



typical wood fencing



japanese maple — 1 @ 5 gallon



rainbow formium — 4 @ 1 gallon



mexican feather grass — 4 @ 1 gallon



blue agave – 4 @ 1 gallon



'silver carpet' dymondia — 465, 1 gallon @ 24"

Property Owner/Applicant

Pace Homes Inc. Box 519, Arroyo Grande, California 93420 (805) 481-5221

(408) 621.3050

Architect: Cody McLaughlin 967 South 16th Street, Grover Beach, California 93433 (805) 704.1713

Structural Engineer: Studio Prime 4420 Broad Street Suite B, San Luis Obispo, California 93401

(805) 776.3130

Civil Engineer: Civil Design Solutions
234 Atlantic City Avenue, Grover Beach, California 93433

Soils Engineer: GeoSolutions Inc. 220 High Street, San Luis Obispo, California 93401 (805) 543-8539

Project Description

New two story single family residential

APN: Zoning:	007-185-020 Village Residential
Total Lot Area:	8,125 SF

This project shall comply with the 2019 editions of the California Residential Code (CRC) and/or California Building Code (CBC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), and the California Green Building Standards Code, California Energy Code (CEnC), all amendments to the CA codes adopted by the City, and all other codes, regulations, and approvals established by the City.

OCCUPANCY GROUP:	R-3/U
CONSTRUCTION TYPE:	VB
ROOF RATING:	CLASS B

Deferred Submittals:

Yes, fire sprinklers require a separate application, review and permit. All deferred submittal items must be submitted for plan review and approval before installation

Photovoltaics: 2.73Kw Photovoltaic system shall be installed inspected and

approved prior to final inspection.

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oject Data, Proposed Site Plan and Landscape Plan	A.0
oor Plan - Lower	A.1
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Lot Coverage:

Building Footprint2,027 SF = 25%Driveway/Hardscape:695 SF = 9%Open Space/Landscaping:5,403 SF = 66%Total lot area:8,125 SF = 100%

Areas:

Lower level	1,195 sf
Upper level	1,396 sf
Total Living:	2,591 sf
Garage:	705 sf
Second Floor Deck:	357 sf

Floor Area Ratio: 2,939 sf = .36 (Allowable .40)

Maximum Height:

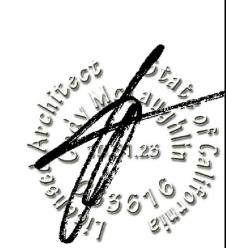
AVERAGE NATURAL GRADE MAX. ALLOWABLE HEIGHT	97.50' 30.00'
MAX. HEIGHT ALLOWED	127.50'
FINISH FLOOR ELEVATION	92.60'
1st FLOOR PLATE HEIGHT	9.08'
FLOOR FRAMING	1.08'
2nd FLOOR PLATE HEIGHT	12.00'
ROOF FRAMING: 12' @ 3:12+.75 HEEL	4.00'
PROPOSED HEIGHT	118.76'

Setbacks:

Secoucity.		
Front (Min. 20'):	20.00'	
Side (Min. 5'):	6.00' (east)	5.00' (west)
Rear (Min. 15' sec	ond floor):	61.00'

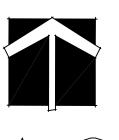
Utilities: Existing and Proposed Utility Lines Shall Be Underground or Pay an In Lieu Fee

Water	City of Arroyo Grande	(Existing)
Sewer	City of Arroyo Grande	(Existing)
Gas	Southern California Gas	(Existing)
Electricity	Pacific Gas & Electric	(Existing)
Cable	Charter Communications	(Existing)
Telephone	Pacific Bell	(Existing)

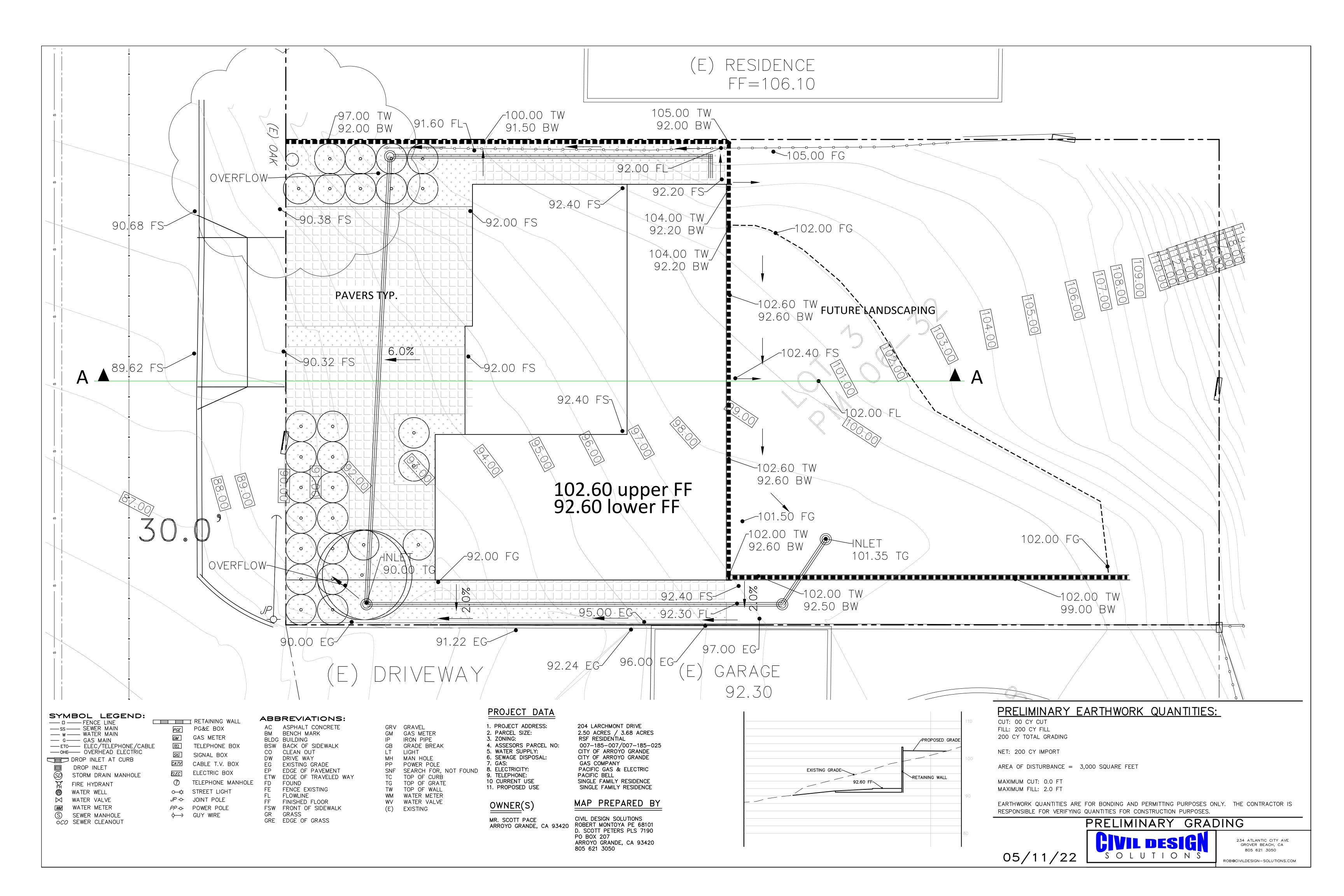


ata,

12 Larchmont Driv Arroyo Grande, California



Scale: 1"=8' 24 May 2022



Lower Floor

FLOOR PLAN KEYNOTES * KEYNOTES ONLY APPLY IF REFERENCED ON PLANS

- Mitsubishi 12k BTU Cooling + Heating P-Series Concealed Duct Air Conditioning System - 21.1 SEER, Model:PEZ-A12NHA or equal. Gas utilization appliances in residential garages and in spaces that open to the garage and are not part of the living space of a dwelling unit shall be installed so that burners and burner-ignition devices are located not less than 18" above the floor unless listed as flammable vapor ignition resistant.
- (3) Rinnai Sensei 9 GPM 160000 BTU 120 Volt Residential Natural Gas Tankless Water Heater, shall be nationally listed and be installed in accordance with the installation instructions that were approved as part of their listing. The gas piping serving this appliance must be sized in compliance with the water heater's listed installation instructions and the CPC.
- Systems using gas water heaters to serve individual dwelling units shall be provided with equipment allowing the later installation of an instantaneous or heat pump water heater

 A dedicated 125V, 20A electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within 3ft from the water heater and accessible with no obstructions. Both ends of the conductor shall be labeled

- with the word spare and a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the required branch circuit above labeled with the words "Future 240V Use".
- A category III or IV vent, or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed.
- A condensate drain no more than 2 inches higher than the base of the installed water heater that allows draining without pump assistance. A gas supply line with at least 200,000 Btu/hr capacity.
- COOKING UNITS (INT. IGNITION REQUIRED IF GAS) WITH BUILT-IN AIR PURIFIER OR GRAVITY VENT, 55000 BTU 5 COOK TOP W/ HOOD 100 CFM EXHAUST 6 MICROWAVE/OVEN COMBO
- 8 DISHWASHER (UNDER COUNTER AT WET BAR)
- WASHING MACHINE. PROVIDE A "FLOODSAVER" DRAIN PAN OR EQUAL IF NOT LOCATED IN GARAGE. SLOPE FLOOR TO DRAIN. DRAIN TO DAYLIGHT. VIF. CLOTHES DRYER LOCATION (WITH 4" EXHAUST VENT DIRECT TO OUTSIDE)
 REFER TO ELECTRICAL PLAN FOR ADDITIONAL INFORMATION

PLUMBING FIXTURES

- (19) KITCHEN SINK (20) LAUNDRY SINK (21) 2" Diameter Marathon Deck Drain, 2" Diameter Marathon Economy Enpoco
 Pak Roof Drain/Overflow

 23 LAVATORY SINK
- (24) WATER CLOSET: * CLEARANCES: 24" FRONT, 30" COMPARTMENT WIDTH
- (26) RECESSED CABINET ROUTE SINK VENT ACCORDINGLY
- MASTER BATH TUB: REFER TO NOTE 33

 PLUMBING ACCESS: 12" X 12" IF NO ACCESS PROVIDED, NON-SLIP JOINT CONNECTIONS REQUIRED

 MATER RESISTANT GYPSUM BOARD BACKING REQUIRED
- (3) 30"x30" ACCESS; MAYBE 22"x30" IF F.A.U. WILL PASS THROUGH, PROVIDE CONTINUOUS FLOORING 24" MIN. ON ATTIC PASSAGEWAY. (WHERE ATTIC SPACE EXCEEDS 30" IN HEIGHT AND 30 SF IN AREA) [R807 CRC]

32) SHOWER: * 32" X 32" MINIMUM, SHOWER DAM MINIMUM 2", MAXIMUM 9" HIGH. * WATER RESISTANT GYPSUM BOARD BACKING REQUIRED * USE CONCRETE BACKER BOARD UNDER ALL TILE, MARBLE, ETC. OVER WOOD FRAMING AND WATER RESISTANT GYPSUM BOARD.

- Showers and shower-tubs shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic mixing valve type that provide scald and thermal shock protection. [§ 418 CPC] Shower compartments shall be not less than 1,024 sq. in. and also be capable
- of encompassing a 30" diameter circle. 72" high non-absorbant wall surface. Tempered glass units required in shower, bathtub saunas or steam rooms where the sill is within 60" as measured vertically from the drain inlet.

- CABINETS/ BUILT-IN'S/ ACCESSORIES (36) WOOD SHELF AND POLE (37) ELECTRIC HOIST 38) SOFFIT ABOVE 39 LINEN CABINET: (40) FULL HEIGHT CABINET ISLAND CABINET
- (42) MEDICINE CABINETS BREAKFAST BAR +42* (44) BASE CABINET AND COUNTER TOP
- (47) UPPER CABINET, 54" ABOVE FF 46) 18" TALL WINDOW SEAT (49) LAUNDRY OR RUBBISH CHUTE PER CRC. ONE HOUR CONSTRUCTION: DOORS SHALL BE 1 3/8" SOLID CORE WOOD DOOR W/ SELF CLOSER.

(50) BATH ACCESSORIES: PROVIDE MINIMUM 1 TOILET PAPER HOLDER & 1 TOWEL BAR PER BATHROOM AS SHOWN: PROVIDE 1/4" POLISHED TEMPERED PLATE, BLIND MOUNT (U.O.N.) WITH PROTECTIVE COATING AND BACKING AS REQUIRED.

- Where the window opening (measured at the window sill) is located more than 72 inches above the exterior finished grade, any window located less than 24 inches above the finished floor on the interior shall be either fixed glazing or have a protective guardrail. (CBC 1405.13.2 and CRC R612.2) Space intermediate members
- so as to resist passage of a sphere 4" in diameter. (52) NON-COMBUSTIBLE HEARTH - 20" WIDE MINIMUM (0" if gas only)
- REGENCY P36 GAS FIREPLACE, 30,000 BTU, 82% EFFICIENCY

 * PROVIDE TIGHT FITTING METAL OR GLASS DOOR COVERING THE ENTIRE FIRE BOX OPENING. CONTINUOUS BURNING PILOT LIGHT PROHIBITED.
- BOX OPENING. CONTINUOUS BURNING PILLUT LIGHT PROHIBITED.

 COMBUSTION AIR: FOR FIREPLACES, PROVIDE MINIMUM 6 SQUARE INCH OPENING WITH OPENABLE, TIGHT—FITTING DAMPER WITH READILY ACCESSIBLE CONTROL.

 FIREPLACE SHALL BE APCD APPROVED OR EPA CERTIFIED.

 APPROVAL DOCUMENTATION FOR APPLIANCE SHALL BE PROVIDED TO BUILDING INSPECTOR PRIOR TO INSTALLATION

Stairs and Handrails/Guardrails

- Handrails shall be provided on at least one side of each continuous run of treads or flight of stairs with four or Height Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface ramp slope, shall be not less than 34 inches (864mm) an not more than 38 inches (965mm). **Exception:** 1. The use of volute, turnout or starting easing shall be allowed over the lowest tread. 2. When handrail fittings or bendings are used to provide continuous transition between flights, the transition from handrails to guardrails, or used at the start of a flight, the handrail height at the fittings or bendings shall be
- permitted to exceed the maximum height. Continuity Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in a newel posts or safely terminals. Handrails adjacent to a wall shall have a space of not less than 11/2 inches (38mm) between the wall and the handrail.
- **Exceptions:** 1. Handrail shall be permitted to be interrupted by a newel post at the turn. 2. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread. Grip-Size All required handrails shall be of one of the following types or provided equivalent graspability. Type I. Handrails with circular cross sections shall have an outside diameter of at least 11/4 inch (32mm) and not greater than 2 inch (51mm). Type II for handrails greater than 61/4 inch (160mm) in size. Stair treads and risers. Stair treads and risers shall meet the requirements of this section. For the purposes of this section all dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners. **Riser height.** The maximum riser height shall be 7.75 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs

shall not exceed the smallest by more than 3/8 inch (9.5 mm). Open risers are permitted provided that the

opening located more than 30" vertically to floor or grade below do not permit the passage of a 4" diameter **Tread depth.** The minimum tread depth shall be 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Nosing projection shall be provided on stairway with solid risers except where

the minimum tread depth is 11". Nosing projection shall be 3/4" minimum and 11/4" maximum with a 9/16" maximum nosing radius or ½" bevel. Nosings shall have a curvature or bevel of not less than 1/16 "but not more than 9/16 ". The nosing shall project not more than $1\frac{1}{4}$ ".

(61) 3" STEEL BALLARD, 36" HIGH, EMBEDDED (62) DECK/ BALCONY: SLOPE 1/4" FT. TOWARD DRAIN OR EDGE PLI-DEK ICC-ES ESR-2097, SPECIAL INSPECTION (66) 18"x24" MIN. UNDER-FLOOR ACCESS

- (68) (2) 12 SQ. INCH VENTS MINIMUM 69 42" solid railing
- 63 Provide landings of non-combustible materials at exterior doors equal to the width of the door and a length in the direction of travel equal to 36 inches. Slope of exterior landings shall not exceed ¼" per foot 70 WASTE BINS

(2% slope). [§ R311.3 CRC] (64) SECONDARY SCUPPER - MIN. 3" ABOVE DECK/ FLAT ROOF AND MIN. 4" TALL MIN. 8"X4" PER TABLE 11-1 (CPC)

FIRE PROTECTION

- PROVIDE 1 LAYER 5/8" TYPE "X" GYPSUM BOARD ON ALL GARAGE WALLS AND CEILINGS (2 LAYERS WHEN REQUIRED BY TJJ MANUFACTURER)
 COMMON TO DWELLING AND COVER ALL BEAMS & POSTS, AS WELL AS SOFFITS & FURRED SPACES, ALSO AT UNDERSIDE OF ACCESSIBLE UNDER STAIR AREAS. ONE HOUR CONSTRUCTION FOR ALL WALLS & SOFFITS.
- (82) MECHANICAL CHASE: REFER TO BUILDING SECTION FOR NOTES.

UTILITY CONNECTIONS - REFER TO SITE PLAN/ELECTRICAL PLAN FOR SIZE AND TYPE 84) RATED DOOR - 1-3/8" SOLID CORE SELF CLOSING OR 20 MIN. FIRE RATED SELF LATCHING, SELF CLOSING. WEATHER STRIPPING TO BE TIGHT FIT

- Exterior door assemblies shall be of noncombustible construction or of solid wood not less than 1-3/8 inches thick with interior field panel thickness not less than 1-1/4 inches thick, or shall have a fire-resistance rating of not less than 20 minutes. Exterior vehicle access doors may be noncombustible or of ignition-resistant material or cladding
- Exterior garage doors shall resist intrusion of embers from entering by preventing gaps between doors and door openings with an approved weather stripping product

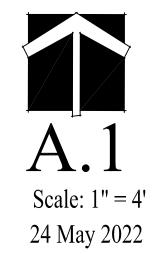
(85) 60 MIN FIRE-RESISTIVE RATED DOOR 2x6 walls

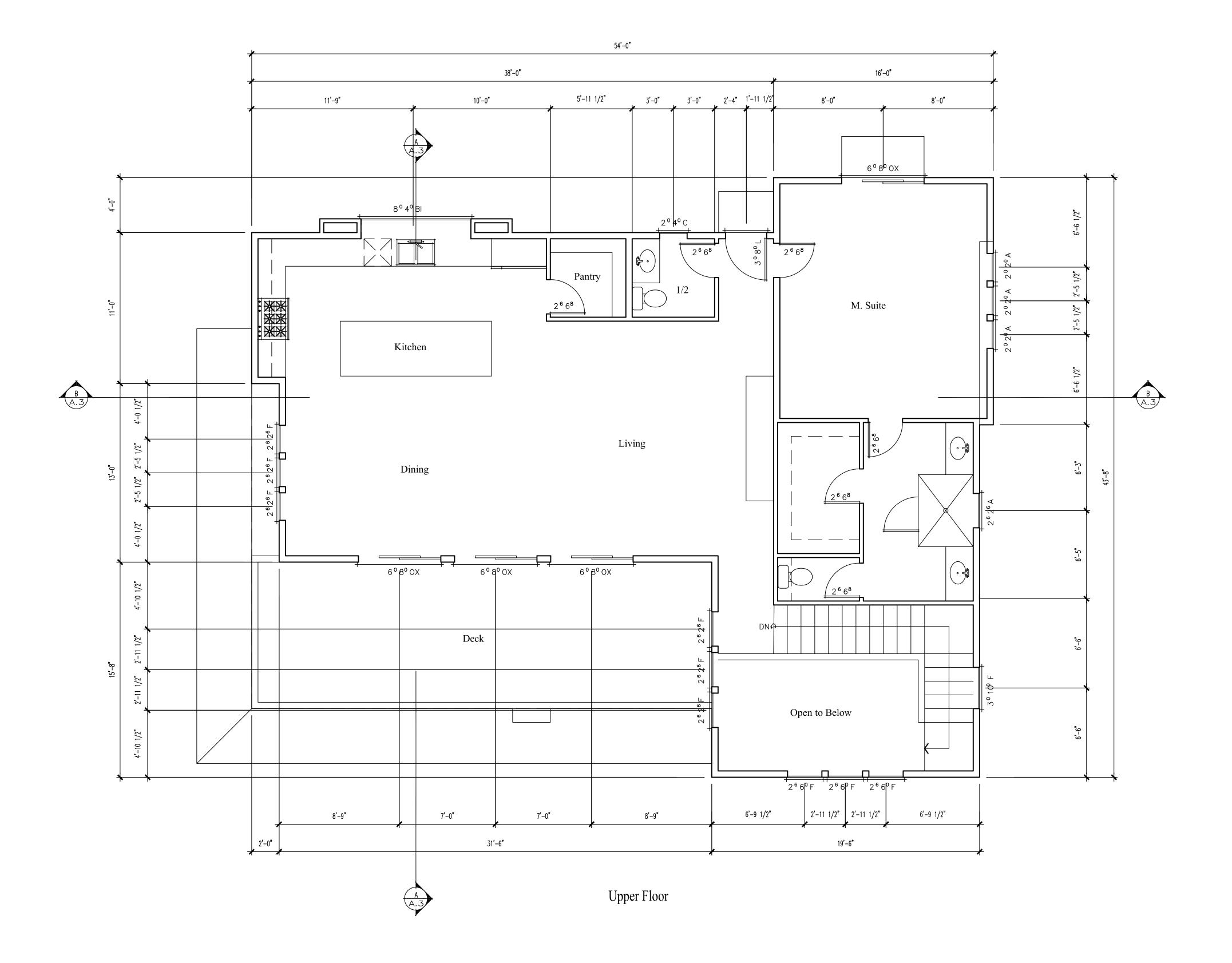
DOOR AND WINDOW LEGEND





Larchmont Drive rroyo Grande, California 2





FLOOR PLAN KEYNOTES * KEYNOTES ONLY APPLY IF REFERENCED ON PLANS

- Mitsubishi 12k BTU Cooling + Heating P-Series Concealed Duct Air Conditioning System - 21.1 SEER, Model:PEZ-A12NHA or equal. Gas utilization appliances in residential garages and in spaces that open to the garage and are not part of the living space of a dwelling unit shall be installed so that burners and burner-ignition devices are located not less than 18" above the floor unless listed as flammable vapor ignition resistant.
- (3) Rinnai Sensei 9 GPM 160000 BTU 120 Volt Residential Natural Gas Tankless Water Heater, shall be nationally listed and be installed in accordance with the installation instructions that were approved as part of their listing. The gas piping serving this appliance must be sized in compliance with the water heater's listed installation instructions and the CPC.

Systems using gas water heaters to serve individual dwelling units shall be provided with equipment allowing the later installation of an instantaneous or heat pump water heater

- A dedicated 125V, 20A electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit, within 3ft from the water heater and accessible with no obstructions. Both ends of the conductor shall be labeled with the word spare and a reserved single pole circuit breaker space in the electrical panel adjacent to the circuit breaker for the required branch circuit above labeled with the words "Future 240V Use". A category III or IV vent, or a Type B vent with straight pipe between the outside
- termination and the space where the water heater is installed. • A condensate drain no more than 2 inches higher than the base of the installed water heater that allows draining without pump assistance. A gas supply line with at least 200,000 Btu/hr capacity.

(UNDER COUNTER AT WET BAR)

COOKING UNITS (INT. IGNITION REQUIRED IF GAS) WITH BUILT-IN AIR PURIFIER OR GRAVITY VENT, 55000 BTU 5 COOK TOP W/ HOOD 100 CFM EXHAUST 6 MICROWAVE/OVEN COMBO (W/ COLD WATER TAP)

(9) GARBAGE DISPOSAL

- (12) Washing Machine. Provide a "Floodsaver" drain pan or equal if not located in garage. Slope floor to drain. Drain to daylight. Vif. CLOTHES DRYER LOCATION (WITH 4" EXHAUST VENT DIRECT TO OUTSIDE)
 REFER TO ELECTRICAL PLAN FOR ADDITIONAL INFORMATION
- PLUMBING FIXTURES

(19) KITCHEN SINK (20) LAUNDRY SINK (21) 2" Diameter Marathon Deck Drain, 22 2" Diameter Marathon Economy Enpoco Stair or Drain/Overflow

- (23) LAVATORY SINK Pak Roof Drain/Overflow WATER CLOSET:
 * CLEARANCES: 24" FRONT, 30" COMPARTMENT WIDTH
- (26) RECESSED CABINET ROUTE SINK VENT ACCORDINGLY MASTER BATH TUB: REFER TO NOTE 33

 * PLUMBING ACCESS: 12" X 12" IF NO ACCESS PROVIDED, NON-SLIP JOINT CONNECTIONS REQUIRED

 * WATER RESISTANT GYPSUM BOARD BACKING REQUIRED
- 31 30°x30° ACCESS; MAYBE 22°x30° IF F.A.U. WILL PASS THROUGH. PROVIDE CONTINUOUS FLOORING 24° MIN. ON ATTIC PASSAGEWAY. (WHERE ATTIC SPACE EXCEEDS 30° IN HEIGHT AND 30 SF IN AREA) [R807 CRC]
- 32) SHOWER:

 * 32" X 32" MINIMUM, SHOWER DAM MINIMUM 2", MAXIMUM 9" HIGH.

 * WATER RESISTANT CYPSUM BOARD BACKING REQUIRED

 * USE CONCRETE BACKER BOARD UNDER ALL TILE, MARBLE, ETC. OVER WOOD FRAMING AND WATER RESISTANT GYPSUM BOARD.
- Showers and shower-tubs shall be provided with individual control valves of the pressure balance, thermostatic, or combination pressure balance/thermostatic mixing valve type that provide scald and thermal shock protection. [§ 418 CPC] Shower compartments shall be not less than 1,024 sq. in. and also be capable of encompassing a 30" diameter circle. 72" high non-absorbant wall surface.
- Tempered glass units required in shower, bathtub saunas or steam rooms where the sill is within 60" as measured vertically from the drain inlet.
- CABINETS/ BUILT-IN'S/ ACCESSORIES (36) WOOD SHELF AND POLE ELECTRIC HOIST SOFFIT ABOVE) LINEN CABINET: 40) FULL HEIGHT CABINET 1) ISLAND CABINET MEDICINE CABINETS BREAKFAST BAR +42"
- 44) BASE CABINET AND COUNTER TOP (47) UPPER CABINET, 54" ABOVE FF 46) 18" TALL WINDOW SEAT

48) CONSTRUCTION: DOORS SHALL BE: 1 3/8" SOLID CORE WOOD DOOR W/ SELF CLOSER. 49) 42" PARTIAL HEIGHT WALL W/ PAINT GRADE WOOD CAP WOOD DOOR W/ SELF CLOSER. 50) BATH ACCESSORIES: PROVIDE MINIMUM 1 TOILET PAPER HOLDER & 1 TOWEL BAR PER BATHROOM AS SHOWN: PROVIDE 1/4" POLISHED TEMPERED PLATE, BLIND MOUNT (U.O.N.) WITH PROTECTIVE COATING AND BACKING AS REQUIRED.

- Where the window opening (measured at the window sill) is located more than 72 inches above the exterior finished grade, any window located less than 24 inches above the finished floor on the interior shall be either fixed glazing or have a protective guardrail. (CBC 1405.13.2 and CRC R612.2) Space intermediate members so as to resist passage of a sphere 4" in diameter.
- (52) NON-COMBUSTIBLE HEARTH 20" WIDE MINIMUM (0" if gas only) REGENCY P36 GAS FIREPLACE, 30,000 BTU, 82% EFFICIENCY

 * PROVIDE TIGHT FITTING METAL OR GLASS DOOR COVERING THE ENTIRE FIRE BOX OPENING. CONTINUOUS BURNING PILOT LIGHT PROHIBITED.
- BOX OPENING. CONTINUOUS BURNING PILOT LIGHT PROHIBITED.

 COMBUSTION AIR: FOR FIREPLACES, PROVIDE MINIMUM 6 SQUARE INCH
 OPENING WITH OPERABLE, TIGHT—FITTING DAMPER WITH READILY
 ACCESSIBLE CONTROL.

 * FIREPLACE SHALL BE APCD APPROVED OR EPA CERTIFIED.

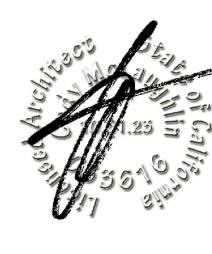
 * APPROVAL DOCUMENTATION FOR APPLIANCE SHALL BE PROVIDED
 TO BUILDING INSPECTOR PRIOR TO INSTALLATION

 Gas fireplace shall be a direct-vent sealed-combustion type
- (56) Stairs and Handrails/Guardrails Handrails shall be provided on at least one side of each continuous run of treads or flight of stairs with four or
- more risers. **Height** Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or finish surface ramp slope, shall be not less than 34 inches (864mm) an not more than 38 inches (965mm). **Exception:** 1. The use of volute, turnout or starting easing shall be allowed over the lowest tread. 2. When handrail fittings or bendings are used to provide continuous transition between flights, the transition from handrails to guardrails, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed the maximum height.
- **Continuity** Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in a newel posts or safely terminals. Handrails adjacent to a wall shall have a space of not less than 11/2 inches (38mm) between the wall and the handrail.
- **Exceptions:** 1. Handrail shall be permitted to be interrupted by a newel post at the turn. 2. The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread. Grip-Size All required handrails shall be of one of the following types or provided equivalent graspability. Type I. Handrails with circular cross sections shall have an outside diameter of at least 11/4 inch (32mm) and not greater than 2 inch (51mm). Type II for handrails greater than 61/4 inch (160mm) in size. Stair treads and risers. Stair treads and risers shall meet the requirements of this section. For the purposes of this section all dimensions and dimensioned surfaces shall be exclusive of carpets, rugs or runners.
- **Riser height.** The maximum riser height shall be 7.75 inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Open risers are permitted provided that the opening located more than 30" vertically to floor or grade below do not permit the passage of a 4" diameter **Tread depth.** The minimum tread depth shall be 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at a right angle to
- the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Nosing projection shall be provided on stairway with solid risers except where the minimum tread depth is 11". Nosing projection shall be 3/4" minimum and 11/4" maximum with a 9/16" maximum nosing radius or ½" bevel. Nosings shall have a curvature or bevel of not less than 1/16 "but not more than 9/16 ". The nosing shall project not more than 11/4".

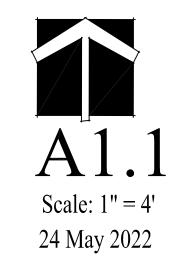
- 61) 3" STEEL BALLARD, 36" HIGH, EMBEDDED 18" DECK BALCONY: SLOPE 1/4" FT. TOWARD DRAIN OR EDGE 11.0" FT. TOWARD DRAIN OR EDG (66) 18"x24" MIN. UNDER-FLOOR ACCESS
- **63)** Provide landings of non-combustible materials at 68) (2) 12 SQ. INCH VENTS MINIMUM exterior doors equal to the width of the door and a **69** 42" solid railing length in the direction of travel equal to 36 inches. 70 WASTE BINS Slope of exterior landings shall not exceed 1/4" per foot
- (2% slope). [§ R311.3 CRC] 64) SECONDARY SCUPPER - MIN. 3" ABOVE DECK/ FLAT ROOF AND MIN. 4" TALL MIN. 8"X4" PER TABLE 11-1 (CPC) FIRE PROTECTION
- PROVIDE 1 LAYER 5/8" TYPE "X" GYPSUM BOARD ON ALL GARAGE WALLS AND CEILINGS (2 LAYERS WHEN REQUIRED BY TJI MANUFACTURER)
 COMMON TO DWELLING AND COVER ALL BEAMS & POSTS, AS WELL AS SOFFITS & FURRED SPACES, ALSO AT UNDERSIDE OF ACCESSIBLE UNDER STAIR AREAS. ONE HOUR CONSTRUCTION FOR ALL WALLS & SOFFITS.
- 82) MECHANICAL CHASE: REFER TO BUILDING SECTION FOR NOTES. UTILITY CONNECTIONS - REFER TO SITE PLAN/ELECTRICAL PLAN FOR SIZE AND TYPE (84) RATED DOOR - 1-3/8" SOLID CORE SELF CLOSING OR 20 MIN. FIRE RATED SELF LATCHING, SELF CLOSING. WEATHER STRIPPING TO BE TIGHT FIT
- Exterior door assemblies shall be of noncombustible construction or of solid wood not less than 1-3/8 inches thick with interior field panel thickness not less than 1-1/4 inches thick, or shall have a fire-resistance rating of not less than 20 minutes. Exterior vehicle access doors may be noncombustible or of ignition-resistant material or cladding Exterior garage doors shall resist intrusion of embers from entering by preventing gaps between doors and
- door openings with an approved weather stripping product (85) 60 MIN FIRE-RESISTIVE RATED DOOR

2x6 walls

DOOR AND WINDOW LEGEND EGRESS REQUIREMENTS: SLEEPING ROOM EMERGENCY EXIT SILL HT =+44" MAX., MIN OPERABLE AREA =5.7 S.F OPENING WIDTH -20", MIN. OPENING HEIGHT -24"



Larchmont Drive rroyo Grande, California 2 Arr \sim



* KEYNOTES ONLY APPLY IF REFERENCED ON PLANS

2) WOOD TRIM - WALNUT STAIN

GENERAL

127.50' MAX. ALLOWABLE

6'-0"

97.50' ANG

92.60' FF

88

3 VINYL DOORS AND WINDOWS - TAN

4 HARDIE HORIZONTAL SIDING - MOUNTAIN SAGE

5 CULTURED STONE - ASPEN



212 Larchmont Drive Arroyo Grande, California



South

TYP. 1)—

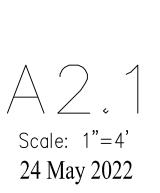
TYP. (2)—

TYP. 3

TYP. 4

4'-0" TYP.

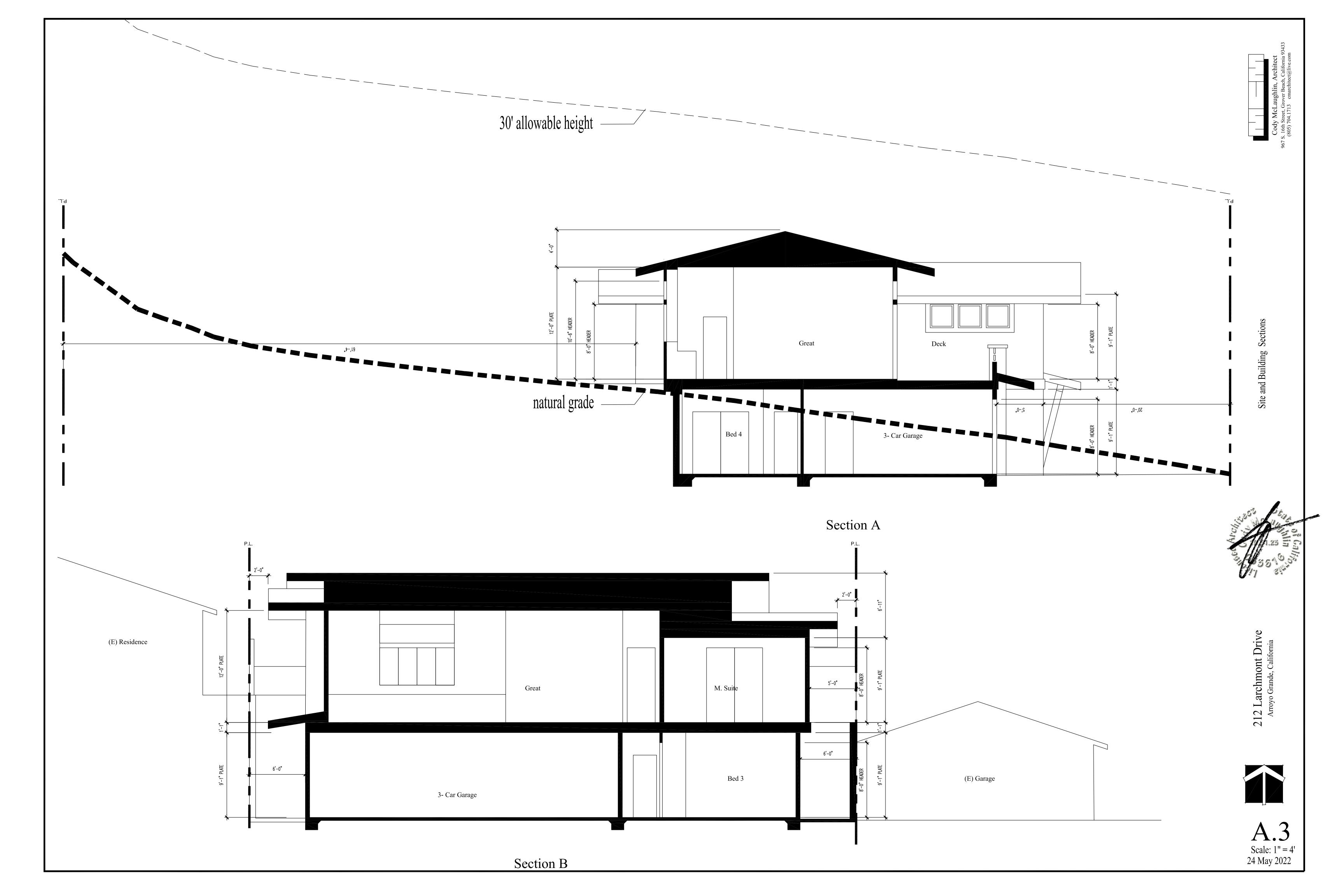
North





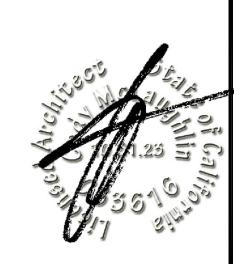




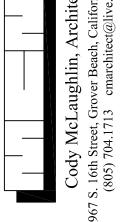


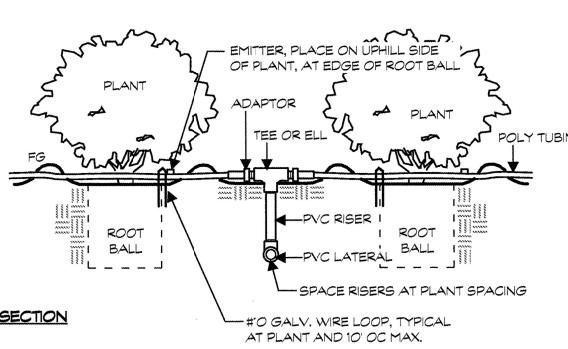




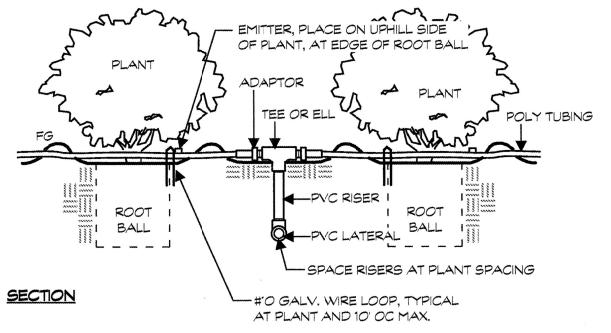


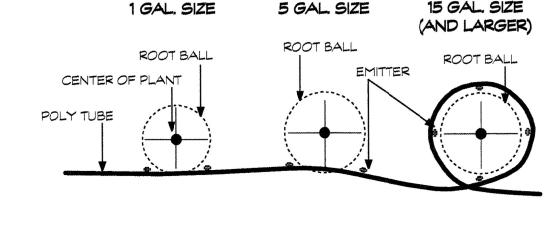






SECTION



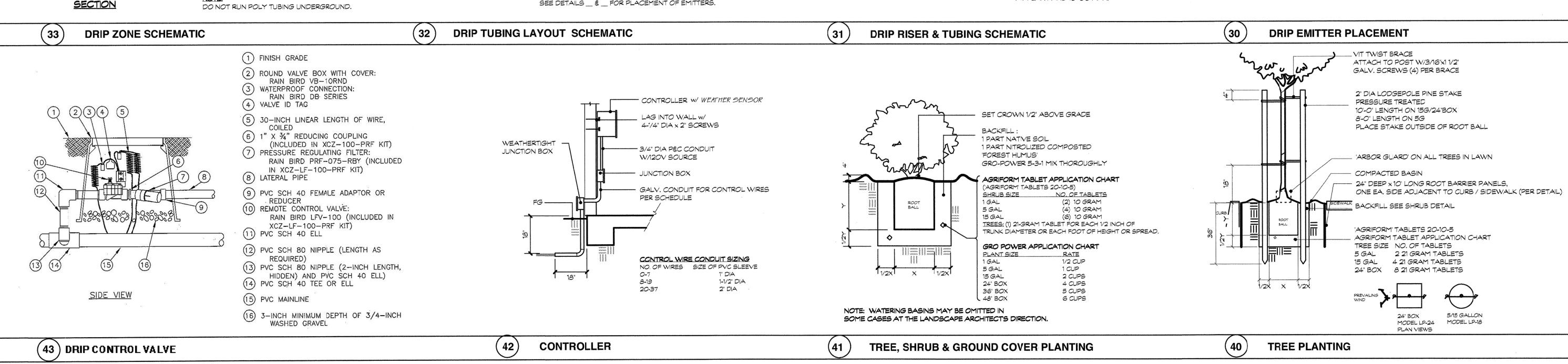


5 GAL SIZE

15 GAL. SIZE

PLAN VIEW

PLACE EMITTER AT EDGE OF ROOTBALL. DO NOT PLACE TUBE & EMITTER AGAINST STEM / TRUNK OF PLANT.



Irrigation Schedule

PRESSURE

<u>PLAN VIEW</u>

PVC ELL

ADAPTOR ----

HARDIE TURBO-SC DPJ-04 (1 GPH) or HARDIE TURBO-SC DPJ-08 (2 GPH) IRRITROL MC-6 PLUS-B CONTROLLER ELECTRIC CONTROL VALVE RAINBIRD XCZLF-100 PRF CLIMATE LOGIC CL-100 WEATHER SENSOR RAIN-SENSING OVERRIDE RAINBIRD PRF PRESSURE REGULATOR RAINBIRD PRF FILTER FLUSH VALVE AG PRODUCTS 3/4-B BALL VALVE SCHEDULE 40 PVC, 18" Deep PRESSURE LINE CLASS 200 PVC, 12" Deep LATERAL LINE DRIP ZONE HARDIE EHD1645 POLYETHYLENE HOSE .613 I.D. PVC SLEEVE PVC SCH 40, 2x LINE SIZE INSTALL A SHUT OFF VALVE BETWEEN THE HOUSE SERVICE LINE AND THE IRRIGATION SYSTEM

IRRIGATION NOTES Static water pressure: 60psi

· INSTALL ELECTRIC CONTROL VALVES ON GARAGE SIDE

· INSTALL 4 STATION AUTOMATIC CONTROLLER IN GARAGE. INSTALL RAIN OVERRIDE SENSOR IN APPROPRIATE LOCATION.

· INSTALL 4" PVC SLEEVE 24 INCHES DEEP UNDER DRIVEWAY FOR PIPES.

· INSTALL DRIP IRRIGATION PER DETAILS ON SHEET L-2.

· EMITTERS:

15 GAL: FOUR 4 GPH 5 GAL: TWO 2 GPH Plants (see A.O): 12 GPH 1 GAL: ONE 1 GPH

Japanese Maple: 5 GPH Dymondia: 465 GPH

1. Verification of Job conditions: Contractor shall verify actual job conditions and report any discrepancies 10. Spreading amendments: Soil amendments shall be applied to planting areas at specified rates and between the plans and actual conditions immediately to the Landscape Architect, refraining from doing any work in said areas until given approval to do so.

2. Materials receipts: The Contractor shall submit material receipts to the Landscape Architect to verify auantities of all materials used.

3. Guarantee: The Contractor shall repair or replace any or all work, together with any adjacent work which may be displaced by so doing, that may prove to be defective in its workmanship or material for the period of 60 days from final acceptance of work for all shrubs and groundcover less than 5 gallon size, and one year for all shrubs and trees 5 gailon size or larger, unusual abuse or neglect excepted.

4. Inspection notice: The Contractor must give 48 hour prior notice to the Landscape Architect when 13. Shrub and tree planting: Per details on plans. Notify Landscape Architect if any obstructions, bedrock or materials or work are ready to be inspected.

5. Grade: Quality and size shall conform to the State of California Grading Code of Nursery Stock, No.1 grade. Nursery grown stock only shall be used.

6. Unacceptable material: All plant material overgrown and root bound, too recently canned, with damaged 15. All planting areas to be a drip zone. rootballs, or which are diseased, unhealthy or badly shaped are considered uracceptable and shall be

Inspection and substitutions: Plants shall be the varieties and sizes snown on the plan. No substitutions

will be used without the written approval of the Landscape Architect. The Landscape Architect shall

inspect and approve or reject plant material prior to installation. Fertilizer: GRO-POWER 12-8-8 Slow Release Fertilizer at 20 lbs/1000 sq. ft. in all planting areas.

GRO-POWER 5-3-1 fertilizer in backfill per manufacturer's directions.

9. Organic amendments: 'Farest Humus' composted bark mixture by Sequoia Products, or equal, conforming to the following minimum certified test standards in all planting areas at 6.25 cu. yd. per 1000 sq. ft.: a. Free from herbicide residue b. average nutrient content 2.0 to 5.0 c. average nutrient ratio 3.0 to 8.0 d. C/N ratio less than 13.0 e. Ammonium nitrate ratio less than 100, pH 6.5-7.5 f. Ash to organic matter ratio 35% OM minimum, 65% ash maximum g. Soluble nutrients and salts (EC5 d.w.) less than 3.0 h. Particle size greater than 6.3mm: zero (0).

inspected and approved by Landscape Architect prior to cultivation, or the Contractor shall prepare a test plot under the supervision of the Landscape Architect using the specified amounts of amendments, which shall serve as an approved basis of comparison for the remainder of the soil preparation work.

Cultivation: Cultivate amendment into the soil to a depth of six inches. Cultivation shall produce a uniform, well mixed, loose, friable planting soil. Rake smooth to conform to finish grading requirements.

12. Finish grading: Rough grade to be within one-tenth (.1) of a foot of finish grade, by others. All planting creas to have minimum slape of 1/4" per foot (2%) to drain.

tardpan conditions encountered. 14. Ground cover planting: Plant at spacings shown on drawings in a triangular pattern. Ground cover shall be planted in all designated areas under, around and between shrubs unless noted otherwise.

---PRESSURE LINE

PLANT SPACING

PLAN VIEW

PER PLANTING PLAN

BURIED CLASS 200 PVC

PIPE, SERVING ADDITIONAL

EDGE OF PAVING -

PVC SLEEVE-

DRIP ZONE, SEE PLAN

-MANUAL FLUSH VALVE

SEE DETAIL _, SHEET

NOT TO EXCEED 150'

IN VALVE BOX (TYP.)

TOTAL LENGTH

PVC LATERAL LINE

PVC RISER

DRIVEWAY / PAVING

—PVC RISER

PVC LATERAL

PAVEMENT

PVC SLEEVE

UNDER PAVING

----BURIED CLASS 200 PVC

-PVC-DRIP TUBE ADAPTOR,

PIPE, SIZE PER PLAN

TYPICAL

- DRIP TUBING

---TOTAL LENGTH

NOT TO EXCEED 150'

MANUAL FLUSH VALVE

IN VALVE BOX (TYP.) SEE DETAIL __, SHEET

PLACE ENDS OF DRIP TUBE MAX. 3' FROM EDGE OF HARDSCAPE

IN VALVE BOX WITH FLUSH VALVE AS SHOWN, TYPICAL.

SEE DETAILS __ & __ FOR PLACEMENT OF EMITTERS.

---INDIVIDUAL PLANT

16. Fre-emergent herbicide: Apply an appropriate pre-emergent herbicide, according to manufacturer's drestions, to all ground cover planting areas. Any plant materials showing loss of vigor or health due to improper application of herbicide shall be replaced by the Contractor.

17. Bark Mulch: shredded and composted bark and/ or recycled wood product, consisting principally of wood crips and low in composted green waste fines, free from weeds and soil, plastic, metal, and paper debris, and certified free from levels of chlorine, salts or boron in levels that are harmful to ornamental plants, in 3 irch minimum layer in all ground cover and shrub planting areas. Recycled wood and green waste product with a higher proportion of composted fines from leaves and grass may be conditionally acceptable if paced in a 3 inch layer.

Commencement of establishment period: The establishment period shall begin after all work has been satisfactorily completed and granted final completion notice by the Owner. The establishment period shall

Responsibility of contractor: During the establishment period, the Contractor shall maintain all planting areas in a weed free condition, performing pest control, pruning, fertilizing and replacement of dead or unhealthy plants as necessary to establish a healthy, vigorous attractive planting.

Replacement of dead plants: All plants and ground covers that may die during the establishment period shall be replanted immediately. Waiting to replant until the end of the establishment period is not acceptable.

1 <u>Inspection</u>: Contractor shall notify the Landscape Architect 48 hours in advance when each work phase is ready to be inspected.

As Built: Contractor shall provide two copies of an "As-Built" plan of the irrigation system prior to final acceptance of work. One copy shall be reduced and laminated with vinyl film and placed in 17 the controller box, and one copy shall be provided to the Landscape Architect.

Guarantee: All work under this section will be guaranteed for a period of one year from the final approval of work. Any damages caused by the irrigation system shall be the responsibility of the

Control Wires: Shall be solid copper conductors, 600 volt AC, Type UF-AWG, UL approved for director burial. Common wire to be #14 size; pilot wires to be #18 size.

Trenching next to existing trees: Hand dig all trenches within the canopy dripline of existing trees. Do not cut any roots 2 inches in diameter or over.

6. <u>Jaints</u>: Plastic to plastic joints shall be solvent-weld using solvent and procedures recommended by

7. Threaded fittings: Teflon tape or "Rector-Seal" soft set pipe dope shall be used on all threaded

8. Control wire placement: Wires shall be placed under irrigation mains wherever practical and taped to main at 5 foot intervals. Where wires do not parallel pipes, they shall be buried a minimum of 12', taped at 5 foot intervals, and should run along walks or building edges wherever practical. Control wires under paving shall be in PVC conduit 24" deep.

9. <u>Connection of valves</u>: Connect control wires to valves using Rainbird Model ST-03 wire connectors and PT-35 sealer or equals. Wire should be installed so that a loop encircles the valve. Provide slack so that it can be cut and reconnected if necessary.

10. General: The Contractor shall not allow nor cause any of his work to be covered or encosed until it has been inspected and approved by the Landscape Architect. Should any of his work be enclosed or covered before such inspection or test, he shall uncover the work at his own expense, and after it has been inspected, tested and approved, shall make all repairs with like materials necessary to restore all his work and that of the other contractors to its original condition.

Pressure test: After completion of the piping system and prior to backfilling and installation of the sprinkler heads, the entire system shall be thoroughly flushed under pressure to remove dirt, scale or other material from the lines. The pressure lines shall then be tested at full pressure for 2 hours with couplings exposed and pipe sections center loaded. Provisions shall be made to bleed the lines of air. Should any leaks develop, the system shall be retested following repair. The pressure test must be made in the presence of the Landscape Architect.

12. <u>Layout</u>: Adjust layout as necessary to meet job conditions. Head locations and adjustments shall be set to achieve full and uniform coverage of the areas intended to be watered, with minimum overspray of walks and roadways.

13. Operation: No planting shall occur until the irrigation system and automatic controller are fully operative and have been inspected and approved by the Landscape Architect.

4. Drip tubing: Maximum drip tubing lareral lengths may not exceed 300 feet from valve. Do not run continuous, winding tube laterals. Lay tubing in parailel lines approximately 5 feet apart, depending on plant spacing, and meander among plants.

* I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package.

482 GPH = 8.03 GPM = 2 valves