

NIELSON RESIDENCE & ACCESSORY DWELLING UNIT

256 CANDACE COURT ARROYO GRANDE, CA 93420



GENERAL NOTES

1. USE OF PLANS: THESE PLANS ARE THE PROPERTY OF JM ARCHITECTURE. THESE PLANS MAY NOT BE USED IN ANY WAY WITHOUT EXPRESS WRITTEN AUTHORIZATION FROM JM ARCHITECTURE.
2. DIMENSIONS: DO NOT SCALE DRAWINGS. ALL DIMENSIONS ARE ROUGH AND TO FACE OF STUD. ALL DIMENSIONS SHALL BE FIELD VERIFIED BEFORE STARTING WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION IS FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM ARCHITECT PRIOR TO PROCEEDING WITH ANY RELATED WORK.
3. SITE CONDITIONS: ALL CONTRACTORS AND SUB-CONTRACTORS SHALL VERIFY DIMENSIONS AND CONDITIONS AT THE SITE PRIOR TO COMMENCEMENT OF THEIR WORK. FAILURE TO DO SO SHALL NOT RELEASE THEM FROM THE RESPONSIBILITY OF ESTIMATING THEIR WORK. IF ANY VARIATION, DISCREPANCY OR OMISSION (BETWEEN THE INTENT OF THESE CONTRACT DOCUMENTS AND THE EXISTING CONDITIONS) ARE FOUND, THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING AND OBTAIN WRITTEN RESOLUTION FROM ELEMENTS PRIOR TO PROCEEDING WITH ANY RELATED WORK.
4. TEMPORARY FACILITIES: CONTRACTOR SHALL PAY FOR, PROVIDE AND MAINTAIN TEMPORARY FACILITIES FOR PROJECT PROTECTION AND CONSTRUCTION, AND AS REQUIRED BY LOCAL REGULATION AND THESE DOCUMENTS. SUCH FACILITIES INCLUDE, BUT ARE NOT LIMITED TO: TOILETS, LIGHTS, HEATERS, POWER, GAS, FANS, WATER, FENCES, SIGNS, SHEDS, ETC. REMOVE FROM SITE UPON COMPLETION OF WORK. OBTAIN BUILDING OFFICIAL OR FIRE MARSHALL APPROVAL PRIOR TO USE OF ANY TEMPORARY HEATING DEVICE.
5. PROTECTION AND SAFETY: CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR ALL ITEMS (SIGNS, LIGHTS, FENCES, BRACING, ANCHORAGE, FIRE EXTINGUISHERS, ETC.) NECESSARY FOR THE PROTECTION OF THE PUBLIC, WORKERS, MATERIALS, CONSTRUCTION AND PROPERTY OF LOCAL, STATE AND FEDERAL REQUIREMENTS (INCLUDING EARTHQUAKES, FIRES, SPILLS, ACCIDENTS, EROSION, MUD, DUST, ETC.). STAGING OF MATERIALS AND EQUIPMENT SHALL NOT OVERLOAD ANY EXISTING, NEW AND/OR TEMPORARY STRUCTURES ON THE BUILDING SITE.
6. CHANGES: CHANGES MADE TO THE APPROVED PLANS AND SPECIFICATIONS SHALL BE MADE ONLY IN WRITING AND SHALL BE APPROVED BY THE ARCHITECT AND THE BUILDING OFFICIAL. ARCHITECT SHALL NOT BE RESPONSIBLE FOR COST OF THE CHANGES COST OCCURRED LATER IN THE PROJECT DUE TO ORIGINAL CHANGE
7. SUBSTITUTIONS: SUBSTITUTIONS REQUIRE OWNER AND ARCHITECT'S APPROVAL. FAILURE TO GAIN APPROVAL IS SUFFICIENT GROUNDS FOR ORDERING REMOVAL OF PRODUCT AT CONTRACTORS EXPENSE
8. ALL APPLIANCES, PLUMBING FIXTURES, CABINETS/BUILT-INS, ACCESSORIES AND FINISHED LISTED ON THE DRAWINGS SHALL BE SPECIFIED BY THE OWNER OR OWNER'S REPRESENTATIVE.
9. THIS PROJECT SHALL COMPLY WITH SAN LUIS OBISPO COUNTY CONSTRUCTION PROJECT RECYCLING ORDINANCE, APPLICABLE JAN 1, 2005, WHEREBY ALL PROJECTS OVER 1000SF OR EXCEEDING \$50,000 IN VALUE SHALL BE REQUIRED TO RECYCLE 75% OF THE WASTE STREAM GENERATED FROM THE CONSTRUCTION OR DEMOLITION ACTIVITY. PRIOR TO ISSUANCE OF THE BUILDING PERMIT, THE APPLICANT SHALL PROVIDE A RECYCLING PLAN USING EITHER A CERTIFIED ROLL-OFF SERVICE OR OTHER COUNTY APPROVED METHOD.
10. A LICENSED SURVEYOR OR ENGINEER SHALL VERIFY BUILDING ORIENTATION PRIOR TO FOUNDATION INSPECTION TO VERIFY COMPLIANCE WITH FENESTRATION ORIENTATION ASSUMED ON THE CF-1R FORM. SUBMIT DOCUMENTATION AND OBTAIN APPROVAL PRIOR TO SUBMITTING REQUEST FOR INSPECTION.
11. A LICENSED SURVEYOR OR ENGINEER SHALL VERIFY BUILDING PAD ELEVATIONS, FINISH FLOOR ELEVATION, AND SETBACKS PRIOR TO FOUNDATION INSPECTION, AND ROOF ELEVATIONS, PRIOR TO SHEETING INSPECTION. SUBMIT DOCUMENTATION AND OBTAIN APPROVAL PRIOR TO SUBMITTING REQUEST FOR INSPECTION.

OBSERVATION AND TESTING

NOTE: REFER TO STRUCTURAL COVER SHEET FOR ADDITIONAL STRUCTURAL OBSERVATION INFORMATION. CBC 1705.6 GEOSOLUTIONS 220 HIGH STREET SAN LUIS OBISPO, CA 93401 805-543-8539

VERIFICATION AND INSPECTION TASK	CONT. DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	--	X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE PROPER MATERIAL	--	X
3. PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS	--	X
4. VERIFY USE OF PROPER MATERIAL, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL	X	--
5. PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUB-GRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY	--	X

• A THIRD PARTY VERIFICATION REQUIRED ON THIS PROJECT:
- Carstairs Energy | Title 24 Compliance & HERS rating
(805.904.9048) | www.carstairsenergy.com

REPORTS REQUIRED

• A SOIL OR CIVIL ENGINEER TO DETERMINE GRADING PERFORMED IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE(S). SEE SHEET C-1

SEPARATE PERMITS

- FIRE SPRINKLER PERMIT
- RENEWABLE ENERGY PERMIT

SUPPORTING DOCUMENTS

GEOSOLUTIONS
220 HIGH STREET
SAN LUIS OBISPO, CA 93401
805-543-8539
JOB NO: SLO08089-2
DATED: 03/03/17
UPDATED: 01/26/22

STRUCTURAL CALCULATIONS
5 & 2 ENGINEERING
DANIEL HILL
JOB NO: 17-008
DATED: 12/22/2021

TRUSS CALCULATIONS:
HAYWARD TRUSS CO
PROJECT # B70454

TITLE 24 ENERGY COMPLIANCE:
CARSTAIRS ENERGY
TIMOTHY CARSTAIRS
JOB NO: 22-020415
DATED: 02/10/22

COMPLIANCE STATEMENT

TO THE BEST OF MY KNOWLEDGE, THIS PROJECT HAS BEEN DESIGNED IN SUBSTANTIAL CONFORMANCE WITH ALL THE SAN LUIS OBISPO COUNTY ADOPTED CODE AND ORDINANCE REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE CALIFORNIA STATE ACCESSIBILITY STANDARDS AND I/WI WILL BE RESPONSIBLE FOR ALL CLARIFICATION DEEMED NECESSARY DURING CONSTRUCTION.


SIGNATURE, NAME AND LICENSE NUMBER OF FIRM

C29802

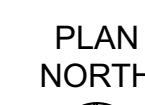
PRE-CONSTRUCTION MEETING

A PRE CONSTRUCTION MEETING IS REQUIRED WITH THE INSPECTOR TO DISCUSS VERIFY INSTALLATION & MONITORING OF EROSION CONTROL DEVICES, DISCUSS REPORTS REQUIRED & SPECIAL INSPECTIONS, CALL MATT VARVEL FOR SOUTH SLO COUNTY, 805-781-1536. AT THE MEETING THE OWNER SHALL PROVIDE QUALIFICATIONS FOR THE QUALIFIED SWPPP PRACTITIONER, QSP (SWPPP INSPECTOR) AND CONTACT INFORMATION AND DISCUSS MONITOR PROGRAM WITH THE COUNTY INSPECTOR. IN ATTENDANCE AT THE MEETING SHALL BE THE OWNER (OR AGENT), GRADING CONTRACTOR, QSD & QSP & COUNTY INSPECTOR.

ABBREVIATIONS

AB	ANCHOR BOLT	HDR	HEADER
AFF	ABOVE FINISH FLOOR	HVAC	HEATING, VENTILATION & AIR CONDITIONING
AC	ASPHALT CONCRETE	HD	HOLDOWN
ADJ	ADJUSTABLE	HC	HOLLOW CORE, HANDICAP
BRG	BEARING	MFR	MANUFACTURER
BM	BENCHMARK	MAX	MAXIMUM
BLK'G	BLOCKING	MIN	MINIMUM
B/T	BETWEEN	MISC	MISCELLANEOUS
CF	CUBIC FEET	(N)	NEW
CB	CATCH BASIN	NIC	NOT IN CONTRACT
CLG	CEILING	NTS	NOT TO SCALE
CL	CENTER LINE	O/	OVER
COL	COLUMN	OC	ON CENTER
CONC	CONCRETE	R	RADIUS
CONT	CONTINUOUS	REQ'D	REQUIRED
DIA	DIAMETER	RM	ROOM
DBL	DOUBLE	RDWD	REDWOOD
DS	DOWNSPOUT	SC	SOLID CORE
DF	DOUGLAS FIR	STL	STEEL
(E)	EXISTING	SQ	SQUARE
EACH	EACH	SF	SQUARE FEET
ELEV	ELEVATION	THK	THICKNESS
EQ	EQUAL	TBR	TO BE REMOVED
FAC	FACE OF CONCRETE	TOB	TOP OF BEAM
FOM	FACE OF MASONRY	TOC	TOP OF CURB
FOS	FACE OF STUD (OR STEEL)	T&G	TONGUE AND GROOVE
FF	FINISHED FLOOR	T&B	TOP AND BOTTOM
FG	FINISHED GRADE	TOP	TOP OF PAVING
FTG	FOOTING	TYP	TYPICAL
GA	GAUGE	UNO	UNLESS NOTED OTHERWISE
GS	GALVANIZED STEEL		
GYB BD	GYPSUM BOARD		

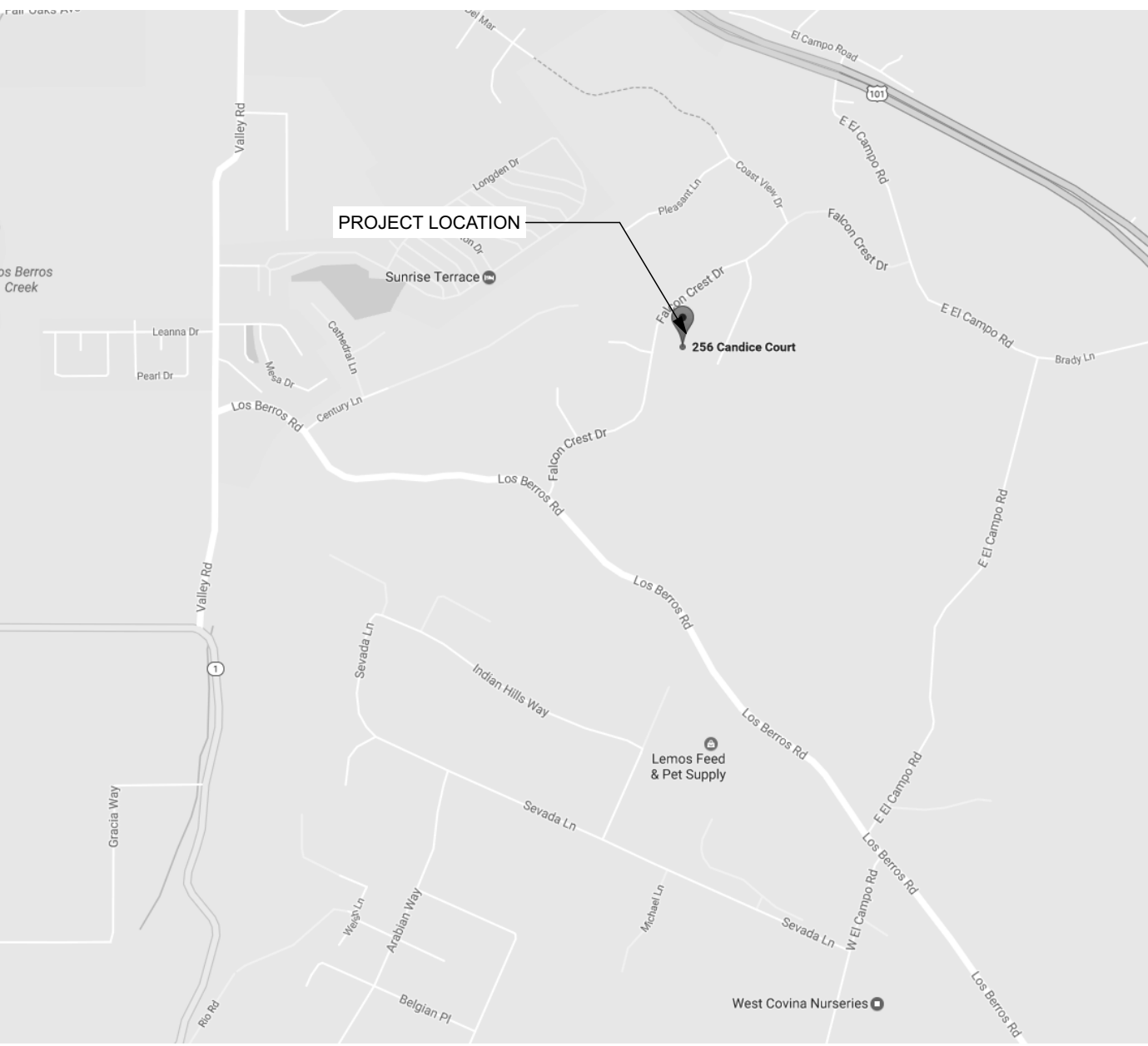
SYMBOLS

	DETAIL REFERENCE
	SHEET NUMBER
	SECTION/ELEVATION REFERENCE
	SHEET NUMBER
	KEYNOTE
	PLAN NORTH
	PLAN NORTH
	REVISION NUMBER

MASTER BED
A: 181 sq ft
HARDWOOD
13'4" X 13'6"

ROOM NAME
ROOM SIZE
FLOORING
CEILING HEIGHT
WIDTH AND DEPTH

VICINITY MAP



PROJECT TEAM

ARCHITECT:
JENNIFER MARTIN, ARCHITECT
JM ARCHITECTURE
151 WEST BRANCH STREET
ARROYO GRANDE, CA 93420
805-481-2631
jennifer@jmartinarchitecturedesign.com

STRUCTURAL ENGINEER:
5 & 2 ENGINEERING
PO BOX 461
ARROYO GRANDE
805-748-5705
DANIEL HILL

SOILS & GEOTECHNICAL ENGINEER:
GEOSOLUTIONS
220 HIGH STREET
SAN LUIS OBISPO
805-543-8539
PAT MCNEIL

CIVIL ENGINEER:
ABOVE GRADE ENGINEERING
1304 BROAD STREET
SAN LUIS OBISPO
805-540-5115
SCOTT STOKES

TITLE 24 ENGINEER:
CARSTAIRS ENERGY
PO BOX 4736
SAN LUIS OBISPO
805-904-9048
TIM CARSTAIRS

SHEET INDEX

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A104 TITLE 24 MANDATORY MEASURES - SECONDARY RESIDENCE
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CIVIL DRAWINGS
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C-201 UTILITY PLAN
C-202 UTILITY PLAN CONT.
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C-302 EROSION CONTROL DETAILS
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C-402 CIVIL DETAILS

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A302 FIRST LEVEL MAIN RESIDENCE - KEYNOTE PLAN
A303 SECOND FLOOR - LOWER ROOF PLAN - MAIN RESIDENCE
A304 UPPER ROOF PLAN - MAIN RESIDENCE
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A401 BUILDING ELEVATIONS
A402 BUILDING ELEVATIONS
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A501 BUILDING SECTIONS

A601 REFLECTED CEILING/ELECTRICAL PLAN FIRST FLOOR - MAIN RESIDENCE
A602 REFLECTED CEILING/ELECTRICAL PLAN SECOND FLOOR - MAIN RESIDENCE
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A701 ARCHITECTURAL DETAILS & WINDOW AND DOOR SCHEDULES
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S - 2 FOUNDATION PLAN - MAIN RESIDENCE
S - 3 FOUNDATION PLAN - SECONDARY RESIDENCE
S - 4 FLOOR AND LOWER ROOF FRAMING - MAIN RESIDENCE
S - 5 ROOF FRAMING PLAN - SECONDARY RESIDENCE
S - 6 UPPER ROOF FRAMING PLAN - MAIN RESIDENCE
S - 7 STRUCTURAL DETAILS
S - 8 STRUCTURAL DETAILS
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HF1 HARDY FRAME DETAILS
HF2 HARDY FRAME DETAILS

MECHANICAL DRAWINGS
M-1 RADIANT HEAT FIRST FLOOR
M-2 RADIANT HEAT SECOND FLOOR

PROJECT INFORMATION

PROJECT ADDRESS:
256 CANDACE COURT
ARROYO GRANDE, CA 93420

OWNER:

SCOPE OF WORK:
NEW 4094 SF SINGLE FAMILY HOME WITH ATTACHED 3 CAR GARAGE AND ATTACHED 1200 SF SECONDARY RESIDENCE WITH ATTACHED 2 CAR GARAGE.

PROPERTY INFORMATION:
APN:075-391-044
LEGALTRACT 1256 LOT 34
LAND USE ZONE.....RESIDENTIAL SUBURBAN
LOT SIZE.....2.97 ACRES

BUILDING INFORMATION:
OCCUPANCY.....R-3
CONSTRUCTION TYPE.....V-B
STORIES.....2
ALLOWABLE BUILDING HEIGHT (FROM AVG NATURAL GRADE).....35'
FIRE SPRINKLERS.....YES
PROPOSED BUILDING HEIGHT.....26.06'

PROJECT DATA

MINIMUM BUILDING SETBACKS
FRONT SETBACK.....50'-0"
REAR SETBACKS.....30'-0"
INTERIOR SETBACKS.....12'-6"

PROPOSED MAIN RESIDENCE BUILDING AREA
PROPOSED RESIDENCE
FIRST FLOOR LIVING.....2730 SF
SECOND FLOOR LIVING.....1364 SF
TOTAL LIVING.....4094 SF
GARAGE.....1205 SF

PROPOSED SECONDARY RESIDENCE BUILDING AREA
PROPOSED RESIDENCE
FIRST FLOOR LIVING.....1200 SF
GARAGE.....794 SF

COVERED PORCHES/PATIOS.....628SF
OPEN DECK.....307SF

AVERAGE NATURAL GRADE AT PROPOSED RESIDENCE:
LOW POINT: 236.5'
HIGH POINT: 242.5'
= 239.5' + 35' = 274.50' MAXIMUM ALLOWABLE HEIGHT

PROPOSED HEIGHT @ GARAGE:
241.0' FF
9.08' FIRST FLOOR
1.17' FLOOR STRUCTURE
10.08' SECOND FLOOR
0.42' HEEL HEIGHT
3.56" = 14.3" @ 3.12 TRUSS HEIGHT
0.25" PLYWOOD AND ROOFING
265.56' ACTUAL MAXIMUM HEIGHT

ALLOWABLE BUILDING HEIGHT: 35' FROM AVG NATURAL GRADE

PROPOSED BUILDING HEIGHT: 26.06' FROM AVG NATURAL GRADE

PROPOSED PARKING: 5 SPACES IN GARAGE

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH THE 2019 EDITIONS OF THE FOLLOWING:

CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE
CALIFORNIA RESIDENTIAL CODE (CRC)
CALIFORNIA BUILDING CODE (CBC)
CALIFORNIA MECHANICAL CODE (CMC)
CALIFORNIA PLUMBING CODE (CPC)
CALIFORNIA ELECTRICAL CODE (CEC)
CALIFORNIA GREEN BUILDING STANDARDS CODE
CALIFORNIA ENERGY CODE (CEC)
COUNTY ORDINANCES TITLE 19, 22, 23

AND ALL AMENDMENTS TO THE CA CODES ADOPTED BY THE COUNTY OF SAN LUIS OBISPO AND ALL OTHER CODES, REGULATIONS, AND APPROVALS ESTABLISHED BY THE COUNTY OF SAN LUIS OBISPO.

EROSION CONTROL MONITOR:
PAT KIMBELL, KIMBELL CONSTRUCTION: 805-441-4050

RESIDENCE & ACCESSORY DWELLING UNIT

256 CANDACE COURT
ARROYO GRANDE, CA 93420

BY	REVISIONS	DATE
JM	1-DO OF SLO PC2	8/9/17
JM	2-DO OF SLO PC2	02/26/22
JM	3-CLIENT REV	02/28/22
JM	2019 CBC UPDATE	02/28/22
JM	250,000 PC	06/29/22
JM	250,000 PC2	11/18/23

Date: 1/18/23
Scale: AS NOTED
Drawn:
Job:
Sheet:

A101

Plotted On: 1/18/23

TITLE SHEET / GENERAL INFO