CITY OF EL PASO DE ROBLES

"The Pass of the Oaks"

Development Review Committee Agenda

Monday, June 9, 2025, 3:30 PM

Large Conference Room - 2nd Floor

1000 SPRING ST

Paso Robles, CA 93446

This is an in-person meeting. Written public comments can be submitted via email to planning@prcity.com. Those received prior to 12:00 noon on the day of the meeting to be posted to the City's website as an addendum to the agenda. If submitting written comments in advance of the meeting, please note the agenda item by number or name.

AMERICANS WITH DISABILITIES ACT

Any individual, who because of a disability needs special assistance to attend or participate in this meeting, may request assistance by contacting the City Clerk's Office (805) 237-3960. Whenever possible, requests should be made four (4) working days in advance of the meeting.

Pages

A. CALL TO ORDER

B. ROLL CALL

C. DISCUSSION ITEMS

File #: P25-0045
Requested Action: DRC Final Action
Application: New wall-mounted sign for Catch Architecture
Location: 935 Riverside
Applicant: Catch Architecture, Moises De La Cruz

D. ADJOURNMENT

DRC Item 1

DESIGNS PREPARED FOR:

Audio Nova

SITE ADDRESS:
735 PINE ST.
PASO ROBLES, CA 93446

JOB NUMBER:
302209

SALES REPRESENTATIVE:
J. GEHRT

PROJECT MANAGER:
L. ZARBO

JONES SIGN
Your Vision. Accomplished.
A MORTENSEN COMPANY

JOB #: 302209_R2
DATE: 03.11.2025
DESIGNER: K. PASTORIK
SALES REP: J. GEHRT
PROJ MGR: L. ZARBO

REQUIRED:
- ☐ FIELD SURVEY
- ☐ PAINT COLOR
- ☐ FONTS
- ☐ VECTOR ARTWORK
- ☐ CLIENT PMS COLOR
- ☐ ENGINEERING
- OTHER:

LANDLORD APPROVAL DATE

CLIENT APPROVAL DATE

Audio Nova

AUDIONOVA
735 PINE ST.
PASO ROBLES, CA 93446

SHEET NUMBER

JONES SIGN
Your Vision. Accomplished.
A MORTENSEN COMPANY

DRC Item 1

DESIGN REVISIONS:

REV. #	DATE	DESIGNER	REVISION COMPLETED	INTERNAL	PERMIT	CLIENT
1	05.15.25	LAH	REVISE PN.1 INTO FC.1		●	
2	05.29.25	LAH	FC.1: UPDATED QTY. AND SPECS			●
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						

REV. #	DATE	DESIGNER	REVISION COMPLETED	INTERNAL	PERMIT	CLIENT
13						
14						
15						
16						
17						
18						
19						
20						
21						
22						
23						
24						

DESIGNER NOTES

DATE	DESIGNER	NOTE

PRE-FLIGHT PRINT LIST

GOOD TO GO	PRIMARY CHECKS	GOOD TO GO	ADDITIONAL CHECKS
	NO MISSING / UNPACKAGED / UNLINKED IMAGES		REMOVE ANY NON-PRINTING DATA
	ENSURE IMAGE RESOLUTION 100 PPI AT FULL SCALE - REFER TO JONES ART REQUIREMENTS REGARDING POSSIBLE EXCEPTIONS		FLATTEN TRANSPARENCIES (FLATTEN RASTER IMAGES AND EFFECTS, LEAVE VECTOR COPY, LOGOS ETC. INTACT AS VECTORS)
	COLORS - MUST BE CMYK OR PANTONE		CONVERT FONTS TO PATHS (OR CURVES)
	ENSURE IMAGE SIZE & PROPORTIONS ARE CORRECT FOR FINAL PRODUCT, AND ANY INCLUDED BLEED & TRIM MARKS MATCH CLIENT SPECS		EMBED IMAGES OR ENSURE UNEMBEDDED IMAGES ARE PROPERLY LOCATED FOR SYSTEM USE

JONES SIGN
Your Vision. Accomplished.
A Mortensen Company

JOB #: 302209_R2
DATE: 03.11.2025
DESIGNER: K. PASTORIK
SALES REP: J. GEHRT
PROJ MGR: L. ZARBO

REQUIRED:

☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS
☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING

OTHER:

LANDLORD APPROVAL DATE

CLIENT APPROVAL DATE

Audio Nova

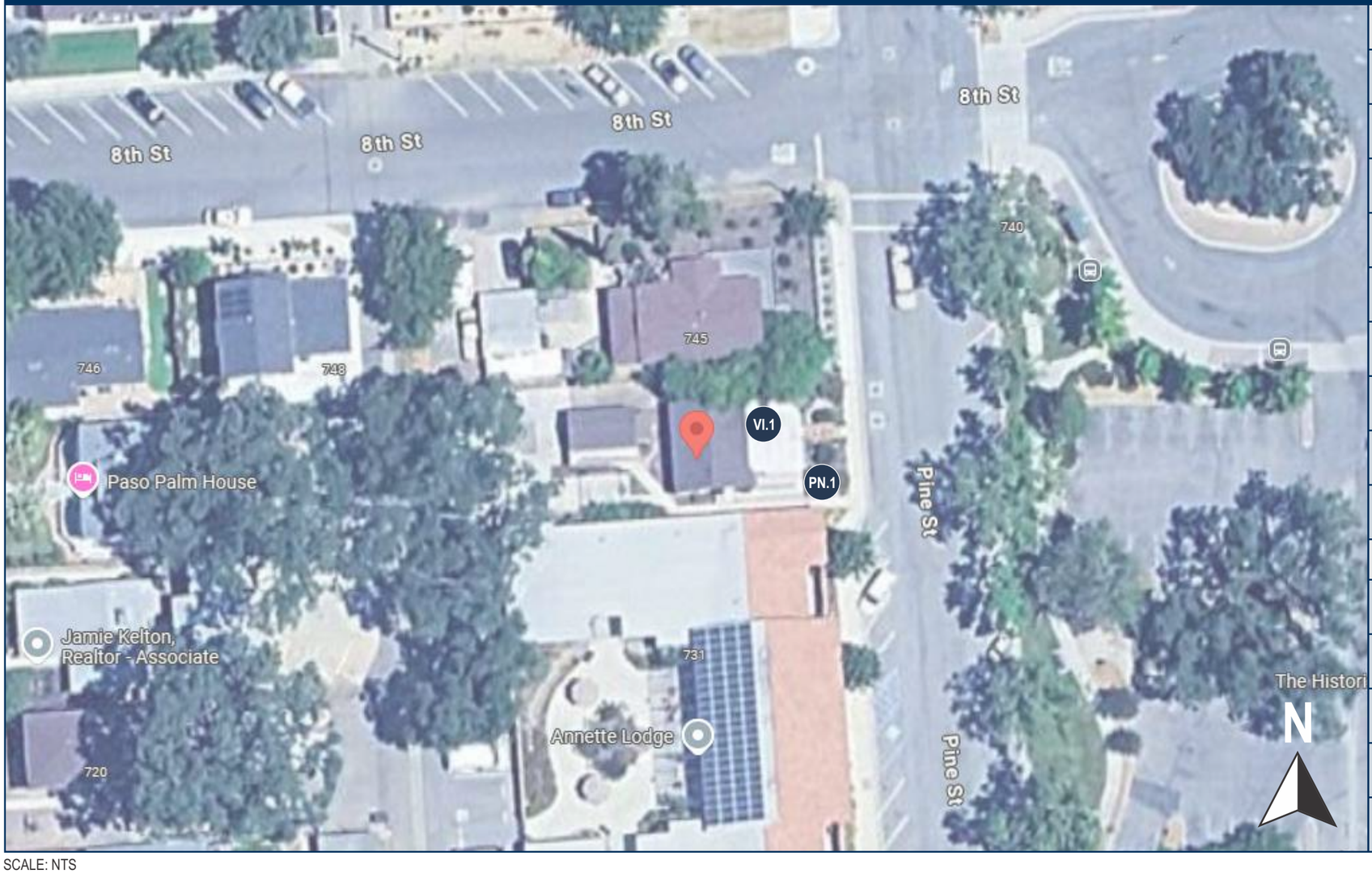
AUDIONOVA
735 PINE ST.
PASO ROBLES, CA 93446

SHEET NUMBER
1.0

DRC Item 1

AudioNova

SITEPLAN



SCALE: NTS

SCOPE OF WORK

EXTERIOR SIGNS		QTY
VI.1	WINDOW VINYL	1
FC.1	FLAT CUT LETTERS ON BACKER PANEL	2

INTERIOR SIGNS	QTY

JONES SIGN
Your Vision. Accomplished.
A Mortensen Company

JOB #: 302209_R2
DATE: 03.11.2025
DESIGNER: K. PASTORIK
SALES REP: J. GEHRT
PROJ MGR: L. ZARBO

REQUIRED:

- ☐ FIELD SURVEY
- ☐ PAINT COLOR
- ☐ FONTS
- ☐ VECTOR ARTWORK
- ☐ CLIENT PMS COLOR
- ☐ ENGINEERING

OTHER:

LANDLORD APPROVAL DATE

CLIENT APPROVAL DATE

Audio Nova

AUDIONOVA
735 PINE ST.
PASO ROBLES, CA 93446

SHEET NUMBER
2.0

DRC Item 1

BRAND STANDARDS

CLIENT COLORS

PAINT

- P-1 MP TO MATCH PMS 3537C
- P-2 MP TO MATCH PMS 2270C
- P-3 MP TO MATCH BUILDING COLOR TBD
- P-4 MP SATIN WHITE

VINYL

- V-1 3M 3730-76L HOLLY GREEN
- V-2 3M 3630-136 LIME GREEN
- V-3 3M 3725-10 WHITE
- V-4 3M 3725-20 OPAQUE WHITE
- V-5 3M 3650-196 APPLE GREEN
- V-6 3M 3635-20B WHITE/BLACK BLOCKOUT FILM

DIGITAL PRINT

- DP-1 3M PERFORATED TO MATCH PMS 3537C

** PLEASE NOTE THAT THIS IS THE COMPLETE LIST OF COLORS & MATERIALS*
** EACH PAGE SHOULD HAVE A COLOR / MATERIALS LIST THAT ONLY SHOWS THE COLORS / MATERIALS USED FOR THAT SPECIFIC SIGN*

FONT LIST

TWK LAUSANNE 500

CLIENT FONTS

☐ **CLIENT FONTS REQUIRED**

Date: Designer:

☐ **CLIENT FONTS ADDED TO SUITCASE**

Date: Designer:

** PLEASE NOTE THAT THIS IS THE COMPLETE LIST OF FONTS*
** EACH PAGE SHOULD INDICATE THE FONT OR FONTS USED FOR THAT SPECIFIC SIGN*

AudioNova

JONES SIGN
Your Vision. Accomplished.
A Mortensen Company

JOB #: 302209_R2
DATE: 03.11.2025
DESIGNER: K. PASTORIK
SALES REP: J. GEHRT
PROJ MGR: L. ZARBO

REQUIRED:

☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS
☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING

OTHER:

LANDLORD APPROVAL DATE

CLIENT APPROVAL DATE

Audio Nova

AUDIONOVA
735 PINE ST.
PASO ROBLES, CA 93446

SHEET NUMBER
3.0

DRC Item 1

EAST ELEVATION

FC.1 SIDE 1

VI.1

EAST ELEVATION - PROPOSED SIGNAGE
SCALE: APPROX. 3/16" = 1'-0"

NOTE: PROPOSED REPRESENTATION IS NOT TO EXACT SCALE
AND PROPORTIONS MAY VARY FROM ACTUAL SIZING

EXISTING CONDITIONS
SCALE: NTS

JONES SIGN
Your Vision. Accomplished.
A Mortensen Company

JOB #: **302209_R2**
DATE: 03.11.2025
DESIGNER: K. PASTORIK
SALES REP: J. GEHRT
PROJ MGR: L. ZARBO

REQUIRED:

- ☐ FIELD SURVEY
- ☐ VECTOR ARTWORK
- ☐ PAINT COLOR
- ☐ CLIENT PMS COLOR
- ☐ FONTS
- ☐ ENGINEERING

OTHER:

LANDLORD APPROVAL DATE

CLIENT APPROVAL DATE

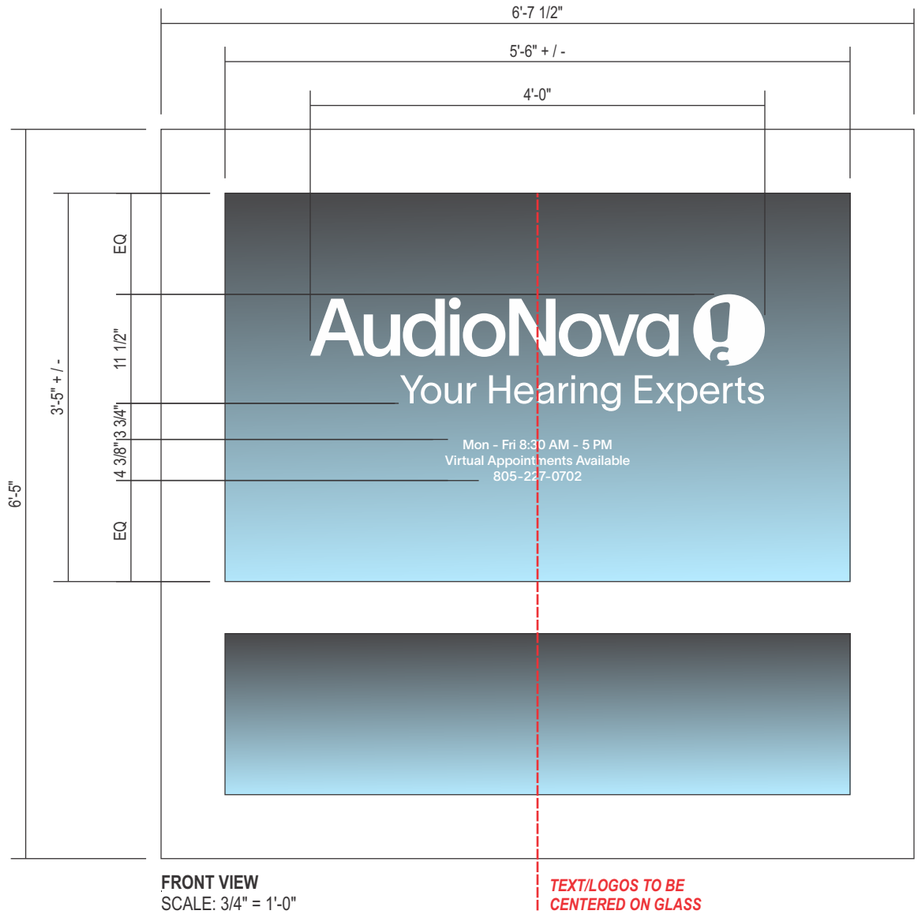
Audio Nova

AUDIONOVA
735 PINE ST.
PASO ROBLES, CA 93446

SHEET NUMBER
4.0

VI.1 DRC Item 1
WINDOW VINYL - EXTERIOR (QTY 1) - NON-STANDARD - CUSTOM LAYOUT

OVERALL SQUARE FOOTAGE: 6.5



FRONT VIEW
SCALE: 3/4" = 1'-0"

TEXT/LOGOS TO BE CENTERED ON GLASS

SPECIFICATIONS:

1. APPLIED VINYL GRAPHICS, FIRST SURFACE V-3
2. REMOVE EXISTING VINYL AND CLEAN GLASS BEFORE APPLICATION

COLORS / FINISHES:

☐ V-3 3M 3725-10 WHITE

FONTS:
TWK LAUSANNE 500

JONES SIGN
Your Vision. Accomplished.
A Mortensen Company

JOB #: 302209_R2
DATE: 03.11.2025
DESIGNER: K. PASTORIK
SALES REP: J. GEHRT
PROJ MGR: L. ZARBO

REQUIRED:
☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS
☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING
OTHER:

LANDLORD APPROVAL DATE

CLIENT APPROVAL DATE

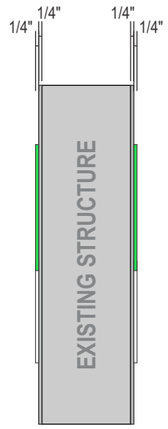
AUDIONOVA
735 PINE ST.
PASO ROBLES, CA 93446

SHEET NUMBER
5.0

FC.1 DRC Item 1
FLAT CUT LETTERS ON BACKER - EXTERIOR (QTY 2) CUSTOM SIZE & LAYOUT

OVERALL SQUARE FOOTAGE: 11.5

FRONT VIEW
SCALE: 1" = 1'-0"



SIDE VIEW
SCALE: 1" = 1'-0"

PROPOSED SIGN - SIDE 2
NTS

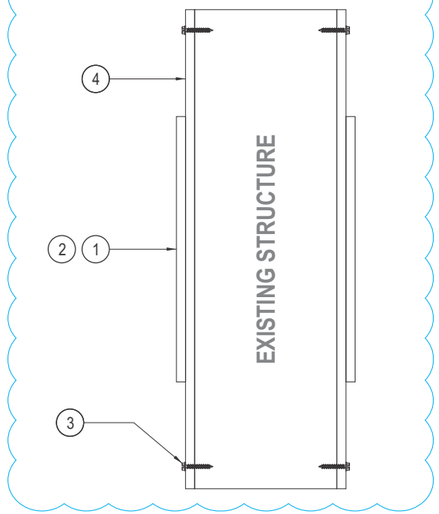
EXISTING CONDITIONS - SIDE 2
NTS

SPECIFICATIONS:

1. FLAT CUT OUT 1/4" THICK ALUMINUM LETTERS FLUSH MOUNTED TO WOOD P-2, P-4
2. GRAPHICS TO BE ATTACHED TO BACKER WITH VHB TAPE AND SILICONE
3. MOUNTING HARDWARE TO SUIT FIELD CONDITIONS
4. 1/4" THICK ALUMINUM PANEL TO MATCH CEDAR WOOD BACKGROUND

COLORS / FINISHES:

P-2 MP TO MATCH PMS 2270C
P-4 MP SATIN WHITE



CROSS SECTION VIEW
NOT TO SCALE

JONES SIGN
Your Vision. Accomplished.
A Mortensen Company

JOB #: 302209_R2
DATE: 03.11.2025
DESIGNER: K. PASTORIK
SALES REP: J. GEHRT
PROJ MGR: L. ZARBO

REQUIRED:
☐ FIELD SURVEY ☐ PAINT COLOR ☐ FONTS
☐ VECTOR ARTWORK ☐ CLIENT PMS COLOR ☐ ENGINEERING
OTHER:

LANDLORD APPROVAL DATE
CLIENT APPROVAL DATE

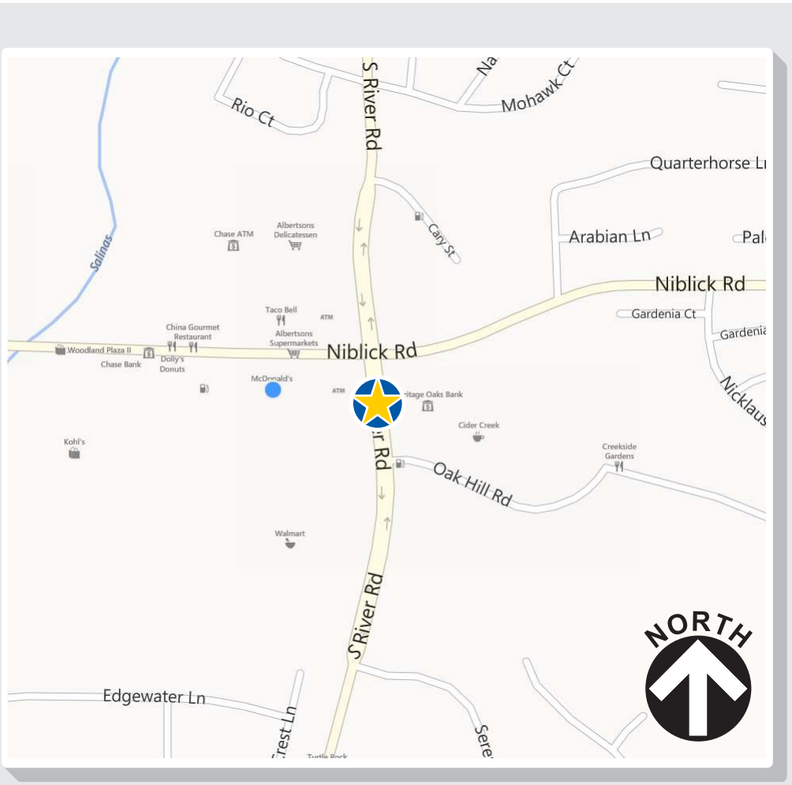
Audio Nova

AUDIONOVA
735 PINE ST.
PASO ROBLES, CA 93446

SHEET NUMBER
6.0

McDonald's

• McDonald's • 186 Niblick Rd. • Paso Robles, CA



1 **VICINITY MAP**

SCALE: NTS

superior electrical advertising
1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867
www.superiorsigns.com

Project:
McDonald's

Address:
186 Niblick Rd.,
Paso Robles, CA

Account Manager:
Chris Janocha

Job No.: **250171-02**

Revision History:
R1 1/28/25 LR New Drawing
R2 5/22/25 LR Order engineering PO 11956

Notes: The colors depicted here are a graphic representation and vary based on monitor or printer calibration. See color specifications.

ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

• CONSTRUCTION APPROVALS •

Acct. Mgr: Date:

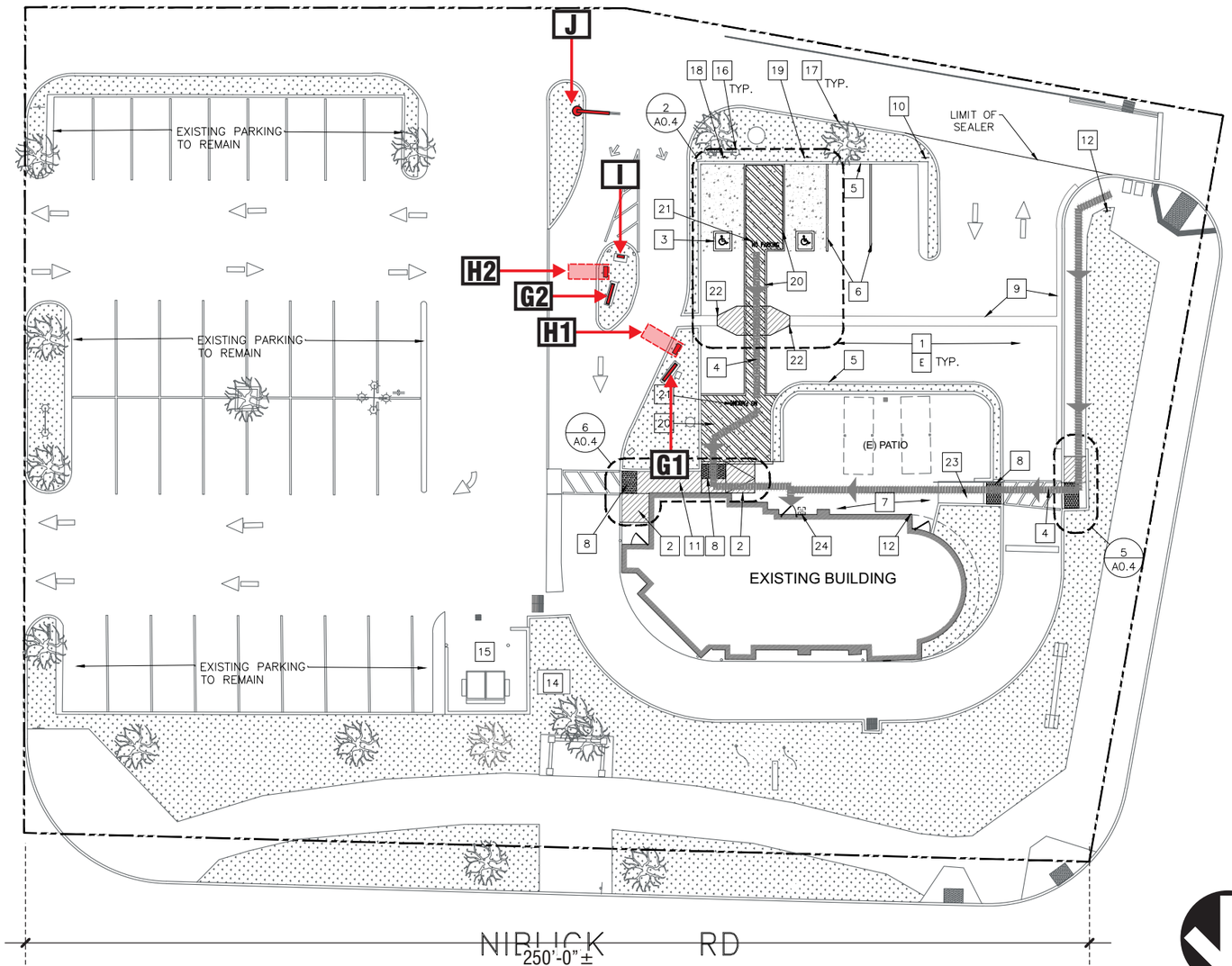
Design: Date:

Mfg/QC: Date:

S-01

DRC Item 2

SIGN SCHEDULE - McDONALD'S SIGNAGE					
NO.	DESCRIPTION	ILLUM.	AREA	QUANT.	TOTAL
G	OUTDOOR MENUBOARD	Y	19.8	2	39.6
H	SLIM COD CANOPY	Y	1.49	2	2.98
I	OUTDOOR PRESELL	Y	9.9	1	9.9
J	GATEWAY CLEARANCE	N	5.0	1	5.0
L					
	TOTAL SQ. FOOTAGE =				57.48



1 **SITE PLAN**

APPROXIMATE SCALE: 1/32" = 1'-0"

superior electrical advertising

1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867

www.superiorsigns.com

Project:
McDonald's

Address:
186 Niblick Rd.,
Paso Robles, CA

Account Manager:
Chris Janocha

Job No.: **250171-02**

Revision History:
R1 1/28/25 LR New Drawing
R2 5/22/25 LR Order engineering
PO 11956

Notes: The colors depicted here are a graphic representation and vary based on monitor or printer calibration. See color specifications.

ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

• CONSTRUCTION APPROVALS •

Acct. Mgr: Date:

Design: Date:

Mfg/QC: Date:

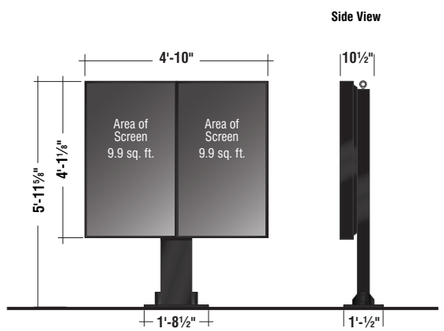
S-02

DRC Item 2

** ALL FOOTINGS BY THE GENERAL CONTRACTOR **

(for signs on this page)

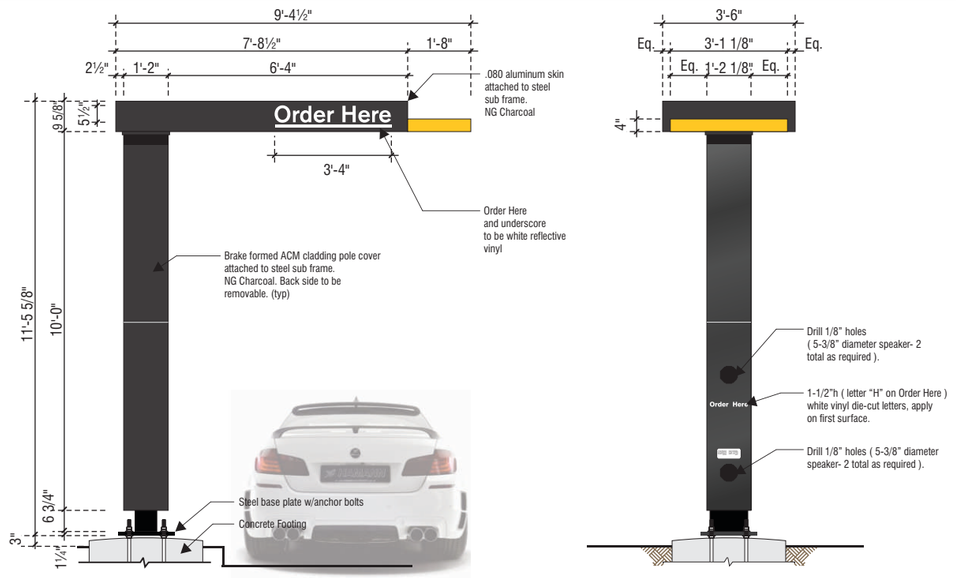
G1 G2



OUTDOOR MENUBOARD — 19.8 Sq. Ft.

Two (2) Units Required — Scale: 1/4" = 1'-0"

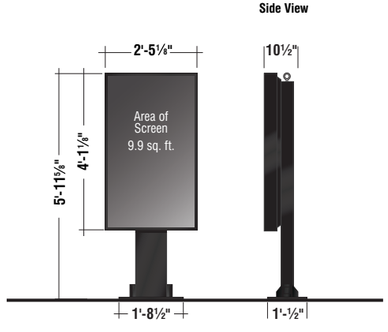
H1 H2



SLIM C.O.D. "SPRINGBOARD" CANOPY — 1.49 Sq. Ft

Two (2) Units Required — Scale: 1/4" = 1'-0"

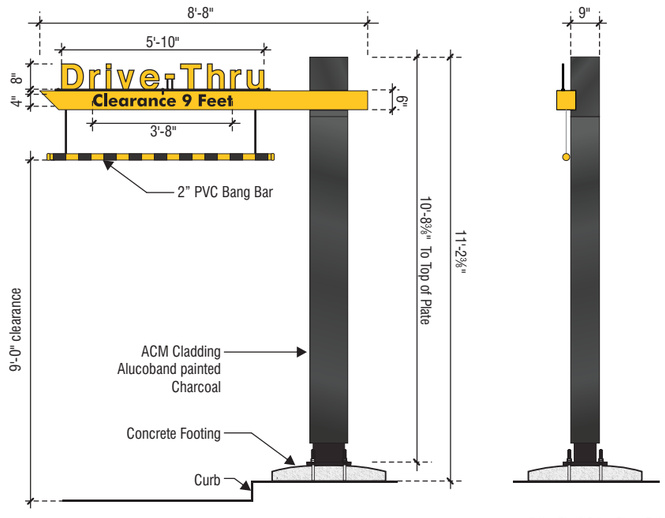
I



OUTDOOR PRESELL — 9.9 Sq. Ft.

One (1) Unit Required — Scale: 1/4" = 1'-0"

J



GATEWAY CLEARANCE SIGN — 1.2 Sq. Ft. /3.8 Sq. Ft. = 5 Sq. Ft

One (1) Unit Required — Scale: 1/4" = 1'-0"

superior electrical advertising
1700 West Anaheim Street
Long Beach, California
90813-1195
Phone: 562.495.3808
Facsimile: 562.435.1867
www.superiorsigns.com

Project:
McDonald's

Address:
186 Niblick Rd.,
Paso Robles, CA

Account Manager:
Chris Janocha

Job No.: **250171-02**

Revision History:
R1 1/28/25 LR New Drawing
R2 5/22/25 LR Order engineering
PO 11956

Notes: The colors depicted here are a graphic representation and vary based on monitor or printer calibration. See color specifications.

ELECTRIC SIGN

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

• CONSTRUCTION APPROVALS •

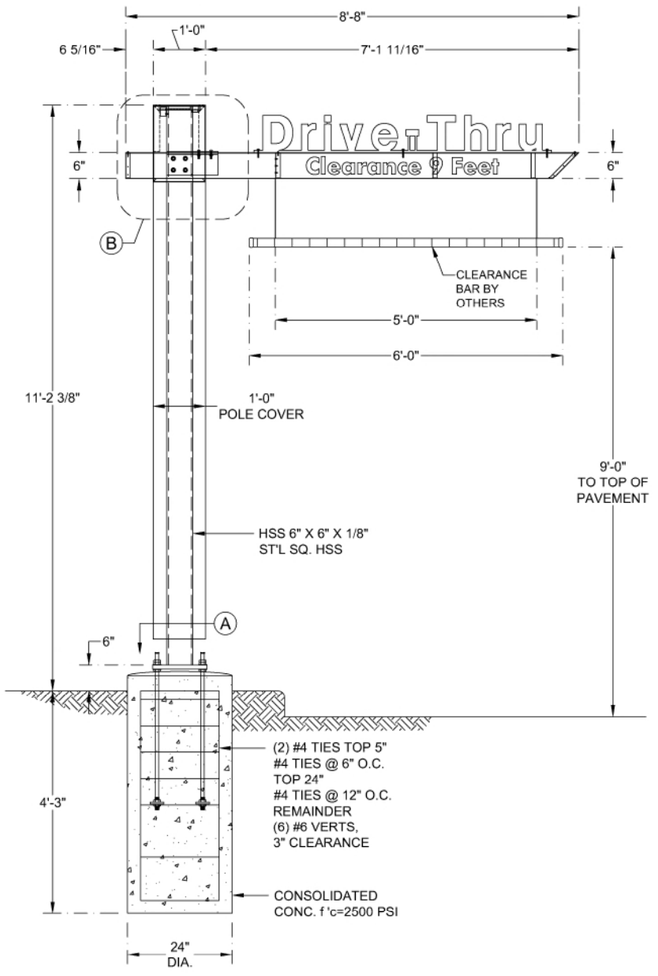
Acct. Mgr: Date:

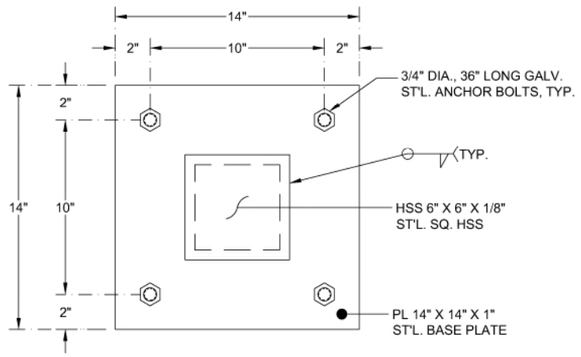
Design: Date:

Mfg/QC: Date:

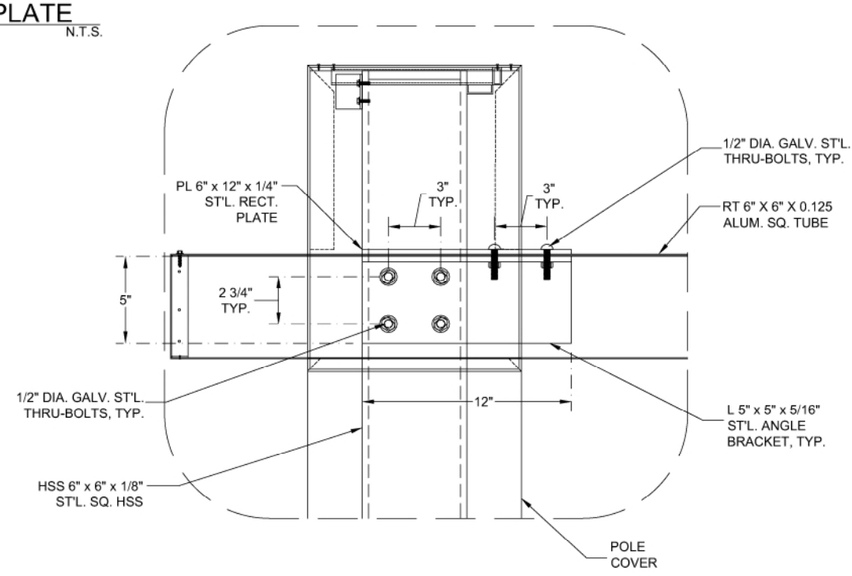
S-03

DRC Item 2





A BASE PLATE
t=1" N.T.S.



B CLEARANCE BAR CONNECTION DETAIL
NTS

Sign Design Based On 2022 CBC				
Job #	1029_117325			
Project	McDonald's - Clearance Bar			
Job Location	186 Niblick Rd.			
	Paso Robles, CA			
INPUT DATA				
Exposure category (B, C or D)		=	C	
Risk Category		=	II	
Ultimate Design Windspeed	V_{ULT}	=	120	MPH
Topographic factor	K_{zt}	=	1	Flat
Height of the sign	h	=	11.20	FT
Average Vertical dimension (for wall, s = h)	s	=	2.23	FT
Horizontal dimension	B	=	8.71	FT
Dimension of return corner	L_r	=	0.76	FT

ANALYSIS

Velocity pressure

$q_z = 0.00256\ K_z K_{zt} K_d V^2 K_e$ = 26.63 PSF

where:

q_z = velocity pressure at height h. (Eq. 26.10-1 page. 268)

K_z = velocity pressure exposure coefficient = 0.85

evaluated at height above gRnd. level, h (Tab. 26.10-1, page 268)

K_d = wind directionality factor. (Tab. 26.6-1, page 266) = 0.85

K_e = ground elevation factor, see (Tab. 26.9-1, page 268) = 1.00

Wind Force Case A: resultant force through geometric center

Max horizontal wind pressure = $p = q_z G C_f$ = 41 PSF

where: G = gust effect factor. (Sec. 26.11-1, page 269). = 0.85

C_f = net force coefficient. (Fig. 29.3-1, page 323) = 1.80

A_s = B s = the gross area = 19.42 FT^2

Estimated sign cabinet weight = 118 LBS.

DESIGN SUMMARY

Allowable Stress Design Wind Factor =		0.60	
Design Wind Pressure =	0.6 x p =	24.46	PSF
Design Windforce, F =	24.46 x As =	0.48	KIPS
Moment Arm =		8.36	FT
Design Moment =	F x Moment Arm =	3.97	KIP-FT

Footing Design (Nonconstrained)

Diameter =	2.00	FT
Soil Pressure =	150.00	PSF/FT
S_1 =	420.00	PSF
A =	1.32	FT
EMBED. =	4.20	FT

24" DIA. DEPTH = 4' - 3"

Pole Design — ST'L. SQ. HSS

Sec. Mod. Req'd. S = 1.82 | HSS 6" x 6" x 1/8" | USE A500 GR. B | Fy= 46000 PSI | S = 5.15 IN^3

Torsion Shear: Torsion = 848 LB-FT | t = 0.17 IN^4

τ = 901 | b = 6.00 IN

Shear Stress | A = 2.70 IN^2

V = 396.0

Total V Stress= 1297 | allow fv = 18400

Unity = (1.82 / 5.15) + (1297 / 18400) = 0.42 < 1 (OK)

Base Plate — ST'L. PLATE

Thickness Req'd. t = 0.40 | PL 14" x 14" x 1" | USE A36 | t = 1.00 (OK)

Anchor Design — GALV. STL. ANCHOR BOLT

Tension Req'd. T = 2383 | 3/4" DIA., x 36" LONG | USE F 1554 GR. 36 | T = 9610

Shear Req'd. V = 148 | V = 5130

Unity = (2383 / 9610) + (148 / 5130) = 0.28 < 1 (OK)

Arm Design — ALUM. SQ. TUBE

Sec. Mod. Req'd. S = 0.48 | RT 6.0" x 6.0" x 0.125" | USE 6061-T6 | S = 5.64 (OK)

Bolt Design — GALV. STL. THRU-BOLT

Tension Req'd. T = 2036 | 1/2" DIA., | USE A307 | T = 4410

Shear Req'd. V = 60 | V = 2350

Unity = (2036 / 4410) + (60 / 2350) = 0.49 < 1 (OK)

REGISTERED PROFESSIONAL ENGINEER
TONY JACOB
C59022
CIVIL
STATE OF CALIFORNIA
May 22, 2025

NOTICE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

NOTES :

GENERAL :
- SIGN DESIGN IS BASED ON ADEQUATE EXISTING SUPPORT ELEMENTS.
- PROVIDE ISOLATION OF DISSIMILAR MATERIALS.
- COAT ALUMINUM IN CONTACT WITH CONCRETE WITH ZINC RICH PAINT.
- PROVIDE FULLY WELDED END CAPS AT EXPOSED OPEN ENDS OF STEEL / ALUM. TUBES, MATCH THICKNESS LIKE FOR LIKE.
- SLOPE TOP OF EXPOSED FOOTING AWAY FROM DIRECT BURIAL POSTS
- ALL EXPOSED STEEL TO BE PRIMED & PAINTED (POWDER COAT AS AN OPTION) OR ALTERNATIVELY USE GALVANIZED STEEL.

STEEL :

DESIGN AND FABRICATION ACCORDING TO 2022 CBC
- PLATE, ANGLE, CHANNEL TEE: ASTM A36
- WIDE FLANGE: ASTM A992
- ROUND PIPE: ASTM A53 GRADE B OR EQUIVALENT.
- HSS ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A500 GRADE B OR EQUIVALENT.
- STAINLESS STEEL ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A276 T304 OR EQUIVALENT.
- ALL ANCHORS BOLTS SHALL BE: ASTM F1554 OR ASTM F593 T304 U.N.O.
- ALL STEEL MACHINED BOLTS SHALL BE: ASTM A307, A325 OR A449 U.N.O.
- ALL STAINLESS STEEL MACHINED BOLTS SHALL BE: ASTM F593 T304 U.N.O.
- ALL BOLTS TO BE ZINC COATED: ASTM B633
- DEFORMED REINFORCING REBAR: ASTM A615 GRADE 60.

STEEL

DESIGN AND FABRICATION ACCORDING TO AWS D1.1. / D1.3 & D1.6
- AWS CERTIFICATION REQUIRED FOR ALL STRUCTURAL WELDERS.

ALUMINUM :

DESIGN AND FABRICATION ACCORDING TO 2020 ALUM. DESIGN MANUAL

PLATES, ANGLES, CHANNELS, TEE, AND SQUARE TUBING: ALUMINUM
- ALLOY 6061 - T6 WITH 0.098 LBS PER CUBIC INCH.

ALUMINUM

DESIGN AND FABRICATION ACCORDING TO AWS D1.2. ALL WELDING IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS A.5.10. FILLER ALLOYS PER TABLES M.9.1 & M.9.2 OF 2020 ALUMINUM DESIGN MANUAL.

WELDING :
- WELD SIZES SHALL BE EQUAL TO THE THICKNESS OF THE THINNEST MEMBER AT THE JOINT, UNLESS NOTED OTHERWISE.
- E70 XX ELECTRODE FOR SMAW PROCESS.
- E70S XX ELECTRODE FOR GMAW PROCESS.
- ER7 XX ELECTRODE FOR GTAW PROCESS.
- E70T XX ELECTRODE FOR FCAW PROCESS.

ALL WELDS SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS THAT HAVE A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20FT-LB AT ZERO 0° AS DETERMINED BY THE APPROPRIATE AWS A5 CLASSIFICATION TEST METHOD OR MFG'S. CERTIFICATION.

ANCHORS :
- BRAND NAME APPROVED ANCHORS SPECIFIED ON PLANS MAY BE SUBSTITUTED BY APPROVED EQUAL.

CONCRETE :

DESIGN AND CONSTRUCTION ACCORDING TO ACI 318-19
- COMPRESSIVE STRENGTH AT 28 DAYS, f 'c= 2500 PSI MINIMUM.
- CEMENT TYPE II OR IV. W/C RATIO 0.45 BY WEIGHT FOR PIER AND CAISSON
- FOOTINGS CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH.
- MAINTAIN A MINIMUM 3" CONCRETE COVER OVER ALL EMBEDDED STEEL.

SOIL:

LATERAL SOIL BEARING PER IBC CLASS 4 TABLE 1806.2 (150 PSF/FT). MODIFIED PER SECTION 1806.3.4.

www.yjinc.com
P.O. BOX 802050
SANTA CLARITA, CA. 91380
TEL. (661)259-0700 FAX. (661)259-0900

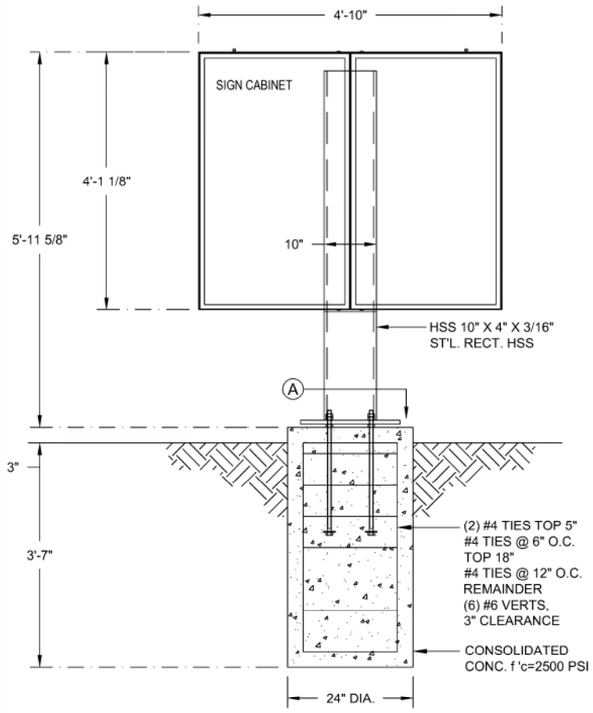
SHEET TITLE:

MCDONALD'S
CLEARANCE BAR

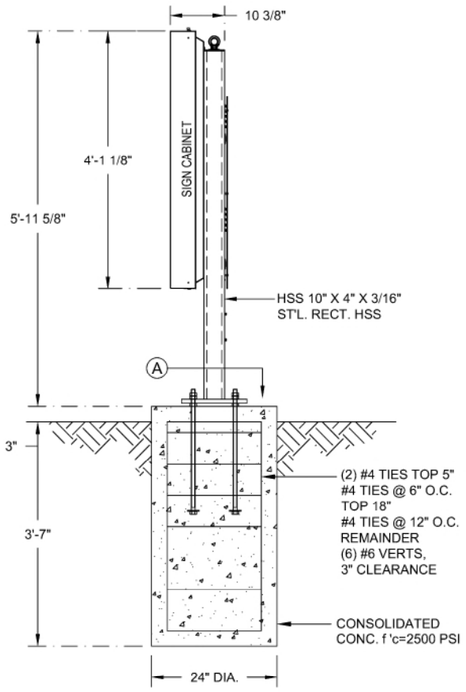
DRN BY: J.J.	DATE LAST REVISED: May 22, 2025	PROJECT JOB # : 1029_ 117325_McDonalds Signage Niblick Rd Paso Robles CA.dwg			
CHK BY: T.J.	PROJ. START DATE: May 22, 2025	REV. NO.	REV. DATE	REVISED BY	PROJECT LOCATION : MCDONALD'S 186 NIBLICK RD. PASO ROBLES, CA
REV BY: T.J.	SCALE: AS SHOWN	1	--/--/--	---	
PLOTTED BY: Michelle	ON 5/22/2025 10:58:41 AM	2	--/--/--	---	

SHEET # 1 OF 1

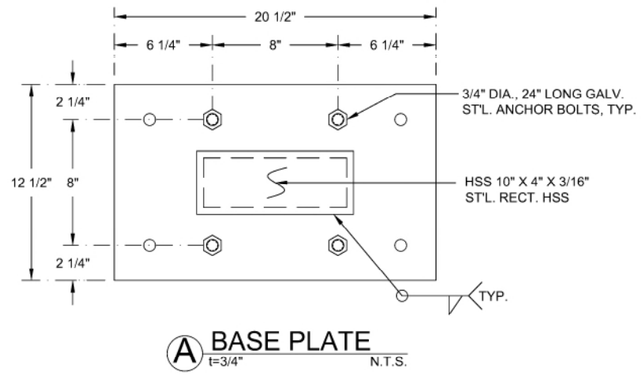
DRC Item 2



ELEVATION
N.T.S.



SIDE VIEW
N.T.S.



A BASE PLATE
t=3/4" N.T.S.

Sign Design Based On 2022 CBC

Job #	1029_117325			
Project	McDonald's - DT Menu Board			
Job Location	186 Niblick Rd. Paso Robles, CA			
INPUT DATA				
Exposure category (B, C or D)		=	C	
Risk Category		=	II	
Ultimate Design Windspeed	V_{ULT}	=	120	MPH
Topographic factor	K_{zt}	=	1	Flat
Height of the sign	h	=	6.23	FT
Average Vertical dimension (for wall, s = h)	s	=	4.55	FT
Horizontal dimension	B	=	4.83	FT
Dimension of return corner	L_r	=	0.88	FT
ANALYSIS				
Velocity pressure				
$q_z = 0.00256\ K_z K_{zt} K_d V^2 K_e$		=	26.63	PSF
where:				
q_z = velocity pressure at height h. (Eq. 26.10-1 page. 268)				
K_z = velocity pressure exposure coefficient		=	0.85	
evaluated at height above gRnd. level, h (Tab. 26.10-1, page 268)				
K_d = wind directionality factor. (Tab. 26.6-1, page 266)		=	0.85	
K_e = ground elevation factor, see (Tab. 26.9-1, page 268)		=	1.00	
Wind Force Case A: resultant force through geometric center				
Max horizontal wind pressure =	$p = q_z GC_f$ =	=	37	PSF
where: G = gust effect factor. (Sec. 26.11-1, page 269).		=	0.85	
C_f = net force coefficient. (Fig. 29.3-1, page 323)			1.63	
A_s = B s = the gross area		=	22.00	FT^2
Estimated sign cabinet weight		=	133	LBS.
DESIGN SUMMARY				
Allowable Stress Design Wind Factor =			0.60	
Design Wind Pressure =		**0.6 x p =**	22.16	PSF
Design Windforce, F =		**22.16 x As =**	0.49	KIPS
Moment Arm =			3.84	FT
Design Moment =		**F x Moment Arm =**	1.87	KIP-FT

Footing Design (Nonconstrained)

Diameter =	2.00	FT
Soil Pressure =	150.00	PSF/FT
S_1 =	353.00	PSF
A =	1.62	FT
EMBED. =	3.53	FT

24" DIA. DEPTH = 3' - 7"

Pole Design			STL. RECT. HSS				
Sec. Mod. Req'd.			USE	A500 GR. B			
Sy = 0.81	HSS	10" x	4" x	3/16"	Sy =	6.93	(OK)
Base Plate			STL. PLATE				
Thickness Req'd.			USE	A36			
t = 0.25	PL	20 1/2" x	12 1/2" x	3/4"	t =	0.75	(OK)
Anchor Design			GALV. STL. ANCHOR BOLT				
Tension Req'd.			USE	F 1554 GR. 36			
T = 1404	3/4" DIA., x	24" LONG			T =	9610	
Shear Req'd.							
V = 155					V =	5130	
Unity =	(1404 / 9610) +	(155 /	5130) = 0.18			< 1 (OK)	

REGISTERED PROFESSIONAL ENGINEER
TONY JACOB
C59022
CIVIL
STATE OF CALIFORNIA
May 22, 2025

NOTICE: IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL, TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED PROFESSIONAL IS ALTERED, THE ALTERING LICENSED PROFESSIONAL SHALL AFFIX TO THEIR ITEM THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

NOTES :

GENERAL :
- SIGN DESIGN IS BASED ON ADEQUATE EXISTING SUPPORT ELEMENTS.
- PROVIDE ISOLATION OF DISSIMILAR MATERIALS.
- COAT ALUMINUM IN CONTACT WITH CONCRETE WITH ZINC RICH PAINT.
- PROVIDE FULLY WELDED END CAPS AT EXPOSED OPEN ENDS OF STEEL / ALUM. TUBES, MATCH THICKNESS LIKE FOR LIKE.
- SLOPE TOP OF EXPOSED FOOTING AWAY FROM DIRECT BURIAL POSTS
- ALL EXPOSED STEEL TO BE PRIMED & PAINTED (POWDER COAT AS AN OPTION) OR ALTERNATIVELY USE GALVANIZED STEEL.

STEEL :

DESIGN AND FABRICATION ACCORDING TO 2022 CBC
- PLATE, ANGLE, CHANNEL TEE: ASTM A36
- WIDE FLANGE: ASTM A992
- ROUND PIPE: ASTM A53 GRADE B OR EQUIVALENT.
- HSS ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A500 GRADE B OR EQUIVALENT.
- STAINLESS STEEL ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A276 T304 OR EQUIVALENT.
- ALL ANCHORS BOLTS SHALL BE: ASTM F1554 OR ASTM F593 T304 U.N.O.
- ALL STEEL MACHINED BOLTS SHALL BE: ASTM A307, A325 OR A449 U.N.O.
- ALL STAINLESS STEEL MACHINED BOLTS SHALL BE: ASTM F593 T304 U.N.O.
- ALL BOLTS TO BE ZINC COATED: ASTM B633
- DEFORMED REINFORCING REBAR: ASTM A615 GRADE 60.

STEEL

DESIGN AND FABRICATION ACCORDING TO AWS D1.1. / D1.3 & D1.6
- AWS CERTIFICATION REQUIRED FOR ALL STRUCTURAL WELDERS.

ALUMINUM :

DESIGN AND FABRICATION ACCORDING TO 2020 ALUM. DESIGN MANUAL

PLATES, ANGLES, CHANNELS, TEE, AND SQUARE TUBING: ALUMINUM
- ALLOY 6061 - T6 WITH 0.098 LBS PER CUBIC INCH.

ALUMINUM

DESIGN AND FABRICATION ACCORDING TO AWS D1.2. ALL WELDING IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS A.5.10. FILLER ALLOYS PER TABLES M.9.1 & M.9.2 OF 2020 ALUMINUM DESIGN MANUAL.

WELDING :
- WELD SIZES SHALL BE EQUAL TO THE THICKNESS OF THE THINNEST MEMBER AT THE JOINT, UNLESS NOTED OTHERWISE.
- E70 XX ELECTRODE FOR SMAW PROCESS.
- E70S XX ELECTRODE FOR GMAW PROCESS.
- ER7 XX ELECTRODE FOR GTAW PROCESS.
- E70T XX ELECTRODE FOR FCAW PROCESS.

ALL WELDS SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS THAT HAVE A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20FT-LB AT ZERO 0° AS DETERMINED BY THE APPROPRIATE AWS A5 CLASSIFICATION TEST METHOD OR MFG'S. CERTIFICATION.

ANCHORS :
- BRAND NAME APPROVED ANCHORS SPECIFIED ON PLANS MAY BE SUBSTITUTED BY APPROVED EQUAL.

CONCRETE :

DESIGN AND CONSTRUCTION ACCORDING TO ACI 318-19
- COMPRESSIVE STRENGTH AT 28 DAYS, f 'c= 2500 PSI MINIMUM.
- CEMENT TYPE II OR IV. W/C RATIO 0.45 BY WEIGHT FOR PIER AND CAISSON
- FOOTINGS CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH.
- MAINTAIN A MINIMUM 3" CONCRETE COVER OVER ALL EMBEDDED STEEL.

SOIL:

LATERAL SOIL BEARING PER IBC CLASS 4 TABLE 1806.2 (150 PSF/FT). MODIFIED PER SECTION 1806.3.4.

www.yjinc.com
P.O. BOX 802050
SANTA CLARITA, CA. 91380
TEL. (661)259-0700 FAX. (661)259-0900

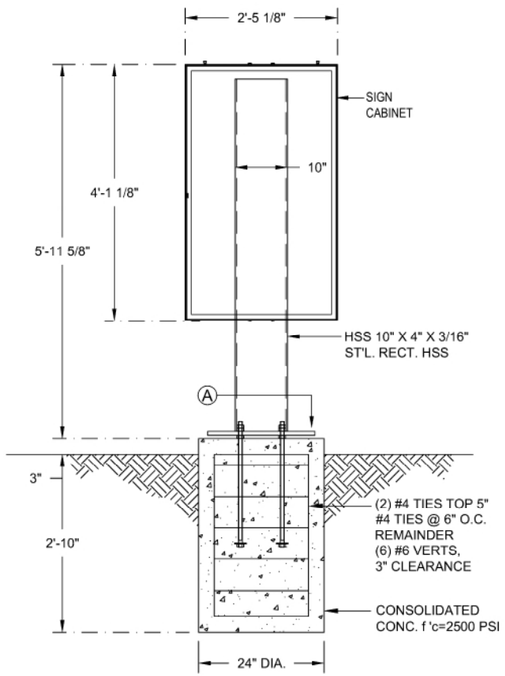
SHEET TITLE:

MCDONALD'S
DT MENUBOARD

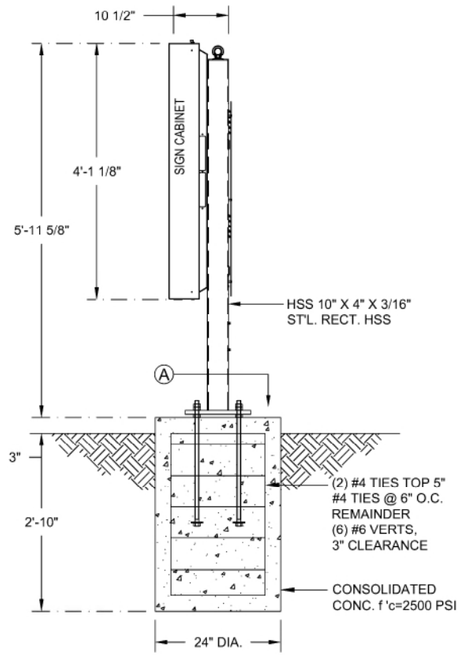
DRN BY: J.J.	DATE LAST REVISED: May 22, 2025	PROJECT JOB # : 1029_ 117325_McDonalds Signage Niblick Rd Paso Robles CA.dwg			
CHK BY: T.J.	PROJ. START DATE: May 22, 2025	REV. NO.	REV. DATE	REVISED BY	PROJECT LOCATION : MCDONALD'S 186 NIBLICK RD. PASO ROBLES, CA
REV BY: T.J.	SCALE: AS SHOWN	1	--/--/--	---	
PLOTTED BY: Michelle	ON 5/22/2025 10:58:42 AM	2	--/--/--	---	

SHEET # 1 OF 1

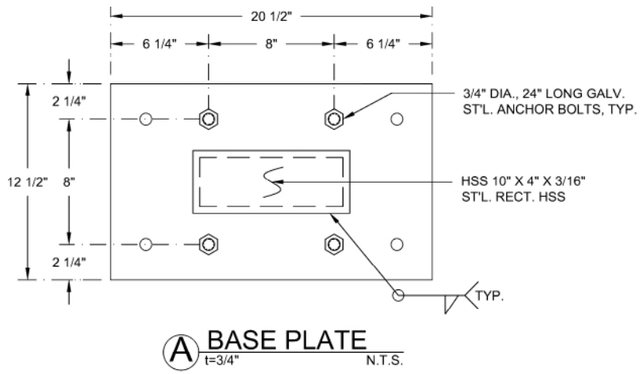
DRC Item 2



ELEVATION
N.T.S.



SIDE VIEW
N.T.S.



A BASE PLATE
t=3/4"
N.T.S.

Sign Design Based On 2022 CBC

Job #	1029_117325			
Project	McDonald's - DT Pre-Sell			
Job Location	186 Niblick Rd. Paso Robles, CA			
INPUT DATA				
Exposure category (B, C or D)		=	C	
Risk Category		=	II	
Ultimate Design Windspeed	V_{ULT}	=	120	MPH
Topographic factor	K_{zt}	=	1	Flat
Height of the sign	h	=	6.24	FT
Average Vertical dimension (for wall, s = h)	s	=	5.01	FT
Horizontal dimension	B	=	2.43	FT
Dimension of return corner	L_r	=	0.88	FT
ANALYSIS				
Velocity pressure				
$q_z = 0.00256\ K_z K_{zt} K_d V^2 K_e$		=	26.63	PSF
where:				
q_z = velocity pressure at height h. (Eq. 26.10-1 page. 268)				
K_z = velocity pressure exposure coefficient		=	0.85	
evaluated at height above gRnd. level, h (Tab. 26.10-1, page 268)				
K_d = wind directionality factor. (Tab. 26.6-1, page 266)		=	0.85	
K_e = ground elevation factor, see (Tab. 26.9-1, page 268)		=	1.00	
Wind Force Case A: resultant force through geometric center				
Max horizontal wind pressure =	$p = q_z G C_f$ =	=	37	PSF
where: G = gust effect factor. (Sec. 26.11-1, page 269).		=	0.85	
C_f = net force coefficient. (Fig. 29.3-1, page 323)			1.65	
A_s = B s = the gross area		=	12.17	FT^2
Estimated sign cabinet weight		=	74	LBS.
DESIGN SUMMARY				
Allowable Stress Design Wind Factor =			0.60	
Design Wind Pressure =		**0.6 x p =**	22.44	PSF
Design Windforce, F =		**22.44 x As =**	0.27	KIPS
Moment Arm =			3.59	FT
Design Moment =		**F x Moment Arm =**	0.98	KIP-FT

Footing Design (Nonconstrained)

Diameter =	2.00	FT
Soil Pressure =	150.00	PSF/FT
S_1 =	277.00	PSF
A =	1.15	FT
EMBED. =	2.78	FT

24"	DIA.	DEPTH = 2' - 10"

Pole Design — STL. RECT. HSS; USE A500 GR. B

Sec. Mod. Req'd.							
Sy =	0.43	HSS	10" x	4" x	3/16"	Sy = 6.93	(OK)

Base Plate — STL. PLATE; USE A36

Thickness Req'd.							
t =	0.18	PL	20 1/2" x	12 1/2" x	3/4"	t = 0.75	(OK)

Anchor Design — GALV. STL. ANCHOR BOLT; USE F 1554 GR. 36

Tension Req'd.				
T =	735	3/4" DIA., x 24" LONG	T =	9610
Shear Req'd.				
V =	87		V =	5130
Unity =	(735 / 9610) + (87 / 5130) = 0.09			< 1 (OK)

REGISTERED PROFESSIONAL ENGINEER
TONY JACOB
C59022
CIVIL
STATE OF CALIFORNIA
May 22, 2025

NOTES :

GENERAL :
- SIGN DESIGN IS BASED ON ADEQUATE EXISTING SUPPORT ELEMENTS.
- PROVIDE ISOLATION OF DISSIMILAR MATERIALS.
- COAT ALUMINUM IN CONTACT WITH CONCRETE WITH ZINC RICH PAINT.
- PROVIDE FULLY WELDED END CAPS AT EXPOSED OPEN ENDS OF STEEL / ALUM. TUBES, MATCH THICKNESS LIKE FOR LIKE.
- SLOPE TOP OF EXPOSED FOOTING AWAY FROM DIRECT BURIAL POSTS
- ALL EXPOSED STEEL TO BE PRIMED & PAINTED (POWDER COAT AS AN OPTION) OR ALTERNATIVELY USE GALVANIZED STEEL.

STEEL :

DESIGN AND FABRICATION ACCORDING TO 2022 CBC
- PLATE, ANGLE, CHANNEL TEE: ASTM A36
- WIDE FLANGE: ASTM A992
- ROUND PIPE: ASTM A53 GRADE B OR EQUIVALENT.
- HSS ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A500 GRADE B OR EQUIVALENT.
- STAINLESS STEEL ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A276 T304 OR EQUIVALENT.
- ALL ANCHORS BOLTS SHALL BE: ASTM F1554 OR ASTM F593 T304 U.N.O.
- ALL STEEL MACHINED BOLTS SHALL BE: ASTM A307, A325 OR A449 U.N.O.
- ALL STAINLESS STEEL MACHINED BOLTS SHALL BE: ASTM F593 T304 U.N.O.
- ALL BOLTS TO BE ZINC COATED: ASTM B633
- DEFORMED REINFORCING REBAR: ASTM A615 GRADE 60.

STEEL
DESIGN AND FABRICATION ACCORDING TO AWS D1.1. / D1.3 & D1.6
- AWS CERTIFICATION REQUIRED FOR ALL STRUCTURAL WELDERS.

ALUMINUM :

DESIGN AND FABRICATION ACCORDING TO 2020 ALUM. DESIGN MANUAL

PLATES, ANGLES, CHANNELS, TEE, AND SQUARE TUBING: ALUMINUM
- ALLOY 6061 - T6 WITH 0.098 LBS PER CUBIC INCH.

ALUMINUM

DESIGN AND FABRICATION ACCORDING TO AWS D1.2. ALL WELDING IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS A.5.10. FILLER ALLOYS PER TABLES M.9.1 & M.9.2 OF 2020 ALUMINUM DESIGN MANUAL.

WELDING :
- WELD SIZES SHALL BE EQUAL TO THE THICKNESS OF THE THINNEST MEMBER AT THE JOINT, UNLESS NOTED OTHERWISE.
- E70 XX ELECTRODE FOR SMAW PROCESS.
- E70S XX ELECTRODE FOR GMAW PROCESS.
- ER7 XX ELECTRODE FOR GTAW PROCESS.
- E70T XX ELECTRODE FOR FCAW PROCESS.

ALL WELDS SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS THAT HAVE A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20FT-LB AT ZERO 0° AS DETERMINED BY THE APPROPRIATE AWS A5 CLASSIFICATION TEST METHOD OR MFG'S. CERTIFICATION.

ANCHORS :
- BRAND NAME APPROVED ANCHORS SPECIFIED ON PLANS MAY BE SUBSTITUTED BY APPROVED EQUAL.

CONCRETE :

DESIGN AND CONSTRUCTION ACCORDING TO ACI 318-19
- COMPRESSIVE STRENGTH AT 28 DAYS, f 'c= 2500 PSI MINIMUM.
- CEMENT TYPE II OR IV. W/C RATIO 0.45 BY WEIGHT FOR PIER AND CAISSON
- FOOTINGS CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH.
- MAINTAIN A MINIMUM 3" CONCRETE COVER OVER ALL EMBEDDED STEEL.

SOIL:
LATERAL SOIL BEARING PER IBC CLASS 4 TABLE 1806.2 (150 PSF/FT). MODIFIED PER SECTION 1806.3.4.

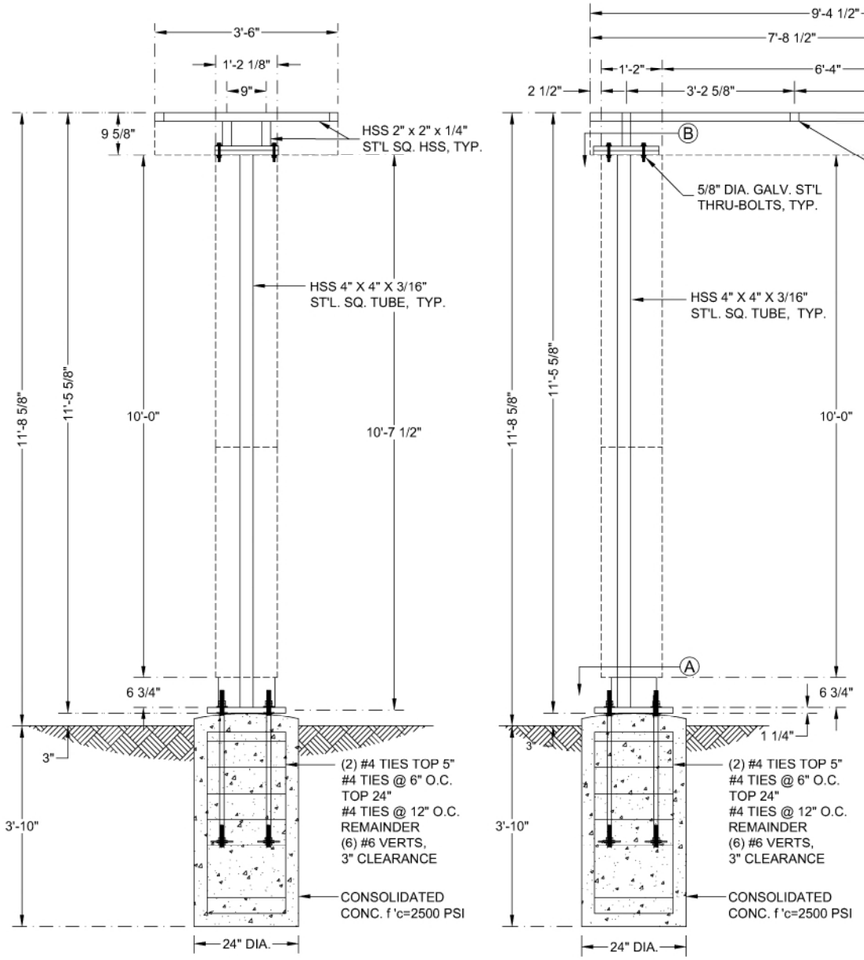
www.yjinc.com
P.O. BOX 802050
SANTA CLARITA, CA. 91380
TEL. (661)259-0700 FAX. (661)259-0900

SHEET TITLE:

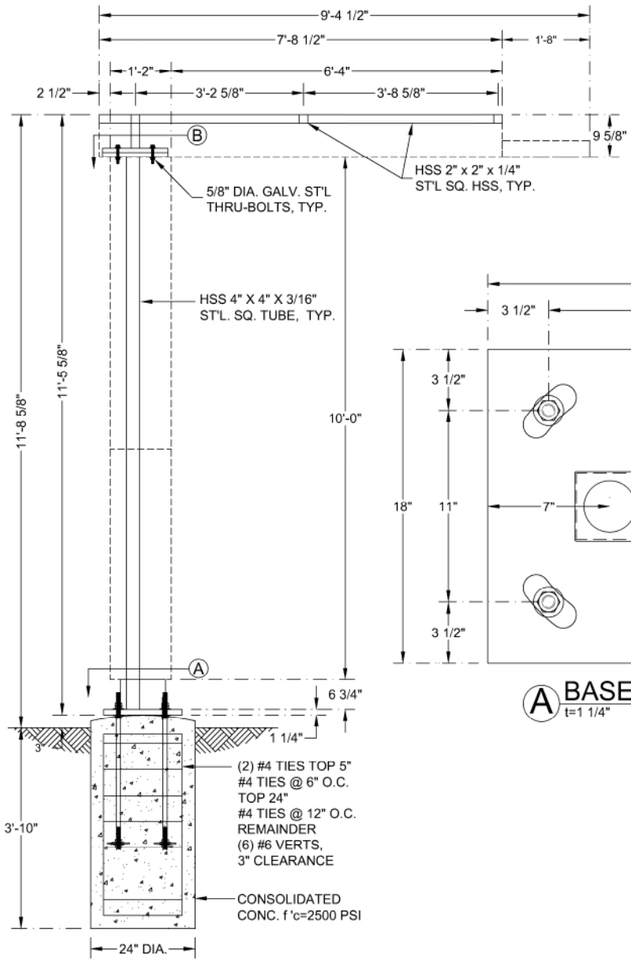
MCDONALD'S
DT PRE-SELL

DRN BY: J.J.	DATE LAST REVISED: May 22, 2025	PROJECT JOB # : 1029_	117325_McDonalds Signage Niblick Rd Paso Robles CA.dwg		
CHK BY: T.J.	PROJ. START DATE: May 22, 2025	REV. NO.	REV. DATE	REVISED BY	PROJECT LOCATION : MCDONALD'S 186 NIBLICK RD. PASO ROBLES, CA
REV BY: T.J.	SCALE: AS SHOWN	1	--/--/--	---	SHEET # 1 OF 1
PLOTTED BY: Michelle	ON 5/22/2025 10:58:43 AM	2	--/--/--	---	

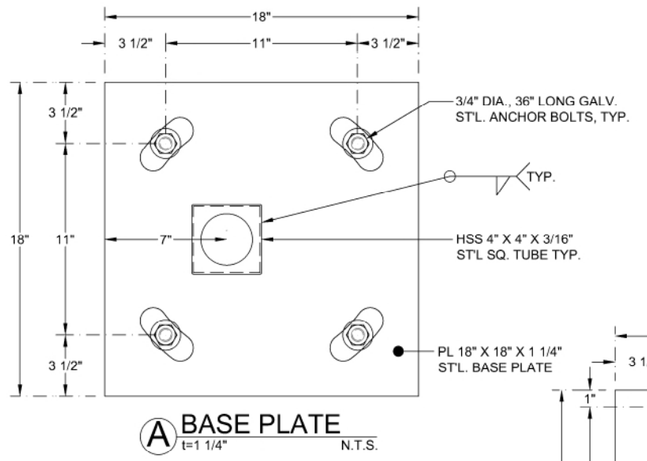
DRC Item 2



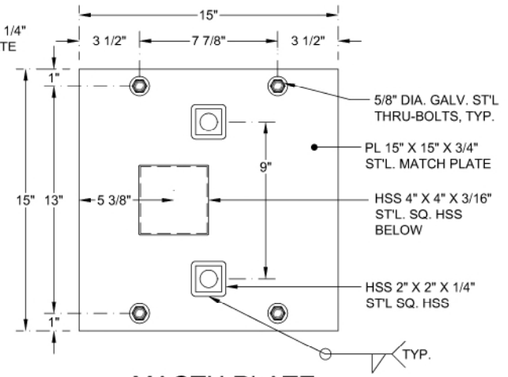
SIDE VIEW



ELEVATION



A BASE PLATE
t=1 1/4" N.T.S.



B MACTH PLATE
t=3/4" N.T.S.

Sign Design Based On 2022 CBC

Job #	1029_117325
Project	McDonald's - Slim Springboard Cod Canopy
Job Location	186 Niblick Rd.
	Paso Robles, CA

INPUT DATA

Exposure category (B, C or D)		=	C	
Risk Category		=	II	
Nominal Design Windspeed	V_{ULT}	=	120	MPH
Topographic factor	K_{zt}	=	1	Flat
Height of the sign	h	=	11.72	FT
Vertical dimension (for wall, s = h)	s	=	11.72	FT
Horizontal dimension	B	=	2.58	FT
Dimension of return corner	L_r	=	0.75	FT

ANALYSIS

Velocity pressure

$q_h = 0.00256\ K_h\ K_{zt}\ K_d\ V^2\ K_e$ = 26.63 psf

where:

qh = velocity pressure at height h. (Eq. 29.3-1, pg. 322)

K_h = velocity pressure exposure coefficient = 0.85

evaluated at height above ground level, h (Tab. 26.10-1, pg. 268)

K_d = wind directionality factor. (Tab. 26.6-1, pg. 266) = 0.85

K_e = For all elev. See (Tab. 29.4-1, page 268) = 1.00

Wind Force Case A: resultant force though geometric center (Sec. 29.4.1 & Fig. 29.4-1)

Max horizontal wind pressure = $p = q_h\ GC_f$ = 37.20 PSF

where: G = gust effect factor. (Sec. 26.11.1, pg. 269) = 0.85

Cf = net force coefficient. (Fig. 29.3-1, pg. 323) 1.64

A_s = B s = the gross area = 30.2 FT^2

DESIGN SUMMARY

Allowable Stress Design Wind Factor =	0.6	
Design Wind Pressure = 0.6 x p =	22.32	PSF
Design Windforce, F = 22.32 x As =	0.675	KIPS
Moment Arm =	6.02	FT
Design Moment = F x moment arm =	4.061	KIP-FT

Canopy Frame Design *(See attached Risa calcs)*

ST'L. SQ. HSS

USE A500 Grade B

HSS 2" X 2" X 1/4"

Pole Design *(See attached Risa calcs)*

ST'L. SQ. HSS

USE A500 Grade B

HSS 4" X 4" X 3/16"

Footing Design (Nonconstrained)

Max. Support Moment reaction, LC5, Node N16A, MZ =- 3.507 KIP-FT

Shear, X = 0.237 KIPS

Moment Arm = 14.80 FT

Diameter =	2.00	FT
Soil Pressure =	150.00	PSF/FT
S_1 =	381.00	PSF
A =	0.73	FT
EMBED. =	3.81	FT

24 in. Dia. Depth = 3' - 10"

Anchor Design GALV. ST'L . ANCHOR BOLTS

Tension Req'd. USE ASTM F1554 Grade 36

T = 1913 **3/4" DIA., 36" LONG** T = 9610

Base Plate ST'L. PLATE

Thickness Req'd. USE A36

Thick = 0.44 **18" x 18" x 1 1/4"** Thick = 1.25

Bolt Design

Max. Member End Moment reaction, LC2, M8, Mz= 3.507 KIP-FT

Shear, y =- 0.970 KIPS

Shear, z = 0.000 KIPS

Tension, x = 0.870 KIPS

Resultant Shear = 0.970 KIPS

GALV. ST'L . THRU- BOLTS

Tension Required USE A307

T = 6230 **5/8" DIA.** T = 6910

Shear Required

V = 243 V = 3680

Unity = (6230 / 6910) + (243 / 3680) = 0.97 < 1 (OK)

Match Plate STL PLATE

Thickness Req'd. USE A36

t= 0.38 **15" X 15" X 3/4"** t= 0.75

NOTES :

GENERAL :

- SIGN DESIGN IS BASED ON ADEQUATE EXISTING SUPPORT ELEMENTS.
- PROVIDE ISOLATION OF DISSIMILAR MATERIALS.
- COAT ALUMINUM IN CONTACT WITH CONCRETE WITH ZINC RICH PAINT.
- PROVIDE FULLY WELDED END CAPS AT EXPOSED OPEN ENDS OF STEEL / ALUM. TUBES, MATCH THICKNESS LIKE FOR LIKE.
- SLOPE TOP OF EXPOSED FOOTING AWAY FROM DIRECT BURIAL POSTS
- ALL EXPOSED STEEL TO BE PRIMED & PAINTED (POWDER COAT AS AN OPTION) OR ALTERNATIVELY USE GALVANIZED STEEL.

STEEL :

DESIGN AND FABRICATION ACCORDING TO 2022 CBC

- PLATE, ANGLE, CHANNEL TEE: ASTM A36
- WIDE FLANGE: ASTM A992
- ROUND PIPE: ASTM A53 GRADE B OR EQUIVALENT.
- HSS ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A500 GRADE B OR EQUIVALENT.
- STAINLESS STEEL ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A276 T304 OR EQUIVALENT.
- ALL ANCHORS BOLTS SHALL BE: ASTM F1554 OR ASTM F593 T304 U.N.O.
- ALL STEEL MACHINED BOLTS SHALL BE: ASTM A307, A325 OR A449 U.N.O.
- ALL STAINLESS STEEL MACHINED BOLTS SHALL BE: ASTM F593 T304 U.N.O.
- ALL BOLTS TO BE ZINC COATED: ASTM B633
- DEFORMED REINFORCING REBAR: ASTM A615 GRADE 60.

STEEL

DESIGN AND FABRICATION ACCORDING TO AWS D1.1. / D1.3 & D1.6

- AWS CERTIFICATION REQUIRED FOR ALL STRUCTURAL WELDERS.

ALUMINUM :

DESIGN AND FABRICATION ACCORDING TO 2020 ALUM. DESIGN MANUAL

PLATES, ANGLES, CHANNELS, TEE, AND SQUARE TUBING: ALUMINUM

- ALLOY 6061 - T6 WITH 0.098 LBS PER CUBIC INCH.

ALUMINUM

DESIGN AND FABRICATION ACCORDING TO AWS D1.2. ALL WELDING IN ACCORDANCE WITH THE LATEST EDITION OF THE AWS A.5.10. FILLER ALLOYS PER TABLES M.9.1 & M.9.2 OF 2020 ALUMINUM DESIGN MANUAL.

WELDING :

- WELD SIZES SHALL BE EQUAL TO THE THICKNESS OF THE THINNEST MEMBER AT THE JOINT, UNLESS NOTED OTHERWISE.
- E70 XX ELECTRODE FOR SMAW PROCESS.
- E70S XX ELECTRODE FOR GMAW PROCESS.
- ER7 XX ELECTRODE FOR GTAW PROCESS.
- E70T XX ELECTRODE FOR FCAW PROCESS.

ALL WELDS SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS THAT HAVE A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20FT-LB AT ZERO 0° AS DETERMINED BY THE APPROPRIATE AWS A5 CLASSIFICATION TEST METHOD OR MFG'S. CERTIFICATION.

ANCHORS :

- BRAND NAME APPROVED ANCHORS SPECIFIED ON PLANS MAY BE SUBSTITUTED BY APPROVED EQUAL.

CONCRETE :

DESIGN AND CONSTRUCTION ACCORDING TO ACI 318-19

- COMPRESSIVE STRENGTH AT 28 DAYS, f 'c= 2500 PSI MINIMUM.
- CEMENT TYPE II OR IV. W/C RATIO 0.45 BY WEIGHT FOR PIER AND CAISSON
- FOOTINGS CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH.
- MAINTAIN A MINIMUM 3" CONCRETE COVER OVER ALL EMBEDDED STEEL.

SOIL:

LATERAL SOIL BEARING PER IBC CLASS 4 TABLE 1806.2 (150 PSF/FT). MODIFIED PER SECTION 1806.3.4.

REGISTERED PROFESSIONAL ENGINEER
TONY JACOB
C59022
CIVIL
STATE OF CALIFORNIA
May 22, 2025

www.yjinc.com
P.O. BOX 802050
SANTA CLARITA, CA. 91380
TEL. (661)259-0700 FAX. (661)259-0900

SHEET TITLE:

MCDONALD'S

SLIM SPRINGBOARD COD CANOPY

DRN BY: J.J.	DATE LAST REVISED: May 22, 2025	PROJECT JOB # : 1029_ 117325_McDonalds Signage Niblick Rd Paso Robles CA.dwg			
CHK BY: T.J.	PROJ. START DATE: May 22, 2025	REV. NO.	REV. DATE	REVISED BY	PROJECT LOCATION : MCDONALD'S 186 NIBLICK RD. PASO ROBLES, CA
REV BY: T.J.	SCALE: AS SHOWN	1	--/--/--	---	
PLOTTED BY: Michelle	ON 5/22/2025 10:58:43 AM	2	--/--/--	---	

SHEET # 1 OF 1

SINGLE FAMILY RESIDENCE

130 & 132 11TH STREET PASO ROBLES, CA 93446

SINGLE FAMILY RESIDENCE
DEVELOPMENT REVIEW SUBMITTAL SET #2

REVISIONS BY:
1 05/30/2025

SYMBOLS:

- Steel
- Insulation, Non-rigid
- Insulation, Rigid
- Intermittent Wood Blocking
- Continuous Framing
- Gypsum Board
- Mortar, Grout
- Caulking
- Concrete
- Gravel
- Sand or Fill
- Earth or Backfill
- Urethane insulation
- SMS Wall
- Plywood
- Glass
- Shotcrete
- Building Section / Reference Drawing No.
- Wall Section or Elev. / Reference Drawing No.
- Detail / Reference Drawing No.
- Structural Grid
- Section Cut Lines
- Property Lines
- Hidden Lines
- (N) or Required Point Elevation / Control Point or Datum / (E) Point Elevation
- Level Line
- Door
- Window
- Pre-cast Lintel
- Stair Direction

ABBREVIATIONS:

A.B.	Anchor Bolt	GA.	Gauge	Q.T.	Quarry Tile
A.C.	Asphaltic Concrete	GALV.	Galvanized		
ADJ.	Adjacent	G.I.	Galvanized Iron	REFR.	Refrigerator
ADJUST.	Adjustable	GL.	Glass	R.	Riser
A.F.F.	Above Finish Floor	G.L.B.	Glue Laminated Beam	RAD.	Radius
ALUM.	Alum.	GR.	Grade	R.D.	Roof Drain
		GSM	Galvanized Sheet Metal	REC.	Recessed
BD.	Board	G.W.B.	Gypsum Wall Board	RES.	Resistant
BLK.	Block, Blocking	GYP.	Gypsum	RSL.	Resilient
BM.	Beam			RM.	Room
B.O.	Bottom Of	H.B.	Hose Bib	R.O.	Rough Opening
B.O.F.	Bottom of Footing	H.C.	Hollow Core	R.W.	Redwood
B.O.W.	Bottom of Wall	HDR.	Header		
Bot.	Bottom	HDW.	Hardware	S.C.	Solid Core
BTWN	Between	H.M.	Hollow Metal	SCHED.	Schedule
		HR.	Hour	SECT.	Section
CAB.	Cabinet	HT.	Height	SH.	Shelf
CER.	Ceramic	H.W.	Hardwood	SHT.	Sheet
C.I.P.	Cast-In-Place	H.W.H.	Hot Water Heater	SIM.	Similar
C.J.	Control Joint			SL.	Sliding
CLG.	Ceiling	INSUL.	Insulation	SQ.	Square
CLR.	Clear	INT.	Interior	SS.	Stainless Steel
C.M.U.	Conc. Masonry Unit			STOR.	Storage
COL.	Column	JT.	Joint	STRUCT.	Structural
COMP.	Composition			SUSP.	Suspended
CONC.	Concrete	LAV.	Lavatory	SYM.	Symmetrical
CONST.	Construction	LEV.	Level		
CTR.	Center	LOC.	Location	T.	Tread
		LS.	Light Standard	T.G.	Tempered Glass
DBL.	Double	LT.	Light	T&G	Tongue & Groove
DET.	Detail			T.B.	Towel Bar
D.F.	Douglas Fir	MAX.	Maximum	TEMP.	Temp.
DIM.	Dimension	M.B.	Machine Bolt	T.M.E.	To Match Existing
DN.	Down	M.C.	Medicine Cabinet	THRU	Through
DR.	Door	MECH.	Mechanical	T.N.	Toe Nail
D.S.	Down Spout	MEMB.	Membrane	T.O.	Top Of
DWG.	Drawing	MFR.	Manufacturer	T.O.F.	Top of Footing
		MIN.	Minimum	TYP.	Typical
(E)	Existing	MISC.	Miscellaneous		
EA.	Each	MTD.	Mounted	UNF.	Unfinished
ELEC.	Electrical	MTL.	Metal	U.O.N.	Unless Otherwise Noted
ELEV.	Elevation				
E.N.	Edge Nail	(N)	New		
EQ.	Equal/Equal to	N.I.C.	Not In Contract	V.B.	Vapor Barrier
EQUIP.	Equipment	NO.	Number	VEN.	Veneer
E.W.	Each Way	NOM.	Nominal	V.G.	Vertical Grain
EXP.	Exposed	NTS.	Not To Scale.	V.I.F.	Verify In Field
EXPN.	Expansion				
EXT.	Exterior	O.C.	On Center	W/	With
		OD.	Outside Diameter	W/O	Without
F.A.U.	Forced Air Unit	OPER.	Operable	WD.	Wood
F.D.	Floor Drain			WIN.	Window
FDN.	Foundation	PERF.	Perforated	WP	Waterproof
F.F.	Finished Floor Level	PLY.	Plywood	W.R.	Water Resistant
FIN.	Finish	P.M.T.	Pre-Manufactured Truss	W.W.M.	Welded Wire Mesh
FLR.	Floor	P.P.	Power Pole		
FL.	Fluorescent	PR.	Pair	@	At
F.O.	Face Of	PREP.	Preparation	℄	Center Line
F.O.S.	Face of Stud	P.T.	Pressure Treated	ϕ	Diameter
F.O.W.	Face of Wall	PT.	Point	ℙ	Property Line
FT.	Foot/Feet	PTD.	Painted	☐	Square Foot
FTG.	Footing				
FUT.	Future				

PROJECT TEAM:

PROFESSIONAL OF RECORD:
INTEGRATED STRUCTURES, INC.
R. GARY BLACK
1265 65TH STREET
EMERYVILLE, CA 94608
(510) 735-9801 phone
(510) 355-9705 fax
shared@integratedstructures.com

OWNER
DR. RICHARD SCHMIDT
3210 PASEO VISTA AVE. SAN MARTIN CA 95046
(408) 607-7777 phone
rich@moosemountainvineyard.com

GEOTECHNICAL ENGINEER
EARTH SYSTEMS
NICK ZOETEWEY, PE, GE
(805) 544-3276 phone
nzoetwey@earthsystems

ARBORIST
4TH GENERATION TREE
CASEY SCOVELL
790 S. MAIN ST.
TEMPLETON, CA 93465
(805) 462-2020 phone

CIVIL ENGINEER
WALLACE GROUP
612 CLARION CT.
SAN LUIS OBISPO, CA 93401
(805) 544-4011

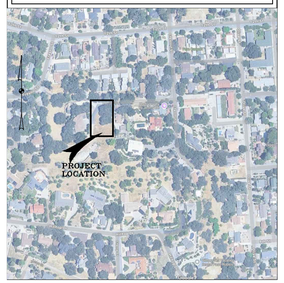
PROJECT INFORMATION:

PROJECT ADDRESS: 130 AND 132 11TH STREET PASO ROBLES, CA 93446
OCCUPANCY GROUP: R3
CONSTRUCTION TYPE: TYPE VB
ZONE DISTRICT: R-1
NO. OF STORIES: 2 STORY

PROJECT DESCRIPTION: NEW TWO STORY RESIDENCE (2900 S.F.)
MAIN HOUSE: 3 BEDROOM, 3½ BATH (2529 SF)
JADU: STUDIO (371 SF)
NEW ATTACHED GARAGE (527 S.F.)

SPRINKLER AND FIRE ALARM: YES: NFPA-13D

VICINITY MAP:



SPECIAL INSPECTIONS:

SPECIAL INSPECTOR TO FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE ENGINEER OF RECORD (INTEGRATED STRUCTURES INC.) SHALL BE RETAINED BY THE OWNER TO PERFORM THESE STRUCTURAL OBSERVATIONS AS DEFINED IN CBC 220, REPORTING ANY OBSERVED DEFICIENCIES TO THE OWNER, CONTRACTOR, AND BUILDING OFFICIAL, AND SUBMITTING A FINAL SUMMARY REPORT STATING SITE VISITS HAVE BEEN MADE, NOTING ANY DEFICIENCIES, THAT CORRECTIVE WORK HAS BEEN COMPLETED, AND THAT CONSTRUCTION PROCEEDED IN ACCORDANCE WITH THE APPROVED PLAN AND APPLICABLE CODES. CBC 1702, AND SHALL SUBMIT WRITTEN STATEMENTS TO THE BUILDING OFFICIAL STATING THAT ANY DEFICIENCIES NOTED HAVE BEEN CORRECTED.

SPECIAL INSPECTIONS:

1. THE INSTALLATION OF DRILLED-IN EXPANSION OR CHEMICAL TYPE ANCHORS IN CONCRETE OR MASONRY SHALL BE CONTINUALLY INSPECTED BY A QUALIFIED INSPECTOR APPROVED BY THE ENFORCEMENT AGENCY.

DRAWING INDEX:

GENERAL CONSTRUCTION NOTES:

1.0 GENERAL

1.1 ALL CONSTRUCTION SHALL CONFORM TO THE CURRENTLY ADOPTED ORDINANCES OF THE CITY OF PASO ROBLES, 2022 CALIFORNIA BUILDING CODE, 2022 FIRE CODE, 2022 UPC, 2022 CMC, 2022 CEC, 2022 CALGREEN AND TITLE 24. THE CITY OF BERKELEY ADU ORDINANCE BMC CHAPTERS 23.306 AND 12.99. STATE OF CALIFORNIA LAW GOVERNMENT CODE SECTIONS 65852.2 AND 65852.22

1.2 CONTRACTOR/SUBCONTRACTOR SHALL VERIFY ALL PERTINENT DIMENSIONS AND GRADE ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION.

1.3 CONFLICTS AND DISCREPANCIES IN INFORMATION AND OMISSIONS IN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF INTEGRATED STRUCTURES, INC. FOR RESOLUTION.

1.4 CHANGES FROM THE CONTRACT DRAWINGS SHALL BE MADE ONLY WITH THE APPROVAL OF INTEGRATED STRUCTURES, INC.

1.5 SPECIAL INSPECTION REQUIRED AS PER SCHEDULE ON THIS PAGE.

1.6 STRUCTURAL OBSERVATION BY THE PROFESSIONAL OF RECORD IS REQUIRED FOR THE FOLLOWING ITEMS OF CONSTRUCTION:
- FOOTING EXCAVATIONS
- REINFORCING DETAILS
- SHEAR TRANSFER DETAILS

INTEGRATED STRUCTURES, INC. SHALL BE RETAINED BY THE OWNER TO PERFORM THESE STRUCTURAL OBSERVATIONS AS DEFINED BY CBC 220, REPORTING ANY OBSERVED DEFICIENCIES TO OWNER, CONTRACTOR AND BUILDING OFFICIAL AND SUBMITTING A FINAL SUMMARY REPORT STATING THAT SITE VISITS HAVE BEEN MADE, NOTING ANY DEFICIENCIES, THAT CORRECTIVE WORK HAS BEEN COMPLETED AND THAT CONSTRUCTION PROCEEDED IN ACCORDANCE WITH THE APPROVED PLANS AND APPLICABLE CODES CBC 1702.

1.7 THE SPECIAL CONSTRUCTION INSPECTIONS LISTED ARE IN ADDITION TO THE CALLED INSPECTIONS REQUIRED BY SECTION 1701 OF THE CBC. SPECIAL INSPECTION IS NOT A SUBSTITUTE FOR INSPECTION BY A COUNTY INSPECTOR. ALL WORK REQUIRING SPECIAL INSPECTION WHICH IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE COUNTY INSPECTOR IS SUBJECT TO REMOVAL.

1.8 IT IS THE INDIVIDUAL RESPONSIBILITY OF THE CONTRACTOR TO INFORM THE SPECIAL INSPECTION INDIVIDUAL OR AGENCY AT LEAST ONE WORKING DAY PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION.

2.0 FOUNDATIONS

2.1 CONCRETE FOOTINGS SHALL BE CONSTRUCTED IN ONE CONTINUOUS MONOLITHIC POUR WITHOUT CONSTRUCTION JOINTS UNLESS NOTED OTHERWISE.

2.2 CONCRETE FOOTINGS SHALL USE A MINIMUM STRENGTH CONCRETE OF 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. (CALCULATIONS FOR f'_c DESIGNED TO 2500 PSI)

3.0 MATERIALS

3.1 TIMBER: (N/A)
SAWN LUMBER SHALL CONFORM TO DOUGLAS FIR NO.2 OR BETTER EXCEPT AS NOTED ON THE DRAWINGS. TIMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE EITHER PRESSURE TREATED OR FOUNDATION GRADE REDWOOD.

3.2 CONCRETE:
ALL REINFORCED CONCRETE TO BE MINIMUM 3000 PSI, 28-DAY COMPRESSIVE STRENGTH. CONCRETE SHALL COMPLY WITH ASTM C-94, READY MIX CONCRETE.

3.3 SHOTCRETE:
SHOTCRETE TO BE MINIMUM 3000 PSI 28-DAY COMPRESSIVE STRENGTH WITH INTEGRAL XYPEX AS PER MANUFACTURER'S RECOMMENDATION. ALL CEMENT SHALL CONFORM TO ASTM C-150, TYPE II. AGGREGATE SHALL CONFORM TO ASTM C-33. USE PORTLAND CEMENT: ASTM C 150, TYPE 1; NORMAL WEIGHT AGGREGATES: ASTM C 33, FROM A SINGLE SOURCE - AGGREGATE GRADATION ACI 506R, GRADATION #1 WITH 100% PASSING ⅜" SIEVE; POTABLE WATER, COMPLYING WITH ASTM C 94, FREE FROM DELETERIOUS MATERIALS THAT MAY AFFECT COLOR STABILITY, SETTING, OR STRENGTH OF SHOTCRETE. GENERAL CHEMICAL ADMIXTURES ASTM C 1141, CLASS A AND B, BUT LIMITED TO THE FOLLOWING ADMIXTURES MATERIALS:
1. WATER-REDUCING ADMIXTURE: ASTM C 494, TYPE A.
2. CHEMICAL WATERPROOFING 'XYPEX' - XYPEX-C-1000
3. SHRINKING REDUCING ADMIXTURE'ECLIPSE' PER W.R.GRACE
PREPARE DESIGN MIXES FOR EACH TYPE AND STRENGTH OF SHOTCRETE. WHEN INCLUDED IN SHOTCRETE DESIGN MIXES, USE ADMIXTURES AND RETARDING ADMIXTURES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.

3.4 REINFORCING STEEL:
ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185.

4.0 REINFORCING STEEL

4.1 LAP SPLICES SHALL BE 40db U.O.N.

4.2 SPLICES IN REINFORCING STEEL SHALL DEVELOP FULL STRENGTH OF THE BAR.

4.3 BENDS AND HOOKS IN THE REINFORCING STEEL SHALL CONFORM TO CBC AND ACI REQUIREMENTS REGARDING BEND RADIUS AND EXTENSION.

4.4 ALL CONCRETE SHALL BE REINFORCED. WHERE REINFORCING IS NOT SPECIFICALLY SHOWN OR WHERE DETAILS ARE NOT GIVEN, PROVIDE REINFORCING SIMILAR TO THAT SHOWN FOR SIMILAR CONDITIONS SUBJECT TO REVIEW BY INTEGRATED STRUCTURES, INC.

4.5 DOWELS OR BOLTS EMBEDDED IN PREVIOUSLY CAST CONCRETE SHALL BE ANCHORED WITH SIMPSON ET (EPOXY) MEETING ASTM C881-90 EPOXY ADHESIVE OR EQUIVALENT. FOLLOW MANUFACTURERS PROCEEDURES FOR USE. TO DEVELOP SHEAR RESISTANCE REQUIRED IN STRUCTURAL CALCULATIONS, ALL ANCHOR BOLTS WILL BE EMBEDDED A MINIMUM OF 8". HOLD DOWN BOLTS SHALL BE CAST IN PLACE WHERE THEY OCCUR IN NEW FOUNDATIONS, AND SHALL BE EMBEDDED TO THE SPECIFIED DEPTH.

4.6 ALL REINFORCING STEEL AND HOLD DOWN ANCHORS SHALL BE ACCURATELY LOCATED IN THE FORMS AND HELD FIRMLY IN PLACE BEFORE AND DURING THE PLACING OF CONCRETE BY MEANS OF WIRE SUPPORTS ADEQUATE TO PREVENT DISPLACEMENT DURING THE COURSE OF CONSTRUCTION AND TO KEEP THE STEEL AT A PROPER DISTANCE FROM THE FORMS. BAR SUPPORTS ARE TO BE SUFFICIENT IN NUMBER AND SUFFICIENTLY HEAVY TO PROPERLY CARRY THE STEEL THEY SUPPORT. ACCESSORIES SHALL BE AS SPECIFIED IN THE LATEST EDITION OF CRSI DESIGN HANDBOOK. MAXIMUM ACCESSORIES SPACING 4' O.C. UNDER NO CONDITIONS SHALL CONCRETE BE PLACED WITHOUT ADEQUATE TIES OR SUPPORTS AS OUTLINED ABOVE.

4.7 DOWELS SHALL BE PROVIDED AT POUR CONSTRUCTION JOINTS AND SHALL BE SAME SIZE AS DETAILED STANDARD LAP SPLICE.

4.8 SPLICES IN ADJACENT HORIZONTAL WALL REINFORCEMENT BARS SHALL BE STAGGERED 4'-0" MINIMUM UNLESS OTHERWISE NOTED.

4.9 ALL REINFORCING ANCHOR BOLTS AND OTHER INSERTS SHALL BE SECURED IN PLACE PRIOR TO PLACING CONCRETE OR GROUTING MASONRY.

4.10 PROVIDE THE FOLLOWING MINIMUM PROTECTIVE COVERING OF CONCRETE:
BELOW GRADE (UNFORMED) 3" CLEAR.
BELOW GRADE (FORMED) 2" CLEAR.
ABOVE GRADE 1.5" CLEAR, EXPOSED TO WEATHER. FOR ABOVE GRADE SHELL AND FOLDED PLATE MEMBERS NOT EXPOSED TO WEATHER, MIN. COVERAGE IS ½" CLEAR.

4.11 WELDING OF REBAR IS NOT PERMITTED UNLESS PROCEDURE APPROVED BY ENGINEER. ADDITIONAL HEATING OF REBAR IS NOT ALLOWED.

5.0 CONCRETE CONSTRUCTION

5.1 CONCRETE BEAMS AND COLUMNS SHALL BE CONSTRUCTED IN ONE CONTINUOUS MONOLITHIC POUR WITHOUT CONSTRUCTION JOINTS, U.N.O. OR APPROVED BY INTEGRATED STRUCTURES, INC.

5.2 SLAB-ON-GRADE MAY BE CONSTRUCTED WITH CONTROL AND CONSTRUCTION JOINTS SUBJECT TO REVIEW OF INTEGRATED STRUCTURES, INC.

5.3 PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES, BUT NOT BE EMBEDDED THEREIN.

5.4 CURING CONCRETE SHALL NOT BE EXPOSED TO TEMPERATURES LESS THAN 40° FAHRENHEIT FOR THE FIRST THREE DAYS.

5.5 SHOTCRETE AND CONCRETE CURING: USE ABSORPTIVE COVER AASHTO M 182, CLASS2, BURLAP CLOTH MADE FROM JUTE OR KENAF, WEIGHING APPROX 9 OZ/SQ.YD.DRY; MOISTURE-RETAINING COVER ASTM C 171, POLYETHYLENE FILM OR WHITE BURLAP-POLYETHYLENE SHEET; AND POTABLE WATER

5.6 SHOTCRETE INSTALLER QUALIFICATIONS: EMPLOY NOZZLE OPERATORS WHO ATTAIN MEAN CORE GRADES NOT EXCEEDING 2.5, ACCORDING TO ACI 506.2, ON PRECONSTRUCTION TESTS

5.7 SHOTCRETE TESTING AGENCY QUALIFICATIONS: INDEPENDENT AND QUALIFIED ACCORDING TO ASTM C 1077 AND ASTM E 329 FOR TESTING INDICATED, AS DOCUMENTED ACCORDING TO ASTM E 548 AND ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION

5.8 SHOTCRETE COMPLY WITH PROVISIONS OF THE FOLLOWING, UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED:
1. ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE"
2. ACI 506.2, "SPECIFICATION FOR SHOTCRETE"
3. CRSI'S "MANUAL OF STANDARD PRACTICE"

5.9 SHOTCRETE WET-MIX PROCESS: MEASURE, BATCH, MIX, AND DELIVER SHOTCRETE ACCORDING TO ASTM C 94 AND ASTM C 1116 AND FURNISH BATCH TICKET INFORMATION. COMPLY WITH ASTM C 685 WHEN SHOTCRETE INGREDIENTS ARE DELIVERED DRY AND PROPORTIONED AND MIXED ON-SITE.

6.0 TIMBER CONSTRUCTION (N/A)

7.0 GRADING & EROSION CONTROL

7.1 DUST CONTROL IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

7.2 AREAS OF FILL SHALL BE SCARIFIED, BENCHING AND RECOMPACTED PRIOR TO REPLACING FILL AND OBSERVED BY A SOIL OR CIVIL ENGINEER.

7.3 FILL MATERIAL WILL BE RECOMPACTED TO 90% OF MAXIMUM DENSITY.

7.4 REMOVE ANY DELETERIOUS MATERIAL ENCOUNTERED BEFORE PLACING FILL.

7.5 NO CUT OR FILL SLOPES WILL BE CONSTRUCTED STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1).

7.6 MINIMUM SETBACK TO CREEKS AND BLUFFS SHALL BE MAINTAINED. MINIMUM SETBACK OF TWO FEET FROM ALL PROPERTY LINES WILL BE MAINTAINED FOR ALL GRADING.

8.0 DESIGN LOADS 1603.1 CBC 2022

8.1 LIVE LOADS

ROOF WITH PITCH <4:12	=20 PSF
RESIDENTIAL FLOOR	=40 PSF
INDUSTRIAL	=120 PSF OR CALCULATED LOAD

8.2 WIND DESIGN DATA

BASIC WIND SPEED	=85 MPH
WIND IMPORTANCE FACTOR	=1.0
OCCUPANCY CLASSIFICATION	=1.0
WIND EXPOSURE	= C
INT. PRESSURE CO-EFFICIENT	=+/-.18
COMPONENTS AND CLADDING	
ROOFS AND WALLS	=5.88PSF TRACTION, 16.7PSF PRESSURE
CORNERS OF WALLS AND ROOFS	=5.88PSF TRACTION, 19.7PSF PRESSURE

8.3 EARTHQUAKE DESIGN DATA

SEISMIC IMPORTANCE FACTOR	=1.0
OCCUPANCY CLASSIFICATION	=II
SHORT TERM SPECTRAL RESP. S_s	=N.A.
1 SEC SPECTRAL RESP. S.	=N.A.
SITE CLASS	=D (STIFF SOIL PROFILE)
SPECTRAL RESPONSE ACCEL. S_{ms}	=N.A.
SEISMIC DESIGN CATEGORY	=D
BASIC SEISMIC -FORCE RESISTING SYS.	WOOD SHEAR WALLS.
DESIGN BASE SHEAR	=N.A.
SEISMIC RESPONSE COEFFICIENT C_s	=N.A.
RESPONSE MODIFICATION FACTOR R	=6.5
ANALYSIS PROCEEDURE USED, EQUIVILENT LATERAL FORCE ANALYSIS (12.6-1)	

8.4 GEO-TECHNICAL DESIGN DATA

ALLOWABLE SOIL BEARING CAPACITY	=1500 PSF DL =1500 PSF DLALL =1950 PSF DL+LL+1/3 WIND OR SEISMIC
EQUIVALENT FLUID PRESSURE	=250PCF
COEFFICIENT OF FRICTION	=0.25

COVER SHEET

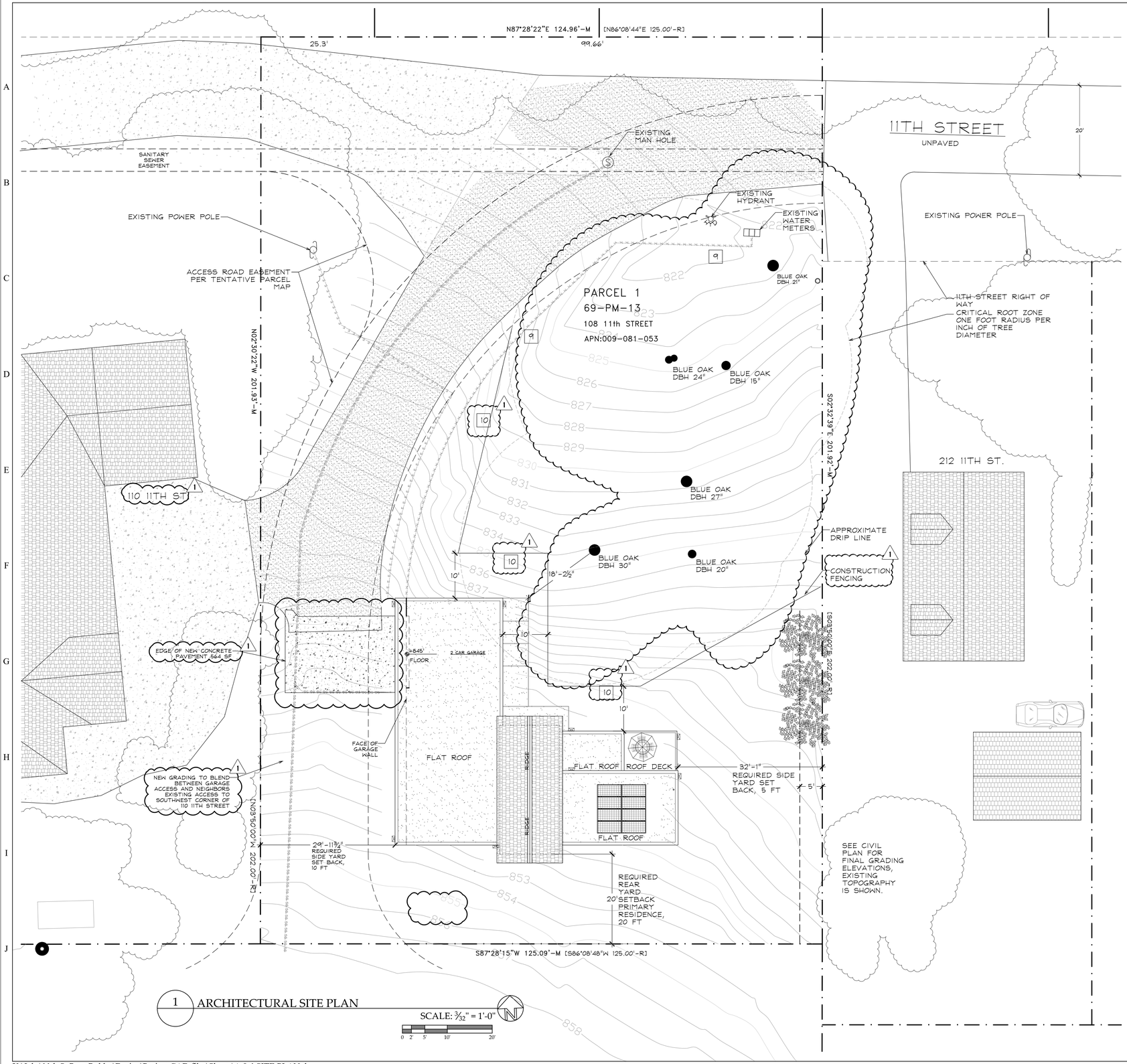
RESIDENTIAL DEVELOPMENT
130 & 132 11TH STREET PASO ROBLES, CA 93446

PLAN CHECK SET

REGISTERED PROFESSIONAL ENGINEER
R. GARY BLACK
No. C 64035
EXP. 03/31/27
CIVIL
STATE OF CALIFORNIA

INTEGRATED STRUCTURES
ARCHITECTURE ENGINEERING CONSTRUCTION MANAGEMENT
1265 65th Street, Emeryville, CA 94608
Tel: (510) 735-9801 Fax: (510) 355-9705

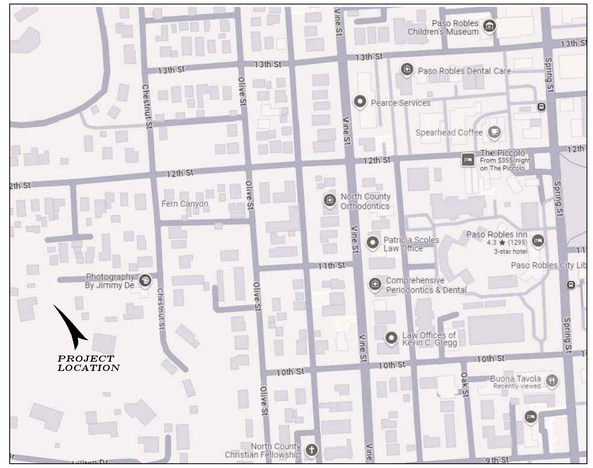
DATE: 5/31/2005
DRAWN: ----
JOB:
SHEET: A 0.0



1 ARCHITECTURAL SITE PLAN

SCALE: 3/32" = 1'-0"

0 2' 5' 10' 20'



3 VICINITY MAP

SCALE: N.T.S

PLAN NOTES

1 SUPPLEMENTAL PROJECT AND LOT INFORMATION

AREA CALCULATIONS	EXISTING	NEW	TOTAL
TOTAL LOT AREA	25245 SF	0 SF	25245 SF
TOTAL BUILDING FOOTPRINT	0 SF	2551 SF	2551 SF
TOTAL FLOOR AREA	0 SF	2921 SF	2921 SF
MAX BUILDING HEIGHT	N/A	32'-6"	N/A
NUMBER OF DWELLING UNITS	0	2	2
NUMBER OF PARKING SPACES	0	3	3

[1] ZONING DISTRICT R-1, MINIMUM LOT SIZE 15-24.99% SLOPE=15,000SF < 25,245SF
MINIMUM LOT WIDTH = 120FT < 125FT

2 UTILITIES: WATER METER, FIRE HYDRANT AND SANITARY SEWER INSTALLED AT EDGE OF ACCESS EASEMENT IN OR AT EDGE OF 11TH ST RIGHT OF WAY. GAS AND SEWER EXTENSION INSTALLED TO PROPOSED BUILDING PAD.

3 IMPERVIOUS SURFACE ~ 4,373 SF ASPHALT DRIVE ACCESS EXISTING, PLUS AN ADDITIONAL EXISTING 1751 CONCRETE ROAD SURFACE. PROJECT WILL ADD 360 SF OF CONCRETE ACCESS TO GARAGE AND 2,661 SF ROOF, FOR A TOTAL IMPERVIOUS SURFACE OF TOTAL 9,145 SF

4 ARBORIST REPORT PREPARED BY SCOVELL TREE SURGERY DATED OCTOBER 12,2005 UPDATED WITH TREE PROTECTION MEASURES FOR THE CLUSTER OF SIX OAK TREES. SEE UPDATED REPORT BY 4TH GENERATION TREE DATED JANUARY 24, 2025 BEFORE START OF CONSTRUCTION.

5 SETBACKS:* REQUIRED PROVIDED

FRONT	15'	125'
SIDE	5'/10'	27'/35'
REAR	20'	20'

*ROOF EAVES MAY PROJECT UP TO 3FT INTO SET BACKS

6 LOT COVERAGE: 2551 SF / 25245 SF = 10% < 50%

7 ZONING: R-1
APN: 009 081 053

8 PROJECT DESCRIPTION: CONSTRUCT A SINGLE FAMILY RESIDENCE WITH AN ATTACHED 500 SF JUNIOR DWELLING UNIT LOCATED ON THE LOWER LEVEL.

9 ARBORIST TO SUPERVISE TRENCHING WITHIN THE TREE DRIP LINES. ALL TRENCHES IN THESE AREAS SHALL BE EXPOSED BY AIR SPADE OR HAND DUG WITH UTILITIES ROUTED UNDER/OVER THE ROOTS.

10 TREE PROTECTION FENCING SHALL BE 4 FT HIGH CHAIN LINK, SNOW OR SAFETY FENCE STAKED AT THE EDGE OF THE DRIP-LINE OR LINE OF ENCROACHMENT.

11 SEE CIVIL PLAN FOR GRADING AND DRIVEWAY PROFILE

REVISIONS BY:
1 05/30/2025

SITE PLAN

RESIDENTIAL DEVELOPMENT

130 & 132 11TH STREET PASO ROBLES, CA 93446

PLAN REVIEW SET

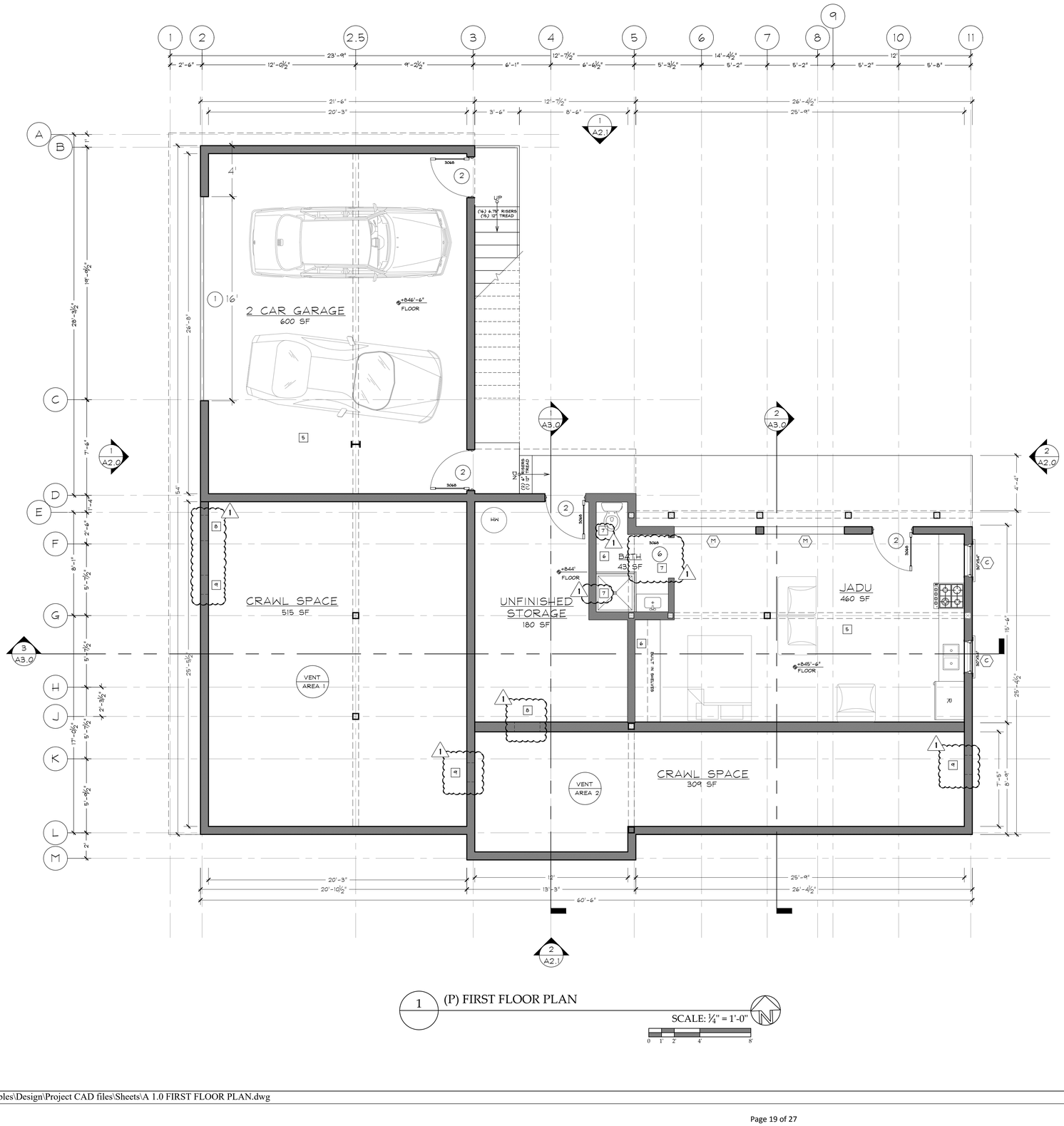
REGISTERED PROFESSIONAL ENGINEER
R. GARY BLACK
No. 64035
EXP. 03/31/27
CIVIL
STATE OF CALIFORNIA

INTEGRATED STRUCTURES
ARCHITECTURE ENGINEERING CONSTRUCTION MANAGEMENT
1265 65th Street, Emeryville, CA 94608
Tel: (510) 735-9801 Fax: (510) 355-9705

DATE: 2/28/2005
DRAWN: ----
JOB:
SHEET:
A 0.4

X:\Jobs\11th St Paso Robles\Design\Project CAD files\Sheets\A 0.4 SITE PLAN.dwg

DRC Item 3



1 (P) FIRST FLOOR PLAN

SCALE: ¼" = 1'-0"

0 1' 2' 4' 8'

FLOOR PLAN NOTES:

1. SAFETY GLAZING FOR DOORS AND PANELS OF SHOWER, BATHTUB ENCLOSURES, AND GLAZING IN WINDOW WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE STANDING SURFACE.
2. LANDING AT EXTERIOR DOORS TO EXCEED 36", NOT MORE THAN 1½" LOWER THAN FINISH FLOOR FOR OUT SWINGING DOORS.
3. NEW BATHROOM, SHOWER AND TUB WALLS SHALL BE A SMOOTH HARD, NON-ABSORBENT SURFACE (E.G. CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G., CEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 72" ABOVE THE DRAIN INLET.
4. NEW BATH SHALL USE WATER CONSERVING FIXTURES.
   A.) WATER CLOSETS - 1.28 GAL./FLUSH MAX.
   B.) SHOWER HEADS - 1.8 GAL. AT 80 PSI MAX.
   C.) LAVATORY FAUCETS - 1.2 GAL./MIN., MAX.
5. FLOOR CEILING TO BE 1-HOUR FIRE RATED ASSEMBLY BETWEEN GARAGE AND LIVING SPACES; AND JADU BETWEEN MAIN UNIT. SEE SHEET A9.0 FOR ASSEMBLY DETAIL
6. PARTITION WALL TO BE 1-HOUR FIRE RATED BETWEEN JADU AND MAIN UNIT STORAGE. SEE SHEET A9.0 FOR ASSEMBLY DETAIL
7. PROJECT SHALL COMPLY WITH CRC R327 AGING-IN-PLACE REQUIREMENT AS FOLLOW:
   A. AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION [CRC R327.1.1].
      1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
      2. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8-INCH (51 MM BY 203 MM) NOMINAL LUMBER OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES (812.8 MM) AND 39 ¼ INCHES (997 MM) ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
      3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
      4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
      5. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES (152.4 MM) ABOVE THE BATHTUB RIM.
   B. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4 [CRC R327.1.1.1]
   C. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, AND CONTROLS (INCLUDING CONTROLS FOR HVAC) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES (1219.2 MM) MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES (381 MM) MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR [CRC R327.1.2]
   D. AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES (812.8 MM), MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL [CRC R327.1.3].
   E. DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES (1219.2 MM) MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL [CRC R327.1.4].

   SEE 4/A9.0 FOR MORE DETAILS
8. CRAWL SPACE ACCESS PANEL 18"X24"
9. CRAWL SPACE VENTILATION CALCULATION:

   AREA 1 = 515 SF.
   VENTED AREA = $\frac{515}{1500}$ = 0.343 SF REQUIRED
   USE (1) 16X8 VENTS W/ MIN NET FREE AREA OF 73 SQ.IN. OR .51SF

   AREA 2 = 309 SF
   VENTED AREA = $\frac{309}{1500}$ = 0.21 SF REQUIRED
   USE (1) 16X8 VENTS

   A MINIMUM 6-MIL (0.15 MM) POLYETHYLENE VAPOR RETARDER OR EQUIVALENT SHALL BE INSTALLED TO NOMINALLY COVER ALL EXPOSED EARTH IN THE CRAWL SPACE, WITH JOINTS LAPPED NOT LESS THAN 12 INCHES (305 MM). WHERE THERE IS NO EVIDENCE THAT THE GROUNDWATER TABLE CAN RISE TO WITHIN 6 INCHES (152 MM) OF THE FLOOR OF THE CRAWL SPACE, IT IS ACCEPTABLE TO PUNCTURE THE GROUND VAPOR RETARDER AT LOW SPOTS TO PREVENT WATER PUDDLES FROM FORMING ON TOP OF THE VAPOR RETARDER DUE TO CONDENSATION.[CRC R408.2]

REVISIONS BY:
1 05/30/2025

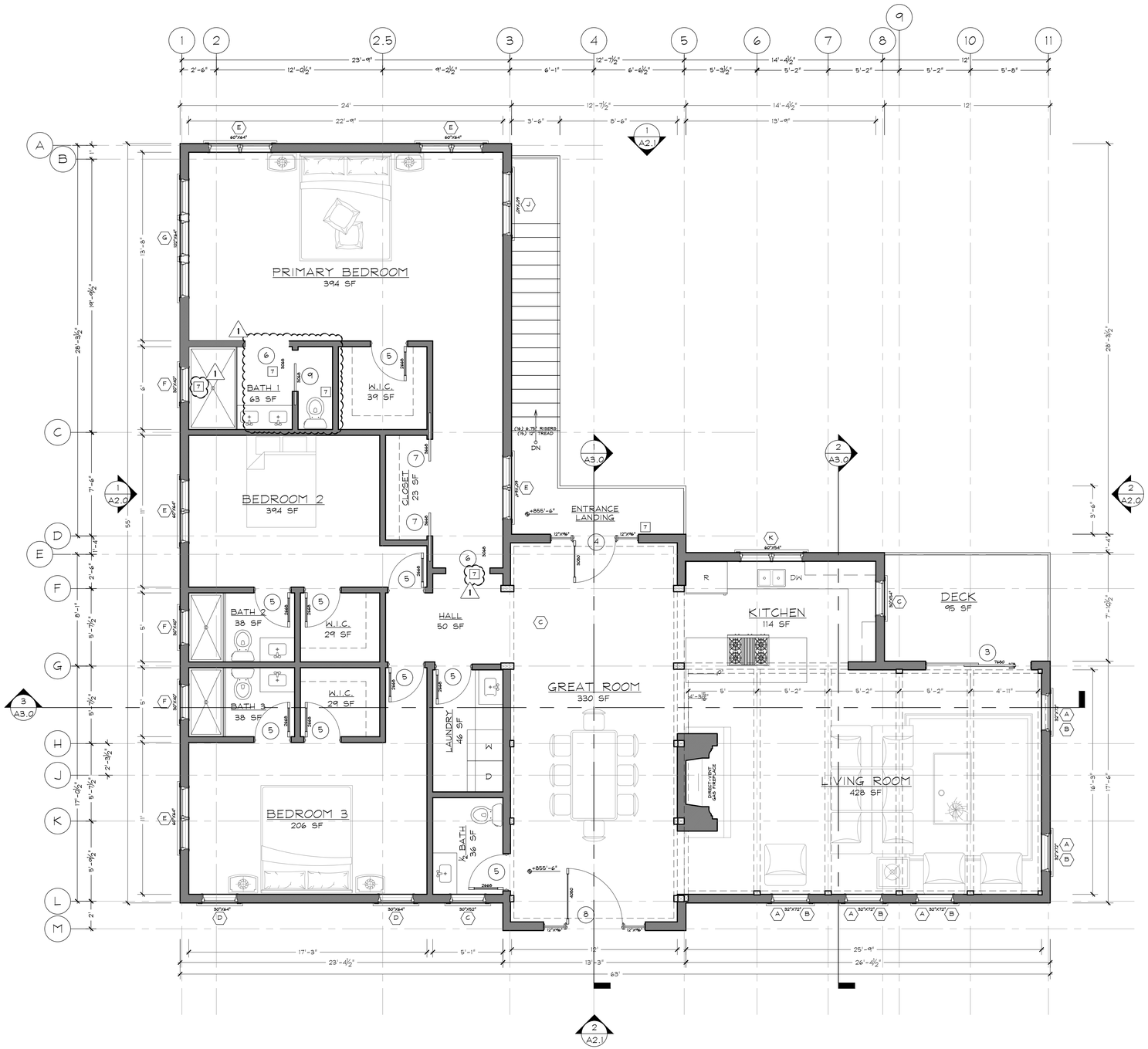
FIRST FLOOR PLAN

RESIDENTIAL DEVELOPMENT
130 & 132 11TH STREET PASO ROBLES, CA 93446

PLAN REVIEW SET
R. GARY BLACK
NO. C 040531
EXP 03/31/27
CIVIL
05.30.25

INTEGRATED STRUCTURES
ARCHITECTURE ENGINEERING CONSTRUCTION MANAGEMENT
1265 65th Street, Emeryville, CA 94608
Tel: (510) 735-9801 Fax: (510) 355-9705

DATE: 5/31/2025
DRAWN: ----
JOB:
SHEET:
A 1.0



1 (P) SECOND FLOOR PLAN

SCALE: ¼" = 1'-0"

0 1' 2' 4' 8'

FLOOR PLAN NOTES:

1. SAFETY GLAZING FOR DOORS AND PANELS OF SHOWER, BATHTUB ENCLOSURES, AND GLAZING IN WINDOW WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE STANDING SURFACE.
2. LANDING AT EXTERIOR DOORS TO EXCEED 36", NOT MORE THAN 1½" LOWER THAN FINISH FLOOR FOR OUT SWINGING DOORS.
3. NEW BATHROOM, SHOWER AND TUB WALLS SHALL BE A SMOOTH HARD, NON-ABSORBENT SURFACE (E.G. CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G., CEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 72" ABOVE THE DRAIN INLET.
4. NEW BATH SHALL USE WATER CONSERVING FIXTURES.
   A.) WATER CLOSETS - 1.28 GAL./FLUSH MAX.
   B.) SHOWER HEADS - 1.8 GAL. AT 80 PSI MAX.
   C.) LAVATORY FAUCETS - 1.2 GAL./MIN., MAX.
5. FLOOR CEILING TO BE 1-HOUR FIRE RATED ASSEMBLY BETWEEN GARAGE AND LIVING SPACES; AND JADU BETWEEN MAIN UNIT. SEE SHEET A9.0 FOR ASSEMBLY DETAIL
6. PARTITION WALL TO BE 1-HOUR FIRE RATED BETWEEN JADU AND MAIN UNIT STORAGE. SEE SHEET A9.0 FOR ASSEMBLY DETAIL
7. PROJECT SHALL COMPLY WITH CRC R327 AGING-IN-PLACE REQUIREMENT AS FOLLOW:
   A. AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION [CRC R327.1.1].
      1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
      2. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8-INCH (51 MM BY 203 MM) NOMINAL LUMBER OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES (812.8 MM) AND 39 ¼ INCHES (997 MM) ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
      3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
      4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
      5. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES (152.4 MM) ABOVE THE BATHTUB RIM.
   B. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4 [CRC R327.1.1.1]
   C. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, AND CONTROLS (INCLUDING CONTROLS FOR HVAC) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES (1219.2 MM) MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES (381 MM) MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR [CRC R327.1.2]
   D. AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES (812.8 MM), MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL [CRC R327.1.3].
   E. DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES (1219.2 MM) MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL [CRC R327.1.4].

SEE 4/A9.0 FOR MORE DETAILS

REVISIONS BY:
1 05/30/2025

SECOND FLOOR PLAN

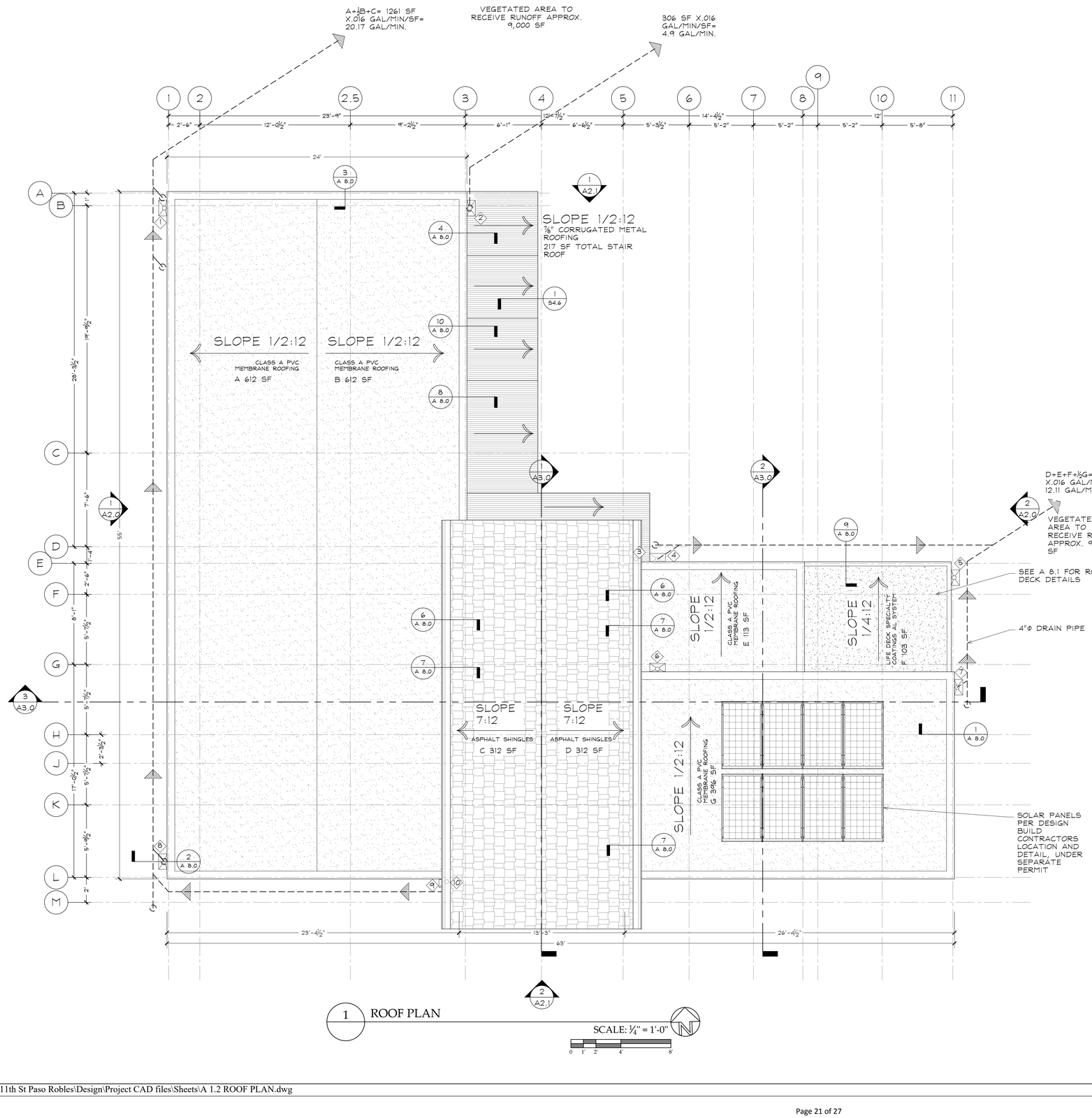
RESIDENTIAL DEVELOPMENT

130 & 132 11TH STREET PASO ROBLES, CA 93446

PLAN CHECK SET
REGISTERED PROFESSIONAL ENGINEER
R. GARY BLOCK
NO. PE 64053
EXP. 03/31/27
CIVIL
STATE OF CALIFORNIA

INTEGRATED STRUCTURES
ARCHITECTURE ENGINEERING CONSTRUCTION MANAGEMENT
1265 65th Street, Emeryville, CA 94608
Tel: (510) 735-9801 Fax: (510) 355-9705

DATE: 2/28/2025
DRAWN: ----
JOB:
SHEET:
A 1.1



ROOF DRAINAGE AREA

RF #	ROOF AREA SF (A)	ROOF PITCH FACTOR (PF)	ADJ. AREA FACTOR (AXPFX2.7)
A	612	1.0	612
B	612	1.0	612
C	312	1.1	343
D	312	1.1	343
E	113	1.0	113
F	103	1.0	103
G	396	1.0	396

DOWNSPOUT CALCS

DS	CONTRIBUTING ROOF NO.'S	ADJ. ROOF AREA TO DS	DS SIZE
1	½A	306	3"ϕ
2	½B	306	3"ϕ
3	D	343	3"ϕ
4	D+E+½G	654	3"ϕ
5	F	103	3"ϕ
6	½G	198	3"ϕ
7	½G	198	3"ϕ
8	½A	306	3"ϕ
9	½B+C	649	3"ϕ
10	C	343	3"ϕ

NOTE: ALL GUTTERS 5" HALF ROUND, EXCEPT GUTTERS AT GRID LINES 'C' & 'H' USE 6" ϕ HALF ROUND GUTTERS OR EQUIVALENT.

ADJUSTED AREA = AREA* (ROOF PITCH FACTOR) X (MAX. RAINFALL INTENSITY)

ROOF PITCH FACTOR:
SLOPES BETWEEN 6:12 AND 8:12 = 1.1
SLOPES BETWEEN 4:12 AND 5:12 = 1.05
SLOPES UNDER 4:12 = 1.0

RAINFALL INTENSITY:
PASO ROBLES CA – 1.5 IN/HR-100 YR. RETURN. 0.016 GALLONS/MINUTE/SF

GUTTER:
5" K STYLE SEEMLESS = 2500 SF MAX.

DOWNSPOUTS:
3" ROUND = 706 SF MAX. 48 GPM AT ¼/FT
4" ROUND = 1255 SF MAX.
5" ROUND = 1980 SF MAX.
6" ROUND = 2850 SF MAX.

HORIZONTAL RAINWATER PIPING, CPC TABLE 1101.8
4"ϕ SLOPED AT ¼"/FT.=110 GPM

NOTE: ALL DOWNSPOUTS IN THE RAINWATER DISPERSION SYSTEM ARE CONNECTED TO 4" DIAMETER HARD PIPE AND OUTFLOW TO SPLASH BLOCKS DISPERSING ACROSS VEGETATED AREA TO AVOID EROSION AND PROMOTE INFILTRATION.

SEE CIVIL DRAINAGE PLAN FOR STORM DRAIN.

REVISIONS BY:

ROOF PLAN

RESIDENTIAL DEVELOPMENT

130 & 132 11TH STREET PASO ROBLES, CA 93446

PLAN CHECK SET

INTEGRATED STRUCTURES
ARCHITECTURE ENGINEERING CONSTRUCTION MANAGEMENT
1265 65th Street, Emeryville, CA 94608
Tel: (510) 735-9801 Fax: (510) 355-9705

DATE: 2/28/2005

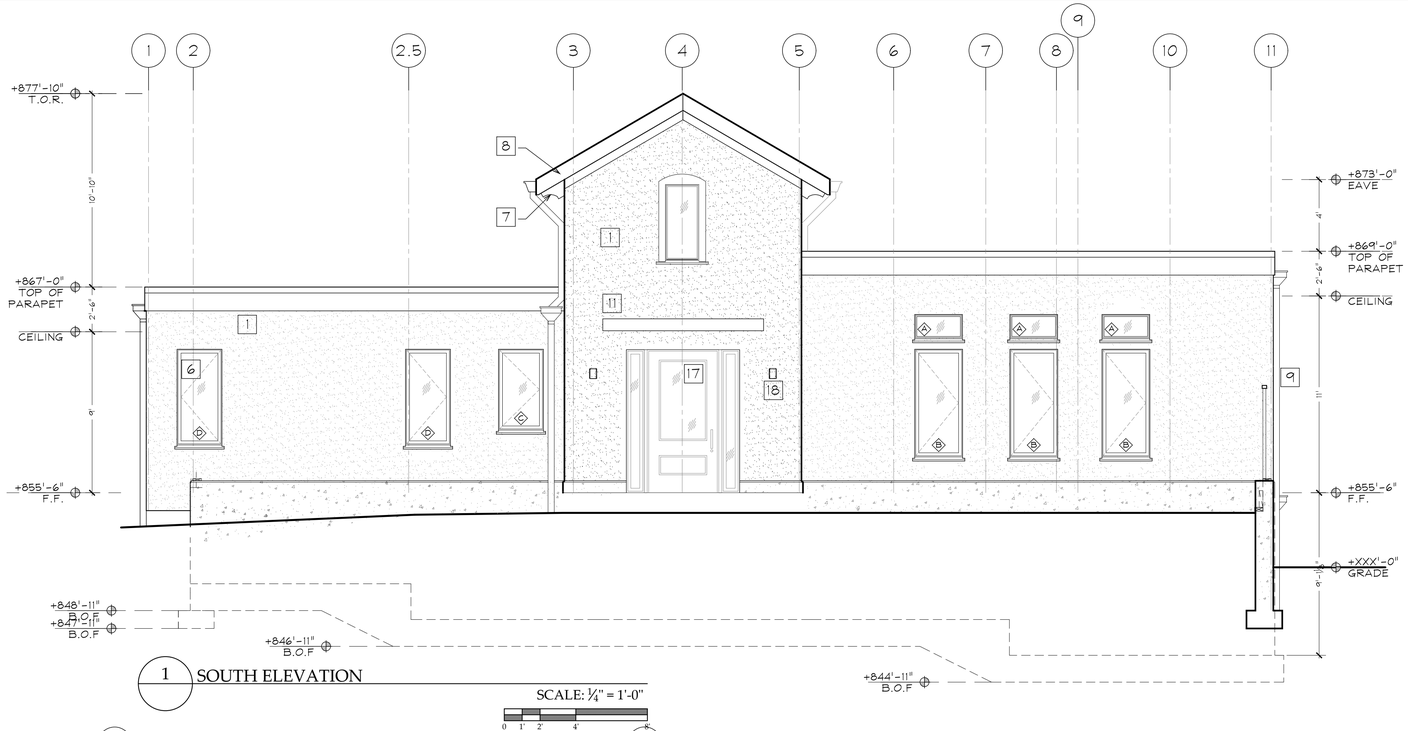
DRAWN: ----

JOB:

SHEET:

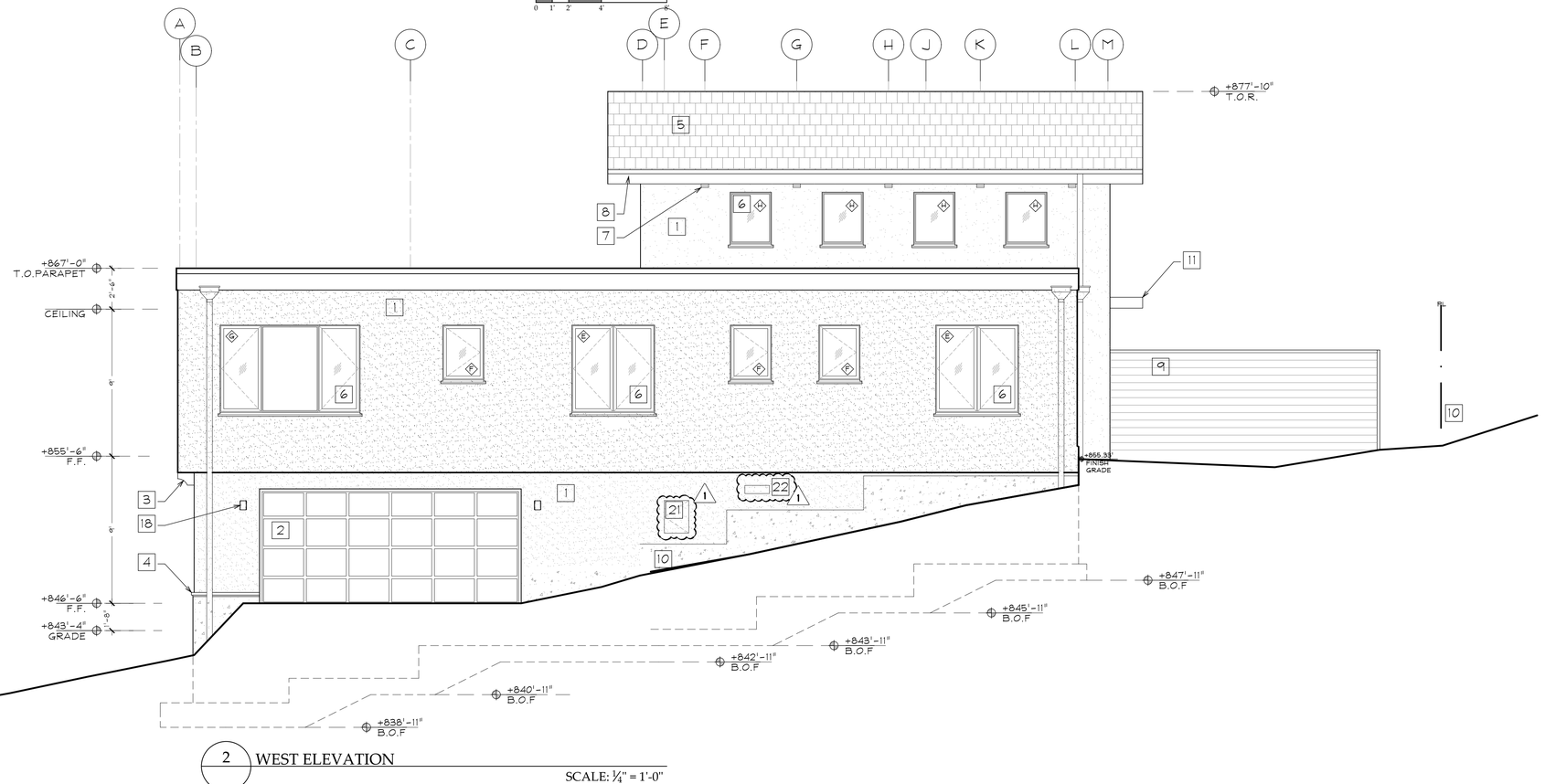
A 1.2

X:\Jobs\11th St Paso Robles\Design\Project CAD files\Sheets\A 1.2 ROOF PLAN.dwg



1 SOUTH ELEVATION

SCALE: ¼" = 1'-0"



2 WEST ELEVATION

SCALE: ¼" = 1'-0"

ELEVATION NOTES

1. WHITE STUCCO (FINE SAND FLOAT FINISH, W/ BENJAMIN MOORE WHITE DOVE OC-17 PAINT)
2. ALUMINUM GARAGE DOOR W/ FROSTED GLASS
3. PAINTED WOOD CORBELS COLOR TBD
4. STONE WATER TABLE TRIM COLOR TBD
5. TIMBERLINE HD REFLECTOR SERIES SHINGLES (COASTAL SLATE)
6. FIBERGLASS WINDOWS W/ PAINTED WOOD TRIM AND WOOD SILL COLOR TBD)
7. PAINTED WOOD RAFTER TAILS COLOR TBD MIN. EAVE OVERHANG 18"
8. WOOD FASCIA BOARD COLOR TBD
9. 6' METAL AND HORIZONTAL CEDAR BOARD FENCE OR GATE
10. CONCRETE RETAINING WALL WHERE OCCURS
11. METAL ENTRANCE AWNING
12. SOLID WOOD DOOR, SINGLE PANEL
13. METAL POSTS AND RAIN COVER
14. METAL EXTERIOR STAIR
15. 42" METAL POST AND CABLE GUARD RAIL
16. VINYL SLIDING PATIO DOORS
17. ENTRANCE DOOR W/ SIDELITE
18. NICOR LED ROUD WALL SCONCE (BRONZE)
19. DIRECT GLAZE GLASS
20. PAINTED WOOD COLUMN AND BEAM COLOR TBD
21. CRAWL SPACE ACCESS PANEL 18"X24"
22. CRAWL SPACE VENT 18"X6"

REVISIONS BY:
1 05/30/2025

ELEVATIONS I

RESIDENTIAL DEVELOPMENT

130 & 132 11TH STREET PASO ROBLES, CA 93446

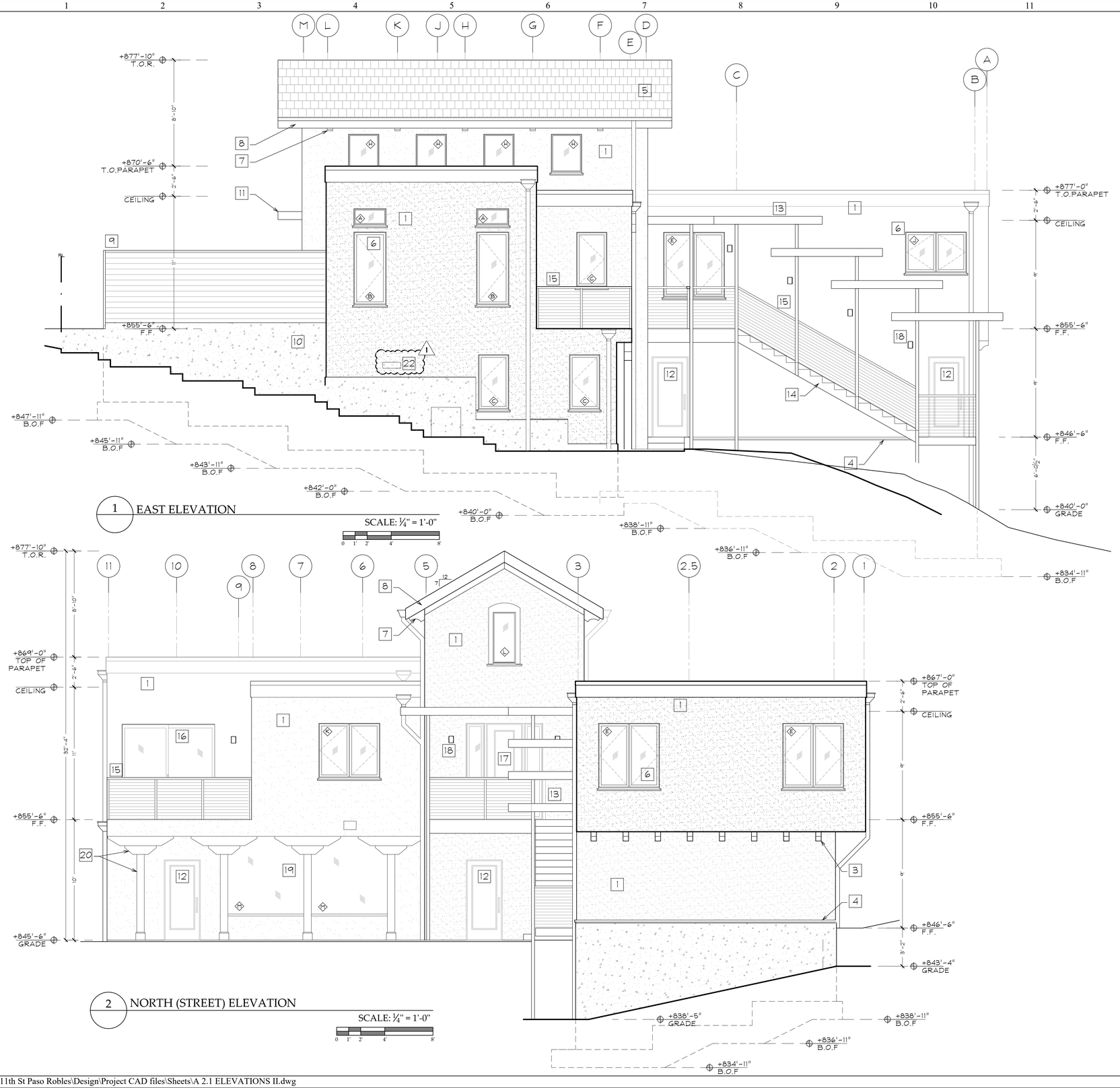
PLAN CHECK SET

REGISTERED PROFESSIONAL ENGINEER — GARY BLACK — No. C 64053 — EXP 03/31/27 — CIVIL — STATE OF CALIFORNIA

INTEGRATED STRUCTURES
ARCHITECTURE ENGINEERING CONSTRUCTION MANAGEMENT
1265 65th Street, Emeryville, CA 94608
Tel: (510) 735-9801 Fax: (510) 355-9705

DATE: 5/31/2025
DRAWN: ----
JOB:
SHEET:
A 2.0

X:\Jobs\11th St Paso Robles\Design\Project CAD files\Sheets\A 2.0 ELEVATIONS I.dwg



1 EAST ELEVATION

SCALE: ¼" = 1'-0"

2 NORTH (STREET) ELEVATION

SCALE: ¼" = 1'-0"

ELEVATION NOTES

1. WHITE STUCCO (FINE SAND FLOAT FINISH, W/ BENJAMIN MOORE WHITE DOVE OC-17 PAINT)
2. ALUMINUM GARAGE DOOR W/ FROSTED GLASS
3. PAINTED WOOD CORBELS COLOR TBD
4. STONE WATER TABLE TRIM COLOR TBD
5. TIMBERLINE HD REFLECTOR SERIES SHINGLES (COASTAL SLATE)
6. FIBERGLASS WINDOWS W/ PAINTED WOOD TRIM AND WOOD SILL COLOR TBD)
7. PAINTED WOOD RAFTER TAILS COLOR TBD MIN. EAVE OVERHANG 18"
8. WOOD FASCIA BOARD COLOR TBD
9. 6' METAL AND HORIZONTAL CEDAR BOARD FENCE OR GATE
10. CONCRETE RETAINING WALL WHERE OCCURS
11. METAL ENTRANCE AWNING
12. SOLID WOOD DOOR, SINGLE PANEL
13. METAL POSTS AND RAIN COVER
14. METAL EXTERIOR STAIR
15. 42" METAL POST AND CABLE GUARD RAIL
16. VINYL SLIDING PATIO DOORS
17. ENTRANCE DOOR W/ SIDELITE
18. NICOR LED ROUD WALL SCONCE (BRONZE)
19. DIRECT GLAZE GLASS
20. PAINTED WOOD COLUMN AND BEAM COLOR TBD
21. CRAWL SPACE ACCESS PANEL 18"X24"
22. CRAWL SPACE VENT 18"X6"

REVISIONS BY:

1 05/30/2025

ELEVATIONS II

RESIDENTIAL DEVELOPMENT

130 & 132 11TH STREET PASO ROBLES, CA 93446

PLAN REVIEW SET

REGISTERED PROFESSIONAL ENGINEER — GARY BLACK — No. 64053 — EXP 03/31/27 — CIVIL — STATE OF CALIFORNIA

INTEGRATED STRUCTURES
ARCHITECTURE ENGINEERING CONSTRUCTION MANAGEMENT
1265 65th Street, Emeryville, CA 94608
Tel: (510) 735-9801 Fax: (510) 355-9705

DATE: 5/31/2025

DRAWN: ----

JOB:

SHEET:

A 2.1

X:\Jobs\11th St Paso Robles\Design\Project CAD files\Sheets\A 2.1 ELEVATIONS II.dwg

DRC Item 3

SPECIFIC CONSTRUCTION NOTES:

SITE WORK CONSTRUCTION NOTES-GRADING AND DRAINAGE

#	NOTE	DETAIL/ SHEET
1	EXISTING SITE FEATURES TO REMAIN. CONTRACTOR TO PROTECT IN PLACE.	
2	MATCH EXISTING. CONTRACTOR TO VERIFY MATCH LOCATION AND ELEVATION PRIOR TO CONSTRUCTION TO ENSURE THEY ARE CONSISTENT WITH PLAN AND THAT SLOPES MEET AGENCY REQUIREMENTS. CONTACT ENGINEER IF CONFLICTS ARE DISCOVERED.	
3	TREE PROTECTION FENCING	
4	INSTALL DECOMPOSED GRANITE SECTION PER DETAIL.	2/C-4.1
5	INSTALL VEHICULAR CONCRETE PAVING PER DETAIL	3/C-4.1
6	SAW CUT AND REMOVE EXISTING AC/CONCRETE PAVING 18 INCHES MINIMUM FROM FACE OF CURB AND AT LEAST 6 INCHES INTO A COMPETENT STRUCTURAL SECTION. CONTRACTOR RESPONSIBLE FOR PROPER DISPOSAL.	
7	CRITICAL ROOT ZONE	
8	INSTALL STEPS PER ARCHITECTURAL PLANS	
9	CONSTRUCT STEM WALL PER ARCHITECTURAL PLANS.	
10	NOT USED	
11	NOT USED	
12	INSTALL 6"-8" ROUNDED COBBLES, 24" WIDE, 36" LONG, 12" DEEP WITH RSP FABRIC	
13	INSTALL DOWNSPOUT PER ARCHITECTURAL PLAN. CONTRIBUTING ROOF AREA IS NOTED AT POINT OF DISCHARGE.	

ABOVE GRADE ENGINEERING
245 Higuera Street
San Luis Obispo, CA 93401
(805) 540-5115
abovegradeengineering.com
A California Corporation
Scott Stokes PE # 58256

ENGINEER OF RECORD:

REGISTERED PROFESSIONAL ENGINEER SCOTT J. STOKES No. 58256 CIVIL STATE OF CALIFORNIA

NOT FOR CONSTRUCTION

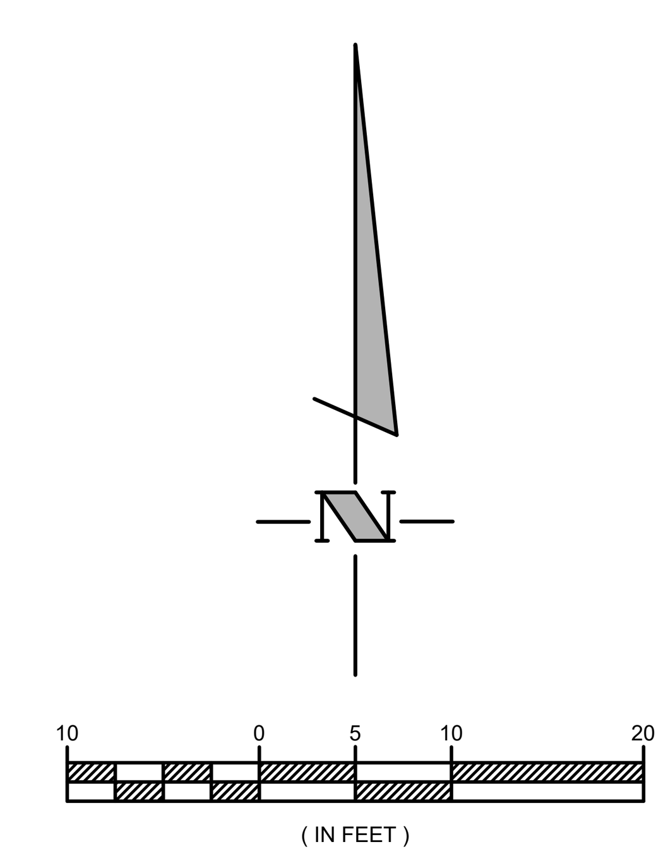
DATE:

130 11TH STREET

GRADING & DRAINAGE SHEET

NO.	REVISION	DATE

AGENCY APPROVAL:



DESIGNED: SJS
DRAWN: ZTS
JOB NUMBER: 25027

SHEET:
C-1.1

DATE: MAY 12, 2025

PLOT BY: ZechSzwalbowski|PLOT DATE: May 30, 2025 - 10:55am
Drawing name: N:\2025\25027-108 11th Street\Civil\Condos\Sheetfiles\25027-C1.1-GD.dwg

DRC Item 3

GARAGE DOOR WITH TRENCH DRAIN AT FACE
INLET
AC BERM
(E) ACI PAVEMENT
SAWCUT (E) AC PAVEMENT
(844.32 EP)
4.4%
4.0% TYP.
(E) 24' PRIVATE ACCESS AND PUE EASEMENT TO REMAIN
DAYLIGHT OF 2:1 SLOPE
PROPERTY LINE
854.83 FG
854.21 FL
853.5 FG
856.62 FL
856.12 TW
855.33 FG
853.80 TB
853.30 FL
854.19 EP
RIP-RAP
5%
MIN
10%
8%
4.0%
17.9%
5.0%
GRADEBREAK
857.21 EP
857.01 EP
857.81 EP
857.61 EP
856.65 EP
2:1
DAYLIGHT OF 2:1 SLOPE
854.67 EP
PROPERTY LINE
856.56 EP
14.4%
11.7%
7.05%
4.36%
(855.46 EG)
(855.93 EG)
(856.54 EG)
(856.89 EG)
858.18
PID 5RBCAP.RCE 14994
2,424,167.40N
5,759,918.04E
857.49 EP
858.09 EP
857.69 EP
858.29 EP
DAYLIGHT OF 2:1 SLOPE
48" OAK
PARCEL 3
69-PM-13
JOHN PARTRIDGE
APN: 009-081-055

ABOVE GRADE ENGINEERING
245 Higuera Street
San Luis Obispo, CA 93401
(805) 540-5115
abovegradeengineering.com
A California Corporation
Scott Stokes PE # 58256

130 11th STREET
GRADING EXHIBIT
SCALE: 1" = 10'
JOB NUMBER: 25027
BY: ZTS
DATE: June 2, 2025
SHEET: EX-1b

N:\2025\25027-108 11th Street\Civil\Condocs\Xref\XC25027_v2.dwg, EX-1b, Jun 02, 2025 2:42pm, ZechSzwabowski