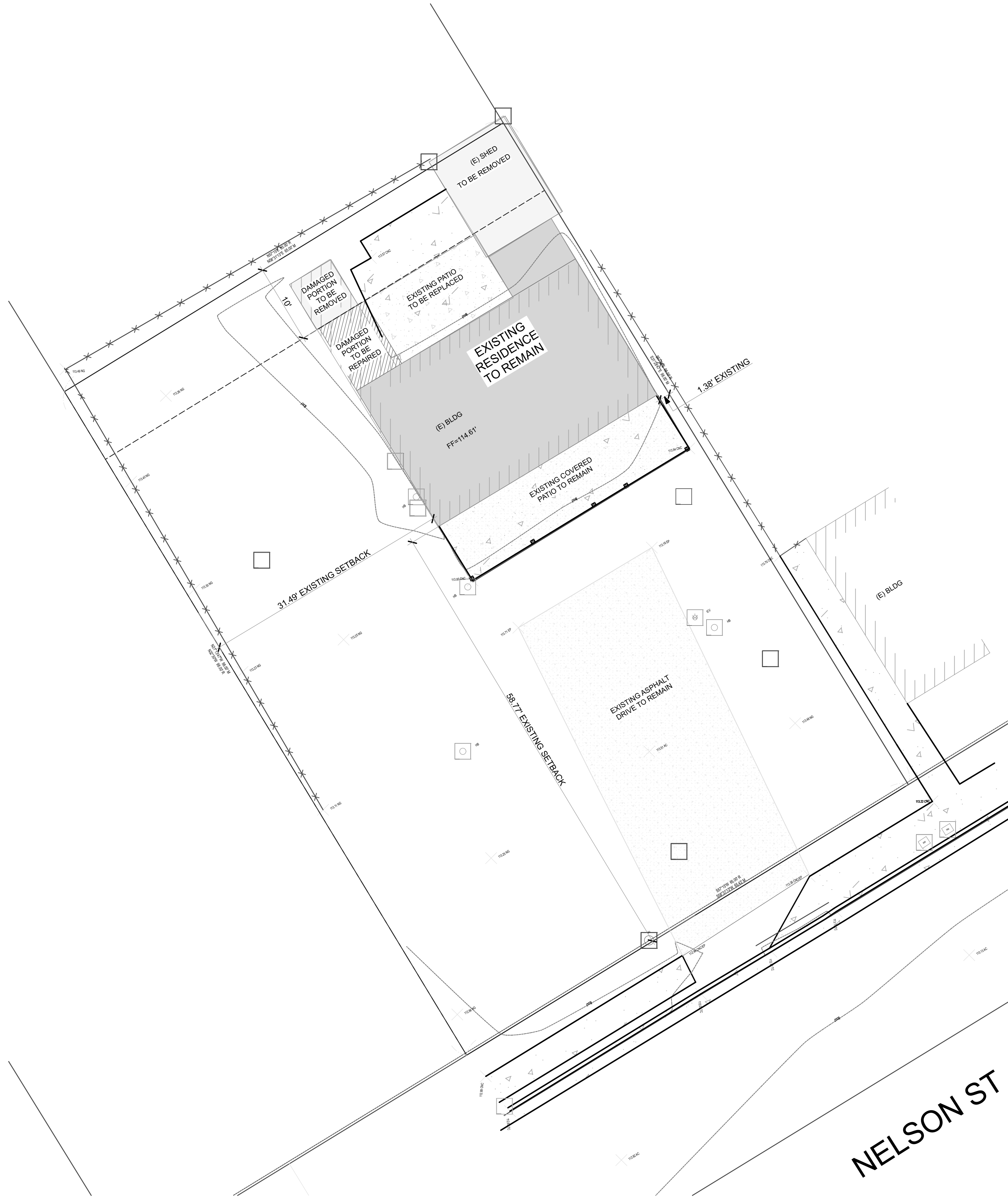


# 121 NELSON STREET

121 NELSON STREET  
ARROYO GRANDE, CA 93420



## PROJECT TEAM

### ARCHITECT:

JM Architecture  
151 W Branch Street, Suite A  
Arroyo Grande, CA 93420  
Phone: 805-481-2631  
Contact: Jennifer Martin, Architect

### STRUCTURAL ENGINEER:

5 & 2 ENGINEERING  
PO BOX 461  
ARROYO GRANDE, CA 93421  
805-748-5705  
DANIEL HILL

### SURVEYOR:

DPSI, INC  
SAN LUIS OBISPO, CA  
661-312-9261  
JEFF ZAMBO

### TITLE 24 ENGINEER:

CARSTAIRS ENERGY  
PO BOX 4736  
SAN LUIS OBISPO, CA 93403  
805-904-9048  
TIMOTHY CARSTAIRS

## PROJECT INFORMATION

### PROJECT ADDRESS:

121 NELSON STREET  
ARROYO GRANDE, CA 93420

### OWNER:

BILLY KILMER  
751 PRINTZ ROAD  
ARROYO GRANDE, CA 93420  
805-704-1328

### SCOPE OF WORK:

REMODEL AND REBUILD OF EXISTING 794 SF RESIDENCE ON EXISTING 6370SF PARCEL. SCOPE INCLUDES INTERIOR RENOVATION AND REPAIR AND REPLACE EXISTING DAMAGED MATERIALS. EXTERIOR INCLUDES REPAIR AND REPLACE IN KIND WITH EXISTING MATERIALS.

### MINIMUM BUILDING SETBACKS

FRONT SETBACK	0-15'
SIDE SETBACK	0-5'
REAR SETBACK	0-15'

### EXISTING/PROPOSED BUILDING SETBACKS

FRONT SETBACK	8'
EAST(SIDE) SETBACK	1.5'
WEST(SIDE) SETBACK	5'
REAR SETBACK	10'

### PROPOSED BUILDING AREA

FIRST FLOOR LIVING	762 SF
PORTION OF EXISTING TO BE REMOVED	32 SF

### EXISTING BUILDING AREA

FIRST FLOOR LIVING	794 SF
SHED (TO BE REMOVED)	160 SF

### PROPERTY INFORMATION:

APN:	007-491-023
LEGAL:	
LAND USE ZONE:	VMU
LOT SIZE:	6370SF (GROSS)

### BUILDING INFORMATION:

OCCUPANCY	R-3
CONSTRUCTION TYPE	V-B
STORIES	1
FIRE SPRINKLERS	NO

### APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH THE 2019 EDITIONS OF THE CALIFORNIA RESIDENTIAL CODE (CRC) AND/OR THE CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA GREEN BUILDING STANDARDS CODE AND CALIFORNIA ENERGY CODE (CEC), ALL AMENDMENTS TO THE CA CODES ADOPTED BY THE CITY OF ARROYO GRANDE AND ALL OTHER CODES, REGULATIONS, AND APPROVALS ESTABLISHED BY THE CITY OF ARROYO GRANDE.

## SHEET INDEX

### GENERAL DRAWINGS

A1.0 TITLE SHEET/GENERAL INFO

C-1	TITLE SHEET NOTES AND DETAILS
C-2	GRADING AND DRAINAGE PLAN
C-3	EROSION CONTROL PLAN
L-1	HARDSCAPE PLAN
L-2	PLANTING AND IRRIGATION PLAN

A2.1	ARCHITECTURAL SITE PLAN
A3.1	FIRST LEVEL FLOOR PLAN
A3.2	FIRST LEVEL FLOOR PLAN CONT.
A3.3	ROOF PLAN
A4.1	BUILDING ELEVATIONS
A4.2	BUILDING ELEVATIONS
A5.1	BUILDING SECTIONS
A6.1	REFLECTED CEILING/ELECTRICAL PLAN FIRST FLOOR
A7.1	WINDOW, DOOR SCHEDULES + DETAILS
A7.2	ARCHITECTURAL DETAILS

S-1	STRUCTURAL GENERAL NOTES
S-2	FOUNDATION PLAN
S-3	ROOF FRAMING PLAN
S-4	STRUCTURAL DETAILS
S-5	STRUCTURAL DETAILS

EN1.0	TITLE 24 MANDATORY MEASURES
EN1.1	CAL GREEN MANDATORY MEASURES
EN1.2	CAL GREEN MANDATORY MEASURES
M1.0	MECHANICAL PLAN

## SYMBOLS

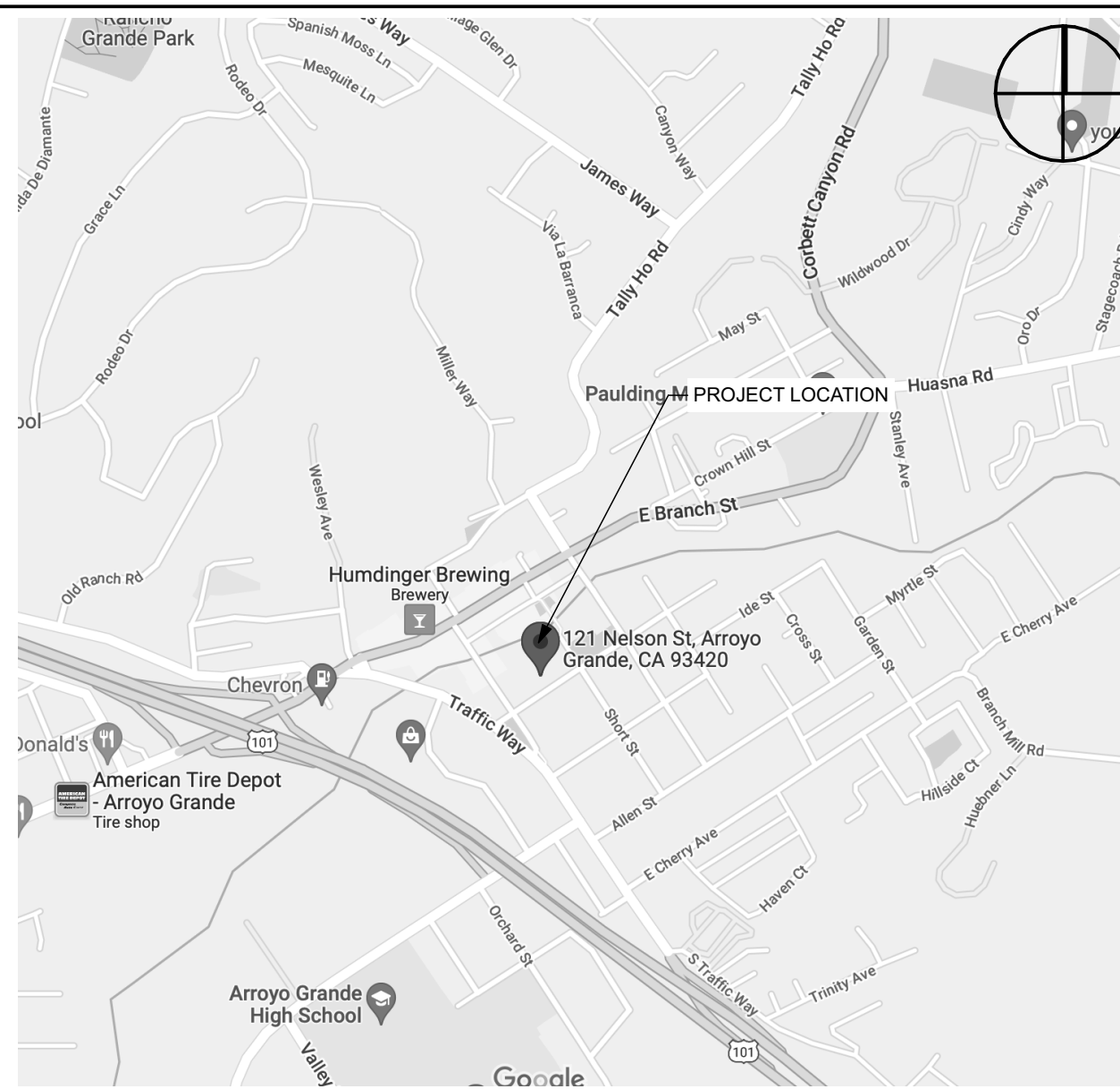
(SHEET #)	DETAIL REFERENCE SHEET NUMBER
(SECTION #)	SECTION/ELEVATION REFERENCE SHEET NUMBER
(KEYNOTE #)	KEYNOTE
(PLAN NORTH)	PLAN NORTH
(REVISION #)	REVISION NUMBER

MASTER BED	ROOM NAME
A-181 sq ft	ROOM SIZE
HARDWOOD	WIDTH AND DEPTH
13'4 X 13'	FLOORING CEILING HEIGHT

## GENERAL NOTES

- 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.
- 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.
- 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 ARCHITECT PRIOR TO PROCEEDING WITH ANY RELATED WORK.
- 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.
- 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 PROPOERTY 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 STRUCTRES ON THE BUILDING SITE.
- 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
- SUBSTITUTIONS: SUBSTITUTIONS REQUIRE OWNER AND ARCHITECT'S APPROVAL. FAILURE TO GAIN APPROVAL IS SUFFICIENT GROUNDS FOR ORDERING REMOVAL OF PRODUCT AT CONTRACTORS EXPENSE
- ALL APPLIANCES, PLUMBING FIXTURES, CABINETS/BUILT-INS, ACCESSORIES AND FINISHED LISTED ON THE DRAWINGS SHALL BE SPECIFIED BY THE OWNER OR OWNER'S REPRESENTATIVE.

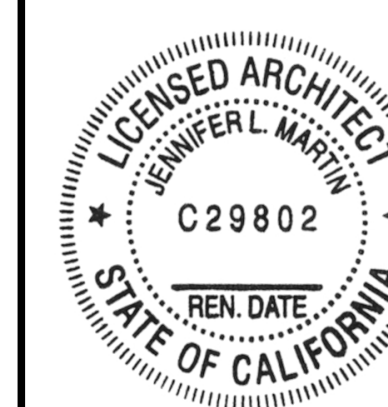
## VICINITY MAP







**JENNIFER MARTIN**  
ARCHITECTURE + DESIGN  
IC: C29802 • JENNIFER@JWARCHITECTUREDESIGN.COM  
W: 805.481.2631 C: 805.709.1707



**121 NELSON STREET**

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◀ 1" ACTUAL ▶

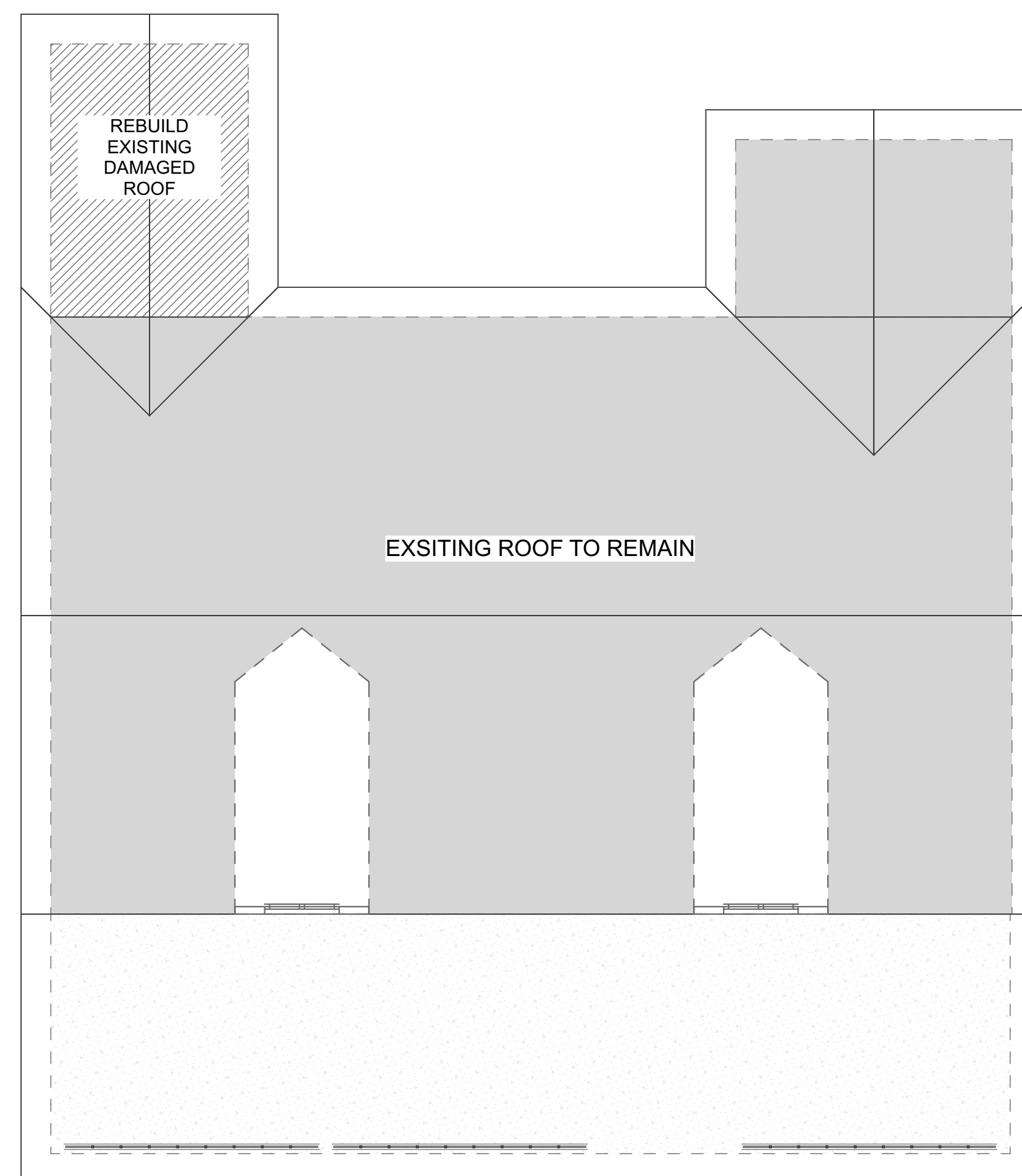
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

BY	REVISIONS	DATE
Date:	5/19/22	
Scale:	AS NOTED	
Drawn:		
Job:		
Sheet		

## A3.2

Plotted On: 5/19/22

# ROOF PLAN



34  
A3.2

## SECOND FLOOR - LOWER ROOF PLAN

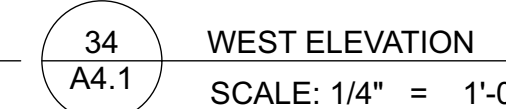
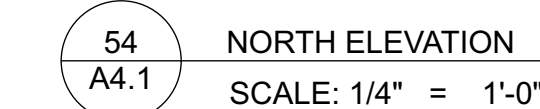
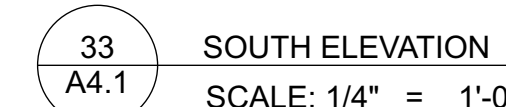
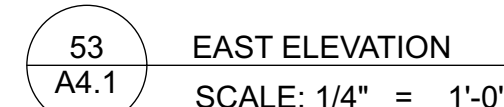
SCALE: 1/4" = 1'-0"



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## A4.1

Plotted On: 5/19/2



BY	REVISIONS	DATE
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Date:	5/19/22	
Scale:	AS NOTED	
Drawn:		
Job:		
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