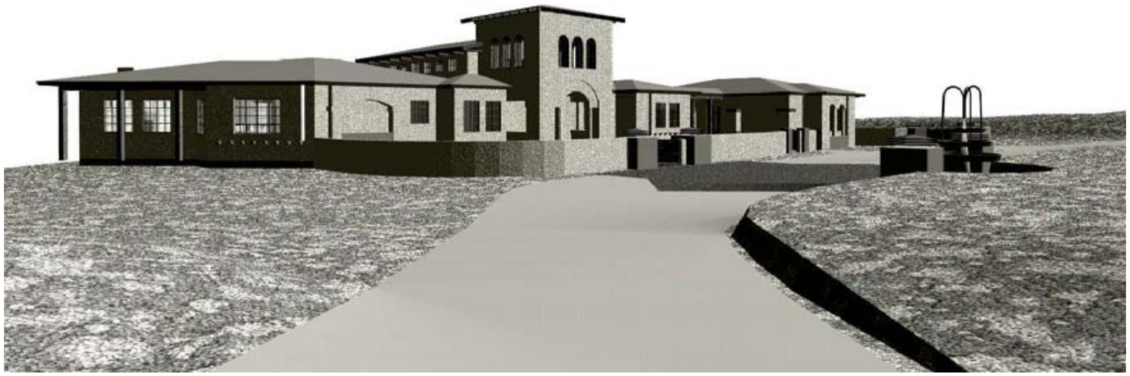
C A R I N I O   R E S I D E N C E

S A N L U I S O B I S P O , C A L I F O R N I A



CONSULTANTS

ARCHITECT:	Scott Jay Smaby Architect 7655 Bella Vista Dr. Atascadero, CA Scott Jay Smaby 805-466-6528
SURVEYOR:	Mark Lewis 3370 Oak Knoll Paso Robles, Ca 93446 (805) 434-3177
STRUCTURAL ENGINEERING:	Taylor & Syfan 2231 Bayview Heights Dr. Los Osos, CA Stephen Taylor 805-528-2015
SOILS:	Geo Solutions Inc. 220 High Street San Luis Obispo, Ca 93405 (805) 543-8539
ENERGY:	Pacific Energy Company 2121 Santa Barbara Street San Luis Obispo, CA John Evans 805-544-4700
FIRE SAFTEY PLAN:	CDF/SLO County Fire Dept. Gilbert Portillo 805-543-4244
TRUSS DESIGN:	Truss Pro 695 Obispo St. P.O. Box 850 Guadalupe, CA 93434 John Nelson 805-343-2555

GENERAL NOTES

EXAMINATION OF SITE:

The Contractor shall examine the site conditions and structures to determine the existing conditions. No extra compensation will be allowed for the Contractor's failure to discover conditions that affect the scope of work.

LIMITATIONS OF THE WORK:

The limits of work are established by this drawing set. The Contractor shall be responsible for coordinating tradesmen within these limits

MEASUREMENTS:

The Contractor shall verify all dimensions shown on the drawings in the field prior to commencing the work. Notify the Architect immediately of any and all discrepancies at 805-466-6528. Do not scale the drawings – all dimensions shall take precedence. Call the Architect with any and all questions.

RULES & REGULATIONS:

All work shall be performed in accordance with all applicable codes, ordinances and regulations and shall be per industry standards. See building code data on the title sheet for further information.

OWNERSHIP OF DRAWINGS:

These drawings and design herein and provided herewith are the exclusive property of **Scott Jay Smaby Architect** Copyright © 2004. The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or part, is prohibited. Title of these plans and specifications shall remain with Scott Jay Smaby Architect. The drawings shall not be used for any other purpose except as approval by the Architect.

ADDITIONAL INFORMATION:

See additional drawing sheets in this drawing set for additional notes and information.

S T A T I S T I C S

PROJECT:	Single Family Residence		
CLIENT:	Matt & Monica Carinio 904 Del Avion Lane San Jose, Ca 95138 (408) 226-8696		
PROJECT ADDRESS:	Diablo Drive San Luis Obispo, Ca		
LEGAL DESCRIPTION:	Lot 16, Emerald Hills, Tract 1875 County of San Luis Obispo, Ca APN – 067-220-016		
ZONING:	RS – Residential Suburban – Single Family		
SITE:	2.22± Acres (96,507 sq. ft.)		
PROJECT DATA:	Inhabitable Space:	Main Residence	4,545.70 sq. ft
	Uninhabitable Space	Garage	970.00 sq. ft.
		Patio/Veranda	1,402.00 sq. ft.
		Total	**2,372.00 sq. ft.**
	Total Building Area:		**6,917.70 sq. ft.**
SET BACKS:	Front Yard	25'	
	Side Yard	30'	
	Back Yard	30'	
MAXIMUM HEIGHT:	Allowed:	Standard 22'	
	Actual:	19'-6"± Average with Additional 3'-6" Variance Requested at Entry	
EXPANSION INDEX:	77/32	Medium/Low	
SOILS PROFILE TYPE:	S_D - Stiff Soil		
GRADING:	Cut:	5210 Cubic Yards	
	Fill:	5069 Cubic Yards	
WATER SYSTEM			

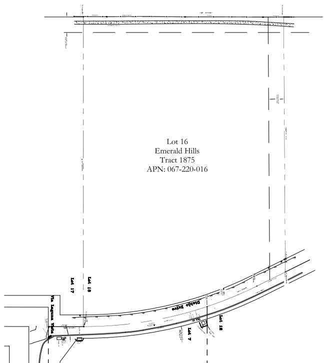
C O D E C O M P L I A N C E :

Plans and Construction shall be in accordance with:

UBC:	2001 Uniform Building Code
UPC:	2001 Uniform Plumbing Code
UMC:	2001 Uniform Mechanical Code
NEC:	1997 National Electrical Code
CBC:	2001 CBC (1997 UBC and Calif. Amendments)
CPC:	2001 CPC (2000 IAPMO UPC and Calif. Amendments)
CMC:	2001 CMC (2000 IAPMO UMC and Calif. Amendments)
CEC:	2001 CEC (1999 NEC and Calif. Amendments)
UFC:	2001 California Fire Code
LUO:	County Land Use Ordinance (Title 22)
CZLUO:	County Coastal Zone Land Use Ordinance (Title 23)
Title 19:	County Building and Construction Ordinance
Title 24:	California State Energy Conservation Standards 2001 Model Energy Code
BPC:	Business and Professions Code
BSP:	Building Services Division Inspection Guidelines and Policy Manual

V I C I N I T Y M A P   NTS

NORTH



P A R C E L M A P   NTS

NORTH

SUPPLEMENTARY DOCUMENTS:

SOILS REPORT:
Refer to the Soils Report and Percolation report dated June 12, 2003 generated by GeoSolutions, Inc. for specifications for Grading, Septic and Foundation requirements and further information.

STRUCTURAL CALCULATIONS:
Refer to the Structural Calculations dated April 8, 2005 generated by Taylor & Syfan, Consulting Engineers for specifications for structural components, foundation requirements and further structural information.

ENERGY CALCULATIONS:
Refer to the Title 24 report dated January 21, 2005 generated by Pacific Energy Company for energy calculations and further information.

CDF/COUNTY FIRE DEPARTMENT:
Refer to the Fire Safety Plan dated November 22, 2004.

SUPPLEMENTARY PERMITS:
A separate permit is required for grading

DEFERRED SUBMITTALS:

TRUSS DESIGN PACKAGE:

Truss calculations for approved projects are required to be on the job-site at the time of framing inspection with the appropriate required signatures and statement as follows:

Truss Calculations shall include the wet-stamp and signature of the truss design engineer. In addition, they shall include on the cover sheet a wet-signed statement from the project's design engineer that truss calculations and layouts are in substantial conformance with the structural design and intent of the structure. Failure to provide them as stated will result in a correction and a failure to pass framing inspection. [BSP]

Refer to truss package provided by Truspro. Truss calculations & truss framing dated May 11, 2005.

SPECIAL INSPECTIONS:

The owner shall employ special inspector(s) who will provide inspections during construction of the following types of work per [CBC section 1701]:

- Welding of structural steel (with exceptions)

Refer to the structural specifications for detailed special instruction requirements on sheet S-1.0 and S-1.1. This list is provided only as a convenience. This summary of items requiring special inspection is not complete. It is the general contractor's responsibility to fully review the plans and specifications to determine all items requiring special inspection.

SPECIAL INPECTORS:

Special Inspectors shall be a qualified person who shall demonstrate competence, to the satisfaction of the Building Official. Name and qualifications of Special Inspector(s) shall be submitted to the Department of Planning and Building for approval.

FRAMING:

Conditions to be completed prior to roof nailing inspection

Height Limit

1. **Prior to roof nailing inspection,** the applicant shall provide a certificate from a registered land surveyor or licensed civil engineer that the structure does not exceed the approved building height.

Conditions to be completed prior to occupancy or final building inspection/establishment of the use

1. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for **before final building inspection.** If bonded for, landscaping shall be installed within 60 days after final building. All landscaping shall be maintained in a viable condition in perpetuity.
2. **Prior to occupancy or final inspection,** which ever occurs first, the applicant shall obtain final inspection and approval from CDF of all required fire safety measures.
3. **Prior to occupancy of any structure associated with the approved minor use permit effective May, 20, 2005,** the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of the approved minor use permit # DRC2004-00068.

On-going conditions of approval (valid for the life of the project)

1. The land use permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 22.64.070 or the land use permit is considered vested. This land use permit is considered to be vested once a construction permit has been issued and substantial site work has been completed. Substantial site work is defined by Land Use Ordinance Section 22.64.080 as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade.
2. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

S H E E T I N D E X

TITLE SHEET
AS NOTED
SCALE
SHEET No. T1
PRINT DATE:
LICENSED ARCHITECT
SCOTT JAY SMABY
C-22684
STATE OF CALIFORNIA
REVISIONS
SUBMITTAL DATE
A R C H I T E C T
805 466 6528 / 541 8844
CUSTOM HOME
C A R I N I O   R E S I D E N C E
S A N L U I S O B I S P O , C A L I F O R N I A
S C O T T J A Y S M A B Y
8 3 5 5 San Diego Road, Atascadero, Ca 93422

WINDOW SCHEDULE

SYM.	SIZE WIDTH	SIZE HEIGHT	SILL HEIGHT	TYPE	GLAZG	FRAME	Remarks
1	3'-0"	4'-8"	3'-4"	Slider	Dual	Vinyl	Ox Slider
2	3'-0"	4'-8"	3'-4"	Slider	Dual	Vinyl	Xo Slider
3	3'-0"	3'-6"	4'-6"	Slider	Dual	Vinyl	Ox Slider
4	6'-0"	4'-6"	3'-6"	Slider	Dual	Vinyl	Xox Slider
5	3'-0"	4'-6"	3'-6"	Fixed	Stained Glass	Vinyl	
6	4'-0"	4'-6"	3'-6"	Slider	Dual	Vinyl	Ox Slider
7	4'-0"	4'-6"	3'-6"	Slider	Dual	Vinyl	Xo Slider
8	1'-0"	1'-0"	7'-0"	Fixed	Dual	Vinyl	
9	1'-0"	1'-0"	7'-0"	Fixed	Dual	Vinyl	
10	1'-0"	1'-0"	7'-0"	Fixed	Dual	Vinyl	
11	1'-0"	1'-0"	7'-0"	Fixed	Dual	Vinyl	
12	4'-0"	5'-6"	2'-6"	Slider	Dual	Vinyl	Ox Slider
13	4'-0"	5'-6"	2'-6"	Slider	Dual/Tempered	Vinyl	Xo Slider
14	4'-0"	5'-6"	2'-6"	Slider	Dual/Tempered	Vinyl	Ox Slider
15	3'-0"	5'-6"	2'-6"	Fixed	Dual	Vinyl	
16	8'-0"	5'-6"	2'-6"	Slider	Dual	Vinyl	Xox Slider
17	3'-0"	6'-6"	1'-6"	Double Hung	Dual	Vinyl	
18	3'-0"	6'-6"	1'-6"	Fixed	Dual/Tempered	Vinyl	
18A	3'-0"	3'-0"	11'-4"	Fixed	Dual	Vinyl	
19A	6'-0"	3'-0"	11'-4"	Fixed	Dual	Vinyl	
20	3'-0"	6'-6"	1'-6"	Fixed	Dual/Tempered	Vinyl	
20A	3'-0"	3'-0"	11'-4"	Fixed	Dual	Vinyl	
21	3'-0"	6'-6"	1'-6"	Double Hung	Dual	Vinyl	
22	2'-10 1/2"	4'-9"	3'-3"	Casement	Dual/Tempered	Vinyl	
23	2'-10 1/2"	4'-9"	3'-3"	Casement	Dual/Tempered	Vinyl	
24	2'-10 1/2"	4'-9"	3'-3"	Fixed	Dual	Vinyl	
25	2'-10 1/2"	4'-9"	3'-3"	Fixed	Dual	Vinyl	
26	2'-10 1/2"	4'-9"	3'-3"	Casement	Dual	Vinyl	
27	3'-0"	2'-0"	6'-0"	Fixed	Dual	Vinyl	
28	2'-0"	2'-0"	6'-0"	Awning	Dual/Tempered	Vinyl	
29	2'-0"	5'-0"	3'-0"	Fixed	Dual	Vinyl	
30	2'-0"	5'-0"	3'-0"	Casement	Dual	Vinyl	
31	2'-0"	5'-0"	3'-0"	Fixed	Dual/Tempered	Vinyl	
32	2'-0"	2'-0"	6'-0"	Fixed	Dual/Tempered	Vinyl	
33	2'-0"	2'-0"	6'-0"	Fixed	Dual/Tempered	Vinyl	
34	2'-0"	2'-0"	6'-0"	Fixed	Dual/Tempered	Vinyl	
35	2'-0"	5'-0"	3'-0"	Fixed	Dual/Tempered	Vinyl	
36	2'-0"	5'-0"	3'-0"	Casement	Dual	Vinyl	
37	2'-0"	5'-0"	3'-0"	Fixed	Dual	Vinyl	
38	2'-0"	2'-0"	6'-0"	Awning	Dual	Vinyl	
39	1'-6"	1'-6"	6'-6"	Fixed	Dual	Vinyl	
40	1'-6"	1'-6"	6'-6"	Awning	Dual	Vinyl	
41	1'-6"	1'-6"	6'-6"	Fixed	Dual	Vinyl	
42	1'-6"	1'-6"	6'-6"	Awning	Dual	Vinyl	
43	1'-6"	1'-6"	6'-6"	Fixed	Dual	Vinyl	
44	3'-0"	4'-10"	3'-2"	Slider	Dual	Vinyl	Ox Slider
45	3'-0"	4'-10"	3'-2"	Slider	Dual	Vinyl	Xo Slider
46	4'-0"	2'-0"	6'-0"	Slider	Dual/Tempered	Vinyl	Xo Slider
46A	2'-6"	2'-0"	6'-0"	Awning	Dual/Tempered	Vinyl	
46B	2'-6"	2'-0"	6'-0"	Awning	Dual/Tempered	Vinyl	
47	3'-0"	4'-10"	3'-2"	Slider	Dual	Vinyl	Ox Slider
48	3'-0"	4'-10"	3'-2"	Slider	Dual	Vinyl	Xo Slider
49	2'-0"	4'-6"	3'-6"	Fixed	Dual/Tempered	Vinyl	
50	2'-6"	4'-6"	3'-6"	Casement	Dual	Vinyl	
51	2'-0"	4'-6"	3'-6"	Fixed	Dual/Tempered	Vinyl	
52	2'-0"	4'-6"	3'-6"	Fixed	Dual/Tempered	Vinyl	
53	3'-0"	5'-6"	2'-6"	Fixed - Arched	Dual	Vinyl	Arched Window Per Elevations
54	3'-0"	5'-6"	2'-6"	Fixed - Arched	Dual	Vinyl	Arched Window Per Elevations
55	3'-0"	4'-6"	3'-6"	Slider	Dual	Vinyl	Ox Slider
56	3'-0"	4'-6"	3'-6"	Slider	Dual	Vinyl	Xo Slider
57	3'-0"	4'-8"	3'-4"	Slider	Dual	Vinyl	Ox Slider
58	3'-0"	4'-8"	3'-4"	Slider	Dual	Vinyl	Xo Slider
59A	2'-4"	5'-0"	13'-0"	Framed Arched Opening	Dual	Wood	
60A	2'-4"	5'-0"	13'-0"	Framed Arched Opening	Dual	Wood	
61A	2'-4"	5'-0"	13'-0"	Framed Arched Opening	Dual	Wood	
62A	2'-4"	5'-0"	13'-0"	Framed Arched Opening	Dual	Wood	
63A	2'-4"	5'-0"	13'-0"	Framed Arched Opening	Dual	Wood	
64A	2'-4"	5'-0"	13'-0"	Framed Arched Opening	Dual	Wood	
65A	2'-4"	5'-0"	13'-0"	Framed Arched Opening	Dual	Wood	
66A	2'-4"	5'-0"	13'-0"	Framed Arched Opening	Dual	Wood	
67A	2'-4"	5'-0"	13'-0"	Framed Arched Opening	Dual	Wood	
68A	2'-4"	2'-4"	12'-10"	Fixed	Dual	Vinyl	Arched Mirrored Glazing Above - Combined Window Assembly Similar To Arched Tower Openings 59a - 67a
69A	2'-4"	2'-4"	12'-10"	Fixed	Dual	Vinyl	Arched Mirrored Glazing Above - Combined Window Assembly Similar To Arched Tower Openings 59a - 67a
70A	2'-4"	2'-4"	12'-10"	Fixed	Dual	Vinyl	Arched Mirrored Glazing Above - Combined Window Assembly Similar To Arched Tower Openings 59a - 67a
71A	2'-0"	2'-0"	13'-0"	Awning	Dual	Vinyl	Awning Actuated By Electronic Opener
72A	2'-0"	2'-0"	13'-0"	Fixed	Dual	Vinyl	
73A	2'-0"	2'-0"	13'-0"	Fixed	Dual	Vinyl	
74A	2'-0"	2'-0"	13'-0"	Awning	Dual	Vinyl	Awning Actuated By Electronic Opener
75A	2'-0"	2'-0"	13'-0"	Fixed	Dual	Vinyl	
76A	2'-0"	2'-0"	13'-0"	Fixed	Dual	Vinyl	
77A	2'-0"	2'-0"	13'-0"	Awning	Dual	Vinyl	Awning Actuated By Electronic Opener
78A	2'-0"	2'-0"	13'-0"	Awning	Dual	Vinyl	Awning Actuated By Electronic Opener
79A	2'-0"	2'-0"	13'-0"	Fixed	Dual	Vinyl	
80A	2'-0"	2'-0"	13'-0"	Fixed	Dual	Vinyl	
81A	2'-0"	2'-0"	13'-0"	Awning	Dual	Vinyl	Awning Actuated By Electronic Opener
82A	2'-0"	2'-0"	13'-0"	Fixed	Dual	Vinyl	
83A	2'-0"	2'-0"	13'-0"	Fixed	Dual	Vinyl	
84A	2'-0"	2'-0"	13'-0"	Awning	Dual	Vinyl	Awning Actuated By Electronic Opener
85A	5'-0"	1'-0"	9'-0"	Fixed	Single	Vinyl	
86A	5'-0"	1'-0"	8'-1 1/2"	Fixed - Arched	Stained Glass	Vinyl	
87A	4'-6"	2'-10 1/2"	8'-7"	Fixed - Peaked Pentagon	Single	Vinyl	See Section H/A8 For Sizing & Location

DOOR SCHEDULE

SYM.	SIZE WIDTH	SIZE HEIGHT	TYPE	OPERATION	GLAZING	MATER'L	THRESHOLD	HC/SC	REMARKS
1	4'-0"	8'-0"	Arched Panel	Swing	Single/Tempered	Wood	Wood	SC	--
2	PR 3'-0"	8'-0"	French	Slider	Dual/Tempered	Wood Clad	N/A	--	--
3	PR 3'-0"	8'-0"	French	Swing	Dual/Tempered	Wood Clad	Alum.	SC	--
4	3'-0"	8'-0"	Panel	Swing	N/A	Wood Clad	Alum.	SC	Door To Be Ventilated Per Ubc For Utility Rooms
5	3'-0"	8'-0"	Panel	Swing	N/A	Wood Clad	Alum.	SC	Door To Be Ventilated Per Ubc For Utility Rooms
6	PR 3'-0"	8'-0"	French	Slider	Dual/Tempered	Wood Clad	N/A	--	--
7	PR 3'-0"	8'-0"	French	Slider	Dual/Tempered	Wood Clad	N/A	--	--
8	3'-0"	8'-0"	French	Swing	Dual/Tempered	Wood Clad	Alum.	SC	--
9	3'-0"	8'-0"	French	Swing	Dual/Tempered	Wood Clad	Alum.	SC	--
10	3'-0"	8'-0"	Dutch Door	Swing	Dual/Tempered	Wood	Alum.	SC	Upper Door Panel Glazed - Lower Panel Solid
11	3'-0"	8'-0"	Panel	Swing	--	Wood Clad	Alum.	SC	--
12	2'-6"	8'-0"	Panel	Swing	--	Wood Clad	Alum.	SC	--
13	9'-0"	8'-0"	Sectional Garage	Rolling	--	Metal	--	N/A	--
14	9'-0"	8'-0"	Sectional Garage	Rolling	--	Metal	--	N/A	--
15	9'-0"	8'-0"	Sectional Garage	Rolling	--	Metal	--	N/A	--
16	3'-0"	8'-0"	Panel	Swing	--	Wood Clad	N/A	SC	--
17	2'-6"	8'-0"	Panel	Swing	--	Wood Clad	N/A	SC	--
18	2'-8"	8'-0"	Panel	Pocket	--	Wood Clad	N/A	SC	Pocket Door W/ Heavy Duty, Double Roller Track Hardware
19	2'-0"	8'-0"	Panel	Swing	--	Wood Clad	N/A	SC	--
20	PR 3'-0"	8'-0"	Closet	Sliding	Mirrored	Wood Clad	--	N/A	--
21	3'-0"	8'-0"	Panel	Swing	--	Wood Clad	N/A	SC	--
22	2'-6"	8'-0"	Panel	Swing	--	Wood Clad	N/A	SC	--
23	2'-8"	8'-0"	Panel	Swing	--	Wood Clad	N/A	SC	--
24	2'-6"	8'-0"	Panel	Swing	--	Wood Clad	N/A	SC	--
25	PR 3'-4"	8'-0"	Closet	Sliding	Mirrored	Wood Clad	--	N/A	--
26	2'-8"	8'-0"	Panel	Swing	--	Wood Clad	N/A	SC	--
27	2'-6"	8'-0"	Panel	Pocket	--	Wood Clad	N/A	SC	Pocket Door W/ Heavy Duty, Double Roller Track Hardware
28	2'-6"	8'-0"	Panel	Swing	--	Wood Clad	N/A	SC	--
29	2'-6"	8'-0"	Panel	Pocket	--	Wood Clad	N/A	SC	Pocket Door W/ Heavy Duty, Double Roller Track Hardware
30	2'-8"	8'-0"	Panel	Swing	--	Wood Clad	N/A	SC	--
31	PR 2'-6"	6'-8"	Closet	Sliding	Mirrored	Wood Clad	--	N/A	--
32	PR 2'-6"	8'-0"	Arched Panel	Swing	--	--		SC	--
33	2'-6"	8'-0"	Panel	Swing	--	Wood Clad	N/A	SC	--
34	2'-6"	8'-0"	Panel	Swing	--	Wood Clad	N/A	SC	--
35	PR 2'-3"	8'-0"	Panel	Swing	--	Wood Clad	N/A	SC	--
36	2'-6"	8'-0"	Panel	Swing	--	Wood Clad	N/A	SC	--

GRADING, DRAINAGE, & EROSION CONTROL

Compliance standards

1. All work shall conform to: (a) the minimum standards of the latest edition (or the current edition in effect) of the Uniform Building Code and all related documents that are published by the I.B.C.O. which have been adopted by the state or local governing agencies; and (c) any special conditions required by the local governing agencies.
2. All grading and site disturbance, compaction, drain tiles, retaining walls, foundations, site drainage, etc., shall comply with recommendations and/or requirements specified by the Soils Engineering Report and/or Soils Engineer, all Co. of SLO and CDF requirements, requirements of the County of San Luis Obispo, and Appendix Chapter 33 (Excavation and Grading) of the California amended 1994 UBC.

Soils Engineering Report & Inspection Procedures

3. All grading is to be carried out in accordance with the Conclusions and Recommendations of the Geotechnical Engineering Report (i.e., soils engineering report) prepared by GeoSolutions, Inc. dated June 12, 2003, see report for additional grading and drainage requirements. This report shall be considered as part of this Construction Document package and shall be issued with the Construction Documents as the drawing reference of this report.
4. GeoSolutions, Inc. shall be hired to do the site observation and testing on this project to fulfill the necessary requirements of their Soils Engineering Report and the requirement of the Co. of SLO. If another testing/inspection agency is used, they must be approved by the Architect.
5. At a minimum, the following items should be observed by GeoSolutions, Inc.:
   a. Stripping and Clearing of vegetation and lecterious materials.
   b. Keyway and bench construction.
   c. Subsurface drain installation.
   d. Supervision and recommendations of all cuts.
   e. Recompaction of scarified soils.
   f. Fill placement and compaction.
   g. Footing excavation.
   h. All road grading work to be done.
6. It will be necessary to develop a program of quality control prior to beginning grading. It is the responsibility of the Owner, Contractor, or project manager to determine any additional inspection items required by other design professionals or the governing body.
7. A pre-construction conference between a representative of Geotechnical Engineer, Architect, General Contractor, and the owner, is recommended to discuss planned grading, construction, and quality control requirements.
8. The Architect and Soils/Inspection firm should be notified at least 48 hours prior to beginning grading operations.
9. The inspecting Soils Engineer shall report, in writing to the Architect and Owner that the grading was completed in accordance with the plans and soils report and that the site is suitable for the proposed construction.
10. All new grades shown and elevations may need to be adjusted in the field due to unforeseen conditions.
11. Refer to building construction plans: Site Plan and Foundation Plan for specifications and additional grading and drainage notes.
12. Due to the nature of this project and the unknowns in the grading and excavation to be done, the preliminary recommendations of the Soils Engineering Report regarding all aspects of the grading and foundation work may be superseded by the requirements of the Architect, Engineer, or the additional recommendations of the Soils Engineer based on the conditions encountered during grading.
13. Soils engineer to determine the soil is suitable to support the intended structure such report including progress and/or compaction reports shall be submitted to the field inspector prior to final inspection when a soils report is obtained. The county policy regarding pad certification shall be followed. When applicable the engineer shall observe the grading operation(s) and provide the field inspector with required compaction reports and a report stating that the grading performed has been observed and is in conformance with the UBC & county ordinances.

Site Preparation

14. The existing ground surface shall be prepared for grading by completely removing all vegetation, existing fill, large roots, debris, and other deleterious material. Voids created by removal of materials or utilities and extending below the proposed depths of excavation should be immediately backfilled and compacted to avoid losing the precise location of the void. No fill should be placed unless the underlying surface has been observed by a representative of the Soils Inspection/Testing firm.
15. Remove any deleterious material encountered before placing fill.
16. All unsuitable site material shall be removed from the property and disposed of at a legal dump site.
17. All abandoned underground tanks, pipes, and wells shall be brought into conformance with local abandoning standards. All existing utilities and other underground facilities may or may not be shown on this plan and location, where shown is approximate. It shall be the responsibility of the Contractor to locate such facilities and to protect them during construction.

Grading & Erosion Control

18. Dust Control is to be maintained at all times during construction.
19. Fill material will be recompacted to 90% of maximum density.
20. All disturbed area shall be Hydro seeded or planted with approved erosion control vegetation as soon as practical after construction is complete
21. Minimum setback to creeks and bluffs shall be maintained. Minimum setback of two feet from all property lines will be maintained for all grading
22. An approved erosion control plan will be required to be submitted, approved and implemented should grading occur between October 15th and April 15th.

Surface Drainage

23. Unpaved ground surfaces should be graded to direct surface runoff away from foundations at a minimum 2% grade for a minimum distance of 5 feet. If this is not practical due to the terrain, swales should be provided to divert drainage away from foundations. Paved surfaces should slope away from foundations.
24. Runoff from roof gutters, downspouts, etc., should discharge in a non-erosive manner sway from foundations and other improvements in accordance with the requirements of the governing agency.
25. Brow ditches should be constructed above slopes that exceed 4:1, and above all retaining walls. For cut slopes shallower than 4:1, the brow ditch may be eliminated provided that the slope is thoroughly vegetated.
26. All driveway grading and paving shall comply with the Architect's recommendations and/or requirements. In addition: "All roads or driveways with grades over 12% shall be surfaced with a non-skid surface" per the mitigation agreement of Tract 1694 and County of San Luis Obispo.

Below Grade Drainage

27. All drain tiles terminating at daylight shall have rodent intrusion screen end caps typical.
28. All structural foundations shall bear on undisturbed natural rock, compacted fill, or as specified in the Geotechnical Engineering Report.
29. All slabs shall be poured over compacted fill per recommendations and requirements of the Soils Engineer Report and/or Soils Engineers.
30. Drain tiles (French drain pipe) required at all retaining walls; see site retaining walls sections, Site Plan sheet, and Foundation Plan.
31. Bench drains, tiles, retaining wall drain tiles, and storm drains may be connected and to slope to daylight of site per Architect and Soils Engineer.
32. All foundation drains, bench drains, drain tiles, bench drains, and storm drain lines shown as diagrammatic layouts only, verify layout, connections, and slopes in the field typical.
33. Full height retaining wall drains are required at all structural and site retaining walls to terminate in to perforated pipe foundation drains, to drain off-site typical. Refer to the Soils Engineering Report.
34. Bench drains required in all fill areas per recommendations and requirements of the Soils Engineering Report or the Soils Engineer or the inspection/testing firm. Locations and number to be specified at the time of excavation before the placement of fill.
35. Storm drain lines are not to be tied in to bench/foundation drain system.
36. Foundation drains and bench drains may be connected and sloped to daylight off-site per recommendations and requirements of the Soils Engineering Report and/or Soils Engineer or the inspection/testing firm.

Cut & Fill Slopes

37. All cut and fill slopes are not to exceed 2:1 horizontal to vertical slope unless reviewed by the architect and/or Soils Engineer.
38. Where fill is to be placed on areas which slope more than 10%, horizontal benches and a keyway at the toe of the fill shall be cut and filled in accordance with the Soils Engineering Report.
39. The contours and shapes of finished surfaces are to be blended with adjacent natural terrain to achieve a natural appearance. The borders of cut and fill slopes are to be rounded off to a minimum radius of 5 feet to blend with the natural terrain.

Responsibility & Liability

40. All work described in the drawings shall be verified for dimension, grade, extent and compatibility to the existing site. Any discrepancies found, unexpected conditions that affect or change the work described in the Contract Documents shall be brought to the Architect's attention immediately. If the Contractor chooses not to do so, he shall be proceeding at his/her own risk.
41. Dimensions shown shall take precedence over drawing scale or proportion.
42. The Contractor to verify location of all underground utilities prior to commencement of any work or trenching.
43. The Contractor shall be responsible for the protection of all public and private property adjacent to the work area and shall exercise due caution to avoid damage to such property. The Contractor shall replace or repair, to their original condition, all existing improvements within or adjacent to the work area which are not designated for removal and are damaged or removed as a result of his operations.
44. It shall be the responsibility of the contractor to be fully informed of and comply with the laws, ordinances, codes, requirements and standards which, in any manner affect the construction of this project, those engaged or employed in the construction or the materials used.
45. The Contractor shall assume sole and complete responsibility for job site conditions during the course of this project including safety of all persons and property. The contractor shall defend, indemnify and hold harmless the Owner, Architect, and Engineer from all liability, real or alleged, arising from this project, except any liability arising from the sole negligence of the Owner, Architect, or Engineer.
46. The existing topography was prepared by Mark Lewis.

Private Sewage Disposal System

On-site sewage disposal systems utilize a buried tank for the processing of solids and leach areas for the disposal of liquid waste through soil infiltration. These systems shall be designed and constructed in accordance with the following standards.

MINIMUM SITE CHARACTERISTICS:

Septic tank and leach area systems shall be used only where the proposed site can maintain subsurface disposal and satisfy the following standards on a continuous basis.

Minimum Percolation Required. Leaching systems may be used where the percolation rate is between 0 and 120 minutes per inch. Such systems may not be used where percolation rates are slower than 120 minutes/inch without approval of the building official. Systems with percolation rates slower than 60 minutes per inch must be designed by a licensed engineer. Systems with percolation rates less than 60 minutes per inch may be designed prescriptively using the table in "Sizing of Disposal Areas."

Site Slope. Septic tanks or leaching systems installed on slopes of 20 percent or more shall be designed and the installation certified by a registered engineer. Design shall minimize grading needed for installation and maintenance. No disposal area shall be located where the natural slope is 30 percent or greater.

Separation from Impermeable Strata. A minimum distance of 10 feet shall be maintained from the bottom of leaching systems to impermeable strata. This distance shall be verified by test borings where required by the Building Official.

Groundwater Separation. The required depth from the bottom of the leach area to usable groundwater (including usable perched groundwater) is given in the table below. The Building Official may require testing or documentation to verify that the required separation has been met.

Percolation Rate (minutes per inch)	Minimum Distance to Groundwater (feet)
less than 1	50*
1 - 4	20*
5 - 29	8
30 and above	5

* If there is a horizontal separation of at least 250 feet between the disposal area and any water well or surface water, minimum groundwater separation shall be 20 feet for percolation rates of less than one minute/inch, and eight feet for percolation rates of one to four minutes/inch.

SYSTEM LOCATION:

Soil absorption disposal systems, including but not limited to leach areas, shall in general be located in accordance with the setbacks in the following table.

Min. Distance Required From:	Building Sewer	Septic Tank	Disposal Field
Buildings or Structures	2 feet	5 feet	8 feet
Property Line- Private Property	Clear	5 feet	5 feet
Water Supply Wells - Private - Public	50 feet 50 feet	50 feet 50 feet	100 feet 200 feet
Streams, Springs & Water Migration	50 feet	50 feet	100 feet
Large Trees	-	10 feet	-
Reservoir, Spillway Elevation	-	200 feet	200 feet
Disposal Field	-	5 feet	4 feet*
Domestic Water Line	1 foot	5 feet	5 feet
Domestic Wells in Unconfined Aquifer.	-	100 feet	100 feet
Distribution Box	-	-	5 feet

* Plus two feet for each additional foot of trench depth in excess of one foot below bottom of leach pipe.

REQUIRED SEPTIC TANK SIZE:

The following table gives the minimum tank capacity for new or replaced residential systems in the county. For septic tank capacity for other occupancies, and for septic tank design, refer to the Uniform Plumbing Code (UPC) Appendix I.

CAPACITY OF SEPTIC TANKS

Single Family Dwellings - Number of Bedrooms	Multiple Dwelling Units/Apts - One Bedroom Each*	Other Uses: Max Fixture Units Served**	Minimum Septic Tank Capacity in Gallons
1 or 2	-	15	750
3	-	20	1000
4	2 units	25	1200
5 or 6	3 units	33	1500

* Extra bedroom 150 gallons **See UPC Table 7-3

SIZING OF DISPOSAL AREAS:

Disposal Area - Single Family Dwellings

For systems serving single family dwellings, required disposal areas are given in the table below. Percolation tests are required for all sites except in areas where it is known that the percolation rate is the 1-20 min/inch range (such as for sand).These absorption areas in the table are based on the Regional Water Quality Control Board's Basin Plan requirement that residential systems be designed for a flow rate of at least 375 gallons per day. For percolation rates slower than 60 minutes/inch, a system must be designed by a licensed engineer.

Required Size of Disposal Area for Residential Sewage Disposal Systems

Percolation Rate (min/inch)	Application Rate (gal/sq ft/day)	Absorption Area[1] (sq ft)	Trench Length[1] (ft)		
			Standard Trench 3' x 3'[2]	Plastic Leach Chamber	
				Standard	High Cap.
1 - 20	0.8	469	67	117[3]	92
21 - 30	0.6	625	90	156[3]	123[3]
31 - 40	0.5	750	107[3]	187[3]	147[3]
41 - 50	0.4	938	134[3]	234[3]	184[3]
51 - 60	0.25	1500	214[3]	375[3]	294[3]
>60	0.1	Design by Engineer	By Engineer	By Engineer	By Engineer

1. These sizes are good for up to four bedrooms. For additional bedrooms, see plans examiner.
2. 3' x 3' trench means trench 3' wide extending 3' below drain pipe. For other trench sizes see example below.
3. Requires two or more drain lines fed from distribution box, so that no line exceeds 100'.

Disposal Area - Other Occupancies

The size of disposal areas for other occupancies shall be determined in accordance with UPC Appendix I, except that the application rates used to calculate disposal field area shall be those given in the table above, not those found in the UPC.

Required Expansion Area

Individual systems shall be designed and constructed to either reserve sufficient site area for dual leach fields (100% replacement area), or to include dual leach fields with a diverter valve at the time of initial system installation. Installation of dual leach fields will be required if site access for installation of the expansion area would not be feasible after initial site development.

Calculating Area of Disposal Fields

When disposal fields are installed, the required area of trench bottom shall be provided exclusive of any hard pan, rock, clay, or other impervious formations. Side wall area in excess of the required twelve (12) inches and not to exceed thirty-six (36) inches below the leach line may be added to the trench bottom area when computing absorption areas.

Sample calculation: The following example shows how to compute the minimum length of a disposal field.

Assumptions:

- Three-bedroom house;
- Percolation rate = 36 minutes/inch;
- Leach line = 3 feet wide, 2 feet below leach pipe.

Calculation:

(1) From the table on page 3 the minimum total required leach area would be 750 square feet.
(2) Calculate the unit trench area at three feet (trench bottom) + two feet (two trench sidewalls each having one foot in excess of the required 12" of depth) = five square feet per linear foot.
(3) Calculate the minimum total length at 750 square feet divided by five square feet per linear foot = 150 feet.

Trench Design:

Since the total length required is more than 100 feet, two or more parallel lines totaling 150 linear feet, supplied from a distribution box, would be required.

Plastic Leaching Chambers

Plastic leaching chambers shall have their area computed at 4 square feet per linear feet for "standard" units and 5 square feet per linear foot for "high capacity" units.

DISPOSAL FIELD CONSTRUCTION:

	Minimum	Maximum	Comments
Number of drain lines per field	1	-	Two or more one lines must be fed from a distribution box
Length of each line	-	100 feet	Perforated pipe must be capped
Width of trench	18 inches	36 inches	See UPC for leaching beds
Spacing of lines	6 feet center to center 4 feet edge to edge	-	Use most restrictive. Increase edge spacing 2' for every added 1' of trench depth in excess of 1'
Filter material (rock)	3/4 inch	2 ½ inch	Must be clean rock
Filter matl over lines	2 inches	-	Cover with material such as filter fabric to limit earth intrusion
Earth cover over lines	12 inches	-	18 inches preferred
Grade of drain lines	level	3 in/100 ft	

REPLACEMENT OF FAILED SYSTEMS:

Where leaching systems are being replaced or repaired because of system failure, the standard procedure will be to require a percolation test and a system design based on the table in "Sizing of Disposal Areas." Percolation tests may be waived in individual case based on considerations such as long lifetime for the existing (failed) system, proposal of a conservative (i.e. large) size for the replacement system, or other pertinent information. Systems that have not failed may be enlarged without a percolation test.
Where an existing private sewage disposal system has failed and a replacement system cannot be installed to meet the criteria of this section because of lot size constraints, the building official may approve a replacement system that meets all of the following conditions and is designed to satisfy as many of the other applicable standards as possible:
The system is designed by a registered engineer.
The proposed system is approved by the County Health Department.
The installation of the approved system is inspected and certified by the design engineer.

ABANDONMENT OF SEPTIC TANK:

The abandoned septic tank will need to be pumped. The receipt or a copy of the receipt of the pumping will need to be given to the area inspector. The tank will then need to be filled with any of the following:

- Sand
- Cement slurry
- Concrete

Please note if tank is to be completely removed the excavated area will need to be backfilled with an approved material and compacted to 90%

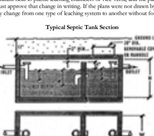
ADDITIONS TO EXISTING DWELLINGS:

Where an addition of one or more bedrooms are proposed for an existing dwelling, we will be asking for verification that the existing system, including both septic tank and disposal fields, meets current standards as detailed in this document. Verification is normally done by a licensed septic system installation contractor.

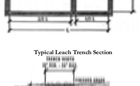
DESIGN CHANGES IN FIELD:

If you want to change from a standard field to plastic leaching chambers or vice-versa, and the plans were drawn by a licensed architect or engineer, that licensed person must approve that change in writing. If the plans were not drawn by a licensed person, and if the percolation rate is less than 60 min/inch, you may change from one type of leaching system to another without formal approval as long as the required size of leach area is met.

Typical Septic Tank Section



Typical Leach Trench Section



C D F / S L O C O U N T Y F I R E D E P ' T

The owner of the project shall meet the minimum fire and life safety requirements of the California Fire Code (1998 edition) with amendments. This fire safety plan shall remain on the project site until final inspection. The following standards are required:

BUILDING SETBACKS:

1. All parcels one acre and larger shall provide a minimum 30-foot setback from all property lines.
2. All structures shall be provided with a minimum 30-foot clearance of flammable vegetation.

ROOF COVERINGS:

1. All new structures within "moderate" fire severity zones shall have a minimum of at least a Class C roof covering.

FIRE EXTINGUISHING SYSTEM:

1. The proposed prject is required to install a residential fire/life safety sprinkler system.
2. The automatic fire extinguishing system shall comply with National Fire Protection Association Pamphlet 13D.
3. Plans shall be submitted for review and approval to the County Building Department.
4. The Contractor shall be licensed by the State of California [CFC 1003.1.1 amended/Title 19, Section 19.20.029 (a)].

COMMUNITY WATER SYSTEM:

1. Emergency water supplies shall meet the minimum fire flow requirements as identified in the California Uniform Fire Code, Section 903.1, 903.2, 903.3, and 903.4 as amended, and in Appendix III-A.
2. The proposed project shall provide a minimum 1000 gallons of water per minute for 120 minutes.
3. The minimum water main size shall not be less than six (6) inches.
4. Pressures may not be less than 20psi, nor more than 150 psi (Appendix IIIA).

WATER SUPPLY CONNECTION:

Residential fire connection shall be:
1. Not less than 50 feet, or exceed 150 feet from the building/structure to be protected
2. Within 8 feet of driveway
3. 2 feet above grade
4. 30 feet from flammable vegetation
5. A brass connection w/ 2 ½" National Standard male hose thread and cap
6. Each fire connection shall be identified by a reflectorized blue dot by the following:
   a. Within three (3) feet of the water connection
   b. On a fire resistant sign/post or non-skid surface off center of roadway, to the fire hydrant side
7. Gravity system must drain to water connection

DRIVEWAY STANDARDS:

1. Access road width shall be 18 feet.
2. The driveway width shall be 10 feet, min.
3. Driveways shall not have less than 15 feet of vertical clearance
4. A driveway exceeding 300' shall provide turnaround within 50' of the residence.
5. Turnarounds shall be a min. of 40' radius or a hammerhead/T 60' long.
6. Gates shall be at least two (2) feet wider than the width of the traffic lane, and at least thirty (30) feet from the public road.

ACCESS ROAD AND DRIVEWAY SURFACES:

Access roads and driveway surfaces shall be min.:
1. All-weather surfaced to a maximum grade of less than 12%
2. Meet a load capacity of 20 tons @ 25mph, and provide a surface so as to maintain all-weather driving capabilities.
3. An all-weather surface road shall maintain 90% compaction.

ADDRESSING:

1. Legible address numbers shall be placed on all residences
2. Legible address numbers shall be located at the driveway entrance.

VEGETATION CLEARANCE:

1. To provide safety and defensible space the following shall be required:
   i. To each side of roads and driveways a 10-foot fuelbreak shall be provided.
   ii. Maintain around all structures a 30-foor firebreak (This does not apply to landscaped areas and plants).
   iii. Remove any part of a tree that is within 10 feet of a chimney outlet.
   iv. Maintain any tree adjacent to or overhanging any building free of deadwood.
   v. Maintain the roof of any structure free of leaves, needles or other dead vegetative growth.

FINAL INSPECTION:

1. The project will require final inspection. **Please allow five (5) working days for final inspection.** When the safety requirements have been completed, **call Fire Prevention at (805) 543-4244, extension 2220,** to arrange for a final inspection. Currently Southern San Luis Obispo County inspections occur on Tuesdays and North County inspections occur on Thursdays.

SCHEDULES & NOTES
SCALE N/A
SHEET No. T2

LICENSED ARCHITECT
SCOTT JAY SMABY
C-22684
STATE OF CALIFORNIA

A R C H I T E C T
805 466 6528 / 541 8844

C U S T O M H O M E
C A R I N I O R E S I D E N C E
SAN LUIS OBISPO, CALIFORNIA
S C O T T J A Y S M A B Y
8355 San Diego Road, Atascadero, Ca 93422

MISCELLANEOUS

1. Doors noted to be prepared for Baldwin #6063-XXX Edge Set & #2258-XXX Hall-Pull.
2. Doors noted to be cut for indoor tube sound.
3. Door all openings as plans.
4. All interior doors down to outlets, single openings = door width plus 5".
5. All wall & door mtd 2 1/2" to reach opening widths.
6. Thresholds for front doors – 1/4" upper at 4", 6", 9" wide, with weatherseal.
7. No more than 3 degree angle on the door 32" long.
8. All bar cabinets to be exterior style, counter deep to account for lack of casing bead.
9. Bath sink layout – centerline of sink @ 18", or 24" to accommodate vanity drawer. Item will not
10. Typical light locking at 48", 42" and 32" on centers at 60 – 68"
11. 6 1/2" min. head opening at kitchen countertop to be used to allow for outlets and switches.
12. Varies max 27" max.
13. Flu-vent hood. Model to be verified with manufacturer.
14. Base grade steel – MDF stock for use, specify material for use.
15. For Kitchen and Bathroom tile floor, use a 1/2 over 1 3/16" of horizontal. Add this to top of sub-floor to equal total APP finish floor elevation.
16. 3/8" Hypoxon or rubber weigh stop to prevent sound tile.
17. 60" RO for Door w/ 24 pocket 12" Weight Pocket.
18. At specified locations in the garage door shall be 36" wide 7'0" clear through wall or foundation for effective control lines and any roof lights/etc.

CABINETRY

1. All cabinetry is base cabinets to be used as drawer unit for lack of existing bead.
2. Base cabinets typical – counter tops @ 36", or 24" to accommodate vanity drawer, item will not
3. All millwork to be local cut, stain to match with light brown.
4. 6 1/2" minimum at back splash at kitchen countertop to account for outlets for range and switches.
5. Always ensure cabinet doors are made pull out.
6. 6" of minimum vanity counter to be provided at each 30" drawer, at each end (30", 20", 16", 20", 10")

FRAMING

1. Framing subcontractor to install all wet sheathing.
2. Use all-thread galvanized bearing.
3. All joist framing shall be 16" max. on center.
4. All subfloor to be 1 1/8" plywood like sub-floor with H&D or equal.
5. No OSB or particle board.
6. Plywood underlayment – no more than 4 pieces per sheet or sheets under floor must not be able to allow No OSB. Note 2 sheet.
7. No STHD, H2, H10 or similar embedded tape hold down.
8. Install Simpson Wall beams with appropriate size and other solid frame ties recommended.
9. Provide all framing with a framing clip.
10. Typical framing header to be 4 plies with backing post where shown.
11. All flashings to have protective special consideration. (See detail)
12. All base shoe to be painted, "Advantage Trim" or equivalent and all cut to be painted.
13. All base cabinets to be fitted with PLAM Liquid Nail to substrate.
14. All exterior doors shall be shown as 3' single, single opening + door width, plus 3"
15. All garage 8' doors will 2 1/2" for weight stop widths.
16. Allow for floor joists calculating wall thicknesses and layout from wall consult of foundation.
17. Guard for locking of 36" up at 30", from" top to 48" – 60", frames locking at all openings. At interior locking for between offices or any other model locking provided by the Architect.
18. Sub-Deck to be 5/8" plywood.
19. Garage door rough width to be 1" wider and 6" taller for exterior and 2" over for interior trim (2 x material).

ELECTRICAL

1. Install HO-code bubble vent tube to 12" above roof line.
2. Install code required fixture.
3. Install code required smoke detectors.
4. Install ceiling fan boxes at all ceiling fixture locations and wire with 14/3G to switch.
5. Hall and 3Q Hall Three Way light sets at each room. Master Suite fan will have 3 switches as noted.
6. Install hose to Master Bathroom and Toilet Room.
7. Install electrical outlets for electrical as per code requirements.
8. Install recessed lights throughout with manufacturer where allowed. Submit of outlets to be determined. Verify after with owner.
9. Install phone at each office owner.
10. Each sink and shower owner to be verified with owner for vanity and shower valves and phone locations etc.
11. Key Locks to all Exterior doors.
12. Install new double sink vanity and bathroom outlets and wall lights with plug and switch as per code outlet.
13. Use exterior mounted outlet cover at each exterior bathroom and garage.
14. DONOT dial from 30" to 40" tall at the front of remote cabinet mounting.
15. Install mini heater with new duct work as part of installing high energy element for higher energy.
16. All Switches shall be 30" to Center line.
17. Garage door opener control wire shall be hidden from view to walls and the controller location shall be verified at a point for both doors.

PLUMBING

1. Soft water loop and drain to exterior house and Provide 1" vent stub for connection to electric valve of type.
2. Provide clean out at water treatment loop.
3. Provide hot water circulating line and pump to most distant fixture(s).
4. Provide all hot water heater as manufacturer direct.
5. Provide gas for water heater system, cook top, range, oven, FAU shown on M-1.
6. Install gas for Gas Stove at 3" above floor.
7. Use brass fixture, Oval cover hearts. Model number per owner later.
8. Install Combo Faucet 4228-800 Model for clothes washer in laundry above top of existing machine at 48" to allow all connection hot below top of washing machine.
9. Install Hall Faucet Rangland Kohler Model No. 8 to ensure heat off of
10. Service all hose bibs to water system with standard hose off valve hose bibs type. Fits universal BEX
11. Arrange angle valve ball type Hot Water.
12. Group together water service pipes in the same area and through roof and all pipes from the primary exposure of the weather. Coordinate location of vent pipes with framing and roofing crew.
13. Provide water heater.
14. Provide all gas line with shutoff height valve to allow of Handle.
15. Confirm connection of provide all exposed for venting and type of venting system.
16. Provide new main gas line to new gas meter location, through living space
17. Provide Provide piping for water line with 1" type copper water connection
18. Provide toilet as per plan. Supply as per design or select
19. Install 1" x 1" recessed wall valve at mixer for fire fixtures
20. Install kitchen supplies at 20" tall line.
21. Provide 3/4" pex piping from hot supply to the new Kitchen sink. Then route Kitchen sink to underneath cabinet and to a filtered water. Fits hidden fitting)
22. DONOT dial from 30" to 40" tall at the front of remote cabinet mounting.
23. Install vent shaft per at 3" tall at front
24. Install 1468 outlet and heat beam per detail into system guide.
25. Where possible equipment near exterior but not at least 12" tall ground, and four bollards are also, all dimensions height from finish grade, provide equipment
26. Provide 3/4" PEX line from hot water supply to master bath, kitchen sink, Refrigerator, bathroom sink and tub per current building ordinances.
27. All plumbing that is exposed to the exterior exposure shall be Copper

HEATING

1. Heat water heater and furnace with to roof out of sight from public exposure of exterior
2. Route ductwork through attic to the roof and roof vent. Do not penetrate roof.
3. Coordinate exhaust for dryer per 1 exhaust through to Master Bath.

GENERAL NOTES

T3

GENERAL NOTES

SCALE

SHEET No. T3

ARCHITECT

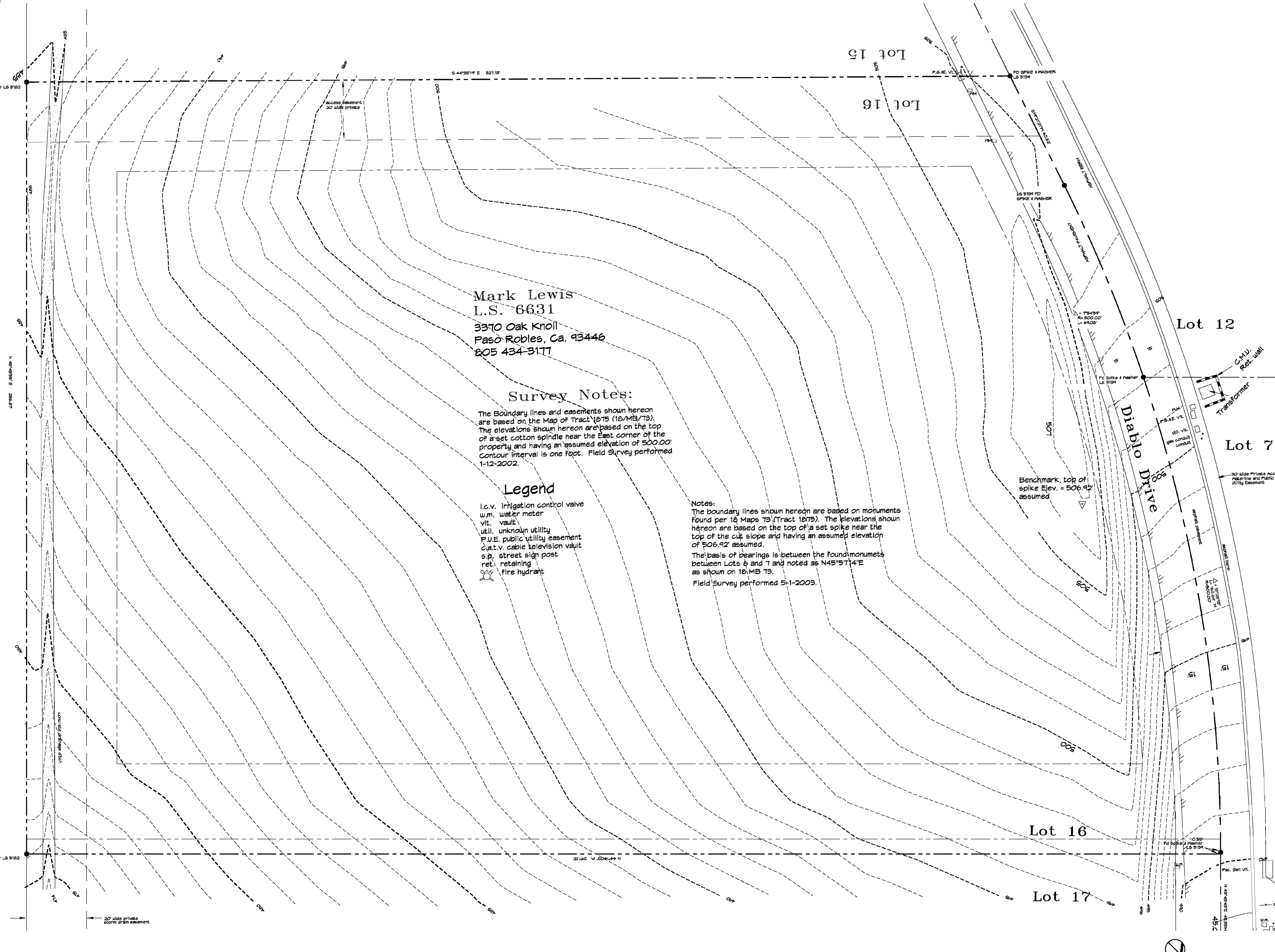
805 466 5597 / 541 8445

CARINO RESIDENCE CUSTOM HOME

SAN LUIS OBISPO, CALIFORNIA

SCOTT JAY SMABY

855 Los Osos Valley Road, San Luis Obispo, CA 93405

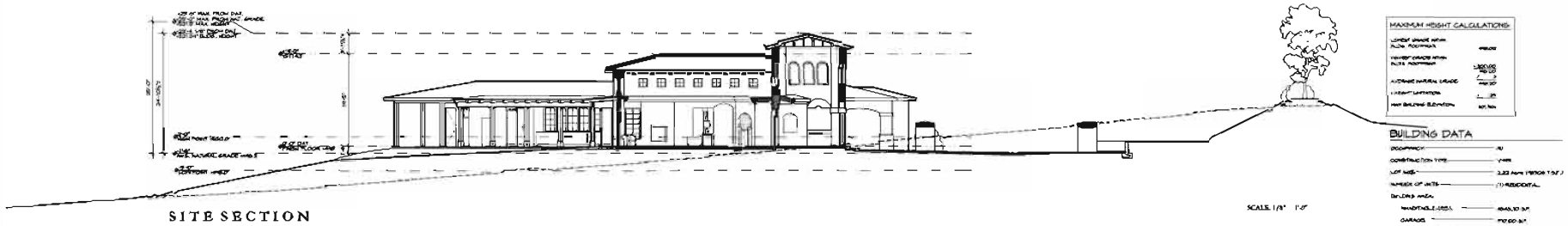


EXISTING SITE PLAN

CARINIO RESIDENCE
SAN LUIS OBISPO, CALIFORNIA
CUSTOM HOME

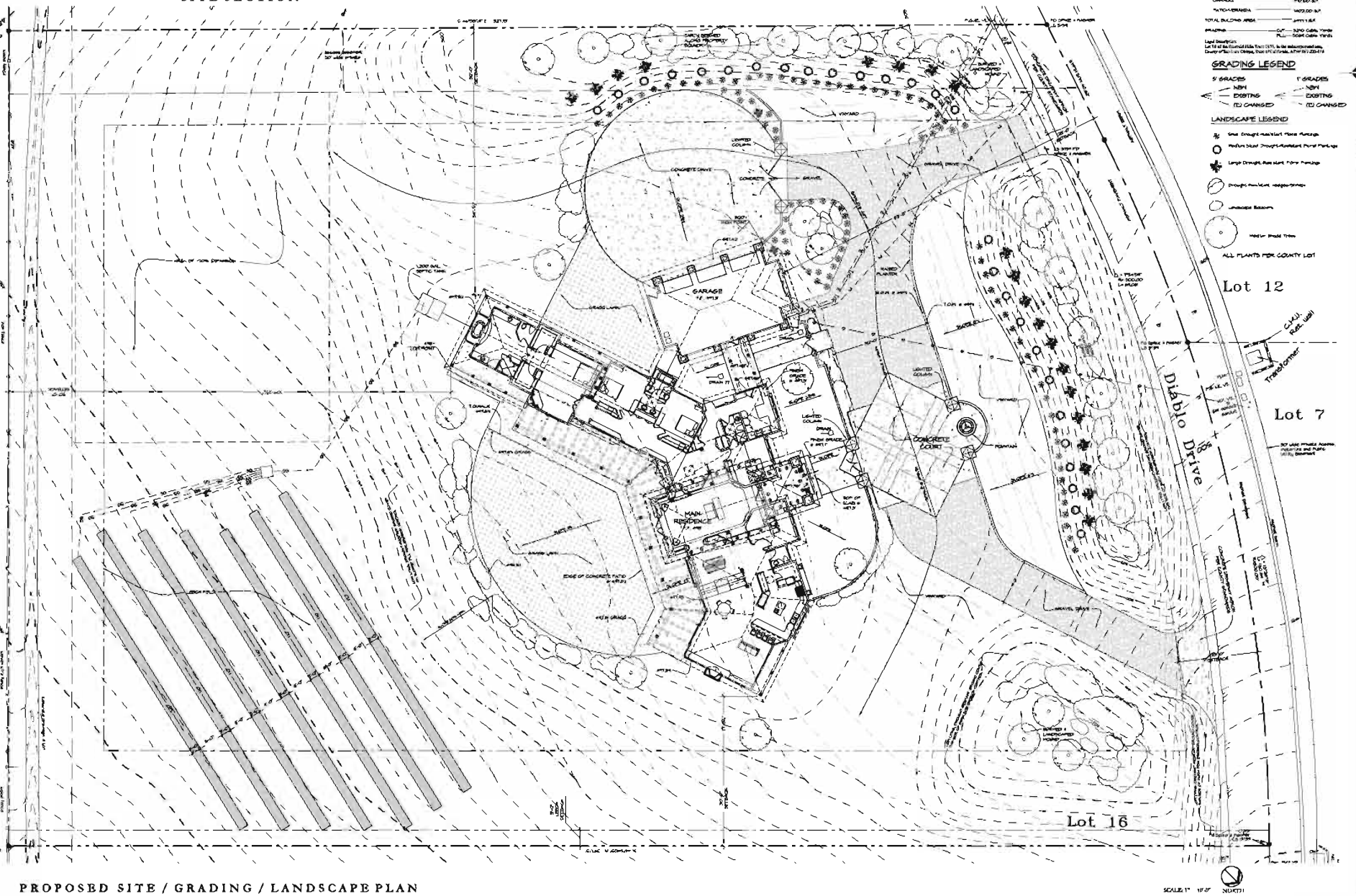
SCOTT JAY SMABY ARCHITECT
805 466 6528 / 541 8844
8355 San Diego Road, Atascadero, Ca 93422

EXISTING SITE PLAN
SCALE 1" = 10'-0"
SHEET No. C1



SITE SECTION

SCALE 1/8" 1'-0"



PROPOSED SITE / GRADING / LANDSCAPE PLAN

SCALE 1" = 10'-0"

SITE/GRADING/LANDSCAPE PLAN

SCALE 1" = 10'-0"

SHEET No. C2

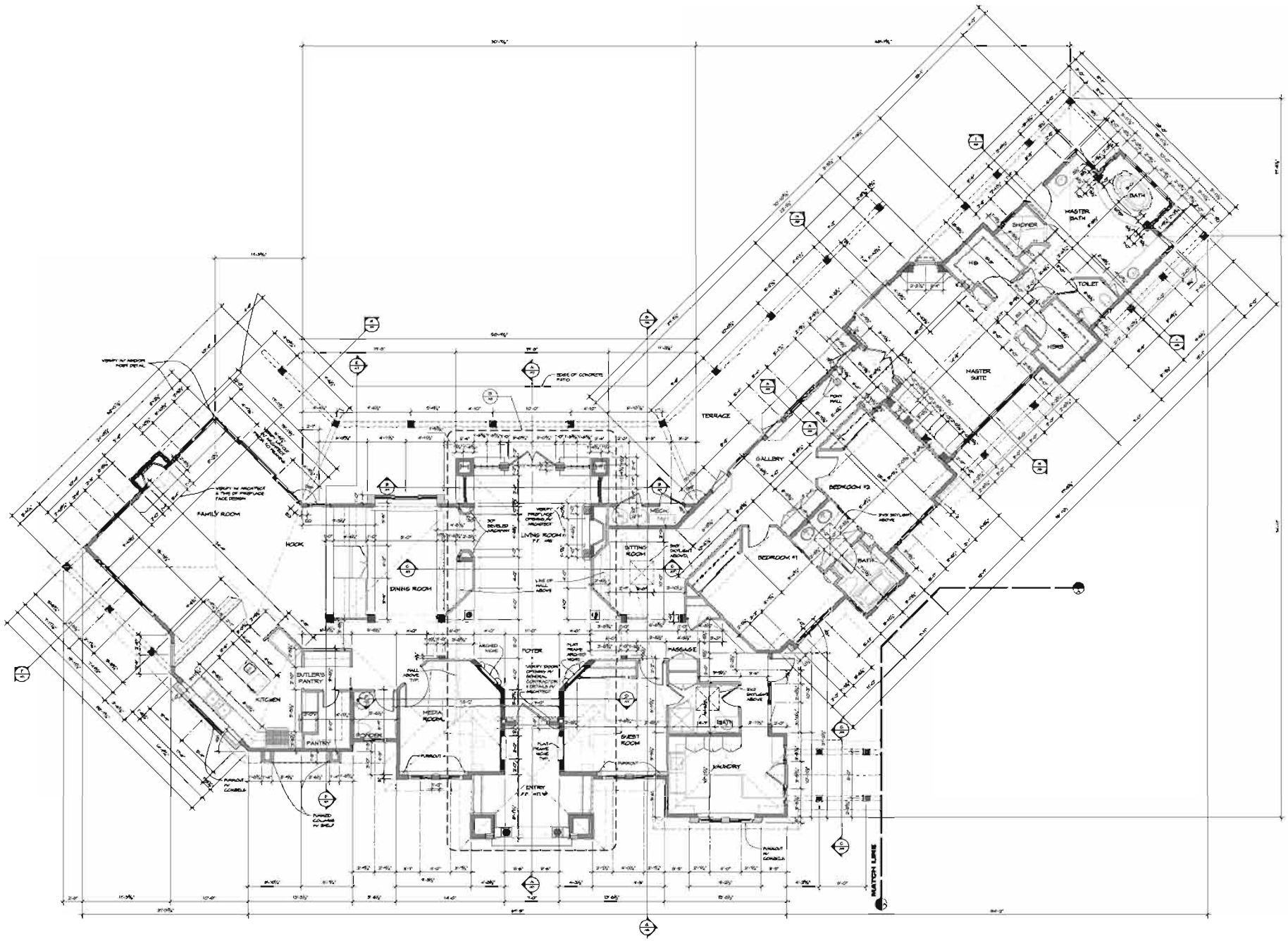
CARINO RESIDENCE CUSTOM HOME

SAN LUIS OBISPO, CALIFORNIA

SCOTT JAY SMABY

ARCHITECT

PROPOSED SITE/GRADING/LANDSCAPE PLAN C2



NOTE:
FOR ENLARGED DIMENSION FLOOR PLAN OF THE UPPER LIVING ROOM CLERSTORIES, SEE SHEET A3

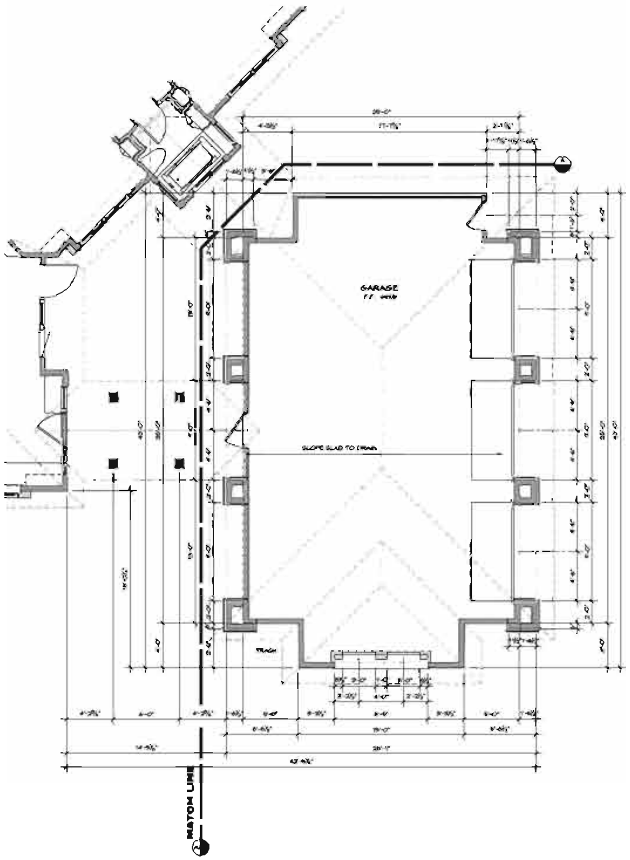
DIMENSIONED FLOOR PLAN

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

NORTH

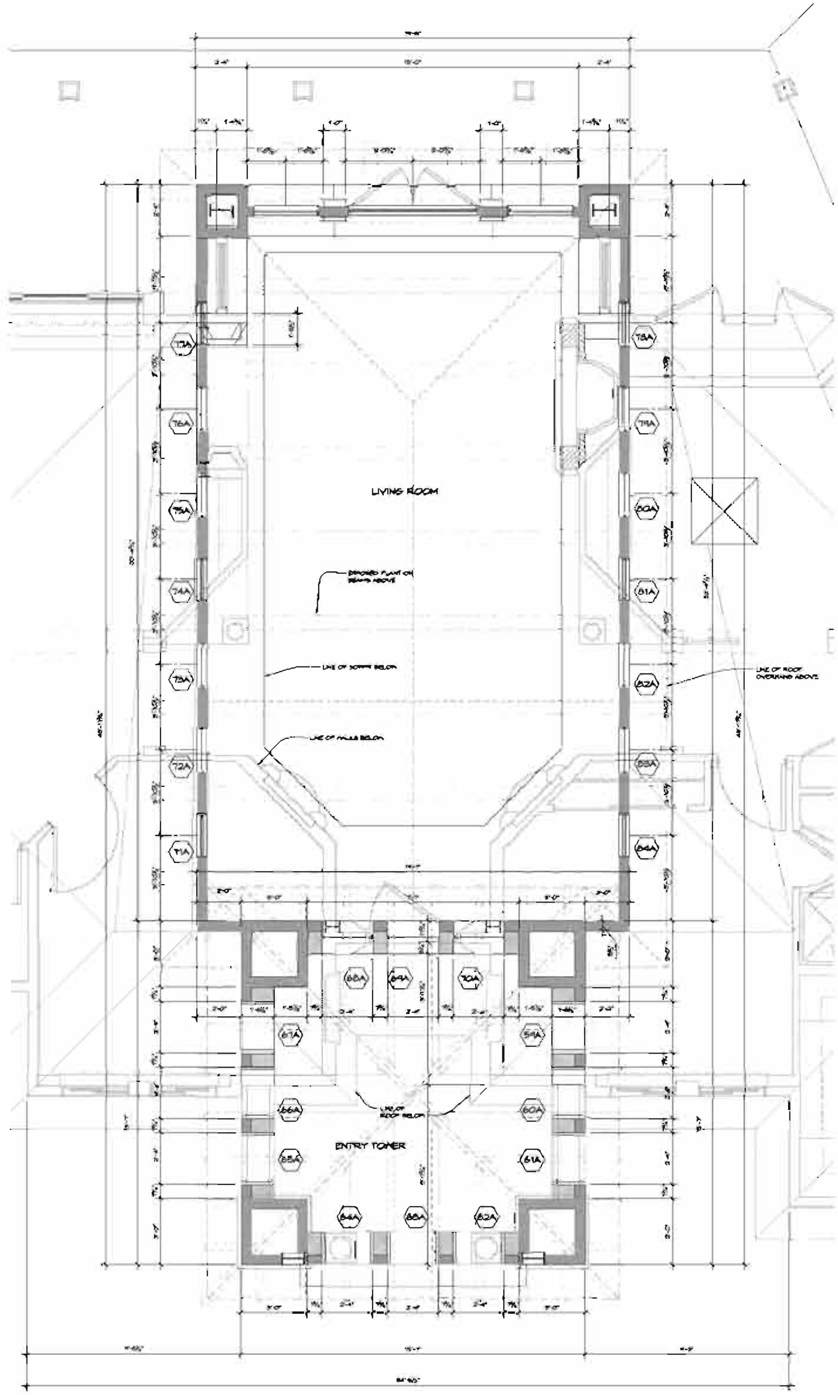
CARINO RESIDENCE
CUSTOM HOMES
SAN LUIS OBISPO, CALIFORNIA
SCOTT JAY SMABY
ARCHITECT

DIMENSIONED FLOOR PLAN
SCALE 1/4" = 1'-0"
SHEET No. A2



A-A DIMENSIONED GARAGE FLOOR PLAN

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



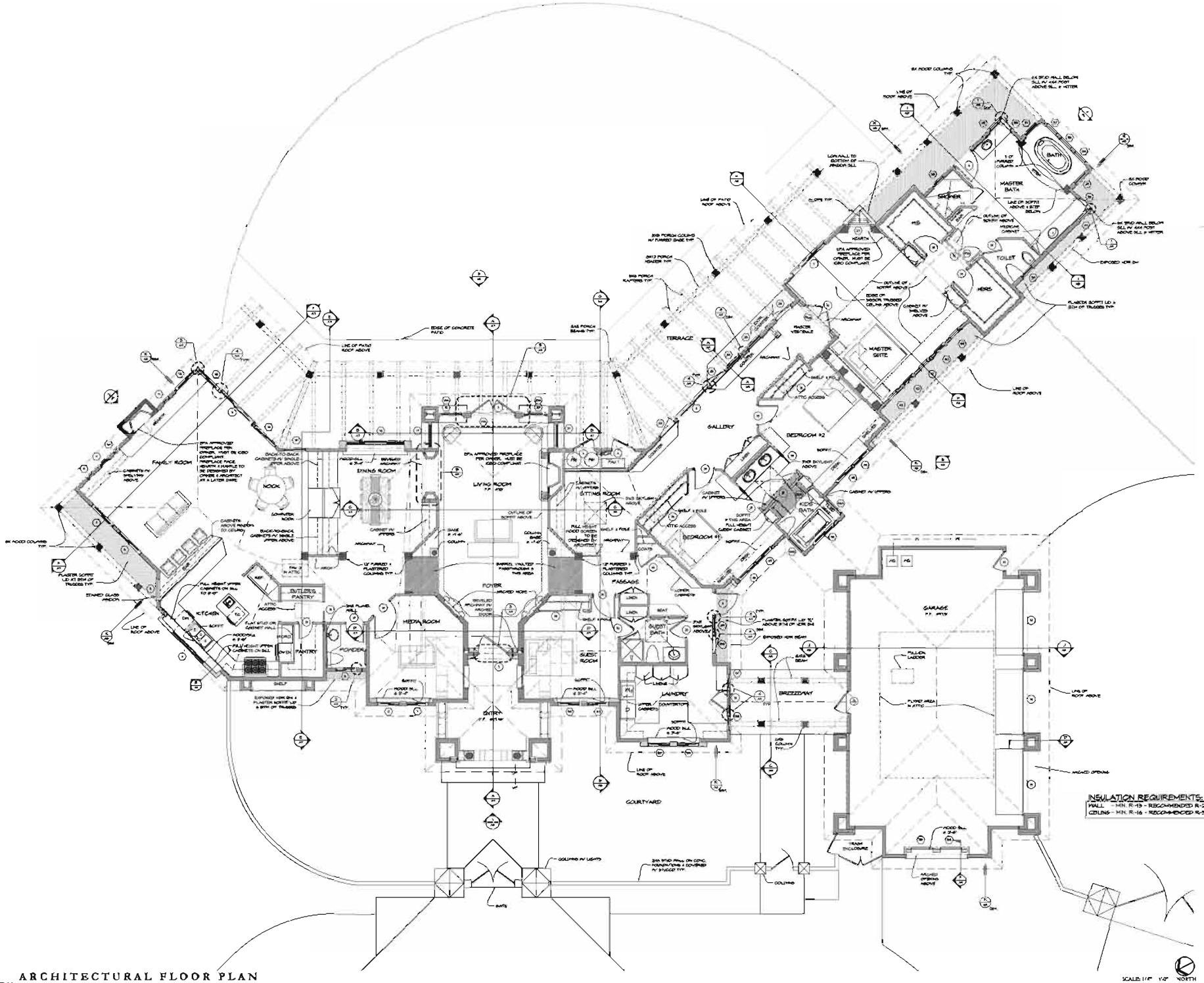
B ENLARGED FLOOR PLAN LIVING ROOM UPPER WALL & CLERSTORIES

SCALE: 1/2" = 1'-0" REFERENCE:

CARINIO RESIDENCE — SAN LUIS OBISPO, CALIFORNIA — CUSTOM HOME

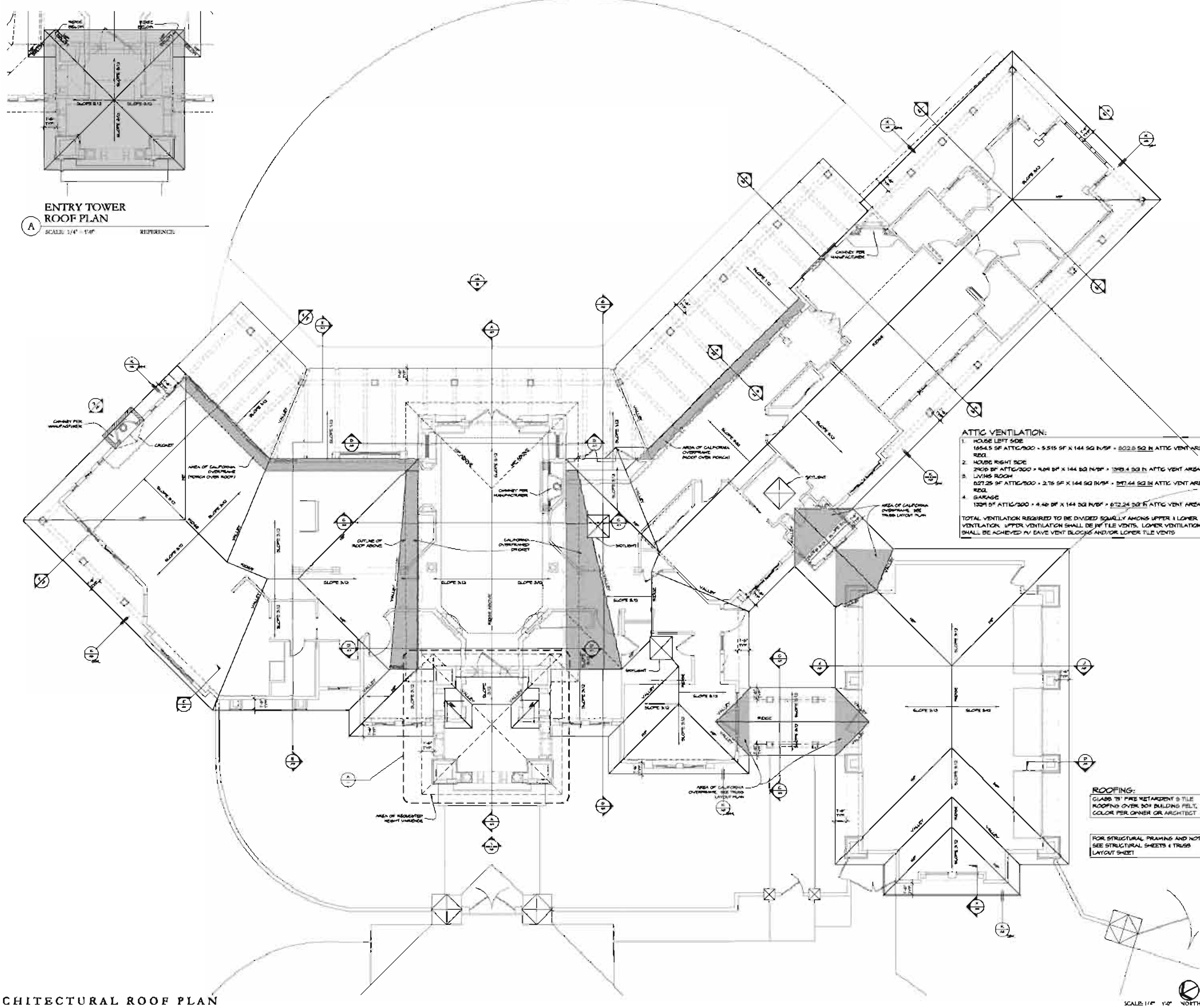
SCOTT JAY SMABY ARCHITECT

GARAGE & ENLARGED FLOOR PLANS — SCALE: AS NOTED — SHEET No. A3



ARCHITECTURAL FLOOR PLAN

CARINO RESIDENCE
SAN LUIS OBISPO, CALIFORNIA
SCOTT JAY SMABY
ARCHITECT
ARCHITECTURAL FLOOR PLAN
SCALE: 1/4" = 1'-0"
SHEET No. A4



ATTIC VENTILATION:

1. HOUSE LEFT SIDE
1654.5 SF ATTIC/300 = 5.515 SF X 144 SQ IN/SF = 802.8 SQ IN ATTIC VENT AREA REQ.
2. HOUSE RIGHT SIDE
2909 SF ATTIC/300 = 9.69 SF X 144 SQ IN/SF = 1395.4 SQ IN ATTIC VENT AREA REQ.
3. LIVING ROOM
827.25 SF ATTIC/300 = 2.76 SF X 144 SQ IN/SF = 397.44 SQ IN ATTIC VENT AREA REQ.
4. GARAGE
1339 SF ATTIC/300 = 4.46 SF X 144 SQ IN/SF = 642.24 SQ IN ATTIC VENT AREA REQ.

TOTAL VENTILATION REQUIRED TO BE DIVIDED EQUALLY AMONG UPPER & LOWER VENTILATION. UPPER VENTILATION SHALL BE HIP TILE VENTS. LOWER VENTILATION SHALL BE ACHIEVED W/ EAVE VENT BLOCKS AND/OR LOWER TILE VENTS.

ROOFING:

CLASS "B" FIRE RETARDENT S TILE ROOFING OVER 30# BUILDING FELT, COLOR PER OWNER OR ARCHITECT

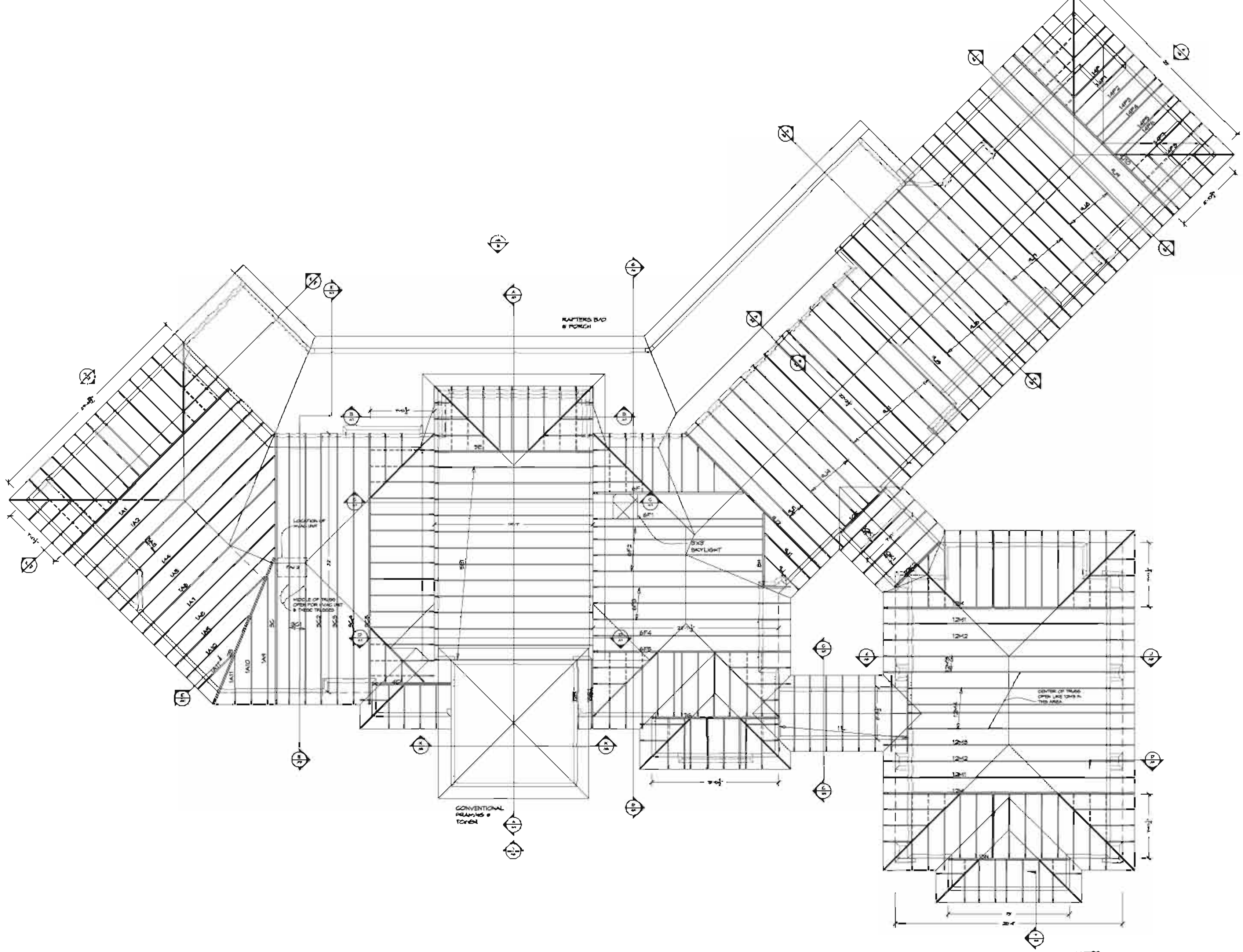
FOR STRUCTURAL FRAMING AND NOTES SEE STRUCTURAL SHEETS & TRUSS LAYOUT SHEET

ARCHITECTURAL ROOF PLAN

ARCHITECTURAL ROOF PLAN
SCALE 1/4" = 1'-0"
SHEET No. A5

CARINIO RESIDENCE
SAN LUIS OBISPO, CALIFORNIA

SCOTT JAY SMABY
ARCHITECT
CUSTOM HOMES



NOTE:
THIS SHEET IS FOR FRAMING D/D INFORMATION ONLY. VERIFY WITH TRUSS MANUFACTURERS AND ARCHITECTURAL SHEETS FOR DIMENSIONS

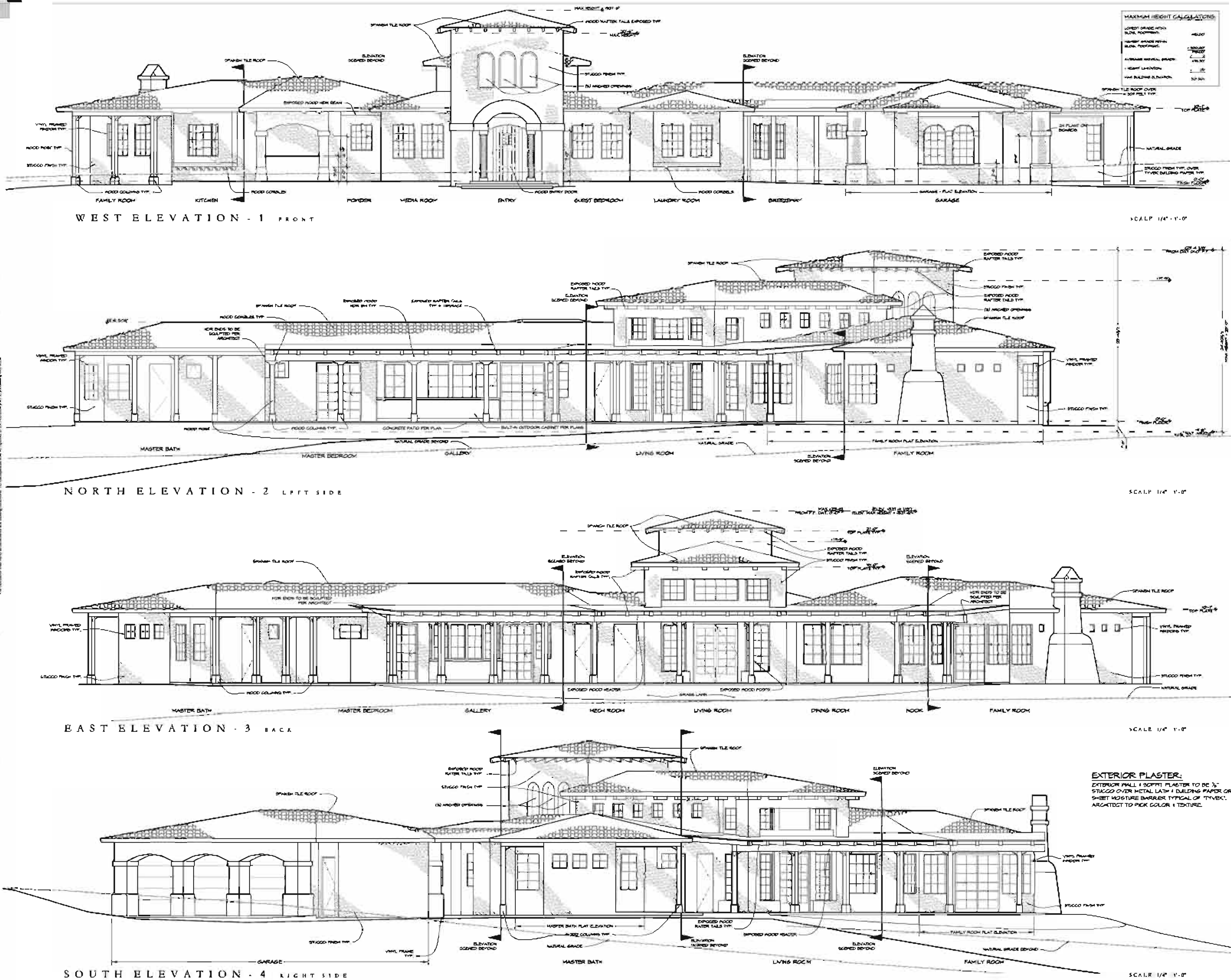
SCALE: 1/4" = 1'-0" NORTH

TRUSS LAYOUT PLAN

CARINIO RESIDENCE
SAN LUIS OBISPO, CALIFORNIA
CUSTOM HOME

SCOTT JAY SMABY
ARCHITECT

TRUSS LAYOUT PLAN
SCALE: 1/4" = 1'-0"
SHEET No. A5.5



WEST ELEVATION - 1 FRONT
FAMILY ROOM
KITCHEN
POWDER
MEDIA ROOM
ENTRY
GUEST BEDROOM
LAUNDRY ROOM
BREEZEWAY
GARAGE
SCALE 1/4" = 1'-0"
MAXIMUM HEIGHT CALCULATIONS
NORTH ELEVATION - 2 LEFT SIDE
MASTER BATH
MASTER BEDROOM
GALLERY
LIVING ROOM
FAMILY ROOM
SCALE 1/4" = 1'-0"
EAST ELEVATION - 3 BACK
MASTER BATH
MASTER BEDROOM
GALLERY
HIGH ROOM
LIVING ROOM
DINING ROOM
NOOK
FAMILY ROOM
SCALE 1/4" = 1'-0"
SOUTH ELEVATION - 4 RIGHT SIDE
GARAGE
MASTER BATH
LIVING ROOM
FAMILY ROOM
SCALE 1/4" = 1'-0"
EXTERIOR PLASTER:
EXTERIOR WALL & SOFFIT PLASTER TO BE 7/8" STUCCO OVER METAL LATH & BUILDING PAPER OR SHEET MOISTURE BARRIER, TYPICAL OF "TYVEK". ARCHITECT TO PICK COLOR & TEXTURE.

ARCHITECTURAL ELEVATIONS

SCALE 1/4" = 1'-0"

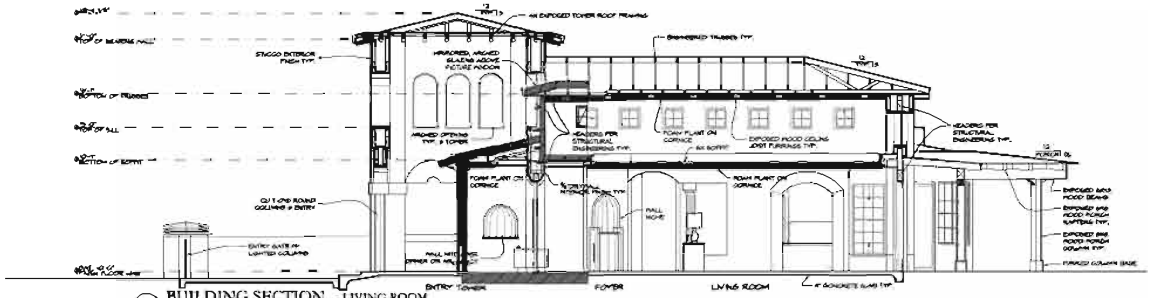
SHEET No. A6

CARINIO RESIDENCE

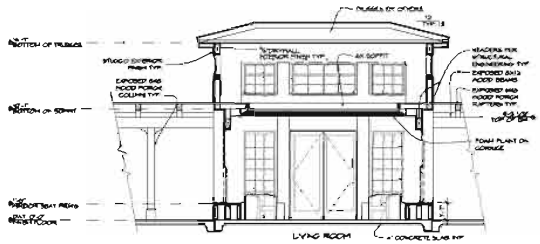
CUSTOM HOME

SAN LUIS OBISPO, CALIFORNIA

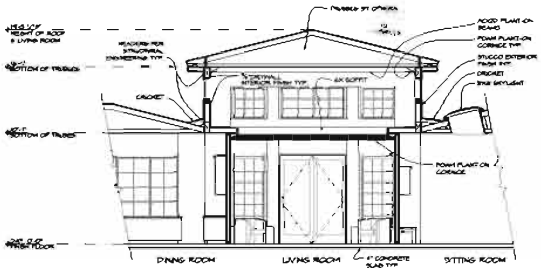
SCOTT JAY SMABY ARCHITECT



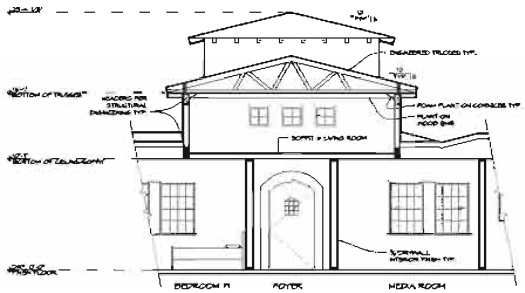
A BUILDING SECTION - LIVING ROOM
SCALE: 1/4" = 1'-0" REFERENCE: dwg



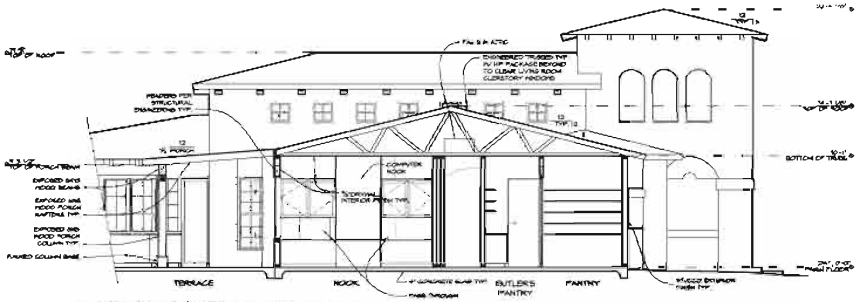
B BUILDING SECTION - LIVING ROOM
SCALE: 1/4" = 1'-0" REFERENCE: dwg



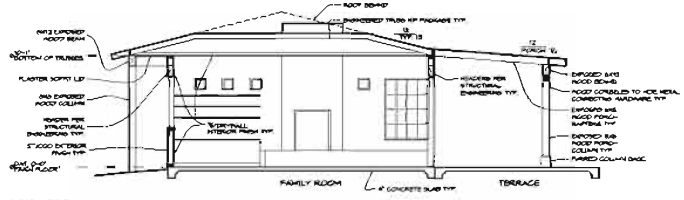
C BUILDING SECTION - LIVING ROOM
SCALE: 1/4" = 1'-0" REFERENCE: dwg



D BUILDING SECTION - FOYER
SCALE: 1/4" = 1'-0" REFERENCE: dwg

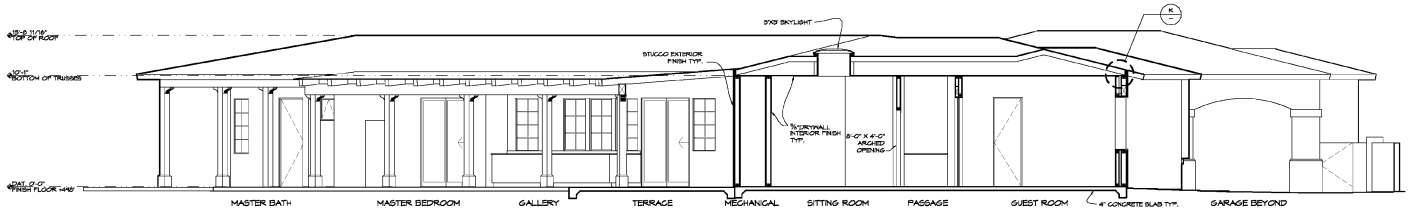


E BUILDING SECTION - NOOK/PANTRY
SCALE: 1/4" = 1'-0" REFERENCE: dwg

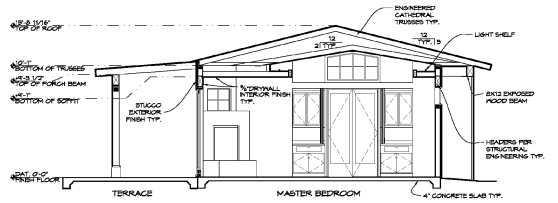


F BUILDING SECTION - FAMILY ROOM
SCALE: 1/4" = 1'-0" REFERENCE: dwg

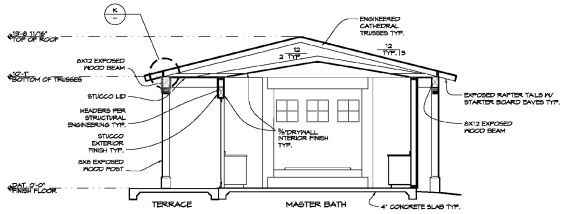
CARINO RESIDENCE
SAN LUIS OBISPO, CALIFORNIA
CUSTOM HOMES
SCOTT JAY SMABY
ARCHITECT
BUILDING SECTIONS
SCALE 1/4" = 1'-0"
SHEET No. A7



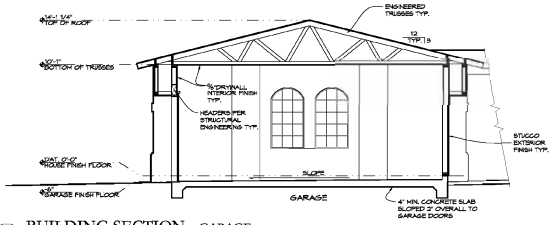
G BUILDING SECTION
SCALE: 1/4" = 1'-0" REFERENCE: .dwg



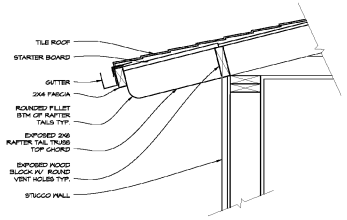
H BUILDING SECTION - MASTER BEDROOM
SCALE: 1/4" = 1'-0" REFERENCE: .dwg



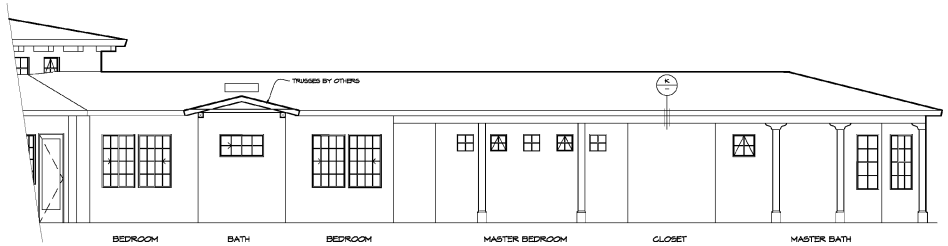
I BUILDING SECTION - MASTER BATHROOM
SCALE: 1/4" = 1'-0" REFERENCE: .dwg



J BUILDING SECTION - GARAGE
SCALE: 1/4" = 1'-0" REFERENCE: .dwg



K TYPICAL EAVE DETAIL
SCALE: 1 1/2" = 1'-0" REFERENCE:



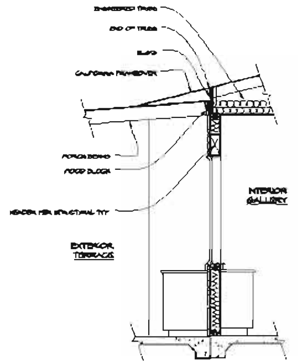
BUILDING ELEVATION-5 BEDROOM WING

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

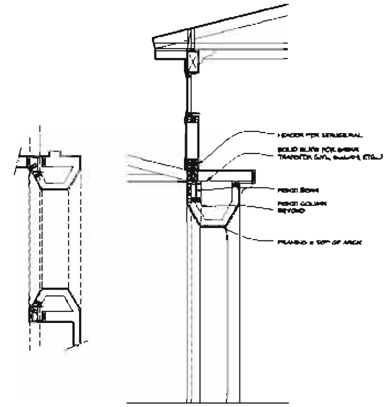
BUILDING SECTIONS
SCALE 1/4" = 1'-0"
SHEET No. A8

ARCHITECT
805 466 6528 / 541 8844

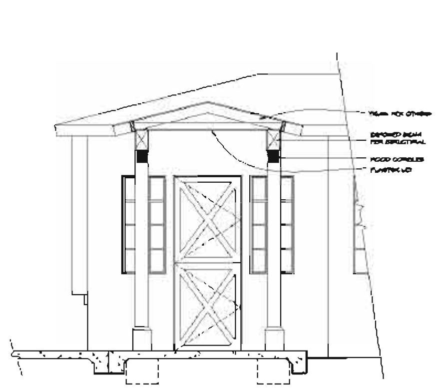
CARINIO RESIDENCE CUSTOM HOME
SAN LUIS OBISPO, CALIFORNIA
SCOTT JAY SMABY
8355 San Diego Road, Atascadero, Ca 93422



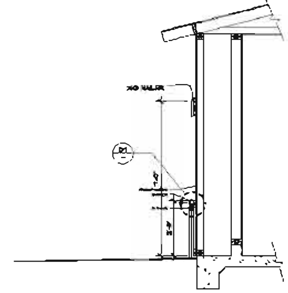
A — EXTERIOR WALL SECTION THROUGH GALLERY
SCALE: 1/2" = 1'-0" REFERENCE:



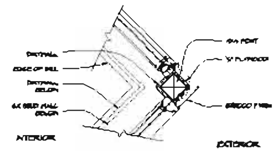
A — DINNING ROOM MOMENT FRAME
SCALE: 1/2" = 1'-0" REFERENCE:



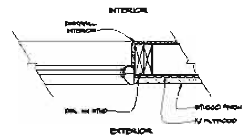
C — ROOF SECTION @ BREEZEWAY
SCALE: 1/2" = 1'-0" REFERENCE:



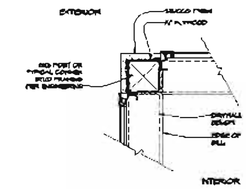
D — WALL SECTION THROUGH GARAGE COLUMNS
SCALE: 1/2" = 1'-0" REFERENCE:



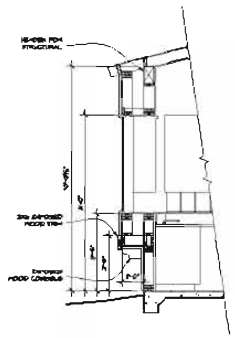
1 — MASTER BATH CORNER WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" REFERENCE:



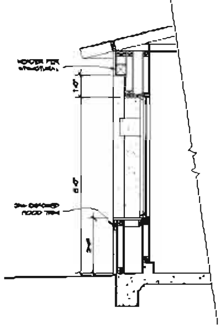
2 — TYPICAL WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" REFERENCE:



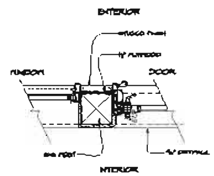
3 — CORNER WINDOW DETAIL
SCALE: 1 1/2" = 1'-0" REFERENCE:



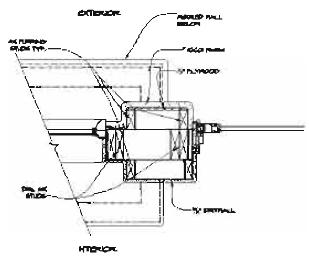
E — SECTION THROUGH KITCHEN WINDOW
SCALE: 1/2" = 1'-0" REFERENCE:



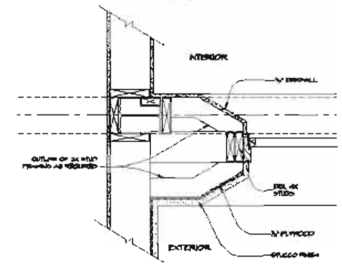
F — SECTION THROUGH GARAGE WINDOW
SCALE: 1/2" = 1'-0" REFERENCE:



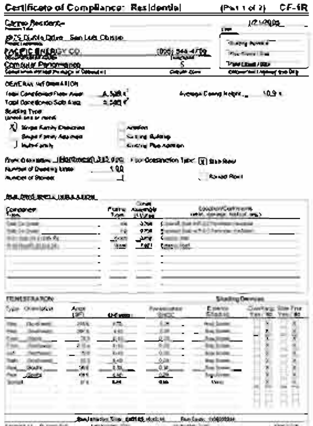
4 — TYPICAL WINDOW & DOOR DETAIL
SCALE: 1 1/2" = 1'-0" REFERENCE:



5 — LIVING ROOM DOOR DETAIL
SCALE: 1 1/2" = 1'-0" REFERENCE:

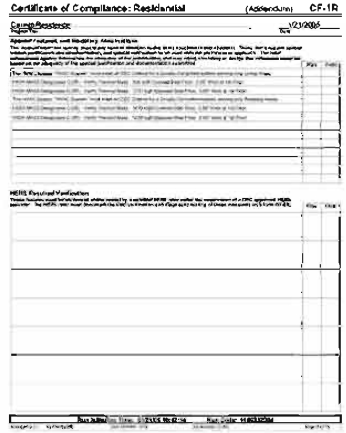


6 — ENTRY DOOR DETAIL
SCALE: 1 1/2" = 1'-0" REFERENCE:



Certificate of Compliance: Residential (Part 1 of 2) CF-1R

Certificate of Compliance: Residential (Part 2 of 2) CF-1R



Certificate of Compliance: Residential (Addendum) CF-1R

Mandatory Measures Checklist: Residential (Page 1 of 2) MF-1R

Mandatory Measures Checklist: Residential (Page 2 of 2) MF-1R

WALL SECTIONS, DETAILS, & T-24
SCALE AS NOTED
SHEET No. A9

ARCHITECT

CUSTOM HOME

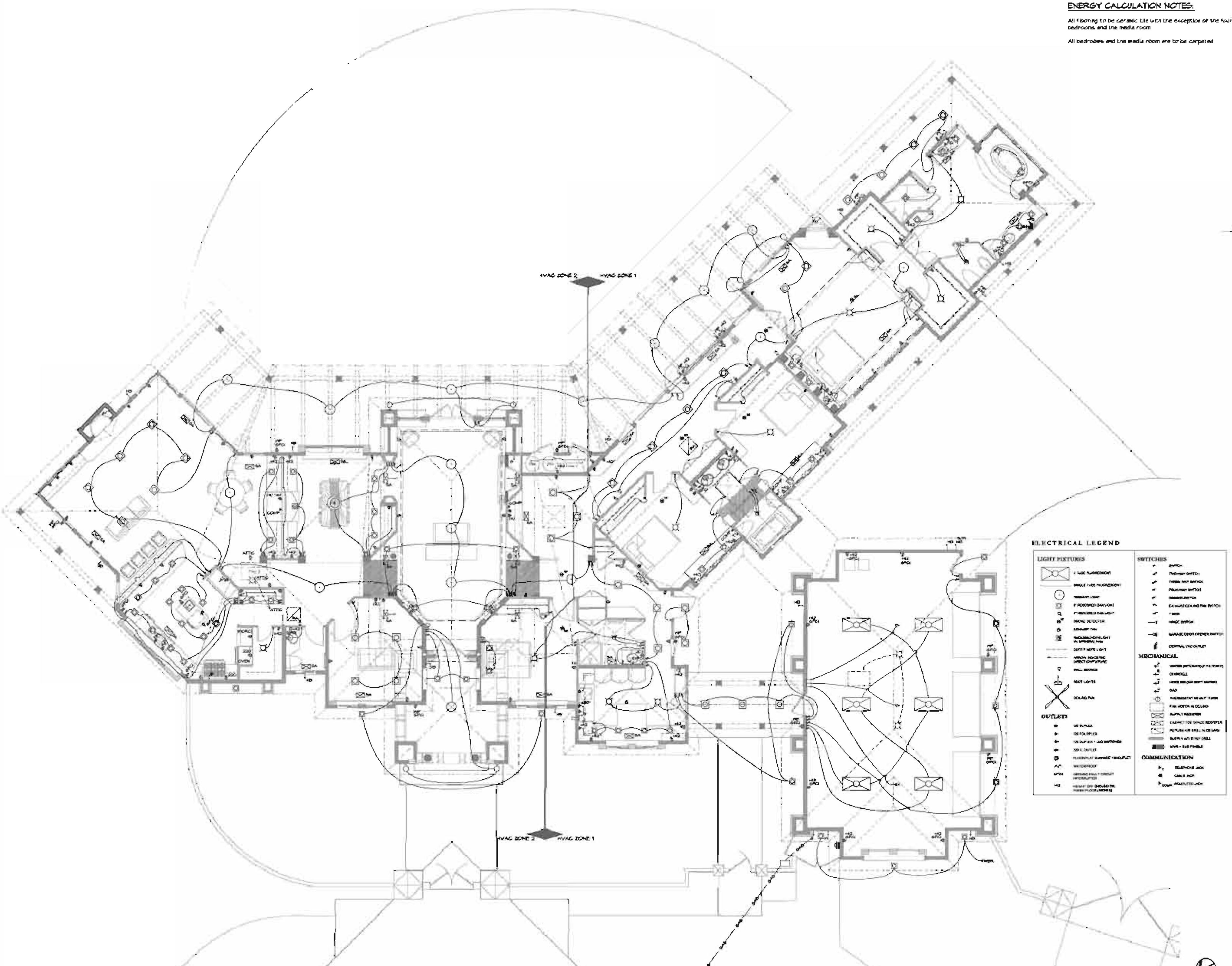
CARINIO RESIDENCE
SAN LUIS OBISPO, CALIFORNIA

SCOTT JAY SMABY

ENERGY CALCULATION NOTES:

All flooring to be ceramic tile with the exception of the four bedrooms and the media room

All bedrooms and the media room are to be carpeted



ARCHITECTURAL FLOOR PLAN

ELEC./MECH. PLAN

SCALE 1/4" = 1'-0"

SHEET No. A10

CARINIO RESIDENCE

SAN LUIS OBISPO, CALIFORNIA

CUSTOM HOME

SCOTT JAY SMABY

ARCHITECT

ELECTRICAL / MECHANICAL PLAN

CARINIO RESIDENCE

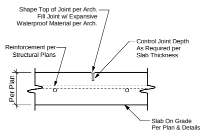
Lot 16 Emerald Hills
San Luis Obispo, CA

STANDARD DETAILS

SUGGESTED SLAB CONTROL JOINTS *
(for slabs on grade)

MAXIMUM SPACING OF CONTROL JOINTS *
(BASED ON THICKNESS OF SLAB)

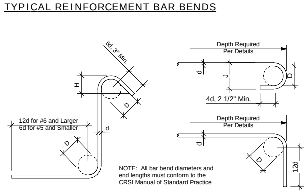
Conc. Slab-on-Grade Thickness	Max. Size Aggregate Less Than 3/4"	Max. Size Aggregate 3/4" or Larger	Control Joint Depth
4"	8' o.c. max.	10' o.c. max.	7/8"
5"	10' o.c. max.	13' o.c. max.	1"
6"	12' o.c. max.	15' o.c. max.	1 1/4"



Final exact locations and configurations of control joints shall be approved by the architect and coordinated between the architect and the contractor. The control joint detail and spacings shown here are only suggestions. (This is *not* a structural issue). The use of control joints is intended to help control *where* most of the cracking will occur, for visual purposes, *not* to prevent cracking.

* [Note: suggestions are based on *Concrete Floors on Ground*, 2nd Ed., 1983, by the Portland Cement Assoc. and *Concrete Basics*, Part II, 2000, by World of Concrete Seminars and The Aberdeen Group.]

TYPICAL REINFORCEMENT BAR BENDS



STANDARD TIES & STIRRUPS

Bar Size	D	H
#3	1 1/2"	2 1/2"
#4	2"	3"
#5	2 1/2"	3 3/4"
#6	4 1/2"	4 1/2"
#7	5 1/4"	5 1/4"
#8	6"	6"

STANDARD END HOOKS

Bar Size	D	J
#3	2 1/4"	3"
#4	3"	4"
#5	3 3/4"	5"
#7	5 1/4"	7"
#8	6"	8"
#9	9 1/2"	11 3/4"
#10	10 3/4"	1'-1 1/4"

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NOTES:

- Single sided shearwalls may be placed on EITHER side of wall panel.
- Sill plates on masonry or concrete to be 3x pressure treated. All sill plates for two-sided shearwalls to be 3x members. (Sill plates on wood framing for one-sided upper-level shearwalls may be 2x members.) Wall studs and blocking at adjoining panel edges to be 3x or larger.
- Where plywood is applied on both faces of a wall, edge nails shall be staggered on adjacent panel edges OR panel joints shall be offset to fall on different framing members. Plywood joint and sill plate nailing shall be staggered in all cases.
- Plywood panels shall butt along centerlines of framing members. Minimum plywood dimension for shearwall shall be 12".
- Nails shall have min. 3/8" edge distance.
- At all exterior walls and interior bearing walls not noted as shearwalls, blocking shall be provided between joists and rafters with LTP4 or A35 to top plates @ 32" o.c. at floor and 48" o.c. at roof conditions U.N.O. per plan
- Refer to "Timber" Section on Specification sheet S-0 for all framing requirements.

SHEARWALL SCHEDULE

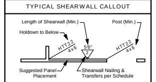
DESCRIPTION			NAILING [1]			TRANSFER ALTERNATIVES [6]						
						(1493#)	(272#) [7]	(400#) [7]	(515#) [7]	(450#) [7]	(141#) [7]	
NO.	MATERIALS	2 SIDES	SIZE	B'DRY	EDGE	5/8" DIA. A.B. [2]	SDS Screw [3]	3/8" Lag [4]	LTP4	A-35	16d [5]	VALUE (plf)
1	15/32" CDX PLYWOOD	N	10d	4"	4"	39"	7"	10"	13"	12"	3.5"	460
2	15/32" CDX PLYWOOD	N	10d	3"	3"	29"	5"	8"	10"	9"	-	600
3	15/32" CDX PLYWOOD	N	10d	2"	2"	23"	4"	6"	8"	7"	-	770
4	15/32" CDX PLYWOOD	Y	10d	4"	4"	19"	3"	5"	6"	6"	-	920
5	15/32" CDX PLYWOOD	Y	10d	3"	3"	14"	-	4"	5"	4"	-	1200

FOOTNOTES:
[1] All nails to be COMMONS. Do NOT use box type nails. All "field" nailing to be 12" o.c., U.N.O.
[2] All shearwalls to have 5/8" AB's with 2" x 2" x 3/16" thick plate washers, minimum.
[3] Simpson SDS 1/4"x4-1/2" Screws through 2x sill, or SDS 1/4"x6" Screws through 3x sill. [Per ICBO ER-5268]
[4] 3/8" x 5" Lags (embed 3-1/2" min. w/ 2x sill), or 3/8" x 5-1/2" Lags (embed 3" min. w/ 3x sill).
[5] 16d common nails through sill.
[6] Where clips are less than 6" o.c., stagger clips on each side of wall.
[7] No 1/3 load-duration increase, because of plan irregularity (Section 1633.2.9, item 6).

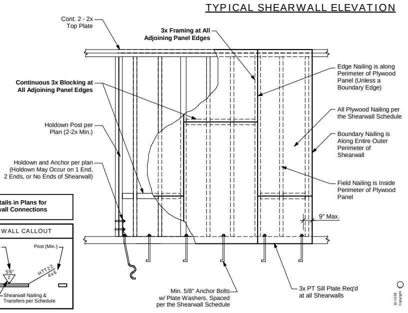
All Values Conforming to the 2001 CBC (based on the 1997 UBC)

See Transfer Details in Plans for All Other Shearwall Connections

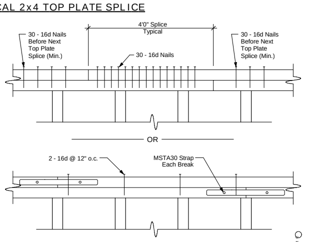
TYPICAL SHEARWALL CALLOUT



TYPICAL SHEARWALL ELEVATION

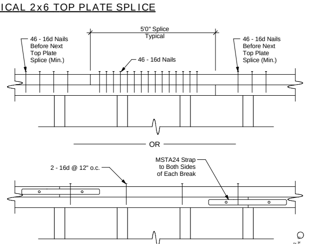


TYPICAL 2x4 TOP PLATE SPLICE



Studs & Plates 2x4 Douglas Fir "Stud Grade" or Better

TYPICAL 2x6 TOP PLATE SPLICE



Studs & Plates 2x6 Douglas Fir "Stud Grade" or Better

GENERAL NOTES

THE FOLLOWING NOTES APPLY UNLESS NOTED OTHERWISE ON THE PLANS:

1. Do not scale drawings. Contractor shall use dimensions on architectural plans to lay out walls, foundations and other elements. If dimensional questions occur the Architect must be consulted.
2. The contractor shall verify all dimensions and conditions and report any discrepancies to the engineer before proceeding with work. All dimensions on the plans are to be verified with the architect.
3. All construction and materials shall comply with and be installed in accordance with all the requirements of all legally constituted public authorities having jurisdiction, including all county and local ordinances, and the Safety Orders of the State Industrial Accident Commission, OSHA.
4. The general contractor shall be responsible for shoring and providing bracing during construction and/or erection to support all loads to which the structure may be subjected.
5. The engineer will not be responsible for and will not have control or charge of construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the construction delineated by these plans. It should be understood that the contractor or his/her agent(s) shall supervise and direct all work and shall be solely and completely responsible for all construction means, methods, techniques, sequences, procedures and conditions on the job site, including safety of all persons and property during the entire period of construction. Periodic observations by Taylor & Syfan Consulting Engineers Incorporated (or "Taylor & Syfan" typ.) personnel or representatives are not intended to include verfication of dimensions or review the adequacy of the contractors safety measures on or near the construction site.
6. Substitutions of specified products (e.g. Simpson Strong Tie) for equivalent products are not recommended. Substitutions shall be considered provided that the contractor follows the following steps prior to any substitutions being made:
   a) Contractor shall provide Taylor & Syfan with satisfactory evidence of product equivalence.
   b) If satisfactory, Taylor & Syfan shall revise plans and reprint at the contractors expense.
   c) Contractor shall resubmit plans to the Building Department for approval.
7. See architectural notes and specifications for additional requirements.
8. No deviations are allowed from the structural details without the written approval of the Engineer. Approval by City (or County) Inspector, Special/Deputy Inspector, or any other party does not constitute authority to deviate from plans or specifications. All plan changes or addenda are subject to approval of City (or County) Building Department. The processing of changes, assembly of permit documents, and acquisition of permits is the responsibility of the General Contractor.
9. Per City and OSHA, shoring is required for all vertical cuts in excess of 5'-0".
10. The details and notes on this S-1 sheet shall apply to and be in effect for all parts of the project, unless specifically noted otherwise. Refer to the Structural Specifications, on sheet S-0 (or in a separate specifications book, when applicable), for additional requirements.
11. Where inspection is required, the Special (or "Deputy") Inspector is to obtain City (or County) Building Department clearance prior to any work commencement. Copies of the inspection report(s) to be filed by the special inspector(s) shall be given to the engineer. The general contractor is responsible for scheduling, coordination, and expenses involved in any and all inspections.
12. Live Loads Posted: in accordance with CBC Section 1607.3.5, the live loads for which each floor or portion thereof of a commercial or industrial building is or has been designed shall have such design live loads conspicuously posted by the owner in that part of each story in which they apply, using durable metal signs, and it shall be unlawful to remove or deface such notices. The occupant of the buidling shall be responsible for keeping the actual load below the allowable limits. The contractor shall inform the owner of these requirements and shall post the live loads under the owner's direction, unless instructed otherwise by the owner.
13. The plans, calculations, and specifications contained herein and provided herewith are the exclusive property of Taylor & Syfan Consulting Engineers Incorporated, Copyright © 2004. The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these plans and specification shall remain with Taylor & Syfan without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

STRUCTURAL DESIGN PARAMETERS

GENERAL PARAMETERS

Construction Type	Type V
Number of Stories	1
Max. Height (abv.grade)	14 ft.
Building Code	2001 CBC *
Roof DL/LL (psf)	24/20
Floor DL/LL (psf)	0/0
Deck DL/LL (psf)	0/0

SOILS VALUES

Bearing Pressure	2000 psf
Lateral Passive	300 pcf
EFP (at-rest)	60 pcf
EFP (active)	45 pcf
Friction Coeff.	0.40
Soil Classifications	Silty Sands

WIND DESIGN BASIS

Basic Wind Speed	70 mph
Exposure	C
Importance Factor	1.00
Design Wind Pressure	17.36 psf

SEISMIC DESIGN BASIS

Seismic Zone	4
Near Source Factors	1.3, 1.6
Importance Factor	1.00
Design Base Shear (ASD)	0.169W

* The 2001 California Building Code (CBC), based on the 1997 Uniform Building Code (UBC), is the governing code in the State of California.

STANDARD ABBREVIATIONS

AB	anchor bolt
ABV	above
A/C	air conditioning
ADDM	addendum
ADJ	adjacent, adjustable
ALUM	aluminum
ALT	alternate
APPROX	approximate
ARCH	architect (ural)
ASTM	American Society of Testing & Materials
AUTO	automatic
AVG	average
BD	board
BEV	bevel (ed)
BLDG	building
BLK(G)	block (ing)
BM	beam
BN	boundary nailing
BOT	bottom
BPL	base plate
BRG	bearing
BTWN	between
BW	both ways
CANT	cantilever (ed)
CBC	California Building Code
CEM	cement
CJ	ceiling joist (s)
CJP	complete joint penetration
CL	center line
CLG	ceiling
CLR	clear (ance)
CM	centimeter (s)
CMU	concrete masonry unit
COEFF	coefficient
COL	column
COM	common
COMBO	combination
CONC	concrete
CONN	connect (ion)
CONST	construction
CONT	continuous, continue
CORR	corrugated
CTR	center
CU	cubic
d	penny
DBL	double
DEG	degree
DEMO	demolish, demolition
DEP	depressed
DF	Douglas Fir
DIA (M)	diameter
DIAG	diagonal
DIM	dimension (s)
DIST	distance
DIV	division, divider
DJ	deck joist (s)
DL	dead load
DN	down
DSA	Department of the State Architect
DWL	dowel
DWG	drawing
(E)	existing
EA	each
EJ	expansion joint
EL	elevation (grade)
ELEC	electric (al)
ELEV	elevator, elevation
ENCL	enclose (d), (ure)
ENGR	engineer
EQ	equal
EQUIP	equipment
EQUIV	equivalent
EST	estimate (d)
ETC	et cetera
EW	each way
EXIST	existing
EXP	expand, expansion
EXT	exterior
EXTN	extension
FDN	foundation
FF	finished floor
FIN	finish (ed)
FJ	floor joist (s)
FL	flange
FLR(G)	floor (ing)
FOC	face of concrete
FOM	face of masonry
FOP	face of panel
FOS	face of studs
FOUND	foundation
FR	frame (d), (ing), fire rated
FT	foot, feet
FTG	footing
FUT	future
GA	gage, gauge
GALV	galvanized
GC	general contractor
GEN	general
GI	galvanized iron
GL	glass, glazing, glazed
GLB	glue laminated beam
GR	grade, grading
GYP	gypsum
HDR	header
HEX	hexagonal
HOR (IZ)	horizontal
HS	high strength
HT	height
HVAC	Heating/Ventilation/ Air Conditioning
IBC	International Building Code
ICBO	Int'l Conference of Building Officials
ID	inside diameter
IN	inch (es)
INCL	include (d), (s), (ing)
INSP	inspect (ion), (or)
INSTL	installation, install
INSUL	insulate (d), (ion)
INT	interior
INV	invert (ed)
JST	joist
K	kip (1000 pounds)
KLF	kips per linear foot
KSF	kips per square foot
KSI	kips per square inch
LABC	Los Angeles City Building Code
LAM	laminate (d), (tion)
LB (S)	lag bolt (s), pound (s)
LG	large
LF	linear (l) foot
LIN	linear, lineal
LL	live load
LT (G)	light (ing)
LTWT	lightweight
MAS	masonry
MAT'L	material (s)
MAX	maximum
MB	machine bolt
MBR	member
MECH	mechanic (al)
MED	medium
MEMB	membrane
MEZZ	mezzanine
MF	moment frame
MFR	manufacture (r)
MIN	minimum, minute (s)
MISC	miscellaneous
MM	millimeter (s)
MOD	modify, modified, modular
MS	machine screw
(N)	new
N	north
N/A	not applicable
NAT ('L)	natural, national
NEG	negative
NO	number
NOM	nominal
NTS	not to scale
OC	on center (s)
OD	outside diameter
OMIT	not part of const. docs.
OMRF	ordinary moment resisting frame
OPP	opposite
OSB	oriented strand board
OSHPD	Office of Statewide Health Planning & Development
OT	overturning
PAR	parallel
PCF	pounds per cubic foot
PEN	penetrate (ion)
PERF	perforate (d), (tion)
PERIM	perimeter
PERP	perpendicular
PK (G)	park (ing)
PL	plate, property line
PLF	pounds per linear foot
PLT	plate, plot
PLY (WD)	plywood
PREFAB	prefabricated (ion)
PRELIM	preliminary
PROJ	project
PROP	property
PSF	pounds per square foot
PSI	pounds per square inch
PT	pressure treated, point
PVC	polyvinyl chloride
PWD	powder
QTR	quarter
QTY	quantity
R (AD)	radius
RD	road, roof drain
RDWD	redwood
REBAR	reinforcing bar (s)
REC ('D)	receive (d)
RECT	rectangular
REF	reference
REINF	reinforce (d), (ing), (ment)
REQ ('D)	require (d), (ment)
RET	retain (ing)
REV	revision (s), revised
RJ	roof joist (s)
RM	room
RR	roof rafter (s)
SIM	similar
SMRF	special moment resisting frame
SPEC (S)	specification (s)
STD (S)	standard (s)
STL	steel
STR (UCT)	structural, structure
SUBFL	subfloor
SURF	surface
SUSP	suspended
SW	shearwall
SYM	symmetry (ical), symbol
SYN	synthetic
T&B	top and bottom
T&G	tongue and groove
TEMP	temporary, tempered
TH (K)	thick, thickness
THRU	through
TOB	top of beam
TOC	top of concrete
TOG	top of grade
TOL	tolerance
TOP	top of plate
TOS	top of slab
TOW	top of wall
TYP	typical
UBC	Uniform Building Code
UNO	unless noted otherwise
UTIL	utility (ies)
VAR	varies, varnish
VENT	ventilate (ion), (or)
VERT	vertical
VIF	verify in field
VOL	volume
W	width, wide, water
W/	with
WD	wood
WF	wide flange
WH	water heater
W/IN	within
WIN	window
W/O	without
WP	waterproof (ing)
WS	wood screw
WT	weight
WWF	welded wire fabric
WWM	welded wire mesh
YD	yard
Ð	angle
@	at
Ñ	delta
#	number / pound
/	per
+/-	plus or minus

SHEET INDEX

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Atascadero, CA 93422

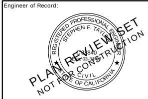
SOILS/GEO. ENGINEER
GeoSolutions, Inc.
220 High Street
San Luis Obispo, CA 93401

Project Name:

Carinio Residence

Lot 16 Emerald Hills
San Luis Obispo, CA

Engineer of Record:



Sheet Index:

Drawing Notes:

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DO NOT SCALE THESE DRAWINGS.
See Architectural plans for written dimensions.

The General Contractor shall verify and be responsible for all dimensions and existing conditions on the job and shall report any discrepancies to the Engineer and the Architect for resolution prior to commencing with the work in question.

Revisions:

Project Engineer:	RO
Checked By:	SFT
Date:	April 8, 2005
Scale:	-
Job No.:	4600

Sheet Title:

STRUCTURAL TITLE SHEET

Sheet No.:

S-1.0

FOUNDATIONS & CONCRETE

1. GENERAL

1.1 Soils values per geologic report by Jonna Otto, of GeoSolutions, Inc., Project No. SL03431-1, dated June 12, 2003. This report and all recommendations contained therein shall be considered a part of these plans. (It is the contractor's responsibility to obtain a copy of the soils report from the owner or owner's representative)

1.2 Design values used in calculations:

Bearing	2000	psf
Lateral Passive	300	pcf
Friction	0.4	
Equiv. Fluid Pressure	45	pcf
Expansion Index	77	
Soil Classifications	Clayey Sands	

1.3 The City (or County) Inspector shall inspect and approve all grading and excavations prior to placement of forms, reinforcing steel or concrete.

1.4 The Soil Engineer/Geologist of record shall inspect and sign-off all grading and excavations prior to placement of forms, reinforcing steel or concrete. In cases involving engineered fill, a soils engineer shall provide the necessary inspections, tests and approvals. The contractor is responsible for all geotechnical follow-up services as defined in the soils report.

1.5 Prior to the contractor requesting a building department foundation inspection, the soils engineer shall advise the building inspector in writing that the building pad was prepared in accordance with the soils report and that the foundation excavations, the soil's expansive characteristics and bearing capacity conform to the soils report.

1.6 Refer the structural plans for foundation embedments, however foundations shall not be embedded less than 24" into engineered fill, unless specifically noted otherwise. Foundations shall be deepened where necessary to conform to CBC Chapter 18 setback requirements which require a minimum distance from the face of the foundation to the face of the descending slope equal to H/3 (where H is the height of the slope). The setback must be at least 5'-0" but need not exceed 40'-0".

1.7 Prior to construction, the soils engineer of record should review and approve the structural plans. Additionally, it is recommended that there be a preconstruction meeting between the owner, contractor, and soils engineer to discuss any and all testing procedures, scheduling, and inspections. All contractors bidding this project, and the contractor awarded with the project, shall obtain a complete and current copy of the soils report from the owner or owner's representative.

2. MATERIALS

2.1 Concrete shall have an ultimate strength of 2500 psi at 28 days, and a maximum slump of 5". W/C ratio is 0.55 max. for slabs, walls and columns, and is 0.60 max. for foundations. Special Inspection is not required, except where specified herein, on the structural plans, or by the Building Department.

2.2 Special Inspection is required for structural slabs, walls, piles, caissons, flat plates, columns and beams. Exception: if the construction is of a minor nature and the Building Department waives the special inspection requirement and if special inspection is not specified on the structural plans. [CBC 1701.1 and 1701.5.1]

2.3 Reinforcing steel shall be to ASTM A615, deformed, clean and free of rust. Bars shall be 60 grade minimum (unless specified otherwise), except that #3 bars may be 40 grade. Reinforcing steel that is to be welded shall conform to ASTM A706 in lieu of A615, and shall conform to UBC Standard 19-1. The welding of reinforcement shall be special inspected and conform to AWS D1.4.

2.4 Mechanical Bar Splice Couplers: May be used in lieu of lap splices in concrete and shall be used where specified on the plans. Use Bar-Lock "S"-series couplers, or approved equal. (Use "L"-series couplers where specifically required per the plans.) Bar-Lock coupler fabrication and installation shall be per ICC (formerly ICC) ER-5064. Special inspection is required for installation. Stagger adjacent mechanical splices 2'-0" minimum.

2.5 Aggregates shall be per ASTM C33. Maximum size 1½" for footings and 1" for all other work.

2.6 Drypack/grout material for baseplates, concrete tilt-panels, sill plates or other specified use shall be non-shrink grout by Five Star Products Inc., Quikrete, or approved equal, and installed at a "plastic" consistency, in accordance with approved methods and techniques. All surfaces shall be properly cleaned of foreign material prior to grouting operation.

2.7 Epoxy/Adhesive: Simpson SET Epoxy, Hilti HY-150 Adhesive, or approved equal, unless noted otherwise. Refer to the ICC Evaluation Report for product and installation requirements. Install only where specifically detailed by the Engineer. Special inspection of epoxy or adhesive installation is required. (Contact the Engineer for product substitution when needed for special conditions, such as temperature extremes, fast cure or slow cure, low or high viscosity, etc.)

2.8 The Building Department may require the testing of any materials used in concrete construction to determine if materials are quality specified. Tests of materials and of concrete shall be made by an approved agency and at the expense of the contractor; such tests shall be made in accordance with the standards listed in CBC Section 1903. Tests and materials of reinforced concrete, and concrete durability, quality, mixing and placing, shall conform to CBC Sections 1903, 1904 and 1905. Refer to the Building Department for additional testing and materials requirements.

3. EXECUTION

3.1 Slabs on Grade: See the plans and details for thickness, reinforcing, and supporting materials. Provide sawcuts or other control joints as directed by the architect and soils engineer, and per the structural plans when specified. Refer to the architectural plans for all finishes.

3.2 Min. lengths of lap splices, unless noted otherwise on the plans, shall be:

#3 bars	12" minimum
#4, #5 and #6 bars	48 bar diameters
#7 and #8 bars	62 bar diameters
#9 bars and larger	78 bar diameters

3.3 Dowels shall be provided for all vertical and horizontal reinforcing bars in walls, columns, etc., and shall be of the same size and spacing as the supporting wall, columns, etc. Footing reinforcement shall be hooked into intersecting footings with standard 90 degree end hooks per the Structural Title Sheet, unless noted otherwise on the plans.

3.4 Reinforcing clearances for foundations (unless noted otherwise) shall be 3" when against earth and 2" when against a formed surface.

3.5 Removal of forms supporting vertical surfaces shall be after 2 days min. and supporting beams or girders shall be after 15 days minimum.

3.6 Construction joints shall be prepared by wire brushing and cleaning and brushing in a paste of neat cement mortar immediately prior to pouring. Location of construction joints shall be approved by the Engineer.

3.7 Concrete Curing: Concrete shall be maintained above 50 deg. F and in a moist condition for at least the first seven days after placement. During hot weather, proper attention shall be given to ingredients, production methods, handling, placing, protection and curing to prevent excessive concrete temperatures or water evaporation that may impair required strength or serviceability of the member or structure. (Finishes are per the architect.)

3.8 Sill Plate Anchorage: Wood sill plates in bearing walls and shearwalls shall be secured with minimum 5/8" diam. x 10" long A307 anchor bolts (AB) with 7" minimum embedment into the concrete and with 2"x2"x$^3/_{16}$" plate washers, however longer bolts may be necessary for 3x sill plates. Spacing of anchor bolts shall not exceed 6'-0" o.c. Bolts shall be placed a maximum of 12" from wall corners, wall ends, and sill plate splices (but not less than $4^3/_8$"), and a minimum of two bolts per piece of sill plate are required. Refer to the Shearwall Schedule for maximum anchor bolt spacing at shearwalls. (Holdown anchors shall not be counted as any of the required sill plate anchor bolts.) Use anchor bolt holders and stabilizers per the manufacturer's recommendations, or approved equivalent. Interior non-bearing partitions may be secured with shotpins per the "Timber" section of these specifications.

3.9 See floor framing plan for holdown locations. All holdown hardware shall be secured in place prior to foundation inspection. All holdowns shall be installed per manufacturer's specifications. Set holdowns tight on top of sill plate and against post; do not raise up off of sill plate. (Use anchor bolt holders and stabilizers per the manufacturer's recommendations.)

3.10 Retaining Walls: shall not be backfilled until concrete has set a minimum of 14 days (28 days is preferred). Walls shall be fully backfilled prior to framing being placed on or against the wall. Per the geotechnical report, backfill shall be inspected by the soils engineer at time of placement. Vehicles and compaction equipment shall not operate within a distance of H/2 from the wall, and shall not be parked within a distance of H from the wall ('H' being the height of the wall). Where the requirements of the soils report are more restrictive, they shall govern.

TIMBER

1. GENERAL

1.1. The framing notes on the drawings form a part of this section and have the same force and effect as written out in full herein. Refer to the architectural specifications for additional requirements.

2. MATERIALS

2.1. **Lumber** shall be Douglas Fir-Larch, S4S, unless noted otherwise (this does not include Douglas Fir-Larch-North or Douglas Fir-South), and it shall be manufactured, graded, and bear the grade mark of WCLIB Standard Grading Rules 16 or WWPA Grading Rules; moisture content at time of installations shall not be over 19% or less than 7%.
   a) Light framing: 4x4 & smaller shall be Douglas Fir-Larch #2 or better (UNO); 4x6 & larger shall be Douglas Fir-Larch #1 or better (UNO). Posts shall be Douglas Fir #1 or better. Studs shall be Douglas Fir-Larch "Stud" grade or better. "SS" indicates Select Structural grade.
   b) Preservative Treatment: Lumber in contact with concrete or masonry shall be pressure-treated in accordance with AWPA Standards and each piece of lumber shall bear the mark of an approved testing agency. ACQ-treated wood must be used when it is exposed to weather or may come into contact with soil, moisture or "liquid" water (e.g. rain, seepage, surface run-off, etc.). Borate-treated wood may be used for interior dry conditions (such as a sill plate in a wall that will be covered and weatherproofed). The maximum moisture content of treated wood is 14%. When necessary to cut, notch, bore or splice treated lumber, thoroughly paint newly cut surfaces with same preservative used in the original treatment of the lumber.

2.2. **Sheathing** shall be Douglas-Fir conforming to PS-1-95, Group 1 or 2 OR APA Performance Rated Panels (i.e. plywood, OSB, or composite board). All Plywood/OSB shall be "exterior" type, grade-marked by the American Plywood Association, grade CDX unless noted otherwise. Panel Index shall be 40/20 for floor sheathing and 24/0 for roof sheathing (UNO).

2.3. **Rough Hardware**:
   a) Nails: Provide common wire nails as indicated in the Nailing Schedule (2001 CBC Table 23-II-B-1) and the Structural Plans.
   b) Bolts, Nuts, Washers, Lag & Wood Screws shall be of standard manufacture, conforming to Parts VIII, IX and XI of the National Design Specification (NDS) of the American Forest & Paper Assoc., Rev. 1991 Edition. Hardware exposed to weather shall be galvanized. Bolts shall conform to ASTM A307.
   c) Framing Connectors:
      i) Shall be by Simpson Strong-Tie Company or as required by the structural plans. See the Structural General Notes regarding substitutions for equivalent products.
      ii) Provide the type of nails specified by the manufacturer and fully drive all nails into all holes of the connector unless noted otherwise on plans.
      iii) Connectors shall be galvanized or have another factory-applied protective finish.
      iv) Connectors in contact with ACQ type pressure-treated wood and connectors exposed to weather shall have minimum G185 factory galvanized coating or shall be post hot-dip galvanized or shall be stainless steel.
      v) Use LTP5 connectors in lieu of LTP4 connectors when all nails in the LTP4 can not be driven into solid wood framing.
   d) Powder-Actuated Anchors ("shot pins")
      i) Shall be by Hilti Inc., Simpson Strong-Tie or approved equal. Product and installation shall be per the manufacturer's respective ICC report -- ICC ER-2388 (Hilti), ER-4546 (Simpson), or per approved equal.
      ii) Shank diameter of shot-pins shall be 0.145" min., with a min. 3/4" diameter washer and 1 1/4" embedment (UNO).
      iii) Shotpins may be used for attachment of miscellaneous furring, framing, and interior non-bearing walls to concrete or masonry. (Anchor bolts, per the "Foundations & Concrete" section of these specifications, must be used for sill plates in shearwalls and bearing walls.)
   e) Quik Drive WSNTL Wood Screws may be used in lieu of nails specified on the plans for attachment of floor and roof sheathing, unless specifically prohibited otherwise. Screws must be by Quik Drive USA, Inc. and installed in strict accordance with ICC ER-5053. Substitutions by other manufacturers will only be allowed if substitute has an ICC approval with shear values equal to or greater than those in ER-5053. Refer to the General Notes on sheet S-1 regarding product substitutions.
   f) Fasteners in pressure-treated or fire-retardant treated wood shall be of hot-dipped zinc coated galvanized steel or stainless steel (per CBC 2304.3).

2.4. Glued Laminated Timber (or "Glulams"):
   a) An A.I.T.C. Certificate of Compliance for glued laminated wood members shall be given to the building inspector prior to installation. An approved manufacturer shall fabricate all glulams.
   b) Minimum Required Grades: simple span beams shall be 24F-V4 and cantilevered beams shall be 24F-V8.
   c) Exterior Beams shall have exterior glue and be factory weather-treated prior to installation.
   d) Beams shall have factory standard camber, except where noted otherwise on the plans. Camber radius shall not exceed 3500 feet U.N.O. (Note that camber increases as the radius decreases.)

3. EXECUTION

3.1. **General Installation Requirements:** Fabricate, size, install, connect, fasten, bore, notch, and cut wood and plywood with joints true, tight, and well-nailed, screwed or bolted as required, all members to have solid bearing without being shimmed, unless noted otherwise. Set horizontal members subject to bending with the crown up. Install framing plumb, square, true and cut for full bearing. Splices are not permitted between bearings. Use full lengths unless otherwise specified. Notching, drilling, splicing, or cutting of any structural member is not permitted without prior approval. Reinforce or replace wood framing members damaged by erroneous cutting as directed by the engineer. Perform cutting for other trades under the direction of trade involved. Whenever necessary to avoid splitting, sub-drill for nails and screws with the diameter of the hole smaller than that of nails or screws.

3.2. **Nailing:** Conform to 2001 CBC Table 23-II-B-1, unless specifically noted otherwise. Nail plywood as specified on the plans with perimeter nails not closer than ½" from the edges. Do not overdrive nails through the face grain of the plywood; over-driven plywood nails may result in rejection and replacement of plywood panel by Inspector or Engineer. Except for plywood, nails shall not be driven closer together than half their length nor closer to the edge or end of lumber than one-quarter their length. The penetration of nails or spikes into pieces receiving the point shall not be less than half the nail length, except that 16d may be used to connect pieces of 2" nominal thickness.

3.3. **Lag Screws:** Install lag bolts (or "screws") with the base of the head flush with the surface of the connected member. Bore lead holes approximately three-quarters of the diameter and same depth as shank (except when not required by the manufacturer, such as for Simpson SDS Screws). Provide a standard washer under the head of the lag when bearing upon wood. Install by using a wrench, not by driving with a hammer. Soap or other lubricant shall be used on the lag screws or in the lead holes to facilitate insertion and prevent damage to the lag screws.

3.4. **Bolts:** Drill bolt holes 1/32" to 1/16" larger than bolt diameter such that bolts fit tight. Provide standard washers under the heads and nuts when bearing upon wood. All holdown bolts shall be torqued tight. The inspector is to verify that the bolts are installed and tight.

3.5. **Hardware Approvals:** the following hardware shall be installed per the appropriate ICC approvals listed below:

HTT22, HD and HDA:	per ICC ER-5708
HDQ and HDC:	per ICC ER-5938
PHD:	per ICC ER-5328
SSTB anchors:	per ICC ER-4935
Straps (some):	per NER-443, ICC ER-5672 and ER-5672
StrongWalls:	per ICC PFC-5485

3.6. **Sills on Concrete or Masonry:** Anchor per "Foundations & Concrete" Section 3.8. Tighten with washers and nuts to level bearing. Use pressure treated lumber per "Timber" Section 2.1.

3.7. **Wood Stud Walls, Partitions, and Furring:** Use studs of sizes and spacing shown on the plans, with single plate at bottom and doubled plate at top unless otherwise shown. Stagger joints in double members at top plate by at least four feet and splice joints per the details on Sheet S-1. Additionally:
   a) **Wall Stud Sizes:** (Unless specifically noted otherwise on the plans.) Use 2x4 studs at 16" o.c. for walls less than 10'-0" tall. Walls 10'-0" to 16'-0" tall shall be constructed of 2x6 studs at 16" o.c. Request specifically engineered wall details for walls greater that 16'-0" tall.
   b) **Blocking:** 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 8'-0" high. Provide blocking at a maximum spacing of 8'-0" o.c. Cripple walls (or "pony walls") less than 14" in height shall be solid blocking.
   c) **Notching:** In exterior and bearing walls, notches in studs shall not exceed 25% of the stud depth (7/8" for 2x4 and 1 3/8" for 2x6). Non-bearing partition walls may be notched not greater than 40% of the stud depth.
   d) **Drilling Holes:** In exterior and bearing walls holes in studs shall not exceed 40% of the stud depth (1 3/8" for 2x4 and 2 1/4" for 2x6). Non-bearing partition walls may be drilled not greater than 60% of the stud depth.
   e) **Angles and Overhangs:** Form corners (and where stud partitions and wood vertical furring meet) with blocked triple studs or as detailed. Form openings in wood partitions with double studs at each side, and 4x headers across top resting on short studs at each end. Headers shall be 4x4 min., unless noted otherwise on the plans.
   f) **Bearing:** Provide a minimum of 1½" of bearing for all headers unless noted otherwise on plans. Members bearing on prefabricated hangers are to have full bearing and nailing per manufacturer's specifications.

3.8. **Posts:** All posts on upper levels shall be stacked on posts of equal size at levels below, unless a larger post is specified on the plans. Blocking shall be used to fully transfer the post area through floors. This arrangement shall continue until the post is supported by a designed beam or the foundations. Posts inside walls shall bear on sill plates, and isolated posts shall be seated in Simpson post or column bases, unless noted otherwise on the plans. Posts shall be continuous between top and bottom plates, unless specifically noted otherwise. Headers framing into continuous posts without trimmer studs shall be supported in Simpson HUC hangers unless noted otherwise on the plans.

3.9. **Floor Framing:** Provide wood joists as indicated laid with the crown up and with a minimum of 1½" end bearing unless otherwise shown. Wood floors shall be level to within 1/8" in 48" (or ¼" in 96"). Additionally:
   a) Bridging/Blocking: Provide min. 2x thick solid blocking of same depth as the joists, cut in between the joists under all walls and partitions where the wall or partition is perpendicular to the floor framing. Also provide min. 2x thick solid blocking or approved bridging between the joists at a spacing of not greater than 8'-0" o.c. Provide blocking at all plywood panel edges, unless noted otherwise (see below).
   b) Bridging/Blocking in I-Joist Framing: When using I-joists, additional solid blocking or cross-bridging at 8'-0" o.c. may not be required. In I-joist floors, install blocking or cross-bridging in accordance with the manufacturer's specifications, and only omit the blocking or cross-bridging when specifically allowed by the manufacturer. Note that blocking is required at supports, under walls, and in other locations specified herein and on the plans.
   c) Spacing: Space wood joists as indicated on plans. Provide a double joist under all partitions that lie parallel to framing.
   d) Headers, Tail and Trimmer Joists: Unless notes otherwise, provide doubled header joists and single tail joists installed with joist hangers, and doubled trimmer joists where supporting header joists.
   e) Floor Sheathing: Install with the face grain across supports, end supports staggered and the edges of sheets centered over supports. Provide min. 2x thick blocking of the same depth as the joists or 3x4 flat blocking under all plywood edges, unless noted otherwise. (Full-depth blocking is required under walls.) Glue to joists and fully nail, while glue is still wet, with common nails per the plans. Floor sheathing shall be 3/4" thick unless noted otherwise, however for improved floor performance, 1-1/8" T&G sheathing is recommended.

3.10. **Roof and Ceiling Framing:** Provide the rafters, joists, and purlins as shown on the plans. Place with the crown edge up. Conform to the following requirements unless noted otherwise:
   f) Bridging/Blocking: Provide min. 2x thick solid wood blocking, cut in between and the same depth as the joists at a spacing of no greater than 8'-0" o.c., unless noted otherwise. Provide blocking at all plywood panel edges, unless noted otherwise (see below). Refer to the plan for additional requirements, such as if 3x blocking or closer spacing is required.
   g) Bridging/Blocking in I-Joist Framing: When using I-joists, bridging or blocking at 8'-0" o.c. may not be required. In I-joist roofs and ceilings, install blocking or cross-bridging in accordance with the manufacturer's specifications, and only omit the blocking or cross-bridging when specifically allowed to by the manufacturer. Note that blocking is required in other locations specified herein and on the plans.
   h) Roof Sheathing: Install plywood panels with the face grain across the framing and close joints and nail at each support. Nail with common nails specified on the framing plans. Provide cant strips and saddles where shown or necessary to pitch water to drain.
   i) Sheathing Joints: Provide min. 2x thick solid blocking of the same depth as the joists (or top chords) or 3x4 flat blocking under all plywood edges. When specifically allowed per the plans or approved in writing by the Engineer, sheathing clips such as Simpson "PSCL" clips may be used in lieu of solid blocking. Provide these metal clips midway between framing members at the unsupported edges of plywood where members are spaced at 16" o.c. or more.

3.11. **Shearwalls:** Shearwall type and nailing shall be per the plans and the shearwall schedule on plans. Shearwalls shall extend horizontally between openings unless noted otherwise. Shearwall lengths shown on plans are minimum required. All upper floor shearwalls shall extend through attics to the roof diaphragm. OSB may be used in lieu of Plywood. Conform to the following requirements unless noted otherwise:
   a) Transfer nailing and anchorage shall be per the structural details. Over driving of nails through the panel surface may be cause for rejection of panel by the Inspector or the Engineer. All shearwall and holdown anchors shall be nailed with common nails. Edge nails to have a minimum ½" edge distance.
   b) Fasteners in pressure-treated wood (including foundation sill plates) shall be of hot-dipped zinc coated galvanized steel or stainless steel (per CBC 2304.3).
   c) Where 3x framing is required, stagger edge nails. 3x framing, as noted on the shearwall schedule, is required as follows:
      i) At all panel joints.
      ii) Sill plates on masonry or concrete.
      iii) Sill plates at two-sided shearwalls, i.e. sheathing on both sides. (At existing conditions, where approved by the engineer, plates may be double 2x's spiked w/ 2-16d at 6" o.c. with boundary nails staggered between alternate plates.)

3.12. **Erection of Prefabricated Wood Members:** Erect according to the approved shop drawings. Lift members only at designated lift points. Distortion or loads that cause member stresses exceeding design limits are not allowed. 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.

3.13. **Prefabricated Wood Trusses**:
   a) Shall be fabricated in the shop of an ICC approved fabricator in accordance with the CBC.
   b) Truss calculations and details shall be submitted prior to creation for Building Department approval.
   c) 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.
   d) Trusses shall bear on exterior walls only, unless noted otherwise on plans.
   e) Interior walls:
      i) Shall be non-bearing unless noted otherwise.
      ii) Interior non-bearing walls shall be isolated from the trusses with Simpson truss clips (e.g. STC, DTC, HTC4) or approved equal.
   f) Blocking shall be provided at all bearing points and as per manufacturer's recommendations.
   g) Securing of bearing walls, unless noted otherwise, trusses shall be secured at all bearing points with Simpson seismic anchors (e.g. H1).
   h) 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:
      i) Identity of the company manufacturing the truss
      ii) the design load, and
      iii) the spacing of the trusses.
   i) All truss engineering, drawings, truss types and detailed shop drawings shall be approved by the architect (or "designer") prior to the installation of the trusses.

3.14. **I-Joists:**
   a) Refer to the plans for I-Joist manufacturer and type. Substitutions will only be permitted with prior written approval by Taylor & Syfan.
   a) Installation shall be in accordance with the ICC evaluation report, and per the maufacturer's specifications and installation guide.
   b) I-joists shall not be cut, notched or drilled without specific written approval of the manufacturer.
   c) I-joist minimum bearing at end supports is 1¾" and at intermediate supports is 3½", unless noted otherwise. Lateral support of joists at bearing points is required, per manufacturer specifications. Provide web stiffeners to I-joists as required per the manufacturer's specifications.
   d) Bridging/Blocking: additional bridging or blocking @ 8'-0" o.c. may or may not be required with prefabricated I-joists. Install blocking or cross-bridging in accordance with the manufacturer's specifications, and only omit the blocking or cross-bridging when specifically allowed to by the manufacturer. Note that blocking is always required at supports, under walls, and in other locations specified herein and on the plans.
   e) Rim boards shall be minimum 1½" thick members. Refer to the plans for increased rim member requirements. Installation is per the approved ICC report.

3.15. **Laminated Veneer Lumber (LVL) Beams**:
   a) Shall be 1¾" minimum thickness members, manufactured by Roseburg Forest Products, Louisiana-Pacific, or approved equal, in accordance with the approved ICC Evaluation Report.
   a) Product data from other manufacturers may be submitted to the Engineer for consideration as a substitute. Substitutions will only be allowed with prior written approval of the Engineer.
   b) Minimum Required Design Properties:
      i) E = 2000 ksi
      ii) Fb = 2600 psi
      iii) Fv = 285 psi
      iv) Specific Gravity = 0.50
      v) Fc (parallel) = 2500 psi
      vi) Fc (perp.) = 750 psi
      vii) Ft (parallel) = 1500 psi
   c) Installation shall be in accordance with the approved ICC evaluation report and per the manufacturer's specifications.
   d) Beams shall comprise of multiple 1¾" thick members and be connected with 16d common nails, ½" bolts or ¼" lag screws in accordance with the manufacturer's specifications. Or if thicker LVL beams are available from the manufacturer (e.g. Roseburg Forest Products), a single solid piece may be used in lieu connecting multiple 1¾" thick pieces.
   e) Beam bearing shall be 1½" minimum length and the full width of the beam. Lateral support of beams at bearing points is required. Additionally, lateral support of beam compression edge is required at 24" o.c.
   f) Beams shall not be cut, notched or drilled without specific written approval of the manufacturer.
   g) Nailing down into the top edge of an LVL beam shall not be spaced any closer than 6" for 16d common, 4" for 10d common, and 3" for 8d common. When nailing must be reduced, stagger rows ½" apart minimum while maintaining minimum required edge distances.
   h) Other LVL-manufacturers' products will be considered, however they may only be used with prior written approval from the Engineer.

3.16. **Simpson "Strong-Wall" Shearwalls**:
   a) Shall be fabricated and provided by Simpson Strong-Tie Co. No substitutions without the written consent of Taylor & Syfan.
   b) Installation shall be in accordance with ICC ES Report No. PFC-5485. Refer to the manufacturer's "shop drawings," provided by the manufacturer, for additional requirements, details and specifications.
   c) Refer to the structural plans for locations of Strong-Walls.

STRUCTURAL STEEL

1. GENERAL

1.1. All structural steel shall conform to the requirements of ASTM and shall be fabricated according to AISC practice and specifications for building.

1.2. Structural steel shop drawings shall be submitted for review by the engineer prior to fabrication.

1.3. Continuous special inspection of structural welding, in accordance with CBC 1701, is required by an inspector pre-qualified by the City (or County) Building Department. The following exceptions are permitted for welds not in Special Moment-Resisting Frames:
   a) Welding performed in an approved fabricator's shop in accordance with 2001 CBC Section 1701.7
   b) The special inspector need not be continuously present during welding of the following items, provided the materials, qualifications of welding procedures and welders 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:
      i) Single-pass fillet welds not exceeding 5/16" in size
      ii) Floor and roof deck welding
      iii) Welded studs when used for structural diaphragm or composite systems
      iv) Welded sheet steel for cold-formed steel framing members such as studs and joists
      v) Welding of stairs and railing systems

1.4. Nondestructive Testing: [1999 SEAOC Blue Book] All complete penetration (or "full penetration" or "FP" or "complete joint penetration" or "CJP") groove-welded joints and splices in Special Moment Resisting Frames (SMRF) shall be tested in accordance with AISC Seismic Part I, Section 16 and shall be tested 100 percent either by ultrasonic testing or by radiography. The following exceptions are permitted:
   a) For complete penetration groove welds on materials less than 5/16" thick, nondestructive testing is not required; for this welding, continuous inspection is required for all the welds.
   b) When approved by the building official, the nondestructive testing rate for an individual welder or welding operator may be reduced to 25%, provided the reject rate is demonstrated to be 5% or less of the welds tested for the welder or welding operator. The sampling, evaluation, and reject rate shall be established and approved in accordance with CBC Section 1703.1.1.
   c) When approved by the building official, this nondestructive ultrasonic testing may be performed in the shop of an approved fabricator utilizing qualified test techniques in the employment of the fabricator.
   d) Note: requirements for nondestructive testing of welds may vary according to the local building department. It is the contractor's responsibility to verify that the testing requirements discussed above for SMRF's are not also required for Ordinary Moment Resisting Frames (OMRF). Steel moment frames on this project are OMRF's unless noted otherwise.

2. MATERIALS

2.1. Structural shapes, plates, and bars shall conform to ASTM A-36, unless noted otherwise. All steel plate material used in steel moment frame connections shall conform to either ASTM A572 Grade 50 or ASTM A992.

2.2. Wideflange members ("W" shapes) not used in steel moment frames shall conform to either ASTM A572 Grade 50 or ASTM A992. All wideflange members used in steel moment frames shall conform to ASTM A992. Shapes of ASTM A572, Grade 50, mill-certified to AISC Technical Bulletin No. 3 requirements, may be substituted for ASTM A992.

2.3. Tube steel sections ("TS" and "HSS" shapes) shall conform to ASTM A500 Grade B (Fy = 46 ksi), minimum.

2.4. Pipe sections shall conform to ASTM A53 Grade B or ASTM A501. "STD" indicates Standard Weight, "EXT" indicates Extra Strong, and "DBL" indicates Double-Extra Strong.

2.5. All shop and field bolted connections shall use American Standard Regular Bolts conforming to ASTM A307, unless noted otherwise. Threaded rod shall conform to ASTM A307. Special inspection is required for high-strength ASTM A325 and A490 bolts, in accordance with CBC Section 1701.5 Item 6. Refer to the plans for connections requiring high-strength bolts.

2.6. Drypack/grout material for baseplates is per the "Foundations & Concrete" specifications section.

3. EXECUTION

3.1. Welding shall be performed using SMAW, SAW, GMAW, or FCAW processes with approved electrodes conforming to ASTM A-233 and applicable AWS specifications. All welds shall use E70XX electrodes, unless noted otherwise, with a minimum CVN toughness of 20 ft-lb at -20° F, using AWS A5 classification test methods.

3.2. Minimum preheat and interpass temperatures shall be provided for all welds, including tack welds, in accordance with AWS D1.1, Table 3.2. The maximum preheat and maximum interpass temperature permitted is 550° F, measured at a distance of 1 in. from the point of arc initiation.

3.3. All welding shall be performed by welders certified in accordance with AWS D1.1. Special inspections (see General above) shall be arranged, with City (or County) Building Department approval, at the expense of the general contractor.

3.4. Use weld tabs (backing bars) at all flange plate and shear plate to column connections. After welding, remove the weld tabs and finish to a smooth contour per 3.12.3 of AWS D1.1-2000. Weld tab removal may be performed by air carbon arc cutting (CAC-A), air carbon arc gouging (ACAG), grinding, chipping, or thermal cutting. In addition, after removing the backing bar backgouge the weld root to sound metal, weld backgouged region and finish welding using a reinforcing fillet weld with a minimum leg size of 5/16" or the root opening plus 1/16", whichever is larger.

3.5. All exposed welds shall be filled and ground smooth where metal will come in contact with the public. Additional finishing requirements per architect.

3.6. Bolt holes in steel plates and shapes shall be AISC "standard holes," unless specifically noted otherwise. Bolt holes shall be drilled 1/32" min. to 1/16" max. larger than the bolt diameter.

3.7. No holes other than those specifically detailed shall be allowed through structural steel members. No cutting or burning of structural steel will be permitted without prior consent of the Engineer.

Job #4600

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San Luis Obispo, CA

Engineer of Record:

REGISTERED PROFESSIONAL ENGINEER
STEPHEN F. TAYLOR
C 38840
Exp: 03-31-07
CIVIL
STATE OF CALIFORNIA

PLAN REVIEW SET
NOT FOR CONSTRUCTION

Sheet Index:

Drawing Notes:

DO NOT SCALE THESE DRAWINGS.
See Architectural plans for written dimensions.

The General Contractor shall verify and be responsible for all dimensions and existing conditions on the job and shall report any discrepancies to the Engineer and the Architect for resolution prior to commencing with the work in question.

Revisions:

Project Engineer:	RO
Checked By:	SFT
Date:	April 8, 2005
Scale:	
Job No.:	4600

Sheet Title:

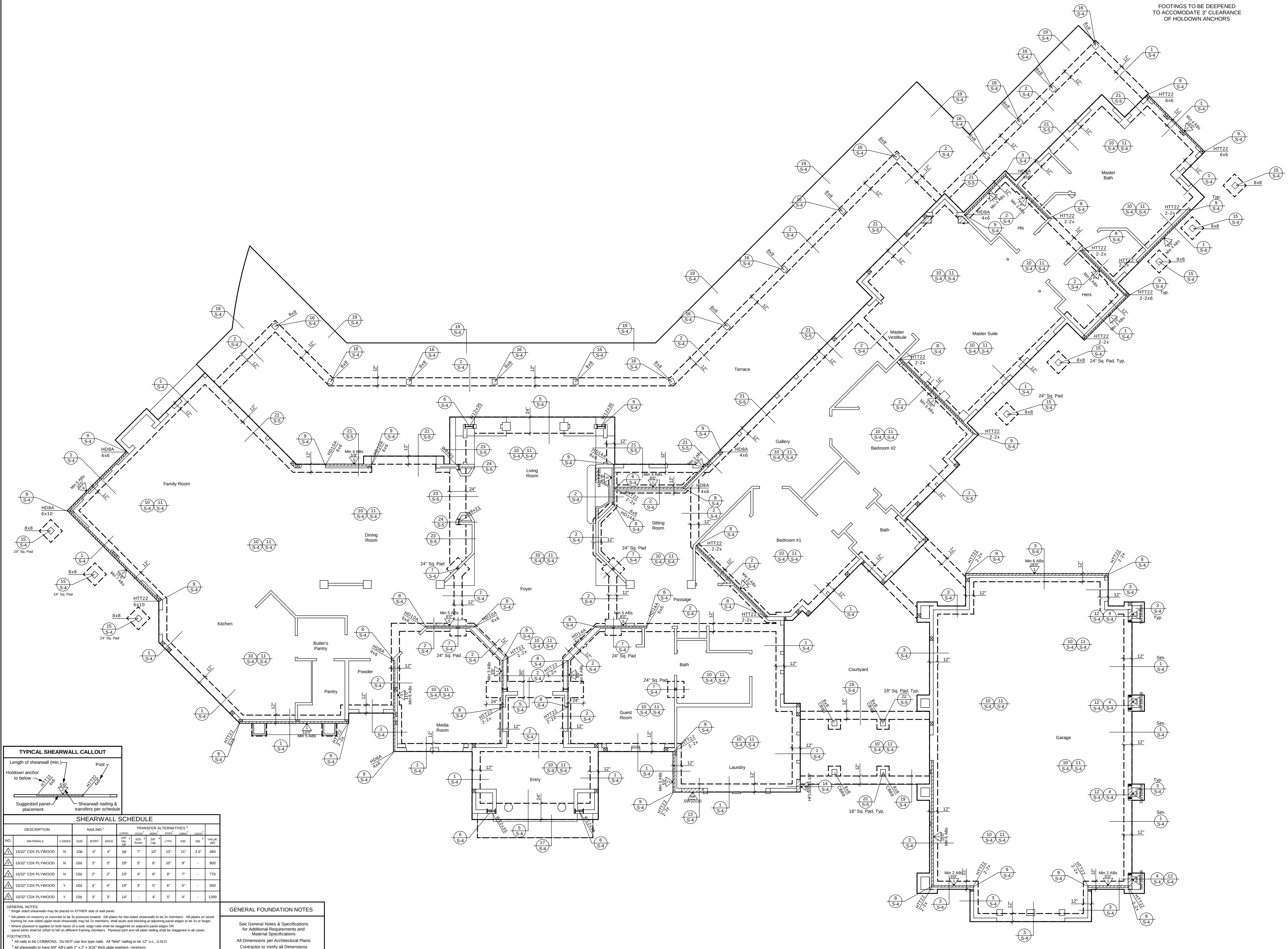
STRUCTURAL SPECIFICATIONS

Sheet No.:

S-1.1

HOLDOWN	ANCHOR	PLATE WASHER	EMBEDMENT
HTT22	SSTB24	-	-
HD8A	SSTB34	-	-
HD10A	SSTB34	-	-
HD14A	1" ROD	3/8"x3-1/2"x3-1/2"	24"
HD15	1-1/4" ROD	3/8"x4"x4"	24"

FOOTINGS TO BE DEEPENED TO ACCOMODATE 3" CLEARANCE OF HOLDOWN ANCHORS



TYPICAL SHEARWALL CALLOUT

Length of shearwall (min.)
Post
Holdown anchor to below
HTT22 4x6
5'6"
2
Suggested panel placement
Shearwall nailing & transfers per schedule

SHEARWALL SCHEDULE

DESCRIPTION			NAILING[1]			TRANSFER ALTERNATIVES[6]						
						(1493#)	(272#)[7]	(400#)[7]	(515#)[7]	(450#)[7]	(141#)[7]	
NO.	MATERIALS	2 SIDES	SIZE	B'DRY	EDGE	5/8" Dia. AB[2]	SDS Screw[3]	3/8" Lag[4]	LTP4	A35	16d[5]	VALUE (plf)
1	15/32" CDX PLYWOOD	N	10d	4"	4"	39"	7"	10"	13"	11"	3.5"	460
2	15/32" CDX PLYWOOD	N	10d	3"	3"	29"	5"	8"	10"	9"	-	600
3	15/32" CDX PLYWOOD	N	10d	2"	2"	23"	4"	6"	8"	7"	-	770
4	15/32" CDX PLYWOOD	Y	10d	4"	4"	19"	3"	5"	6"	5"	-	920
5	15/32" CDX PLYWOOD	Y	10d	3"	3"	14"	-	4"	5"	4"	-	1200

GENERAL NOTES:
* Single sided shearwalls may be placed on EITHER side of wall panel.
* Sill plates on masonry or concrete to be 3x pressure treated. Sill plates for two-sided shearwalls to be 3x members. Sill plates on wood framing for one-sided upper-level shearwalls may be 2x members. Wall studs and blocking at adjoining panel edges to be 3x or larger.
* Where plywood is applied on both faces of a wall, edge nails shall be staggered on adjacent panel edges OR panel joints shall be offset to fall on different framing members. Plywood joint and sill plate nailing shall be staggered in all cases.

FOOTNOTES:
1. All nails to be COMMONS. Do NOT use box type nails. All "field" nailing to be 12" o.c., U.N.O.
2. All shearwalls to have 5/8" AB's with 2" x 2" x 3/16" thick plate washers, minimum.
3. Simpson SDS 1/4"x4-1/2" Screws through 2x sill, or SDS 1/4"x6" Screws through 3x sill. [Per ICBO ER-5268]
4. 3/8" x 5" Lags (embed 3-1/2" min. w/ 2x sill), or 3/8" x 5-1/2" Lags (embed 3" min. w/ 3x sill).
5. 16d common nails through sill.
6. Where clips are less than 6" o.c., stagger clips on each side of wall.
7. Values do not reflect 1/3 load duration increase due to plan irregularity (1997 UBC 1633.2.9, item 6).

All Values Conforming to the 2001 CBC (Based on the 1997 UBC)

GENERAL FOUNDATION NOTES

See General Notes & Specifications for Additional Requirements and Material Specifications

All Dimensions per Architectural Plans

Contractor to Verify all Dimensions with Architectural Plans Prior to Commencement of Construction

EI = 77 = MEDIUM

Bearing = 2000 psf

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Revisions:

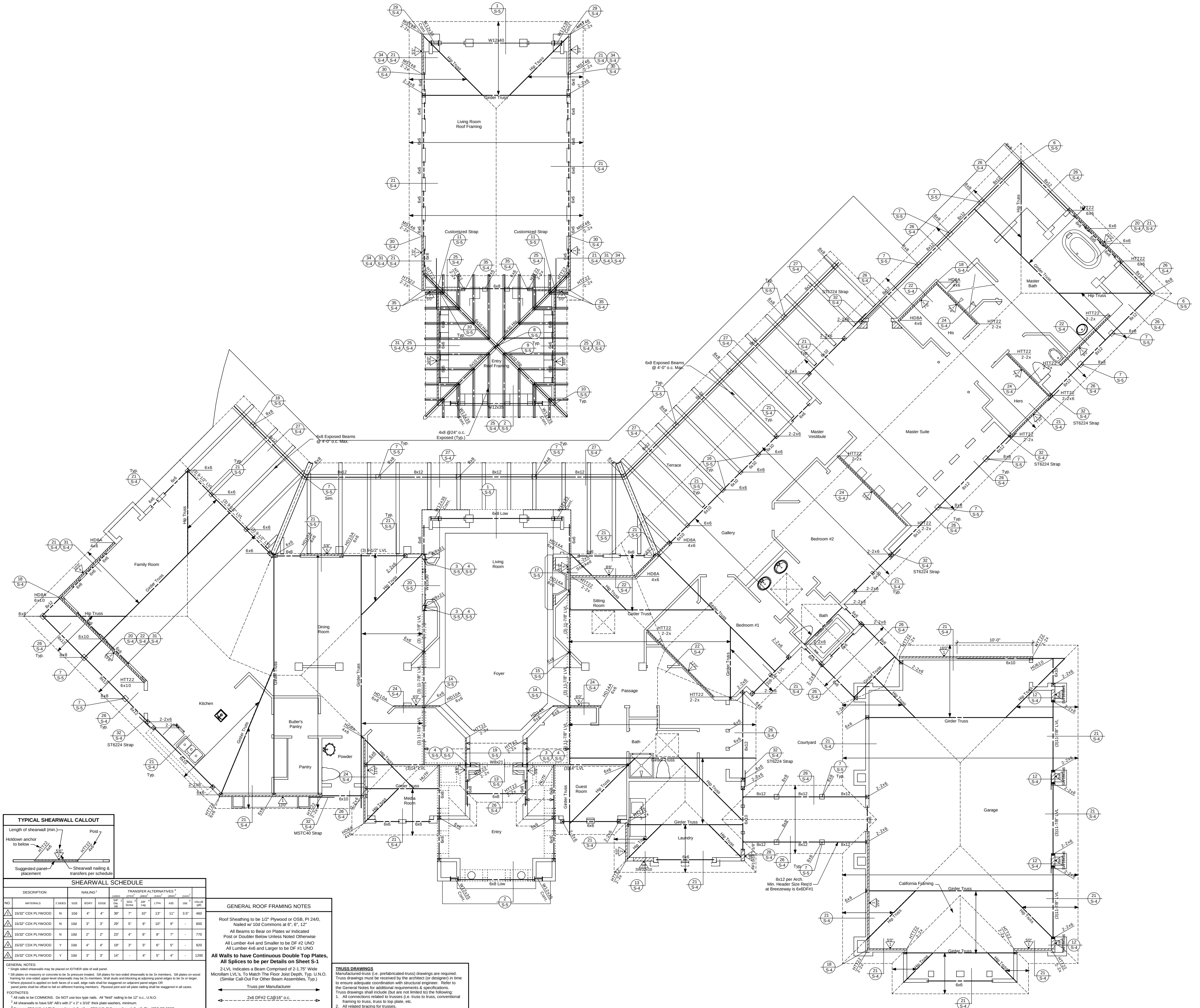
Project Engineer:	RO
Checked By:	SFT
Date:	April 8, 2005
Scale:	1/4" = 1'-0"
Job No.:	4600

Sheet Title:

FOUNDATION PLAN

Sheet No.:

S-2



TYPICAL SHEARWALL CALLOUT

SHEARWALL SCHEDULE

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GENERAL NOTES:

* Single sided shearwalls may be placed on EITHER side of wall panel.
* Sill plates on masonry or concrete to be 3x pressure treated. Sill plates for two-sided shearwalls to be 3x members. Sill plates on wood framing for one-sided upper-level shearwalls may be 2x members. Wall studs and blocking at adjoining panel edges to be 3x or larger.
* Where plywood is applied on both faces of a wall, edge nails shall be staggered on adjacent panel edges OR panel joints shall be offset to fall on different framing members. Plywood joint and sill plate nailing shall be staggered in all cases.

FOOTNOTES:

[1] All nails to be COMMONS. Do NOT use box type nails. All "field" nailing to be 12" o.c., U.N.O.
[2] All shearwalls to have 5/8" AB's with 2" x 2" x 3/16" thick plate washers, minimum.
[3] Simpson SDS 1/4"x4-1/2" Screws through 2x sill, or SDS 1/4"x6" Screws through 3x sill. [Per ICBO ER-5268]
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[5] 16d common nails through sill.
[6] Where clips are less than 6" o.c., stagger clips on each side of wall.
[7] Values do not reflect 1/3 load duration increase due to plan irregularity (1997 UBC 1633.2.9, item 6).

All Values Conforming to the
2001 CBC
(Based on the 1997 UBC)

GENERAL ROOF FRAMING NOTES

Roof Sheathing to be 1/2" Plywood or OSB, PI 24/0, Nailed w/ 10d Commons at 6", 6", 12"

All Beams to Bear on Plates w/ Indicated Post or Doubler Below Unless Noted Otherwise

All Lumber 4x4 and Smaller to be DF #2 UNO
All Lumber 4x6 and Larger to be DF #1 UNO

All Walls to have Continuous Double Top Plates, All Splices to be per Details on Sheet S-1

2-LVL Indicates a Beam Comprised of 2-1.75" Wide Microllam LVL's, To Match The Floor Joist Depth, Typ. U.N.O. (Similar Call-Out For Other Beam Assemblies, Typ.)

Truss per Manufacturer

2x6 DF#2 CJ@16" o.c.

All Exterior Walls to be 2x6 Studs @16" o.c. (U.N.O.)

All Interior Walls to be 2x4 Studs @16" o.c. Min (Verify with Architect)

TRUSS DRAWINGS

Manufactured-truss (i.e. prefabricated-truss) drawings are required. Truss drawings must be received by the architect (or designer) in time to ensure adequate coordination with structural engineer. Refer to the General Notes for additional requirements & specifications. Truss drawings shall include (but are not limited to) the following:

1. All connections related to trusses (i.e. truss to truss, conventional framing to truss, truss to top plate, etc.
2. All related bracing for trusses.
3. Any camber needed to minimize excessive deflection.
4. Adequate design to prevent any lateral movement.
5. Adequate design to sustain any vertical load.
6. The builder agrees to hold the architect (or designer) & the engineer harmless for omissions due to delayed receipt of truss drawings.

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Atascadero, CA 93422

SOILS/GEO. ENGINEER
GeoSolutions, Inc.
220 High Street
San Luis Obispo, CA 93401

Project Name:

Carinio Residence

Lot 16 Emerald Hills
San Luis Obispo, CA

Engineer of Record:

REGISTERED PROFESSIONAL ENGINEER
STEPHEN F. TAYLOR
C 38840
Exp. 03-31-07
CIVIL
STATE OF CALIFORNIA

PLAN REVIEW SET
NOT FOR CONSTRUCTION

Sheet Index:

Drawing Notes:

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Revisions:

Project Engineer: RO

Checked By: SFT

Date: April 8, 2005

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

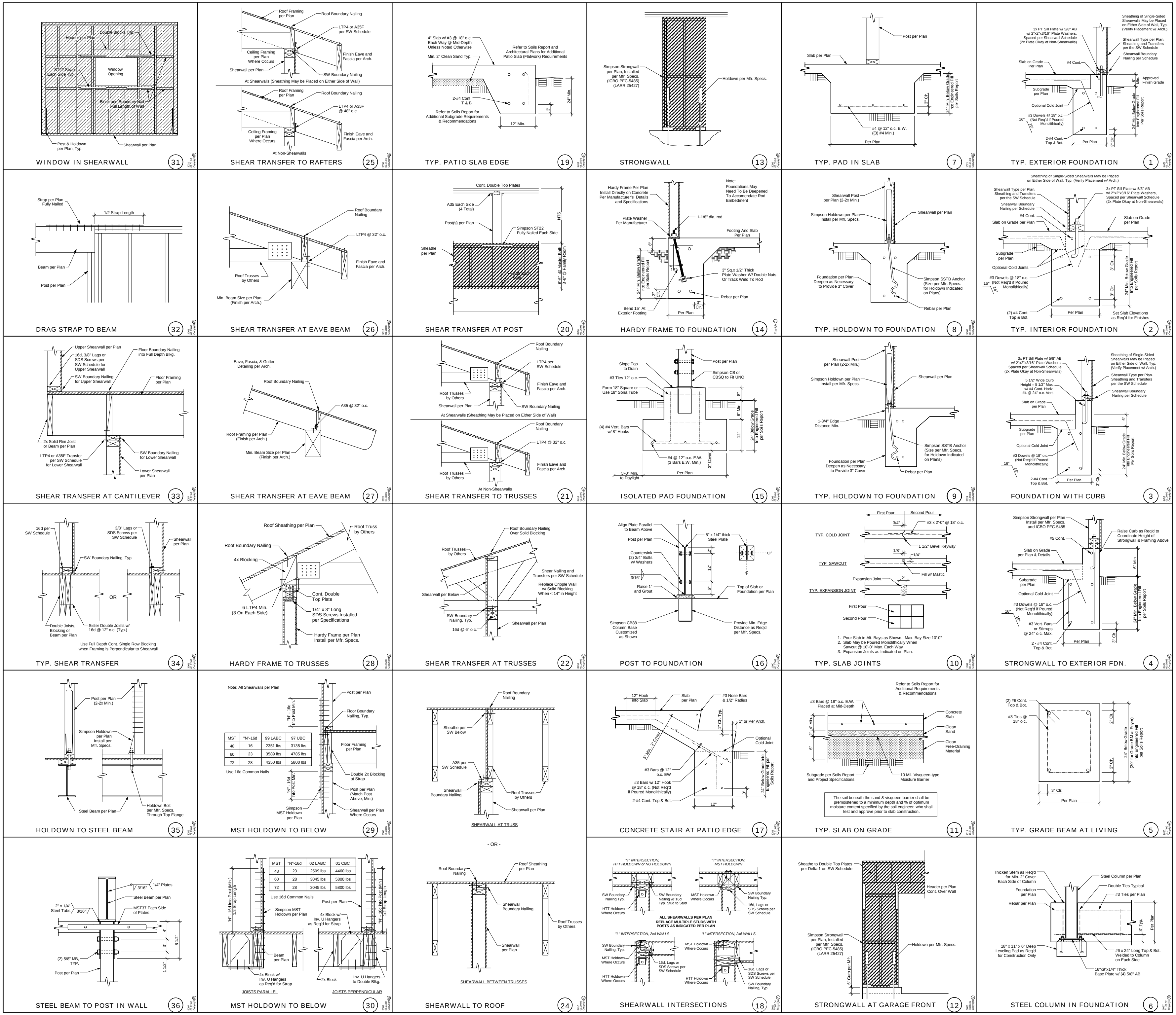
Job No.: 4600

Sheet Title:

ROOF FRAMING PLAN

Sheet No.:

S-3


WINDOW IN SHEARWALL 31
SHEAR TRANSFER TO RAFTERS 25
TYP. PATIO SLAB EDGE 19
STRONGWALL 13
TYP. PAD IN SLAB 7
TYP. EXTERIOR FOUNDATION 1
DRAG STRAP TO BEAM 32
SHEAR TRANSFER AT EAVE BEAM 26
SHEAR TRANSFER AT POST 20
HARDY FRAME TO FOUNDATION 14
TYP. HOLDOWN TO FOUNDATION 8
TYP. INTERIOR FOUNDATION 2
SHEAR TRANSFER AT CANTILEVER 33
SHEAR TRANSFER AT EAVE BEAM 27
SHEAR TRANSFER TO TRUSSES 21
ISOLATED PAD FOUNDATION 15
TYP. HOLDOWN TO FOUNDATION 9
FOUNDATION WITH CURB 3
TYP. SHEAR TRANSFER 34
HARDY FRAME TO TRUSSES 28
SHEAR TRANSFER AT TRUSSES 22
POST TO FOUNDATION 16
TYP. SLAB JOINTS 10
STRONGWALL TO EXTERIOR FDN. 4
HOLDOWN TO STEEL BEAM 35
MST HOLDOWN TO BELOW 29
Note: All Shearwalls per Plan
Use 16d Common Nails
CONCRETE STAIR AT PATIO EDGE 17
TYP. SLAB ON GRADE 11
The soil beneath the sand & visqueen barrier shall be premoistened to a minimum depth and % of optimum moisture content specified by the soils engineer, who shall test and approve prior to slab construction.
TYP. GRADE BEAM AT LIVING 5
STEEL BEAM TO POST IN WALL 36
MST HOLDOWN TO BELOW 30
Use 16d Common Nails
SHEARWALL TO ROOF 24
SHEARWALL AT TRUSS
- OR -
SHEARWALL BETWEEN TRUSSES
SHEARWALL INTERSECTIONS 18
ALL SHEARWALLS PER PLAN
REPLACE MULTIPLE STUDS WITH
POSTS AS INDICATED PER PLAN
STRONGWALL AT GARAGE FRONT 12
STEEL COLUMN IN FOUNDATION 6

MST	"N"-16d	99 LABC	97 UBC
48	16	2351 lbs	3135 lbs
60	23	3589 lbs	4785 lbs
72	28	4350 lbs	5800 lbs

MST	"N"-16d	02 LABC	01 CBC
48	23	2509 lbs	4460 lbs
60	28	3045 lbs	5800 lbs
72	28	3045 lbs	5800 lbs

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Revisions:

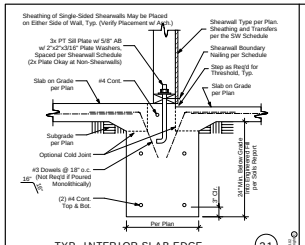
Project Engineer:	RO
Checked By:	SFT
Date:	April 8, 2005
Scale:	-
Job No.:	4600

Sheet Title:

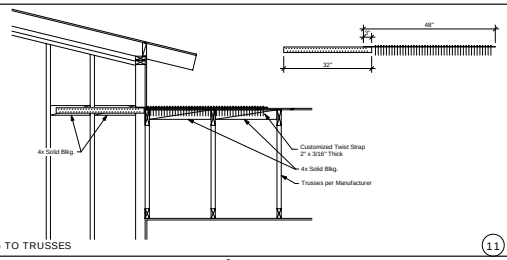
STRUCTURAL DETAILS

Sheet No.:

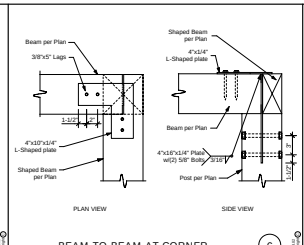
S-4



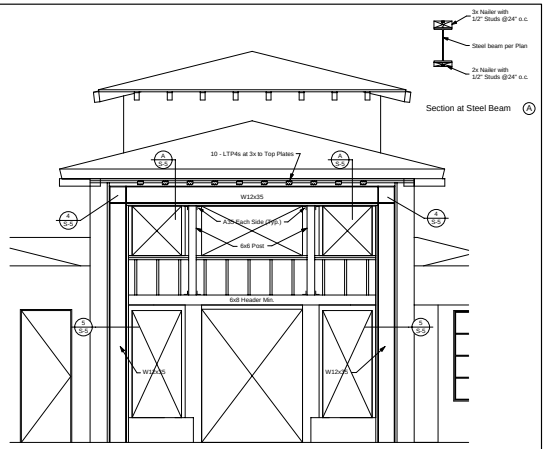
TYP. INTERIOR SLAB EDGE 21



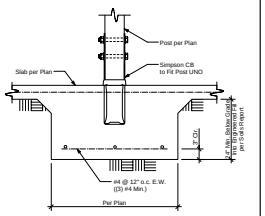
DRAG TO TRUSSES 11



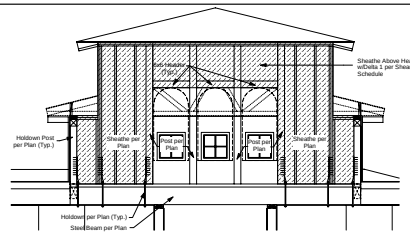
BEAM TO BEAM AT CORNER 6



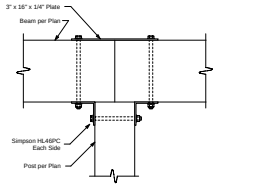
STEEL FRAME AT LIVING 1



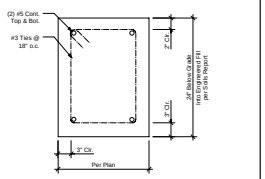
TYP. PAD IN SLAB 22



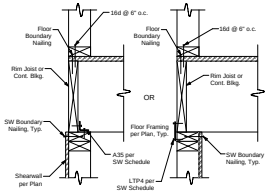
SHEARWALL AT TOWER 12



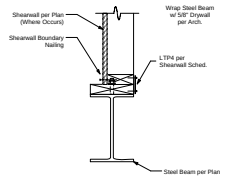
BEAM TO POST CONNECTION 7



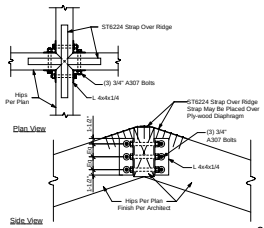
TYP. GRADE BEAM 23



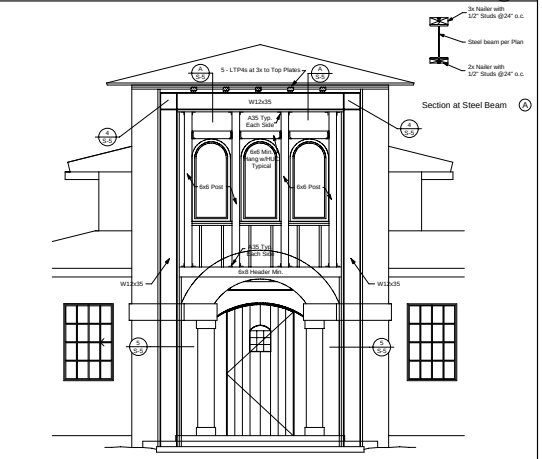
TYP. SHEAR TRANSFER 17



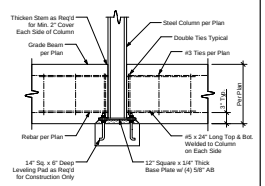
WALL TO STEEL BEAM 13



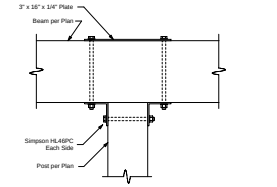
HIP TO HIP CONNECTION 8



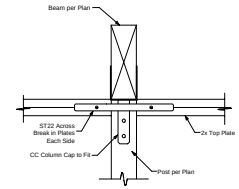
STEEL FRAME AT ENTRY 2



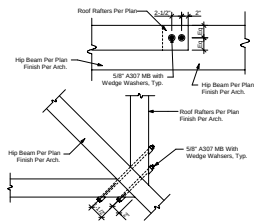
STEEL COLUMN IN FOUNDATION 24



BEAM TO POST CONNECTION 18



BEAM SUPPORT AT WALL 14



RAFTERS TO HIP BEAM CONNECTION 9

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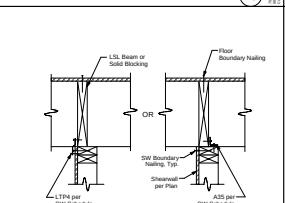
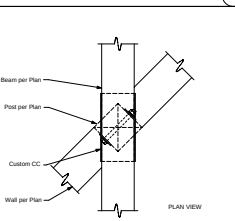
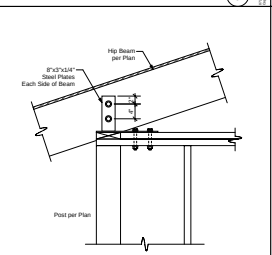
25

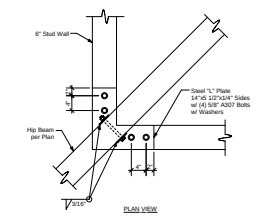


TYP. SHEAR TRANSFER 19

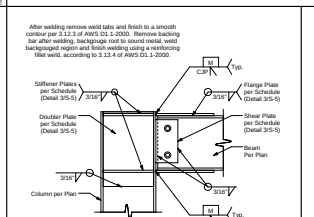


BEAM SUPPORT 15

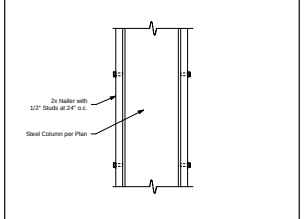




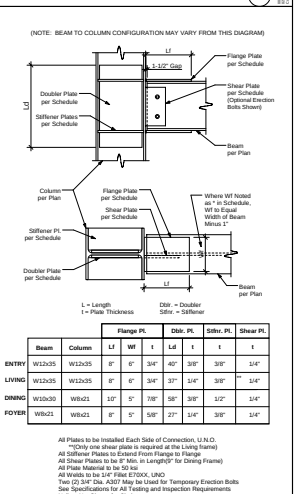
HIP TO WALL CONNECTION 10



STEEL BEAM TO COLUMN CONN. 4



STUDS TO COLUMN 5



L = Length
t = Plate Thickness

Dblr. = Doubler
Stfnr. = Stiffener

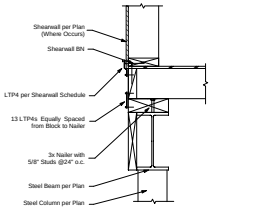
	Beam	Column	Flange Pl. Lf	Flange Pl. Wf	Dblr. Pl. Ld	Dblr. Pl. t	Stfnr. Pl. t	Shear Pl. t
ENTRY	W12x35	W12x35	8"	6"	3/4"	40"	3/8"	1/4"
LIVING	W12x35	W12x35	8"	6"	3/4"	37"	1/4"	3/8" * 1/4"
DINING	W10x30	W8x21	10"	5"	7/8"	58"	3/8"	1/2"
FOYER	W8x21	W8x21	8"	5"	5/8"	27"	1/4"	3/8"	1/4"

All Plates to be Installed Each Side of Connection, U.N.O.
**Only one shear plate is required at the Living frame)
All Stiffener Plates to Extend From Flange to Flange
All Shear Plates to be 8" Min. in Length(9" for Dining Frame)
All Plate Material to be 50 ksi
All Welds to be 1/4" Fillet E70XX, UNO
Two (2) 3/4" Dia. A307 May be Used for Temposary Erection Bolts
See Specifications for All Testing and Inspection Requirements
Nailers Not Shown for Clarity

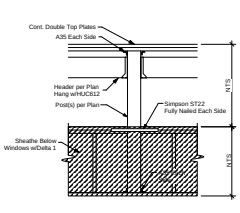
STEEL FRAME CONN. SCHEDULE 3

BLANK

26



TYP. SHEAR TRANSFER 20



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Checked By: SFT
Date: April 8, 2005
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Job No.: 4600

Sheet Title:

STRUCTURAL DETAILS

Sheet No.:

S-5