER (AFCI) PROTECTION FOR ALL OUTLETS (NT JUST RECEPTACLES) FOR ALL UNIT FAMILY ROOMS, LIVING ROOMS, DINING ROOMS, BEDROOMS, HALLS AND SIMILAR LOCATIONS.
15. ALL TELECOMMUNICATION AND OTHER UTILITIES SHALL BE INSTALLED UNDERGROUND IN APPROVED METHOD OF CONSTRUCTION. THIS REGULATION APPLIES TO UTILITIES ON SITES THAT ARE LESS THAN 5 ACRES AND SERVING NEW STRUCTURES AND OR NEW UTILITY DISTRIBUTIONS.
16. ALL RECESSED LIGHTING IN INSULATED CEILINGS MUST BE IC RATED AND AIRTIGHT.
17. 50% OF THE TOTAL WATTAGE IN THE KITCHEN MUST BE FROM HIGH EFFICIENCY LUMINARIES (aka COMPACT FLUORESCENT/HID). FIXTURES WITH "MODULAR" SOCKET/BALLAST COMPONENTS WILL NO LONGER BE ACCEPTABLE.
18. HIGH EFFICIENCY LUMINARIES OR OCCUPANCY SENSORS MUST BE USED IN BATHROOMS, UTILITY ROOMS, GARAGES AND LAUNDRY ROOMS.
19. EXTERIOR LUMINARIES ATTACHED TO THE BUILDING MUST USE HIGH EFFICIENCY LUMINARIES OR PHOTO/OCCUPANCY SENSOR.
20. IF IT IS AN INTERIOR SPACE AND INCANDESCENT, IT REQUIRES A DIMMER.
21. FLUORESCENT SOURCES OVER 13 WATTS MUST HAVE ELECTRONIC BALLASTS.
22. PROVIDE A MINIMUM OF ONE 20-AMPERE BRANCH CIRCUIT FOR LAUNDRY RECEPTACLES.
23. IN ALL AREAS SPECIFIED IN KITCHENS, FAMILY ROOMS, LIVING ROOMS, BEDROOMS, AND OTHER SIMILAR AREAS, ALL 125v 15 AND 20 AMPERE RECEPTACLES SHALL BE TAMPER RESISTANT.

- CARBON MONOXIDE DETECTORS:**
1. IN NEW CONSTRUCTION, CARBON MONOXIDE ALARMS SHALL BE INSTALLED IN DWELLING UNITS THAT HAVE ATTACHED GARAGES AND DWELLING/SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED.
 2. PER CRC R315.3, CARBON MONOXIDE ALARMS SHALL BE LOCATED IN THE FOLLOWING LOCATIONS:
 - A. OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
 - B. ON EVERY LEVEL OF A DWELLING UNIT INCLUDING THE BASEMENT
 3. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR POWER FROM THE BUILDING WIRING (WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE) AND SHALL BE EQUIPPED WITH A BATTERY BACKUP PER CRC R315.1.1
 4. WHEN MORE THAN ONE CARBON MONOXIDE ALARM IS REQUIRED TO BE INSTALLED, THE ALARMS SHALL BE INTERCONNECTED IN A MANNER THAT ACTIVATION OF ONE WILL ACTIVATE ALL PER CRC R315.1.2
 5. CARBON MONOXIDE ALARMS SHALL BE LISTED PER UL 2034 AND CARBON MONOXIDE DETECTORS SHALL BE LISTED PER UL 2075
 6. FOR ALTERATIONS, REPAIRS, OR ADDITIONS EXCEEDING \$1,000, EXISTING DWELLING/SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM.

- SMOKE DETECTOR NOTES:**
- AN APPROVED SMOKE DETECTOR SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
1. IN EACH SLEEPING ROOM.
 2. AT A POINT CENTRALLY LOCATED IN CORRIDORS OR AREA GIVING ACCESS TO BEDROOMS. WHEN BEDROOMS ARE LOCATED ON AN UPPER FLOOR THE SMOKE DETECTOR SHALL BE LOCATED ABOVE THE STAIRWAY.
 3. IN ALL LEVELS OF THE RESIDENCE REGARDLESS OF THE LOCATION OF BEDROOMS.
 4. WHERE THE CEILING HEIGHT OF A ROOM OPEN TO A HALLWAY SERVING A BEDROOM EXCEEDS THAT OF THE HALLWAY BY 24" A SMOKE DETECTOR IS REQUIRED IN THE HALLWAY AND THE ADJACENT ROOM.
 5. WHERE THE VALUATION OF AN ADDITION, ALTERATION OR REPAIR TO AN R OCCUPANCY EXCEEDS \$1000.00 OR WHEN A SLEEPING ROOM(S) IS ADDED/CREATED IN EXISTING R OCCUPANCIES, SMOKE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT ADOPTED CALIFORNIA BUILDING CODE.
 6. SMOKE DETECTORS MAY BE SOLELY BATTERY OPERATED WHEN INSTALLED IN EXISTING BUILDINGS OR IN BUILDINGS WHICH UNDERGO ALTERATIONS, REPAIRS OR ADDITIONS.

LOWER UTILITY PLAN 1/4" = 1'-0"

PRESTON JONES
 800 WARD CT, TEMPLETON, CA 93465
 (805) 434-0996
 PRESTON.JONES@GMAIL.COM
 GENERAL BUILDING DRAFTSMAN
 GENERAL CONSTRUCTION - REMODELS - ADDITIONS

ATTENTION: IF PLAN CHECK CORRECTION DATE DOES NOT APPEAR IN THE REVISION BLOCK BELOW, DO NOT LAYOUT / BUILD STRUCTURE FROM THIS COPY OF CONSTRUCTION DRAWINGS, UNLESS OTHERWISE INDICATED WITH "APPROVED" RED STAMP FROM LOCAL BUILDING AND PLANNING DEPARTMENT. COPIES WITHOUT CORRECTION DATE INDICATED ARE MOST LIKELY PRELIMINARY DOCUMENTS ONLY.

GOETSCH RESIDENCE
 0000 LINCOLN AVE.
 TEMPLETON, CA 93465
 APN: 041-131-046

COUNTY OF
 SAN LUIS OBISPO
 CALIFORNIA

15014

RESIDENCE UTILITY

PMT: 0000-00000

REVISIONS	
DESCRIPTION	DATE

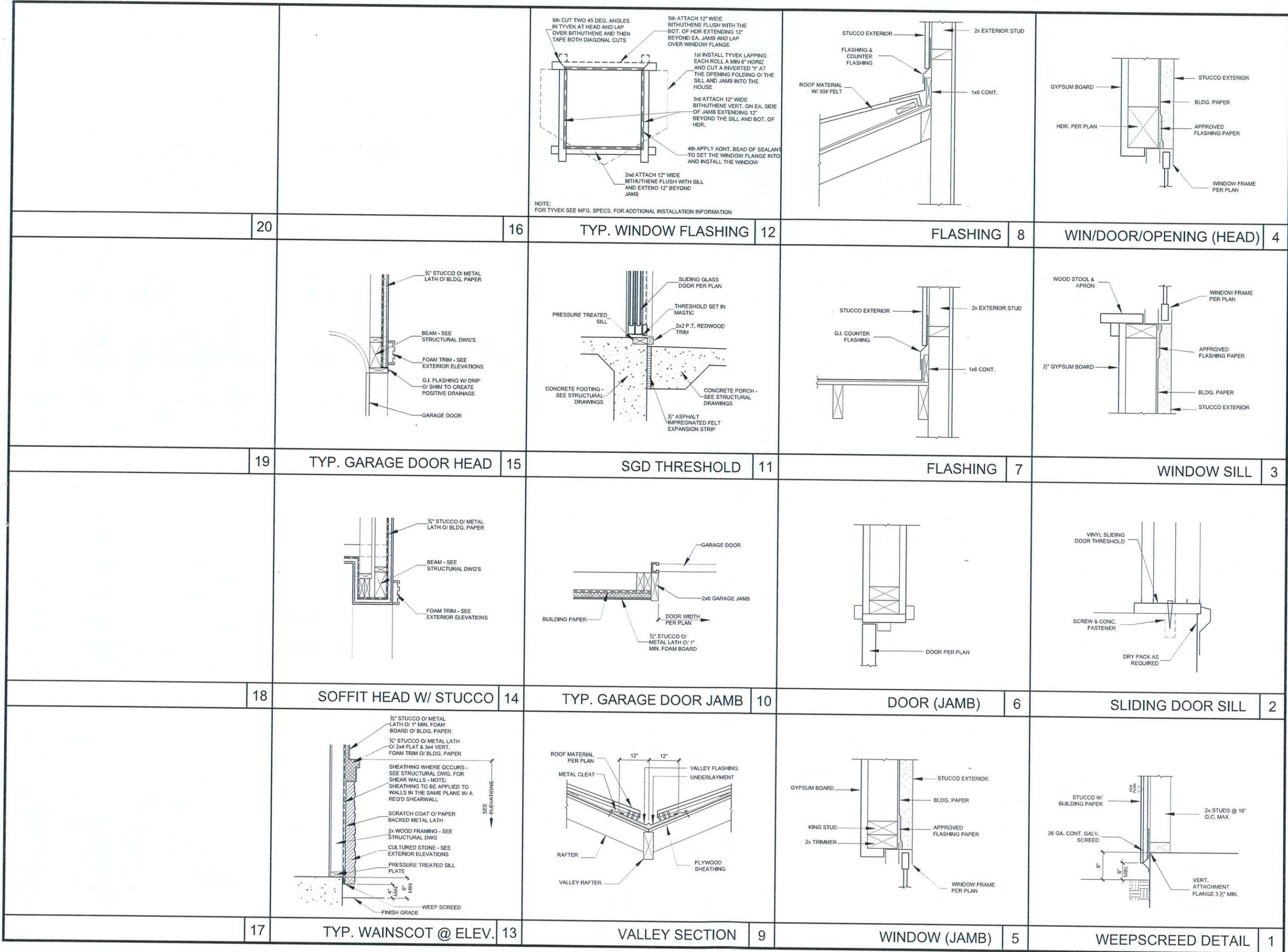
DRAWN	PJ	SCALE	1/4" = 1'-0"	DATE	5-27-16
JOB NO.	15014	DWG NAME		CHECKED	

SHEET
A-4.1

FIELD DUCT SIZING CHART
ROUND DUCT SIZE ESTIMATE

FLEXIBLE DUCT		ROUND METAL PIPE	
DUCT SIZE	DESIGN AIRFLOW	DUCT SIZE	DESIGN AIRFLOW
5"	50	5"	50
6"	75	6"	85
8"	110	7"	125
9"	160	8"	180
10"	225	9"	240
12"	480	12"	525
14"	700	14"	750
16"	1000	16"	1200
18"	1300	18"	1500
20"	1700	20"	2000

RECTANGULAR DUCT SIZE ESTIMATE											
DUCT HEIGHT - NET INSIDE DIMENSION IN INCHES											
SECTION	4"	6"	8"	10"	12"	14"	16"	18"	20"	24"	30"
80	6x4	6x6	8x6	10x6	12x6	14x6	16x6	18x6	20x6	24x6	30x6
90	8x4	11x6	8x6	10x6	12x6	14x6	16x6	18x6	20x6	24x6	30x6
120	10x4	16x6	10x6	12x6	14x6	16x6	18x6	20x6	24x6	30x6	36x6
150	12x4	21x6	12x6	14x6	16x6	18x6	20x6	24x6	28x6	36x6	42x6
180	14x4	27x6	14x6	16x6	18x6	20x6	24x6	28x6	32x6	42x6	50x6
210	16x4	33x6	16x6	18x6	20x6	24x6	28x6	32x6	36x6	48x6	58x6
240	18x4	39x6	18x6	20x6	24x6	28x6	32x6	36x6	40x6	54x6	65x6
270	20x4	45x6	20x6	24x6	28x6	32x6	36x6	40x6	44x6	60x6	72x6
300	22x4	51x6	22x6	26x6	30x6	34x6	38x6	42x6	46x6	66x6	80x6
330	24x4	57x6	24x6	28x6	32x6	36x6	40x6	44x6	48x6	72x6	88x6
360	26x4	63x6	26x6	30x6	34x6	38x6	42x6	46x6	50x6	78x6	95x6
390	28x4	69x6	28x6	32x6	36x6	40x6	44x6	48x6	52x6	84x6	102x6
420	30x4	75x6	30x6	34x6	38x6	42x6	46x6	50x6	54x6	90x6	110x6
450	32x4	81x6	32x6	36x6	40x6	44x6	48x6	52x6	56x6	96x6	118x6
480	34x4	87x6	34x6	38x6	42x6	46x6	50x6	54x6	58x6	102x6	126x6
510	36x4	93x6	36x6	40x6	44x6	48x6	52x6	56x6	60x6	108x6	134x6
540	38x4	99x6	38x6	42x6	46x6	50x6	54x6	58x6	62x6	114x6	142x6
570	40x4	105x6	40x6	44x6	48x6	52x6	56x6	60x6	64x6	120x6	150x6
600	42x4	111x6	42x6	46x6	50x6	54x6	58x6	62x6	66x6	126x6	158x6
630	44x4	117x6	44x6	48x6	52x6	56x6	60x6	64x6	68x6	132x6	166x6
660	46x4	123x6	46x6	50x6	54x6	58x6	62x6	66x6	70x6	138x6	174x6
690	48x4	129x6	48x6	52x6	56x6	60x6	64x6	68x6	72x6	144x6	182x6
720	50x4	135x6	50x6	54x6	58x6	62x6	66x6	70x6	74x6	150x6	190x6
750	52x4	141x6	52x6	56x6	60x6	64x6	68x6	72x6	76x6	156x6	198x6
780	54x4	147x6	54x6	58x6	62x6	66x6	70x6	74x6	78x6	162x6	206x6
810	56x4	153x6	56x6	60x6	64x6	68x6	72x6	76x6	80x6	168x6	214x6
840	58x4	159x6	58x6	62x6	66x6	70x6	74x6	78x6	82x6	174x6	222x6
870	60x4	165x6	60x6	64x6	68x6	72x6	76x6	80x6	84x6	180x6	230x6
900	62x4	171x6	62x6	66x6	70x6	74x6	78x6	82x6	86x6	186x6	238x6
930	64x4	177x6	64x6	68x6	72x6	76x6	80x6	84x6	88x6	192x6	246x6
960	66x4	183x6	66x6	70x6	74x6	78x6	82x6	86x6	90x6	198x6	254x6
990	68x4	189x6	68x6	72x6	76x6	80x6	84x6	88x6	92x6	204x6	262x6
1020	70x4	195x6	70x6	74x6	78x6	82x6	86x6	90x6	94x6	210x6	270x6
1050	72x4	201x6	72x6	76x6	80x6	84x6	88x6	92x6	96x6	216x6	278x6
1080	74x4	207x6	74x6	78x6	82x6	86x6	90x6	94x6	98x6	222x6	286x6
1110	76x4	213x6	76x6	80x6	84x6	88x6	92x6	96x6	100x6	228x6	294x6
1140	78x4	219x6	78x6	82x6	86x6	90x6	94x6	98x6	102x6	234x6	302x6
1170	80x4	225x6	80x6	84x6	88x6	92x6	96x6	100x6	104x6	240x6	310x6
1200	82x4	231x6	82x6	86x6	90x6	94x6	98x6	102x6	106x6	246x6	318x6
1230	84x4	237x6	84x6	88x6	92x6	96x6	100x6	104x6	108x6	252x6	326x6
1260	86x4	243x6	86x6	90x6	94x6	98x6	102x6	106x6	110x6	258x6	334x6
1290	88x4	249x6	88x6	92x6	96x6	100x6	104x6	108x6	112x6	264x6	342x6
1320	90x4	255x6	90x6	94x6	98x6	102x6	106x6	110x6	114x6	270x6	350x6
1350	92x4	261x6	92x6	96x6	100x6	104x6	108x6	112x6	116x6	276x6	358x6
1380	94x4	267x6	94x6	98x6	102x6	106x6	110x6	114x6	118x6	282x6	366x6
1410	96x4	273x6	96x6	100x6	104x6	108x6	112x6	116x6	120x6	288x6	374x6
1440	98x4	279x6	98x6	102x6	106x6	110x6	114x6	118x6	122x6	294x6	382x6
1470	100x4	285x6	100x6	104x6	108x6	112x6	116x6	120x6	124x6	300x6	390x6
1500	102x4	291x6	102x6	106x6	110x6	114x6	118x6	122x6	126x6	306x6	398x6
1530	104x4	297x6	104x6	108x6	112x6	116x6	120x6	124x6	128x6	312x6	406x6
1560	106x4	303x6	106x6	110x6	114x6	118x6	122x6	126x6	130x6	318x6	414x6
1590	108x4	309x6	108x6	112x6	116x6	120x6	124x6	128x6	132x6	324x6	422x6
1620	110x4	315x6	110x6	114x6	118x6	122x6	126x6	130x6	134x6	330x6	430x6
1650	112x4	321x6	112x6	116x6	120x6	124x6	128x6	132x6	136x6	336x6	438x6
1680	114x4	327x6	114x6	118x6	122x6	126x6	130x6	134x6	138x6	342x6	446x6
1710	116x4	333x6	116x6	120x6	124x6	128x6	132x6	136x6	140x6	348x6	454x6
1740	118x4	339x6	118x6	122x6	126x6	130x6	134x6	138x6	142x6	354x6	462x6
1770	120x4	345x6	120x6	124x6	128x6	132x6	136x6	140x6	144x6	360x6	470x6
1800	122x4	351x6	122x6	126x6	130x6	134x6	138x6	142x6	146x6	366x6	478x6
1830	124x4	357x6	124x6	128x6	132x6	136x6	140x6	144x6	148x6	372x6	486x6
1860	126x4	363x6	126x6	130x6	134x6	138x6	142x6	146x6	150x6	378x6	494x6
1890	128x4	369x6	128x6	132x6	136x6	140x6	144x6	148x6	152x6	384x6	502x6
1920	130x4	375x6	130x6	134x6	138x6	142x6	146x6	150x6	154x6	390x6	510x6
1950	132x4	381x6	132x6	136x6	140x6	144x6	148x6	152x6	156x6	396x6	518x6
1980	134x4	387x6	134x6	138x6	142x6	146x6	150x6	154x6	158x6	402x6	526x6
2010	136x4	393x6	136x6	140x6	144x6	148x6	152x6	156x6	160x6	408x6	534x6
2040	138x4	399x6	138x6	142x6	146x6	150x6	154x6	158x6	162x6	414x6	542x6
2070	140x4	405x6	140x6	144x6	148x6	152x6	156x6	160x6	164x6	420x6	550x6
2100	142x4	411x6	142x6	146x6	150x6	154x6	158x6	162x6	166x6	426x6	558x6
2130	144x4	417x6	144x6	148x6	152x6	156x6	160x6	164x6	168x6	432x6	566x6
2160	146x4	423x6	146x6	150x6	154x6	158x6	162x6	166x6	170x6	438x6	574x6
2190	148x4	429x6	148x6	152x6	156x6	160x6	164x6	168x6	172x6	444x6	582x6
2220	150x4	435x6	150x6	154x6	158x6	162x6	166x6	170x6	174x6	450x6	590x6
2250	152x4	441x6	152x6	156x6	160x6	164x6	168x6	172x6	176x6	456x6	598x6
2280	154x4	447x6	154x6	158x6	162x6	166x6	170x6	174x6	178x6	462x6	606x6
2310	156x4	453x6	156x6	160x6	164x6	168x6	172x6	176x6	180x6	468x6	614x6
2340	158x4	459x6	158x6	162x6	166x6	170x6	174x6	178x6	182x6	474x6	622x6
2370	160x4	465x6	160x6	164x6	168x6	172x6	176x6	180x6	184x6	480x6	630x6
2400	162x4	471x6	162x6	166x6	170x6	174x6	178x6	182x6	186x6	486x6	638x6
2430	164x4	477x6	164x6	168x6	172x6	176x6	180x6	184x6	188x6	492x6	646x6
2460	166x4	483x6	166x6	170x6	174x6	178x6	182x6	186x6	190x6	498x6	654x6
2490	168x4	489x6	168x6	172x6	176x6	180x6	184x6	188x6	192x6	504x6	662x6
2520	170x4	495x6	170x6	174x6	178x6	182x6	186x6	190x6	194x6	510x6	670x6
2550	172x4	501x6	172x6	176x6	180x6	184x6	188x6	192x6	196x6	516x6	678x6
2580	174x4	507x6	174x6	178x6	182x6	186x6	190x6	194x6	198x6	522x6	686x6
2610	176x4	513x6	176x6	180x6	184x6	188x6	192x6	196x6	200x6	528x6	694x6
2640	178x4	519x6	178x6	182x6	186x6	190x6	194x6	198x6	202x6	534x6	702x6
2670	180x4	525x6	180x6	184x6	188x6	192x6	196x6	200x6	204x6	540x6	710x6
2700	182x4	531x6	182x6	186x6	190x6	194x6	198x6	202x6	206x6	546x6	718x6
2730	184x4	537x6	184x6	188x6	192x6	196x6	200x6	204x6	208x6	552x6	726x6
2760	186x4	543x6	186x6	190x6	194x6	198x6	202x6	206x6	210x6	558x6	734x6
2790	188x4	549x6	188x6	192x6	196x6	200x6	204x6	208x6	212x6	564x6	742x6
2820	190x4	555x6	190x6	194x6	198x6	202x6	206x6	210x6	214x6	570x6	750x6
2850	192x4	561x6	192x6	196x6	200x6	204x6	208x6	212x6	216x6	576x6	758x6
2880	194x4	567x6	194x6	198x6	202x6	206x6	210x6	214x6	218x6	582x6	766x6
2910	196x4	573x6	196x6	200x6	204x6	208x6	212x6	216x6	220x6	588x6	774x6
2940	198x4	579x6	198x6	202x6	206x6	210x6	214x6	218x6	222x6	594x6	782x6
2970	200x4	585x6	200x6</								



PRESTON JONES
 800 WARD CT. TEMPLETON, CA 93465
 (805) 434-0996
 PRESTON.JONES@GMAIL.COM
 GENERAL BUILDING DRAFTSMAN
 GENERAL CONSTRUCTION - REMODELS - ADDITIONS

ATTENTION: IF PLAN CHECK CORRECTION DATE DOES NOT APPEAR IN THE REVISION BLOCK BELOW, DO NOT LAYOUT / BUILD STRUCTURE FROM THIS COPY OF CONSTRUCTION DRAWINGS, UNLESS OTHERWISE INDICATED WITH "APPROVED" RED STAMP FROM LOCAL BUILDING AND PLANNING DEPARTMENT. COPIES WITHOUT CORRECTION DATE INDICATED ARE MOST LIKELY PRELIMINARY DOCUMENTS ONLY.

GOETSCH RESIDENCE
 0000 LINCOLN AVE.
 TEMPLETON, CA 93465
 APN: 041-131-046

COUNTY OF
 SAN LUIS OBISPO
 CALIFORNIA

15014

ARCHITECTURAL CONSTRUCTION DETAILS

PMT: 0000-00000

REVISIONS	
DESCRIPTION	DATE

DRAWN	SCALE	DATE
BJ	N/A	REG 09/14
JOB NO.	DWG NAME	CHECKED
15014		

SHEET
D-1.0

MANDATORY FEATURES

2013 Low-Rise Residential Mandatory Measures Summary

Table listing mandatory features for 2013 Low-Rise Residential Mandatory Measures, including sections for Energy, Water, and Other measures.

2013 Low-Rise Residential Mandatory Measures Summary

Table listing mandatory features for 2013 Low-Rise Residential Mandatory Measures, including sections for Energy, Water, and Other measures.

2013 Low-Rise Residential Mandatory Measures Summary

Table listing mandatory features for 2013 Low-Rise Residential Mandatory Measures, including sections for Energy, Water, and Other measures.

2013 Low-Rise Residential Mandatory Measures Summary

Table listing mandatory features for 2013 Low-Rise Residential Mandatory Measures, including sections for Energy, Water, and Other measures.

RESIDENTIAL FEATURES

Table titled 'RESIDENTIAL MEASURED SUMMARY' showing various metrics like Energy Use Intensity, Water Use Intensity, and other residential features.



PRESTON JONES
(805) 434-0996
PRESTON.JONES@GMAIL.COM

ATTENTION: IF PLAN CHECK CORRECTION DATE DOES NOT APPEAR IN THE REVISION BLOCK... PRELIMINARY DOCUMENTS ONLY.

CERTIFICATE OF COMPLIANCE

Certificate of Compliance - Residential Performance Compliance Method. Includes project info, compliance results, and energy/water use summary.

Certificate of Compliance - Residential Performance Compliance Method. Includes project info, compliance results, and energy/water use summary.

Certificate of Compliance - Residential Performance Compliance Method. Includes project info, compliance results, and energy/water use summary.

Certificate of Compliance - Residential Performance Compliance Method. Includes project info, compliance results, and energy/water use summary.

Certificate of Compliance - Residential Performance Compliance Method. Includes project info, compliance results, and energy/water use summary.

GOETSCH RESIDENCE
0000 LINCOLN AVE.
TEMPLETON, CA 93465

COUNTY OF SAN LUIS OBISPO CALIFORNIA

15014

RESIDENCE TITLE 24

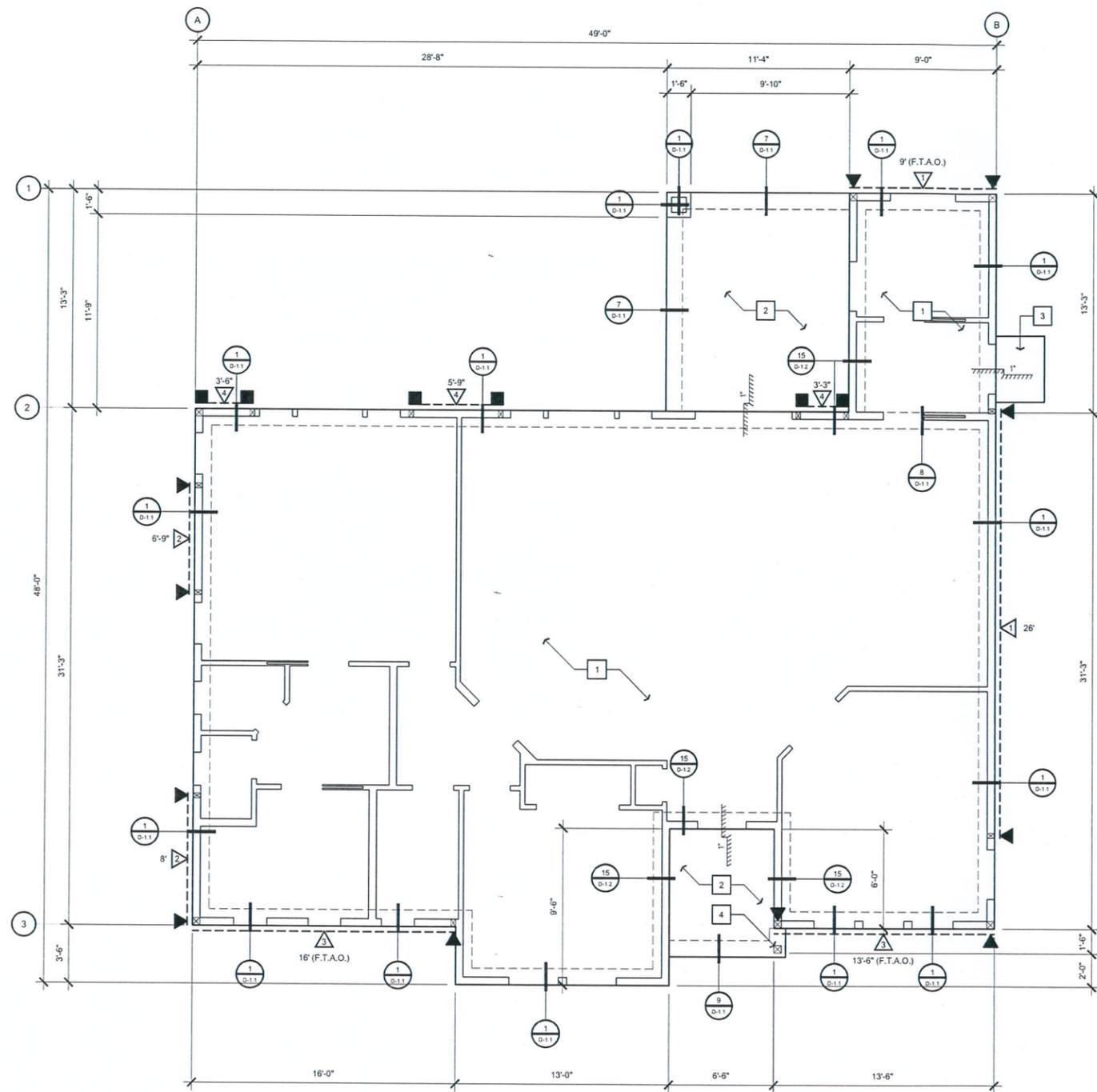
PMT: 0000-0000

Table with columns for Description and Date, used for tracking revisions.

DRAWN: PJ SCALE: DATE: 5-27-16

JOB NO: 15014 DWG NAME: SHEET

T-24.1



RESIDENCE FOUNDATION PLAN

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

FOUNDATION VERIFICATION LETTER REQ'D

PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:

1. THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE SOILS REPORT.
2. THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED.
3. THE FOUNDATION EXCAVATIONS COMPLY WITH THE INTENT OF THE SOILS REPORT.

ANCHOR BOLT NOTE

2 X SILL PLATE → USE 5/8" DIAMETER X 10" MIN. ANCHOR BOLTS
 3 X SILL PLATE → USE 5/8" DIAMETER X 12" MIN. ANCHOR BOLTS

ASTM F1554 GR. 36 ANCHOR BOLTS SHALL BE EMBEDDED 7" MINIMUM INTO PERIMETER FOOTING AND SPACED AT 4 FEET MAX. ON CENTER UNLESS NOTED OTHERWISE ON SHEAR WALL SCHEDULE. BOLTS SHALL BE A MAXIMUM OF 12" FROM SILL ENDS AND SPLICES WITH A MINIMUM OF 2 BOLTS PER SPLICE. USE 3" X 3" X 0.229" THICK FLAT PLATE WASHERS AT EACH ANCHOR BOLT. WASHERS MUST BE WITHIN 1/2" OF STRUCTURAL SHEATHING.

FOUNDATION CALLOUTS

1. 4" CONCRETE SLAB - SEE CONCRETE NOTE.
2. 4" CONCRETE SLAB AT COVERED PATIO - SEE CONCRETE NOTE. SLOPE CONCRETE AWAY FROM BUILDING 2% MINIMUM.
3. PROVIDE 4" CONCRETE PAD OUTSIDE EXTERIOR DOOR WITH #3 @ 18" O.C. SET AT MIDSPAN OF SLAB OVER 4" CLEAN COMPACTED FILL SAND (THICKEN PERIMETER). SLOPE CONCRETE AWAY FROM BUILDING 2% MINIMUM. PAD SHALL BE MINIMUM 3'-0" DEEP AND AS WIDE AS DOORWAY PLUS 6 INCHES ON EACH SIDE.
4. 6X6 D.F. #1 POST W/ CBS066 AT POST TO FOOTING CONNECTION. PROVIDE 3" MINIMUM SIDE COVER PER SIMPSON SPECIFICATIONS.

SPECIAL INSPECTION REQUIRED

THE CONTRACTOR SHALL NOTE THAT SPECIAL INSPECTION IS REQUIRED FOR THIS PROJECT. FOR THE SPECIAL INSPECTIONS REQUIRED ON THIS PROJECT SEE THE SPECIAL INSPECTION NOTES ON SHEET S-1.1.

SITE DEVELOPMENT

GRADING AND FOUNDATION EXCAVATIONS

A. DUE TO THE PRESENCE OF LOW DENSITY NEAR SURFACE SOILS AND A CUT/FILL SITUATION AT SHALLOW BEARING DEPTHS, OVEREXCAVATION AND RECOMPACTION OF SOILS IN THE BUILDING AREAS (INCLUDING COVERED DECK AREAS) WILL BE NECESSARY TO DECREASE THE POTENTIAL FOR DIFFERENTIAL SETTLEMENT AND TO PROVIDE MORE UNIFORM BEARING CONDITIONS. SOILS SHOULD BE OVEREXCAVATED TO A DEPTH OF TWO (2)-FEET BELOW THE BOTTOM OF FOOTINGS, FOUR (4)-FEET BELOW EXISTING GRADE, THROUGH THE BROWN TOPSOIL (NOTED AS SOIL TYPE B1 IN THE PROJECT BORING LOGS), OR 75% OF THE DEEPEST FILL AT DISTANCE OF FIVE (5)-FEET BEYOND THE BUILDING PERIMETER. THE RESULTING SURFACE SHOULD BE SCARIFIED TO A DEPTH OF ONE (1)-FOOT, MOISTURE CONDITIONED AND RECOMPACTED TO A MINIMUM 90% OF MAXIMUM DRY DENSITY. THE INTENT OF THESE RECOMMENDATIONS IS TO PROVIDE A MINIMUM OF TWO (2)-FEET OF COMPACTED SOILS BELOW THE BOTTOM OF ALL FOOTINGS, AND RECOMPACT THE LOOSE TOPSOIL.

NOTE: FOR ALL OTHER RECOMMENDATIONS AND REQUIREMENTS NOT STATED HERE, THE CONTRACTOR SHALL REVIEW THE SOILS REPORT PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR HAS ANY QUESTIONS, PLEASE CONTACT BEACON GEOTECHNICAL.

SHEAR WALL SCHEDULE

NO.	SHEAR (pl)	MATERIAL	Z SIDES	NAILING (E.N. F.N.)	TOP PLATE CONNECTOR	SILL PLATE NAILS @ SUB-FLR	1/2" @ A.B. @ FND
280	15/32" OSB (ID# 24/0)	N	8d @ 4 - 12	RBC @ 12" o/c or LPT @ 18" o/c	SDWS 22x4" SCREWS @ 12" o/c	48" o/c	
430	15/32" OSB (ID# 24/0)	N	8d @ 4 - 12	RBC @ 12" o/c or LPT @ 18" o/c	SDWS 22x4" SCREWS @ 12" o/c	40" o/c	
550	15/32" OSB (ID# 24/0)	N	8d @ 3 - 12	RBC @ 12" o/c or LPT @ 18" o/c	SDWS 22x4" SCREWS @ 12" o/c	32" o/c	
665	15/32" OSB (ID# 24/0)	N	10d @ 3 - 12	RBC @ 12" o/c or LPT @ 18" o/c	SDWS 22x4" SCREWS @ 12" o/c	28" o/c	
870	15/32" OSB (ID# 24/0)	N	10d @ 2 - 12	RBC @ 12" o/c or LPT @ 18" o/c	SDWS 22x4" SCREWS @ 12" o/c	20" o/c	
1330	15/32" OSB (ID# 24/0)	Y	10d @ 3 - 12	LTP @ 5" o/c	23-Rows SDWS 22x4" SCREWS @ 8" o/c	12" o/c	
1740	15/32" OSB (ID# 24/0)	Y	10d @ 2 - 12	LTP @ 4" o/c	23-Rows SDWS 22x4" SCREWS @ 8" o/c	10" o/c	

FOOTNOTES:

1. All sheathing to be struct 1 panel grade and fully blocked.
2. Refer to "Vertical Clapboard Notes" for material and application specifications.
3. All nails specified are common. Where "air-gun" nailing is used, care shall be taken to use true common nail equivalents.
4. Provide 0.229" thick x 3" square, flat plate washers at all 5/8" diameter anchor bolts. Plate washer is required to be within 1/2" of plywood sheathing.
5. For walls which bear trusses, one 1x1 clip, from truss to top plate, may be used in place of one ASD top plate connector.
6. Use RBC @ 2x sill plate to rim joist or solid blocking with spacing per "Top Plate Connector".
7. Ok to use (1) ASD clip in lieu of (1) RBC as needed.
8. Study shall be 3x minimum @ panel edges. Use 2x P.T.D.F. bottom plate for Shear Panels 1-4. Stagger min @ outside top plate and panel edges.
9. Stagger nails at opposite sides of wall.
10. Provide a double rim joist and stagger SDWS screws by 2".
11. Install LTP with 8d common nails only.

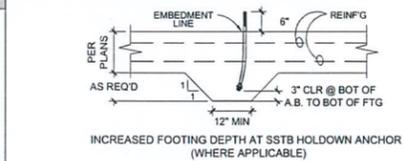
HOLDOWN KEY

- ▼ = HDU2 W/ SBS/8x24. USE 4X6 D.F. #2 POST W/ HOLDOWN. SEE DETAIL (4/D-1.1)
- = HDU4 W/ SBS/8x24. USE 4X6 D.F. #2 POST W/ HOLDOWN. SEE DETAIL (4/D-1.1)

HOLDOWN NOTES:

1. HOLDOWN ANCHORS MUST BE TIED IN PLACE PRIOR TO FOUNDATION INSPECTION AND RE-TIGHTENED JUST PRIOR TO COVERING THE WALL FRAMING.
2. HDU HOLDOWNS MAY BE INSTALLED 18" MAXIMUM ABOVE TOP OF CONCRETE.

SB HOLDOWN ANCHOR DETAIL



SOIL NOTE

SOILS EXPANSION INDEX: LOW
 REPORT #: F-101268
 BY: BEACON GEOTECHNICAL, INC.
 DATED: NOVEMBER 11, 2015

THE SOILS REPORT REFERENCED IS PART OF THESE PLANS AND ALL RECOMMENDATIONS THERE IN SHALL BE COMPLIED WITH.

CONCRETE NOTE

CONCRETE SLAB SHALL BE 4" THICK MINIMUM WITH #3 BARS @ 18" O.C. EACH WAY OVER 2" CLEAN COMPACTED FREE DRAINING SAND OVER 10MIL VISQUEEN. VISQUEEN TO BE PLACED OVER 6" CLEAN FREE DRAINING MATERIAL. SET REINFORCEMENT AT MID DEPTH OF SLAB.
 FOOTINGS SHALL BE 12 INCHES WIDE X 18 INCHES DEEP WITH (1) #4 BAR TOP AND BOTTOM UNLESS OTHERWISE NOTED ON FOUNDATION PLAN. ALWAYS CHECK FOUNDATION LEGEND FOR DIFFERENCES IN REBAR SIZES AND LOCATIONS. NOTE THAT DEPTH OF FOOTING SHALL BEGIN AT COMPETENT MATERIAL, WHICH MAY OR MAY NOT BE THE SAME AS FINISHED GRADE. USE #3 REINFORCEMENT BARS SET 3" MINIMUM ABOVE THE BOTTOM OF THE FOOTING AND BENT 3'-0" MINIMUM INTO SLAB.

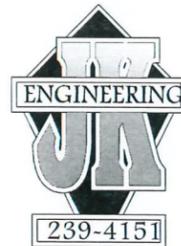
PREMOISTENING CONTROL FOR SOILS UNDER FOOTINGS AND SLABS SHALL BE TO 120% OF OPTIMUM MOISTURE CONTENT TO A DEPTH OF 21" BELOW LOWEST GRADE. TESTING REQUIRED. AFTER PREMOISTENING, THE SPECIFIED MOISTURE CONTENT OF THE SOILS SHALL BE MAINTAINED UNTIL CONCRETE IS PLACED. REQUIRED MOISTURE CONTENT SHALL BE VERIFIED BY AN APPROVED TESTING LABORATORY NOT MORE THAN 24 HOURS PRIOR TO PLACEMENT OF CONCRETE.

CONCRETE SLABS SHALL BE SAW CUT 3/4" DEEP @ 15" O.C. GRIDS WITHIN 24 HOURS OF SLAB POUR.

SOILS ENGINEER SHALL VERIFY ALL FOOTINGS AND SLAB AREAS PRIOR TO CONTRACTOR PLACING FORMS AND STEEL REINFORCEMENT.

FOUNDATION NOTES:

1. STRENGTH OF CONCRETE AT 28 DAYS SHALL BE 2500 PSI MINIMUM.
2. ALL HOLDOWNS AND BRACKETS IN CONCRETE SHALL BE SET IN PLACE PRIOR TO FOUNDATION INSPECTION.
3. A COPY OF THE SOILS REPORT SHALL BE ON SITE DURING FOUNDATION INSPECTION.
4. VERIFY ALL HOLDOWNS AND ANCHOR BOLTS LOCATIONS WITH FLOOR PLAN.
5. THE SOILS ENGINEER SHALL INSPECT AND APPROVE THE FOUNDATION EXCAVATIONS BEFORE REQUESTING A BUILDING DIVISION FOUNDATION INSPECTION.
6. PRIOR TO CALLING FOR BUILDING DIVISION FOUNDATION INSPECTION, PRELIMINARY GRADING AND COMPACTION REPORTS SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DIVISION GRADING INSPECTOR.
7. THE FASTENERS EMBEDDED IN CONCRETE SHALL BE ATTACHED TO, OR HOOKED AROUND, REINFORCING STEEL OR OTHERWISE TERMINATED TO EFFECTIVELY TRANSFER FORCES TO THE REINFORCING STEEL (SEC 1633.2.4.2 #6).
8. HOLD DOWN DEVICES MUST BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
9. SLABS SHALL BE SAW CUT 3/4" DEEP @ 15" O.C. GRIDS WITHIN 24 HOURS OF SLAB POUR.
10. PROVIDE FINAL SOILS REPORT PRIOR TO FOUNDATION INSPECTION. THIS REPORT SHALL CERTIFY THAT THE SOIL PREPARED IS TO THE PRELIMINARY SOIL REPORT AND THE SOIL CONDITION IS SUITABLE FOR THE PROPOSED STRUCTURE. THIS REPORT SHALL BE SIGNED AND WET STAMPED BY THE SOIL ENGINEER.
11. SOIL ENGINEER SHALL INSPECT ALL FOUNDATION EXCAVATIONS PRIOR TO CONCRETE POURING AND OBSERVE ALL REQUIRED MOISTURE CONDITIONS OF UNDER-SLAB AREAS.
12. PRIOR TO POURING FOUNDATION, A LICENSED PROFESSIONAL SHALL PERFORM A FOUNDATION PAD INSPECTION. A LETTER IS TO BE SENT TO THE PLAN CHECK DIVISION AND CERTIFY THAT THE CONSTRUCTION OF THE PAD IS TO THE SITE PLAN AND TO THE ARCHITECTURAL PLAN; AND NO DEVIATION FROM THE APPROVED PLANS.



239-4151
 John A. Kudla
 Civil Engineering &
 Structural Design
 R.C.E. #50652
 610 10th ST. UNIT 'A' PASO
 ROBLES, CA.

PLAN PREPARED FOR:

TODD GOETSCH
 LINCOLN AVENUE
 TEMPLETON, CA 93465

REVISION LOG

REV.	DESCRIPTION	DATE

These drawings are the exclusive property of J.A. Engineering 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.A. Engineering and John Kudla is prohibited.

PROJECT NO. 15-0603-17
 DRAWN BY DJK
 DATE 08/25/16
 SHEET TITLE: GOETSCH STRUCTURAL.DWG

RESIDENCE FOUNDATION PLAN

SHEET NUMBER:

S-1.2

GENERAL SPECIFICATIONS FOR REINFORCING :

- Reinforcing steel shall be clean of rust, grease, or other material likely to impair bond.
- All reinforcing steel to be continuous and lapped (with staggered splices at adjacent bars) minimum 24" at splices (#4 bars), 42" at splices (#5 bars). Reinforcing bars shall have minimum bend radius of 4 times the bar diameter. Bars shall not be heated to facilitate bending. Once bent, steel shall not be straightened.
- Reinforcing bars to be deformed bars conforming ASTM A-615:
3, # 4 Grade 40 # 5 & larger Grade 60
- All reinforcing steel, anchor bolts, and foundation hardware shall be located in the formwork and held firmly in place prior to and during concrete placement by means of wire supports.
- Concrete cover is required as follows over reinforcing :
3" where concrete is exposed to and cast against earth
2" where concrete is exposed to earth but cast against formwork
1-1/2" where concrete is not exposed to earth or weather
- Reinforcing steel shall not be welded, unless specifically notes on the structural drawings. If allowed, welding shall conform to CBC Standards.

GENERAL SPECIFICATIONS FOR CONCRETE :

- All concrete shall have 2500 psi minimum compressive strength at 28 days and shall be normal weight. (U.O.N.)
- All concrete work shall comply with ACI building code (ACI 318)
- The maximum concrete slump shall be : Slabs 3" (plus or minus 1")
All other work ... 4" (plus or minus 1")
- The minimum cement content shall be 5 sacks per cubic yard and shall be Portland Cement, Type I or II, low alkali, per ASTM C-150.
- Any water reducing agents added shall be used to reduce the water/cement ratio. Admixtures shall be approved by the Engineer.
- Aggregate shall conform to ASTM C-33. Maximum aggregate size shall be 1" (U.O.N.)
Use 3/4" aggregate for slabs on grade.
- Concrete Placement :
A. Concrete shall not free-fall more than five (5) feet. Use tremie pump or other approved methods.
B. Vibrate all concrete (including slabs) as it is placed with a mechanical vibrator operated by experienced personnel. Reinforcing and forms shall not be vibrated.
- Curing : Freshly deposited concrete shall be protected from premature drying and excessively hot or cold temperatures, and shall be maintained with minimal moisture loss at a relatively constant temperature for the period of time necessary for the hydration of the cement. (typically 7 days)
- Unless specifically detailed or noted otherwise, construction and control joints shall be provided on all concrete slabs, and shall be located such that the area within joints does not exceed 400 square feet, and is roughly square without interior corners.

FOUNDATION PLAN LEGEND

= 12" WIDE X 18" DEEP CONTINUOUS FOOTING WITH: (2)-#4 BARS TOP AND BOTTOM
THIS FOOTING REINFORCEMENT SHALL CONTINUE FOR 6'-0" MINIMUM EACH WAY FROM CENTER OF PAD FOOTING

PAD FOOTING LEGEND

= 24" SQUARE X 18" DEEP INTO COMPETENT MATERIAL WITH: (6)-#4 BARS EACH WAY -> SEE DETAIL (11/D-1.1)
PAD FOOTING SHALL CONSIST OF TWO MATS OF REINFORCEMENT WITH ONE MAT ON TOP AND BOTTOM OF PAD FOOTING. EACH MAT SHALL CONSIST OF (3)-#4 BARS EACH WAY.

- NOTES:**
- BARS SHALL BE A MINIMUM 3" CLEAR FROM TOP, BOTTOM, AND SIDES OF FOOTING
 - RUN PERIMETER REINFORCEMENT CONTINUOUS THROUGH PAD FOOTING.
 - PAD FOOTING SHALL BE CENTERED BELOW METAL BUILDING COLUMN BASE PLATE.

CONTRACTOR / OWNER HAIRPIN NOTE

THE CONTRACTOR / OWNER SHALL NOTE THAT THE FOUNDATION SYSTEM WAS DESIGNED USING STRUCTURAL HAIRPINS. THIS IS THE MOST COST EFFECTIVE DESIGN OPTION BUT IS THE LEAST VERSATILE. THE OWNER SHALL NOTE THAT AFTER THE SLAB HAS BEEN POURED, THE CONCRETE SLAB SHALL NEVER BE CUT. WERE THE SLAB TO BE CUT (FOR PIPE, CABLE, OR CONDUIT INSTALLATION AND MAINTENANCE, AMONG OTHER REASONS), THE SYSTEM WOULD BE DESTROYED. ALL HAIRPINS AND SLAB REINFORCEMENT SHALL HAVE 2" CLEAR COVER TO TOP OF SLAB.

SITE DEVELOPMENT

GRADING AND FOUNDATION EXCAVATIONS

A. DUE TO THE PRESENCE OF LOW DENSITY NEAR SURFACE SOILS AND A CUT/FILL SITUATION AT SHALLOW BEARING DEPTHS, OVEREXCAVATION AND RECOMPACTION OF SOILS IN THE BUILDING AREAS (INCLUDING COVERED DECK AREAS) WILL BE NECESSARY TO DECREASE THE POTENTIAL FOR DIFFERENTIAL SETTLEMENT AND TO PROVIDE MORE UNIFORM BEARING CONDITIONS. SOILS SHOULD BE OVEREXCAVATED TO A DEPTH OF TWO (2)-FEET BELOW THE BOTTOM OF FOOTINGS, FOUR (4)-FEET BELOW EXISTING GRADE, THROUGH THE BROWN TOPSOIL (NOTED AS SOIL TYPE B1 IN THE PROJECT BORING LOGS), OR 75% OF THE DEEPEST FILL AT DISTANCE OF FIVE (5)-FEET BEYOND THE BUILDING PERIMETER. THE RESULTING SURFACE SHOULD BE SCARIFIED TO A DEPTH OF ONE (1)-FOOT, MOISTURE CONDITIONED AND RECOMPACTED TO A MINIMUM 90% OF MAXIMUM DRY DENSITY. THE INTENT OF THESE RECOMMENDATIONS IS TO PROVIDE A MINIMUM OF TWO (2)-FEET OF COMPACTED SOILS BELOW THE BOTTOM OF ALL FOOTINGS, AND RECOMPACT THE LOOSE TOPSOIL.

NOTE: FOR ALL OTHER RECOMMENDATIONS AND REQUIREMENTS NOT STATED HERE, THE CONTRACTOR SHALL REVIEW THE SOILS REPORT PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR HAS ANY QUESTIONS, PLEASE CONTACT BEACON GEOTECHNICAL.

SOIL NOTE

SOILS EXPANSION INDEX: LOW
REPORT #: F-101268
BY: BEACON GEOTECHNICAL, INC.
DATED: NOVEMBER 11, 2015

THE SOILS REPORT REFERENCED IS PART OF THESE PLANS AND ALL RECOMMENDATIONS THERE IN SHALL BE COMPLIED WITH.

CONCRETE NOTE

CONCRETE SLAB SHALL BE 4" THICK MINIMUM WITH #3 BARS @ 12" O.C. EACH WAY. SLAB REINFORCEMENT SHALL HAVE 2" CLEAR COVER TO TOP OF SLAB. ALL SLAB REINFORCEMENT SHALL HAVE 18" MINIMUM LAPS AT SPLICES. SLAB SHALL BE OVER 2" CLEAN COMPACTED FREE DRAINING SAND OVER 10MIL VISQUEEN. VISQUEEN TO BE PLACED OVER 6" CLEAN FREE DRAINING MATERIAL. SET REINFORCEMENT AT MID DEPTH OF SLAB.
FOOTINGS SHALL BE 12 INCHES WIDE X 18 INCHES DEEP WITH (1)-#4 BAR TOP AND BOTTOM UNLESS OTHERWISE NOTED ON FOUNDATION PLAN. ALWAYS CHECK FOUNDATION LEGEND FOR DIFFERENCES IN REBAR SIZES AND LOCATIONS. NOTE THAT DEPTH OF FOOTING SHALL BEGIN AT COMPETENT MATERIAL, WHICH MAY OR MAY NOT BE THE SAME AS FINISHED GRADE. USE #3 REINFORCEMENT BARS SET 3" MINIMUM ABOVE THE BOTTOM OF THE FOOTING AND BENT 3'-0" MINIMUM INTO SLAB.

PREMOISTENING CONTROL FOR SOILS UNDER FOOTINGS AND SLABS SHALL BE TO 120% OPTIMUM MOISTURE CONTENT TO A DEPTH OF 2" BELOW LOWEST GRADE. TESTING REQUIRED. AFTER PREMOISTENING, THE SPECIFIED MOISTURE CONTENT OF THE SOILS SHALL BE MAINTAINED UNTL CONCRETE IS PLACED. REQUIRED MOISTURE CONTENT SHALL BE VERIFIED BY AN APPROVED TESTING LABORATORY NOT MORE THAN 24 HOURS PRIOR TO PLACEMENT OF CONCRETE.

SOILS ENGINEER SHALL VERIFY ALL FOOTINGS AND SLAB AREAS PRIOR TO CONTRACTOR PLACING FORMS AND STEEL REINFORCEMENT.

CONCRETE EXPANSION JOINTS:
CONCRETE SLABS SHALL HAVE EXPANSION JOINTS AT 10'-0" O.C. EXPANSION JOINTS SHALL BE MADE USING A CONCRETE TROWEL GROOVER DURING CURING AFTER CONCRETE IS POURED.

FOUNDATION NOTES:

- STRENGTH OF CONCRETE AT 28 DAYS SHALL BE 2500 PSI MINIMUM.
- ALL ANCHOR BOLTS IN CONCRETE SHALL BE SET IN PLACE PRIOR TO FOUNDATION INSPECTION.
- A COPY OF THE SOILS REPORT SHALL BE ON SITE DURING FOUNDATION INSPECTION.
- THE SOILS ENGINEER SHALL INSPECT AND APPROVE THE FOUNDATION EXCAVATIONS BEFORE REQUESTING A BUILDING DIVISION FOUNDATION INSPECTION.
- PRIOR TO CALLING FOR BUILDING DIVISION FOUNDATION INSPECTION, PRELIMINARY GRADING AND COMPACTION REPORTS SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DIVISION GRADING INSPECTOR.
- SLABS SHALL BE SAW CUT 3/4" DEEP MAX @ 15" O.C. GRIDS WITHIN 24 HOURS OF SLAB POUR.
- PROVIDE FINAL SOILS REPORT PRIOR TO FOUNDATION INSPECTION. THIS REPORT SHALL CERTIFY THAT THE SOIL PREPARED IS TO THE PRELIMINARY SOIL REPORT AND THE SOIL CONDITION IS SUITABLE FOR THE PROPOSED STRUCTURE. THIS REPORT SHALL BE SIGNED AND WET STAMPED BY THE SOIL ENGINEER.
- SOIL ENGINEER SHALL INSPECT ALL FOUNDATION EXCAVATIONS PRIOR TO CONCRETE POURING AND OBSERVE ALL REQUIRED MOISTURE CONDITIONS OF UNDER-SLAB AREAS.
- PRIOR TO POURING FOUNDATION, A LICENSED PROFESSIONAL SHALL PERFORM A FOUNDATION PAD INSPECTION. A LETTER IS TO BE SENT TO THE PLAN CHECK DIVISION AND CERTIFY THAT THE CONSTRUCTION OF THE PAD IS TO THE SITE PLAN AND TO THE ARCHITECTURAL PLAN; AND NO DEVIATION FROM THE APPROVED PLANS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AGAINST ARCHITECTURAL AND METAL BUILDING DRAWINGS.
- CONTRACTOR TO VERIFY ALL FOUNDATION DIMENSIONS WITH METAL BUILDING MANUFACTURER'S ANCHOR BOLT SETTING PLAN. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO ENGINEER OF RECORD PRIOR TO START OF CONSTRUCTION.
- ANCHOR BOLT SIZE, THREAD, COUNT, LOCATION, AND PROJECTIONS ARE AS PER METAL BUILDING MANUFACTURER'S ANCHOR BOLT SETTING PLAN. MINIMUM EMBEDMENT DEPTH OF BOLTS AT FRAMES ARE TO BE 12" INTO PAD FOOTINGS (SLAB NOT TO BE INCLUDED AS PART OF EMBEDMENT DEPTH).
- SEE METAL BUILDING PLANS FOR BASE PLATE DETAILS, SPECIAL EDGE CONDITIONS AND ANCHOR BOLT PLACEMENT. (USE TEMPLATE METHOD)

FOUNDATION VERIFICATION LETTER REQ'D

PRIOR TO THE CONTRACTOR REQUESTING A BUILDING DEPARTMENT FOUNDATION INSPECTION, THE SOILS ENGINEER SHALL ADVISE THE BUILDING OFFICIAL IN WRITING THAT:

- THE BUILDING PAD WAS PREPARED IN ACCORDANCE WITH THE SOILS REPORT.
- THE UTILITY TRENCHES HAVE BEEN PROPERLY BACKFILLED AND COMPACTED.
- THE FOUNDATION EXCAVATIONS COMPLY WITH THE INTENT OF THE SOILS REPORT.

SPECIAL INSPECTION REQUIRED

THE CONTRACTOR SHALL NOTE THAT SPECIAL INSPECTION IS REQUIRED FOR THIS PROJECT. FOR THE SPECIAL INSPECTIONS REQUIRED ON THIS PROJECT SEE THE SPECIAL INSPECTION NOTES ON SHEET S-1.1.

FOUNDATION CALLOUTS

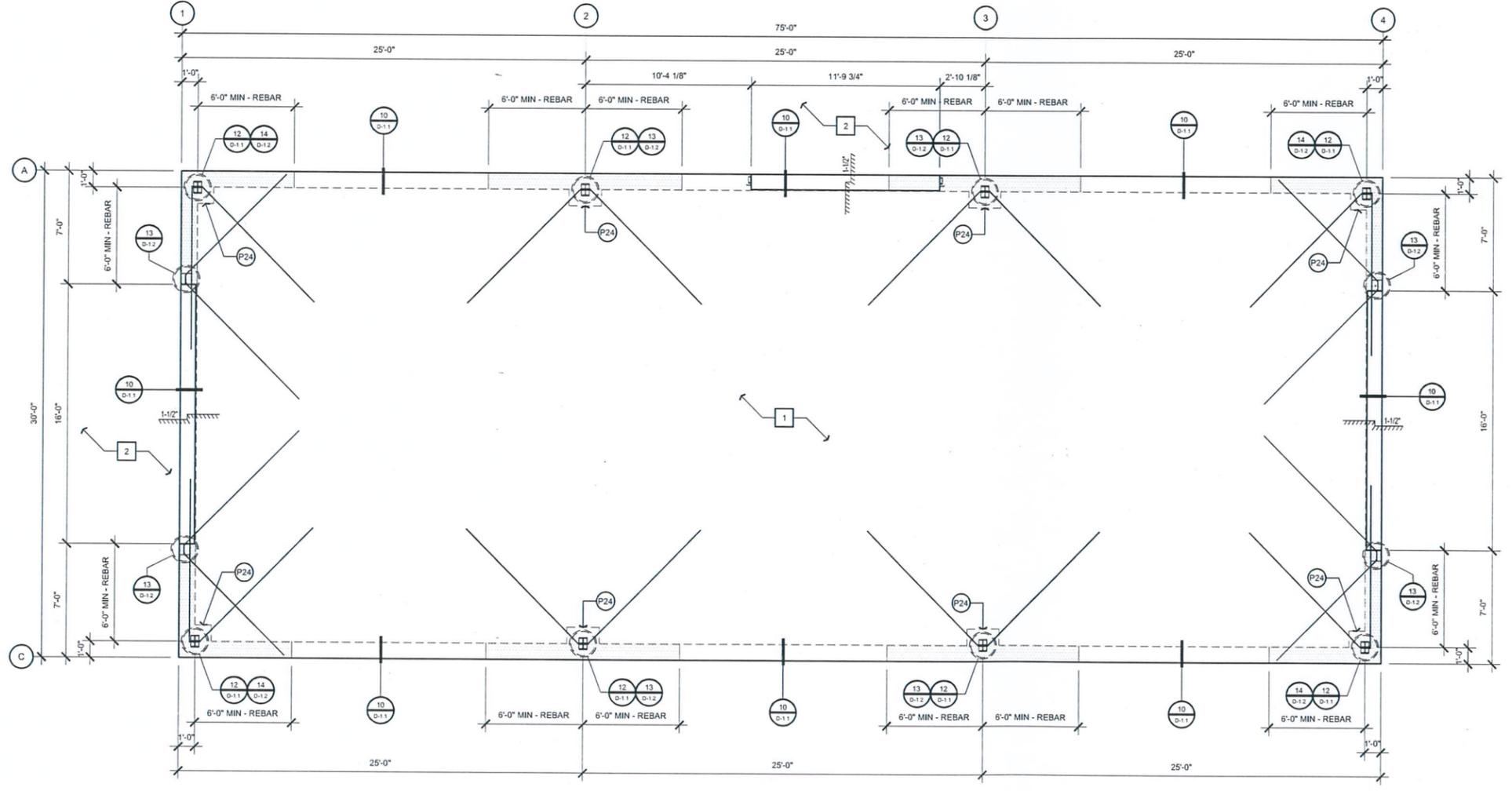
- 4" CONCRETE SLAB - SEE CONCRETE NOTE.
- PROVIDE 4" CONCRETE DRIVEWAY WITH #3 @ 18" O/C SET AT MIDSPAN OF SLAB OVER 4" CLEAN COMPACTED FILL SAND. PROVIDE 1/4" CONTROL JOINTS AS INDICATED AND AT 20'-0" O/C MAXIMUM. SLOPE CONCRETE AWAY FROM BUILDINGS 2% MINIMUM. THICKEN PERIMETER AND USE CONTINUOUS #4 BARS.

ANCHOR BOLT NOTE

DOOR JAMB ANCHOR BOLTS: 5/8" Ø J - OR - L BOLT, F1554 GR. 36.
EMBEDMENT DEPTH: 12" MIN INTO GRADE BEAM (NOT INCLUDING SLAB)
PROJECTION LENGTH: 2-1/2" MINIMUM
MIN A.B. TOTAL LENGTH: 12"+4+2.5 = 18-1/2" -> USE 24" LONG ANCHOR BOLT SEE DETAIL (12/D-1.1) - SIMILAR

MAIN FRM CLMN ANCHOR BOLTS: 5/8" Ø THREADED ROD (ASTM A449) W/ DOUBLE NUT & 3" SQUARE X 1/2" THICK FLAT PLATE WASHER
OR
SIMPSON PABSH-24 (ASTM A449)
EMBEDMENT DEPTH: 12" MIN INTO PAD FOOTING (NOT INCLUDING SLAB)
MIN A.B. TOTAL LENGTH: 12"+4+2.5 = 18-1/2" -> USE 24" LONG ANCHOR BOLT SEE DETAIL (12/D-1.1)

MAIN FRAME ANCHOR BOLT NOTE: REQUIRED SHEAR LUG AT MAIN FRAME ANCHOR BOLTS SHALL BE INSTALLED ON SIDE OF ANCHOR BOLTS FACING INSIDE OF BUILDING. DO NOT WELD SHEAR LUG TO ANCHOR BOLTS. ASTM A449 IS A HIGH-STRENGTH MATERIAL AND MAY NOT BE WELDED.



METAL BLDG FOUNDATION PLAN

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



John A. Kudla
Civil Engineering &
Structural Design
R.C.E. #50652
610 10th ST. UNIT 'A' PASO
ROBLES, CA.

PLAN PREPARED FOR:
TODD GOETSCH
LINCOLN AVENUE
TEMPLETON, CA 93465

REVISION LOG

REV.	DESCRIPTION	DATE

These drawings are the exclusive property of J.K. Engineering 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.K. Engineering and John Kudla is prohibited.

PROJECT NO: 16-0825-17
DRAWN BY: DJK
DATE: 08/25/16
SHEET TITLE: GOETSCH STRUCTURAL DWG

METAL BUILDING FOUNDATION PLAN

SHEET NUMBER:

ROOF FRAMING PLAN LEGEND	
	EXTERIOR WALLS: INTERIOR BEARING WALLS: (PLATE HEIGHT = 9'-0")
	INTERIOR NON-BEARING WALLS: PLUMBING WALLS: (PLATE HEIGHT = 9'-0")
	CALIFORNIA FRAMING: SEE DETAIL (TT/D-5.1)

- FRAMING NOTES:**
- ALL HEADERS ABOVE OPENINGS SHALL BE A MINIMUM: 6X8 D.F. #1 AT 2X6 D.F. #2 STUD WALLS (U.O.N.) ALL INTERIOR NON-BEARING HEADERS SHALL BE 4X8 D.F. #2 OR 6X8 D.F. #1
 - ALL TOP PLATES TO HAVE 48" MIN. LAP AT SPLICES WITH (12)-16d NAILS STAGGERED PER LAP CONNECTION. NAILS SHALL BE INSTALLED VERTICALLY (PERPENDICULAR TO TOP PLATE). (DO NOT INSTALL NAILS AT ANGLE)
 - ALL LUMBER SHALL BE IDENTIFIED WITH THE GRADE MARK AND STAMP OF THE GRADING ASSOCIATION COVERING THE SPECIES AND UNDER WHOSE GRADING RULES THE LUMBER WAS PRODUCED.
 - PLACE SHEAR PANEL ON SHEAR WALLS PRIOR TO THE CONSTRUCTION OF INTERSECTING WALLS.
 - PROVIDE FIRE STOPS IN CONCEALED SPACES OF STUD WALLS INCLUDING SPACES AT CEILING AND FLOORS & IN OPENINGS AROUND DUCTS, PIPES, CHIMNEYS, AND SIMILAR OPENINGS WHICH ALLOW PASSAGE OF FIRE.
 - SHOWER COMPARTMENT AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" ABOVE THE FLOOR PER CRC R307.2. FIBER-CEMENT, FIBER-MAT REINFORCED CONCRETE, GLASS MAT GYPSUM BACKERS, OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR CERAMIC WALL TILES IN TUB AND SHOWER AREAS AS WELL AS WALL PANELS IN SHOWER AREAS PER CRC R702.4.2.
 - ALL COIL STRAPS ARE TO BE EVENLY DISTRIBUTED ONTO BOTH MEMBERS BEING CONNECTED. (U.O.N.)

- ENGINEERED ROOF TRUSS NOTES:**
- THE TRUSSES SHALL NOT BE INSTALLED UNTIL AN APPROVED JOB COPY OF THE TRUSS SUBMITTALS IS ISSUED BY THE APPROPRIATE CITY / COUNTY BUILDING DIVISION.
 - ALL TRUSS ENGINEERING, DRAWINGS, TRUSS TYPES, AND DETAILED SHOP DRAWINGS SHALL BE APPROVED BY THE PROJECT ENGINEER OR ARCHITECT PRIOR TO THE INSTALLATION OF THE TRUSSES.
 - TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED, OR OTHERWISE ALTERED IN ANY WAY WITHOUT WRITTEN CONCURRENCE AND APPROVAL OF A REGISTERED DESIGN PROFESSIONAL.
 - ALTERATIONS RESULTING IN THE ADDITION OF LOADS TO ANY MEMBER (E.G. HVAC EQUIPMENT, WATER HEATER) SHALL NOT BE PERMITTED WITHOUT VERIFICATION THAT THE TRUSS IS CAPABLE OF SUPPORTING SUCH ADDITIONAL LOADING.
 - TRUSS MANUFACTURER SHALL PROVIDE A TRUSS PLACEMENT DIAGRAM THAT IDENTIFIES THE PROPOSED LOCATION FOR EACH INDIVIDUALLY DESIGNATED TRUSS AND REFERENCE THE CORRESPONDING TRUSS DESIGN DRAWINGS (TO BE INCLUDED IN THE SUBMITTAL PACKAGE AND WITH THE SHIPMENT OF TRUSSES.)
 - ALL TRUSS DIMENSIONS SHALL BE VERIFIED IN FIELD PRIOR TO ORDERING AND MANUFACTURING OF TRUSSES. EITHER THE CONTRACTOR OR TRUSS COMPANY IS RESPONSIBLE TO GO TO THE FIELD AND MEASURING THE ACTUAL FRAMING DIMENSIONS PRIOR TO ORDERING TRUSSES.
 - TRUSS FABRICATOR SHALL BE APPROVED IN ACCORDANCE WITH CBC SECTION 1704.2. TRUSS FABRICATOR SHALL PROVIDE DOCUMENTATION TO JUSTIFY DURING SUBMITTAL, INCLUDING NAME AND PHONE NUMBER OF THE AGENCY INSPECTING THE SHOP OPERATIONS.
 - TRUSS MANUFACTURER SHALL PROVIDE REQUIRED TYPICAL OR INDUSTRY STANDARD NOTES AND DETAILS IN THE TRUSS PACKAGE REGARDING REQUIREMENTS FOR BRACING AND INSTALLATION OF TRUSSES.
 - TRUSS TO TRUSS CONNECTIONS SHALL BE SPECIFIED ON THE TRUSS DESIGN DRAWINGS.
 - EACH TRUSS SHALL BE LEGIBLY BRANDED, MARKED, OR OTHERWISE PERMANENTLY AFFIXED THERE TO THE FOLLOWING INFORMATION WITHIN TWO FEET OF THE CENTER OF THE BOTTOM CHORD: **IDENTITY OF THE COMPANY, MANUFACTURING THE TRUSS, THE DESIGN LOAD (AXIAL LOAD), AND THE SPACING OF TRUSSES.**
 - PLANS, DETAILS, AND CALCULATIONS SHALL BE REVIEWED BY THE JOB ARCHITECT / ENGINEER PRIOR TO SUBMITTAL TO THE CITY / COUNTY FOR APPROVAL.
 - ALL TRUSS CALCULATIONS AND DETAILS ARE TO BE PREPARED AND SIGNED BY A REGISTERED ARCHITECT / ENGINEER.

SHEAR WALL SCHEDULE

SHEAR (psf)	MATERIAL	SIDES	NAILING (E.N. F.N.)	TOP PLATE CONNECTOR	SILL PLATE NAILS @ SUB-PLR	1/2" @ A.B. 11 @ FND
200	15/32" OSB (IDW 240)	N	8d @ 6 - 12	RBC @ 12" oc or LPTA @ 18" oc	SDWS 22x4" SCREWS @ 12" oc	48" o/c
430	15/32" OSB (IDW 240)	N	8d @ 4 - 12	RBC @ 12" oc or LPTA @ 18" oc	SDWS 22x4" SCREWS @ 12" oc	48" o/c
550	15/32" OSB (IDW 240)	N	8d @ 3 - 12	RBC @ 12" oc or LPTA @ 18" oc	SDWS 22x4" SCREWS @ 12" oc	32" o/c
665	15/32" OSB (IDW 240)	N	10d @ 3 - 12	RBC @ 12" oc or LPTA @ 18" oc	SDWS 22x4" SCREWS @ 12" oc	26" o/c
870	15/32" OSB (IDW 240)	N	10d @ 2 - 12	RBC @ 12" oc or LPTA @ 18" oc	SDWS 22x4" SCREWS @ 12" oc	20" o/c
1330	15/32" OSB (IDW 240)	Y	10d @ 3 - 12	LTPA @ 4" oc	SDWS 22x4" SCREWS @ 12" oc	12" o/c
1740	15/32" OSB (IDW 240)	Y	10d @ 2 - 12	LTPA @ 4" oc	SDWS 22x4" SCREWS @ 12" oc	10" o/c

FOOTNOTES:

- All sheathing to be 1/2" gage panel grade and fully blocked.
- Refer to "Vertical Shear Wall Notes" for material and application specifications.
- All nails specified are common. Where "sh-ugns" nailing is used, care shall be taken to use true common nail equivalents.
- Provide 0.231" thick x 3" square, flat plate washers at all 60" diameter anchor bolts. Plate washers is required to be within 1/2" of plywood sheathing.
- For walls which bear trusses, one H-1 clip, from truss to top plate, may be used in place of one A36 top plate connector.
- Use RBC @ 3x all plate to rim joint or solid blocking with spacing per "Top Plate Connector".
- Use one (1) A36 clip in lieu of (1) RBC as needed.
- Studs shall be 2x minimum @ panel edges. Use 2x P.T.D.F. bottom plate for Shear Panel 6 & 7. Use 2x P.T.D.F. bottom plate for Shear Panels 1-5. Stagger nails @ double top plate and panel edges.
- Stagger nails at opposite sides of wall.
- Provide a double rim joint and stagger SDWS screws by 3".
- Install LTPA with 8d common nails only.

- ROOF FRAMING PLAN CALLOUTS**
- PROVIDE 5/8" APA RATED EXPOSURE-1 OSB RADIANT BARRIER ROOF SHEATHING (SPAN INDEX 40/20) WITH 8d @ 6" - 6" - 12". CASE 1 LAYOUT.
 - SOLID BLOCK AT RIDGE. (TYP)
 - 2 X 6 FLAT OUTRIGGERS AT 24" O.C. ON ALL GABLE ENDS.
 - 2 X 4 GABLE BRACING AT 48" O.C. MAXIMUM PER TRUSS MANUFACTURER SPECIFICATIONS. SEE DETAILS (DD-2.1) & (DD-5.1)
 - SPACE TRUSSES FOR 30" BY 30" ATTIC ACCESS OPENING. USE FLAT 2 X 4 AT 24" O/C AT TOP AND BOTTOM CHORD OF TRUSSES. AN 22" X 30" ACCESS OPENING CAN BE USED IF A LETTER FROM THE MANUFACTURER STATING THAT ALL COMPONENTS OF FAU UNIT CAN FIT THROUGH AN OPENING OF THAT SIZE. USE 2 X RAFTER TAILS TO MATCH TRUSS SIZE AND SPACING. THE FURNACE SHALL BE LOCATED NOT GREATER THAN 20 FEET FROM THE ATTIC ACCESS. A MINIMUM 30" X 30" UNOBSTRUCTED LEVEL WORKING SPACE SHALL BE PROVIDED IN FRONT OF THE FAU. A CONTINUOUS SOLID WALKWAY AT LEAST 24 INCHES WIDTH FROM ACCESS TO UNIT. A PERMANENT ELECTRIC OUTLET AND A LIGHTING FIXTURE CONTROLLED BY A SWITCH LOCATED AT THE ATTIC ACCESS SHOULD BE PROVIDED AT OR NEAR THE FURNACE. SEE DETAIL (CD-2.1)
 - PLATFORM FOR FAU. INSULATION SHALL BE IN PLACE BENEATH PLATFORM. FURNACE / AC SHALL BE PER TITLE-24 REPORT OR AN APPROVED EQUAL. FURNACE IS CERTIFIED TO BE INSTALLED IN ATTIC. PROVIDE MANUFACTURER'S INSTALLATION GUIDE FOR FIELD INSPECTION.
 - PRE-ENGINEERED ROOF TRUSSES @ 24" O/C BY OTHERS.
 - CS16 STRAP TOP OF TOP PLATE TO BOTTOM OF TRUSS IN LINE W/ BUILDING JOG. STRAP SHALL EXTEND ONTO BOTH MEMBERS 18" MINIMUM. ALSO PROVIDE 8d @ 6" O/C FOR 4'-0" MINIMUM ALONG TRUSS IN LINE. SEE DETAIL (GG/D-4.1)
 - 6X6 D.F. #1 POST AT BEAM POCKET. CS16x36" STRAP BEAM TO TOP PLATE OVER SPLICE AT BEAM POCKET. SEE DETAIL (JJ/D-4.1)
 - 6X6 D.F. #1 POST. CONNECT BEAM TO POST W/ (2)-SDWS50 22x10 SCREWS. SCREWS SHALL BE INSTALLED FROM TOP OF BEAM TO END GRAIN OF POST BELOW. MAINTAIN 1.5" EDGE DISTANCE FROM SIDE OF BEAM / POST. ALSO PROVIDE HGA10 AT AXIAL LOADED TRUSS TO BEAM CONNECTION.
 - CS16 STRAP TOP OF BEAM TO BOTTOM OF TRUSS IN LINE. STRAP SHALL EXTEND ONTO BOTH MEMBERS 18" MINIMUM. ALSO PROVIDE 8d @ 6" O/C FOR 4'-0" MINIMUM ALONG TRUSS IN LINE. SEE DETAIL (MM/D-5.1)
 - LUS24 HANGER AT JACK TRUSS TO G.T. CONNECTION. (TYP)
 - ATTACH FULL HEIGHT 4X6 D.F. #2 SHEAR WALL END POST TO 4X6 D.F. #2 HEADER BEARING POST W/ SDS14x6" SCREWS @ 12" O/C LONG LENGTH OF POST. SEE DETAIL (RR/D-5.1) FOR ALL OTHER REQUIREMENTS.
 - CALIFORNIA FRAMING. CONTINUE ROOF SHEATHING UNDER CALIFORNIA FRAMING AND SOLID BLOCK AT HIPS AND VALLEYS. PROVIDE 22" X 30" OPENING FOR ATTIC ACCESS AND ATTIC VENTILATION IN ROOF SHEATHING UNDER CALIFORNIA FRAMING. BLOCK OUT OPENING AND EDGE NAIL SHEATHING. SEE DETAIL (TT/D-5.1)
 - 6X6 D.F. #1 POST AT BEAM POCKET. ALSO PROVIDE CS16 STRAP FROM TOP PLATE TO TOP PLATE OVER BEAM AT BEAM POCKET. STRAP SHALL EXTEND ONTO EACH TOP PLATE 18" MINIMUM. SEE DETAIL (UU/D-5.1)
 - 6X6 D.F. #1 POST SHALL BE CONTINUOUS FROM SILL PLATE TO TOP PLATE. PROVIDE HGA10 AT POST TO SILL / TOP PLATE CONNECTION. HANG HEADERS TO POST W/ HUC68 HANGER USE SIMPSON SD10x1.5" SCREWS. SEE DETAIL (HH/D-4.1) FOR TYPICAL G.T. TO TOP PLATE CONNECTION. (NOTE: G.T. SHALL SIT OVER 6X6 D.F. #1 POST. G.T. CANNOT BEAR ONTO HANGING HEADER)
 - NOTCH 1.5" OFF TOP OF 6X6 D.F. #1 PORCH BEAM TO FIT IN BEAM POCKET. UPPER CHORD OF DOUBLE TOP PLATE SHALL BE CONTINUOUS OVER BEAM. CONTRACTOR SHALL USE GREAT CARE TO NOT OVER NOTCH BEAM.
 - HUS26 HANGER AT TRUSS TO G.T. CONNECTION. SEE DETAIL (VV/D-6.1)
 - DSCSR1 DRAG STRUT CONNECTOR AT AXIAL LOADED OFFSET G.T. TO TOP PLATE CONNECTION. ALSO PROVIDE 4X6 D.F. #2 POST DIRECTLY UNDER AXIAL LOADED G.T. SEE DETAILS (XX/D-6.1) & (YY/D-6.1)

- AXIAL LOADED TRUSSES**
- ???????
- ALL AXIAL LOADED TRUSSES TO BE IN LINE WITH SHEAR PANELS AS SHOWN ON FRAMING PLAN AND ROOF PLY TO BE NAILED WITH 8d NAILS @ 6 O.C. ALONG ENTIRE LENGTH OF TRUSS.
- AT ALL AXIAL LOADED G.T.'S OR (2) PLY AXIAL LOADED TRUSSES PROVIDE 8d @ 6" O/C FROM ROOF SHEATHING INTO BOTH TOP CHORD MEMBERS OF TRUSS. STAGGER NAILS ON BOTH TOP CHORD MEMBERS AND NAIL FOR ENTIRE LENGTH OF TRUSS. (THEREFORE THERE SHOULD BE TWO ROWS OF 8d @ 6" O/C ALONG MULTI PLY TRUSS)

PROJECT DESIGN CRITERIA

GOVERNING BUILDING CODE
2013 CALIFORNIA RESIDENTIAL CODE
2013 CALIFORNIA BUILDING CODE

GENERAL PARAMETERS

CONSTRUCTION TYPE	TYPE V-B
NUMBER OF STORIES	1
MAX HEIGHT (ABV. GRADE)	16'-2"
ROOF - LIVING	DL / LR 25 / 19 PSF
ROOF - PORCH	DL / LR 33 / 19 PSF
WALLS - EXTERIOR	DL 18 PSF
WALLS - INTERIOR	DL 8 PSF

GEOTECHNICAL PARAMETERS

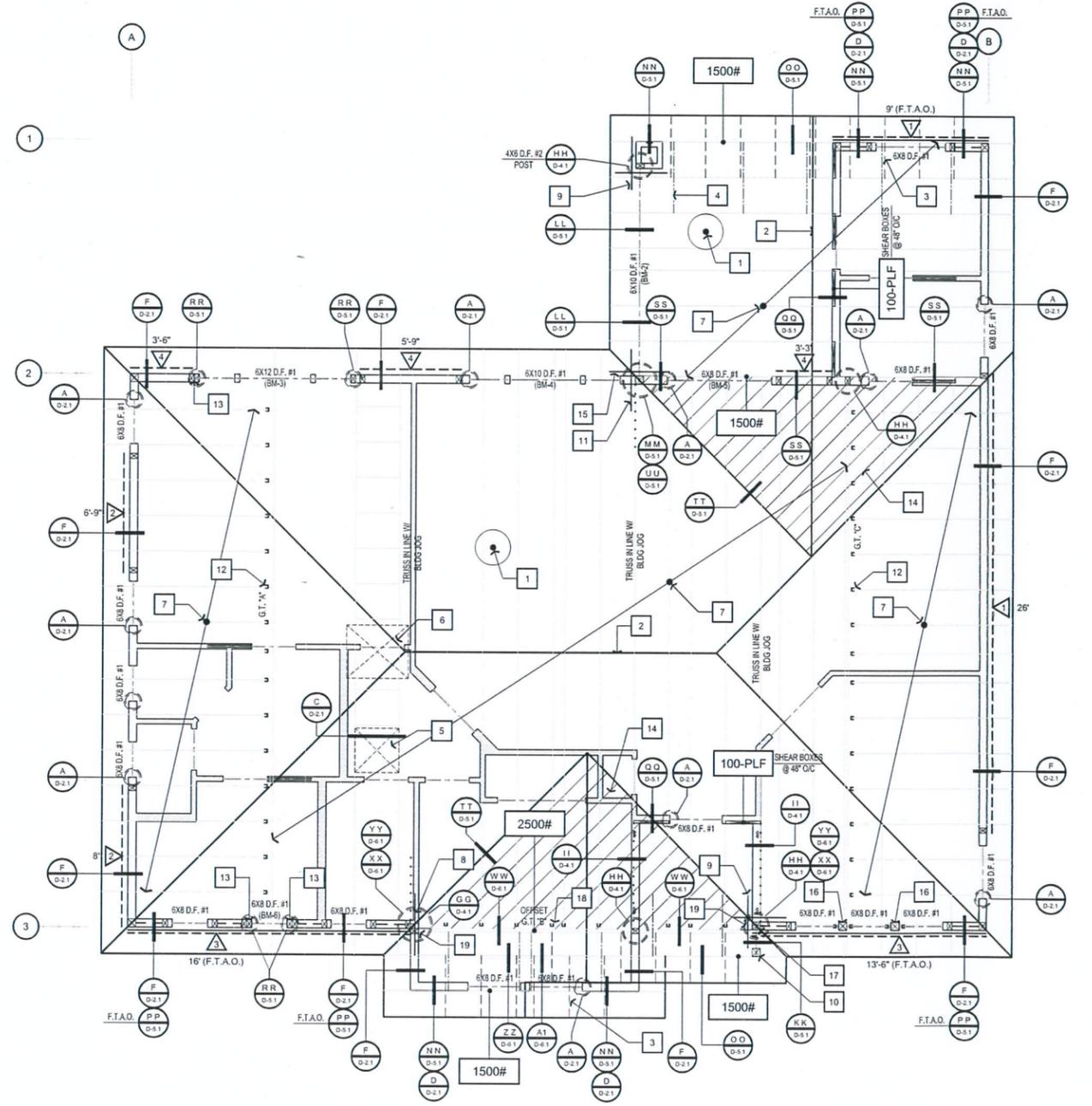
BEARING PRESSURE	1650 PSF
LATERAL PASSIVE PRESSURE	275 PCF
EFP (REST / ACTIVE)	60 / 40 PCF
FRICTION COEFFICIENT	0.30

WIND DESIGN PARAMETERS

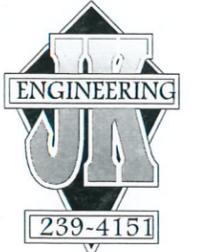
DESIGN PROCEDURE	SIMPLIFIED
BASIC WIND SPEED	110 MPH
EXPOSURE	B
RISK CATEGORY	II
INTERNAL PRESSURE COEFF.	N/A
DESIGN LATERAL WIND PRESSURE	14.46 PSF (ZONE - A)
DESIGN VERTICAL WIND PRESSURE	8.76 PSF (ZONE - F)

SEISMIC DESIGN PARAMETERS

DESIGN PROCEDURE	EQUIV. FORCE
SITE CLASS	D
IMPORTANCE FACTOR	1.00
OCCUPANCY CATEGORY	II
MAPPED SPECTRAL RESPONSE	SS = 1.295 S1 = 0.4882
SPECTRAL RESPONSE COEFFICIENT	SDS = 0.863 SD1 = 0.492
SEISMIC DESIGN CATEGORY	SDC = D
SEISMIC FORCE RESISTING SYSTEM	WOOD STRUCTURAL RATED PANEL
RESPONSE MODIFICATION FACTOR	R = 6.5
DESIGN BASE SHEAR	0.13WD
ANALYSIS PROCEDURE USED	ASD



RESIDENCE ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



239-4151
John A. Kudla
Civil Engineering &
Structural Design
R.C.E. #50652
610 10th ST. UNIT 'A' PASO
ROBLES, CA.

PLAN PREPARED FOR:
TODD GOETSCH
LINCOLN AVENUE
TEMPLETON, CA 93465

REVISION LOG

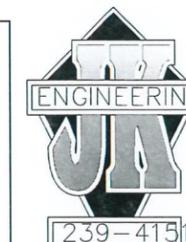
REV.	DESCRIPTION	DATE

These drawings are the exclusive property of J.A. Engineering and shall be used solely for the purpose of this project on this site. Any use other than the project for which it is intended for without the written consent of J.A. Engineering and John Kudla is prohibited.

PROJECT NO. 16-0603-17
DRAWN BY DJK
DATE 08/25/16
SHEET TITLE GOETSCH STRUCTURAL DWG

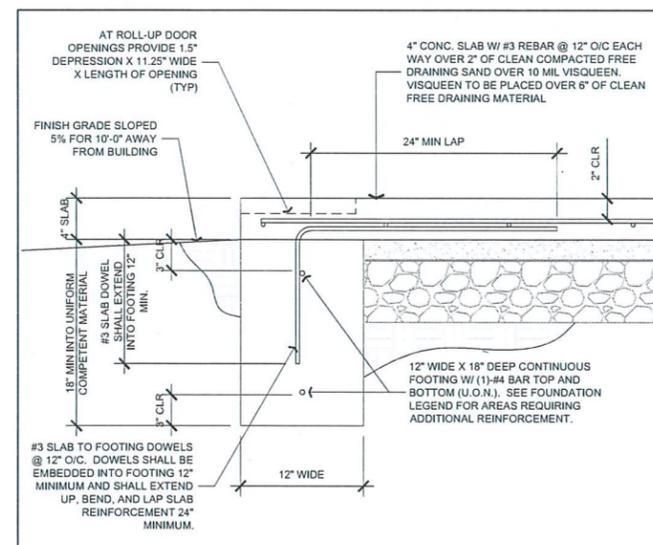
RESIDENCE ROOF FRAMING PLAN

SHEET NUMBER:
S-3.2

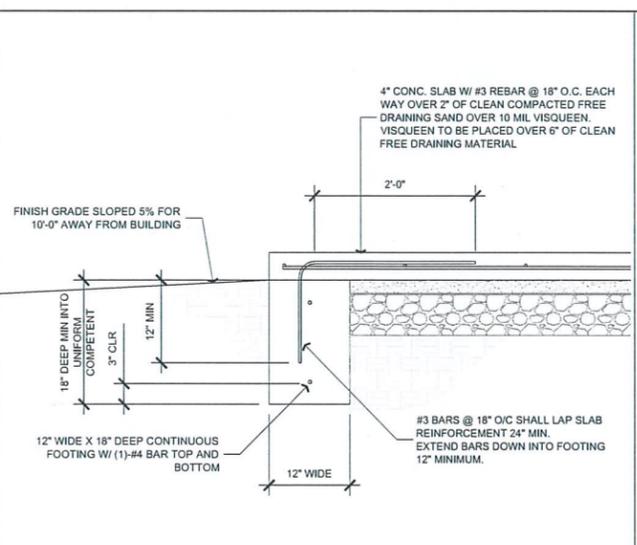


John A. Kudla
Civil Engineering &
Structural Design
R.C.E. #50652
610 10th ST. UNIT 'A' PASO
ROBLES, CA.

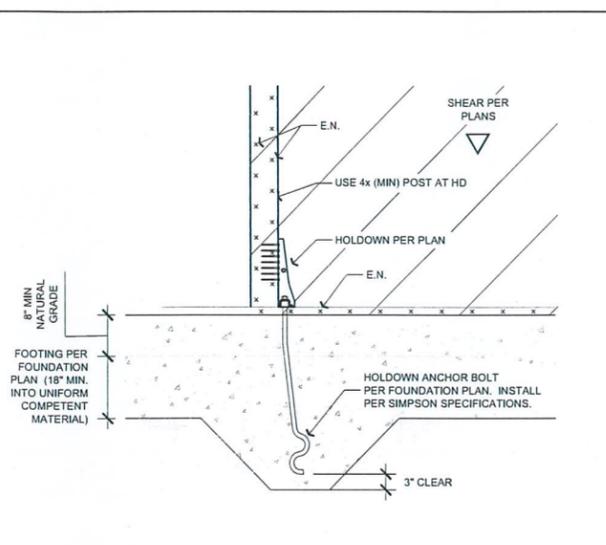
PLAN PREPARED FOR:
TODD GOETSCH
LINCOLN AVENUE
TEMPLETON, CA 93465



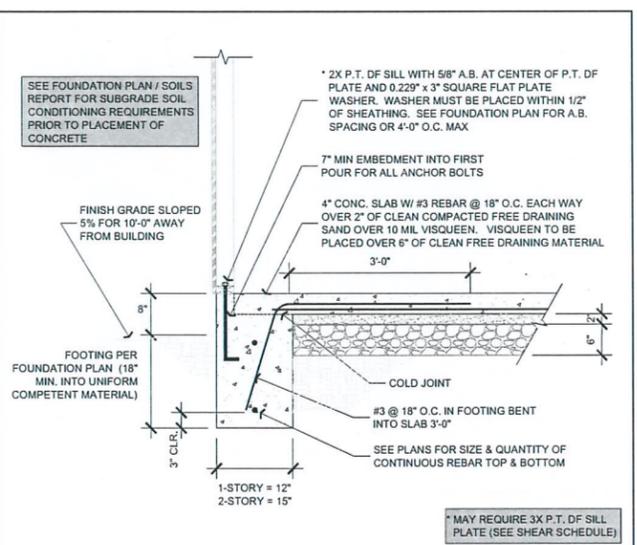
10 METAL BLDG PERIMETER FOOTING



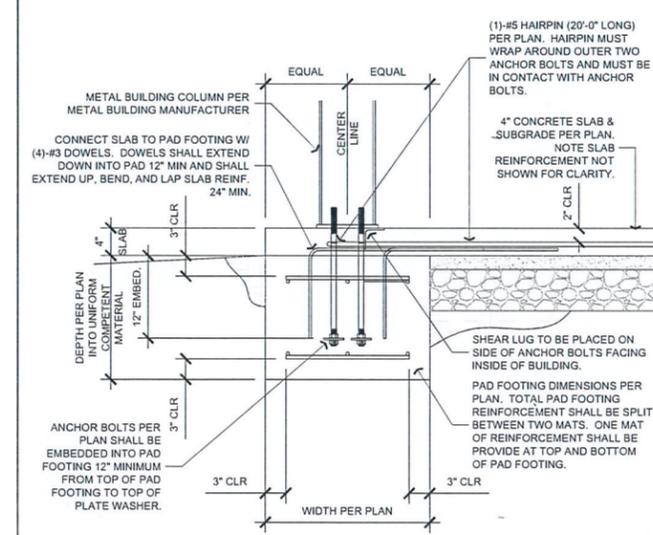
7 PERIMETER FOOTING



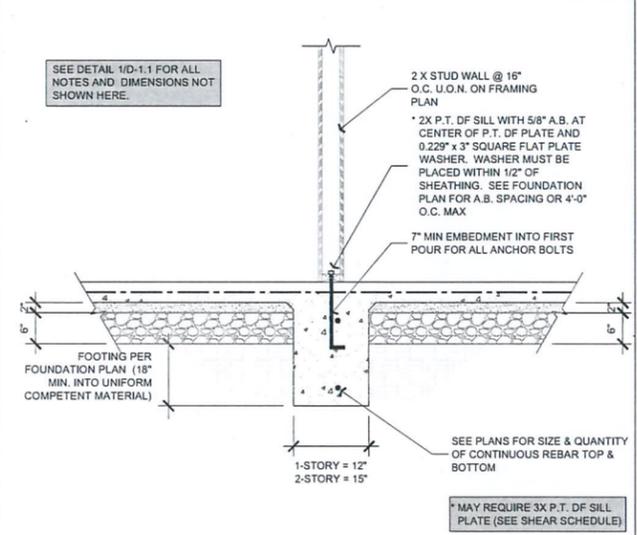
4 HOLDOWN DETAIL



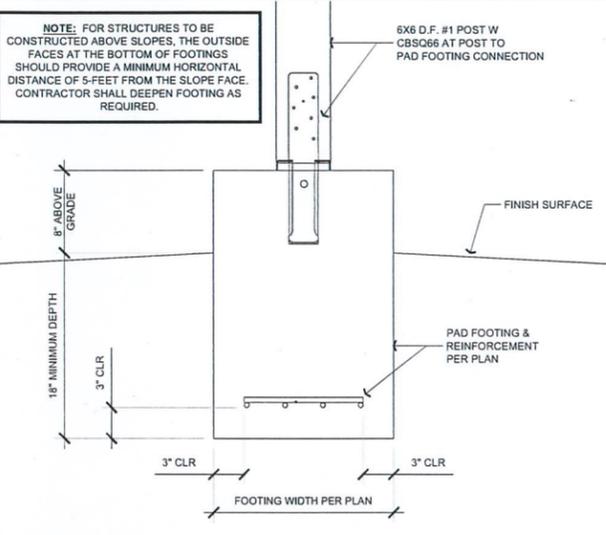
1 EXTERIOR FOOTING



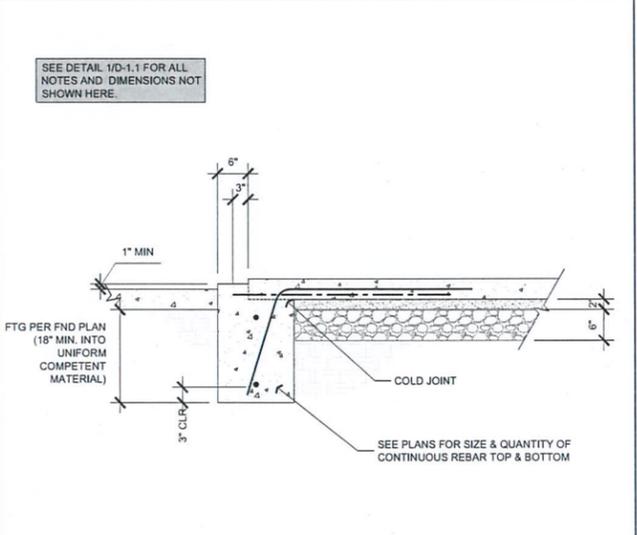
11 METAL BLDG PAD FOOTING DETAIL



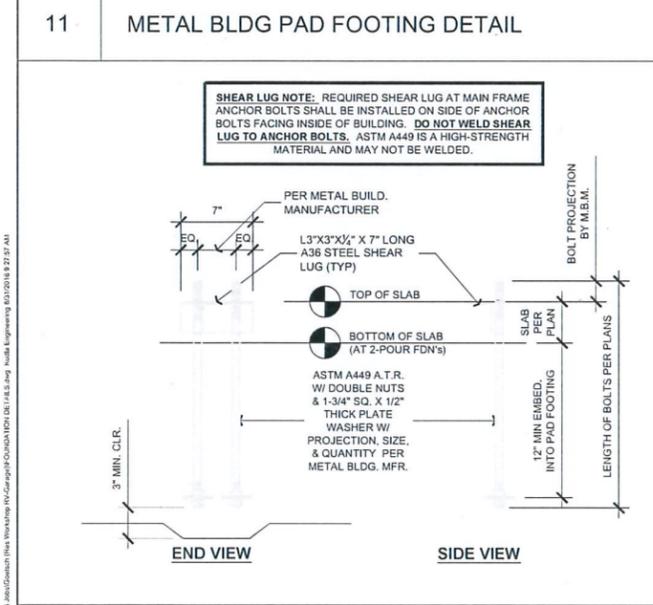
8 INTERIOR FOOTING



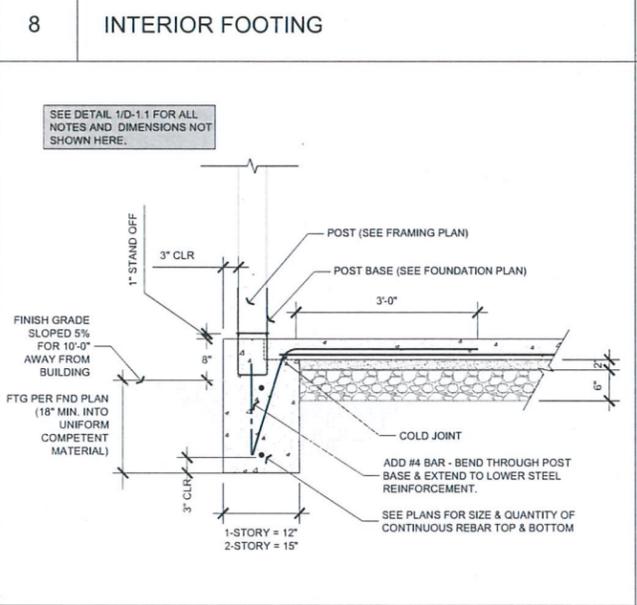
5 TYPICAL PAD FOOTING



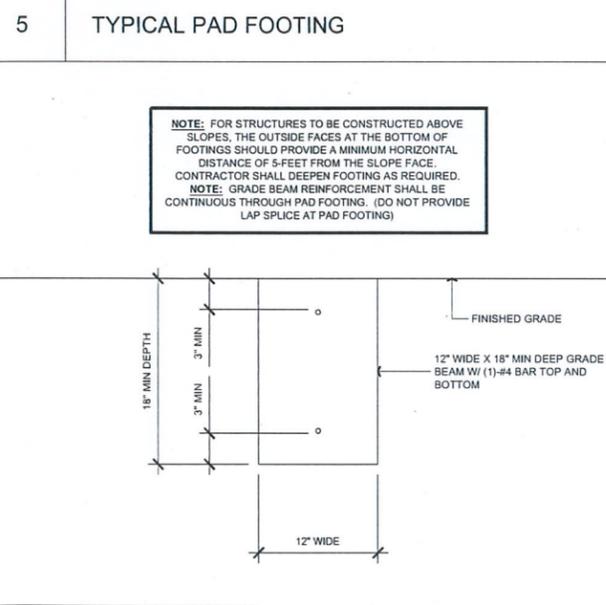
2 FOOTING AT GARAGE DOOR



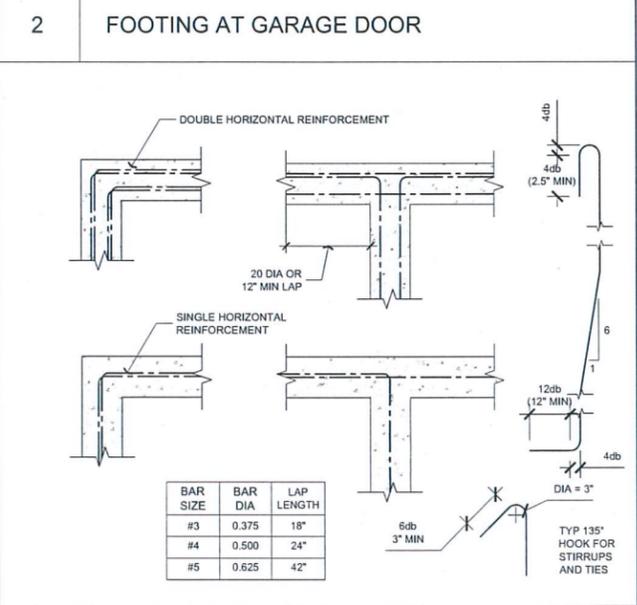
12 ANCHOR BOLTS & SHEAR LUG DETAIL



9 PERIMETER FOOTING W/ POST BASE



6 PAD FOOTING GRADE BEAM SUPPORT



3 TYPICAL HORIZONTAL REINFORCING

REVISION LOG

REV.	DESCRIPTION	DATE

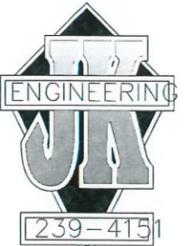
These drawings are the exclusive property of J.K. Engineering and shall be used solely for the purpose of this project on this site. Any use other than the project upon which it is intended for without the written consent of J.K. Engineering and John Kudla is prohibited.

PROJECT NO. 14-0002-17
FILE NAME: DJK
DRAWN BY: 08/25/16
DATE: FOUNDATION DETAILS.DWG

STRUCTURAL DETAILS

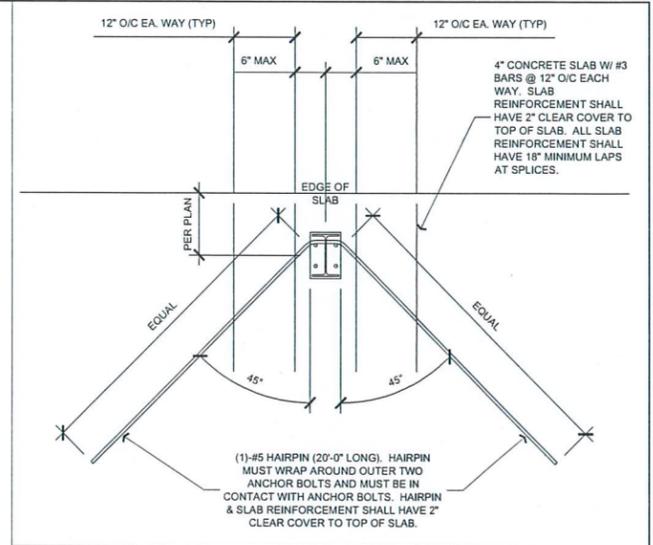
SHEET NUMBER: D-1.1

File: Engineering\2016 Job\082516\Rev. 08/25/16\16-0002-17\16-0002-17-01.dwg, 08/25/16, 10:27:12 AM

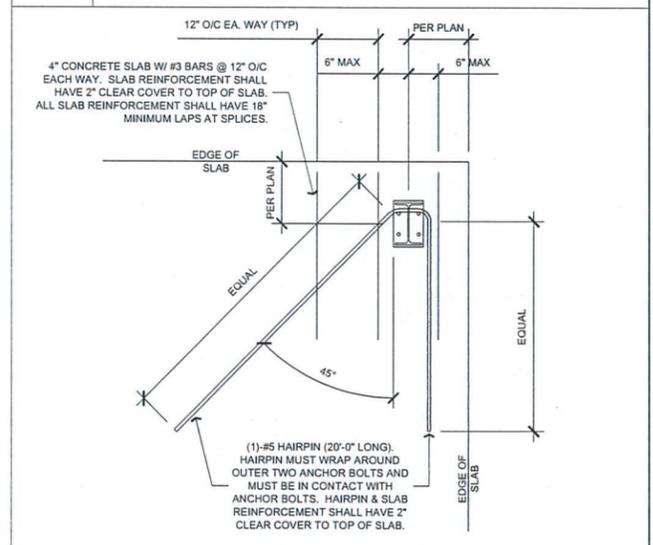


John A. Kudla
 Civil Engineering &
 Structural Design
 R.C.E. #50652
 610 10th ST. UNIT 'A' PASO
 ROBLES, CA.

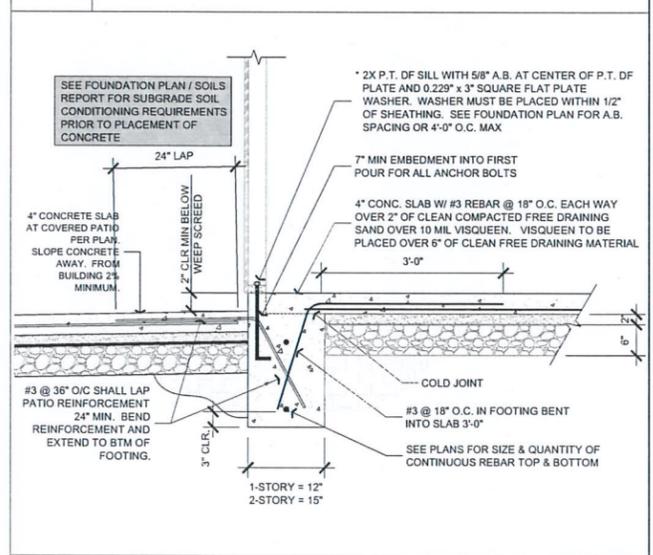
PLAN PREPARED FOR:
TODD GOETSCH
LINCOLN AVENUE
TEMPLETON, CA 93465



13 FLARED HAIRPIN DETAIL



14 PARTIAL FLARED HAIRPIN DETAIL



15 EXTERIOR FOOTING AT PATIO SLAB

REVISION LOG

REV.	DESCRIPTION	DATE

These drawings are the exclusive property of J.K. Engineering 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.K. Engineering and John Kudla is prohibited.

PROJECT NO. 16-0602-17
 FILE NAME DJK
 DRAWN BY 08/25/16
 DATE FOUNDATION DETAILS DWG

SHEET TITLE
**STRUCTURAL
 DETAILS**

SHEET NUMBER
D-1.2

P:\16_0602\17\16-0602-17\16-0602-17-15.dwg, 08/25/16, 10:27:57 AM, J.K. Engineering



John A. Kudla
Civil Engineering &
Structural Design
R.C.E. #50652
610 10th ST. UNIT 'A' PASEO
ROBLES, CA.

PLAN PREPARED FOR:
TODD GOETSCH
LINCOLN AVENUE
TEMPLETON, CA 93465

REV.	DESCRIPTION	DATE

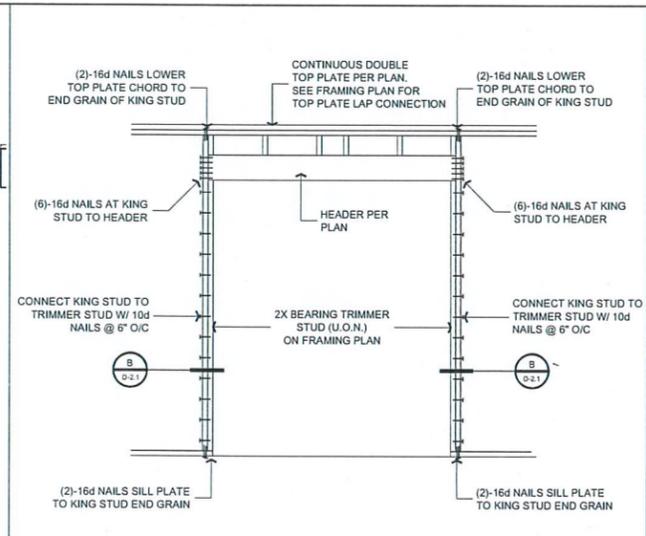
These drawings are the exclusive property of J.K. Engineering and shall be used solely for the purpose of this project on this site. Any use other than the project upon which it is intended for without the written consent of J.K. Engineering and John Kudla is prohibited.

PROJECT NO. 16-0602-17
DRAWN BY DJK
DATE 08/25/16
SHEET TITLE GOETSCH STRUCTURAL DWG

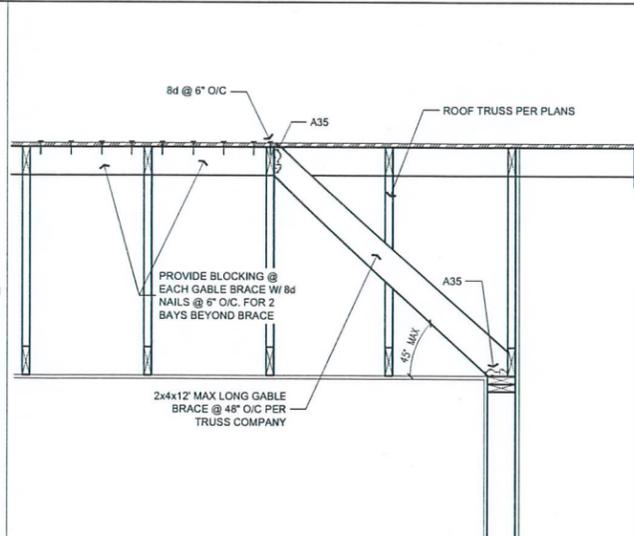
STRUCTURAL
DETAILS

SHEET NUMBER:

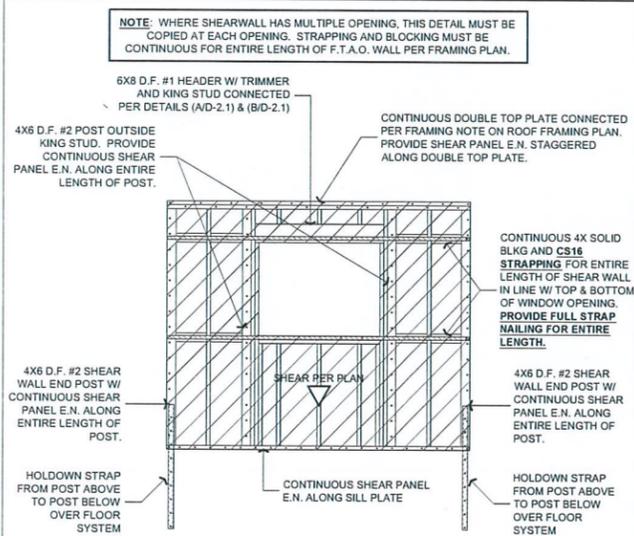
D-2.1



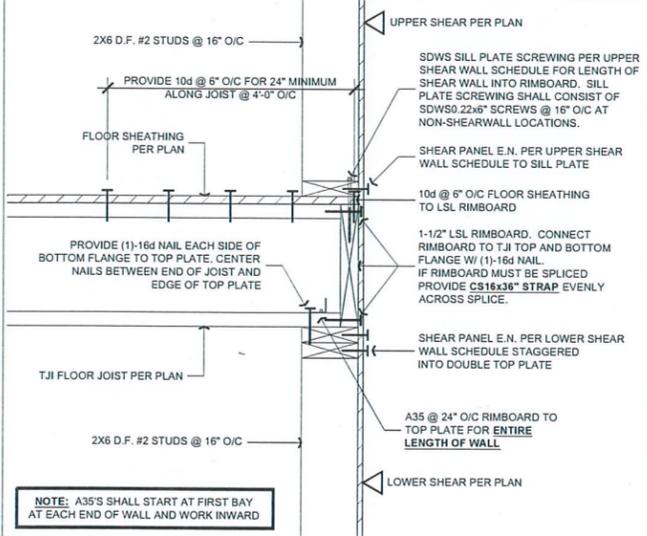
A TYP FRM AT WINDOW / DOOR OPENING (U.O.N.)



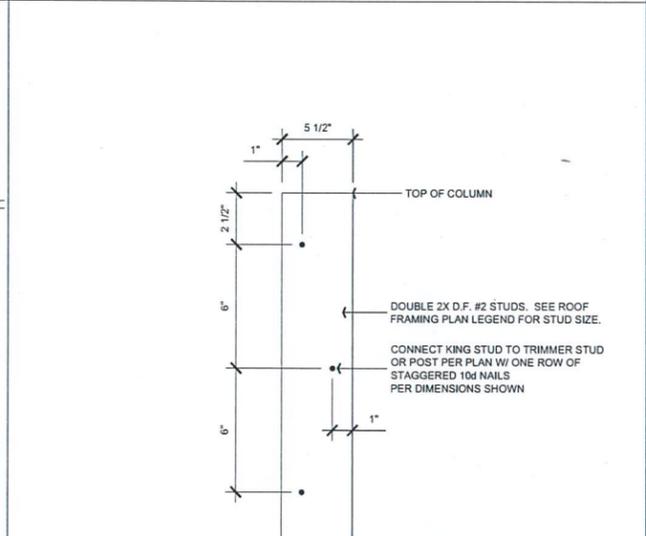
D GABLE BRACING @ 48" O/C



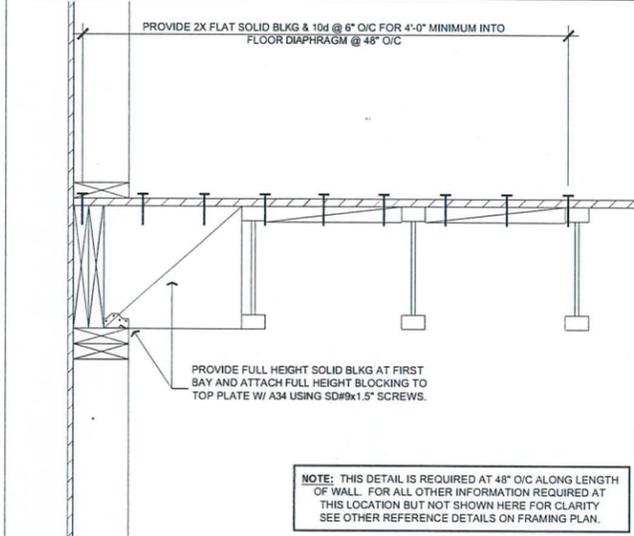
G FORCE TRANSFER AROUND OPENING (F.T.A.O.)



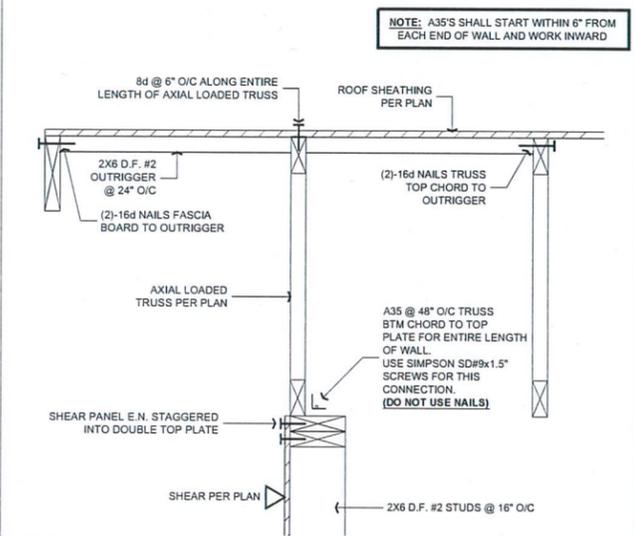
J SHEAR TRANSFER



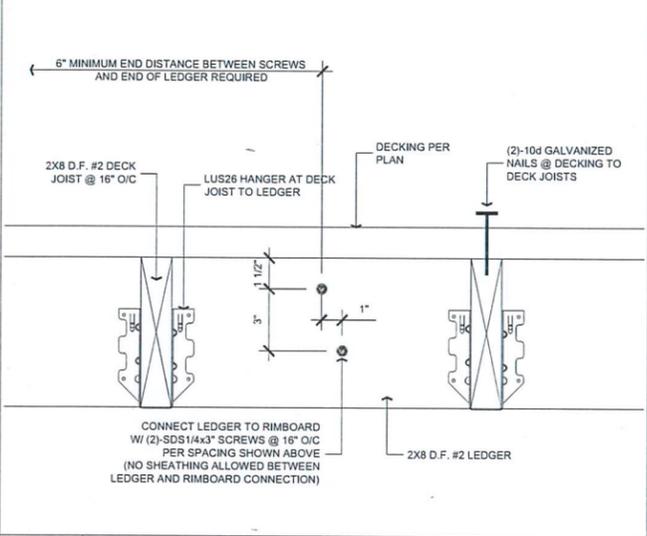
B BUILT UP DOUBLE STUD COLUMN



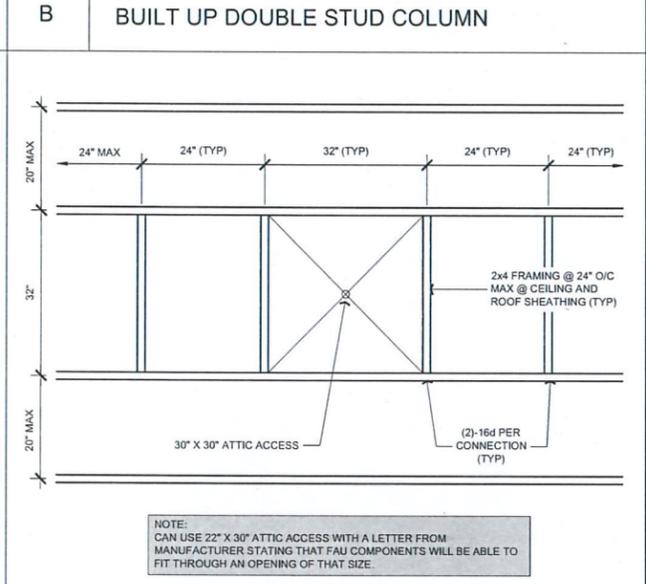
E OUT OF PLANE FORCE TRANSFER @ 48" O/C



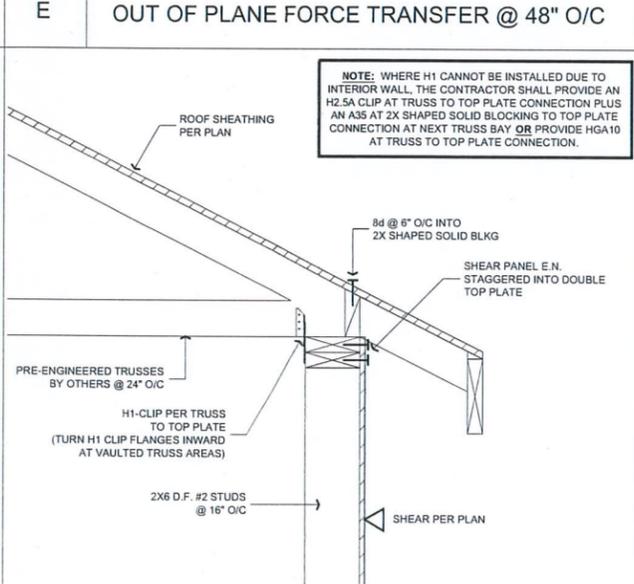
H SHEAR TRANSFER



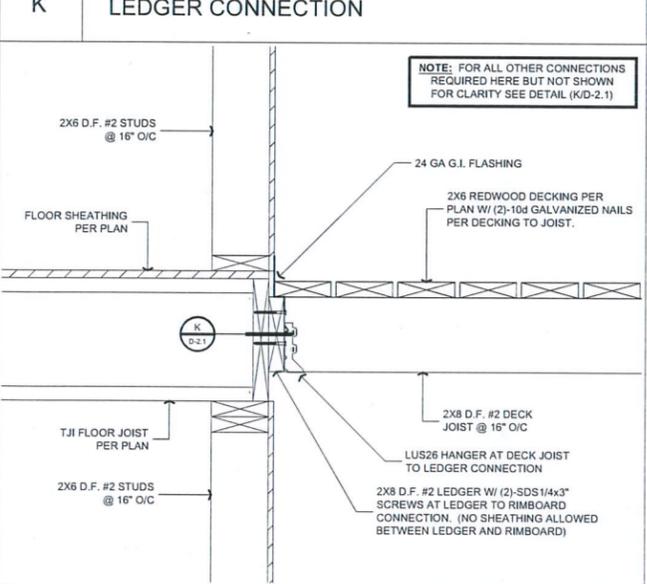
K LEDGER CONNECTION



C 30" OPENING @ TRUSS



F SHEAR TRANSFER



L LEDGER CONNECTION

NOTE: A35'S SHALL START AT FIRST BAY AT EACH END OF WALL AND WORK INWARD

NOTE: WHERE SHEARWALL HAS MULTIPLE OPENING, THIS DETAIL MUST BE COPIED AT EACH OPENING. STRAPPING AND BLOCKING MUST BE CONTINUOUS FOR ENTIRE LENGTH OF F.T.A.O. WALL PER FRAMING PLAN.

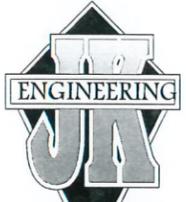
NOTE: A35'S SHALL START WITHIN 6" FROM EACH END OF WALL AND WORK INWARD

NOTE: THIS DETAIL IS REQUIRED AT 48" O/C ALONG LENGTH OF WALL. FOR ALL OTHER INFORMATION REQUIRED AT THIS LOCATION BUT NOT SHOWN HERE FOR CLARITY SEE OTHER REFERENCE DETAILS ON FRAMING PLAN.

NOTE: FOR ALL OTHER CONNECTIONS REQUIRED HERE BUT NOT SHOWN FOR CLARITY SEE DETAIL (K/D-2.1)

NOTE: WHERE H1 CANNOT BE INSTALLED DUE TO INTERIOR WALL, THE CONTRACTOR SHALL PROVIDE AN H2.5A CLIP AT TRUSS TO TOP PLATE CONNECTION PLUS AN A35 AT 2X SHAPED SOLID BLOCKING TO TOP PLATE CONNECTION AT NEXT TRUSS BAY OR PROVIDE HGA10 AT TRUSS TO TOP PLATE CONNECTION.

NOTE: CAN USE 22" X 30" ATTIC ACCESS WITH A LETTER FROM MANUFACTURER STATING THAT FAU COMPONENTS WILL BE ABLE TO FIT THROUGH AN OPENING OF THAT SIZE.



239-4151
 John A. Kudla
 Civil Engineering &
 Structural Design
 R.C.E. #50652
 610 10th ST. UNIT 'A' PASO
 ROBLES, CA.

PLAN PREPARED FOR:
 TODD GOETSCH
 LINCOLN AVENUE
 TEMPLETON, CA 93465

REVISION LOG

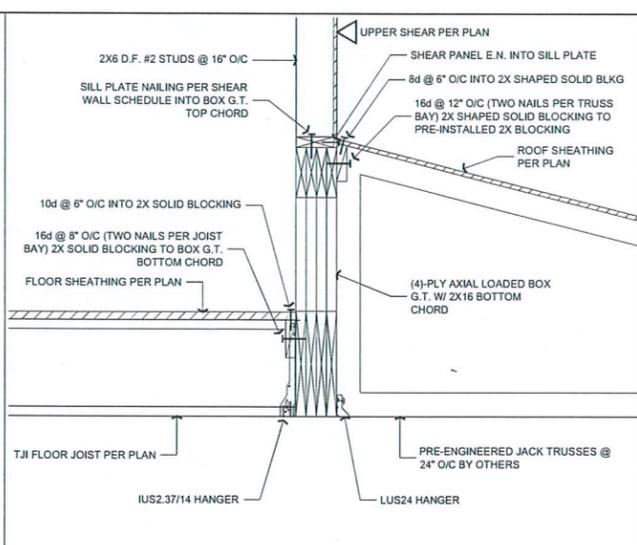
REV.	DESCRIPTION	DATE

These drawings are the exclusive property of J.K. Engineering 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.K. Engineering and John Kudla is prohibited.

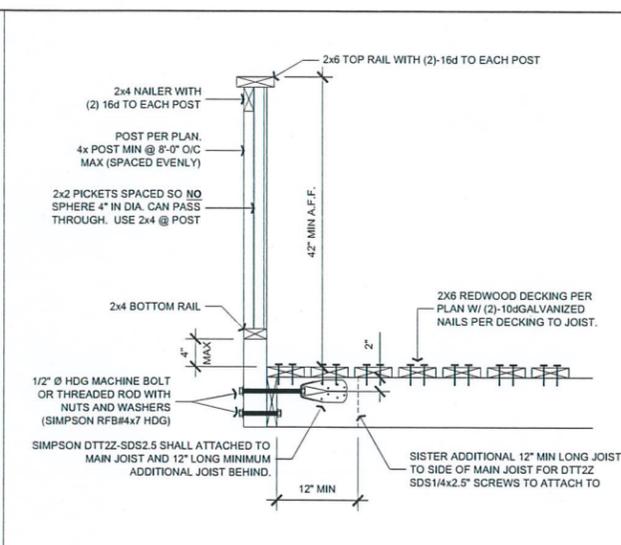
PROJECT NO: 16-002-17
 DRAWN BY: DJK
 DATE: 08/25/18
 SHEET TITLE: GOETSCH STRUCTURAL DWG

STRUCTURAL DETAILS

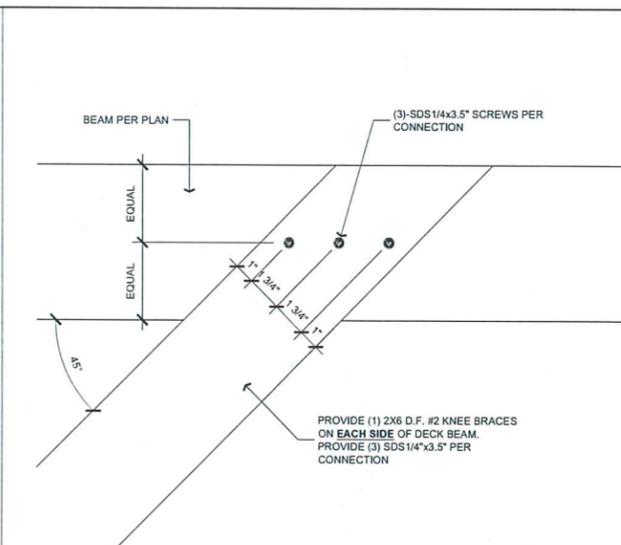
SHEET NUMBER:
 D-3.1



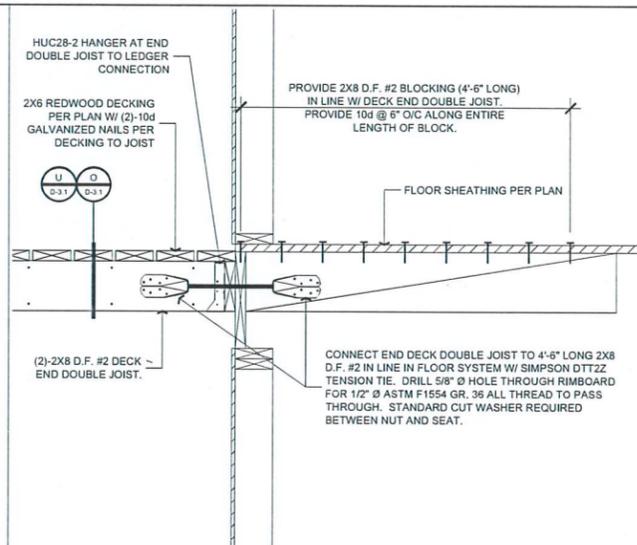
M SHEAR TRANSFER



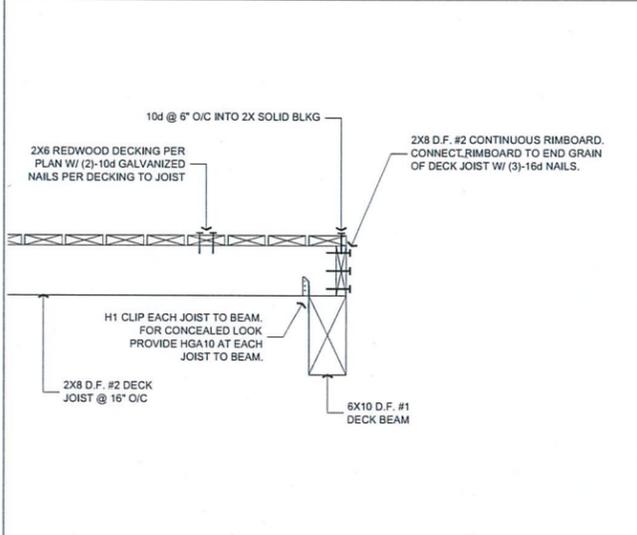
P GUARD DETAIL (PARALLEL)



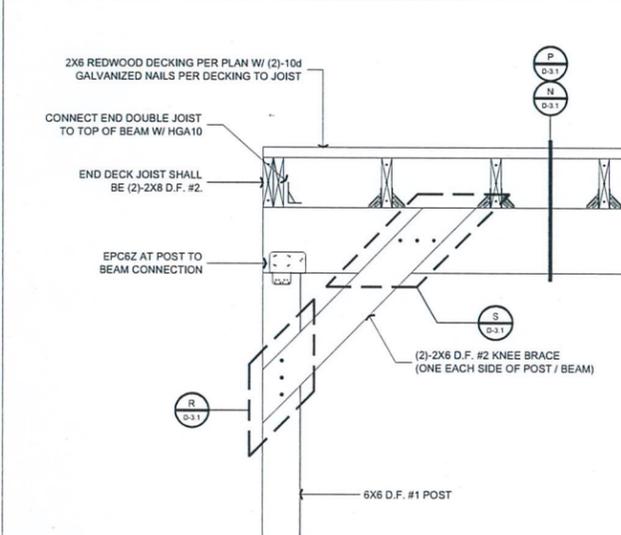
S KNEE BRACE CONNECTION AT BEAM



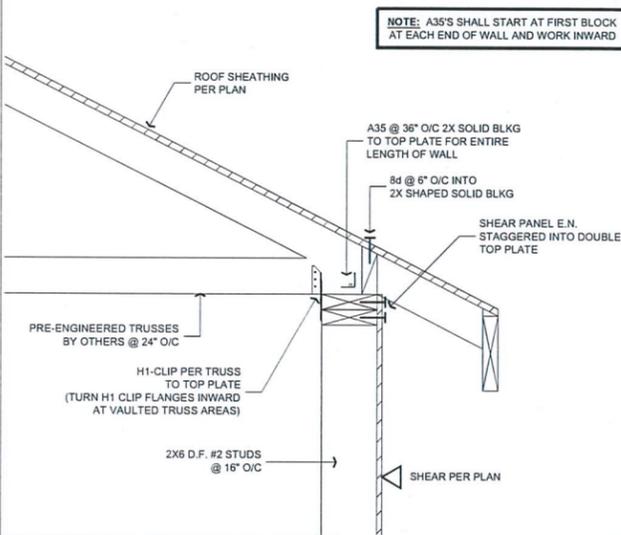
V DECK PULLOUT CONNECTION



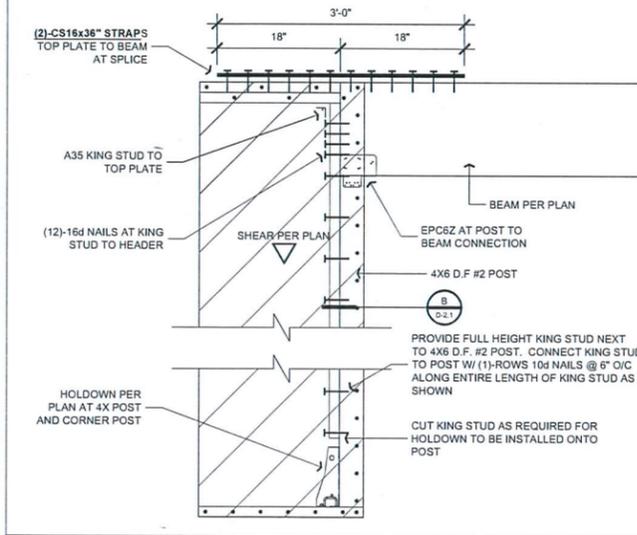
N SHEAR TRANSFER



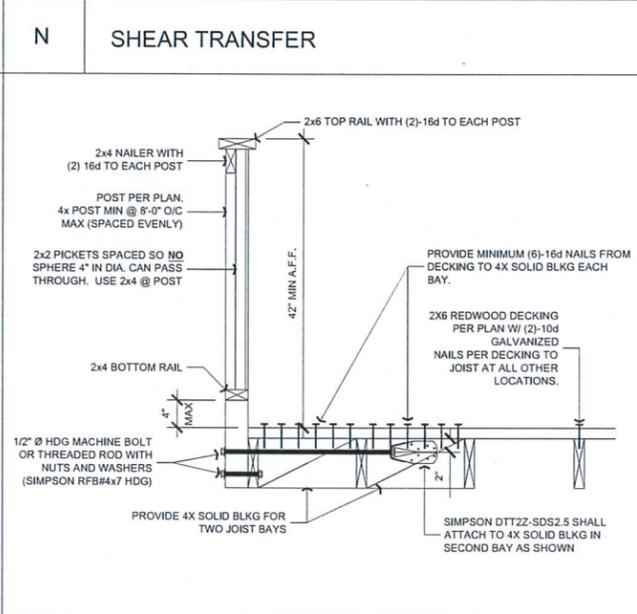
Q CORNER POST TO BEAM CONNECTION



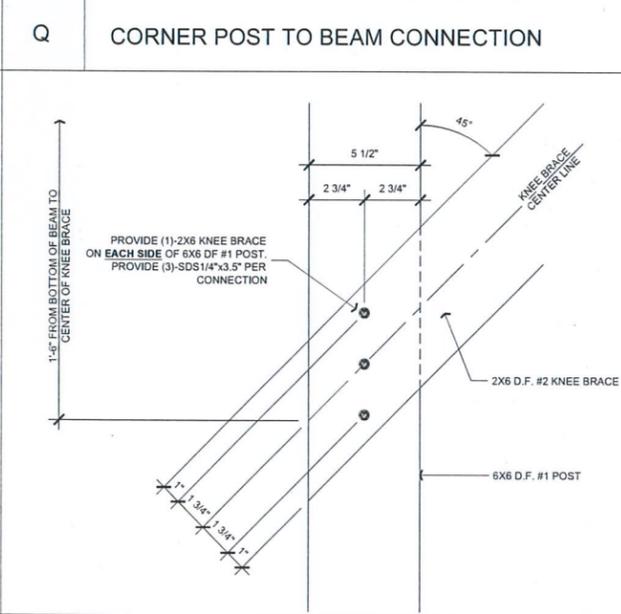
T SHEAR TRANSFER



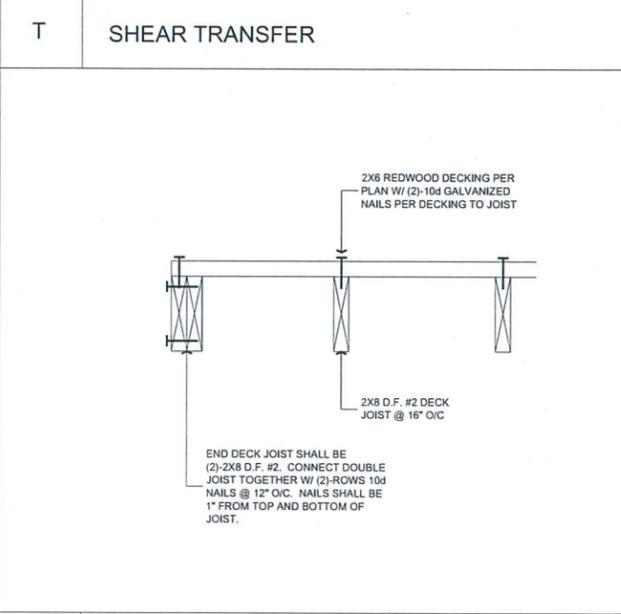
W GARAGE HEADER TO SHEAR WALL CONN.



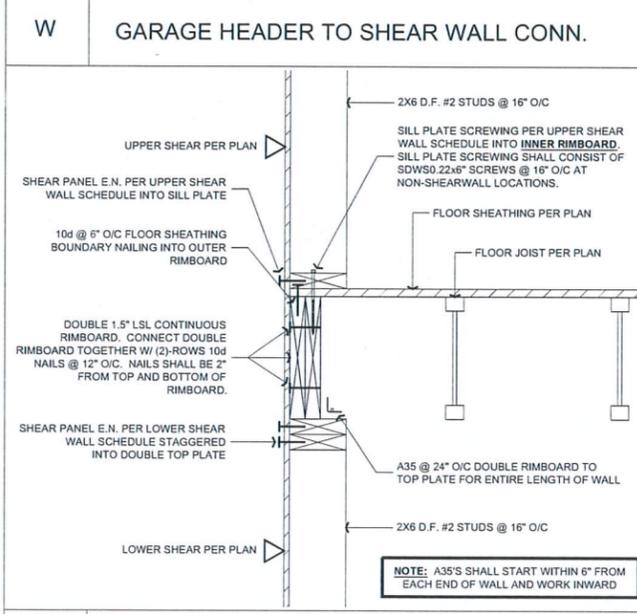
O GUARD DETAIL (PERPENDICULAR)



R KNEE BRACE CONNECTION AT POST



U DOUBLE JOIST CONNECTION



X SHEAR TRANSFER



239-4151

John A. Kudla
Civil Engineering &
Structural Design
R.C.E. #50652
610 10th ST. UNIT 'A' PASO
ROBLES, CA.

PLAN PREPARED FOR:
TODD GOETSCH
LINCOLN AVENUE
TEMPLETON, CA 93465

REVISION LOG

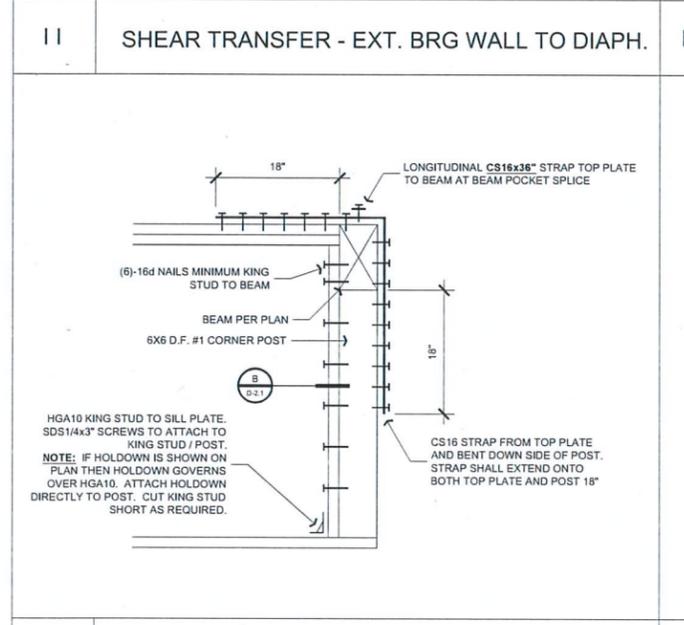
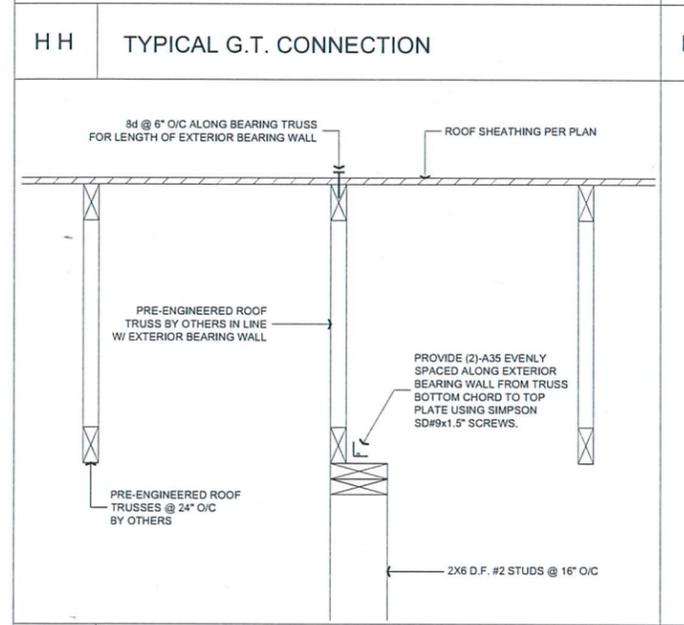
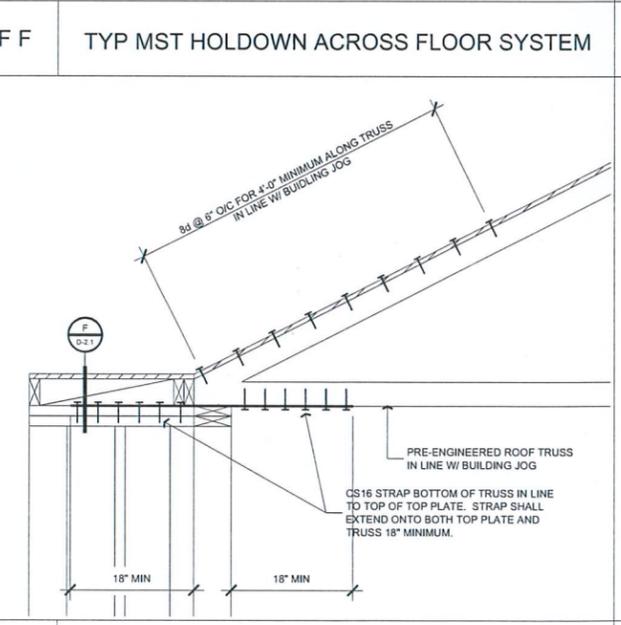
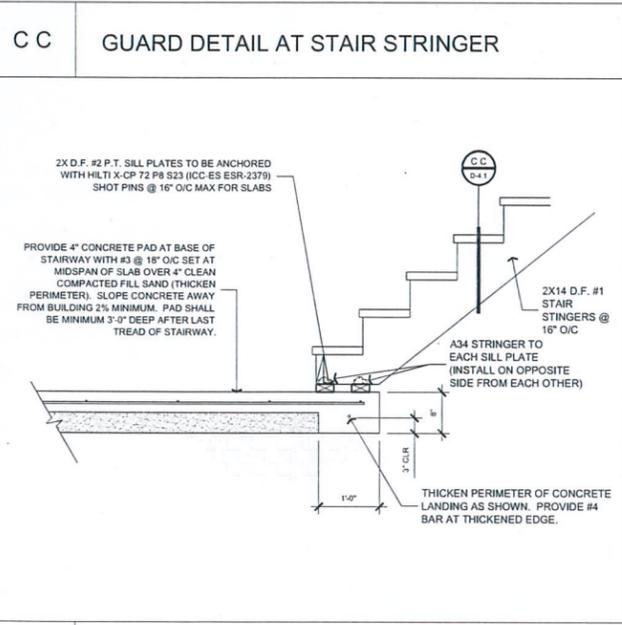
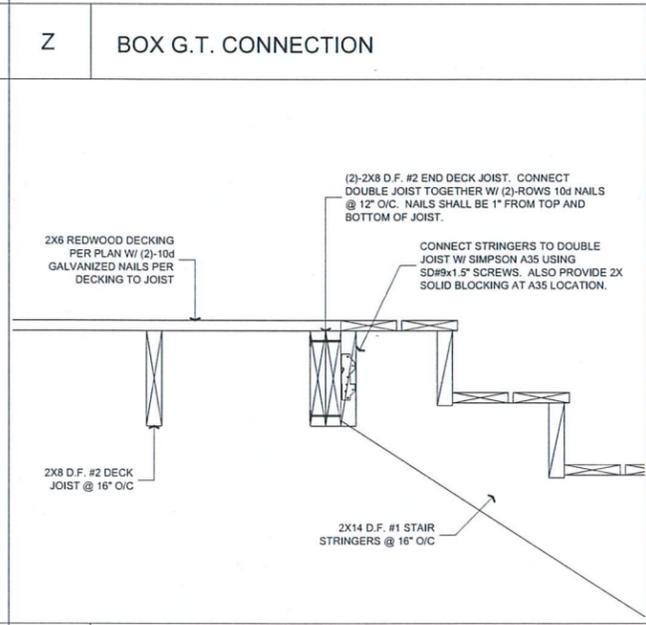
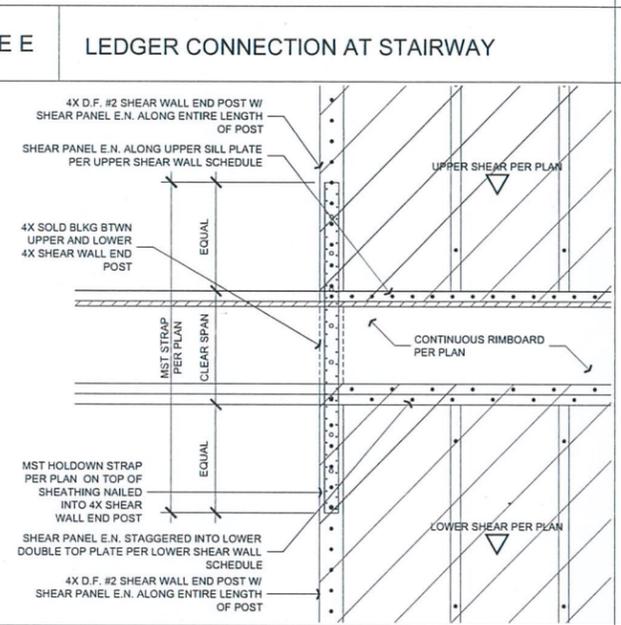
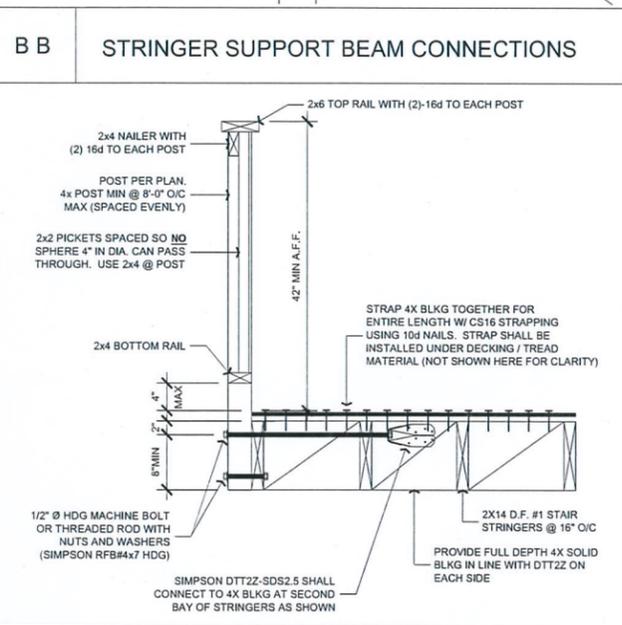
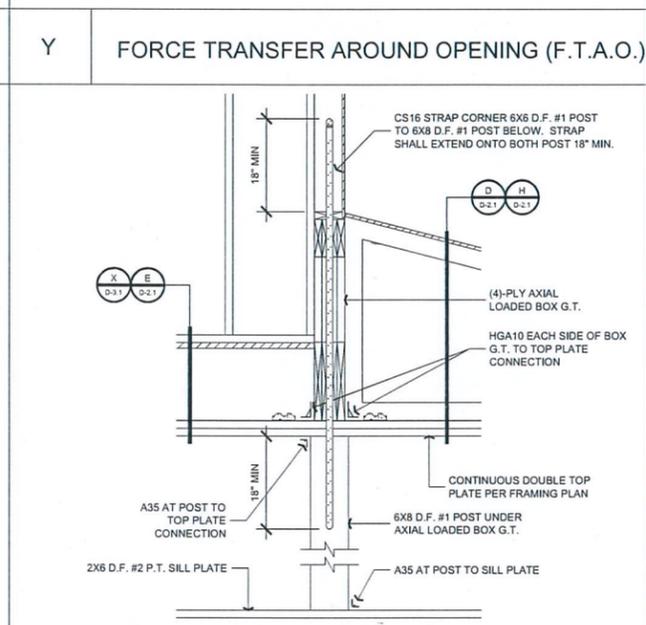
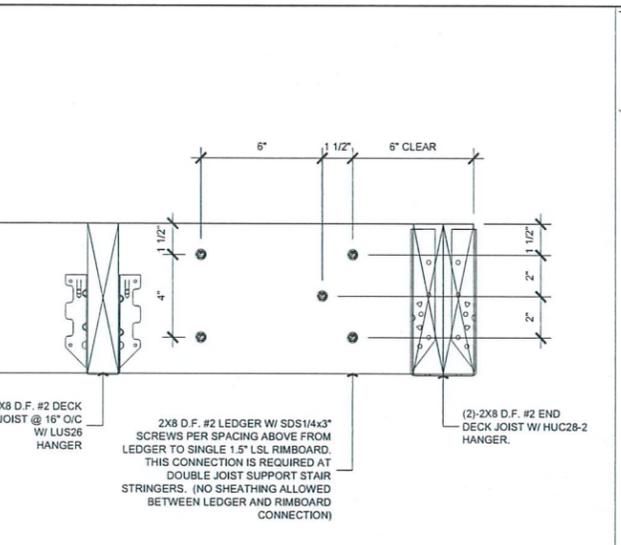
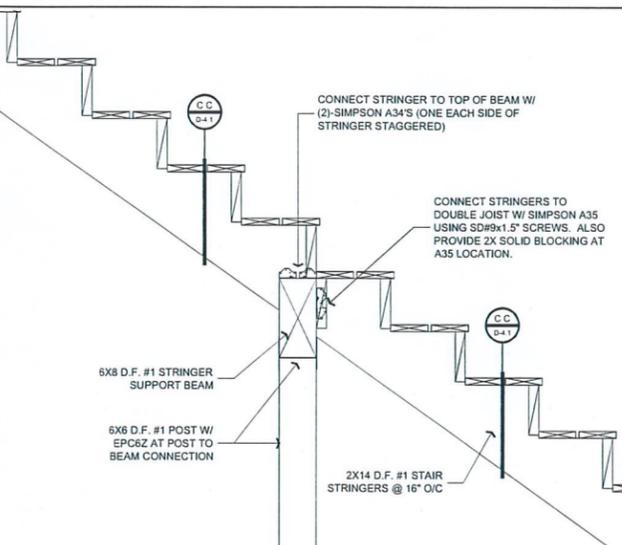
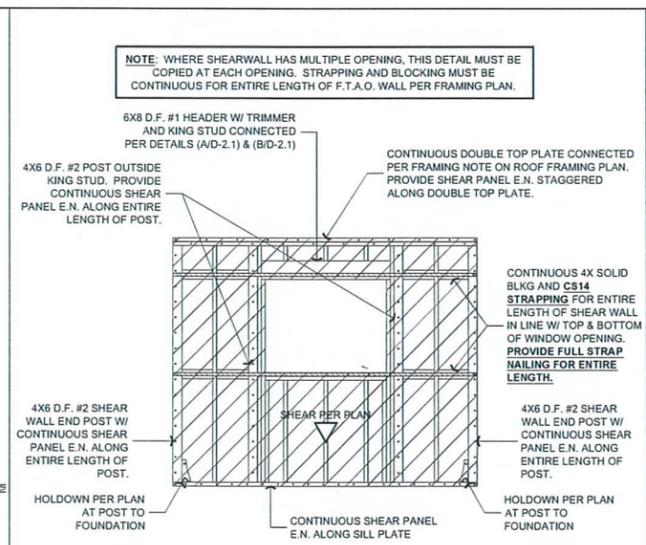
REV.	DESCRIPTION	DATE

These drawings are the exclusive property of J.K. Engineering 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.K. Engineering and John Kudla is prohibited.

PROJECT NO: 16-0603-17
DRAWN BY: DJK
DATE: 08/25/16
SHEET TITLE: GOETSCH STRUCTURAL DWG

STRUCTURAL DETAILS

SHEET NUMBER:
D-4.1



H H TYPICAL G.T. CONNECTION

E E LEDGER CONNECTION AT STAIRWAY

B B STRINGER SUPPORT BEAM CONNECTIONS

Y FORCE TRANSFER AROUND OPENING (F.T.A.O.)

H H SHEAR TRANSFER - EXT. BRG WALL TO DIAPH.

F F TYP MST HOLDOWN ACROSS FLOOR SYSTEM

C C GUARD DETAIL AT STAIR STRINGER

Z BOX G.T. CONNECTION

J J BEAM POCKET CONNECTION

G G DRAG / CHORD FORCE CONNECTION

D D STRINGER AT CONCRETE LANDING

A A STRINGER TO DOUBLE JOIST CONNECTION



239-4151

John A. Kudla
Civil Engineering &
Structural Design
R.C.E. #50652
610 10th ST. UNIT 'A' PASO
ROBLES, CA.

PLAN PREPARED FOR:
TODD GOETSCH
LINCOLN AVENUE
TEMPLETON, CA 93465

REVISION LOG

REV.	DESCRIPTION	DATE

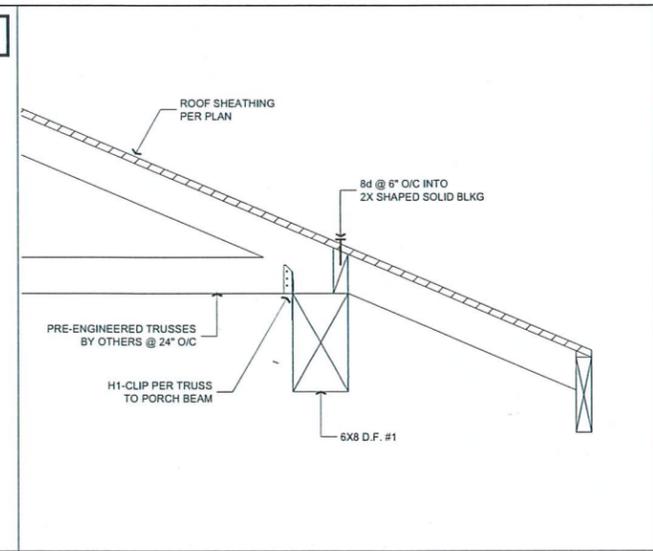
These drawings are the exclusive property of J.K. Engineering and shall be used solely for the purpose of this project on this site. Any use other than the project upon which it is intended for without the written consent of J.K. Engineering and John Kudla is prohibited.

PROJECT NO. 16-0903-17
DRAWN BY DJK
DATE 08/25/16
SHEET TITLE: GOETSCH STRUCTURAL DWG

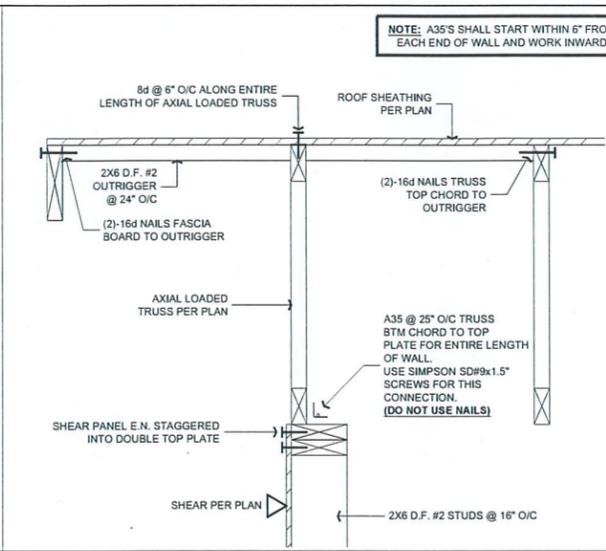
STRUCTURAL DETAILS

SHEET NUMBER:

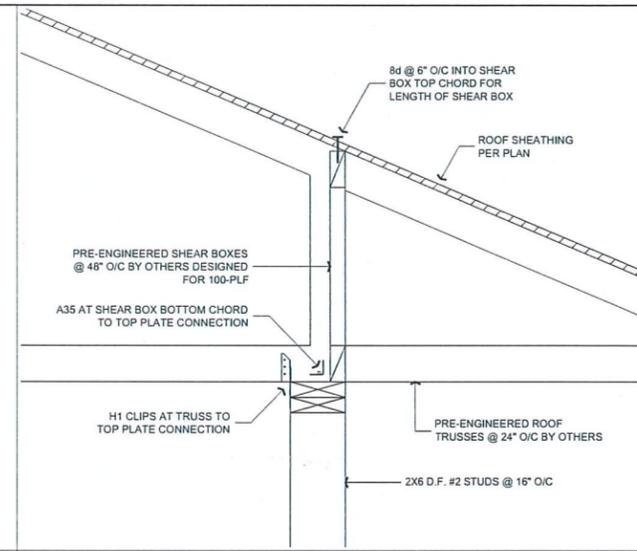
D-5.1



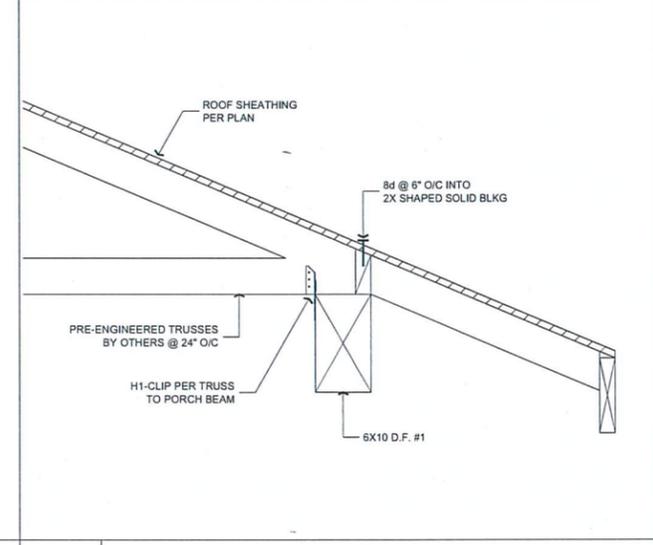
K K SHEAR TRANSFER



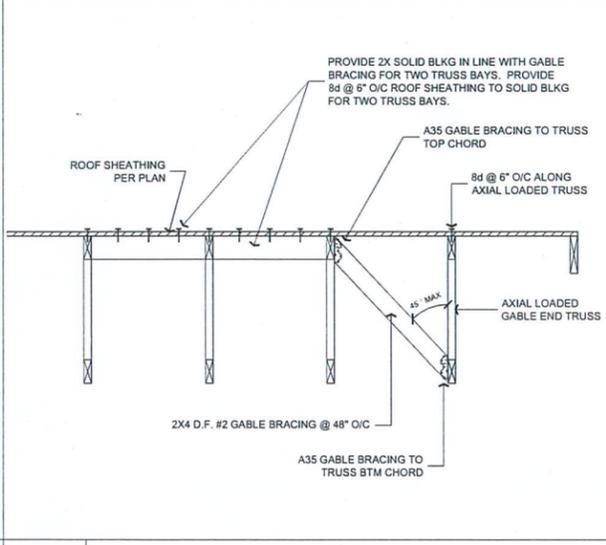
N N SHEAR TRANSFER



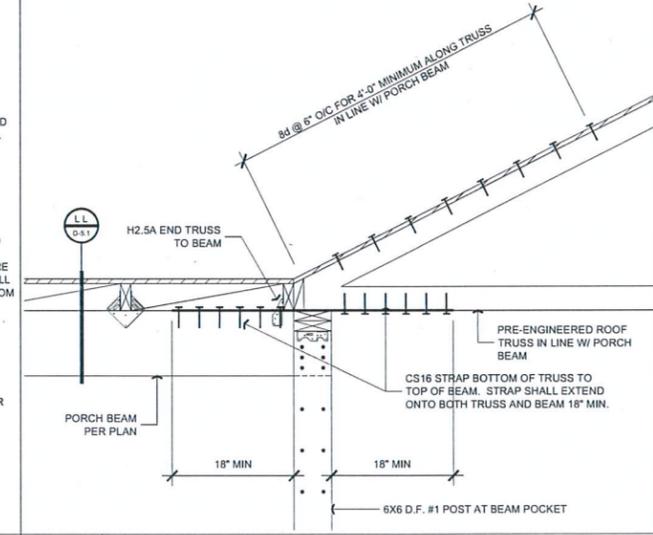
Q Q SHEAR TRANSFER - EXT. BRG WALL TO DIAPH.



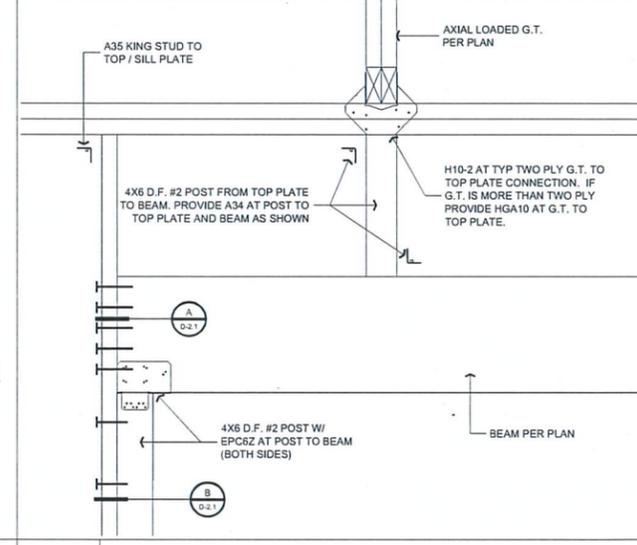
L L SHEAR TRANSFER



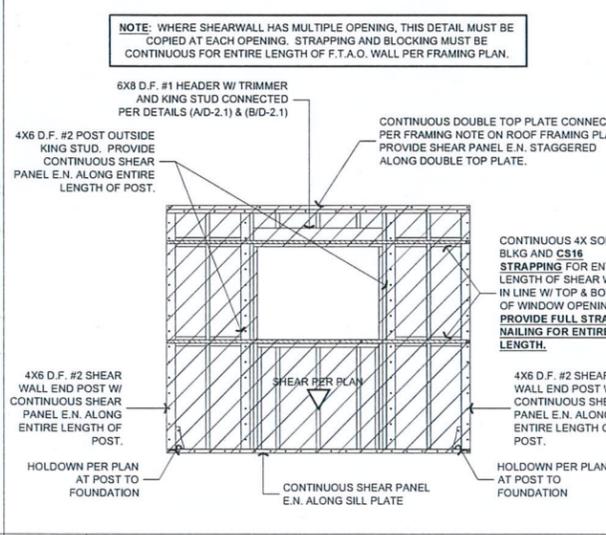
O O GABLE TRUSS BRACING @ 48" O/C



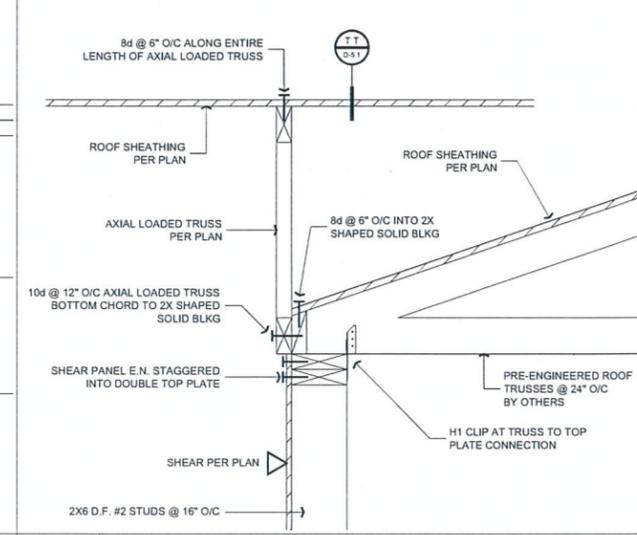
M M DRAG CONNECTION



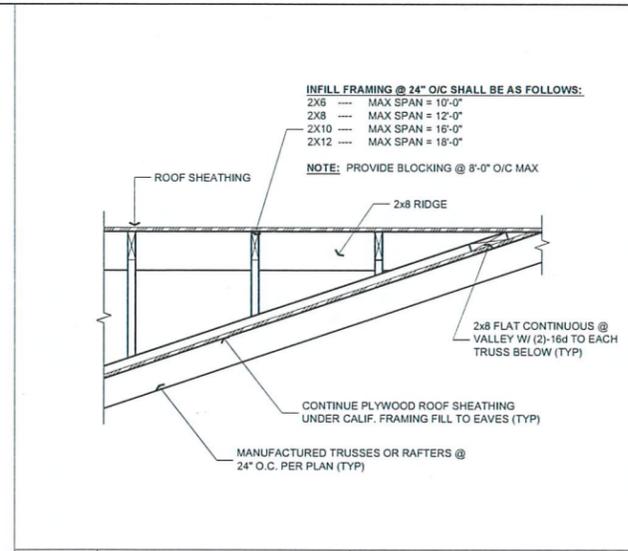
R R TYP G.T. OVER HEADER CONNECTION



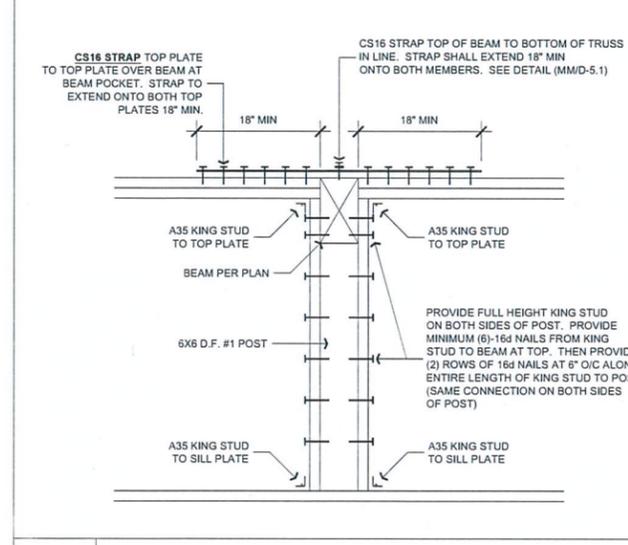
P P FORCE TRANSFER AROUND OPENING (F.T.A.O.)



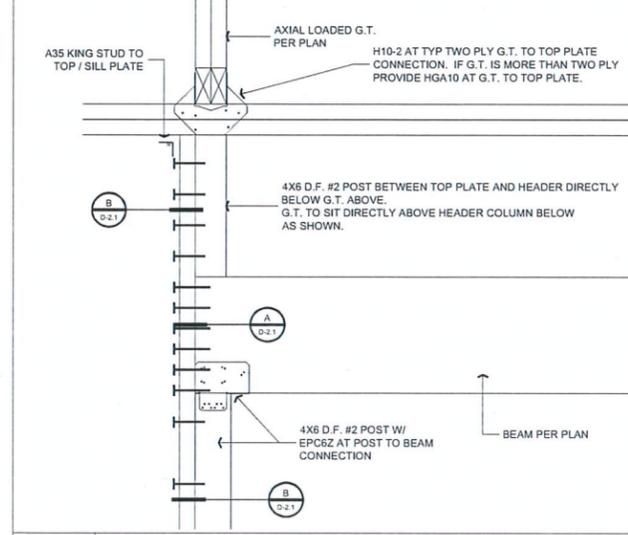
S S SHEAR TRANSFER



T T CALIFORNIA FRAMING



U U BEAM POCKET CONNECTION



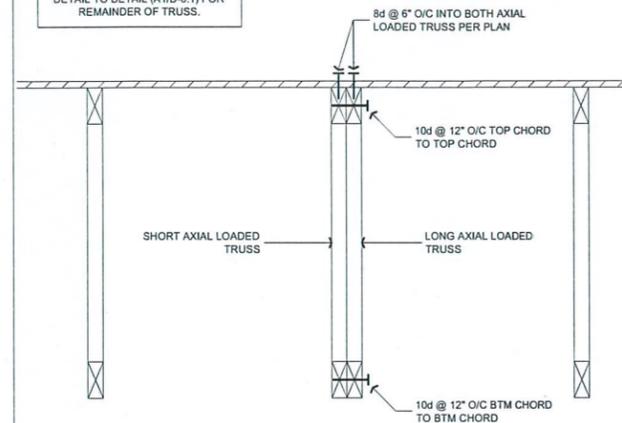
V V G.T. OVER HEADER CONNECTION



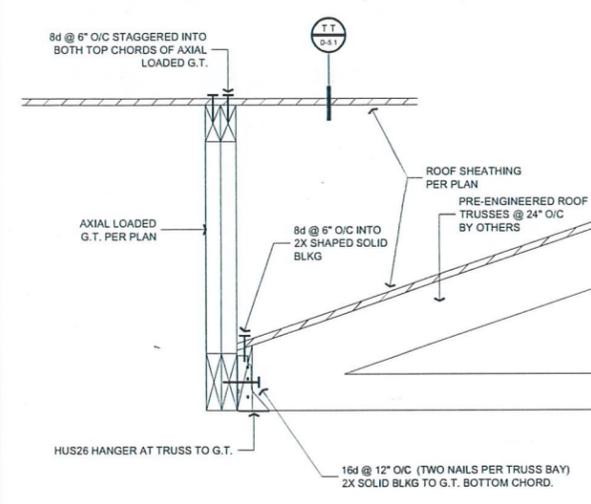
239-4151

John A. Kudla
Civil Engineering &
Structural Design
R.C.E. #50652
610 10th ST. UNIT 'A' PASO
ROBLES, CA.

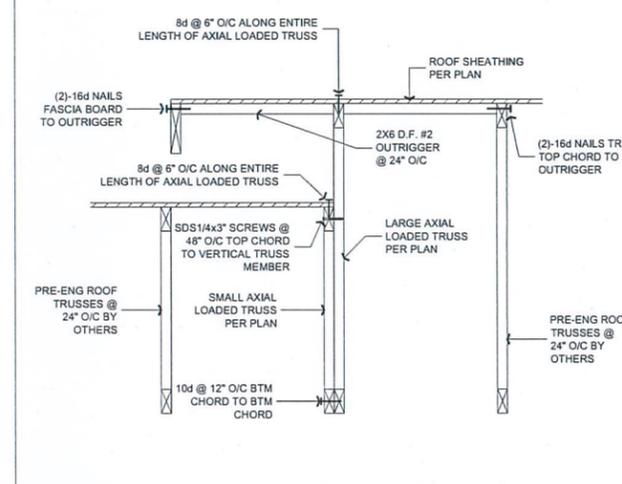
NOTE: CONTINUE THIS DETAIL
UNTIL ROOF TRANSITION STARTS.
THEN TRANSITION FROM THIS
DETAIL TO DETAIL (A1/D-6.1) FOR
REMAINDER OF TRUSS.



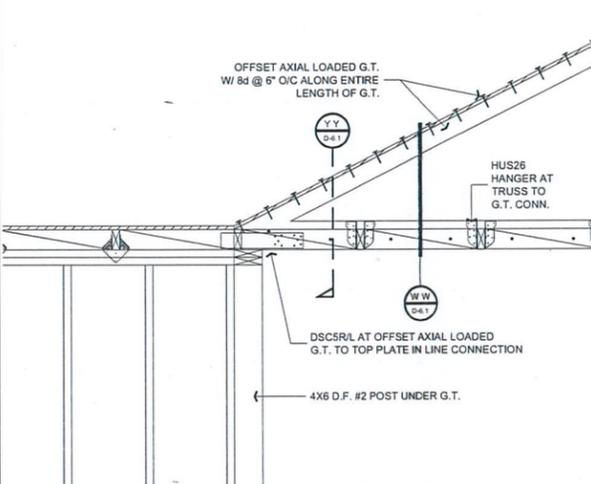
Z Z SHEAR TRANSFER - TRUSS TO TRUSS



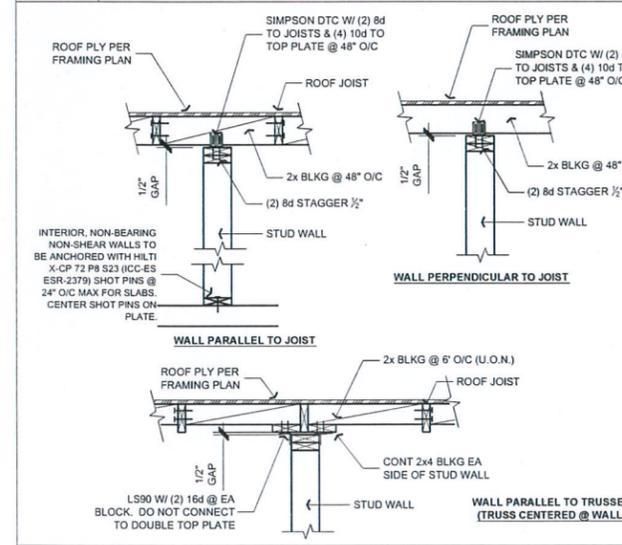
W W SHEAR TRANSFER - TRUSS TO G.T.



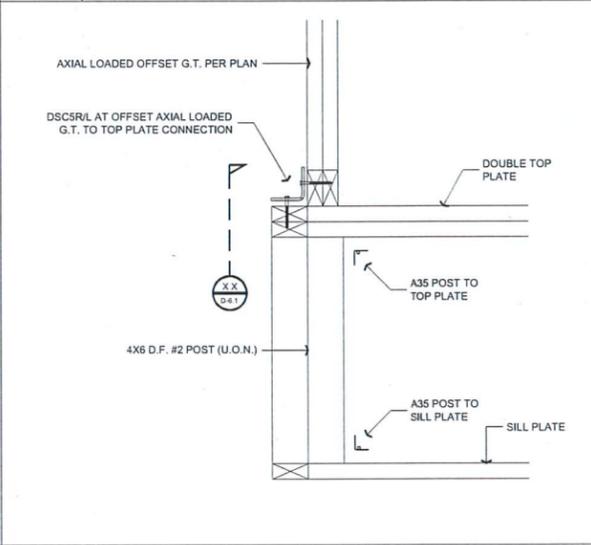
A1 SHEAR TRANSFER - ROOF TRANSITION



X X DRAG CONNECTION - G.T. TO TOP PLATE



B1 INTERIOR NON-BRG WALL DETAIL



Y Y G.T. CONNECTION AT DSCR/L

PLAN PREPARED FOR:
TODD GOETSCH
LINCOLN AVENUE
TEMPLETON, CA 93465

REVISION LOG

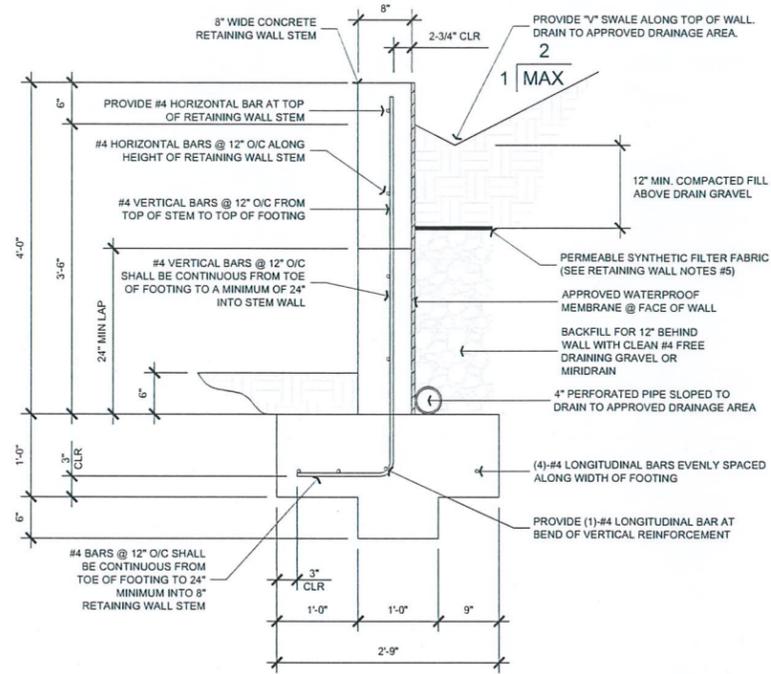
REV.	DESCRIPTION	DATE

These drawings are the exclusive property of J.K. Engineering 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.K. Engineering and John Kudla is prohibited.

PROJECT NO: 16-0903-17
DRAWN BY: DJK
DATE: 08/25/16
SHEET TITLE: GOETSCH STRUCTURAL DWG

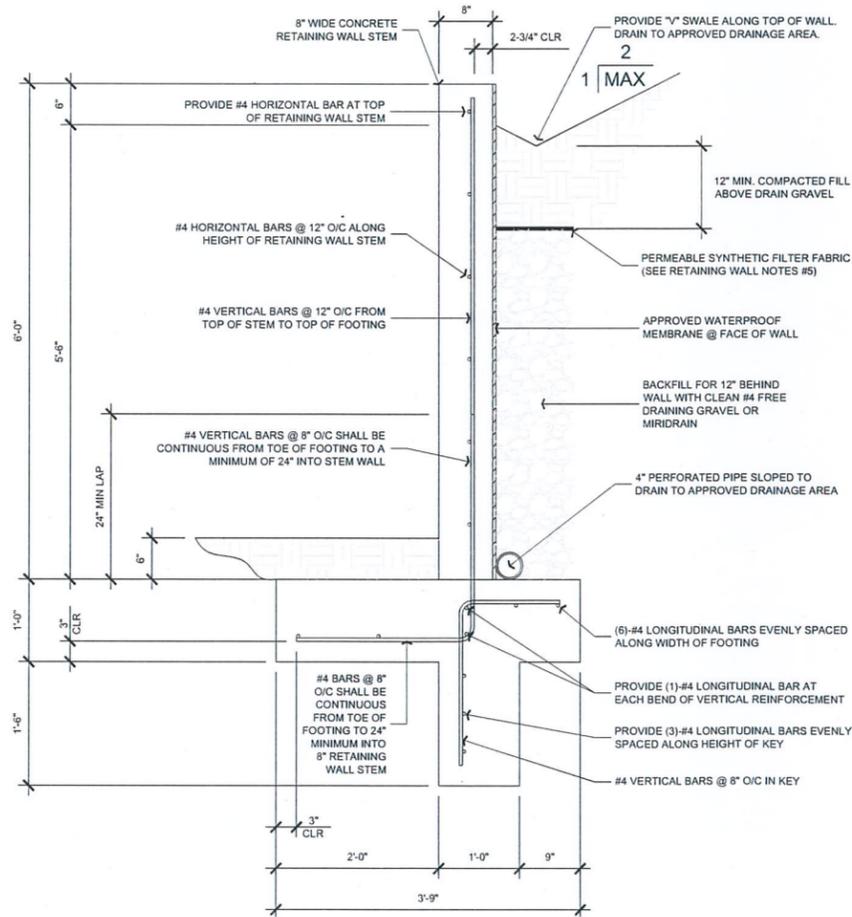
STRUCTURAL DETAILS

SHEET NUMBER:
D-6.1



R3 3'-0" RETAINING WALL DETAIL

SCALE: 1" = 1'-0"



R5 5'-0" RETAINING WALL DETAIL

SCALE: 1" = 1'-0"

SPECIAL INSPECTION NOTES:

- The engineer accepts no responsibility for special inspections during construction, or for the method or form of construction. Job site visits by the engineer do not constitute an official inspection.
- Where "CONTINUOUS INSPECTION", "PERIODIC INSPECTION", or "SPECIAL INSPECTION" is required on the plans, the contractor, owner, or his agent shall employ an independent, approved testing and inspection agency to provide a Deputy Inspector on site. Said Deputy Inspector shall understand that they as such, are acting as the agent of the engineer, architect, and governing jurisdictions. (* per CBC Section 1703)
- Continuous Special Inspection, except where Periodic Special Inspection is allowed below, is required for the following:
 Concrete: reinforcing, placing of concrete, during taking of test specimens, etc., as specified by CBC Table 1704.4 (except not required for foundation concrete if f_c design strength is not more than 2500 psi, and for site work concrete fully supported on earth).
 Masonry: during preparation and taking of masonry test specimens, placing of all masonry units, placement of masonry reinforcement, inspection of grout space immediately prior to closing of cleanouts, during all grouting operations, etc., as specified by CBC Table 1704.5.1.
 Epoxy/adhesive anchors in concrete and masonry per current "ICC" report.
 Structural wood: periodic special inspection is required for nailing, bolting, anchoring and other fastening of components within the seismic-force-resisting system, including wood shear walls, wood diaphragms, drag struts, braces, shear panels and hold-downs.
 Exception: Not required where shear wall fastener spacing is more than 4 inches on center.
 High strength bolts: installation of high strength bolts shall be periodically inspected in accordance with current AISC specifications.
 Shop welding*: if not performed in an approved fabrication shop per CBC Section 1704.2.
 Field welding*: of load supporting steel members.
 * the special inspector need not be continuously present during welding of single-pass fillet welds not exceeding 5/16" size, provided the materials, qualifications of welding procedures, and welder certifications are verified prior to the start of work; periodic inspections are made of work in progress; and a visual inspection of all welds is made prior to completion or prior to shipment of shop welding.

Item	Required?	Remarks
A. Soils compliance prior to foundation inspection.	Yes	Beacon Geotech.
B. Structural concrete over 2500 psi	NO	
C. Structural masonry / Retaining walls	NO	
D. Epoxy / Adhesive anchors	NO	
E. Structural wood	NO	
F. High strength bolting	NO	
G. Field welding	NO	
H. Sprayed-on fireproofing Per Architect	NO	
I. Other:		

REQUIRED TESTING:

- Structural testing for seismic resistance shall be provide as noted below and per CBC Section 1708
- Concrete cylinders for 28 day strength (2 cylinders average) for each class of concrete, not less than once a day, not less than once for each 150 cu. yds., and not less than once for each 5,000 sf. of slabs.
 - Concrete masonry units shall be tested prior to construction to verify compressive strength of 1900psi minimum.
 - Concrete masonry units shall be tested during construction for compressive strength to show compliance with 1900 psi minimum.
 - Masonry grout shall be tested for each 5,000 sf. of wall area, but not less than (1) test per project, to show compliance With minimum compressive strength of 2,000 psi per CBC Section 2105.2.2.1.2.
 - Non-destructive testing of all full penetration (complete joint penetration) welded connections.

CONCRETE NOTE

RETAINING WALL FOOTINGS SHALL BE 12 INCHES THICK AND SHALL HAVE A MINIMUM OF 6" OF FILL PLACED ON TOP OF FOOTING SO THAT BOTTOM OF FOOTING IS 18" MINIMUM BELOW GRADE. ALL FILL SHALL BE BROUGHT TO A MOISTURE CONTENT NEAR OPTIMUM MOISTURE CONTENT, AND COMPACTED TO A MINIMUM OF 90 PERCENT OF MAXIMUM DENSITY (ASTM D1557). MATERIAL PLACED AS CERTIFIED FILL SHALL BE FREE OF DEBRIS AND ROCKS GREATER THAN SIX INCHES IN WIDTH ACROSS THE WIDEST POINT.

PREMOISTENING CONTROL FOR SOILS UNDER FOOTINGS AND SLABS SHALL BE TO 120% OF OPTIMUM MOISTURE CONTENT TO A DEPTH OF 21" BELOW LOWEST GRADE. TESTING REQUIRED. AFTER PREMOISTENING, THE SPECIFIED MOISTURE CONTENT OF THE SOILS SHALL BE MAINTAINED UNTIL CONCRETE IS PLACED. REQUIRED MOISTURE CONTENT SHALL BE VERIFIED BY AN APPROVED TESTING LABORATORY NOT MORE THAN 24 HOURS PRIOR TO PLACEMENT OF CONCRETE.

SOILS ENGINEER SHALL VERIFY ALL FOOTINGS AND SLAB AREAS PRIOR TO CONTRACTOR PLACING FORMS AND STEEL REINFORCEMENT.

CONSULTANTS

GEOTECHNICAL ENGINEER
 BEACON GEOTECHNICAL, INC.
 P.O. BOX 4814
 PASO ROBLES, CA 93447
 805.239.9457

STRUCTURAL DESIGN & CIVIL ENGINEERING
 JK ENGINEERING
 610 10TH ST, STE A
 PASO ROBLES, CA 93446
 805.239.4151

GENERAL SPECIFICATIONS FOR CONCRETE :

- All concrete shall have 2500 psi minimum compressive strength at 28 days and shall be normal weight. (U.O.N.)
- All concrete work shall comply with ACI building code (ACI 318)
- The maximum concrete slump shall be : Slabs 3" (plus or minus 1")
All other work ... 4" (plus or minus 1")
- The minimum cement content shall be 5 sacks per cubic yard and shall be Portland Cement, Type I or II, low alkali, per ASTM C-150.
- Any water reducing agents added shall be used to reduce the water/cement ratio. Admixtures shall be approved by the Engineer.
- Aggregate shall conform to ASTM C-33. Maximum aggregate size shall be 1" (U.O.N.) Use 3/4" aggregate for slabs on grade.
- Concrete Placement :
 A. Concrete shall not free-fall more than five (5) feet. Use tremie pump or other approved methods.
 B. Vibrate all concrete (including slabs) as it is placed with a mechanical vibrator operated by experienced personnel. Reinforcing and forms shall not be vibrated.
- Curing : Freshly deposited concrete shall be protected from premature drying and excessively hot or cold temperatures, and shall be maintained with minimal moisture loss at a relatively constant temperature for the period of time necessary for the hydration of the cement. (typically 7 days)
- Unless specifically detailed or noted otherwise, construction and control joints shall be provided on all concrete slabs, and shall be located such that the area within joints does not exceed 400 square feet, and is roughly square without interior corners.

GENRAL SPECIFICATIONS FOR REINFORCING :

- Reinforcing steel shall be clean of rust, grease, or other material likely to impair bond.
- All reinforcing steel to be continuous and lapped (with staggered splices at adjacent bars) minimum 24" at splices (#4 bars), 42" at splices (#5 bars). Reinforcing bars shall have minimum bend radius of 4 times the bar diameter. Bars shall not be heated to facilitate bending. Once bent, steel shall not be straightened.
- Reinforcing bars to be deformed bars conforming ASTM A-615:
3, # 4 Grade 40 # 5 & larger Grade 60
- All reinforcing steel, anchor bolts, and foundation hardware shall be located in the formwork and held firmly in place prior to and during concrete placement by means of wire supports.
- Concrete cover is required as follows over reinforcing :
3" where concrete is exposed to and cast against earth
2" where concrete is exposed to earth but cast against formwork
1-1/2" where concrete is not exposed to earth or weather
- Reinforcing steel shall not be welded, unless specifically notes on the structural drawings. If allowed, welding shall conform to CBC Standards.

RETAINING WALL DESIGN VALUES

THE LISTED DESIGN VALUES BELOW FROM THE PROJECT SOILS REPORT WERE USED FOR THE STRUCTURAL DESIGN OF THE RETAINING WALLS FOR THIS PROJECT:

LATERAL PRESSURE	EQUIVALENT FLUID PRESSURE
ACTIVE CASE W/ 2:1 SURCHARGE	53 pcf
AT REST CASE	60 pcf
PASSIVE CASE	275 pcf
MAXIMUM TOE PRESSURE	1650 pcf
COEFFICIENT OF SLIDING FRICTION	0.30

SOIL NOTE

SOILS EXPANSION INDEX: LOW
 REPORT #: F-101268
 BY: BEACON GEOTECHNICAL, INC.
 DATED: NOVEMBER 11, 2015

THE SOILS REPORT REFERENCED IS PART OF THESE PLANS AND ALL RECOMMENDATIONS THERE IN SHALL BE COMPLIED WITH.

RETAINING WALL NOTES PER SOILS REPORT

- THE PRESSURES LISTED WERE BASED ON THE ASSUMPTION THAT BACKFILL SOILS WILL BE COMPACTED TO 90% OF MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D 1557 TEST METHOD.
- A BACK DRAIN OR AN EQUIVALENT SYSTEM OF BACKFILL DRAINAGE SHOULD BE INCORPORATED INTO THE RETAINING WALL DESIGN. BACKFILL IMMEDIATELY BEHIND THE RETAINING STRUCTURE SHOULD BE A FREE-DRAINING GRANULAR MATERIAL. ALTERNATIVELY, THE BACK OF THE WALL COULD BE LINED WITH A GEODRAIN SYSTEM.
- COMPACTION ON THE UPHILL SIDE OF THE WALL WITHIN A HORIZONTAL DISTANCE EQUAL TO ONE WALL HEIGHT SHOULD BE PERFORMED BY HAND-OPERATED OR OTHER LIGHTWEIGHT COMPACTION EQUIPMENT. THIS IS INTENDED TO REDUCE POTENTIAL "LOCKED-IN" LATERAL PRESSURES CAUSED BY COMPACTION WITH HEAVY GRADING EQUIPMENT.
- WATER SHOULD NOT BE ALLOWED TO POND NEAR THE TOP OF THE WALL. TO ACCOMPLISH THIS, THE FINAL BACKFILL SITE GRADE SHOULD BE SUCH THAT ALL WATER IS DIVERTED AWAY FROM THE RETAINING WALL.
- TO REDUCE INFILTRATION OF THE SOIL INTO THE DRAIN GRAVEL, A PERMEABLE SYNTHETIC FILTER FABRIC, CONFORMING TO CALTRANS STANDARD SPECIFICATIONS SECTION 88-1.02B, CLASS A, SHOULD BE PLACED BETWEEN THE TWO.



John A. Kudla
 Civil Engineering &
 Structural Design
 R.C.E. #50652
 610 10th ST. UNIT 'A' PASO
 ROBLES, CA.

PLAN PREPARED FOR:

TODD GOETSCH
 LINCOLN AVENUE
 TEMPLETON, CA 93465

REVISION LOG

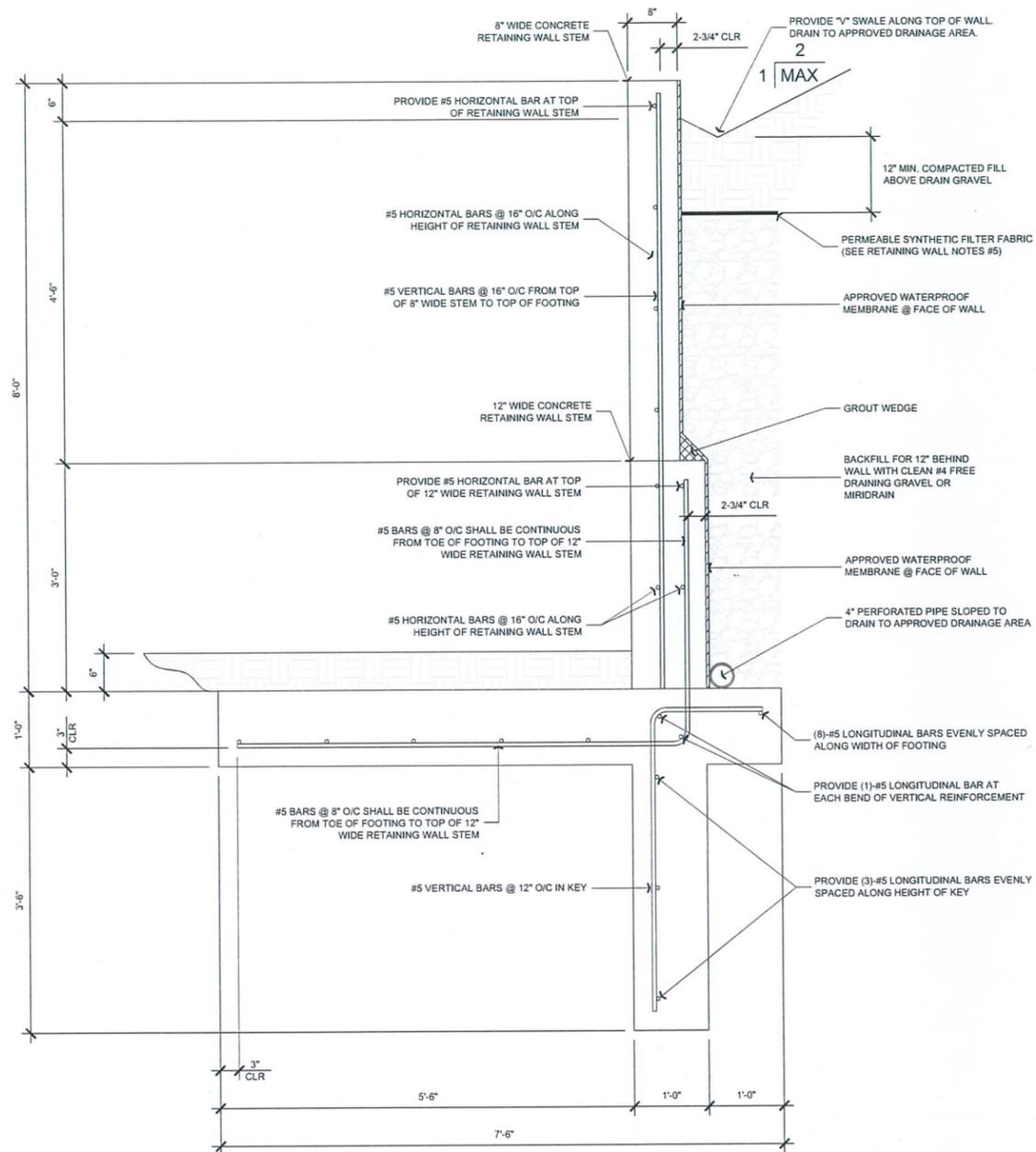
REV.	DESCRIPTION	DATE

These drawings are the exclusive property of J.K. Engineering 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.K. Engineering and John Kudla is prohibited.

PROJECT NO: 16-0003-17
 DRAWN BY: DJK
 DATE: 08/25/16
 SHEET TITLE: GOETSCH STRUCTURAL DWG

SITE RETAINING WALLS

SHEET NUMBER:
R-1.1



R7 7'-0" RETAINING WALL DETAIL
SCALE: 1" = 1'-0"

SPECIAL INSPECTION NOTES:

- The engineer accepts no responsibility for special inspections during construction, or for the method or form of construction. Job site visits by the engineer do not constitute an official inspection.
- Where "CONTINUOUS INSPECTION", "PERIODIC INSPECTION", or "SPECIAL INSPECTION" is required on the plans, the contractor, owner, or his agent shall employ an independent, approved testing and inspection agency to provide a Deputy Inspector on site. Said Deputy Inspector shall understand that they as such, are acting as the agent of the engineer, architect, and governing jurisdictions. (* per CBC Section 1703)
- Continuous Special Inspection, except where Periodic Special Inspection is allowed below, is required for the following:
Concrete: reinforcing, placing of concrete, during taking of test specimens, etc., as specified by CBC Table 1704.4 (except not required for foundation concrete if fc design strength is not more than 2500 psi, and for site work concrete fully supported on earth).
Masonry: during preparation and taking of masonry test specimens, placing of all masonry units, placement of masonry reinforcement, inspection of grout space immediately prior to closing of cleanouts, during all grouting operations, etc., as specified by CBC Table 1704.5.1.
Epoxy/adhesive anchors in concrete and masonry per current "ICC" report.
Structural wood: periodic special inspection is required for nailing, bolting, anchoring and other fastening of components within the seismic-force-resisting system, including wood shear walls, wood diaphragms, drag struts, braces, shear panels and hold-downs.
Exception: Not required where shear wall fastener spacing is more than 4 inches on center.
High strength bolts: installation of high strength bolts shall be periodically inspected in accordance with current AISC specifications.
Shop welding*: if not performed in an approved fabrication shop per CBC Section 1704.2.
Field welding*: of load supporting steel members.
* the special inspector need not be continuously present during welding of single-pass fillet welds not exceeding 5/16" size, provided the materials, qualifications of welding procedures, and welder certifications are verified prior to the start of work; periodic inspections are made of work in progress; and a visual inspection of all welds is made prior to completion or prior to shipment of shop welding.

4. Special inspection shall be provided for the following specific phases of construction:

Item	Required?	Remarks
A. Soils compliance prior to foundation inspection.	Yes	Beacon Geotech.
B. Structural concrete over 2500 psi	NO	
C. Structural masonry / Retaining walls	NO	
D. Epoxy / Adhesive anchors	NO	
E. Structural wood	NO	
F. High strength bolting	NO	
G. Field welding	NO	
H. Sprayed-on fireproofing Per Architect	NO	
I. Other:		

- REQUIRED TESTING:**
- Structural testing for seismic resistance shall be provide as noted below and per CBC Section 1708
- Concrete cylinders for 28 day strength (2 cylinders average) for each class of concrete, not less than once a day, not less than once for each 150 cu. yds., and not less than once for each 5,000 sf. of slabs.
 - Concrete masonry units shall be tested prior to construction to verify compressive strength to show compliance with 1900 psi minimum.
 - Concrete masonry units shall be tested during construction for compressive strength to show compliance with 1900 psi minimum.
 - Masonry grout shall be tested for each 5,000 sf. of wall area, but not less than (1) test per project, to show compliance With minimum compressive strength of 2,000 psi per CBC Section 2105.2.2.1.2.
 - Non-destructive testing of all full penetration (complete joint penetration) welded connections.

CONCRETE NOTE

RETAINING WALL FOOTINGS SHALL BE 12 INCHES THICK AND SHALL HAVE A MINIMUM OF 6" OF FILL PLACED ON TOP OF FOOTING SO THAT BOTTOM OF FOOTING IS 18" MINIMUM BELOW GRADE. ALL FILL SHALL BE BROUGHT TO A MOISTURE CONTENT NEAR OPTIMUM MOISTURE CONTENT, AND COMPACTED TO A MINIMUM OF 90 PERCENT OF MAXIMUM DENSITY (ASTM D1557). MATERIAL PLACED AS CERTIFIED FILL SHALL BE FREE OF DEBRIS AND ROCKS GREATER THAN SIX INCHES IN WIDTH ACROSS THE WIDEST POINT.

PREMOISTENING CONTROL FOR SOILS UNDER FOOTINGS AND SLABS SHALL BE TO 120% OF OPTIMUM MOISTURE CONTENT TO A DEPTH OF 21" BELOW LOWEST GRADE. TESTING REQUIRED. AFTER PREMOISTENING, THE SPECIFIED MOISTURE CONTENT OF THE SOILS SHALL BE MAINTAINED UNTIL CONCRETE IS PLACED. REQUIRED MOISTURE CONTENT SHALL BE VERIFIED BY AN APPROVED TESTING LABORATORY NOT MORE THAN 24 HOURS PRIOR TO PLACEMENT OF CONCRETE.

SOILS ENGINEER SHALL VERIFY ALL FOOTINGS AND SLAB AREAS PRIOR TO CONTRACTOR PLACING FORMS AND STEEL REINFORCEMENT.

CONSULTANTS

GEOTECHNICAL ENGINEER
BEACON GEOTECHNICAL, INC.
P.O. BOX 4814
PASO ROBLES, CA 93447
805.239.9457

STRUCTURAL DESIGN & CIVIL ENGINEERING
JK ENGINEERING
610 10TH ST, STE A
PASO ROBLES, CA 93446
805.239.4151

GENERAL SPECIFICATIONS FOR CONCRETE :

- All concrete shall have 2500 psi minimum compressive strength at 28 days and shall be normal weight. (U.O.N.)
- All concrete work shall comply with ACI building code (ACI 318)
- The maximum concrete slump shall be :
Slabs 3" (plus or minus 1")
All other work 4" (plus or minus 1")
- The minimum cement content shall be 5 sacks per cubic yard and shall be Portland Cement, Type I or II, low alkali, per ASTM C-150.
- Any water reducing agents added shall be used to reduce the water/cement ratio. Admixtures shall be approved by the Engineer.
- Aggregate shall conform to ASTM C-33. Maximum aggregate size shall be 1" (U.O.N.) Use 3/4" aggregate for slabs on grade.
- Concrete Placement :
A. Concrete shall not free-fall more than five (5) feet. Use tremie pump or other approved methods.
B. Vibrate all concrete (including slabs) as it is placed with a mechanical vibrator operated by experienced personnel. Reinforcing and forms shall not be vibrated.
- Curing : Freshly deposited concrete shall be protected from premature drying and excessively hot or cold temperatures, and shall be maintained with minimal moisture loss at a relatively constant temperature for the period of time necessary for the hydration of the cement. (typically 7 days)
- Unless specifically detailed or noted otherwise, construction and control joints shall be provided on all concrete slabs, and shall be located such that the area within joints does not exceed 400 square feet, and is roughly square without interior corners.

GENERAL SPECIFICATIONS FOR REINFORCING :

- Reinforcing steel shall be clean of rust, grease, or other material likely to impair bond.
- All reinforcing steel to be continuous and lapped (with staggered splices at adjacent bars) minimum 24" at splices (#4 bars), 42" at splices (#5 bars). Reinforcing bars shall have minimum bend radius of 4 times the bar diameter. Bars shall not be heated to facilitate bending. Once bent, steel shall not be straightened.
- Reinforcing bars to be deformed bars conforming ASTM A-615:
3, # 4 Grade 40 # 5 & larger Grade 60
- All reinforcing steel, anchor bolts, and foundation hardware shall be located in the formwork and held firmly in place prior to and during concrete placement by means of wire supports.
- Concrete cover is required as follows over reinforcing :
3" where concrete is exposed to and cast against earth
2" where concrete is exposed to earth but cast against formwork
1-1/2" where concrete is not exposed to earth or weather
- Reinforcing steel shall not be welded, unless specifically notes on the structural drawings. If allowed, welding shall conform to CBC Standards.

RETAINING WALL DESIGN VALUES

THE LISTED DESIGN VALUES BELOW FROM THE PROJECT SOILS REPORT WERE USED FOR THE STRUCTURAL DESIGN OF THE RETAINING WALLS FOR THIS PROJECT:

LATERAL PRESSURE	EQUIVALENT FLUID PRESSURE
ACTIVE CASE W/ 2:1 SURCHARGE	53 pcf
AT REST CASE	60 pcf
PASSIVE CASE	275 pcf
MAXIMUM TOE PRESSURE	1650 pcf
COEFFICIENT OF SLIDING FRICTION	0.30
SEISMIC RESULTANT FORCE APPLIED AT 0.6H	1024#

SOIL NOTE

SOILS EXPANSION INDEX: LOW
REPORT #: F-101268
BY: BEACON GEOTECHNICAL, INC.
DATED: NOVEMBER 11, 2015

THE SOILS REPORT REFERENCED IS PART OF THESE PLANS AND ALL RECOMMENDATIONS THERE IN SHALL BE COMPLIED WITH.

RETAINING WALL NOTES PER SOILS REPORT

- THE PRESSURES LISTED WERE BASED ON THE ASSUMPTION THAT BACKFILL SOILS WILL BE COMPACTED TO 90% OF MAXIMUM DRY DENSITY AS DETERMINED BY THE ASTM D 1557 TEST METHOD.
- A BACK DRAIN OR AN EQUIVALENT SYSTEM OF BACKFILL DRAINAGE SHOULD BE INCORPORATED INTO THE RETAINING WALL DESIGN. BACKFILL IMMEDIATELY BEHIND THE RETAINING STRUCTURE SHOULD BE A FREE-DRAINING GRANULAR MATERIAL. ALTERNATIVELY, THE BACK OF THE WALL COULD BE LINED WITH A GEODRAIN SYSTEM.
- COMPACTION ON THE UPHILL SIDE OF THE WALL WITHIN A HORIZONTAL DISTANCE EQUAL TO ONE WALL HEIGHT SHOULD BE PERFORMED BY HAND-OPERATED OR OTHER LIGHTWEIGHT COMPACTION EQUIPMENT. THIS IS INTENDED TO REDUCE POTENTIAL "LOCKED-IN" LATERAL PRESSURES CAUSED BY COMPACTION WITH HEAVY GRADING EQUIPMENT.
- WATER SHOULD NOT BE ALLOWED TO POND NEAR THE TOP OF THE WALL. TO ACCOMPLISH THIS, THE FINAL BACKFILL SITE GRADE SHOULD BE SUCH THAT ALL WATER IS DIVERTED AWAY FROM THE RETAINING WALL.
- TO REDUCE INFILTRATION OF THE SOIL INTO THE DRAIN GRAVEL, A PERMEABLE SYNTHETIC FILTER FABRIC, CONFORMING TO CALTRANS STANDARD SPECIFICATIONS SECTION 88-1.02B, CLASS A, SHOULD BE PLACED BETWEEN THE TWO.



John A. Kudla
Civil Engineering &
Structural Design
R.C.E. #50652
610 10th ST. UNIT 'A' PASO
ROBLES, CA.

PLAN PREPARED FOR:
TODD GOETSCH
LINCOLN AVENUE
TEMPLETON, CA 93465

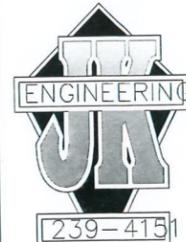
REVISION LOG

REV.	DESCRIPTION	DATE

PROJECT NO: 15-063-17
DRAWN BY: DJK
DATE: 08/25/16
SHEET TITLE: GOETSCH STRUCTURAL DWG

SITE RETAINING WALLS

SHEET NUMBER:
R-2.1



John A. Kudla
Civil Engineering &
Structural Design
R.C.E. #50652
610 10th St. Unit # PASO
ROBLES, CA

PLAN PREPARED FOR:
TODD GOETSCH
LINCOLN AVENUE
TEMPLETON, CA 93465

REVISION LOG

Table with 3 columns: REV., DESCRIPTION, DATE. Contains one row with REV. 1, DESCRIPTION 'STRUCTURAL SP DWG', DATE '08/25/16'.

These drawings are the exclusive property of J.A. Engineering 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.A. Engineering and John Kudla is prohibited.

PROJECT NO. 16-0002-17
FILE NAME STRUCTURAL SP DWG
DRAWN BY DJK
DATE 08/25/16

SHEET TITLE
STRUCTURAL NOTES & SPECIFICATIONS

SHEET NUMBER
SSP

- 1.3. FC = 450 PSI
1.4. E = 1800 PSI
1.2. SHALL NOT BE NOTCHED, CUT OR DRILLED WITHOUT PRIOR APPROVAL FROM THE ENGINEER
1.3. SHALL HAVE EXTERIOR GLUE AND WEATHER-TREATMENT PRIOR TO INSTALLATION
1.4. SHALL BE FABRICATED BY AN APPROVED MANUFACTURER. AN A.I.T.C. CERTIFICATE OF COMPLIANCE SHALL BE GIVEN TO THE BUILDING INSPECTOR PRIOR TO INSTALLATION
1.5. SHALL HAVE FACTORY STANDARD CAMBER, EXCEPT WHERE NOTED OTHERWISE ON THE PLANS
2. LAMINATED VENEER LUMBER (LVL):
2.1. SHALL BE 1-3/4" MINIMUM THICKNESS WITH THE FOLLOWING MINIMUM PROPERTIES:
2.2. E = 1900 KSI
2.3. Fv = 2600 PSI
2.4. Fv = 285 PSI
2.5. FC (PARALLEL) = 2600 PSI
2.6. FC (PERP) = 750 PSI
2.7. FT (PARALLEL) = 1500 PSI
2.8. SPECIFIC GRAVITY = 0.50
2.9. SHALL BE FABRICATED BY AN APPROVED MANUFACTURER
2.10. SHALL BEAR A MINIMUM OF 3-1/2" ON SPECIFIED SUPPORTS. PROVIDE FULL DEPTH SOLID BLOCKING AT ALL BEARING POINTS
2.11. SHALL BE NAILED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE APPROVED, NAILING INTO THE TOP EDGE SHALL NOT BE SPACED ANY CLOSER THAN:
2.11.1. 16D #1
2.11.2. 10D #4
2.11.3. 8D #3
2.11.4. WHEN NAILING MUST BE REDUCED, STAGGER ROWS A MINIMUM OF 1/2" APART WHILE MAINTAINING PROPER EDGE DISTANCES
2.12. SHALL BE WHEN COMPRISED OF MULTIPLE MEMBERS, CONNECTED WITH 16D NAIL 1/2" BOLTS OR 1/4" LAG SCREWS IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2.13. SHALL NOT BE CUT, NOTCHED OR DRILLED WITHOUT SPECIFIC WRITTEN APPROVAL OF THE ENGINEER
3. PARALLEL STRAND LUMBER (PSL):
3.1. SHALL BE 1-3/4" MINIMUM THICKNESS WITH THE FOLLOWING MINIMUM PROPERTIES:
3.1.1. E = 2000 KSI
3.1.2. Fv = 2900 PSI
3.1.3. Fv = 290 PSI
3.1.4. FC (PARALLEL) = 2900 PSI
3.1.5. FC (PERP) = 750 PSI
3.1.6. FT (PARALLEL) = 2025 PSI
3.1.7. SPECIFIC GRAVITY = 0.50
3.2. SHALL BE FABRICATED BY AN APPROVED MANUFACTURER
3.3. SHALL BEAR A MINIMUM OF 3-1/2" ON SPECIFIED SUPPORTS. PROVIDE FULL DEPTH SOLID BLOCKING AT ALL BEARING POINTS
3.4. SHALL BE NAILED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE APPROVED, NAILING SHALL NOT BE SPACED ANY CLOSER THAN:
3.4.1. NARROW FACE: #1 FOR 16D COMMON, #4 FOR 10D COMMON, AND #3 FOR 8D COMMON
3.4.2. WIDE FACE: #1 FOR 16D COMMON, #4 FOR 10D COMMON, AND #3 FOR 8D COMMON
3.4.3. WHEN NAILING MUST BE REDUCED, STAGGER ROWS A MINIMUM OF 1/2" APART WHILE MAINTAINING PROPER EDGE DISTANCES
3.5. SHALL NOT BE CUT, NOTCHED OR DRILLED WITHOUT SPECIFIC WRITTEN APPROVAL OF THE ENGINEER
4. PLYWOOD JOISTS:
4.1. TYPE AND MANUFACTURER SHALL BE CLEARLY NOTED ON THE PLANS. SUBSTITUTIONS SHALL NOT BE PERMITTED WITHOUT PRIOR APPROVAL OF THE ENGINEER
4.2. SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE CODE APPROVALS AND MANUFACTURER'S SPECIFICATIONS
4.3. SHALL BEAR A MINIMUM OF 1-3/4" AT ALL END SUPPORTS, AND 3-1/2" AT INTERMEDIATE SUPPORTS. PROVIDE FULL DEPTH SOLID BLOCKING AT ALL BEARING POINTS
4.4. SHALL BE INSTALLED WITH INTERMEDIATE BLOCKING OR BRIDGING AS SPECIFIED BY THE MANUFACTURER. ONLY OMIT INTERMEDIATE BLOCKING WHEN SPECIFICALLY ALLOWED BY THE ENGINEER
4.5. SHALL NOT BE CUT, NOTCHED OR DRILLED WITHOUT SPECIFIC WRITTEN APPROVAL OF THE ENGINEER

TRUSSES

- 1. REFER TO THE STRUCTURAL AND ARCHITECTURAL PLANS FOR ADDITIONAL DESIGN LOADS AND CONDITIONS. BOTTOM CHORDS SHALL BE DESIGNED TO RESIST A MINIMUM CEILING LIVE LOAD OF 10 PSF
2. TRUSS CALCULATIONS AND DETAILS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER AND THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION
3. ALL TRUSSES SHALL BE FABRICATED IN THE SHOP OF A LICENSED FABRICATOR APPROVED BY THE GOVERNING BUILDING DEPARTMENT
4. 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:
4.1. IDENTIFICATION OF THE COMPANY MANUFACTURING THE TRUSS
4.2. THE DESIGN LOAD, AND
4.3. THE SPACING OF THE TRUSSES.
5. WALLS:
5.1. TRUSSES SHALL BEAR ON EXTERIOR WALLS ONLY (UON)
5.2. ALL INTERIOR WALLS SHALL BE NON-BEARING (UON)
5.3. ALL APPROVED INTERIOR BEARING LOCATIONS SHALL BE SPECIFICALLY NOTED ON THE STRUCTURAL PLANS
6. BEARING:
6.1. SECURING OF BEARING WALLS (UON) TRUSSES SHALL BE SECURED AT ALL BEARING POINTS WITH SIMPSON SEISMIC ANCHORS (E.G. H1)
6.2. INTERIOR NON-BEARING WALLS SHALL BE ISOLATED FROM THE TRUSSES WITH SIMPSON TRUSS ANCHORS (E.G. STC, DTC, HTO) OR APPROVED EQUAL
6.3. TRUSSES TO BE MANUFACTURED WITH NECESSARY CAMBER TO ACCOUNT FOR DEAD LOAD DEFLECTIONS AND ELIMINATE ACCIDENTAL BEARING ON INTERIOR NON-BEARING WALLS
7. BLOCKING AND BRACING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, AS A MINIMUM, THE TRUSSES SHALL BE BLOCKED AT THE FOLLOWING LOCATIONS:
7.1. ALL BEARING POINTS
7.2. ALONG RIDGE
8. ERECT TRUSSES ACCORDING TO THE APPROVED SHOP DRAWINGS. LIFT MEMBERS ONLY AT DESIGNATED LIFT POINTS. PROVIDE ERECTION BRACING TO KEEP THE MEMBERS STRAIGHT AND PLUMB AS REQUIRED TO ASSURE ADEQUATE LATERAL SUPPORT FOR INDIVIDUAL MEMBERS AND THE ENTIRE SYSTEM UNTIL THE SHEATHING IS APPLIED.

SPECIAL INSPECTION REQUIREMENTS

- 1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SCHEDULING, COORDINATION AND EXPENSES INVOLVED IN THE EXECUTION OF THE FOLLOWING INSPECTIONS. REQUESTS FOR INSPECTIONS SHALL BE MADE NO LATER THAN 48 HOURS PRIOR TO THEIR NECESSITY.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT THE FOLLOWING ELEMENTS ARE VISIBLE AND AVAILABLE FOR INSPECTION:
2.1. EPOXY ANCHORS
2.2. WELDING (REFER TO STRUCTURAL STEEL SECTION FOR SPECIFIC REQUIREMENTS)
2.3. ALL BOLTED CONNECTIONS EXCEPT A307 BOLTS
3. A PRE-CONSTRUCTION MEETING INCLUDING THE SPECIAL INSPECTOR, ENGINEER OF RECORD (EOR), ARCHITECT RESPONSIBLE FOR THE STRUCTURAL OBSERVATIONS, THE CONTRACTOR, AND ALL APPROPRIATE SUBCONTRACTORS SHALL BE HELD TO REVIEW THE DETAILS OF THE STRUCTURAL SYSTEM TO BE STRUCTURALLY OBSERVED.
4. DURING THE COURSE OF CONSTRUCTION THE SPECIAL INSPECTOR SHALL VISUALLY REVIEW THE STRUCTURAL ELEMENTS FOR GENERAL CONFORMANCE WITH THE APPROVED PLANS. ANY OBSERVED DEFICIENCIES SHALL BE REPORTED IN WRITING TO THE OWNER'S REPRESENTATIVE, THE CONTRACTOR, AND TO THE BUILDING DEPARTMENT.
5. UPON COMPLETION OF THE APPLICABLE SHEARWALLS AND/OR ANCHORAGE SYSTEM AND PRIOR TO COVERING THE SHEARWALL/ANCHORAGE SYSTEM, THE SPECIAL INSPECTOR SHALL SUBMIT A LETTER TO THE EOR AND BLDG. DEPT. WITH HIS/HER TEST STAMP AND SIGNATURE. PLYWOOD WHEN MEMBERS ARE SPACED AT 24" O.C. OR GREATER, IF CLIPS ARE NOT USED, OBSERVED AND (3) CORRECTIONS TAKEN, THE LETTER SHALL CERTIFY THAT ALL REPORTED DEFICIENCIES AND (3) CORRECTIONS TAKEN, TO THE BEST OF THE OBSERVER'S KNOWLEDGE, HAVE BEEN RESOLVED.
6. PRIOR TO COVERING THE WORK, THE SHEARWALLS AND/OR ANCHORAGE SYSTEM SHALL BE INSPECTED AND APPROVED BY THE STRUCTURAL INSPECTION STAFF ASSIGNED TO THE PROJECT. SUCH APPROVAL BY THE DEPARTMENT IS REQUIRED PRIOR TO COVERING. THE SPECIAL INSPECTOR IS NOT AUTHORIZED TO APPROVE THE COVERING OF THE SHEARWALLS OR ANCHORAGE SYSTEM. THE OBSERVATIONS OF THE SPECIAL INSPECTOR ARE ADVISORY ONLY AND THEY DO NOT IN ANY MANNER BIND THE INSPECTOR OR CONSTITUTE A CERTIFICATION THAT THE SHEARWALLS WILL PASS DEPARTMENT INSPECTION.

FASTENERS

- 1. NAILS:
1.1. SHALL BE WITH "COMMON" NAILS (UON)
1.2. SHALL BE DRIVEN CLOSER THAN 1/4" THEIR LENGTH NOR CLOSER THAN 1/4" OF THEIR LENGTH TO THE EDGE OR END OF A MEMBER, EXCEPT FOR SHEATHING
1.3. SHALL BE INSTALLED IN PRE-DRILLED LEAD HOLES IF NECESSARY TO AVOID SPLITTING
1.4. IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE HOT DIPPED ZINC GALVANIZED OR STAINLESS STEEL PER CRC 317.3
1.5. ALL NAILING SHALL CONFORM TO 2013 CBC TABLE 2304.9.1
2. LAG SCREWS:
2.1. SHALL BE INSTALLED INTO PRE-DRILLED LEAD HOLES. LUBRICANT (OR SOAP) SHALL BE USED TO FACILITATE INSTALLATION AND PREVENT DAMAGE TO THE SCREWS
2.2. IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE HOT DIPPED ZINC GALVANIZED OR STAINLESS STEEL
3. BOLTS:
3.1. SHALL CONFORM TO ASTM A307 (UON) ON PLANS AND DETAILS
3.2. SHALL BE INSTALLED IN PRE-DRILLED HOLES A MAXIMUM OF 1/16" LARGER THAN THE SPECIFIED BOLT DIAMETER
3.3. WHEN INSTALLED AGAINST WOOD SURFACES, SHALL HAVE STANDARD WASHERS UNDER THE HEADS AND NUTS
3.4. IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE HOT DIPPED ZINC GALVANIZED OR STAINLESS STEEL
4. ANCHOR BOLTS:
4.1. SHALL BE 5/8" DIAMETER WITH 33X30/22" STEEL PLATE WASHERS AT SHEARWALLS
4.2. SHALL HAVE 7" MINIMUM EMBEDMENT, (CONTRACTOR TO COORDINATE LENGTH OF BOLTS WITH SILL PLATE THICKNESSES)
4.3. SHALL CONFORM TO ASTM A307
4.4. SHALL BE HOT DIPPED ZINC GALVANIZED OR STAINLESS STEEL
4.5. SHALL NOT BE SPACED GREATER THAN 17' O.C. REFER TO SHEARWALL SCHEDULE FOR SPECIFIC ANCHOR BOLT SPACING REQUIREMENTS
4.6. SHALL BE PLACED A MAXIMUM OF 12" FROM WALL CORNERS, WALL ENDS, AND SILL PLATE SPLICES (BUT NOT LESS THAN 2" DIAMETERS), AND A MINIMUM OF TWO BOLTS PER PIECE OF SILL PLATE IS REQUIRED
4.7. SHALL BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION
5. OTHER HARDWARE:
1.4. IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE HOT DIPPED ZINC GALVANIZED OR STAINLESS STEEL PER CRC 317.3

CARPENTRY

- 1. REFER TO 2013 CBC TABLE 2304.9.1, FOR ALL MINIMUM NAILING REQUIREMENTS.
2. REFER TO INDIVIDUAL SECTIONS FOR APPLICABLE MATERIAL SPECIFICATIONS
3. FABRICATE, SET, INSTALL, CONNECT, FASTEN, BORE, NOTCH, AND CUT WOOD AND PLYWOOD WITH JOISTS, TRIM, TIGHT, AND WELL-NAILLED, SCREWED OR BOLTED AS REQUIRED, ALL MEMBERS TO HAVE SOLID BEARING WITHOUT BEING SHIMMED (UON). SET HORIZONTAL MEMBERS SUBJECT TO BENDING WITH THE CROWN UP. INSTALL FRAMING PLUMS, SQUARE, TRUE AND CUT FOR FULL BEARING. JOISTS ARE NOT PERMITTED BETWEEN BEARINGS. USE FULL LENGTH (UON)
4. METAL FRAMING ANGLES, ANCHOR, CLIPS, STRAPS, TIES, HOLDDOWS, ETC. SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE CO. NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR APPROVAL OF THE ENGINEER
5. ALL WALLS ARE TO HAVE CONTINUOUS DOUBLE 2X TOP PLATES SPLICED AS FOLLOWS (UON) ON THE PLANS AND DETAILS
6. WALL STUDS:
6.1. (UON) USE THE FOLLOWING GUIDELINES FOR WALL FRAMING:
6.2. USE 2X4 STUDS FOR WALLS LESS THAN 9'-0" TALL
6.3. WALLS 9'-0" TO 16'-0" TALL SHALL BE CONSTRUCTED OF 2X6 STUDS AT 16" O.C.
6.4. REQUEST SPECIFICALLY ENGINEERED WALL DETAILS FOR WALLS GREATER THAN 16'-0" TALL
7. BLOCKING:
7.1. PROVIDE MIN. ONE ROW OF NOMINAL 2" THICK BLOCKING OF SAME WIDTH AS STUD, FITTED SNUGLY AND SPIKED INTO STUDS AT MID-HEIGHT OF PARTITIONS OR WALLS OVER EIGHT FEET HIGH
7.2. ALL CRIPPLE WALLS (OR "PONY WALLS") LESS THAN 14" IN HEIGHT SHALL BE SOLID BLOCKING
7.3. REFER TO SHEARWALL SECTION FOR ADDITIONAL BLOCKING REQUIREMENTS
8. NOTCHING:
8.1. IS NOT PERMITTED OF ANY STRUCTURAL MEMBER WITHOUT PRIOR APPROVAL
8.2. IN EXTERIOR AND BEARING WALLS, NOTCHES SHALL NOT EXCEED 25% OF THE STUD DEPTH
8.3. NON-BEARING PARTITION WALLS, NOTCHES SHALL NOT EXCEED 40% OF THE STUD DEPTH
8.4. SUCCESSIVE NOTCHES IN THE SAME MEMBER SHALL BE SPACED A MINIMUM OF 18" APART
9. BORING:
9.1. IS NOT PERMITTED OF ANY STRUCTURAL MEMBER WITHOUT PRIOR APPROVAL
9.2. IN EXTERIOR AND BEARING WALLS, HOLES SHALL NOT EXCEED 40% OF THE STUD DEPTH
9.3. NON-BEARING PARTITION WALLS, SHALL MAY BE DRILLED NOT GREATER THAN 60% OF THE STUD DEPTH
9.4. SUCCESSIVE HOLES IN THE SAME MEMBER SHALL BE SPACED A MINIMUM OF 18" APART
10. BEARING:
10.1. PROVIDE A MINIMUM OF 1 1/2" OF BEARING FOR ALL 2X JOISTS AND ALL 4X10 & 6X8 HEADERS & SMALLER
10.2. PROVIDE A MINIMUM OF 3" OF BEARING FOR ALL BEAMS AND HEADERS 4X12 & 6X10 & LARGER (UON)
10.3. MEMBERS BEARING ON PREFABRICATED HANGERS ARE TO HAVE FULL BEARING AND NAILING PER MANUFACTURER'S SPECIFICATIONS
11. POSTS:
11.1. POSTS INSIDE WALLS SHALL BEAR ON SILL PLATES AND SHALL BE CONTINUOUS BETWEEN TOP AND BOTTOM PARTITIONS (UON)
11.2. PROVIDE POSTS UNDER ALL BEAMS, GIRDERS OR DOUBLE JOISTS EQUAL TO THE WIDTH OF THE SUPPORTED MEMBER
11.3. POSTS ON UPPER LEVELS ARE TO BE STACKED ON POSTS OF EQUAL SIZE AT LEVELS BELOW, UNLESS A LARGER POST IS SPECIFIED ON THE PLANS
11.4. VERTICAL BLOCKING ("SQUASH BLOCKS") SHALL BE USED TO FULLY TRANSFER THE POST AREA THROUGH FLOORS TO FOUNDATION. VERTICAL BLOCKING SHALL BE EQUAL TO FLOOR THICKNESS PLUS 1" MIN.
11.5. HEADERS TRANSFERRED INTO CONTINUOUS POSTS WITHOUT TRIMMER STUDS SHALL BE SUPPORTED IN SIMPSON HUC HANGERS (UON)
11.6. POSTS WHEN INSTALLED, SHALL BE SEATED IN SIMPSON POST OR COLUMN BASES (UON)
12. FLOOR FRAMING:
12.1. PROVIDE WOOD JOISTS, AS SPECIFIED, LAID WITH THE CROWN UP AND SPACED AS INDICATED.
12.2. PROVIDE A MINIMUM OF 1 1/2" END BEARING (UON)
12.3. PROVIDE FULL DEPTH SOLID 2X BLOCKING OR CROSS-BRIDGING BETWEEN THE JOISTS AT 8'-0" O.C. MAX. FOR FLOORS FRAMED WITH JOISTS, REFER TO THE MANUFACTURER'S SPECIFICATIONS FOR BLOCKING REQUIREMENTS
12.4. PROVIDE FULL DEPTH SOLID 2X BLOCKING BETWEEN THE JOISTS UNDER ALL WALLS AND PARTITIONS WHERE THE WALL OR PARTITION IS PERPENDICULAR TO THE FLOOR FRAMING (INCLUDING FLOORS FRAMED WITH JOISTS)
12.5. INSTALL 3/4" PLYWOOD SHEATHING WITH THE FACE GRAIN ACROSS SUPPORTS, END SUPPORTS STAGGERED AND THE EDGES OF SHEETS CENTERED OVER SUPPORTS. IF TAG PLYWOOD IS NOT USED, PROVIDE BLOCKING AT ALL PLYWOOD EDGES. GLUE TO JOISTS AND FULLY NAIL WITH COMMON NAILS PER THE PLANS.
13. ROOF FRAMING:
13.1. PROVIDE WOOD JOISTS, AS SPECIFIED, LAID WITH THE CROWN UP AND SPACED AS INDICATED.
13.2. PROVIDE A MINIMUM OF 1 1/2" END BEARING (UON)
13.3. PROVIDE FULL DEPTH SOLID 2X BLOCKING OR CROSS-BRIDGING BETWEEN THE JOISTS AT 8'-0" O.C. MAX.
13.4. PROVIDE ALL CRIPPLE FRAMING REQUIRED TO ACHIEVE POSITIVE DRAINAGE PER ARCHITECTURAL DRAWINGS
13.5. INSTALL PLYWOOD PANELS IN CONTACT WITH THE FACE GRAIN ACROSS THE FRAMING AND CLOSE JOISTS AND NAIL AT EACH SUPPORT. FULLY NAIL WITH COMMON NAILS PER THE PLANS
13.6. PROVIDE SIMPSON "PSCL" CLIPS AT ALL PLYWOOD JOISTS PERPENDICULAR TO FRAMING. PROVIDE CLIPS MIDWAY BETWEEN FRAMING MEMBERS AT THE UNSUPPORTED EDGES OF PLYWOOD WHEN MEMBERS ARE SPACED AT 24" O.C. OR GREATER. IF CLIPS ARE NOT USED, PROVIDE SOLID BLOCKING FOR JOISTS PERPENDICULAR TO FRAMING
14. SHEARWALLS:
1.1. REFER TO PLANS FOR ALL SHEARWALL LOCATIONS, LENGTH TYPE AND NAILING
1.2. REFER TO SHEARWALL SCHEDULE ON TITLE SHEET FOR ADDITIONAL INFORMATION. REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH SECTION 17.04.04
1.3. SHEARWALL LENGTHS SPECIFIED ON PLANS ARE MINIMUM REQUIRED
1.4. ALL WELDED CONNECTIONS SHALL BE MADE WITH COMMON NAILS, ALL NAILS TO HAVE MINIMUM 3/8" EDGE DISTANCE TO PANEL OR FRAMING MEMBER
1.5. IF 3X FRAMING IS REQUIRED, STAGGER EDGE NAILING. 3X FRAMING IS REQUIRED AT:
1.5.1. ALL PANEL JOISTS
1.5.2. ALL SILL PLATES ON CONCRETE OR MASONRY
1.5.3. ALL SILL PLATES AT DOUBLE-SIDED SHEARWALLS
1.5.4. ALL WALLS AND ALL PLYWOOD
1.5.5. ALL SILL PLATES AT DOUBLE-SIDED SHEARWALLS

ENGINEERED LUMBER

- 1. GLU-LAMINATED BEAMS
1.1. SHALL BE 24X8 OR SIMPLE SPANS AND 24F-V8 FOR BEAMS WITH CANTILEVERS WITH THE FOLLOWING MINIMUM PROPERTIES:
1.1.1. Fv = 2400 PSI
1.1.2. Fy = 165 PSI

STEEL MEMBERS, BURNING OR TORCHING OF HOLES IS NOT PERMITTED UNDER ANY CIRCUMSTANCES

- 1. ALL STRUCTURAL STEEL SHALL BE PAINTED ONE SHOP COAT AND TOUCHED-UP IN THE FIELD WITH READ LEAD (OR APPROVED ZINC CHROMATE PRIMER) AS NECESSARY.
2. ANY STEEL MEMBER INTERFACING WITH WOOD FRAMING SHALL HAVE 1/2" DIAMETER STUDS WELDED AT 24" O.C. FOR ATTACHMENT OF WOOD NAILERS. THROUGH-BOLTS OF NAILS SHALL NOT BE PERMITTED UON ON THE PLANS OR DETAILS
3. PROVIDE HOT DIP GALVANIZING OR 3" MINIMUM CONCRETE COVER AROUND ALL STRUCTURAL STEEL BELOW GRADE

MASONRY

- 1. SPECIAL INSPECTION IS REQUIRED FOR MASONRY WALLS PER CBC 1704.5
2. MASONRY UNITS: SHALL CONFORM TO ASTM C90, GRADE N, TYPE I, MEDIUM-WEIGHT, THE COMPRESSIVE STRENGTH OF THE MASONRY, F.M. SHALL BE 1500 PSI MINIMUM. REFER TO CBC 2103.
3. MORTAR: SHALL BE TYPE S, WITH A STRENGTH OF 1800 PSI MINIMUM @ 28 DAYS, PROPORTIONED IN CONFORMANCE WITH CBC TABLE 21-A, WHEN THE SPECIFIED MASONRY STRENGTH, F.M. IS GREATER THAN 2000 PSI, THEN THE MORTAR SHALL BE TYPE M. MORTAR STRENGTH SHALL BE EQUAL TO OR GREATER THAN THE MASONRY STRENGTH, F.M. NO MORTARS SHALL BE USED THAT HAVE STOOD FOR MORE THAN ONE-HOUR.
4. GROUT: STRENGTH SHALL BE NO LESS THAN 2500 PSIG @ 28 DAYS. CEMENT CONTENT OF THE GROUT SHALL BE INCREASED, AS NECESSARY, TO ACHIEVE THE SPECIFIED MASONRY ASSEMBLY STRENGTH, F.M. AND ADEQUATE WORKABILITY. GROUT STRENGTH SHALL BE SPECIALLY TESTED. WHEN TESTED PER UBC STANDARD NO. 21-18 SHALL EQUAL OR EXCEED THE CONCRETE MASONRY UNIT STRENGTH. ALL GROUT ADDITIVES SHALL RECEIVE THE PRIOR APPROVAL OF THE ENGINEER AND THE BUILDING OFFICIAL.
5. ADMIXTURES: SHALL NOT BE PERMITTED IN MORTAR OR GROUT UNLESS SUSTAINING DATA HAS BEEN SUBMITTED TO AND APPROVED BY THE ENGINEER. FIRE CLAY, DIRT AND OTHER DELETERIOUS MATERIALS ARE PROHIBITED
6. AGGREGATES: SAND FOR MORTAR SHALL CONFORM TO ASTM C114 EXCEPT THAT NOT LESS THAN 3% OF THE SAND SHALL PASS THE NUMBER 100 SIEVE. SAND AND PEA GRAVEL FOR GROUT SHALL CONFORM TO ASTM C44, TABLE 1, COARSE AGGREGATE, EXCEPT WHEN OTHER GRADES ARE SPECIFICALLY APPROVED BY THE ENGINEER.
7. WATER USED FOR MORTAR AND GROUT SHALL BE CLEAN AND FREE FROM DELETERIOUS AMOUNTS OF ACIDS, SALTS, ALKALI, AND ORGANIC MATERIALS.
8. STEEL REINFORCING: SHALL CONFORM TO ASTM A615, GRADE 60, CLEAN AND FREE OF RUST, EXCEPT THAT #3 BARS MAY BE GRADE 40. REINFORCING STEEL THAT IS TO BE WELDED SHALL CONFORM TO ASTM A706, AND THE WELDING SHALL BE SPECIAL INSPECTED
9. ANCHOR BOLTS: SEE THE "STRUCTURAL STEEL" SPECIFICATIONS SECTION HEREIN
10. ALL CELLS SHALL BE SOLID GROUTED OR "FULLY" GROUTED. MASONRY UNITS SHALL BE LAID IN CONFORMANCE WITH THE ENGINEER'S REVISIONS. ALL ANCHOR BOLTS PRIOR TO SETTING BLOCK CELLS TO BE IN VERTICAL ALIGNMENT SUCH THAT MINIMUM VERTICAL UNOBSTRUCTED CORE (EXCLUDING HORIZONTAL BARS) IS 2 1/2" X 3" FOR GROUT POURS UP TO 4 FEET AND 3" X 3" FOR GROUT POURS UP TO 6 FEET.
11. ALL BED JOISTS ARE TO BE FULL-BEDDED IN MORTAR. END WALLS AND CROSS WEBS FORMING CELLS TO BE FULL-BEDDED IN MORTAR TO PREVENT LEAKAGE OF GROUT. ALL HEAD JOINTS ARE TO BE SOLIDLY FILLED AT LEAST 1 1/2" BELOW TOP OF MASONRY. HORIZONTAL CONSTRUCTION JOINTS SHALL BE FORMED BY STOPPING THE GROUT POUR 1 1/2" BELOW TOP OF MASONRY.
12. GROUT LIFTS SHALL NOT EXCEED 6 FEET. GROUT SHALL BE CONSOLIDATED BY MECHANICAL VIBRATION IMMEDIATELY AFTER PLACING TO HELP ENSURE FILLING OF ALL VOIDS. RECONSOLIDATION BY VIBRATION MUST BE DONE AFTER THE INITIAL WATER LOSS AND BEFORE THE BOTTOM OF EACH CELL WITH A VERTICAL BAR FOR EACH POUR, CONFORMING TO CBC SECTION 216.6.1. CLEANOUTS SHALL BE SEALED AFTER INSPECTION AND BEFORE GROUTING, WHERE THE BOTTOM OF EACH CELL WITH A VERTICAL BAR FOR EACH POUR, CONFORMING TO CBC SECTION 216.6.1. CLEANOUTS SHALL BE SEALED AFTER INSPECTION AND BEFORE GROUTING, WHERE THE SIDES OF THE GROUT POUR SHALL BE WELL AS THE MINIMUM TOTAL CLEAR AREA REQUIRED, CLEAN AND CLEAR PRIOR TO GROUTING. FOR GROUT POURS EXCEEDING 4 FEET, CONFORM TO CBC HIGH-LIFT GROUTING REQUIREMENTS.
13. REINFORCEMENT PLACEMENT:
13.1. REINFORCING SHALL BE HELD SECURELY IN POSITION. VERTICAL BARS SHALL BE HELD IN POSITION AT TOP AND BOTTOM AND AT INTERMEDIATE POINTS NOT MORE THAN 200 BAR DIAMETERS
13.2. LAP SPLICES SHALL BE 48 BAR DIAMETERS MINIMUM (UON). ADJACENT BAR LAPS SHALL BE STAGGERED 3'-0" MINIMUM. HOOKS SHALL BE 16 BAR DIAMETERS (UON)
13.3. REINFORCING BARS TO HAVE GROUT COVERAGE OF AT LEAST ONE BAR DIAMETER (UON) FROM THE EXPOSED FACE OF SHELL, HOWEVER THE CLEAR DISTANCE FROM OUTSIDE FACE OF MASONRY TO THE REINFORCING SHALL NOT BE LESS THAN 2" WHEN MASONRY IS EXPOSED TO SOIL OR 1 1/2" FOR OTHER CONDITIONS.
13.4. THE CLEAR DISTANCE BETWEEN PARALLEL BARS IS 1" MINIMUM AND (AND SHALL NOT BE LESS THAN 1 BAR DIAMETER) TO THE TOP OF THE WALL. TWO BARS IN A CONTACT SPLICE SHALL BE IN CONTACT. THIS CLEAR DISTANCE REQUIREMENT ALSO APPLIES TO THE CLEAR DISTANCE BETWEEN A CONTACT SPLICE AND ADJACENT SPLICES OR BARS. (EXCEPTION: THE MINIMUM CLEAR DISTANCE BETWEEN PARALLEL BARS IN COLUMNS AND PLINTERS IS 2.5 BAR DIAMETERS.

- 5. ALL CONCRETE WORK SHALL CONFORM WITH CBC CHAPTER 19
6. ALL CEMENT SHALL BE PORTLAND CEMENT TYPE I OR II AND SHALL CONFORM TO ASTM C 150
7. ALL AGGREGATES SHALL CONFORM TO ASTM C33. MAXIMUM AGGREGATE SIZES:
7.1. FLOORINGS: 1-1/2"
7.2. ALL OTHER WORK: 1"
8. WHERE NOT SPECIFICALLY DETAILED, THE MINIMUM CONCRETE COVER ON REINFORCING STEEL SHALL BE:
8.1. PERMANENTLY EXPOSED TO EARTH OR WEATHER
8.1.1. CAST AGAINST EARTH: 3"
8.1.2. CAST AGAINST FORMS: 2"
8.2. NOT EXPOSED TO EARTH OR WEATHER
8.2.1. SLABS, WALLS, JOISTS: 3/4"
8.2.2. BEAMS, GIRDERS, COLUMNS: 1-1/2"
9. MINIMUM LAP SPICE LENGTH FOR ALL REINFORCING STEEL SHALL BE 48 BAR DIAMETER (UON) ON THE STRUCTURAL PLANS AND/OR DETAILS. ALL LAP SPLICES TO BE STAGGERED.
10. ALL ANCHOR BOLTS USED IN CONCRETE CONSTRUCTION SHALL HAVE A MINIMUM TOTAL EMBEDMENT AS FOLLOWS (UON):
10.1. 5/8" DIA.: 7"
10.2. 3/4" DIA.: 5"
10.3. 7/8" DIA.: 9"
10.4. 1" DIA.: 10"
OVERALL LENGTH OF ANCHOR BOLTS SHALL BE COORDINATED WITH SILL PLATE REQUIREMENTS AS INDICATED ELSEWHERE IN THESE SPECIFICATIONS. ALL ANCHOR BOLTS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE HOT DIPPED ZINC GALVANIZED OR STAINLESS STEEL
11. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS, INSERTS, AND ANY OTHER HARDWARE TO BE CAST IN CONCRETE SHALL BE WELL SECURED IN POSITION PRIOR TO FOUNDATION INSPECTION. ALL HARDWARE TO BE INSTALLED IN ACCORDANCE WITH RESPECTIVE MANUFACTURER'S SPECIFICATIONS. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR LOCATIONS OF EMBEDDED ITEMS.
12. LOCATIONS OF ALL CONSTRUCTION JOINTS, OTHER THAN SPECIFIED ON THE STRUCTURAL PLANS, SHALL BE APPROVED BY THE ARCHITECT AND ENGINEER PRIOR TO FORMING. CONSTRUCTION JOINTS SHALL BE THOROUGHLY AIR AND WATER CLEANED AND HEAVILY ROUGHENED SO AS TO EXPOSE COARSE AGGREGATES. ALL SURFACES TO RECEIVE FRESH CONCRETE SHALL BE MAINTAINED CONTINUOUSLY WET AT LEAST THREE (3) HOURS IN ADVANCE OF CONCRETE PLACEMENT.
UNLESS SPECIFICALLY DETAILED OR OTHERWISE NOTED, CONSTRUCTION AND CONTROL JOINTS SHALL BE PROVIDED IN THE CONCRETE SLABS-ON-GRADE. JOINTS SHALL BE LOCATED SUCH THAT THE AREA DOES NOT EXCEED 400 SQ. FEET.
13. THE ARCHITECT, ENGINEER AND APPROPRIATE INSPECTOR SHALL BE NOTIFIED IN A TIMELY MANNER FOR A REINFORCEMENT INSPECTION PRIOR TO THE PLACEMENT OF ANY CONCRETE.
14. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ARCHITECT AND THE ENGINEER PRIOR TO PLACING SLEEVES, PIPES, DUCTS, CHASES, CONDUITS AND OPENING ON OR THROUGH STRUCTURAL CONCRETE BEAMS, WALLS, FLOORS, AND ROOF SLABS UNLESS SPECIFICALLY DETAILED OR NOTED ON THE PLANS. ALL PILES OR CORINGS PASSING THROUGH CONCRETE MEMBERS SHALL BE SLEEVED WITH STANDARD STEEL PIPE SECTIONS.
15. THE CONTRACTOR IS RESPONSIBLE FOR DESIGN, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL FORMWORK. FORMS SHALL BE PROPERLY CONSTRUCTED, SUFFICIENTLY TIGHT TO PREVENT LEAKAGE, SUFFICIENTLY STRONG, AND BRACED TO MAINTAIN THEIR SHAPE AND ALIGNMENT UNTIL NO LONGER NEEDED FOR CONCRETE SUPPORT. JOINTS IN FORMWORK SHALL BE THOROUGHLY FITTED AND BLOCKED, AND SHALL PRODUCE A FINISHED CONCRETE SURFACE THAT IS TRUE AND FREE FROM BLEMISHES. FORMWORK CONCRETE SHALL BE PRE-APPROVED BY THE ARCHITECT TO ENSURE CONFORMANCE WITH DESIGN INTENT.
16. REMOVE FORM WORK IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
16.1. FORMS AT SLAB EDGE: 1 DAY
16.2. SIDE FORMS AT FOOTINGS: 2 DAYS
16.3. ALL OTHER VERTICAL SURFACES: 7 DAYS
16.4. BEAMS, COLUMNS, GIRDERS: 15 DAYS
16.5. ELEVATED SLABS: 28 DAYS
ENGINEER RESERVES THE RIGHT TO MODIFY REMOVAL SCHEDULE ABOVE BASED ON FIELD OBSERVATIONS, CONCRETE CONDITIONS, AND/OR CONCRETE TEST RESULTS.
17. ALL CONCRETE (EXCEPT SLABS-ON-GRADE 5" OR LESS) SHALL BE MECHANICALLY VIBRATED AS IT IS PLACED. VIBRATOR IS TO BE OPERATED BY EXPERIENCED PERSONNEL. THE VIBRATOR SHALL BE USED TO CONSOLIDATE THE CONCRETE. THE VIBRATOR SHALL NOT BE USED TO CONVEY CONCRETE, NOR SHALL IT BE PLACED ON REINFORCING AND/OR FORMS.
18. CONCRETE SHALL BE MAINTAINED IN A MOIST CONDITION FOR A MINIMUM OF FIVE (5) DAYS AFTER PLACEMENT.
19. CONCRETE SHALL NOT BE PERMITTED TO FREE FALL MORE THAN SIX (6) FEET. FOR HEIGHTS GREATER THAN SIX (6) FEET, USE TREMIE, PUMP OR OTHER METHOD CONSISTENT WITH APPLICABLE STANDARDS.
20. CONTRACTOR SHALL SUBMIT MIX DESIGNS FOR ALL CONCRETE WITH ULTIMATE COMPRESSIVE STRENGTH GREATER THAN 2500 PSI TO ARCHITECT AND ENGINEER FOR APPROVAL SEVEN (7) DAYS PRIOR TO PLACEMENT. MIX DESIGNS SHALL BE PREPARED IN AN APPROVED TESTING LABORATORY. SUFFICIENT DATA MUST BE PROVIDED FOR ALL ADMIXTURES.
21. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS OF ALL DIMENSIONS, SLAB DEPRESSIONS, SLOPES, DRAINS, CURBS, AND CONTR'G. JOINTS.

FOUNDATIONS

- 1. REFER TO STRUCTURAL DESIGN PARAMETERS SECTION ON SHEET S-1.1 FOR ALL SOIL DESIGN VALUES USED IN CALCULATIONS.
2. SOILS VALUES PER GEOLOGICAL/GEOTECHNICAL REPORT REFERENCED ON FOUNDATION PLAN. THIS REPORT AND ALL RECOMMENDATIONS CONTAINED THEREIN ARE TO BE CONSIDERED A PART OF THESE PLANS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THE SOILS REPORT FROM THE OWNER. A COPY OF THE SOILS REPORT SHALL BE ON THE JOB SITE DURING THE COURSE OF CONSTRUCTION.
4. UNEXPECTED SOIL CONDITIONS: UNAVAILABLE VALUES AND SUBSEQUENT FOUNDATION DESIGNS ARE BASED ON SOIL CONDITIONS WHICH ARE SHOWN ON TEST REPORTS AND RECORDS WHICH DEVIATE APPRECIABLY FROM THAT SHOWN IN THE TEST BORINGS SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
5. ALL COMPACTION, FILL BACKFILLING AND SITE PREPARATION SHALL BE PERFORMED IN ACCORDANCE WITH PROJECT SOILS REPORT OR CBC APPENDIX CHAPTER 33. ALL SUCH WORK SHALL BE PERFORMED UNDER THE SUPERVISION OF THE PROJECT SOILS ENGINEER.
6. EXCAVATE TO REQUIRED DEPTHS AND DIMENSIONS (AS INDICATED IN THE DRAWINGS), CUT SQUARE AND SMOOTH WITH FIRM LEVEL BOTTOMS. CARE SHALL BE TAKEN NOT TO OVER-EXCAVATE FOUNDATION AT LOWER ELEVATION AND PREVENT DISTURBANCE OF SOILS AROUND HIGH ELEVATION.
7. FOUNDATIONS SHALL BE POURED IN NEAT EXCAVATIONS.
8. EXCAVATE ALL FOUNDATIONS TO REQUIRED DEPTHS INTO COMPACTED FILL OR NATURAL SOIL (AS PER PLANS AND DETAILS) AND AS VERIFIED BY THE BUILDING OFFICIAL AND/OR SOILS ENGINEER.
9. ALL FOUNDATIONS SHALL BE INSPECTED AND APPROVED BY THE APPROPRIATE BUILDING OFFICIAL AND/OR A REPRESENTATIVE OF THE SOILS ENGINEER PRIOR TO FORMING AND PLACEMENT OF REINFORCING OR CONCRETE.
10. FOUNDATIONS SHALL NOT BE POURED UNTIL ALL REQUIRED REINFORCING STEEL, FRAMING HARDWARE, SLEEVES, INSERTS, CONDUITS, PIPES, ETC. AND FORMWORK IS PROPERLY PLACED AND INSPECTED BY THE APPROPRIATE BUILDING OFFICIAL/INSPECTOR(S).
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR IN CHARGE OF FRAMING TO PROPERLY POSITION ALL HOLD-DOWN BOLTS, ANCHOR BOLTS, COLLARS AND ALL OTHER CAST-IN-PLACE HARDWARE, REFER TO TYPICAL DETAILS. ALL HARDWARE TO BE SECURED PRIOR TO FOUNDATION INSPECTIONS.
12. THE SIDES AND BOTTOMS OF DRY EXCAVATIONS MUST BE MOISTENED JUST PRIOR TO PLACING CONCRETE. CONVERSELY, DE-WATER FOOTINGS AS REQUIRED TO REMOVE STANDING WATER AND TO MAINTAIN OPTIMUM WORKING CONDITIONS.
13. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LAGGING, SHORING, AND THE PROTECTION OF ADJACENT PROPERTIES, STRUCTURES, STREETS, AND UTILITIES IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL SAFETY ORDINANCES. THE CONTRACTOR SHALL PROVIDE FOR THE DESIGN AND INSTALLATION OF ALL CRIBBING, BRACING AND SHORING REQUIRED.

REINFORCEMENT

- 1. REINFORCING STEEL SHALL BE TO DEFORMED, CLEAN, FREE OF RUST, GREASE OR ANY OTHER MATERIAL LIKELY TO IMPAIR CONCRETE BOND.
2. ALL BARS SHALL CONFORM TO ASTM A615, GRADE 60 MINIMUM (UON ON STRUCTURAL PLANS), EXCEPT THAT #3 & 4 BARS MAY BE GRADE 40. ALL WELD WIRE FABRIC (WWF) SHALL CONFORM TO ASTM A186.
3. REINFORCING THAT IS TO BE WELDED SHALL CONFORM TO ASTM A706. ALL WELDING OF REINFORCEMENT SHALL BE SUBJECT TO SPECIAL INSPECTION.
4. CONTRACTOR SHALL TAKE NECESSARY STEPS (STANDARD TIES, ANCHORAGE DEVICES, ETC.) TO SECURE ALL REINFORCING STEEL IN THEIR TRUE POSITION AND PREVENT DISPLACEMENT DURING CONCRETE PLACEMENT.
5. FABRICATION, PLACEMENT AND INSTALLATION OF REINFORCING STEEL SHALL CONFORM TO:
5.1. CONCRETE REINFORCING STEEL INSTITUTE (CRSI) MANUAL OF STANDARD PRACTICE 8.2. CBC SECTION 1907.
6. SHOP DRAWINGS FOR FABRICATION OF REINFORCING STEEL SHALL BE APPROVED BY THE CONTRACTOR AND SUBMITTED TO THE ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. SHOP DRAWINGS ARE NOT REQUIRED FOR SLABS-ON-GRADE OR FOUNDATIONS UON ON THE STRUCTURAL PLANS.
7. HEATING OF REINFORCING STEEL TO AID IN BONDING AND SHAPING OF BARS IS NOT PERMITTED. ALL TRENDS IN REINFORCING STEEL ARE TO BE MADE COLD. ALL BEND RADI SHALL CONFORM TO CRSI MANUAL OF STANDARD PRACTICE.
8. REFER TO CONCRETE AND MASONRY NOTES FOR SPECIFIC MINIMUM SPICE LENGTH AND SPICE STAGGERING REQUIREMENTS. LAP WELDED WIRE FABRIC (WWF) REINFORCEMENT TWO (2) MODULES MINIMUM (UON). ALL SPLICES ARE TO BE STAGGERED.

STRUCTURAL STEEL

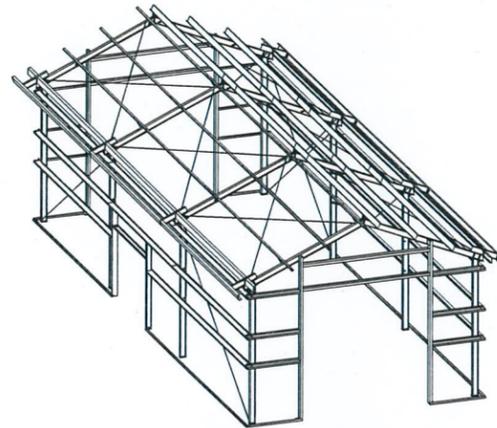
- 1. ALL STRUCTURAL STEEL AND CONNECTIONS SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH AISC SPECIFICATIONS, SEISMIC PROVISIONS SUPPLEMENTS NO. 1 AND 2, AND CODE OF STANDARD PRACTICE AS AMENDED TO DATE.
2. STEEL FABRICATION SHOP DRAWINGS SHALL BE SUBMITTED FOR REVIEW BY THE ARCHITECT AND ENGINEER PRIOR TO FABRICATION.
3. MATERIALS:
3.1. TUBE SECTIONS ("TS" OR "HSS") SHALL CONFORM TO ASTM A500 GR. B.
3.2. PIPE SECTIONS SHALL BE WELDED SEAMLESS PIPE CONFORMING TO ASTM A53 GR. B OR ASTM A501.
3.2.1. STD INDICATES STANDARD WALL
3.2.2. EXT INDICATES EXTRA STRONG
3.2.3. DBL INDICATES DOUBLE EXTRA STRONG
4. ALL OTHER MATERIAL (PLATE, BARS, ETC.) SHALL CONFORM TO ASTM A36 (UON)
5. BOLTS:
4.1. ALL BOLTS SHALL BE ASTM A307 (UON) ON THE STRUCTURAL PLANS
4.2. HIGH STRENGTH BOLTS COMPLYING WITH ASTM A325 AND A490, WHEN SPECIFIED, SHALL REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH CBC SECTION 1704.3.3.
4.3. THROUGH-ROD, WHERE SPECIFIED, SHALL CONFORM WITH ASTM A307 (UON) ON THE STRUCTURAL PLANS.
6. BOLT HOLES SHALL BE DRILLED 1/32" TO 1/16" LARGER THAN THE SPECIFIED BOLT DIAMETER.
1.1. WELDING:
5.2. ALL WELDED SHALL BE PERFORMED USING SMAW, GMAW OR FCAW PROCESSES.
5.3. ALL WELDED CONNECTIONS TO BE WELDED IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS D1.1.
5.4. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS.
5.5. ALL WELDING SHALL BE PERFORMED WITH EXPOSED ELECTRODES WITH A MINIMUM C/W TOUGHNESS OF 20 FT/LB AT -200F.
5.6. WELD LENGTHS SPECIFIED ON THE PLANS ARE THE NET EFFECTIVE LENGTH REQUIRED, WHERE FILED WELD SYMBOL IS GIVEN WITHOUT INDICATION OF SIZE. USE THE MINIMUM SIZE WELDS AS SPECIFIED IN SECTION 17.2.2 OF THE AISC MANUAL OF STEEL CONSTRUCTION 5TH EDITION.
5.7. NO FIELD WELDING SHALL BE PERMITTED UON ON THE PLANS OR DETAILS.
6. NO HOLES OTHER THAN THOSE SPECIFICALLY DETAILED SHALL BE ALLOWED THROUGH STRUCTURAL

GENERAL NOTES

- 1. THE FOLLOWING NOTES, DETAILS, SCHEDULES & SPECIFICATIONS SHALL APPLY TO ALL PHASES OF THIS PROJECT UNLESS SPECIFICALLY OTHERWISE NOTED (UON). NOTES AND DETAILS ON THE STRUCTURAL PLANS SHALL TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS, WHERE NO DETAILS ARE GIVEN, CONSTRUCTION SHALL BE AS SHOWN FOR SIMILAR WORK
2. ALL DRAWINGS ARE CONSIDERED TO BE PART OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW AND COORDINATION OF ALL DRAWINGS AND SPECIFICATIONS PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF CONSTRUCTION SO THAT A CLARIFICATION CAN BE ISSUED. ANY WORK PERFORMED IN CONFLICT WITH THE CONTRACT DOCUMENTS OR ANY APPLICABLE CODE REQUIREMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER OR ENGINEER.
3. REFER TO THE ARCHITECTURAL PLANS FOR THE FOLLOWING:
3.1. DIMENSIONS
3.1.1. SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR WALL LOCATIONS.
3.2. SIZE AND LOCATION OF ALL FLOOR, ROOF AND WALL OPENINGS
3.3. SIZE AND LOCATION OF ALL DRAINS, SLOPES, DEPRESSIONS, STEPS, ETC.
3.4. SPECIFICATION OF ALL FINISHES & WATERPROOFING
3.5. ALL OTHER NON-STRUCTURAL ELEMENTS
4. REFER TO THE MECHANICAL, ELECTRICAL AND PLUMBING PLANS FOR THE FOLLOWING:
4.1. SIZE AND LOCATION OF ALL EQUIPMENT
4.2. PIPE RUNS, SLEEVES, HANGERS AND TRENCHES
4.3. ALL OTHER MECHANICAL, ELECTRICAL OR PLUMBING RELATED ELEMENTS
5. DO NOT SCALE STRUCTURAL PLANS. CONTRACTOR SHALL USE ALL WRITTEN DIMENSIONS ON ARCHITECTURAL PLANS.
6. CONSTRUCTION MATERIALS SHALL BE UNIFORMLY SPREAD OUT IF PLACED ON FLOOR OR ROOF SO AS TO NOT OVERLOAD THE FRAMING. CONCRETE OR FRESH CONCRETE LIVE LOAD PER SQUARE FOOT, IT

NUNNO CORPORATION, LTD.

30'x75'x18' EAVE METAL BUILDING FOR GOETSCH
724 LAVENDAR LANE, TEMPLETON, CA 93465



GENERAL NOTES

- 1.) DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS AND MEASUREMENTS AT THE PROJECT SITE. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DRAWINGS. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS BEFORE CONSTRUCTION.
- 2.) THE CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK AND SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. NOTHING IN THESE PLANS SHALL BE CONSTRUED TO PERMIT WORK NOT IN COMPLIANCE WITH APPLICABLE CODES AND ORDINANCES.
- 3.) STRUCTURAL SHAPES (V SECTIONS) SHALL BE ASTM A992, Fy=50 KSI. MISCELLANEOUS STEEL SHALL BE ASTM A36, Fy=36 KSI.
- 4.) ROLLED FORMED PURLINS, WALL GIRTS, EAVE STRUTS, DOOR MEMBERS AND DOOR FRAMING SHALL HAVE Fy=55 KSI.
- 5.) TUBULAR STEEL SHALL BE A500 GRADE B, Fy=46 KSI.
- 6.) ALL BOLTS SHALL BE ASTM A307, A325, OR GRADE 5 AS PER PLANS.
- 7.) HIGH STRENGTH BOLTS: ALL SHEAR CONNECTIONS ARE TYPE "N" AND DO NOT REQUIRE TORQUING OR SPECIAL INSPECTION. GRADE 5 BOLTS (WITH THE SMALLER HEADS) MAY BE SUBSTITUTED FOR A325N BOLTS IN SHEAR CONNECTIONS ON THIS JOB ONLY WITH THE APPROVAL OF THE BUILDING DEPARTMENT. FULL PRETENSION AND SPECIAL INSPECTIONS WILL BE REQUIRED FOR BOLTS WITH TENSION EXCEEDING 45% OF ALLOWABLE AND ALL SLIP CRITICAL CONNECTIONS. ON THIS JOB SOME JOINTS REQUIRE FULL PRETENSION OR SPECIAL INSPECTION. SUCH JOINTS WILL BE INDICATED WITH AN "SC" OR "HS" DESIGNATION.
- 8.) ALL WELDING IS TO BE PERFORMED BY A QUALIFIED WELDER USING A E70XX ELECTRODE, U.N.D.
- 9.) SPECIAL INSPECTION IS TO BE REQUIRED FOR ALL FIELD WELDING PER 2013 CALIFORNIA BUILDING CODE / 2012 IBC.
- 10.) SHEETING ATTACHMENT: USE #12 X 3/4" HEX HEAD SELF-TAPPING SCREWS WITH NEOPRENE WASHERS @ 12" O.C. AT EACH SUPPORTING MEMBER AND 48" O.C. AT SIDE LAPPING SHEETS W/ #14 X 7/8" LAP TEKS.
- 11.) FOUNDATION AND ANCHOR EMBEDMENT BY OTHERS.

REQUIRED SPECIAL INSPECTIONS:

- 1.) HIGH STRENGTH BOLTING.
- 2.) ANY FIELD WELDING. AT THIS TIME NO FIELD WELDING ON THIS JOB.

STATEMENT OF SPECIAL INSPECTIONS

REQUIRED VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION (REF. TABLE CBC 2013 1704.3)				
VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCED STANDARD	IBC REFERENCE
1. MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS:				
a. IDENTIFICATION MARKING TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS.	-	X	APPLICABLE ASTM MATERIAL SPECIFICATIONS: AISC 360, SECTION A3.3	-
b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED.	-	X	-	-
2. INSPECTION OF HIGH-STRENGTH BOLTING:				
a. BEARING TYPE CONNECTIONS. USE TURN OF THE NUT METHOD.	-	X	AISC 360, SECTION M2.5	1704.3.3
3. INSPECTION OF FIELD WELDING:				
a. ANY FIELD WELDING.	X	-	AWS D1.1	1704.3.1
6. INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS.				
a. DETAILS SUCH AS BRACING AND STIFFENING.	-	X	-	1704.3.2
b. MEMBER LOCATIONS.	-	X	-	1704.3.2
c. APPLICATION OF JOINT DETAILS AT EACH CONNECTION.	-	X	-	1704.3.2
REQUIRED VERIFICATION AND INSPECTION OF SOILS/FOUNDATION (REF. TABLE CBC 2013 1704.7)				
VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	SOILS ENGINEER TO VERIFY	
1. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	-	X	SOILS ENGINEER TO VERIFY	
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	-	X	SOILS ENGINEER TO VERIFY	
3. PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS.	-	X	SOILS ENGINEER TO VERIFY	
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL.	X	-	SOILS ENGINEER TO VERIFY	
5. PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	-	X	SOILS ENGINEER TO VERIFY	

INSPECTION NOTES:

1. The engineer accepts no responsibility for special inspections during construction, nor for the method or form of construction.
2. Where "CONTINUOUS" or "SPECIAL INSPECTION" is required on the plans, a registered Deputy Inspector shall be employed by the contractor, owner, or his agent. Said Deputy Inspector shall understand that they as such, are acting as the agent of the engineer, architect, and governing jurisdictions.
3. Contractor shall advise the owner, or his agent, at least two weeks prior to the need for an inspection.
4. Contractor shall notify both the building department and the Special Inspector a minimum of 48 hours prior to the requested inspection date for scheduling confirmation.
5. Special inspection shall be provided as required by IBC Section 170.1.1 Names and qualifications of Special Inspectors shall be submitted to the Building Department for review and approval prior to commencement of the work to be inspected in accordance with the requirements or the IBC Section 1701.2. The Special Inspectors shall submit signed reports of their inspection of the building, in accordance with IBC Sections 1701.3.
6. Prior to any special inspection, the individual performing the inspection is to meet the engineer of record.
7. The inspector is to bring to the attention of the project engineer all deviations from plans, or conditions which will not allow for construction per plans.

DRAWING LEGEND

SHEET

CS-1
S-1
S-2
S-3
S-4

DESCRIPTION

COVER SHEET
FLOOR PLAN AND ANCHOR BOLT PLAN
ROOF FRAMING PLAN
FRAMING SECTION LINES 2 & 3 AND ELEVATION LINE 1 (LINE 4 OPP.)
ELEVATION LINES A & C

SEISMIC DESIGN DATA

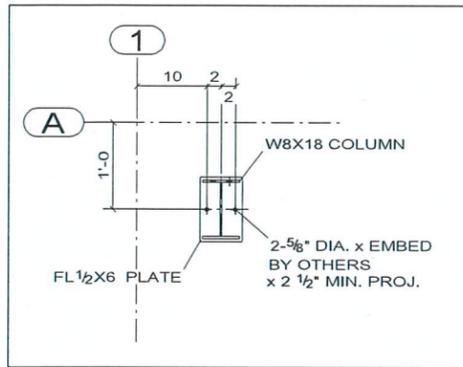
I = 1.0
Ss = 1.274g
S1 = 0.478g
SOIL SITE CLASS = D
SDs = 0.849
SDI = 0.485
SEISMIC DESIGN CATEGORY = D1
BASIC SEISMIC FORCE RESISTING SYSTEM =
ORDINARY MOMENT FRAME
& ORDINARY BRACED RDS
V = 0.261W (STRENGTH)
Cs = 0.261
R = 3.5 & 3.25
ASD USED

WIND DESIGN DATA

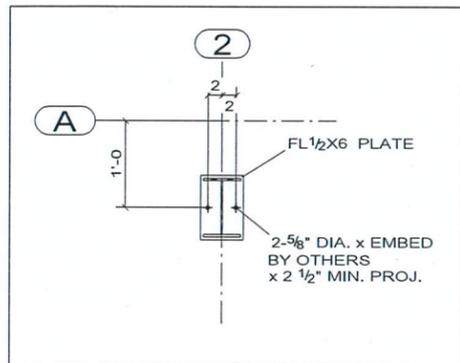
BASIC WIND SPEED = 85 MPH
WIND IMPORTANCE = 1.0
WIND EXPOSURE = C
INTERNAL PRESSURE COEFFICIENT = 0.18

LIVE LOAD DESIGN = 20 PSF (REDUCIBLE)

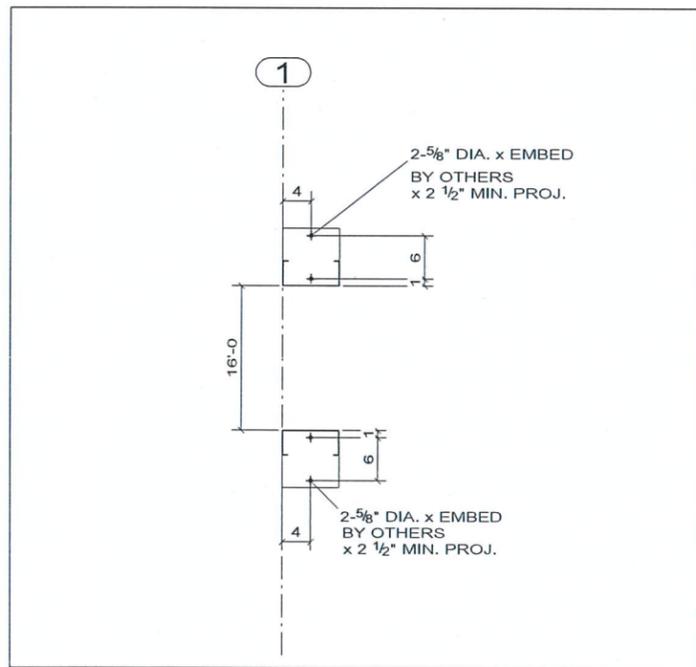
REV#	DATE	DESCRIPTION	REV#	BY	CHK'D
30'x75'x18' EAVE METAL BUILDING FOR GOETSCH					
724 LAVENDAR LANE, TEMPLETON, CA 93465					
		NUNNO CORPORATION, LTD. 3461 Dry Creek Road Paso Robles, CA 93447 Tel:(805) 238-6801			
MADE BY	WJC	8/16/2016	PROJ. IDEN.	16-2070	
CHECKED BY			SHEET NO.	CS-1	



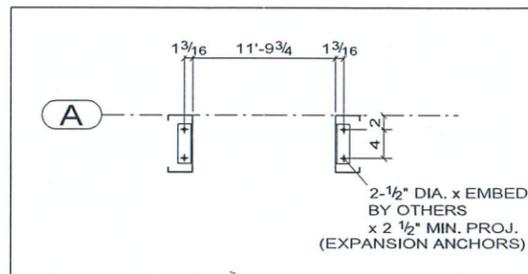
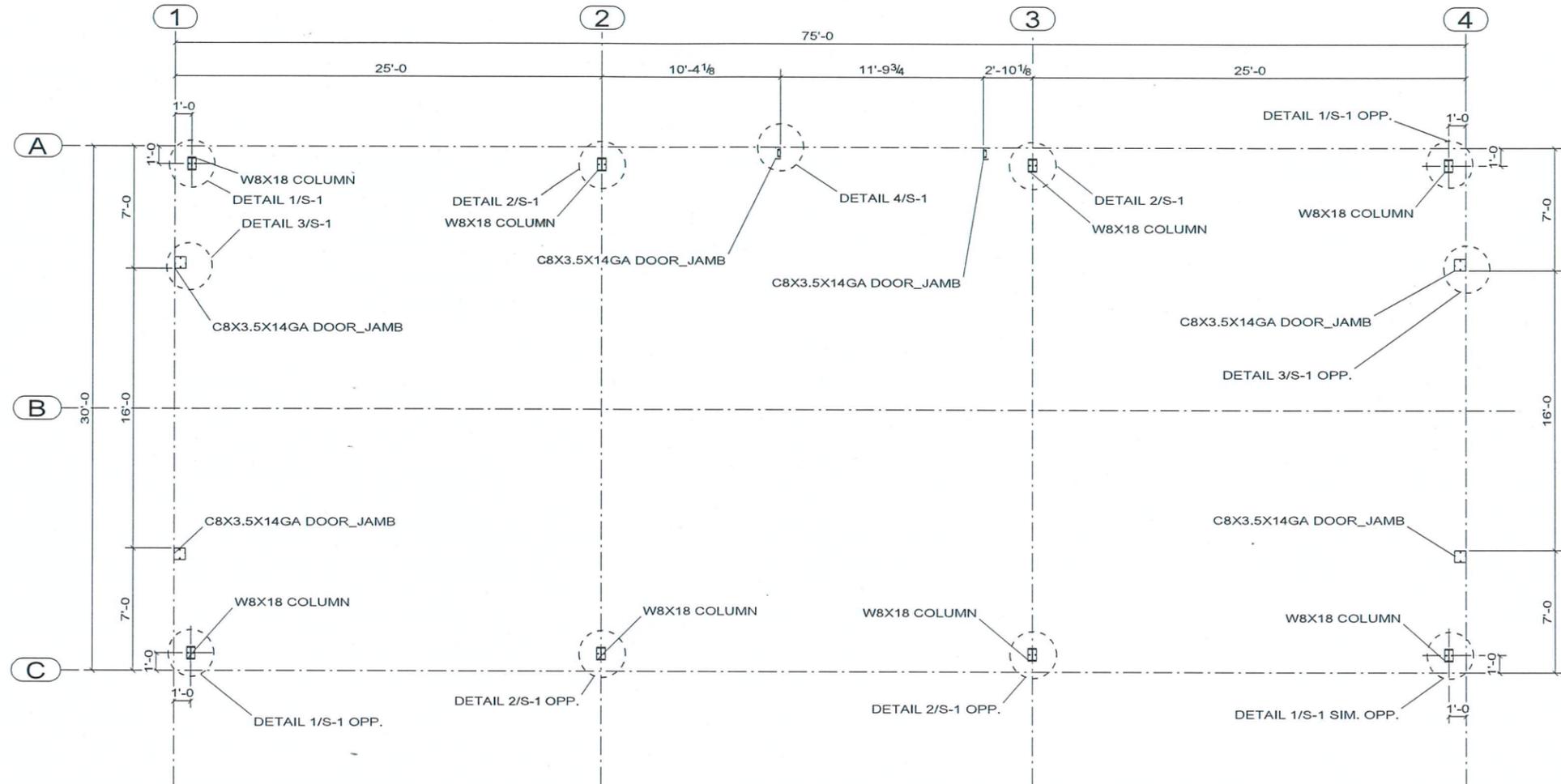
DETAIL 1/S-1
SCALE: 1" = 1'-0"



DETAIL 2/S-1
SCALE: 1" = 1'-0"



DETAIL 3/S-1
N.T.S.

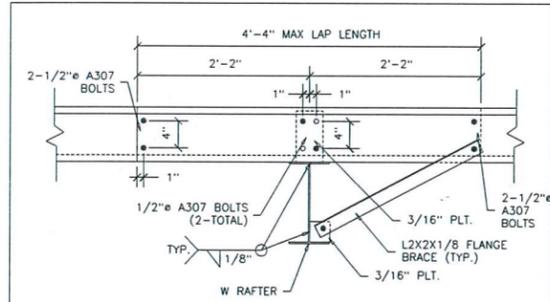


DETAIL 4/S-1
N.T.S.

ANCHOR BOLT & FLOOR PLAN

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

REVN	DATE	DESCRIPTION	BY	CHK'D
30x75x18' EAVE METAL BUILDING FOR GOETSCH				
724 LAVENDAR LANE, TEMPLETON, CA 93465				
NUNNO CORPORATION, LTD. 3461 Dry Creek Road Paso Robles, CA 93446 Tel: (805) 238-6801				
MADE BY	WJC	08/23/2016	PROJ. IDEN.	16-2070
CHECKED BY	WJC		SHEET NO.	S-1



CHECK BOLTS @ SUPPORT:

D.L.+L.L. ALLOWABLE LOAD FOR 2-1/2" A307 BOLTS IN SINGLE SHEAR = $2 \cdot 17 \cdot 196 \cdot 60000 = 4005$ LBS. (GOVERNS DOWNLOAD)

D.L.+W.L. ALLOWABLE = $4005 \cdot (4/3) = 5340$ LBS. (GOVERNS UPLIFT)

CHECK WELD:

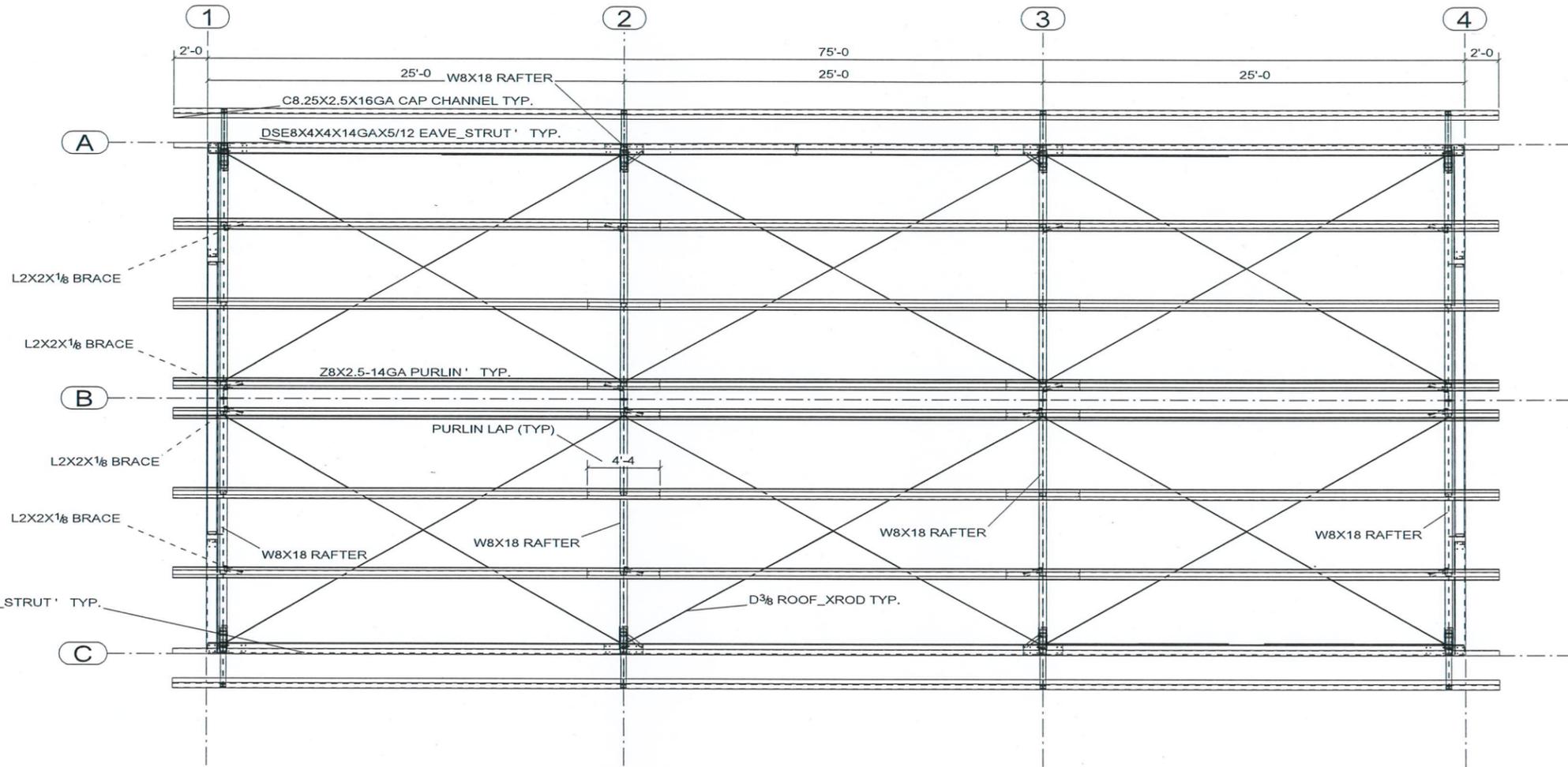
ALLOWABLE WELD LOAD = $3 \cdot 125 \cdot 707 \cdot 70000 = 1856$ LBS/IN
 MIN. WELD LENGTH = 4" (2" EA. SIDE OF PLATE)
 TOTAL ALLOWABLE LOAD = $4 \cdot 1856 = 7424$ LBS.

PURLIN PLATE:

ALLOWABLE PLATE TENSILE STRESS = $36 \cdot 6 \cdot (4/3) = 28.8$ KSI
 MAX. ALLOWABLE UPLIFT LOAD = $28.8 \cdot (4 - [2 \cdot 9/16]) \cdot 3/16 = 15.5$ KIPS

TYP. MAX LAP PURLIN CONNECTION

DSE8X4X4X14GAX5/12 EAVE_STRUT' TYP.



ALL BRACES SHOWN ALONG LINE 1 ARE TYPICAL ALL FRAMES

WELDS = 16,967 LBS.

3/16" X 2" W. FLAT BAR = .188 (2.0 - .69)(28,800) = 7,087 LBS.
 USE 5/8" A325 BLTS. = 8596 LBS.

1/2" TURNBUCKLE = 1.33 (5,200) = 6,916 LBS. — GOVERNS
 1/2" ROUND BAR = .196(28,800) = 5,645 LBS.
 WELDS = 16,967 LBS.

3/16" X 2" W. FLAT BAR = .188 (2.0 - .69)(28,800) = 7,087 LBS.
 USE 5/8" A325 BLTS. = 8596 LBS.

5/8" TURNBUCKLE = 1.33 (7,200) = 9,576 LBS. — GOVERNS
 5/8" ROUND BAR = .307(28,800) = 8,842 LBS.
 WELDS = 16,967 LBS.

1/4" X 3" W. FLAT BAR = .25 (3.0 - .81)(28,800) = 15,767 LBS.
 USE 3/4" A325 BLTS. = 12,369 LBS.

FOR SEISMIC LOADS: TURNBUCKLE WORKING LOAD ALLOW. PER MANUFACTURER
 ROUND & FLAT BAR (A36) ALLOW. F1 = 36,000 (6) = 21,600 PSI
 WELD ALLOW. LOAD = $1.3125 \cdot (.707)(4)(36,000)(.4)(1.7)/2.2 = 9,833$ LBS.

SIZE: ALLOWABLE LOADS:

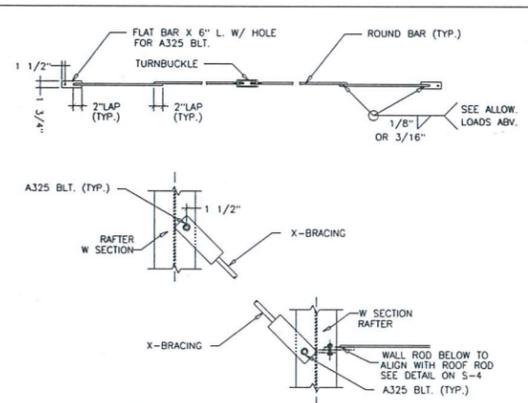
3/8" TURNBUCKLE = 2,200 LBS. — GOVERNS
 3/8" ROUND BAR = .11(21,600) = 2,376 LBS.
 WELDS = 9,833 LBS.

1/2" TURNBUCKLE = 5,200 LBS. — GOVERNS
 1/2" ROUND BAR = .196(21,600) = 4,234 LBS.
 WELDS = 9,833 LBS.

3/16" X 2" W. FLAT BAR = .188 (2.0 - .69)(21,600) = 5,315 LBS.
 USE 5/8" A325 BLTS. = $1(6,400)(1.7)/2.2 = 4945$ LBS.

5/8" TURNBUCKLE = 7,200 LBS. — GOVERNS
 5/8" ROUND BAR = .307(21,600) = 6,631 LBS.
 WELDS = 9,833 LBS.

1/4" X 3" W. FLAT BAR = .25 (3.0 - .81)(21,600) = 11,826 LBS.
 USE 3/4" A325 BLTS. = $1(9,300)(1.7)/2.2 = 7,186$ LBS.



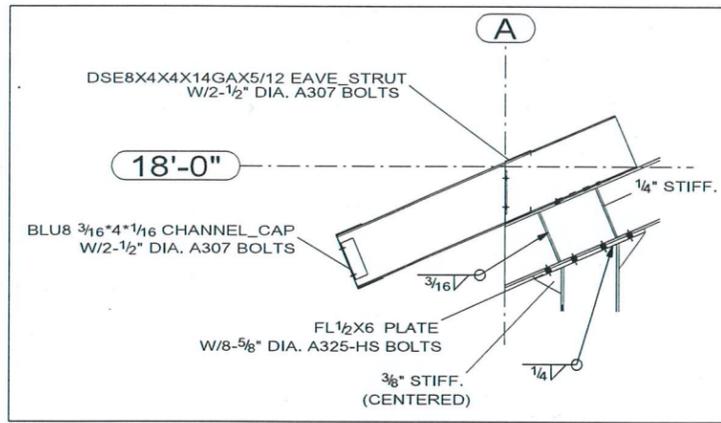
TYPICAL BRACING CONNECTION FOR W SECTIONS

NO SCALE

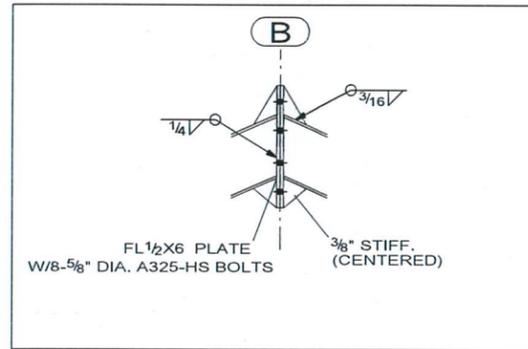
ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0

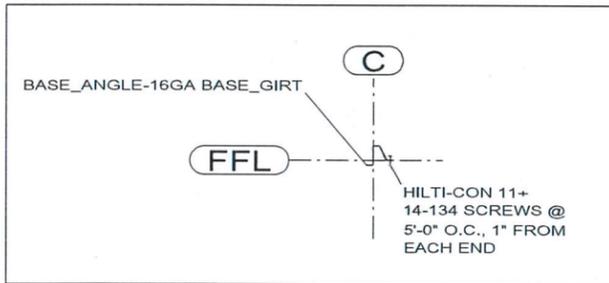
REV#	DATE	DESCRIPTION	BY	CHK'D
30'x75'x18' EAVE METAL BUILDING FOR GOETSCH				
724 LAVENDAR LANE, TEMPLETON, CA 93465				
NUNNO CORPORATION, LTD. 3461 Dry Creek Road Paso Robles, CA 93446 Tel: (805) 238-6801				
MADE BY	WJC	08/17/2016	PROJ. IDEN.	16-2070
CHECKED BY	WJC		SHEET NO.	S-2



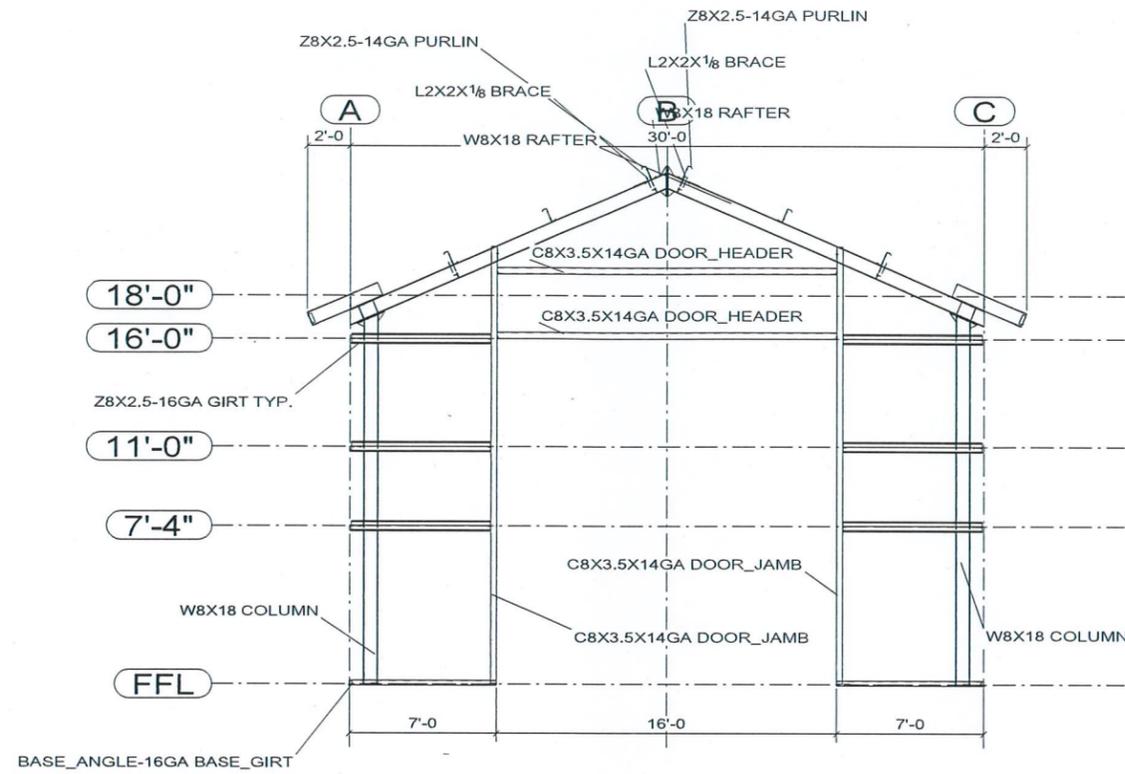
DETAIL 1/S-4
SCALE: 1" = 1'-0"



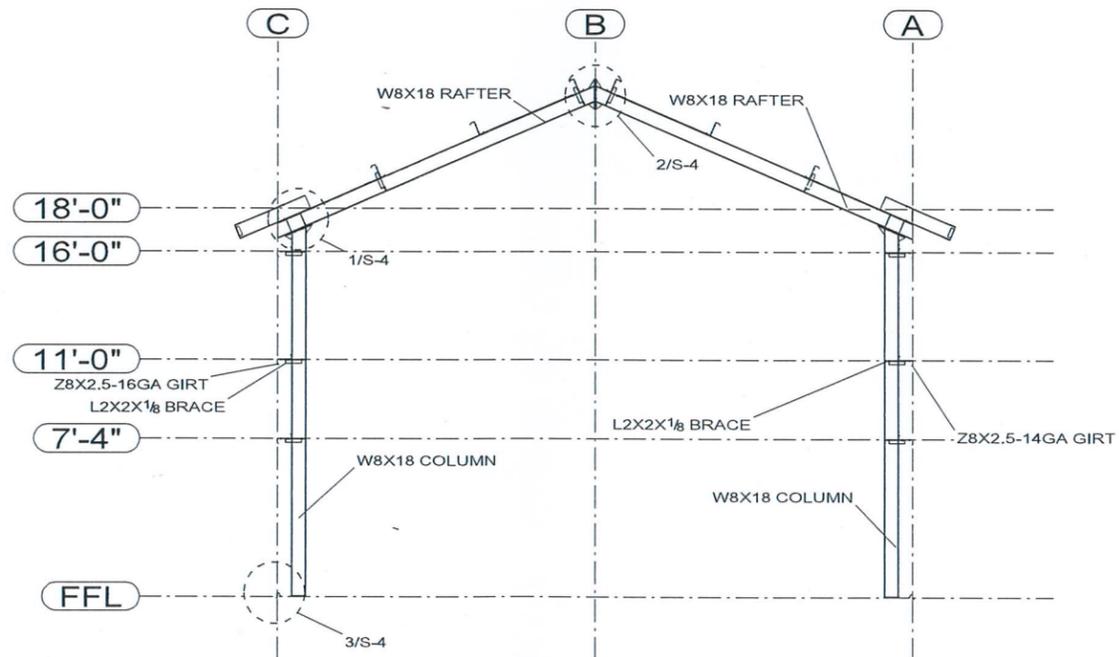
DETAIL 2/S-4
SCALE: 1" = 1'-0"



DETAIL 3/S-4
SCALE: 1" = 1'-0"



ELEVATION LINE 1 (LINE 4 OPP.)

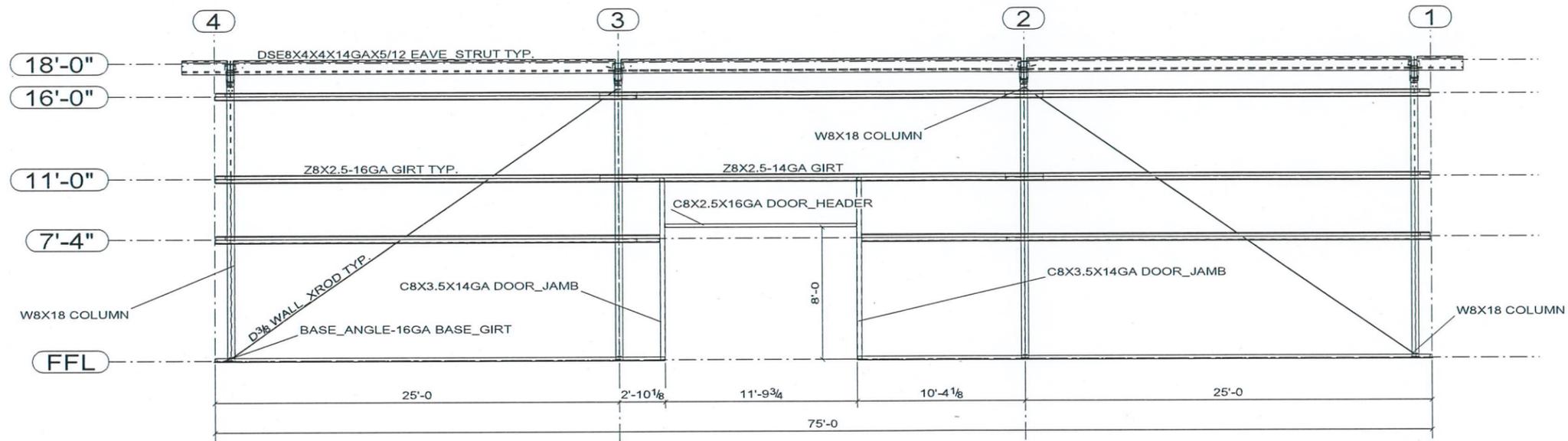


SECTION LINES 2 & 3

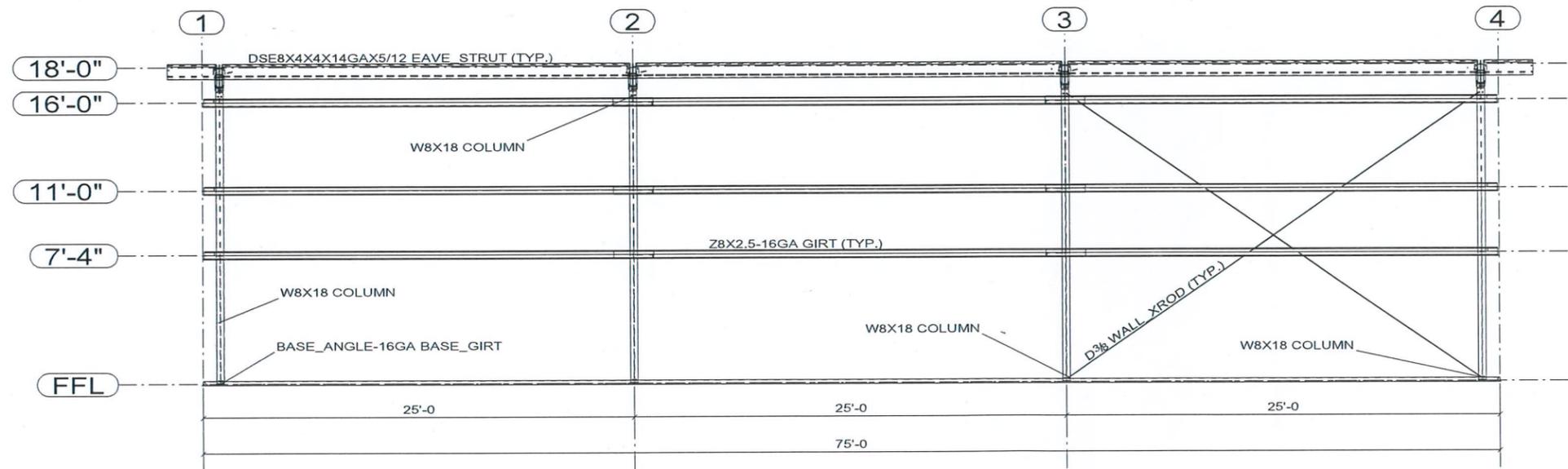
**FRAMING SECTION LINE 2 & 3
& ELEVATION LINES 1 & 4**

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

REV/N	DATE	DESCRIPTION	BY	CHK'D
30'x75'x18' EAVE METAL BUILDING FOR GOETSCH				
724 LAVENDAR LANE, TEMPLETON, CA 93465				
NUNNO CORPORATION, LTD. 3461 Dry Creek Road Paso Robles, CA 93446 Tel: (805) 238-6801				
MADE BY	WJC	08/17/2016	PROJ. IDEN.	16-2070
CHECKED BY	WJC		SHEET NO.	S-3



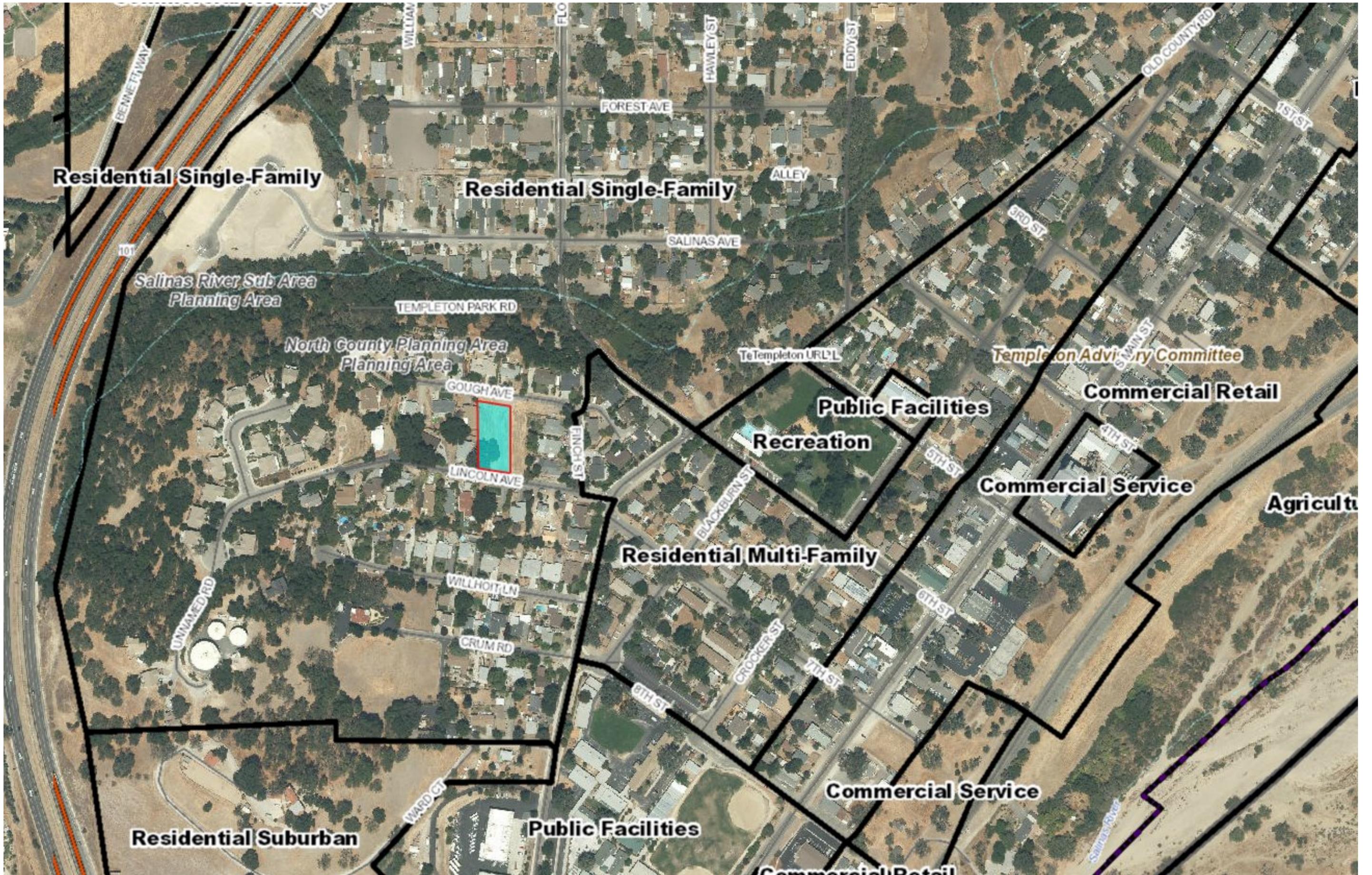
ELEVATION LINE A



ELEVATION LINE C

ELEVATION LINES A & C
SCALE: 1/4" = 1'-0"

REVN	DATE	DESCRIPTION	BY	CHK'D
30'x75'x18' EAVE METAL BUILDING FOR GOETSCH				
724 LAVENDAR LANE, TEMPLETON, CA 93465				
NUNNO CORPORATION, LTD. 3461 Dry Creek Road Paso Robles, CA 93446 Tel: (805) 238-6801				
MADE BY	WJC	08/17/2016	PROJ. IDEN.	16-2070
CHECKED BY	WJC		SHEET NO.	S-4



Residential Single-Family

Residential Single-Family

Salinas River Sub Area
Planning Area

North County Planning Area
Planning Area

TEMPLETON PARK RD

The Templeton URL

Templeton Advisory Committee

GOUGH AVE

Public Facilities

Commercial Retail

LINCOLN AVE

Recreation

Commercial Service

Agriculture

Residential Multi-Family

UNNAMED RD

WILLHOIT LN

CRUM RD

Residential Suburban

Public Facilities

Commercial Service

Commercial Retail

Salinas River



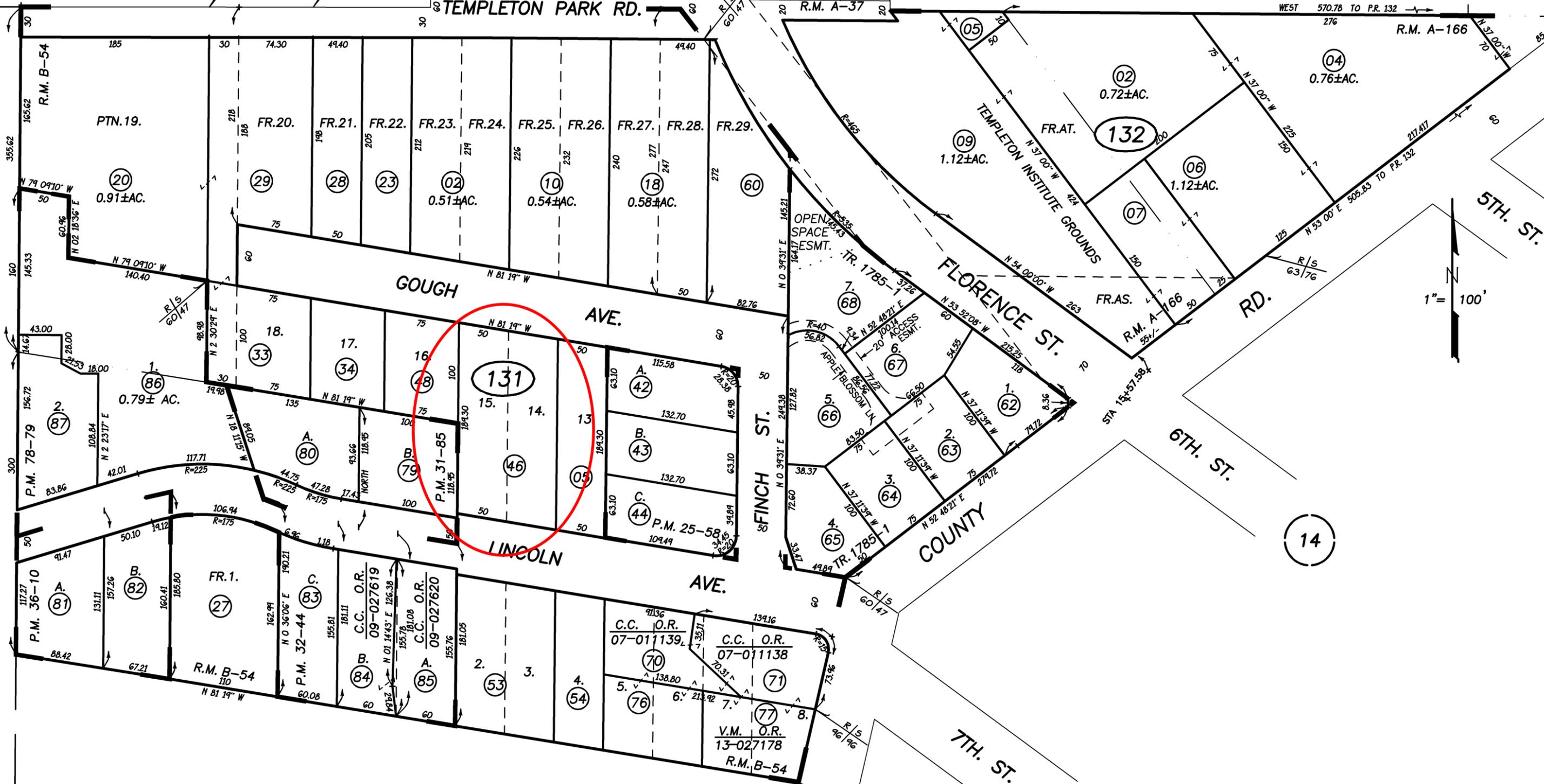
10

TEMPLETON PARK RD.

R.M. A-37

R.M. A-166

WEST 570.78 TO PR. 132



040
28

14

18

REVISIONS	
I.S.	DATE
05-066	07-08-04
08-025	03-19-07
11-144	02-18-11
11-144	02-19-11
14-048	09-11-13
17-025	05-27-16
17-025	05-28-16



SW
05-18-01
THIS MAP IS PREPARED FOR ASSESSMENT PURPOSES ONLY.

TRACT 1785-1, R.M. Bk. 19, Pg. 55.
 C.A. WENNGREN'S ADD. TO TOWN OF TEMPLETON, R.M. Bk. B, Pg. 54.
 RESUB. OF LOTS 31, 32, 33, 34, 60, 61, 62 & 63... RHO. PASO DE ROBLES, R.M. Bk. A, Pg. 166.
 THOMPSON'S ADD. TO TOWN OF TEMPLETON, R.M. Bk. A, Pg. 37.

TEMPLETON
 ASSESSOR'S MAP, COUNTY OF
 SAN LUIS OBISPO, CA.
 BOOK 041 PAGE 13



Parcel Summary Report For Parcel # 041-131-046

9/16/2016
3:23:33PM

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 GOETSCH TODD
 724 LAVENDER LN TEMPLETON CA 93465-8759
OWN GOETSCH JODI L

Address Information

Status **Address**

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>
APV.C05-	257	0001	Templeton	North County P				Y	L2	
WENNADD	0000	PTN	Templeton	North County P	RSF			N	L2	

Parcel Information

Status **Description**

Active TN TEMP WENN ADD LTS 14 & 15

Notes

LOTS 14 AND 15 TOGETHER ARE ONE LEGAL PARCEL PER CERT OF COMPLIANCE; THEY ARE NOT TWO SEPARATE LEGAL PARCELS. JSM

Tax Districts

TEMPLETON
SAN LUIS OBISPO JT(27,40)
TEMPLETON PUBLIC
NO. 05
TEMPLETON
AREA NO. 21



Parcel Summary Report For Parcel # 041-131-046

9/16/2016
3:23:33PM

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:

COD2010-00575

CLD

Primary Parcel

Description:

RV STORAGE ON VACANT LOT

DRC2016-00015

REC

Primary Parcel

Description:

2250 SQFT RV GARAGE

SUB2005-00058

RDD

Related Parcel

Description:

PROP 2 CERT OF COMPLIANCE