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REVISIONS

REV #	REV DATE	REV DESCRIPTION
1	12/02/2021	PC 1

SEAL



PROJECT

BUCKLEY REMODEL
305 SHORT STREET
ARROYO GRANDE, CA
93420

APN: 007-544-002
CLIENT

RYAN BUCKLEY +
BERENICE
SAINT-SAENS
305 SHORT STREET
ARROYO GRANDE, CA
93420

KEYNOTES: SITE

- (E) CONCRETE DRIVEWAY PER PERMIT BLD21-000360 (ADU/GARAGE).
- (N) TANKLESS WATER HEATER.
- (E) WATER P.O.C. (3/4"). UPGRADE TO 1" METER.
- (N) 100 AMP ELECTRICAL METER UPGRADE.
- (E) ELECTRICAL PANEL LOCATION.
- (N) SHUT OFF VALVE FOR METER IN YARD BOX.
- DEMO (E) CONCRETE STEPS.
- (E) TREE TO REMAIN.
- CONCRETE WASHOUT.
- (E) WASTE LINE TO SEWER. CONTRACTOR TO VERIFY.
- (E) GAS METER LOCATION. COORDINATE WITH SOCAL GAS. SEE PERMIT BLD21-000360.
- (N) SWALE TO COLLECT STORMWATER DRAINAGE. RE: DETAIL 24/AS.2.
- (N) CONCRETE COVERED FRONT PATIO. LESS THAN 30" ABOVE GRADE.
- (N) ADDRESS NUMBERS.

SHEET TITLE

EXISTING SITE PLAN

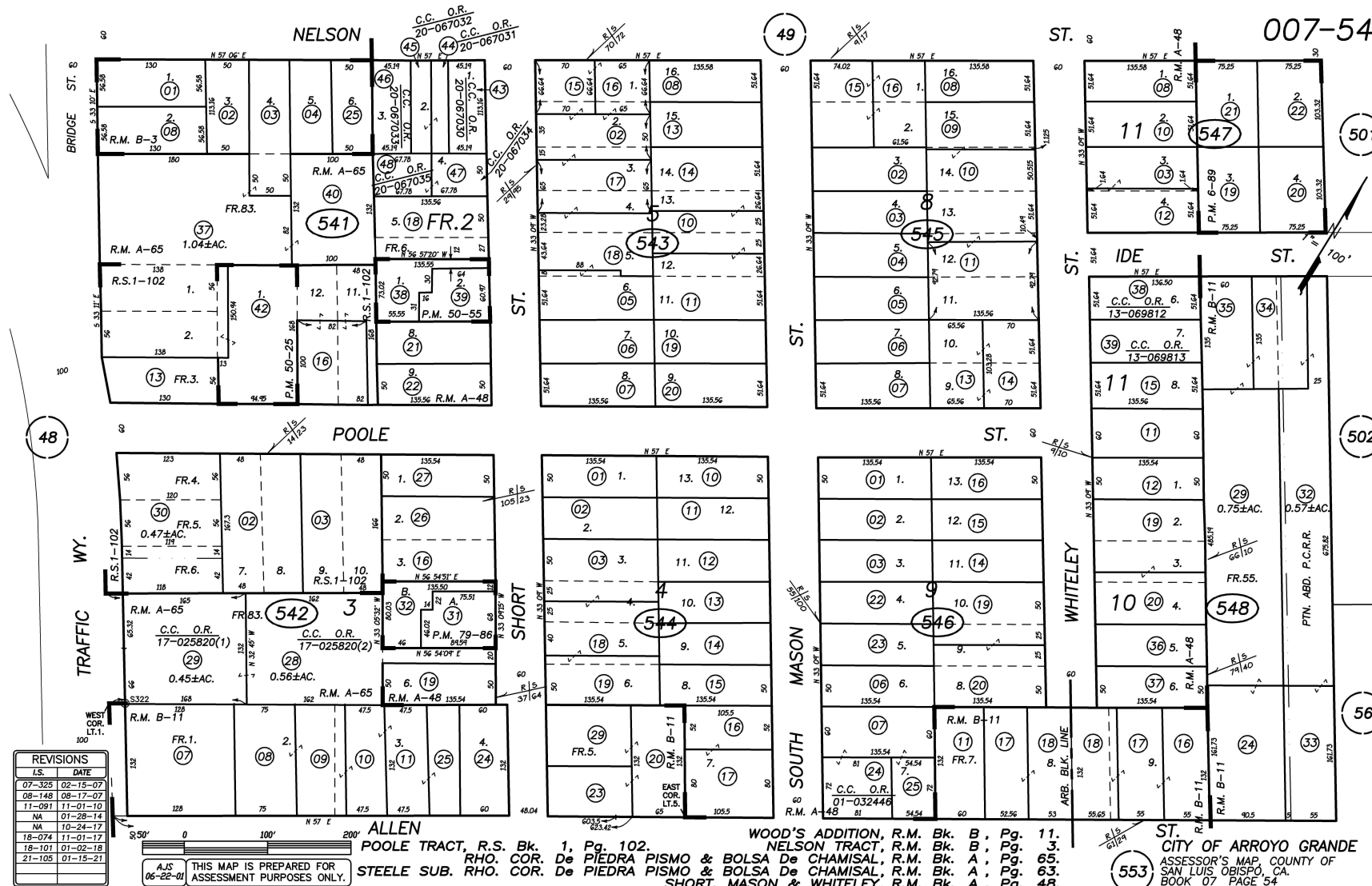
DATE: 11/01/2021

TECHNICIAN: BAS

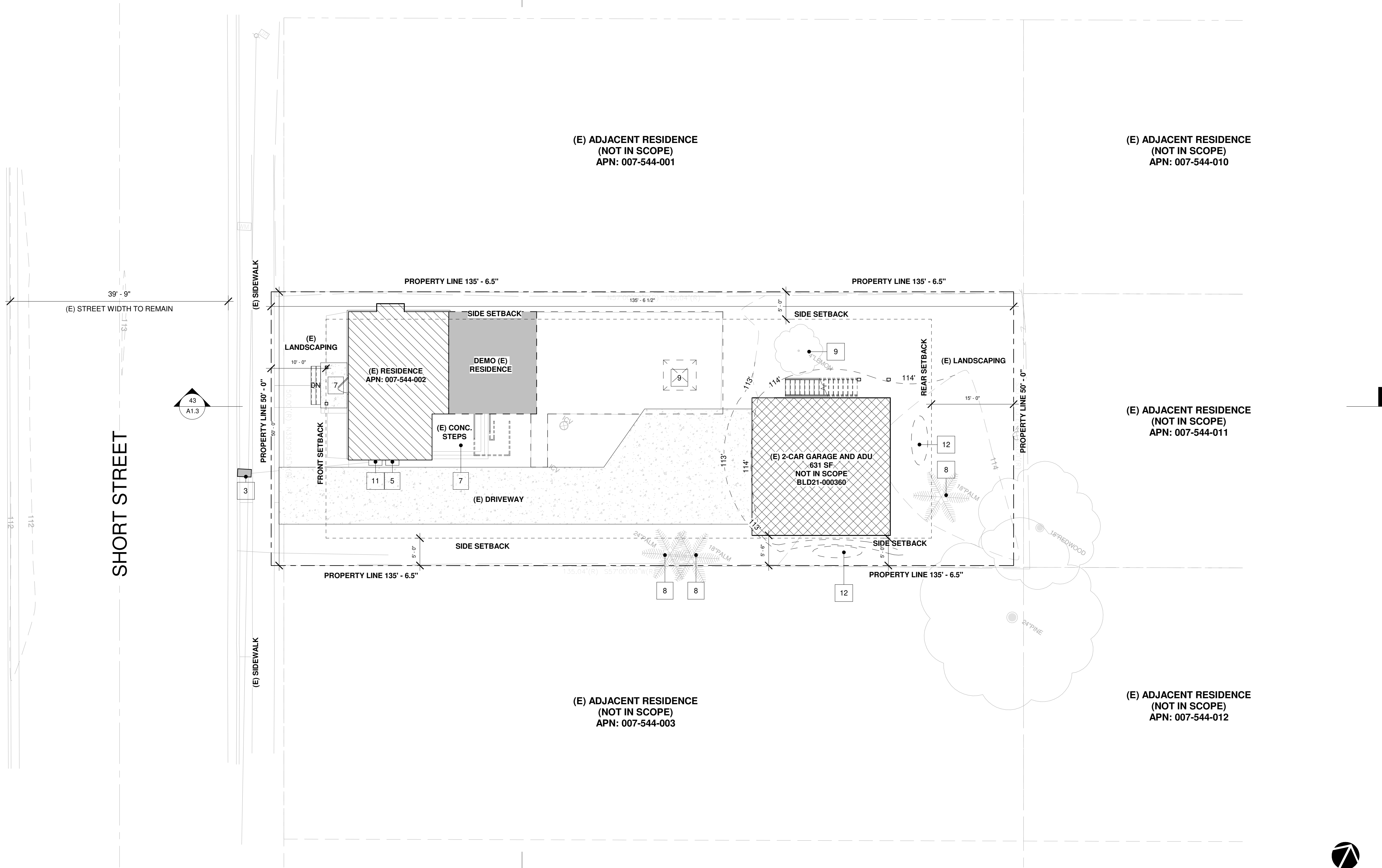
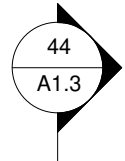
PROJECT MANAGER: BAS

JOB NUMBER: 511
SHEET NUMBER

A1.1

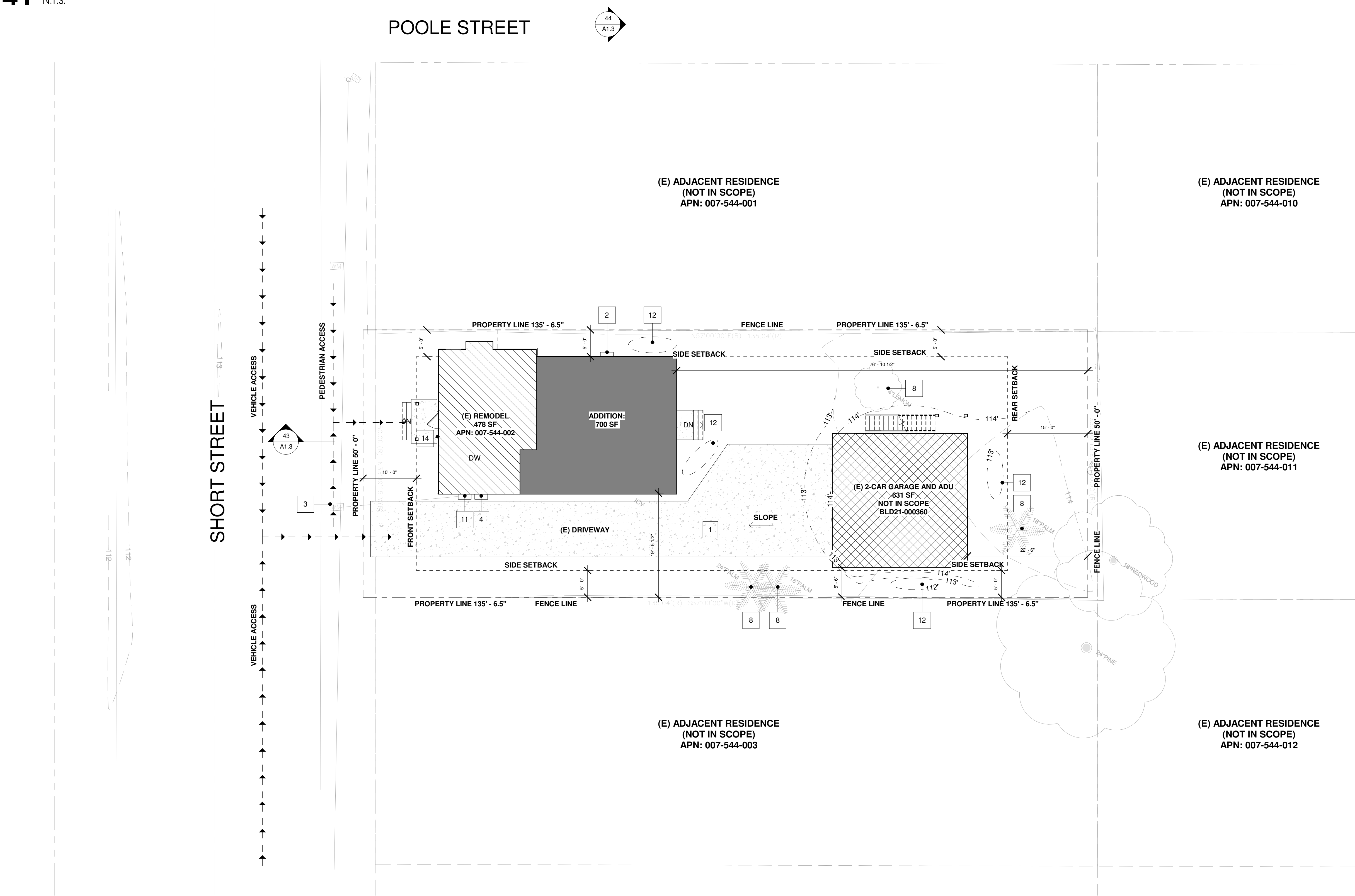
21 ASSESSOR PARCEL MAP
N.T.S.

POOLE STREET





41 SITE PHOTOS - STREET VIEW
N.T.S.



44 PROPOSED SITE PLAN
1" = 10'-0"

REVISIONS
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- (N) SWALE TO COLLECT STORMWATER DRAINAGE. RE: DETAIL 24/A5.2.
- (N) CONCRETE COVERED FRONT PATIO. LESS THAN 30" ABOVE GRADE.
- (N) ADDRESS NUMBERS.

SHEET TITLE
PROPOSED SITE PLAN

DATE: 01/10/2022

TECHNICIAN: BAS

PROJECT MANAGER: BAS

JOB NUMBER: 511
SHEET NUMBER

A1.2

DESCRIPTION:
PREVENT OR REDUCE THE DISCHARGE OF POLLUTANTS
TO STORM WATER FROM CONCRETE WASTE BY
CONDUCTING WASHOUT OFF-SITE, PERFORMING ON-
SITE WASHOUT IN A DESIGNATED AREA, AND TRAINING
EMPLOYEES AND SUBCONTRACTORS.

APPROACH:

THE FOLLOWING STEPS WILL HELP REDUCE STORM WATER POLLUTION FROM CONCRETE WASTES:

- STORE DRY AND WET MATERIALS UNDER COVER, AWAY FROM DRAINAGE AREAS.
- AVOID MIXING EXCESS AMOUNTS OF FRESH CONCRETE OR CEMENT ON-SITE.
- PERFORM WASHOUT OF CONCRETE TRUCKS OFF SITE OR IN DESIGNATED AREAS ONLY.
- DO NOT WASH OUT CONCRETE TRUCKS INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS.
- DO NOT ALLOW EXCESS CONCRETE TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED AREAS.

DO NOT LOCATE WASHOUT AREA AT LEAST FIFTY FEET (50') STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DO NOT ALLOW RUNOFF FROM THIS AREA BY CONSTRUCTING A TEMPORARY PIT OR BERMED AREA. LARGE EROSION OF LIQUID AND SOLID MATERIALS WILL WASH OUT WASTES INTO THE TEMPORARY PIT WHERE THE CONCRETE CAN SET, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

WHEN WASHING CONCRETE TO REMOVE FINE PARTICLES AND EXPOSE THIS AGGREGATE, AVOID CREATING RUNOFF BY DRAINING THE WATER TO BE BERMED OR LEVEL AREA.

DO NOT WASH WASTES DRAINING FROM EXPOSED AGGREGATE CONCRETE INTO THE STREET OR STORM DRAINS AND DO NOT TURN SWEEPINGS TO AGGREGATE BASE STONE PILE, OR DISPOSE IN THE TRASH.

1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION OF WIND EROSION AND DUST WITHIN THE AREAS OF OPERATION. METHOD OF CONTROL SHALL BE SELECTED BY THE CONTRACTOR BUT SHALL SATISFY REQUIREMENTS.

2. AFTER THE COMPLETION OF THE CLEARING, GRADING, OR EXCAVATION PHASE, THE ENTIRE AREA OF DISTURBED SOIL SHALL BE TREATED TO REDUCE WIND PICK UP OF THE SOIL.

3. HAY BALES WILL BE PLACED AS AN EROSION CONTROL MEASURE AS DIRECTED BY THE CITY PUBLIC WORKS DEPARTMENT IF THE CONSTRUCTION IS NOT COMPLETED PRIOR TO OCTOBER 15 OF THE YEAR OF CONSTRUCTION.

4. INFORMATION PERTAINING TO EXISTING UNDERGROUND FACILITIES AS SHOWN HEREIN IS FOR INFORMATION PURPOSES ONLY. UTILITIES SHOWN IN THIS PLAN ARE NOT TO BE CONSIDERED AS BEING THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT "UNDERGROUND SERVICE ALERT" AT 1-800-642-2444 FOR LOCATION OF ALL UNDERGROUND FACILITIES. ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE DESIGNATED BASED ON THE BEST AVAILABLE INFORMATION AVAILABLE AT THE TIME. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE ACTUAL LOCATIONS OF THE CABLE TV, FIBER OPTIC, WATER, SEWER, DRAINAGE, OR OTHER UNDERGROUND FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ENGINEER IMMEDIATELY IN THE EVENT THAT POTENTIAL CONFLICTS OR INTERFACES ARE DISCOVERED.

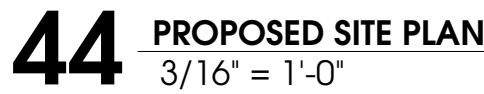
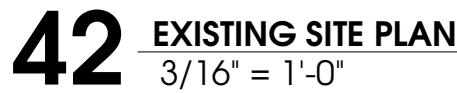
5. ALL UTILITY COMPANIES MUST BE NOTIFIED PRIOR TO THE START OF CONSTRUCTION.

6. PER CRC R311.3, THE SLOPE OF EXTERIOR LANDINGS SHALL NOT EXCEED 1/4" PER FOOT OR 2% SLOPE. CONTRACTOR TO VERIFY ALL EXTERIOR PATIOS TO BE 2% SLOPE AWAY FROM RESIDENCE.

7. SLOPE GRADE OF EXTERIOR AROUND HOME AT 5% FOR 10 FEET MINIMUM. SEE GENERAL NOTE #6 ABOVE FOR ALL PAVED SURFACES.

8. APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED FOR NEW BUILDINGS IN SUCH A POSITION AS TO BE CLEARLY VISIBLE AND LEGIBLE FROM THE STREET OR ROADWAY FRONTING THE PROPERTY. LETTERS OR NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND A STROKE OF MINIMUM 0.5 INCH OF CONTRASTING COLOR TO THE BACKGROUND ITSELF.

1. (E) CONCRETE DRIVEWAY PER PERMIT BLD21-000360 (ADU/GARAGE).
2. (N) TANKLESS WATER HEATER.
3. (E) WATER P.O.C. (3/4"), UPGRADE TO 1" METER.
4. (N) 100 AMP ELECTRICAL METER UPGRADE.
5. (E) ELECTRICAL PANEL LOCATION.
6. (N) SHUT OFF VALVE FOR METER IN YARD BOX.
7. DEMO (E) CONCRETE STEPS.
8. (E) TREE TO REMAIN.
9. CONCRETE WASHOUT.
10. (E) WASTE LINE TO SEWER. CONTRACTOR TO VERIFY.
11. (E) GAS METER LOCATION. COORDINATE WITH SOCAL GAS. SEE PERMIT BLD21-000360.
12. (N) SWALE TO COLLECT STORMWATER DRAINAGE. RE: DETAIL 24/A5.2.
13. (N) CONCRETE COVERED FRONT PATIO. LESS THAN 30" ABOVE GRADE.
14. (N) ADDRESS NUMBERS.



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GENERAL NOTES: DEMO FLOOR PLAN

- 1 - PROTECT EXISTING PORTIONS OF HOME NOT IN SCOPE OF WORK. CONTRACTOR TO NOTIFY ARCHITECT IF SCOPE CHANGES.
- 2 - CONTRACTOR TO CONTACT ALL UTILITIES PRIOR TO DEMO. DISCONNECT OR TURN OFF UTILITIES AS NEEDED.

KEYNOTES: DEMO PLAN

1. REMOVE (E) EXTERIOR WALL.
2. REMOVE (E) INTERIOR WALL.
3. (E) FIREPLACE TO REMAIN. PROTECT FLUE.
4. REMOVE (E) ROOF.
5. REMOVE (E) CONCRETE STEPS.
6. REMOVE (E) EXTERIOR DOOR.
7. REMOVE (E) WINDOW.
8. REMOVE (E) PLUMBING FIXTURE.
9. REMOVE (E) COUNTER AND CABINETS BELOW.

LEGEND: DEMO PLAN



REMOVE WALL OR OBJECT.

SHEET TITLE

DEMO PLANS

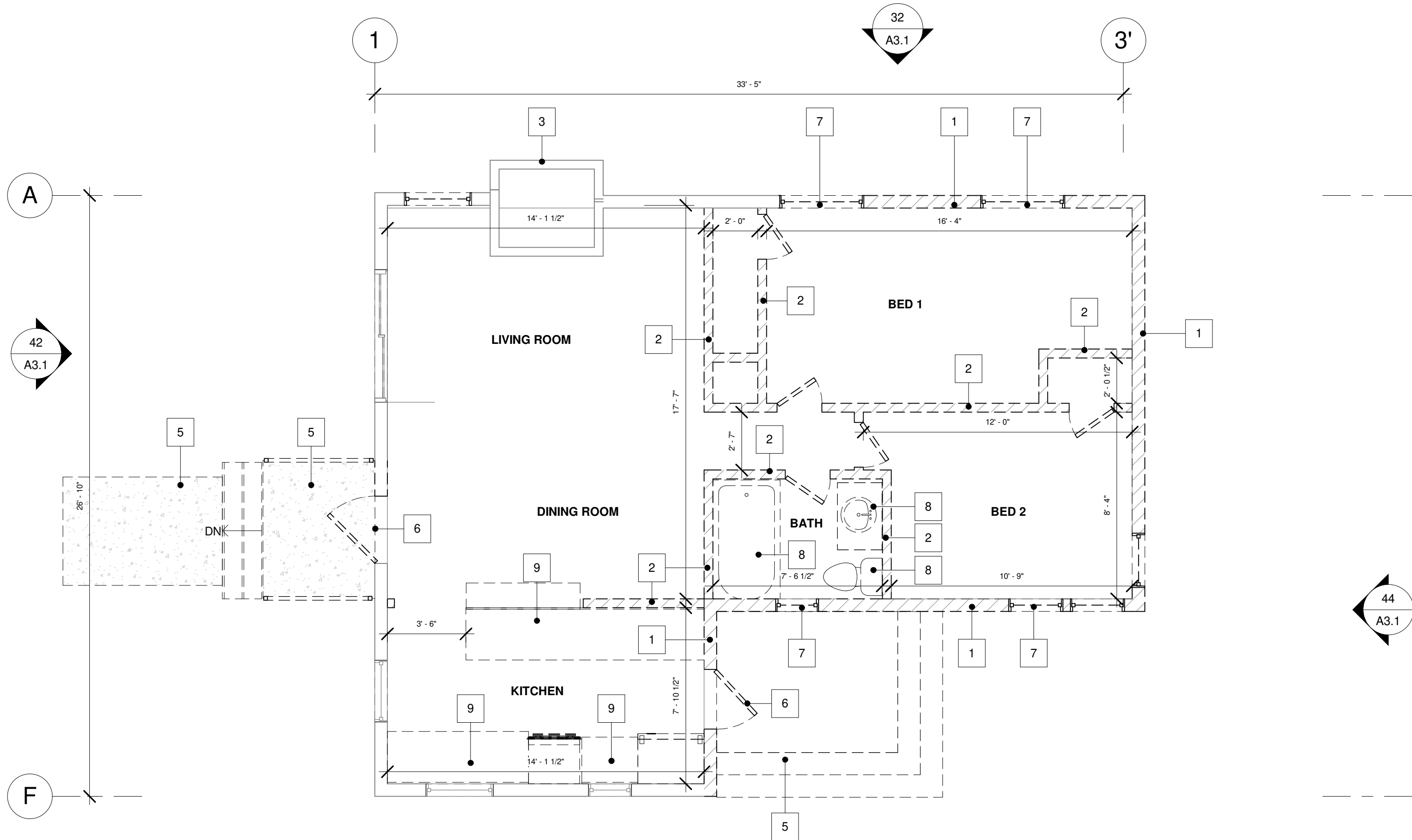
DATE: 11/01/2021

TECHNICIAN: BAS

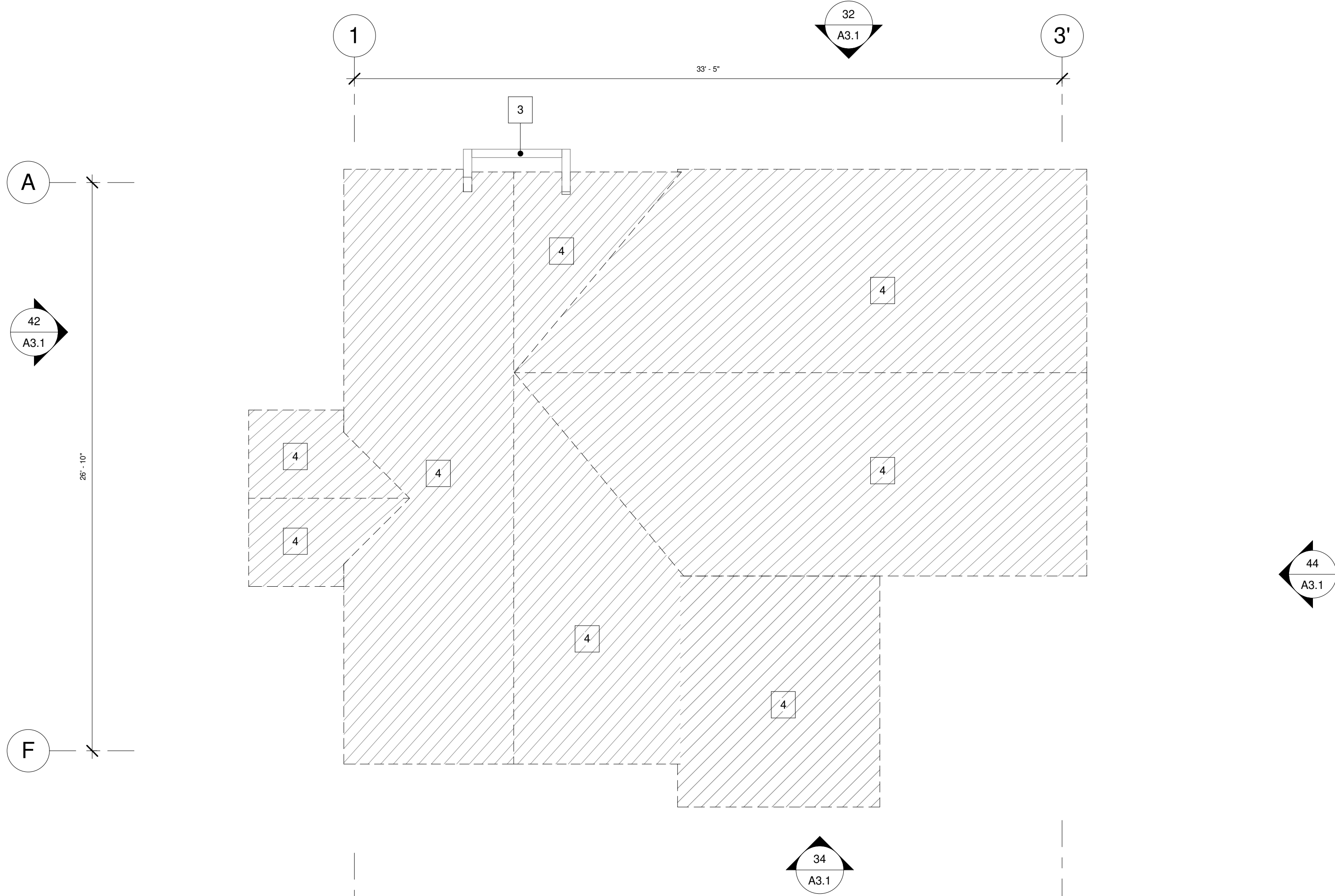
PROJECT MANAGER: BAS

JOB NUMBER: 511
SHEET NUMBER

A2.1

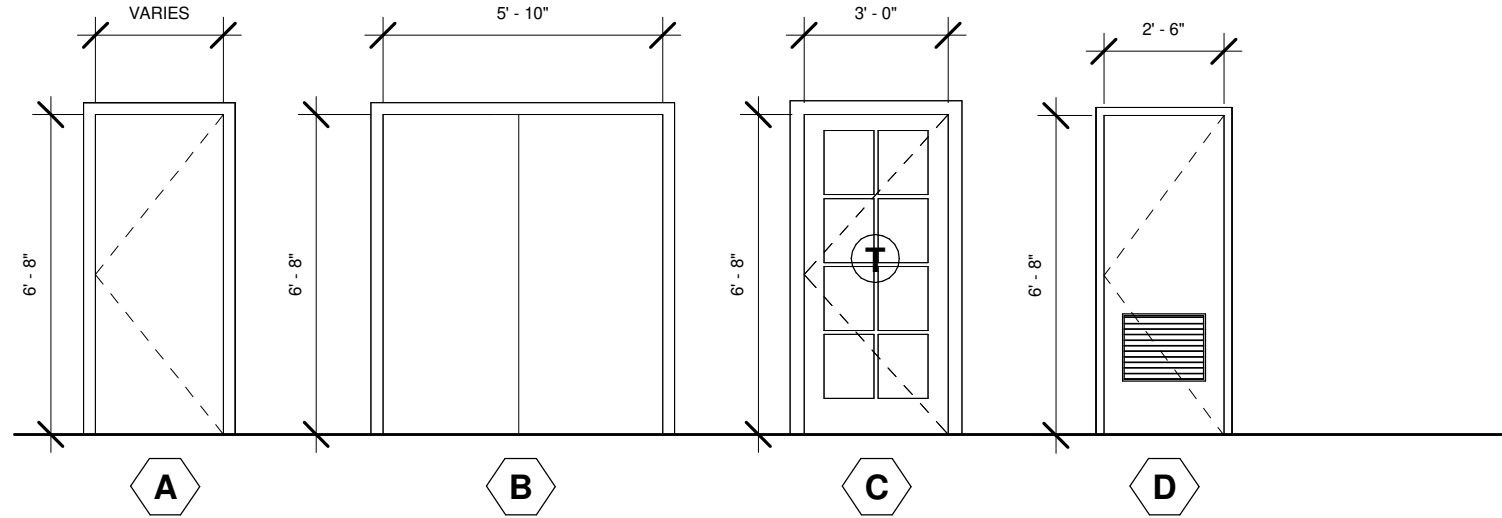


42 DEMO FLOOR PLAN
1/4" = 1'-0"



44 DEMO ROOF PLAN
1/4" = 1'-0"

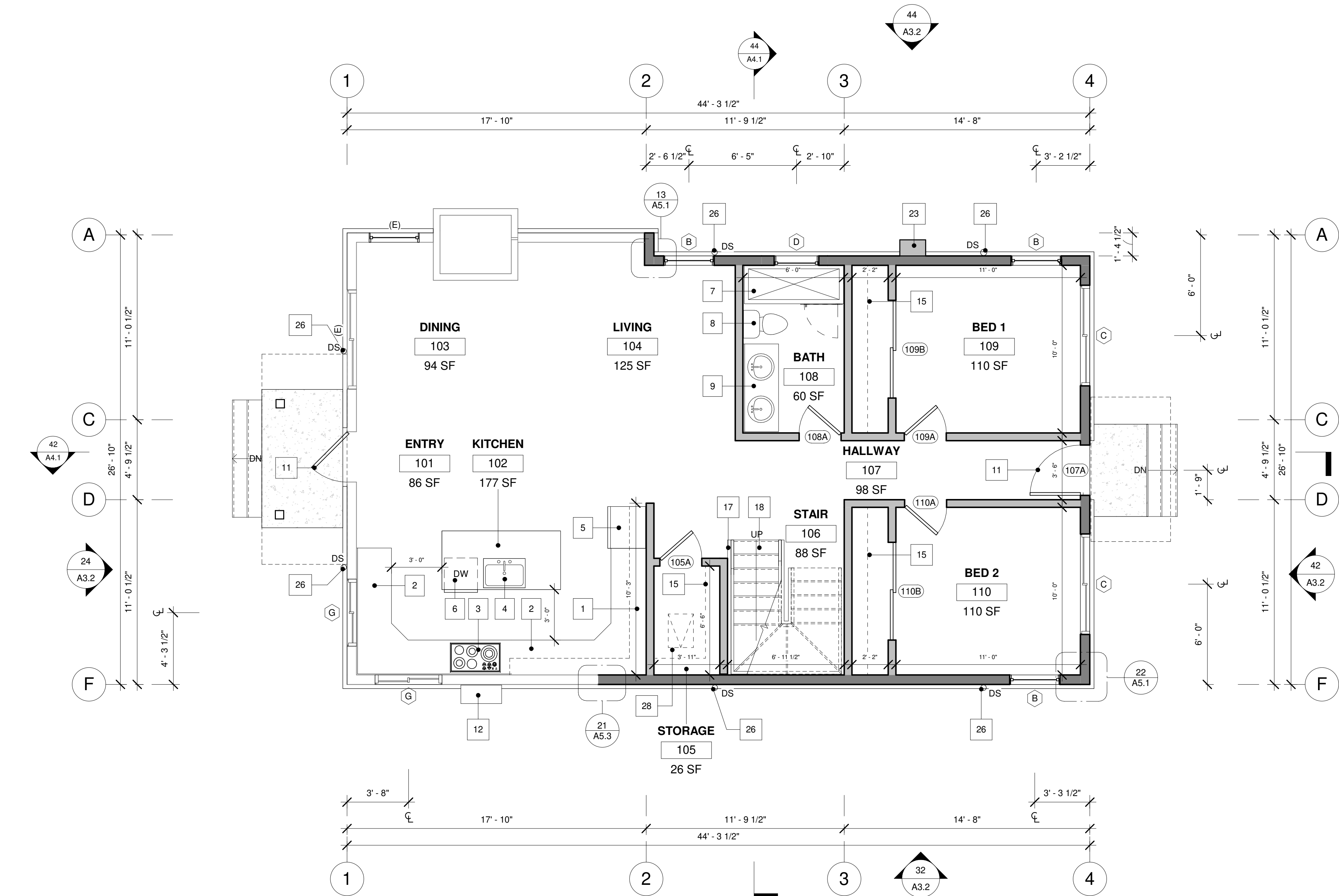
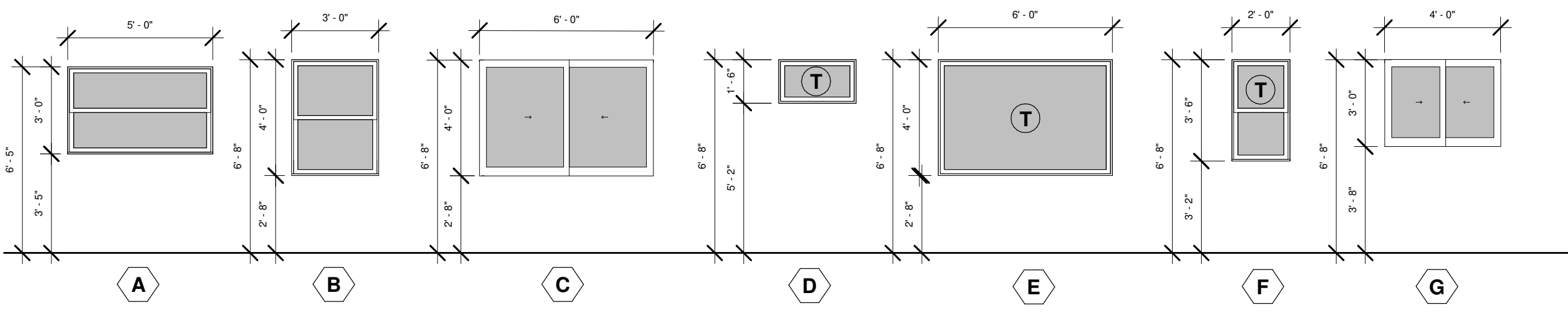
Door Schedule							
Mark	Type Mark	Width	Height	Head Height	Frame Material	Door Material	Comments
101A	A	3' - 0"	6' - 8"	6' - 8"	WOOD	WOOD	EXTERIOR, CUSTOM
101B	CC	3' - 0"	8' - 0"	8' - 0"			
105A	A	2' - 6"	6' - 8"	6' - 8"	WOOD	COMPOSITE	
107A	C	3' - 0"	6' - 8"	6' - 8"	STEEL	STEEL	
108A	A	2' - 6"	6' - 8"	6' - 8"	WOOD	COMPOSITE	
109A	A	2' - 6"	6' - 8"	6' - 8"	WOOD	COMPOSITE	
109B	B	5' - 10"	6' - 8"	6' - 8"	WOOD	COMPOSITE	
110A	A	2' - 6"	6' - 8"	6' - 8"	WOOD	COMPOSITE	
110B	B	5' - 10"	6' - 8"	6' - 8"	WOOD	COMPOSITE	
201A	C	3' - 0"	6' - 8"	6' - 8"	STEEL	STEEL	
202A	A	2' - 6"	6' - 8"	6' - 8"	WOOD	COMPOSITE	
203A	A	2' - 6"	6' - 8"	6' - 8"	WOOD	COMPOSITE	
204A	A	2' - 6"	6' - 8"	6' - 8"	WOOD	COMPOSITE	
205A	A	2' - 6"	6' - 8"	6' - 8"	WOOD	COMPOSITE	
206A	HH	2' - 6"	6' - 8"	6' - 8"	WOOD	COMPOSITE	



Window Schedule									
Type Mark	Count	Width	Height	Head Height	Fire Rating	HEAT TRANSFER COEFFICIENT	SOLAR GAIN HEAT COEFFICIENT	Comments	
A	1	5' - 0"	3' - 0"	6' - 8"	20 MIN.	0.32	0.25	EGRESS WINDOW	
B	6	3' - 0"	4' - 0"	6' - 8"	20 MIN.	0.32	0.25		
C	2	6' - 0"	4' - 0"	6' - 8"	20 MIN.	0.32	0.25		
D	6	2' - 8"	1' - 6"	6' - 8"	20 MIN.	0.32	0.25		TEMPERED
E	1	6' - 0"	4' - 0"	6' - 8"	20 MIN.	0.32	0.25	TEMPERED	
F	2	2' - 0"	3' - 6"	6' - 8"	20 MIN.	0.32	0.25	TEMPERED	
G	2	4' - 0"	3' - 0"	6' - 8"	20 MIN.	0.32	0.25		

Grand total: 20

NOTE: CONTRACTOR TO SUBMIT WINDOWS FOR REVIEW BY ARCHITECT PRIOR TO ORDER.



LEGEND: FLOOR PLANS	
	(E) WALL TO REMAIN.
	(N) 2x4 WALL W/ R-13 SOUND BATT INSULATION.
	(N) 2X6 WALL W/ R-21 INSULATION
	(N) 42" H PONY WALL.
	OBJECT/ROOF EDGE ABOVE.

GENERAL NOTES: FLOOR PLAN	
1 - FURNITURE IN PLAN IS ONLY DIAGRAMMATIC. NOT FOR CONSTRUCTION.	
FIRE BLOCKING & DRAFT STOP NOTES	
2 - WHERE REQUIRED, FIRE BLOCKING PER CRC R302.11 AND DRAFTSTOPS PER CRC R302.12 SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS: - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS: 1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS 1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS. - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.	
3 - SEE R302.11.1 FOR ACCEPTABLE FIRE BLOCKING MATERIALS.	
4 - SEE R302.12.1 FOR ACCEPTABLE DRAFTSTOPPING MATERIALS.	
5 - PROVIDE AT ALL OPENINGS AROUND GAS VENTS, PIPES, CHIMNEYS AND FIREPLACES AT THE CEILING SHALL BE FIRE BLOCKED WITH NON-COMBUSTIBLE MATERIALS.	
6 - INTERIOR FINISHES TO BE COORDINATED BY OWNER AND INTERIOR DESIGNER.	
7 - ENCLOSED FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES THAT ARE XPOSED TO RAIN, SNOW OR DRAINAGE FROM IRRIGATION SHALL BE PROVIDED WITH OPENINGS THAT PROVIDE A NET-FREE CROSS VENTILATION AREA NOT LESS THAN 1/150 OF THE AREA OF EACH SEPARATE SPACE.	
8 - TYPE I CLOTHES DRYER EXHAUST DUCTS SHALL BE OF RIGID METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES. THE DIAMETER SHALL NOT BE LESS THAN 4" NOMINAL AND THE THICKNESS SHALL BE NOT LESS THAN 0.016 OF AN INCH.	

KEYNOTES	
1. (N) CABINETS ABOVE.	
2. (N) SOLID SURFACE COUNTERTOP W/ CABINETS BELOW.	
3. (N) COOKTOP AND OVEN.	
4. (N) GARBAGE DISPOSAL AND (N) SINK	
5. (N) REFRIGERATOR.	
6. (N) DISHWASHER.	
7. (N) TUB OR SHOWER. OWNER TO VERIFY.	
8. (N) 1.28 GPF TOILET.	
9. (N) DOUBLE VANITY SINK PER CAL GREEN STANDARDS.	
10. (N) EXTERIOR COMPOSITE DECK. AZEK DECKING, CLASS A, ESR-1667. INSTALL AZEK RAILING AT 42" H. GUARDRAIL TO RESIST LATERAL FORCE PER CRC R301.5. SLOPE 1/4" PER FOOT MIN..	
11. (N) EXTERIOR DOOR W/ WEATHER STRIPPING AND THRESHOLD. RE: DOOR SCHEDULE.	
12. (N) ELECTRIC METER.	
13. (N) BATHTUB.	
14. (N) 42" H GUARDRAIL AT DECK. RAILING TO RESIST 50 LBS OF LATERAL FORCE PER CRC. R301.5	
15. (N) SHELF AND POLE ABOVE.	
16. TILED SHOWER. INSTALL GLASS SPLASH GUARD WALL AND DOOR. OWNER TO VERIFY.	
17. 36" HIGH HANDRAIL AT STAIR. RAILING TO RESIST 50 LBS OF LATERAL FORCE PER CRC R301.5.	
18. (N) STAIRS. 7.5" RISE, 10" RUN.	
19. (E) FIREPLACE. PROTECT.	
20. (N) STACKED WASHER AND DRYER.	
21. (N) LAUNDRY SINK.	
22. (N) 42" H PONY WALL.	
23. (N) TANKLESS WATER HEATER.	
24. (N) ASPHALT COMP. SHINGLE ROOF O/ UNDERLAYMENT O/ ROOF SHEATHING PER MANUFACTURER'S RECOMMENDATION.	
25. PRE-FINISHED GUTTER - K STYLE OR APPROVED EQUAL.	
26. 3" DIA DOWNSPOUT W/ SPLASHBLOCKS.	
27. (N) ATTIC ACCESS HATCH.	
28. (N) UNDER FLOOR ACCESS HATCH.	
29. (N) LOUVER VENT DOOR.	
30. (N) 1/16" METAL CONTINUOUS SOFFIT VENT AT BALCONIES. SEE 24/A5.3.	

REVISIONS

REV #	REV DATE	REV DESCRIPTION
1	12/02/2021	PC 1
2	12/15/2021	PC 2

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APN: 007-544-002

CLIENT

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ARROYO GRANDE, CA
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SHEET TITLE

PROPOSED SECOND FLOOR PLAN

DATE: 11/01/2021

TECHNICIAN: BAS

PROJECT MANAGER: BAS

JOB NUMBER: 511
SHEET NUMBER

A2.3

GENERAL NOTES: FLOOR PLAN

1 - FURNITURE IN PLAN IS ONLY DIAGRAMMATIC. NOT FOR CONSTRUCTION.

FIRE BLOCKING & DRAFT STOP NOTES

2 - WHERE REQUIRED, FIRE BLOCKING PER CRC R302.11 AND DRAFTSTOPS PER CRC R302.12 SHALL BE PROVIDED IN WOOD-FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:

- IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:

1.1. VERTICALLY AT THE CEILING AND FLOOR LEVELS

1.2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10FT

- AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.

- AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL, WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME AND PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E 136 REQUIREMENTS.

3- SEE R302.11.1 FOR ACCEPTABLE FIRE BLOCKING MATERIALS.

4 - SEE R302.12.1 FOR ACCEPTABLE DRAFTSTOPPING MATERIALS.

5 - PROVIDE AT ALL OPENINGS AROUND GAS VENTS, PIPES, CHIMNEYS AND FIREPLACES AT THE CEILING SHALL BE FIRE BLOCKED WITH NON-COMBUSTIBLE MATERIALS.

6 - INTERIOR FINISHES TO BE COORDINATED BY OWNER AND INTERIOR DESIGNER.

7 - ENCLOSED FRAMING IN EXTERIOR BALCONIES AND ELEVATED WALKING SURFACES THAT ARE XPOSED TO RAIN, SNOW OR DRAINAGE FROM IRRIGATION SHALL BE PROVIDED WITH OPENINGS THAT PROVIDE A NET-FREE CROSS VENTILATION AREA NOT LESS THAN 1/50 OF THE AREA OF EACH SEPARATE SPACE.

8 - TYPE I CLOTHES DRYER EXHAUST DUCTS SHALL BE OF RIGID METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES. THE DIAMETER SHALL NOT BE LESS THAN 4" NOMINAL AND THE THICKNESS SHALL BE NOT LESS THAN 0.016 OF AN INCH.

KEYNOTES

1. (N) CABINETS ABOVE.

2. (N) SOLID SURFACE COUNTERTOP W/ CABINETS BELOW.

3. (N) COOKTOP AND OVEN.

4. (N) GARBAGE DISPOSAL AND (N) SINK

5. (N) REFRIGERATOR.

6. (N) DISHWASHER.

7. (N) TUB OR SHOWER. OWNER TO VERIFY.

8. (N) 1.28 GPF TOILET.

9. (N) DOUBLE VANITY SINK PER CAL GREEN STANDARDS.

10. (N) EXTERIOR COMPOSITE DECK. AZEK DECKING, CLASS A, ESR-1667. INSTALL AZEK RAILING AT 42" H. GUARDRAIL TO RESIST LATERAL FORCE PER CRC R301.5. SLOPE 1/4" PER FOOT MIN.

11. (N) EXTERIOR DOOR W/ WEATHER STRIPPING AND THRESHOLD. RE: DOOR SCHEDULE.

12. (N) ELECTRIC METER.

13. (N) BATHTUB.

14. (N) 42" H GUARDRAIL AT DECK. RAILING TO RESIST 50 LBS OF LATERAL FORCE PER CRC. R301.5

15. (N) SHELF AND POLE ABOVE.

16. TILED SHOWER. INSTALL GLASS SPLASH GUARD WALL AND DOOR. OWNER TO VERIFY.

17. 36" HIGH HANDRAIL AT STAIR. RAILING TO RESIST 50 LBS OF LATERAL FORCE PER CRC R301.5.

18. (N) STAIRS. 7.5" RISE, 10" RUN.

19. (E) FIREPLACE. PROTECT.

20. (N) STACKED WASHER AND DRYER.

21. (N) LAUNDRY SINK.

22. (N) 42" H PONY WALL.

23. (N) TANKLESS WATER HEATER.

24. (N) ASPHALT COMP. SHINGLE ROOF O/ UNDERLAYMENT O/ ROOF SHEATHING PER MANUFACTURER'S RECOMMENDATION.

25. PRE-FINISHED GUTTER - K STYLE OR APPROVED EQUAL.

26. 3" DIA DOWNSPOUT W/ SPLASHBLOCKS.

27. (N) ATTIC ACCESS HATCH.

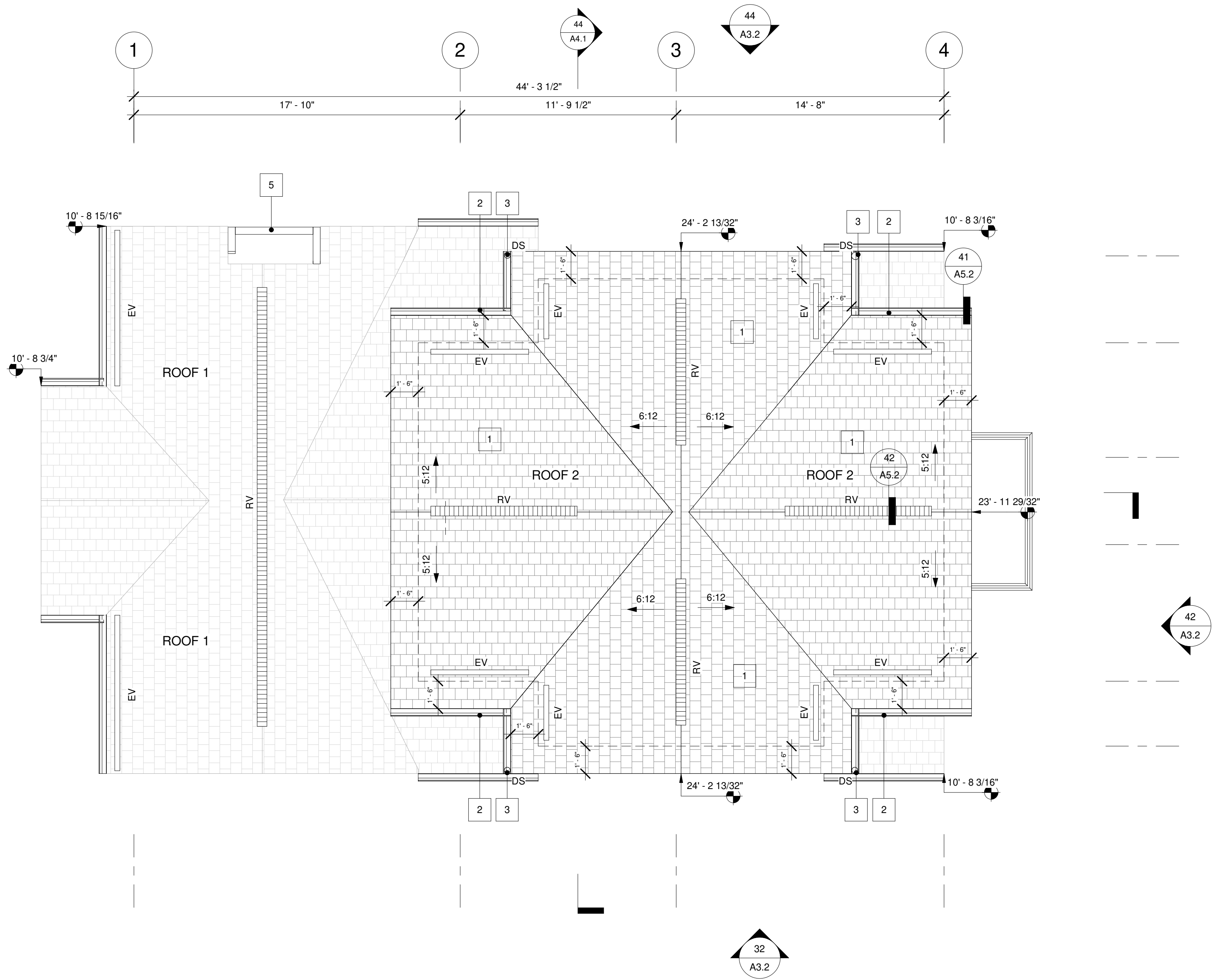
28. (N) UNDER FLOOR ACCESS HATCH.

29. (N) LOUVER VENT DOOR.

30. (N) 1/16" METAL CONTINUOUS SOFFIT VENT AT BALCONIES. SEE 24/A5.3.

LEGEND: FLOOR PLANS

	(E) WALL TO REMAIN.
	(N) 2x4 WALL W/ R-13 SOUND BATT INSULATION.
	(N) 2X6 WALL W/ R-21 INSULATION
	(N) 42" H PONY WALL.
	OBJECT/ROOF EDGE ABOVE.



VENTILATION CALCULATIONS	
ATTIC 1: 466 SF / 150 = 3.1 446 SQ. INCHES NFA REQ'D. INSTALL RIDGE VENT, GAF COBRA RIGID VENT 2. NFA 18 SQ. IN./FT. @ 24' = 432 SQ. IN. NFA INSTALL SOFFIT / EAVE VENT, 2" ROUND VENTS. RS-100 2". 1.846 SQ. IN. NFA EACH @ 14 VENTS = 457 SQ. IN. NFA	
ATTIC 2: 641 SF / 150 = 4.27 614 SQ. INCHES NFA REQ'D. INSTALL RIDGE VENTS, GAF COBRA RIGID VENT 2. NFA 18 SQ. IN./FT @ 32' = 576 SQ. IN. NFA INSTALL SOFFIT / EAVE VENT, 2" ROUND VENTS. RS-100 2". @ 42 VENTS = 8.86 SQ. IN. NFA TOTAL: 664.6 SQ. IN. NFA	
RV RIDGE VENT	EV EAVE VENT

KEYNOTES: ROOF	
1. (N) ASPHALT COMP. SHINGLE ROOF O/ UNDERLAYMENT O/ ROOF SHEATHING PER MANUFACTURER'S RECOMMENDATION.	
2. PRE-FINISHED GUTTER - K STYLE OR APPROVED EQUAL.	
3. 3" DIA DOWNSPOUT W/ SPLASHBLOCKS.	
4. NOT USED.	
5. (E) FIREPLACE. PROTECT.	

LEGEND: ROOF PLAN	
DS O	DENOTES DOWNSPOUT LOCATION.
---	WALL OR OBJECT BELOW
(N)	ROOF

AGD

ARCHITECTURE | DESIGN

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2050 PARKER ST.
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www.andrewgoodwin.us

architect: andrew goodwin, aia
andrew@andrewgoodwin.us

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REVISIONS

REV #	REV DATE	REV DESCRIPTION
1	12/02/2021	PC 1

SEAL

LICENSED ARCHITECT

ANDREW C. GOODWIN

No. C-34213

EXPIRATION DATE: 10/31/2023

STATE OF CALIFORNIA

PROJECT

BUCKLEY REMODEL
305 SHORT STREET
ARROYO GRANDE, CA 93420

APN: 007-544-002

CLIENT

RYAN BUCKLEY +
BERENICE
SAINT-SAENS
305 SHORT STREET
ARROYO GRANDE, CA 93420

SHEET TITLE

PROPOSED ROOF PLAN

DATE:

11/01/2021

TECHNICIAN:

BAS

PROJECT MANAGER:

BAS

JOB NUMBER:

511

SHEET NUMBER

A2.4

AGD

ARCHITECTURE | DESIGN

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APN: 007-544-002

CLIENT

RYAN BUCKLEY +
BERENICE
SAINT-SAENS
305 SHORT STREET
ARROYO GRANDE, CA 93420

SHEET TITLE

DEMO ELEVATIONS

DATE:

11/01/2021

TECHNICIAN:

BAS

PROJECT MANAGER:

BAS

JOB NUMBER:

511

SHEET NUMBER

A3.1

- KEYNOTES: DEMO ELEVATION
1. REMOVE (E) EXTERIOR WALL.

2. REMOVE (E) WINDOW. REPLACE LIKE-FOR-LIKE.

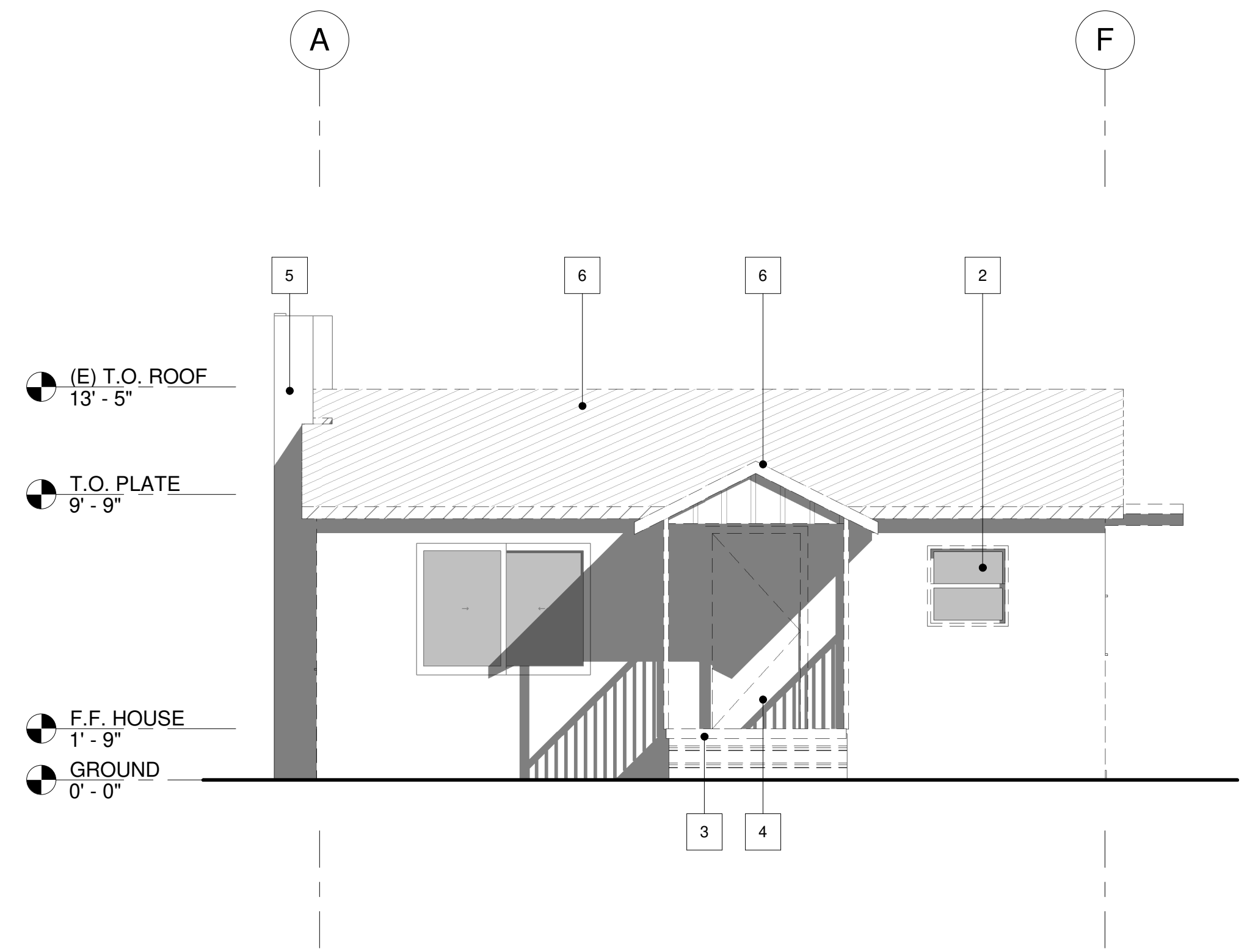
3. REMOVE (E) CONCRETE PAD AND STAIRS.

4. REMOVE (E) EXTERIOR DOOR.

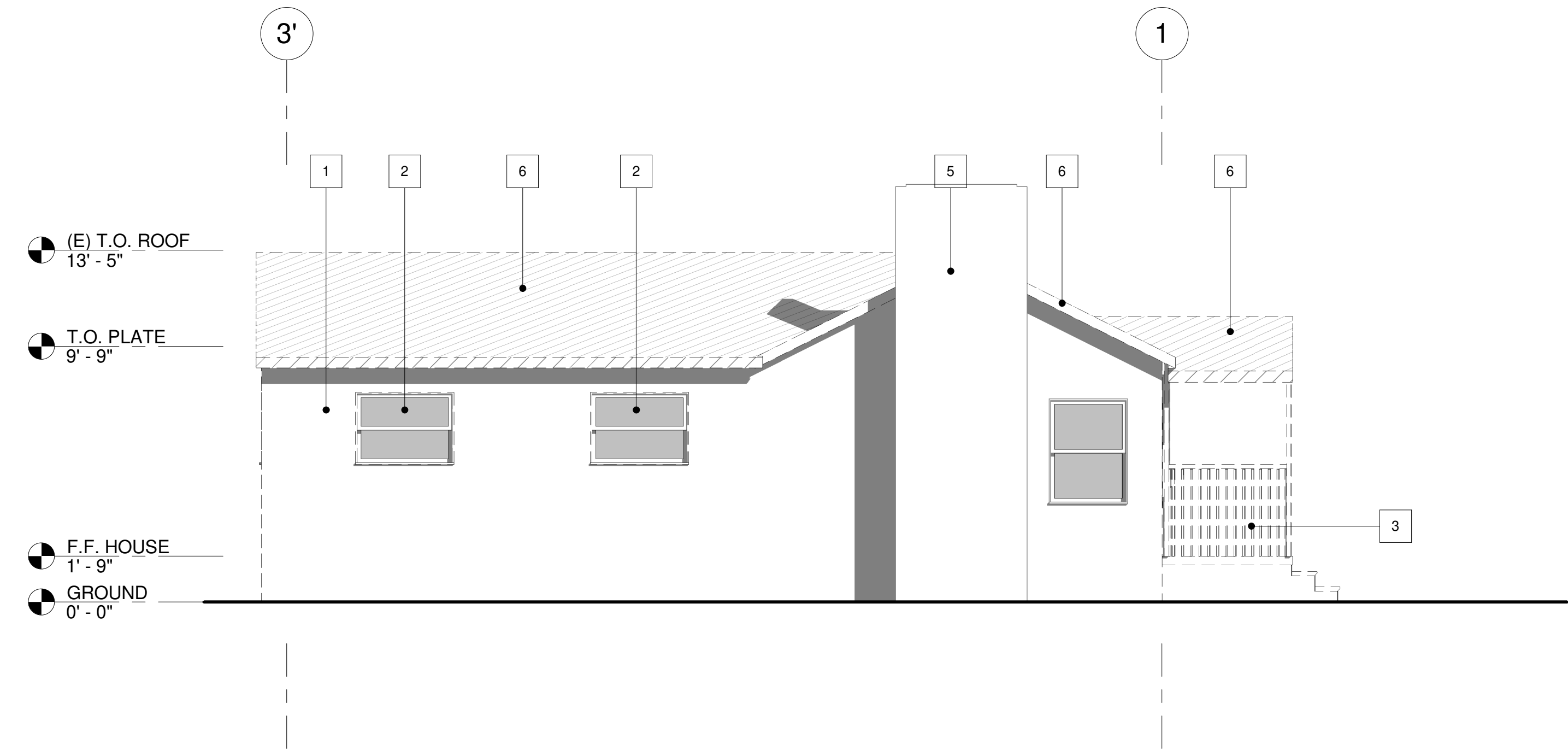
5. (E) FIREPLACE TO REMAIN. PROTECT FLUE.

6. REMOVE (E) ROOF.

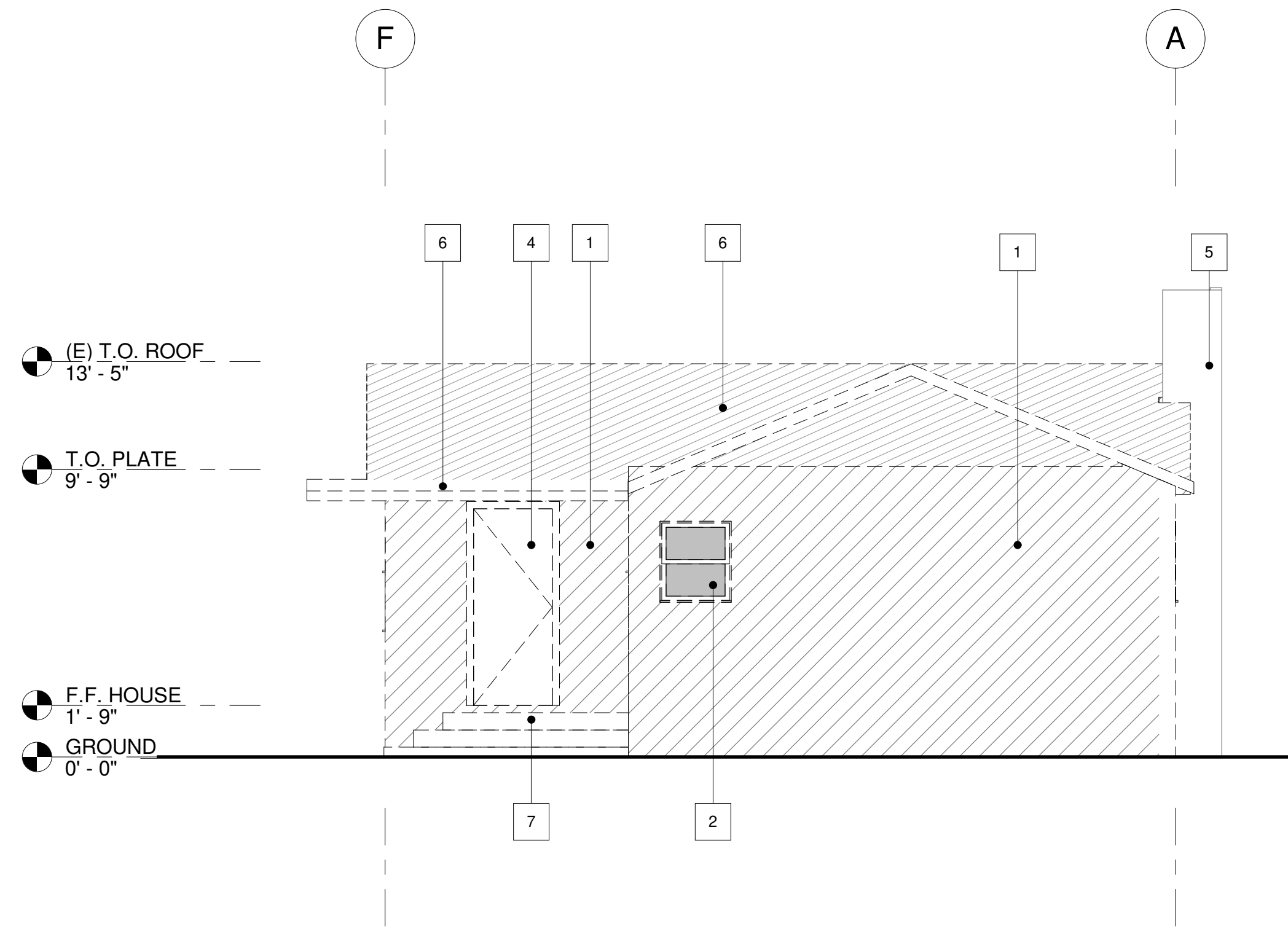
7. REMOVE (E) CONCRETE STEPS.



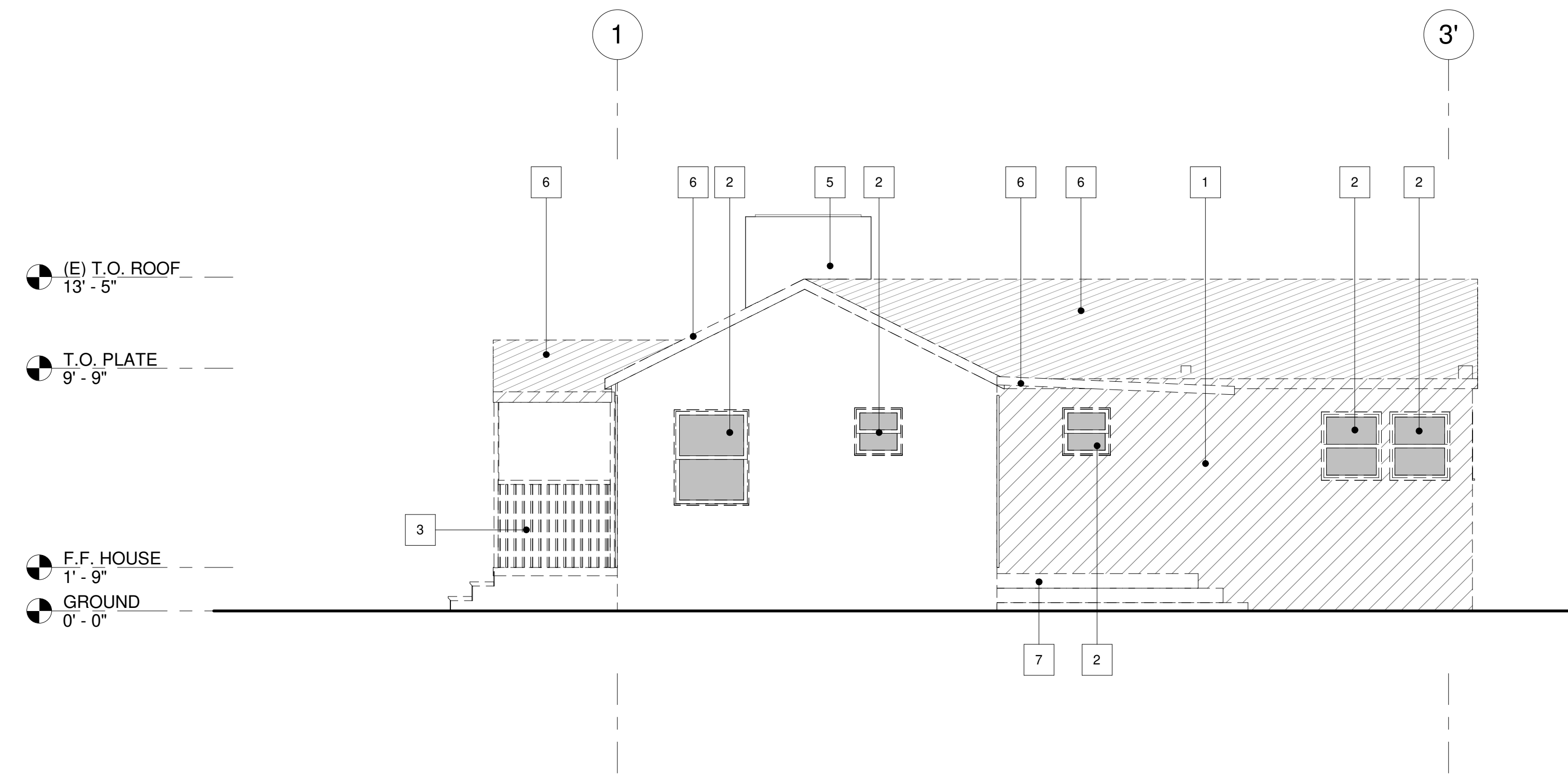
42 (E) SOUTH ELEVATION
1/4" = 1'-0"



32 (E) WEST ELEVATION
1/4" = 1'-0"



44 (E) NORTH ELEVATION
1/4" = 1'-0"



34 (E) EAST ELEVATION
1/4" = 1'-0"

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93420

APN: 007-544-002
CLIENT

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BERENICE
SAINT-SAENS
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ARROYO GRANDE, CA
93420

SHEET TITLE

PROPOSED ELEVATIONS

DATE: 11/01/2021

TECHNICIAN: BAS

PROJECT MANAGER: BAS

JOB NUMBER: 511
SHEET NUMBER

A3.2

KEYNOTES: ELEVATION

- (N) ASPHALT SHINGLE ROOFING.
- (N) GUTTER. PAINT PER OWNER.
- (N) WINDOW. RE: WINDOW SCHEDULE.
- (N) BOARD AND BATTEN SIDING. PAINT PER OWNER.
- 42" H HANDRAIL.
- (N) EXTERIOR DOOR.
- (N) 2X10 FRAMED DECK.
- (N) 42" GUARDRAIL AT DECK.
- (N) 2X10 TRIM.
- (N) EXTERIOR STAIR W/ LANDING.
- (N) GABLE LOUVER VENT.
- (N) WAINSCOT. PAINT PER OWNER.
- (E) STUCCO. PAINT PER OWNER.
- (N) ELECTRICAL PANEL.
- (N) TANKLESS WATER HEATER.
- (E) GAS METER LOCATION.
- (N) DRYER EXHAUST DUCT.
- (N) CRAWLSPACE VENT.

CRAWLSPACE VENT CALCULATION

(# CRAWL SPACE SQ. FT.) / 1500 = # SQ. FT.

CRAWLSPACE: 1178 / 1500 = 0.78 SQ. FT.

(# SQ. FT.) X 144 = # SQ. IN.

CRAWLSPACE: 0.78 X 144 = 113 SQ. IN.

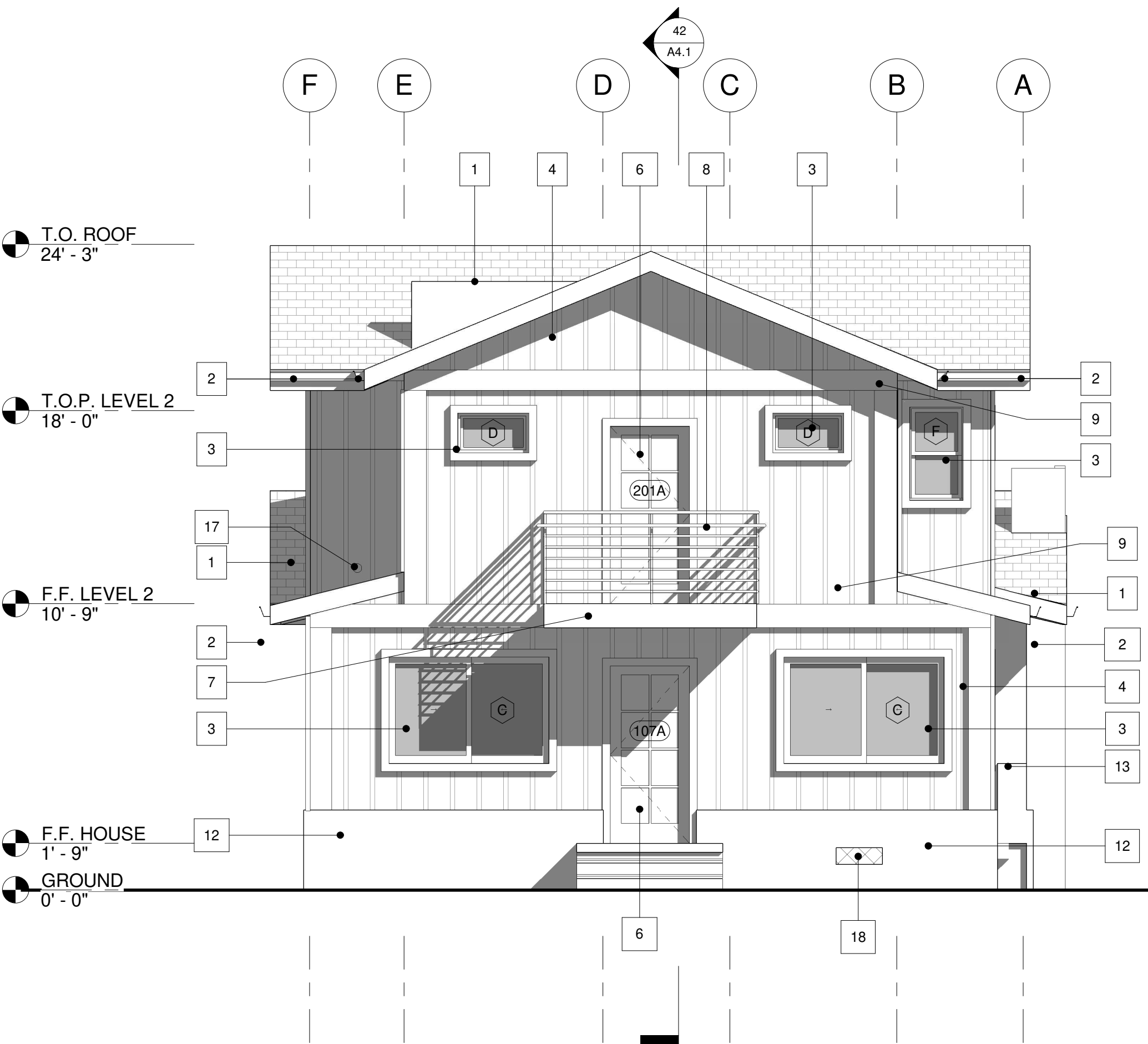
(# SQ. IN.) / (50 SQ. IN.) = CRAWLSPACE VENT

CRAWLSPACE: 113 / 50 = 3 VENTS

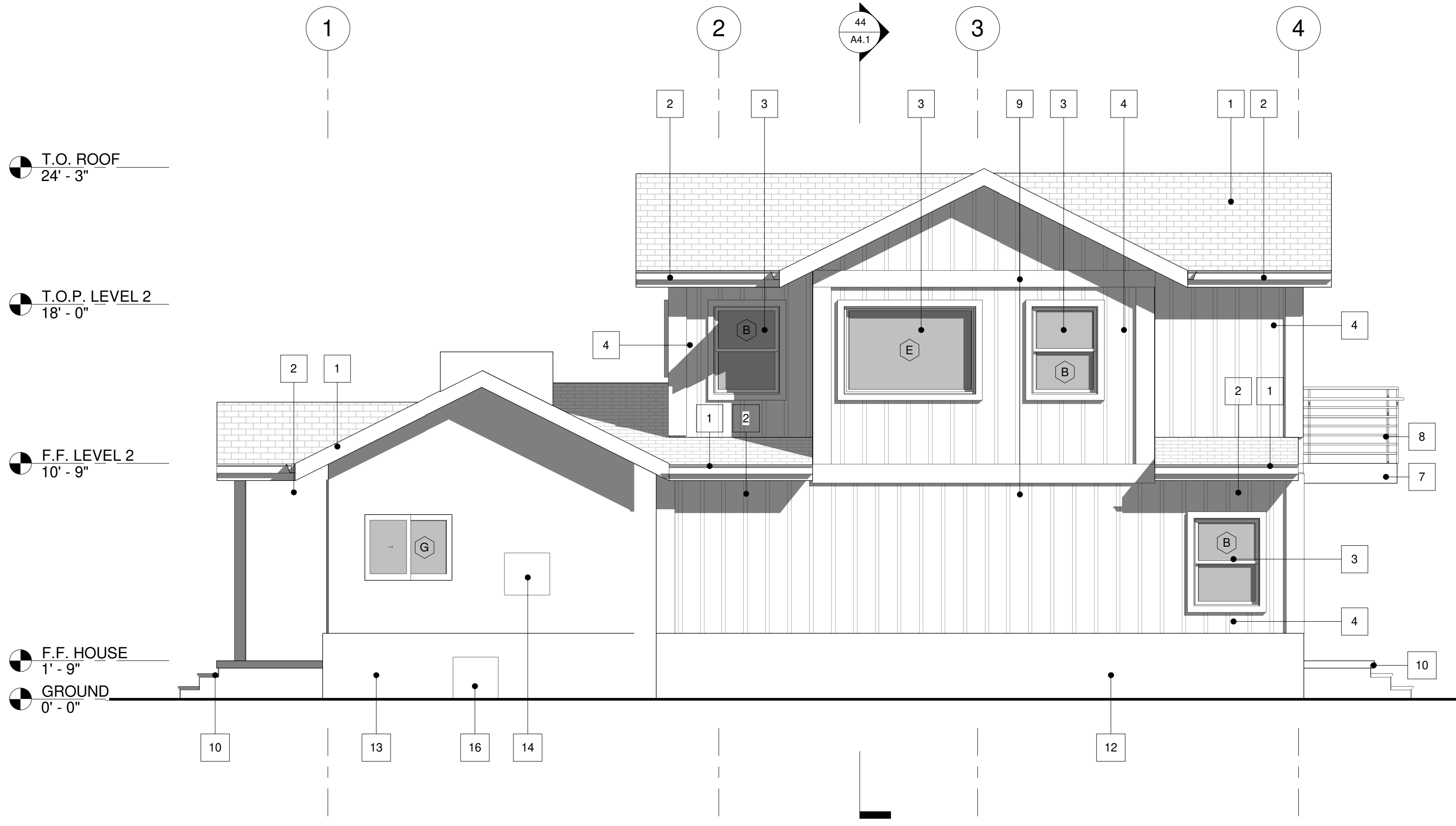
3 VENTS PROVIDED

THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT (0.0929 M2) FOR EACH 150 SQUARE FEET (14 M2) OF UNDER-FLOOR SPACE AREA, UNLESS THE GROUND SURFACE IS COVERED BY A CLASS 1 VAPOR RETARDER MATERIAL. WHERE A CLASS 1 VAPOR RETARDER MATERIAL IS USED, THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT (0.0929 M2) FOR EACH 1,500 SQUARE FEET (140 M2) OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET (914 MM) OF EACH CORNER OF THE BUILDING. (R408.1 VENTILATION)

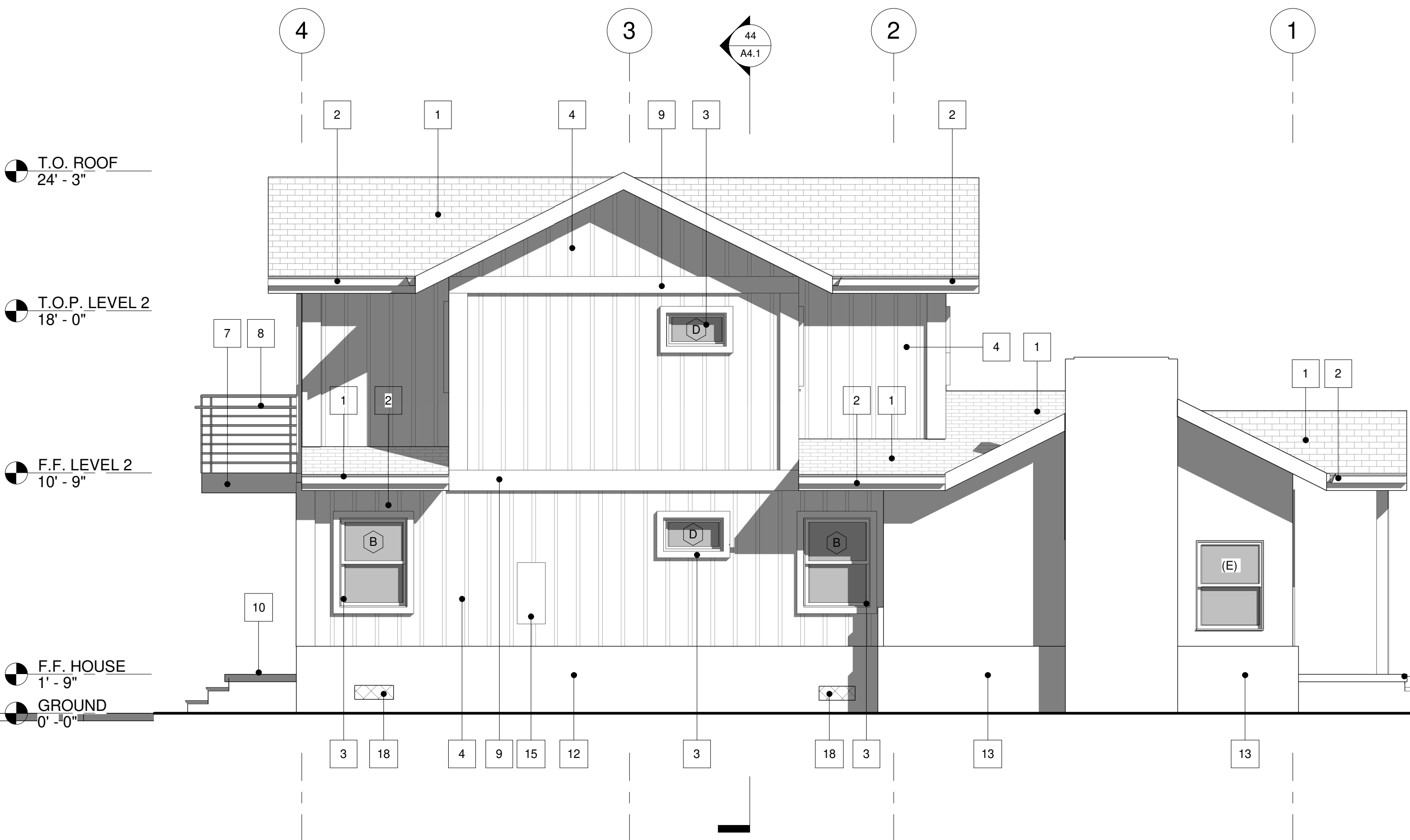
SEE 21/A5.1 FOR FLOOR ASSEMBLY AT CRAWLSPACE



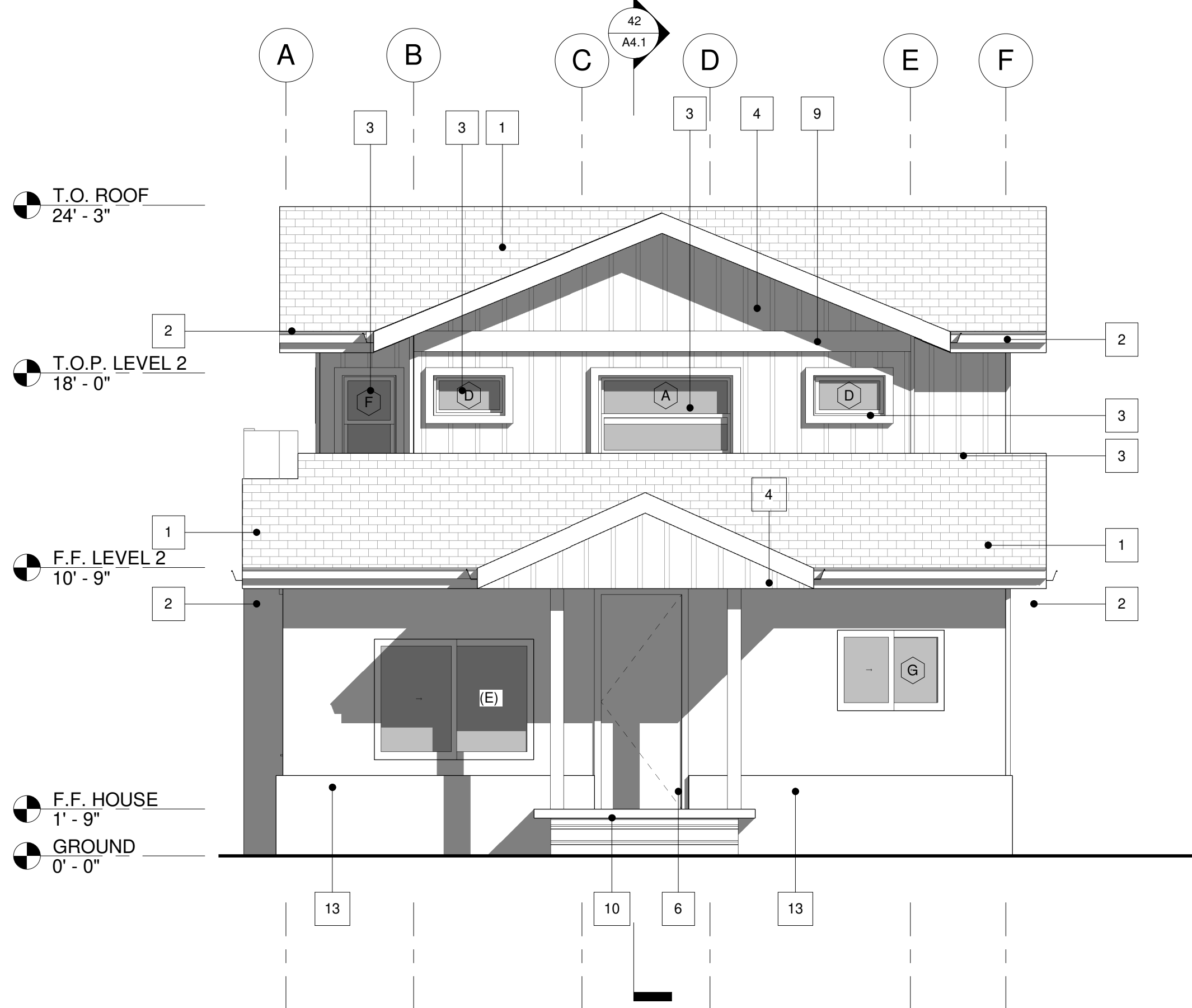
42 (N) NORTH ELEVATION
1/4" = 1'-0"



32 (N) EAST ELEVATION
1/4" = 1'-0"



44 (N) WEST ELEVATION
1/4" = 1'-0"



24 (N) SOUTH ELEVATION
1/4" = 1'-0"

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PROJECT

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93420APN: 007-544-002
CLIENTRYAN BUCKLEY +
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SAINT-SAENS
305 SHORT STREET
ARROYO GRANDE, CA
93420

SHEET TITLE

ELEVATIONS AND CROSS
SECTIONS

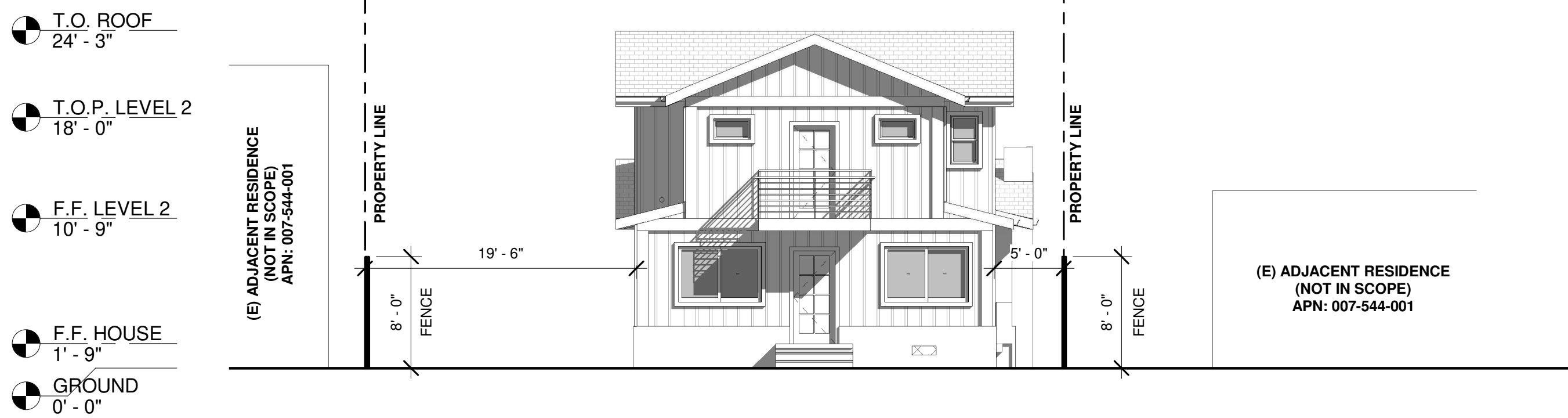
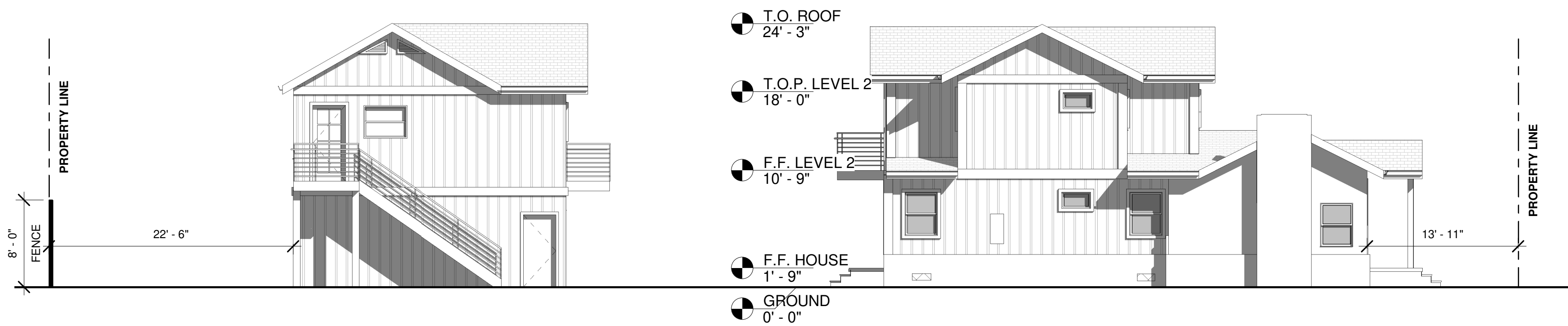
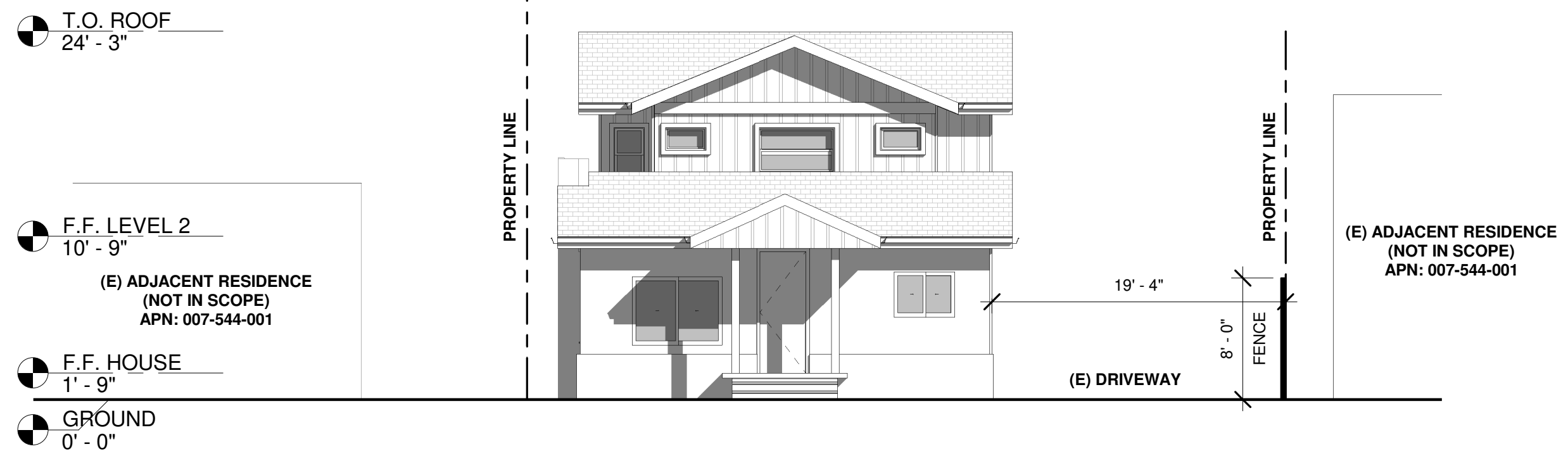
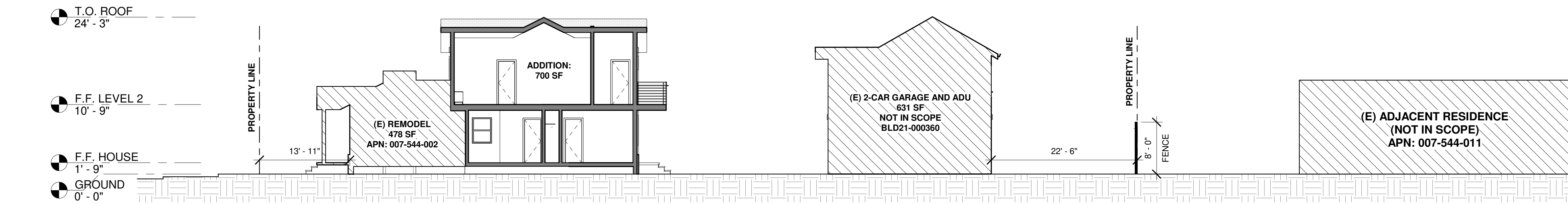
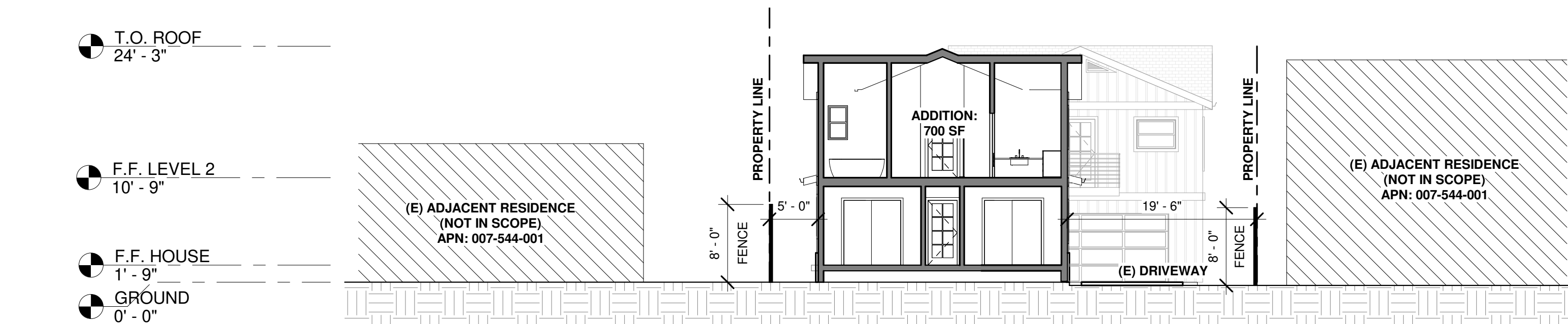
DATE: 11/01/2021

TECHNICIAN: BAS

PROJECT MANAGER: BAS

JOB NUMBER: 511
SHEET NUMBER

A1.3

41 (N) NORTH ELEVATION
1/8" = 1'-0"34 (N) WEST ELEVATION
1/8" = 1'-0"42 (N) EAST ELEVATION
1/8" = 1'-0"32 (N) SOUTH ELEVATION
1/8" = 1'-0"43 CROSS SECTION 1
1" = 10'-0"44 CROSS SECTION 2
1" = 10'-0"

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REV #	REV DATE	REV DESCRIPTION
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SEAL



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SAINT-SAENS
305 SHORT STREET
ARROYO GRANDE, CA
93420

SHEET TITLE

SECTIONS

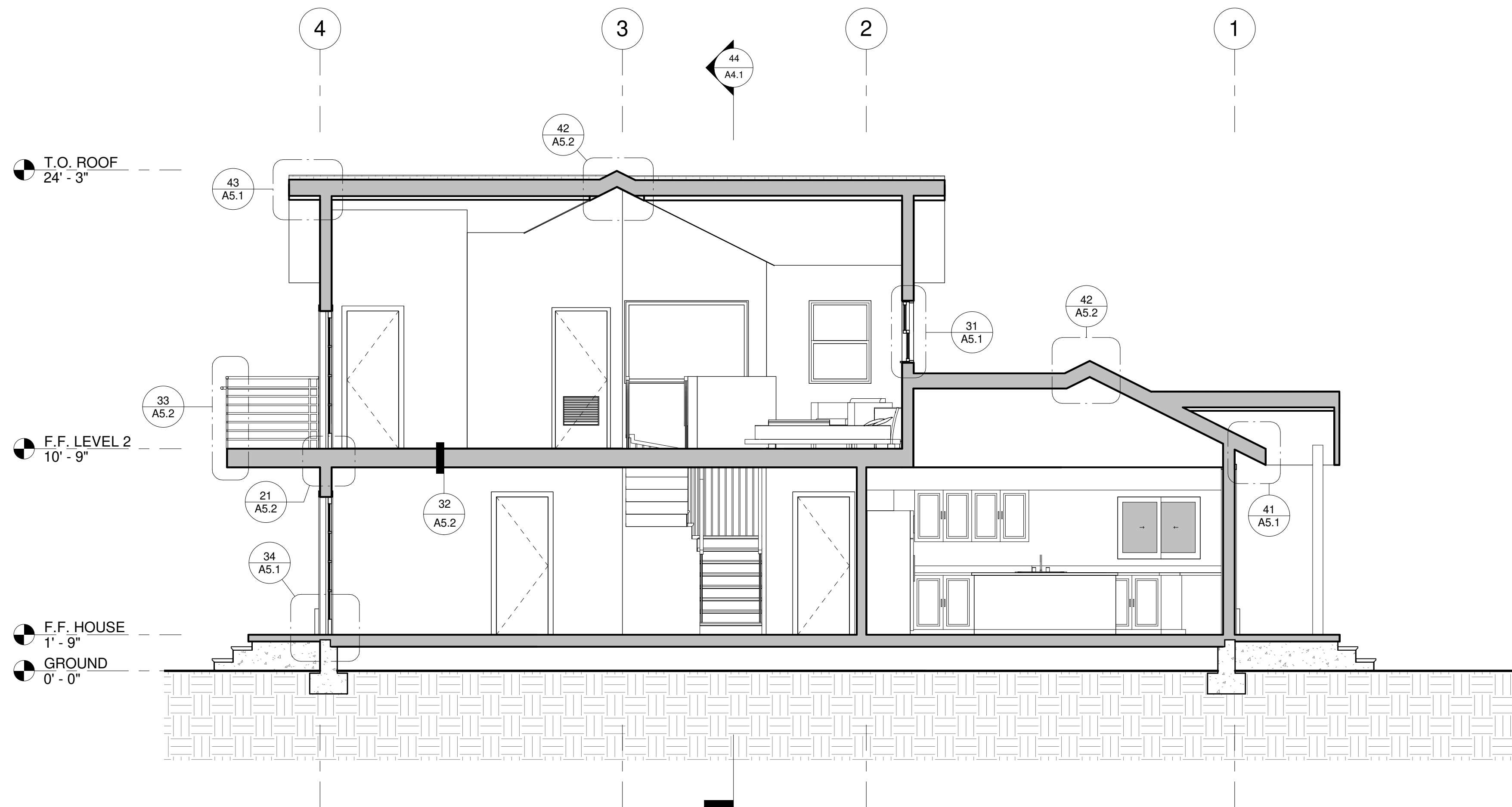
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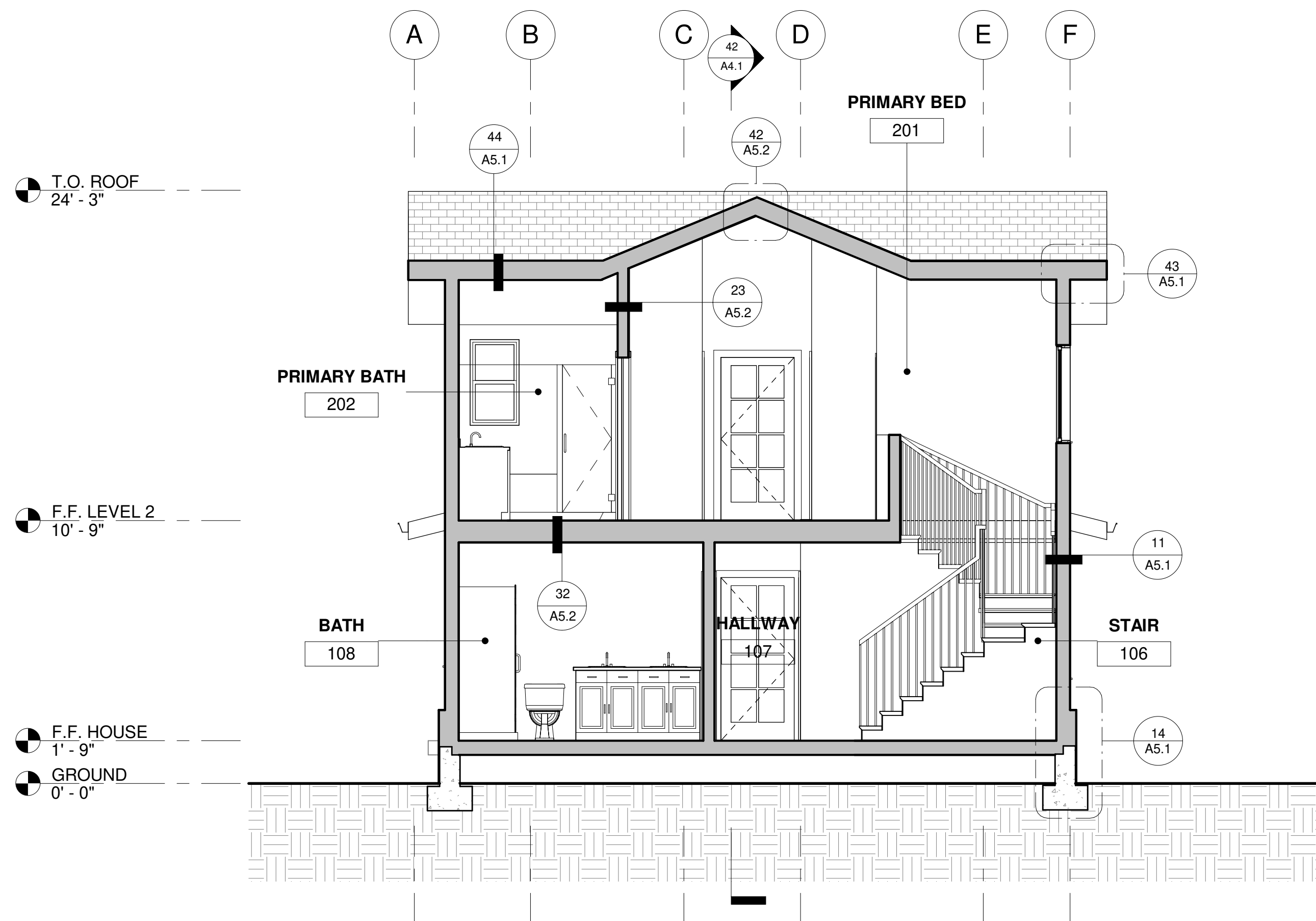
PROJECT MANAGER: BAS

JOB NUMBER: 511
SHEET NUMBER

A4.1



42

SECTION 1
1/4" = 1'-0"

44

SECTION 2
1/4" = 1'-0"

KEYNOTES: SECTION

1. ROOF ASSEMBLY W/ R-38 BATT INSULATION PER DETAIL 44/A5.1. SEE STRUCTURAL.
2. FLOOR/CEILING FRAMING W/ R-19 INSULATION AND 1 HOUR RATING PER DETAIL 32/A5.2.
3. GYP. BOARD FINISH OF CEILINGS AND INTERIOR WALLS. 5/8" TYPE 'X' THROUGHOUT GARAGE. 5/8" GYP. THROUGHOUT ADU.
4. CABINETS AND BUILT-INS BY CLIENT.
5. SLAB ON GRADE CONCRETE FLOOR IN GARAGE TO SLOPE 1% TOWARDS GARAGE DOOR.
6. INTERIOR WALL W/ GYP. EA. SIDE U.O.N. RE: DETAILS 23/A5.2.