

- ARCHITECTURAL
- A00 Title Sheet
 - A02 Axonometrics
 - A10 Site Plan
 - A11 Garage Level Floor Plan
 - A12 Main Floor Plan
 - A13 Roof Plan
 - A14 Landscape Stair Plans + Sections
 - A20 Exterior Elevations
 - A21 Exterior Elevations
 - A30 Building Sections
 - A31 Building Sections
 - A32 Building Sections
 - A51 Exterior Color Board

- SURVEY
- 1 OF 1 Topographic Map

- CIVIL
- C-1 Cover Sheet
 - C-2 Grading and Drainage Plan
 - C-3 Sections & Details
 - C-4 Erosion Control

- LANDSCAPE
- L1 Title Sheet
 - L2 Construction Plan
 - L3 Construction Details
 - L4 Construction Details
 - L12 Planting Plan
 - L13 Planting Plan
 - L14 Planting Details

- STRUCTURAL
- S-1 Foundation Plan
 - S-2 Landscape Retaining Wall Foundation Plan
 - S-3 Floor & Upper Foundation Plan

Mathias-Merrill Residence



SPECIAL INSPECTIONS

Special inspections are required on this project. See sheet S-0.1 for more information. See attached soils report for required geotechnical inspections.

EFFECTIVE CODES

All work shall conform to the applicable building codes including but not limited to:

- 2022 California Code Of Regulations Title 24
- 2022 California Building Code
- 2022 California Residential Code
- 2022 California Green Building Standards
- 2022 California Electrical Code
- 2022 California Mechanical Code
- 2022 California Plumbing Code
- 2022 California Fire Code
- 2022 California Energy Commission Building Energy Efficiency Standards
- Title 19 California Code Of Regulations
- Paso Robles Municipal Code

ENERGY COMPLIANCE FIELD VERIFICATIONS

The following features **must be installed** as a condition for meeting the modeled energy performance per accompanying energy analysis report:

- PV system: 3.06 kWdc minimum
- Indoor air quality, balanced fan
- IAQ Ventilation System, as low as 0.5 W/CFM
- IAQ Ventilation System Heat Recovery: minimum 66 SRE and 70 ASRE
- IAQ Ventilation System: supply outside air inlet, filter, and HERS cores accessible per RACM Reference Manual
- IAQ Ventilation System: fault indicator display
- Cool roof
- Floor has high level of insulation
- Insulation below roof deck
- Window overhangs and/or fins

The following features **must be field-verified by a certified HERS rater** as a condition for meeting the modeled energy performance:

- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood
- Minimum Airflow
- Verified SEER/SEER2
- Verified Refrigerant Charge
- Fan Efficacy Watts/CFM
- Verified HSPF2
- Verified heat pump rated heating capacity
- Duct leakage testing

REQUESTS FOR SITE/DEVELOPMENT PLAN MODIFICATION

- This project requires approval for the following Modifications to the Paso Robles Municipal Code:
- A. PRMC Section 21.33.040.D - Metal Roof (site plan modification)
 - B. PRMC Table 21.81.040-1 - Allowable Retaining Wall Heights (development plan modification)

For exterior materials & color board, see **Sheet A51**.

- For retaining wall plan, heights, and details, see:
- Sheet A14** - Landscape Stair Plans + Sections
 - Sheet A20** - North (front) Elevation
 - Sheet C-2** - Civil Grading & Drainage Plan
 - Sheets L12-L13** - Planting Plans
 - Sheet S-2** - Landscape Retaining Wall Foundation Plan

PROJECT DATA

PROJECT DESCRIPTION:
New construction of a 2-story, single family residence with attached garage on an undeveloped, uphill lot in southwest Paso Robles.

PROJECT SCOPE:
New residence (3,377 SF total floor area) and attached garage. Two-story design features primary living spaces & (1) master bedroom/bathroom suite on upper floor (1735 SF), with garage (559 SF), (2) additional bedrooms w/ ensuite bathrooms (854 SF), & unconditioned storage space (197 SF) + utility closet (9 SF) on ground floor. Residence features 3 bedrooms and 3.5 bathrooms.

Site grading & stepped retaining wall design allows second story to access covered patio (988 SF) w/ outdoor kitchen at finished grade, with opposite 2-story elevation facing street and allowing garage access via (N) driveway. Residence is accessed via concrete landscape steps from (E) sidewalk up to split level landing. Proposed site utilities include (N) electrical line + meter, gas line + meter, water line + meter, & sewer connection.

APN: 009-221-076
ADDRESS: 308 Maplewood Ct, Paso Robles CA 93446
ZONING: R1
CONSTRUCTION TYPE: V-B
OCCUPANCY TYPE: R-3 / U

LOT AREA: .48 ACRES / 20,813.5 SF

BUILDING AREA CALCS BY OCCUPANCY:	R-3	U	TOTAL
First Floor:	877 SF	765 SF	1,642 SF
Second Floor:	1,735 SF	-	1,735 SF
Totals:	2,589 SF	765 SF	3,377 SF

COVERED PORCH AREAS: 988 SF

EXT. ENTRY STAIR + LANDINGS: 392 SF

ALLOWABLE COVERAGE: 50% / 10,407 SF
ACTUAL COVERAGE: 14.5% / 3,022 SF

AVERAGE SLOPE: 18%

AVERAGE NATURAL GRADE: +/- 884' - 3"

CUT & FILL QUANTITIES: +/- 500 CY CUT / +/- 230 CY FILL
AREA OF DISTURBANCE: 13,822 SF
LANDSCAPED AREA: +/- 8,050 SF

MAXIMUM ALLOWABLE BUILDING HEIGHT: 35' - 0"
PROPOSED BUILDING HEIGHT: +/- 27' - 5"
NUMBER OF STORIES: 2

WILDLAND URBAN INTERFACE: NO

COASTAL ZONE: NO

LANDSLIDE RISK: MODERATE

SEPERATE PERMIT

- 3.06 kW min photovoltaic panel system, minimum size as per Energy Analysis Report
- NFPA 13 fire sprinkler plans & calculations
- Encroachment permit

PROJECT DIRECTORY

OWNER:
Larry Mathias and Rhett Merrill
420 9th St
Paso Robles, CA 93446

CONT: Larry Mathias
612.749.2267
EMAIL: lgmth1957@gmail.com

ARCHITECT:
Catch Architecture
2048 Vine Street
Paso Robles, CA 93446

CONT: Nina Nazarov Hamby, RA, AIA
805.888.8121
EMAIL: nina@catcharchitecture.com

CONT: Alush Nushi, Senior Project Manager
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EMAIL: alush@catcharchitecture.com

SURVEYOR:
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3559 South Higuera ST.
San Luis Obispo, CA 93401

CONT: Michael B. Santon
805.594.1960
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SOILS ENGINEER:
Beacon Geotechnical, Inc.
P.O. Box 4814
Paso Robles, CA 93447

CONT: Greg McKay
805.239.9457
EMAIL: beacongotechnical@gmail.com

CIVIL ENGINEER:
SLO Civil Design
615 Clarion Ct, Ste 2
San Luis Obispo, Ca 93401

CONT: Richard Burde
805.593.8059
EMAIL: richard@slocivildesign.com

STRUCTURAL ENGINEER:
MSD Professional Engineering
4555 El Camino Real
Atascadero, CA 93422

CONT: Nicholas McClure
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ENERGY CALCULATIONS:
Meeker Energy Efficiency, Inc.
20820 Ave 196 Ste B
Exeter, CA 93221

CONT: Robert Meeker
559.799.4817
EMAIL: robert@meekereenergy.com

LANDSCAPE ARCHITECT:
OT Landscape + Planning
1001 Pioneer Trail Road
Paso Robles, CA 93446

CONT: Owen Thomas
805.400.3105
EMAIL: othomas.landscape@gmail.com

CONTRACTOR:
Ormonde Construction
P.O. Box 422
Templeton, CA 93465

CONT: Dave Ormonde, CSLB #470177
805.423.6467
EMAIL: dave@ormondeconstruction.com

VICINITY MAP



catch
ARCHITECTURE

2048 Vine Street
Paso Robles, CA 93446
HELLO@CATCHARCHITECTURE.COM
805.888.8120

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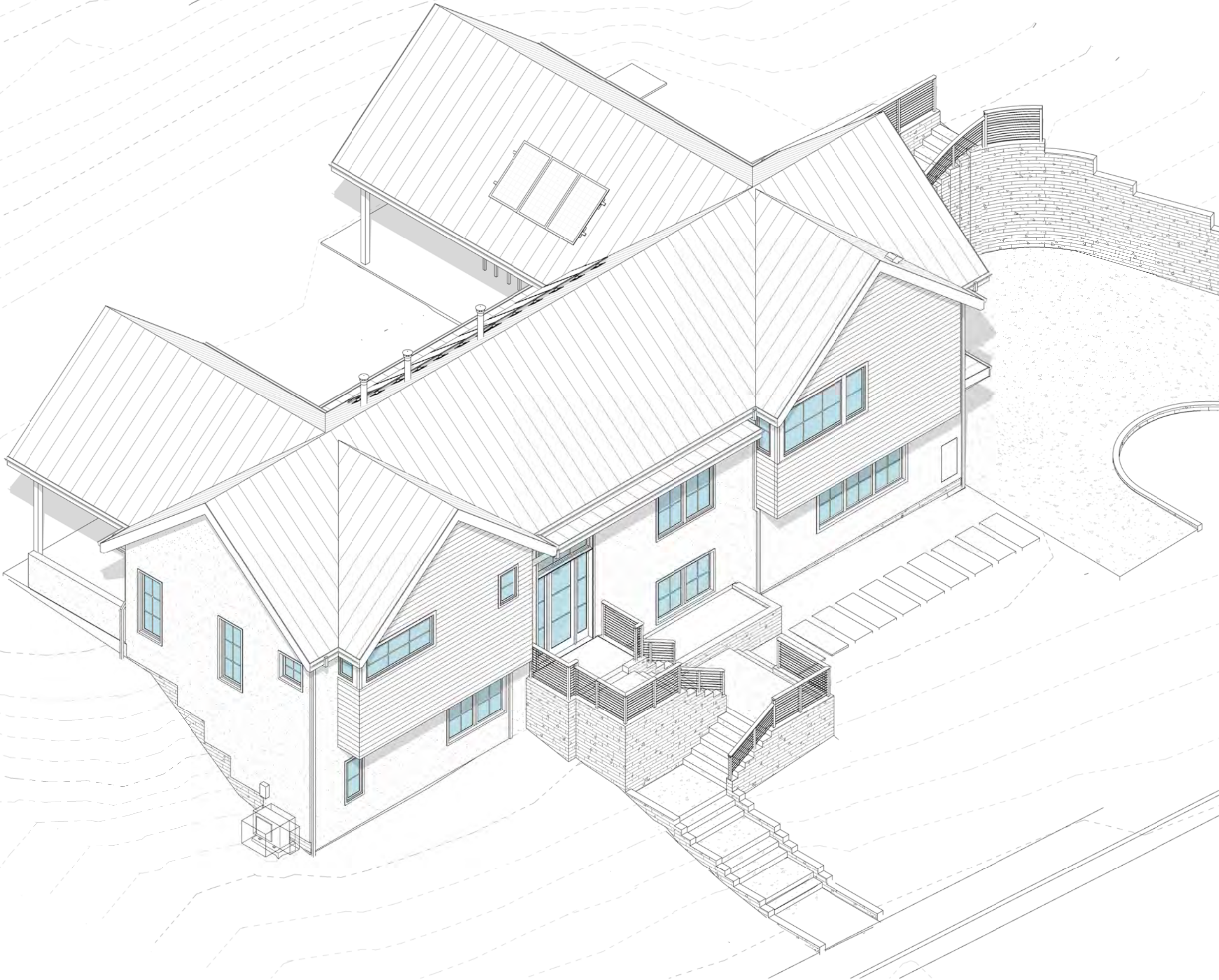
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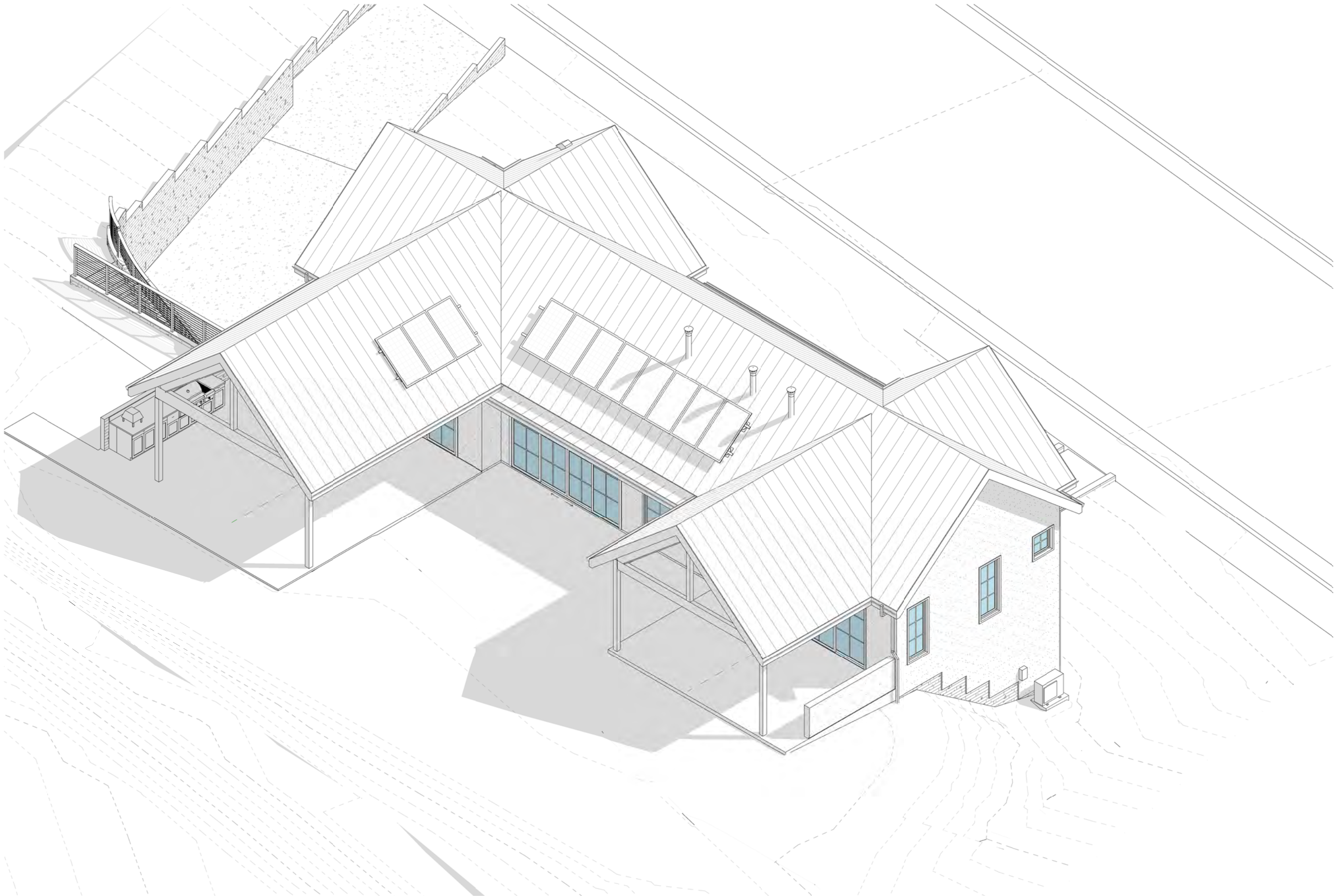
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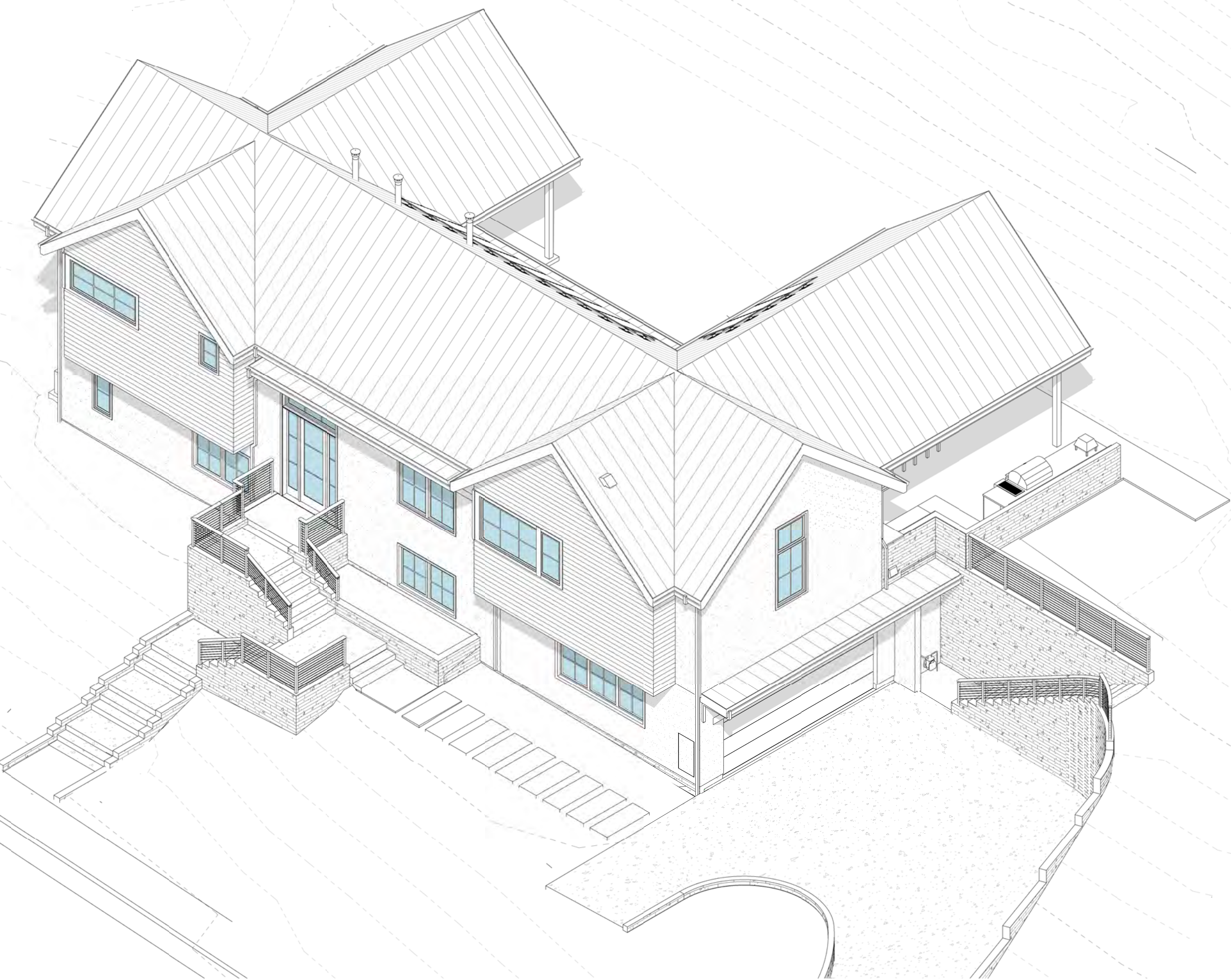
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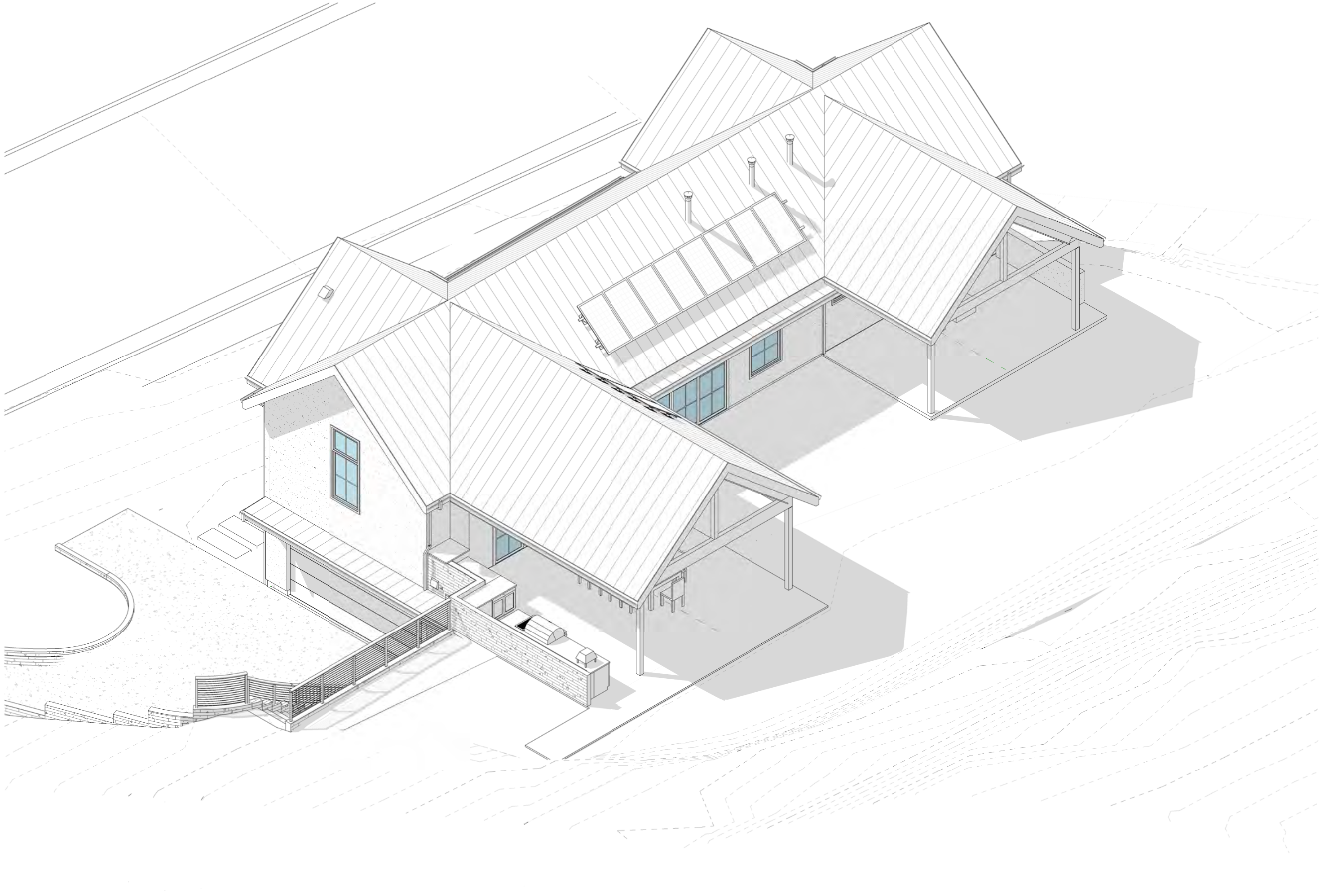
Northeast Axonometric **4**



Southeast Axonometric **2**



Northwest Axonometric **3**



Southwest Axonometric **1**

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Axonometrics

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Site Plan

A10

SITE PLAN - GENERAL NOTES

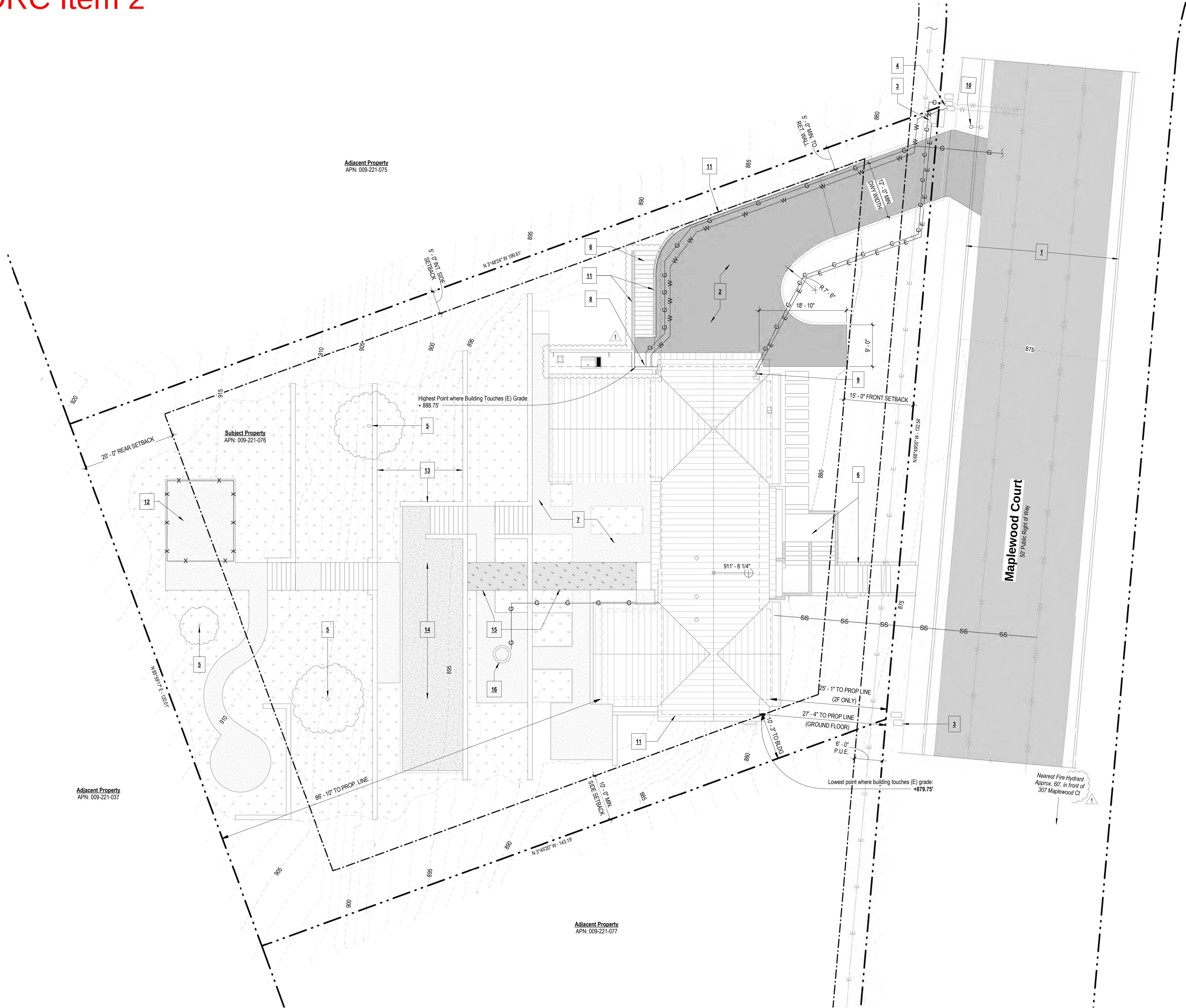
1. Grading, septic, existing utilities are shown for reference only. See consultants' plans for add'l info.
2. All existing site features to remain, UNO.
3. All building finish floor levels & topographic contours are shown for reference only. See civil plans.
4. All proposed utility lines are underground (ref. civil plans) UNO.
5. Coordinate all locations for exterior lighting (incl. recessed fixtures in concrete landscape walls) w/ landscape architect plans.
6. Notify architect of any discrepancies.
7. Address identification requirements:
 - Permanently posted address is visible from both directions of travel on building or road.
 - Minimum of 6-inches tall.
 - Must contrast with background.
 - Multiple addresses or address not visible from public road way, an approved sign/post shall be used to identify the structure.

SITE PLAN - SHEET NOTES

- 1 (E) Paved road, conc. curb, & gutter.
- 2 (N) Paved driveway, see Civil.
- 3 (E) PG&E distribution box on conc. slab.
- 4 (E) Water meter for subject & neighboring parcel.
- 5 (E) Pine tree to be removed.
- 6 Conc. landscape steps; ref. Sheet A14.
- 7 Rear yard to be landscaped per Landscape Arch. plans.
- 8 (N) Gas meter location.
- 9 (N) Electrical meter mounted in cabinet.
- 10 (E) Light pole.
- 11 (N) Conc. retaining wall; ref. civil & structural plans.
- 12 Fenced chicken coop area; see Landscape plans.
- 13 Concrete landscape wall(s), per Civil & Landscape plans; typ.
- 14 Artificial turf OI conc. slab; see Landscape plans.
- 15 Water feature; see Landscape plans.
- 16 Natural gas firepit (owner to furnish); see Gas Line Diagram (sheet A80) for plumbing requirements.

SITE PLAN - LEGEND

- Property line
- Setback line
- Tree CRZ (Critical Root Zone)
- (N) or (E) Electrical line
- (N) Communication conduit
- (N) or (E) Water line
- (N) or (E) Sewer line
- Gas line
- (N) Fence
- (N) or (E) concrete paving
- (N) Planted area(s), see Landscape plans
- (N) Gravel walkway, see Landscape plans



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ARCHITECTURE

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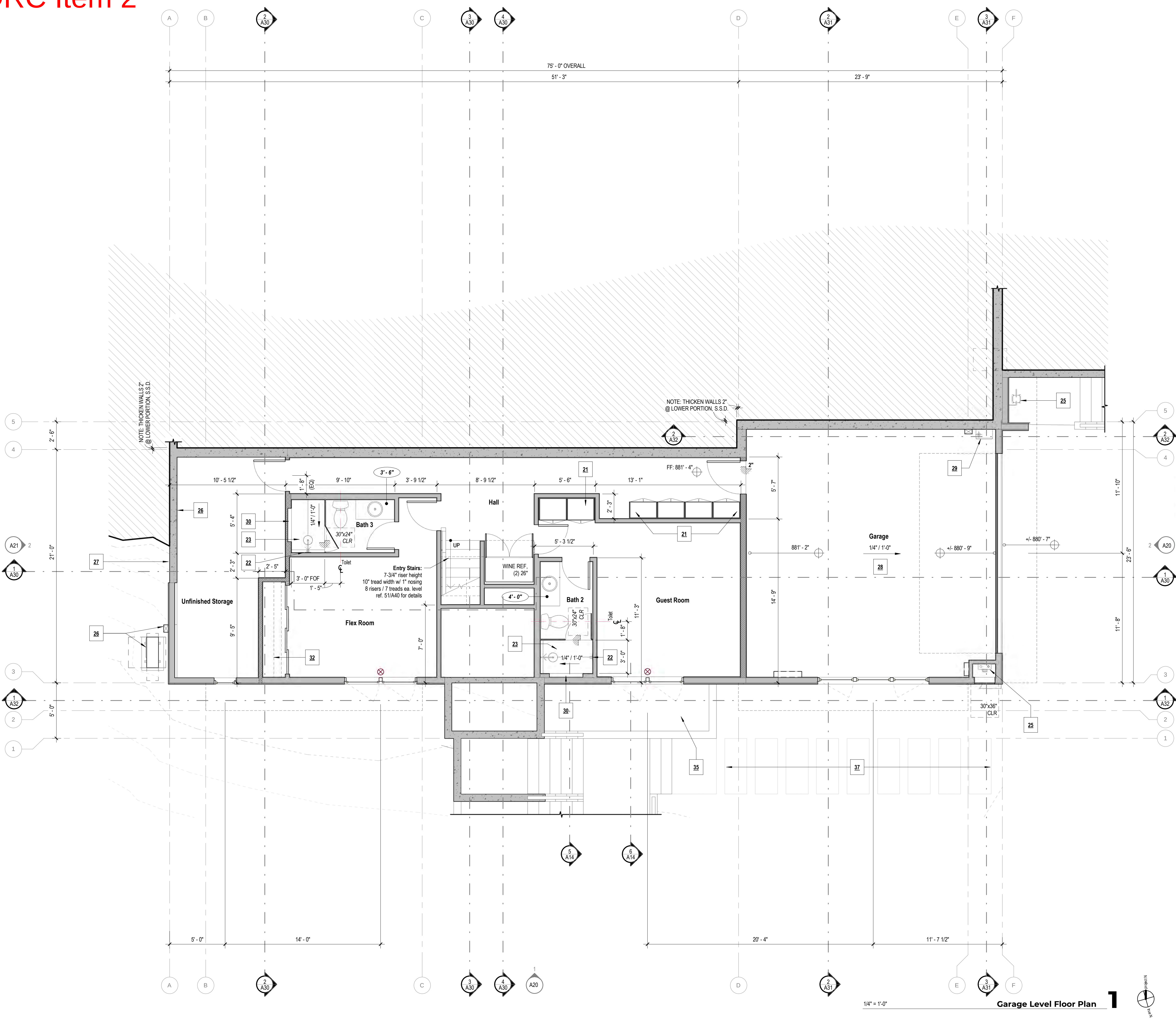
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Garage Level Floor Plan

A11



- PROPOSED PLANS - GENERAL NOTES**
- See sheet A01 for all General Notes.
 - Dimensions are to face of stud, UNO. All grids lines are to face of stud, UNO.
 - All doors to be 4" off adjacent perpendicular framing, UNO.
 - See sheet A40 for assembly / wall types. All walls are type "A1" unless noted otherwise. See energy analysis report for minimum insulation values.
 - All exterior walls to be 2x6 framing, coordinate with structural drawings as req'd for bearing and shear wall locations. All interior plumbing walls to be 2x6 framing. All remaining interior walls to be 2x4 framing. Unless noted otherwise.
 - See reflected ceiling plan for location of attic access panels.
 - Non-vented floor, slab on grade.
 - Landscaping shown for reference only. See Site Plan (A10) and Landscape plans for specs, dimensions, alignments, etc.

- PROPOSED PLANS - SHEET NOTES**
- Casework per owner.
 - Location of shower controls; controls shall be accessible without stepping into shower or getting wet.
 - Curbless shower w/ recessed floor surface; ref. details 43/A42 (concrete slab) and 44/A42 (wood framing). Provide shower walls w/ nonabsorbent surface up to a minimum height of 6 ft. AFF, per CRC Section R307.2.
 - Attic access hatch w/ dropdown ladder above; ref. Reflected Ceiling Plan.
 - (N) Utilities; ref. Site Plan (A10) for connection(s) & series A70 for schedules & additional details.
 - (N) Equipment; ref. series A70 for schedules & additional details.
 - Stepped retaining wall; S.S.D.
 - Slope garage slab per plans; provide continuous conc. curb @ perimeter walls.
 - Tankless water heater; ref. Series A70 for spec, venting, electrical, etc.
 - Recessed shower niche in wall; ref. detail 54/A40.
 - Stainless steel grab bar, typ; ref. detail 53/A40 for required blocking.
 - Closet system, per owner.
 - Post per structural. Optional wood veneer per detail 33/A41 O' steel post(s) to match wood posts, where occur.
 - Concrete paving, see civil.
 - Ext. planter w/ concrete walls.
 - Concrete landscape paver(s).
 - Corner gas-fired fireplace; ref. Gas Line Diagram (A60) for spec & gas req's. Verify all req'd framing dimensions and clearances w/ mfr. installation manual.
 - Solid surface mantel per owner.

- PROPOSED PLANS - LEGEND**
- | | | | |
|--|---|--|---|
| | Wall tag, see sheet A40 | | Building outline below |
| | Existing wall, per plans + elevations | | Overhead line: <ul style="list-style-type: none">Ceiling change aboveRoof outline aboveBeam above, S.S.D.Casework aboveSkylight aboveAttic access aboveEtc. |
| | Proposed wall, per wall tag | | Centerline: align doors, windows, lighting fixtures, etc. |
| | 1 HR rated wall, per wall tag | | Door threshold / floor step, height change per plans |
| | Window tag, see window schedule on sheet A60 | | Solid wood blocking between wall studs for future grab bar(s), install per CRC R327.1.1. |
| | Egress window designation | | |
| | Tempered glazing designation | | |
| | Door tag, see interior and exterior door schedules on sheet A60 | | |
| | Attic access, see RCP | | |

PROPOSED PLANS - GENERAL NOTES

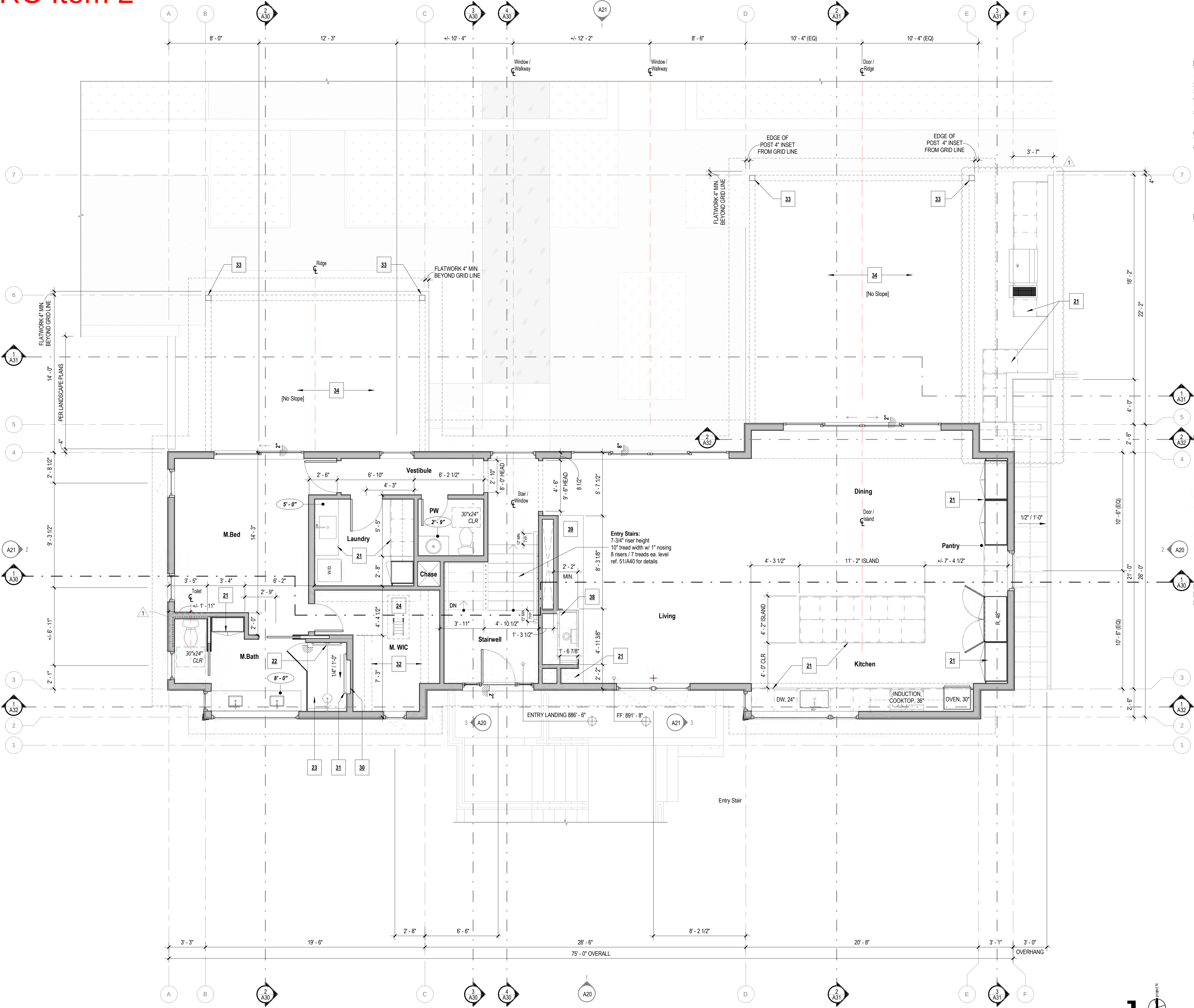
- See sheet A01 for all General Notes.
- Dimensions are to face of stud, UNO. All grids lines are to face of stud, UNO.
- All doors to be 4" off adjacent perpendicular framing, UNO.
- See sheet A40 for assembly / wall types. All walls are type "A1" unless noted otherwise. See energy analysis report for minimum insulation values.
- All exterior walls to be 2x6 framing, coordinate with structural drawings as req'd for bearing and shear wall locations. All interior plumbing walls to be 2x6 framing. All remaining interior walls to be 2x4 framing. Unless noted otherwise.
- See reflected ceiling plan for location of attic access panels.
- Non-vented floor, slab on grade.
- Landscaping shown for reference only. See Site Plan (A10) and Landscape plans for specs, dimensions, alignments, etc.

PROPOSED PLANS - SHEET NOTES

- Casework per owner.
- Location of shower controls; controls shall be accessible without stepping into shower or getting wet.
- Curbless shower w/ recessed floor surface; ref. details 43/A42 (concrete slab) and 44/A42 (wood framing). Provide shower walls w/ nonabsorbent surface up to a minimum height of 6 ft. AFF, per CRC Section R307.2.
- Attic access hatch w/ dropdown ladder above; ref. Reflected Ceiling Plan.
- (N) Utilities; ref. Site Plan (A10) for connection(s) & series A70 for schedules & additional details.
- (N) Equipment; ref. series A70 for schedules & additional details.
- Stepped retaining wall; S.S.D.
- Slope garage slab per plans; provide continuous conc. curb @ perimeter walls.
- Tankless water heater; ref. Series A70 for spec, venting, electrical, etc.
- Recessed shower niche in wall; ref. detail 54/A40.
- Stainless steel grab bar, typ; ref. detail 53/A40 for required blocking.
- Closet system, per owner.
- Post per structural. Optional wood veneer per detail 33/A41 O' steel post(s) to match wood posts, where occur.
- Concrete paving, see civil.
- Ext. planter w/ concrete walls.
- Concrete landscape paver(s).
- Corner gas-fired fireplace; ref. Gas Line Diagram (A80) for spec & gas req's. Verify all req'd framing dimensions and clearances w/ mfr. installation manual.
- Solid surface mantel per owner.

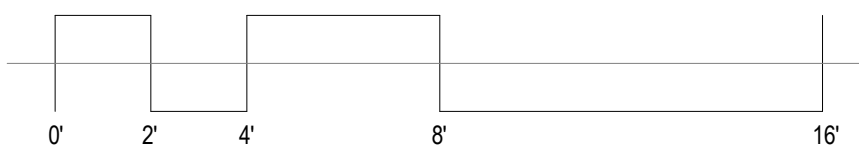
PROPOSED PLANS - LEGEND

- Wall tag, see sheet A40
- Existing wall, per plans + elevations
- Proposed wall, per wall tag
- 1 HR rated wall, per wall tag
- Window tag, see window schedule on sheet A60
- Egress window designation
- Tempered glazing designation
- Door tag, see interior and exterior door schedules on sheet A60
- Attic access, see RCP
- Building outline below
- Overhead line:
 - Ceiling change above
 - Roof outline above
 - Beam above, S.S.D.
 - Casework above
 - Skylight above
 - Attic access above
 - Etc.
- Centerline: align doors, windows, lighting fixtures, etc.
- Door threshold / floor step, height change per plans
- Solid wood blocking between wall studs for future grab bar(s), install per CRC R327.1.1.



1/4" = 1'-0"

Main Floor Plan 1



NOTE: TO SCALE WHEN PRINTED ON 24" X 36" PAPER.

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Roof Plan

A13

ROOF PLANS - GENERAL NOTES

- See sheet A01 for all General Notes.
- Dimensions are to face of stud, UNO. All grids lines are to face of stud, UNO.
- Vented roof, see roof ventilation calculations, legend, + sheet A40 for assembly / roof types.
- Vents are shown to indicate approximate location, & required lengths/quantities, coordinate installation with structural framing accordingly.
- See Electrical + Utility Plan (A74) for proposed photovoltaic system & installation requirements.

ROOF PLANS - SHEET NOTES

- Metal standing seam roofing, see roof types.
- Not used.
- Metal gutter, profile per owner; finish to match fascia.
- Cementitious fascia board; finish to match roof color.
- Metal downspout; paint to match wall color. Drain to downspout or splash block; per Civil.
- Low slope eyebrow overhang supported by 6x knee braces per structural; standing seam metal roofing to match primary roof.
- Vent termination cap for fireplace flue; spec per mfr req's (ref. sheet A80 for fireplace info).
- Approx. HRV/ERV supply & exhaust vent cap location(s); spec & size per equipment mfr. req's & Manual J, D, and S req's. If supply intake is located within 10 ft. radius of fireplace vent cap, intake must be located 3 ft. min. below vent cap.
- Downspout below to drain eyebrow roof to subsurface drain; per Civil.
- Metal low profile roof cap for kitchen hood vent; vly. req'd duct diameter w/ hood vent mfr.

ROOF PLAN - LEGEND

VENTILATION

- Linear soffit vent (continuous)
- Ridge vent & length, per vent calcs
- Rectangular soffit vent, size + spec per vent calcs
- Eyebrow vent, size + spec per schedule
- Eave freeblock vent, size + spec per schedule
- Gable vent, per vent calcs

DRAINAGE

- Direction of roof drainage, slope as annotated on plans
- Pre-finished metal gutter, see WUI notes + details (A40s)
- Rectangular downspout (color to match wall) to splash block OR below-grade drain tied to landscape / storm drain, per Civil.
- Rectangular scupper or overflow

SOLAR

PV panels, confirm # of panels for complying XX KW req't per Energy Analysis Report

Fire Access Clearance for PV panels, 3' minimum to eave, ridge, + rake - UNO.

ROOF MATERIALS

See roof types on sheet A40. Color per owner. If applicable - see vent calcs below + WUI req'ts on A40 or A20.

Standing seam metal roofing

TPO roofing

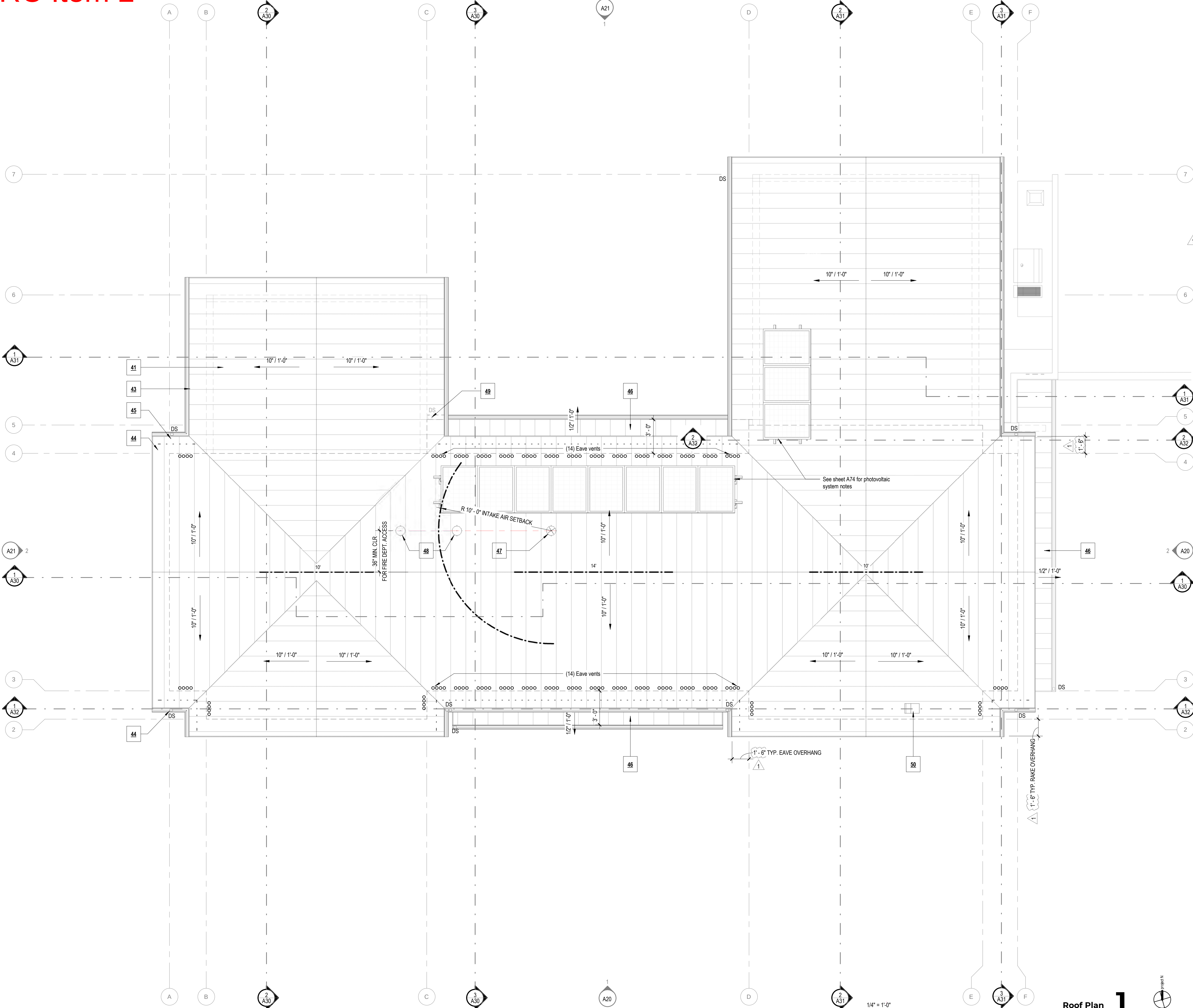
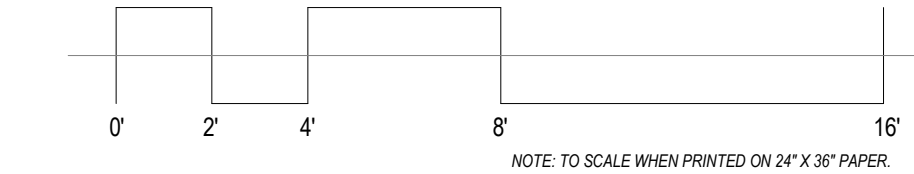
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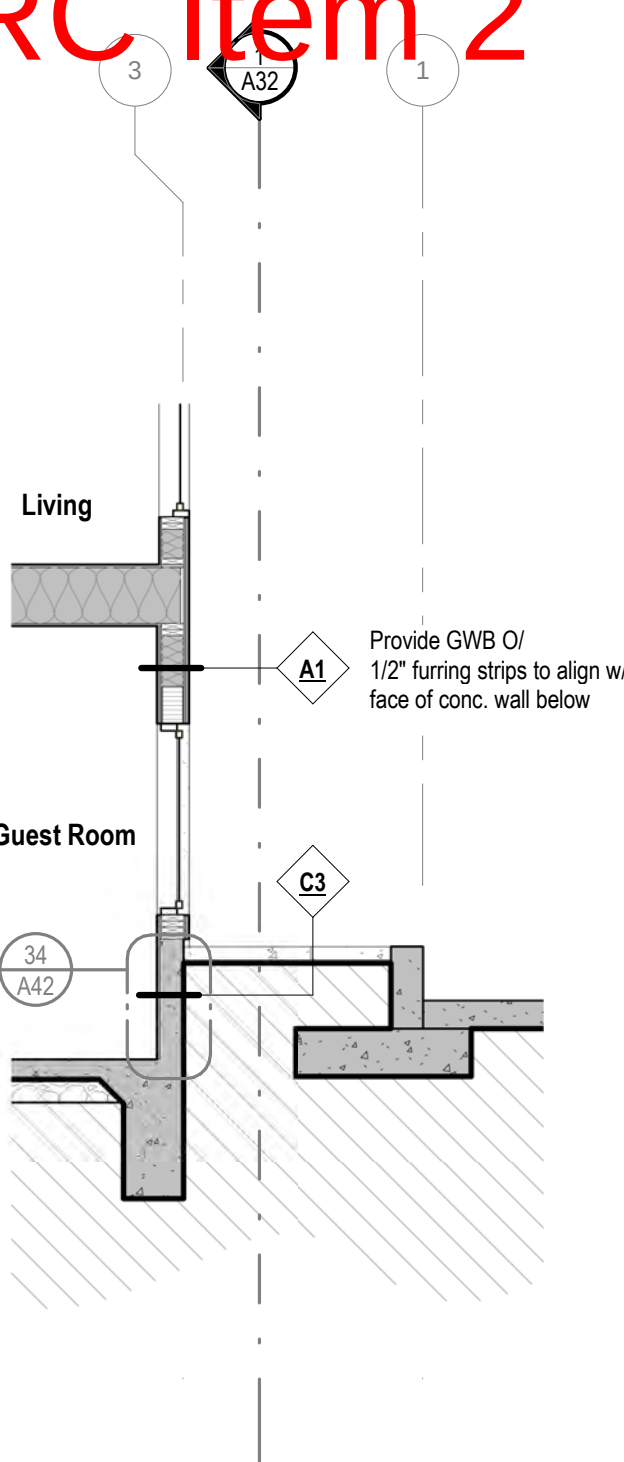
Outline of building below

ROOF VENTILATION CALCULATIONS

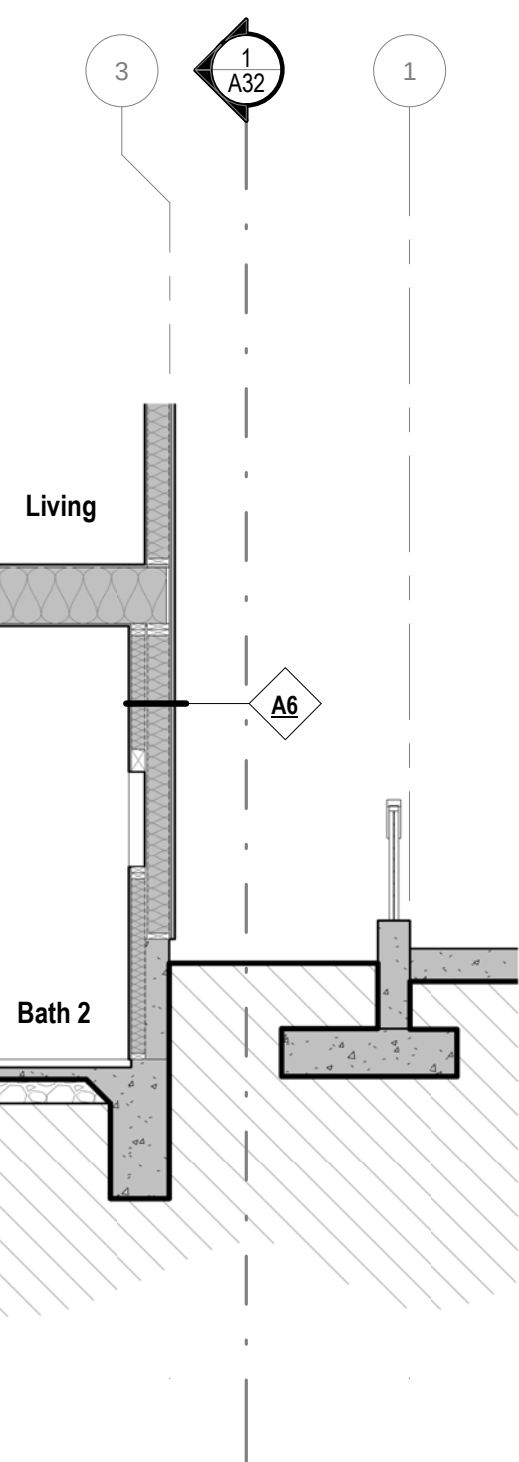
*Confirm all specifications of NFVA w/ products. Notify architect of any discrepancies.

1725	Attic Area	
833	Total NFA req'd (1/300 if high-low)	
416.4	Min. Low Ventilation Req'd, sq. in. (300)	High-Low Requirements
489.7	Max. Low Ventilation Req'd, sq. in. (300)	
333.1	Min. High Ventilation Req'd, sq. in. (300)	
416.4	Max. High Ventilation Req'd, sq. in. (300)	
	Eave Vent Spec	Low Ventilation
	Eave Vent Size	
	Eave Vent, Quantity	
	Eave Vent, NFA/Unit (sq. in.)	
	Eave Vent, NFA Subtotal (sq. in.)	High Ventilation
	Low Ventilation Provided Total (sq. in.)	
	Ridge Vent Spec	
	Ridge Vent, LF	
	Ridge Vent, NFA/LF (sq. in.)	High Ventilation
	Ridge Vent, NFA Subtotal (sq. in.)	
	High Ventilation Provided Total (sq. in.)	
	Total NFA provided (sq. in.)	

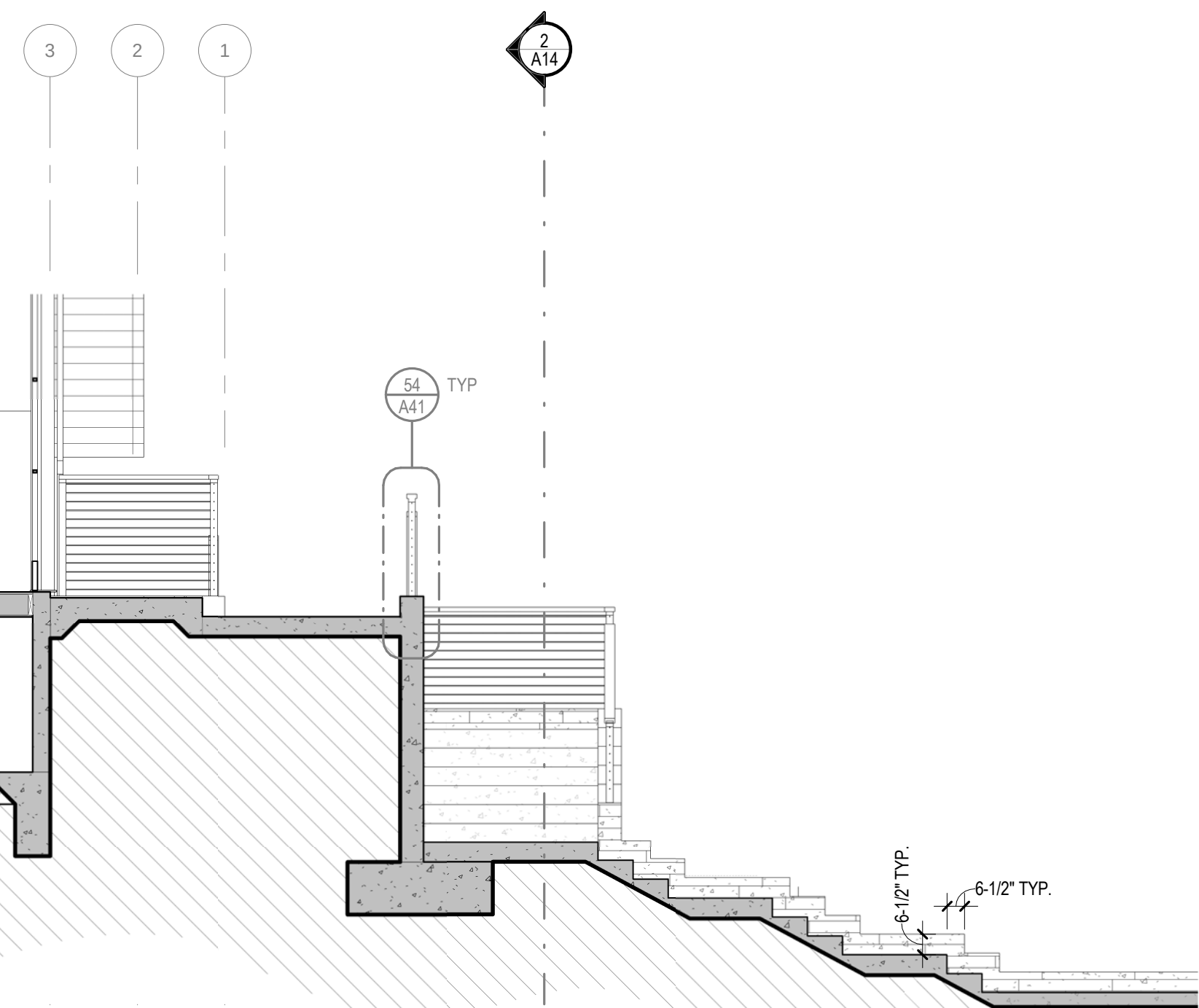




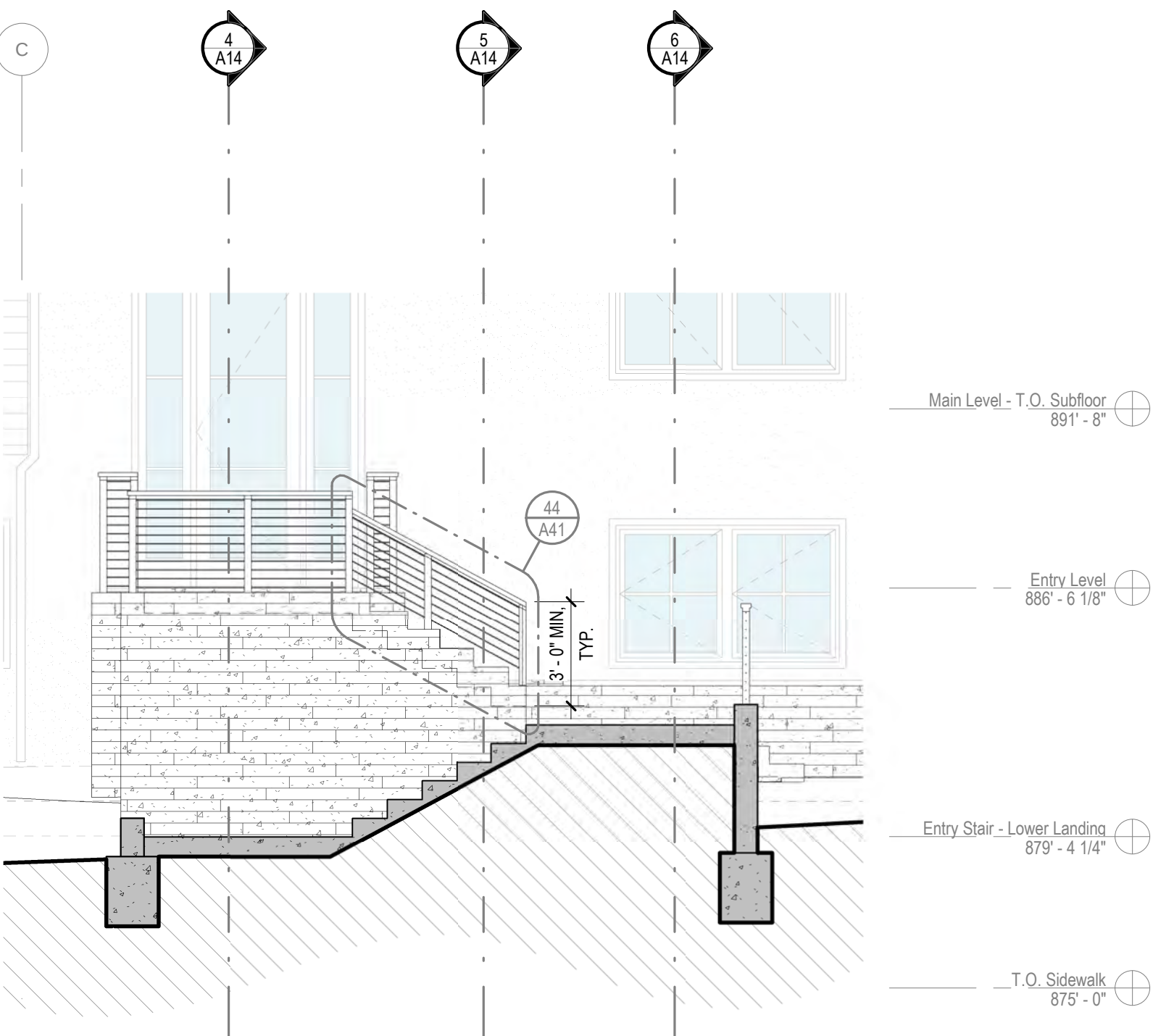
1/4" = 1'-0" Planter (B) 6



1/4" = 1'-0" Planter (A) 5



1/4" = 1'-0" N-S Section - Entry Stair (Approach) 4



1/4" = 1'-0" E-W Section - Entry Stair (Lower Landings) 2

- PROPOSED PLANS - GENERAL NOTES**
- See sheet A01 for all General Notes.
 - Dimensions are to face of stud/concrete wall, UNO. All grids lines are to face of stud, UNO.
 - See sheet A40 for assembly / wall types. All ext. landscape walls are type "C1" unless noted otherwise.
 - Coordinate all locations for exterior lighting (incl. recessed fixtures in concrete landscape walls) w/ landscape architect plans.
 - All building finish floor levels & topographic contours are shown for reference only. See civil plans.
 - Ext. concrete landscape steps to be 6-1/2" riser height and 12" tread depth, UNO; stair width per plans. See structural for concrete & reinforcement details.
 - Provide min. drainage slope of 1/8" / 12" (1/4" / 12" max.) across concrete landing and stair surfaces.

PROPOSED PLANS - SHEET NOTES

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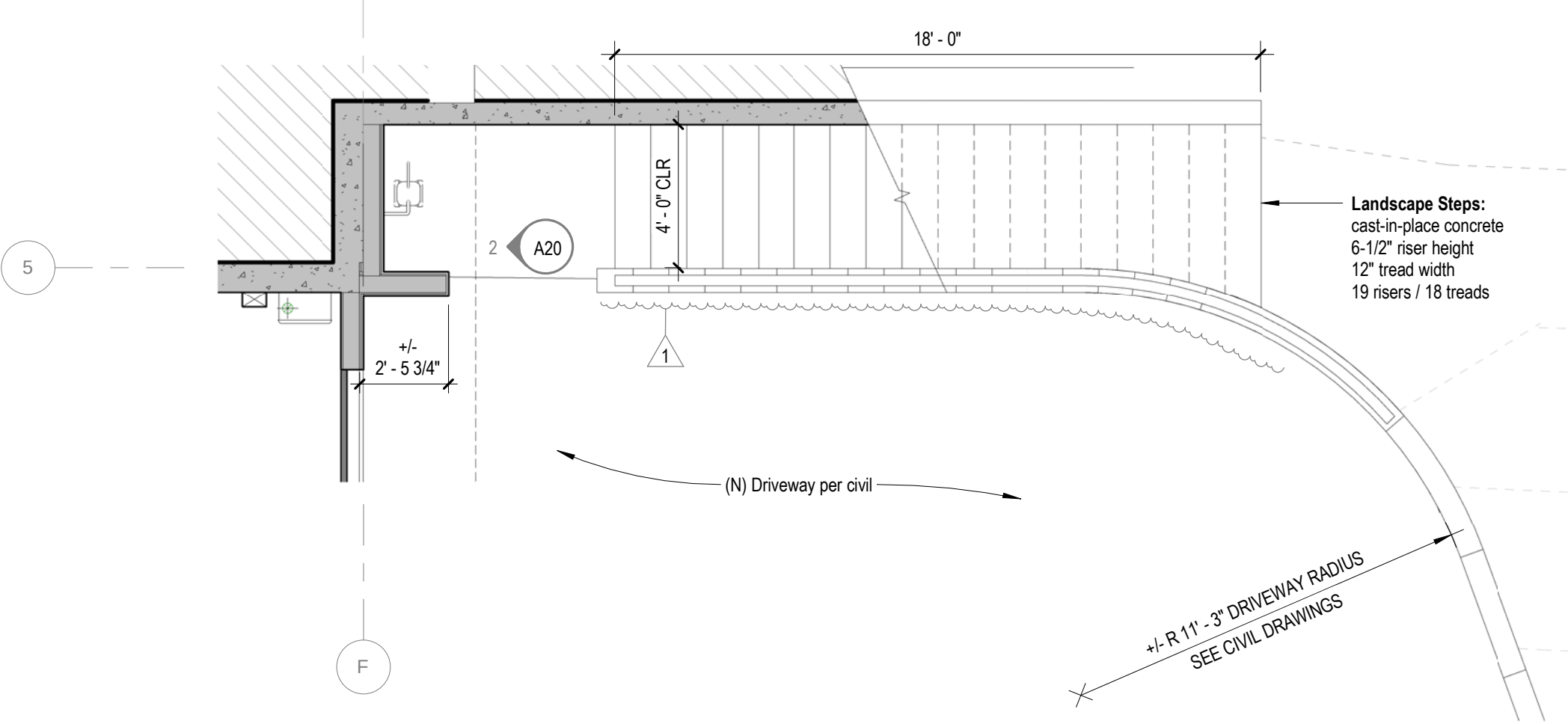
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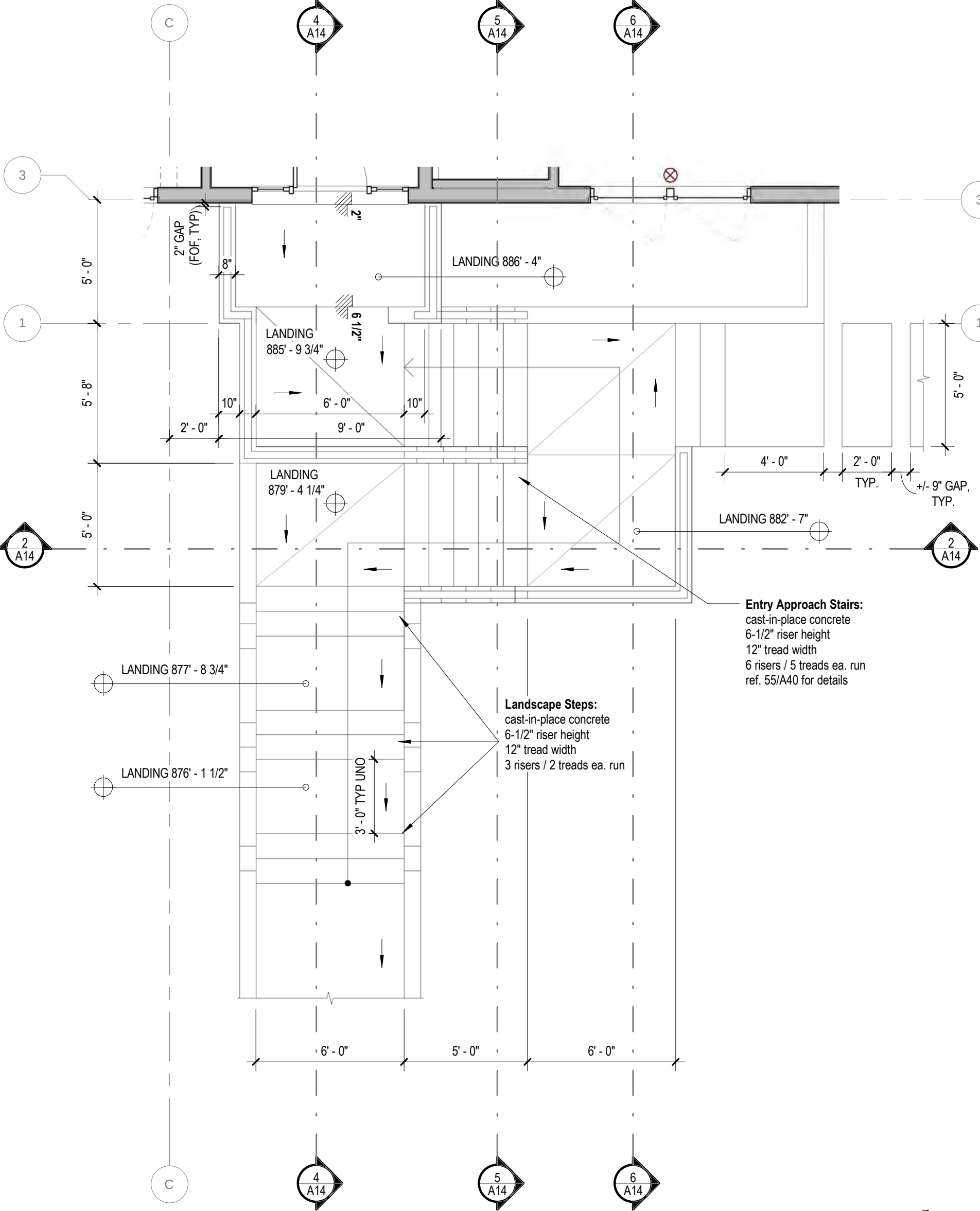
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Landscape Stair Plans
+ Sections

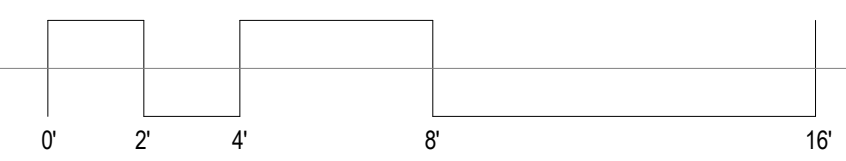
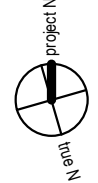


1/4" = 1'-0" Garage/Backyard Stair + Gas Meter Nook Plan 3

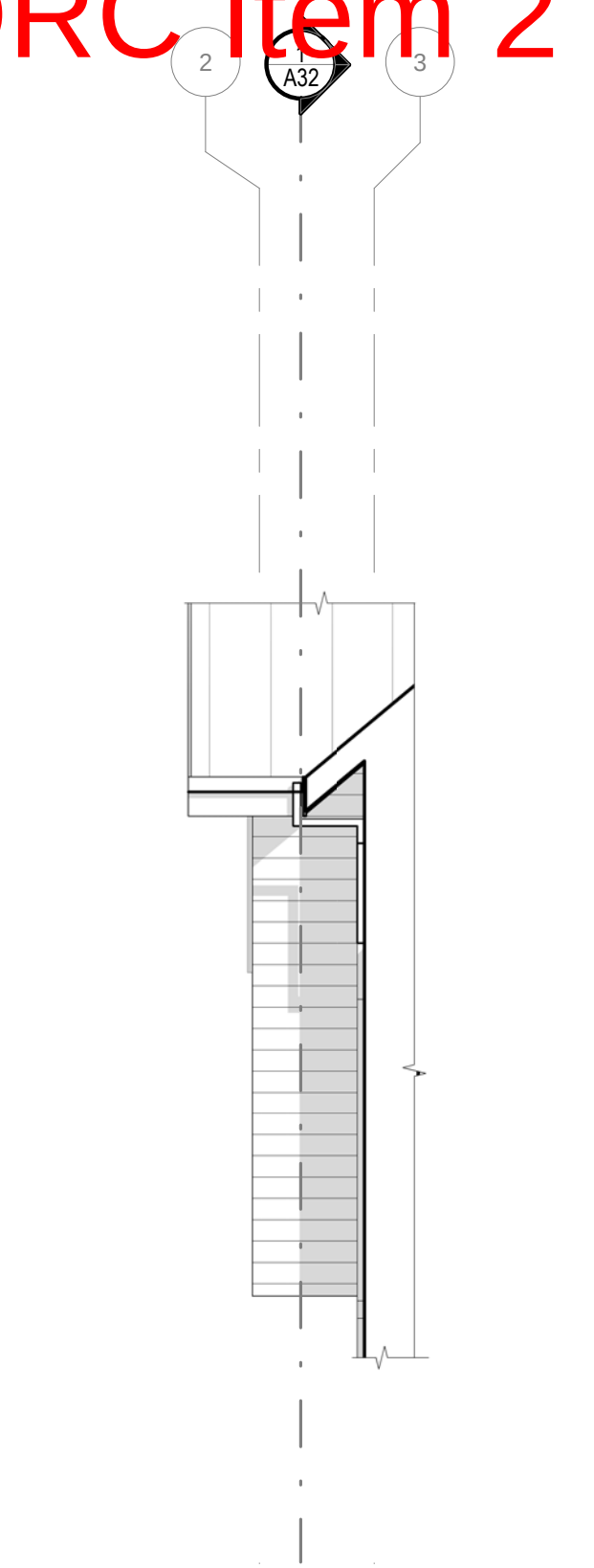


1/4" = 1'-0" Entry Stair Plan 1

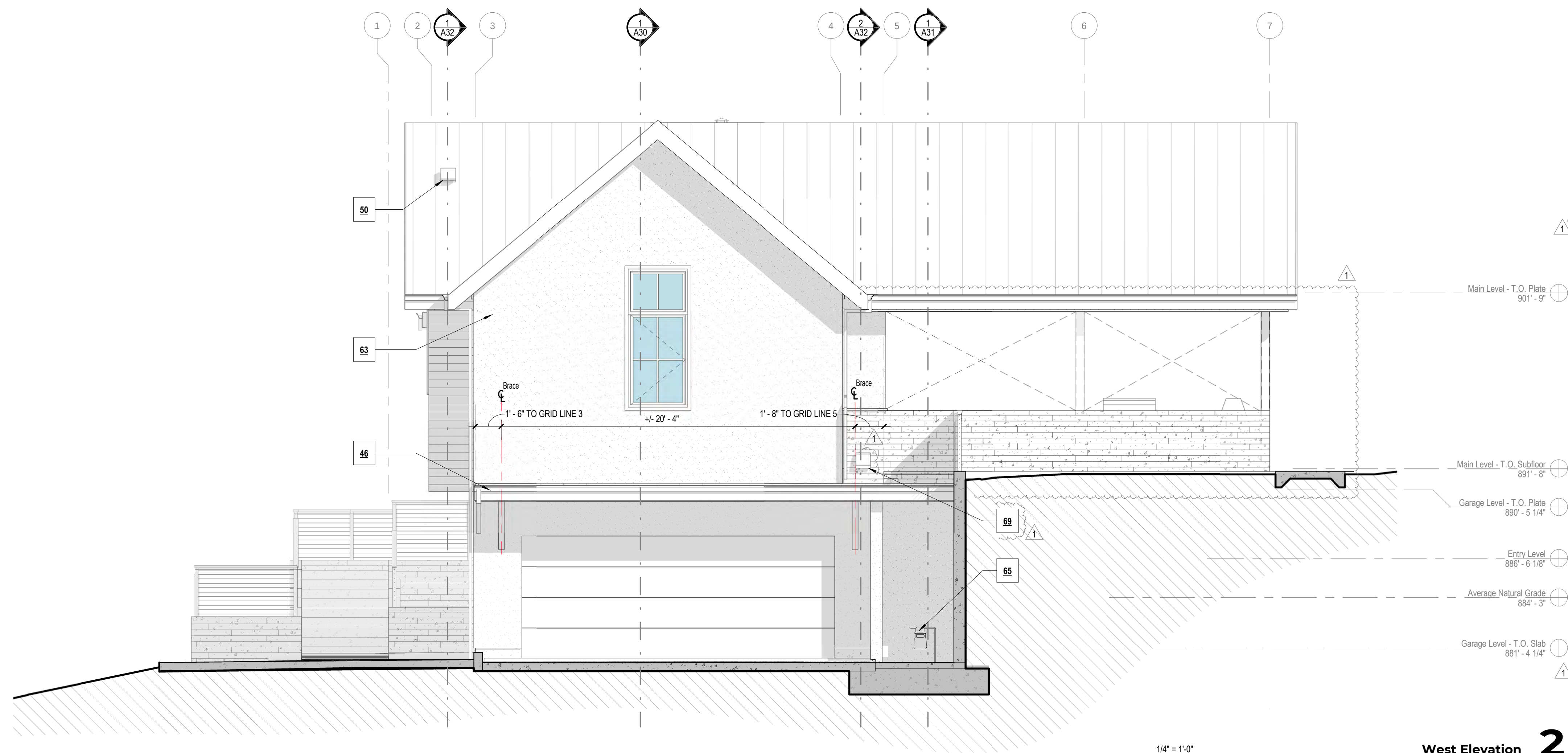
- STAIR PLANS - LEGEND**
- Wall tag, see sheet A40
 - Existing wall, per plans + elevations
 - Proposed wall, per wall tag
 - 1 HR rated wall, per wall tag
 - Window tag, see window schedule on sheet A60
 - Egress window designation
 - Tempered glazing designation
 - Door tag, see interior and exterior door schedules on sheet A60
 - Attic access, see RCP
 - Building outline below
 - Overhead line:
 - Ceiling change above
 - Roof outline above
 - Casework above
 - Skylight above
 - Attic access above
 - Etc.
 - Centerline: align doors, windows, lighting fixtures, etc.
 - Door threshold / floor step, height change per plans
 - Spot slope



NOTE: TO SCALE WHEN PRINTED ON 24" X 36" PAPER.



1/4" = 1'-0" M. Bath West 3



1/4" = 1'-0"

West Elevation 2

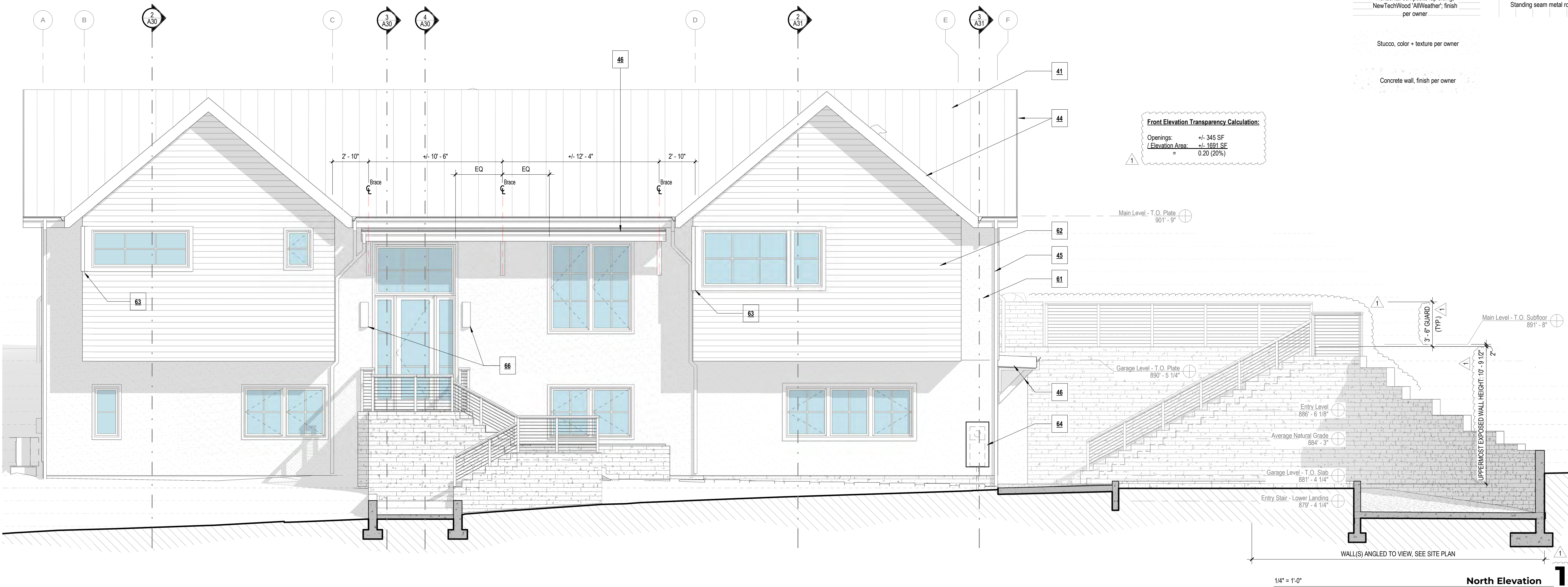
- ELEVATIONS - GENERAL NOTES**
- See sheet A01 for all general notes.
 - All typical notes are provided on front / main elevation(s).
 - Driveway, flatwork, and similar concrete features are shown for reference only; see civil & structural drawings for required footings, reinforcement, etc.

- ELEVATIONS - SHEET NOTES**
- ROOF PLAN**
- Metal standing seam roofing, see roof types.
 - Not used.
 - Metal gutter; profile per owner; finish to match fascia.
 - Cementitious fascia board; finish to match roof color.
 - Metal downspout; paint to match wall color. Drain to downspout or splash block; per Civil.
 - Low slope eyebrow overhang supported by 6x knee braces per structural; standing seam metal roofing to match primary roof.
 - Vent termination cap for fireplace flue; spec per mfr req's (ref. sheet A80 for fireplace info).
 - Approx. HRV/ERV supply & exhaust vent cap location(s); spec & size per equipment mfr. req's & Manual J, D, and S req's. If supply intake is located within 10 ft. radius of fireplace vent cap, intake must be located 3 ft. min. below vent cap.
 - Downspout below to drain eyebrow roof to subsurface drain; per Civil.
 - Metal low profile roof cap for kitchen hood vent; vly. req'd duct diameter w/ hood vent mfr.
- ELEVATIONS**
- Stucco, see wall types.
 - NewTechWood horizontal lap siding; see wall types.
 - Not used.
 - Concealed (N) electrical panel/meter cabinet in garage (ref. sheet A11); provide hinged door panel w/ stucco to match adjacent wall.
 - (N) gas meter; ref. Gas Line Diagram, sheet A77.
 - Exterior lighting; ref. Sheets A70-A71.
 - Site-built gable-end truss, per structural.
 - HVAC equipment/accessories; ref. Sheet A75-76.
 - Wall exhaust vent for tankless DHWH w/ backdraft damper; see MEP plans.

- ELEVATIONS - LEGEND**
- WALL MATERIALS**
See wall types on sheet A40. Color per owner.
If applicable - WUI reqmts below
- ROOF MATERIALS**
For reference only. See roof plan.
- | | |
|---|--|
| Horizontal composite lap siding,
NewTechWood "AllWeather", finish
per owner | Standing seam metal roofing
per owner |
| Stucco, color + texture per owner | |
| Concrete wall, finish per owner | |

Front Elevation Transparency Calculation:

Openings: +/- 345 SF
/ Elevation Area: +/- 1691 SF
= 0.20 (20%)



1/4" = 1'-0"

North Elevation 1

PR DRC REVIEW COPY
NOT FOR CONSTRUCTION

Mathias-Merrill Residence

Proj No: 2423
308 Maplewood Ct, Paso Robles CA 93446
APN: 009-221-076

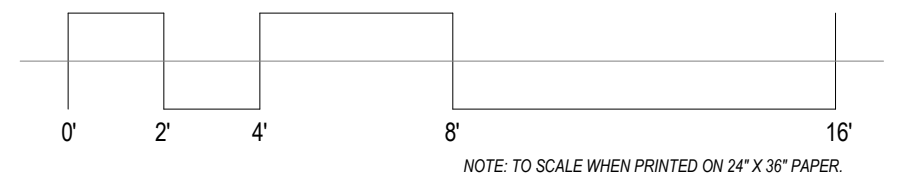
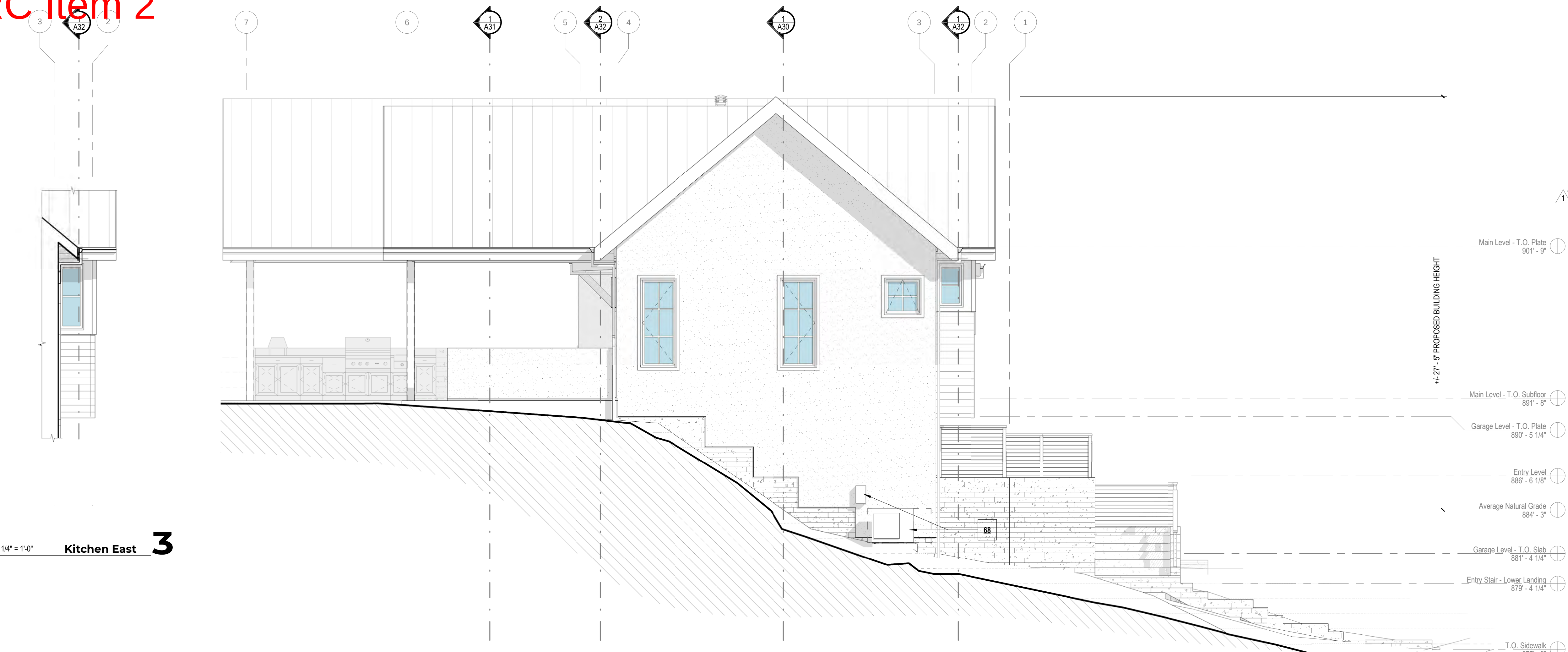
ISSUE DATE: 02.27.2025

REVISIONS

Revision 1	04.14.2025
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MD NH AN

Exterior Elevations



catch

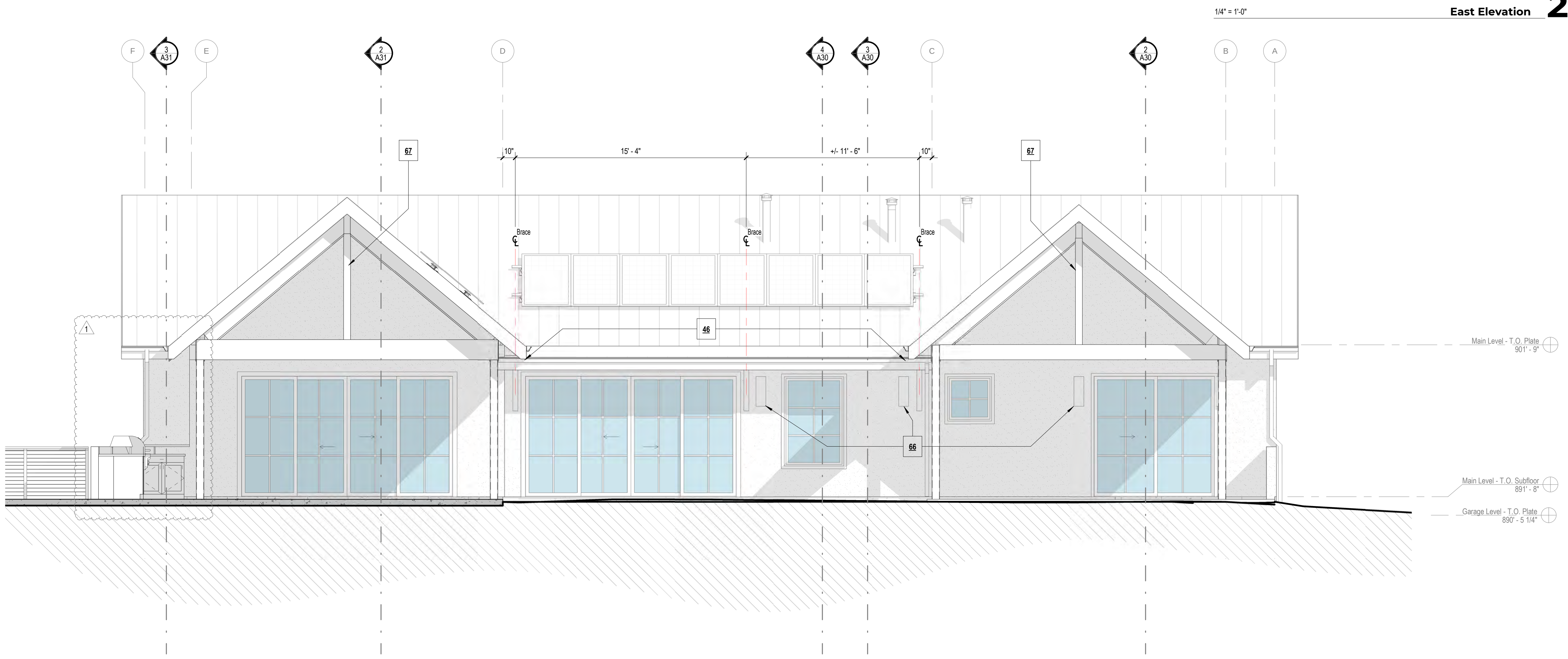
ARCHITECTURE

2048 Vine Street
Paso Robles, CA 93446
HELLO@CATCHARCHITECTURE.COM
805 888 8120

- ELEVATIONS - GENERAL NOTES**
- See sheet A01 for all general notes.
 - All typical notes are provided on front / main elevation(s).
 - Driveway, flatwork, and similar concrete features are shown for reference only; see civil & structural drawings for required footings, reinforcement, etc.

- ELEVATIONS - SHEET NOTES**
- ROOF PLAN**
- Metal standing seam roofing, see roof types.
 - Not used.
 - Metal gutter; profile per owner; finish to match fascia.
 - Cementitious fascia board; finish to match roof color.
 - Metal downspout; paint to match wall color. Drain to downspout or splash block; per Civil.
 - Low slope eyebrow overhang supported by 6x knee braces per structural; standing seam metal roofing to match primary roof.
 - Vent termination cap for fireplace flue; spec per mfr req's (ref. sheet A80 for fireplace info).
 - Approx. HRV/ERV supply & exhaust vent cap location(s); spec & size per equipment mfr. req's & Manual J, D, and S req's. If supply intake is located within 10 ft. radius of fireplace vent cap, intake must be located 3 ft. min. below vent cap.
 - Downspout below to drain eyebrow roof to subsurface drain; per Civil.
 - Metal low profile roof cap for kitchen hood vent; vly. req'd duct diameter w/ hood vent mfr.
- ELEVATIONS**
- Stucco, see wall types.
 - NewTechWood horizontal lap siding; see wall types.
 - Not used.
 - Concealed (N) electrical panel/meter cabinet in garage (ref. Sheet A11); provide hinged door panel w/ stucco to match adjacent wall.
 - (N) gas meter; ref. Gas Line Diagram, sheet A77.
 - Exterior lighting; ref. Sheets A70-A71.
 - Site-built gable-end truss, per structural.
 - HVAC equipment/accessories; ref. Sheet A75-76.
 - Wall exhaust vent for tankless DHWH w/ backdraft damper; see MEP plans.

WALL MATERIALS	ROOF MATERIALS
See wall types on sheet A40. Color per owner. If applicable - WUI reqmts below	For reference only. See roof plan.
Horizontal composite lap siding, NewTechWood "AllWeather", finish per owner	Standing seam metal roofing
Stucco, color + texture per owner	
Concrete wall, finish per owner	



East Elevation 2

South Elevation 1

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Mathias-Merrill Residence

Proj No: 2423
308 Maplewood Ct, Paso Robles CA 93446
APN: 009-221-076

ISSUE DATE:		02.27.2025
REVISIONS		
Revision 1	:	04.14.2025
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Exterior Elevations

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Mathias-Merrill Residence
Proj No: 2423
308 Maplewood Ct, Paso Robles CA 93446
APN: 009-221-076

ISSUE DATE: 02.27.2025

REVISIONS
:

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Building Sections

A30

SECTIONS - GENERAL NOTES

- See sheet A01 for all general notes.
- Dimensions are to face of stud, UNO. All grid lines are to face of stud, UNO.
- Structural elements, including but not limited to foundations, beams, columns, and blocking are shown for reference only. See structural.
- See sheet A40 for assembly types including floor, wall, ceiling, soffit, and roof. See energy analysis report for minimum insulation values. R-values are shown for reference only.
- See interior elevations, if provided, for interior wall finishes, cabinetry, plumbing fixtures, etc.

SECTIONS - SHEET NOTES

- Standard pre-fab trusses w/ 6" heel height, S.S.D.
- Pre-fab attic trusses w/ 6" heel height, S.S.D.; ref. series A70 for mechanical platform & proposed duct/equipment locations.
- Pre-fab scissor trusses w/ 6" heel height, S.S.D.; ref. Roof Plan (A13) & Reflected Ceiling Plan (A7x) for roof & ceiling pitches.
- Coordinate truss layout w/ proposed attic access panel location, see Reflected Ceiling Plan (A7x).
- Retaining wall, S.S.D.
- Attic HVAC equipment & platform; ref. Mechanical Concept Plan, Sheet A76.
- TYP, finish grade shall slope away from building at min. 5% slope for the first 10 ft. of fall (per geotechnical report); all topography shown for reference only; ref. Civil plans.
- (N) Underground electrical conduit to (N) meter; see Civil. (N) data conduit similar.
- Not used.
- Provide metal firestop at top of chase; spec per vent pipe mfr.
- Beam, S.S.D.
- Vertical steel pickets to serve as guard; ref. detail 51/A40.
- Fireplace flue; ref. sheet A80 for mfr. specs & req's.

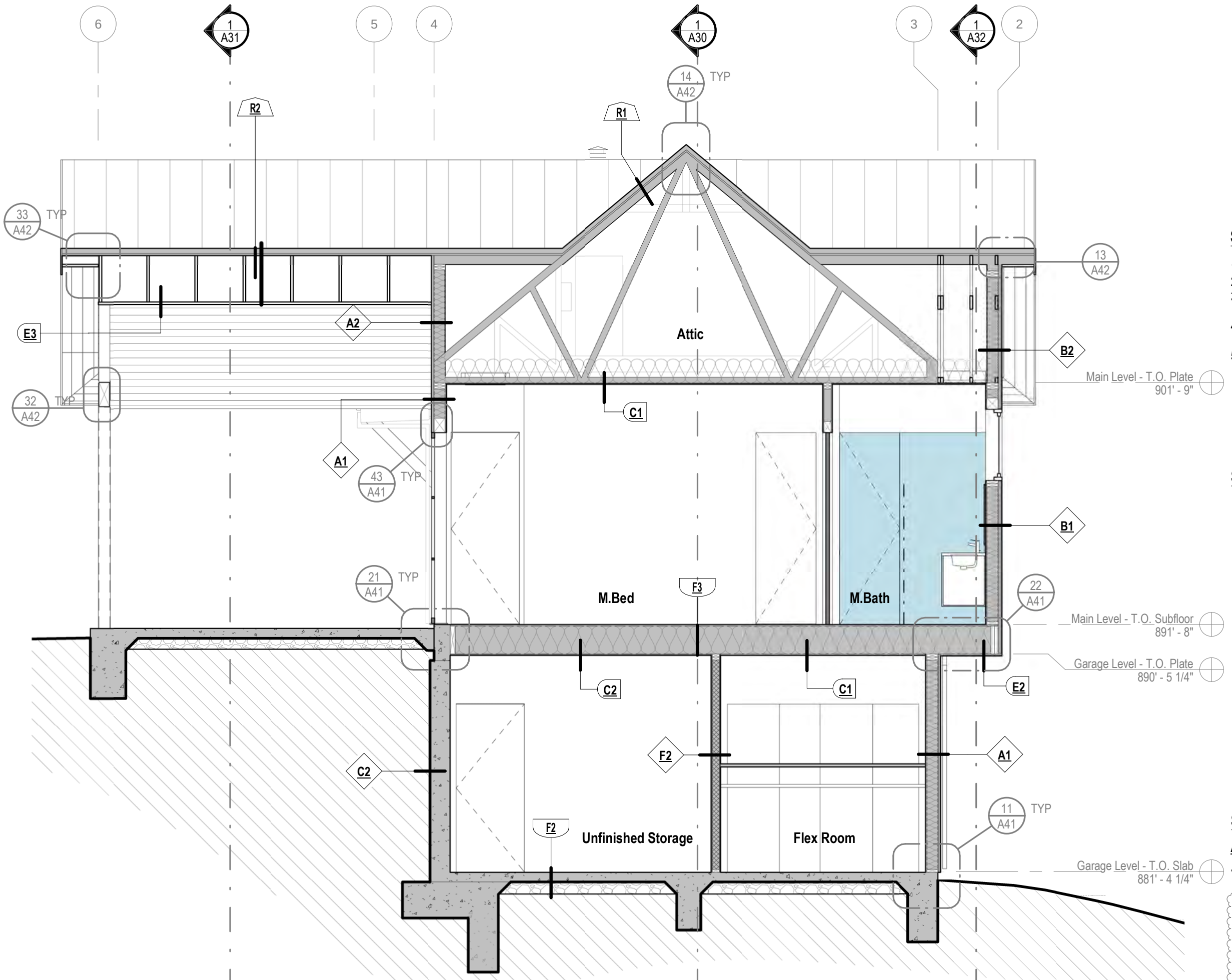
SECTIONS - LEGEND

ASSEMBLIES

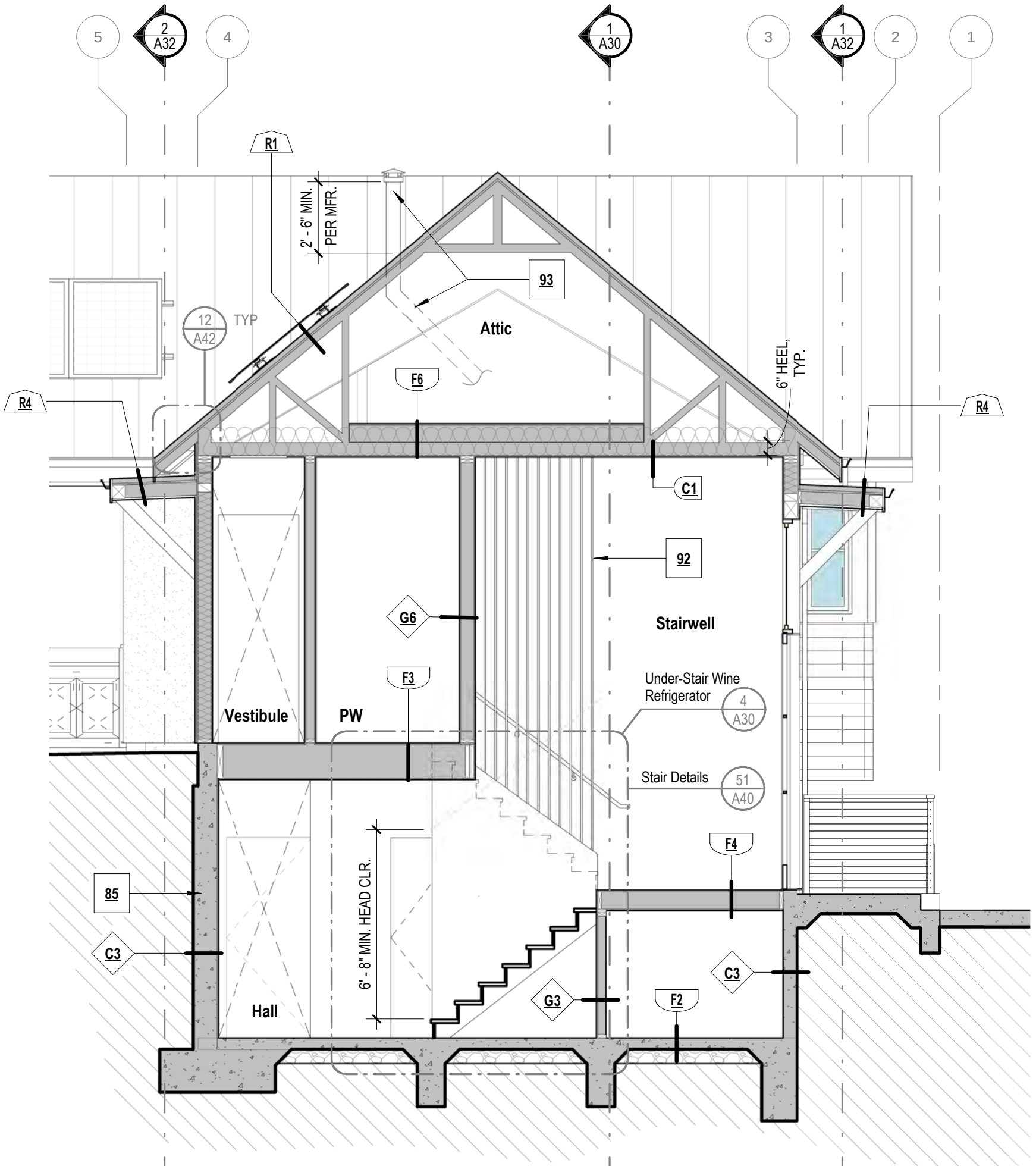
See assembly types on sheet A40.

- 1 R1 Roof tag
C1 Ceiling tag
W1 Wall tag
F1 Floor tag

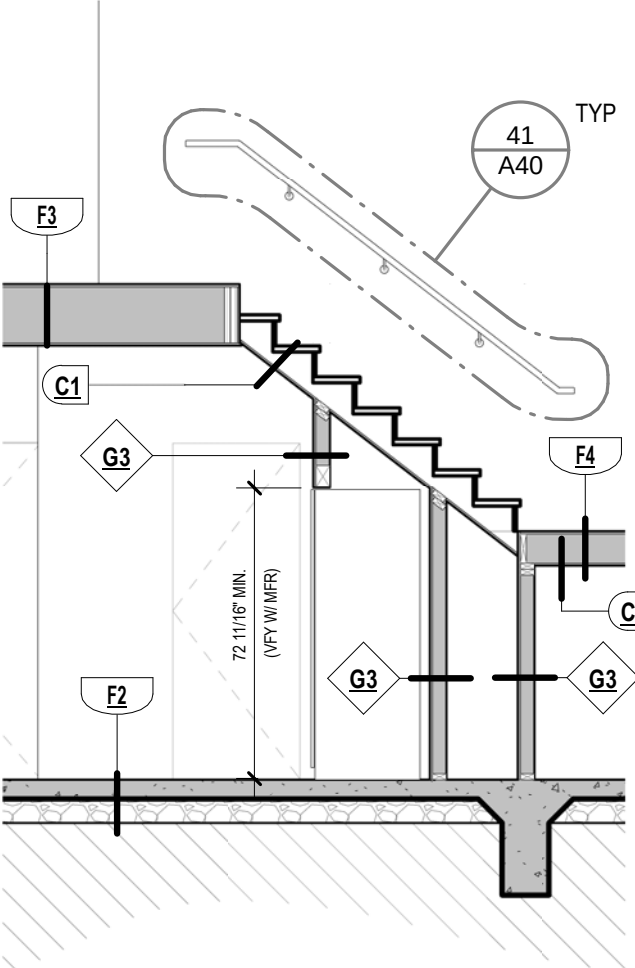
1/4" = 1'-0" N-S Section - Master Cantilever 2



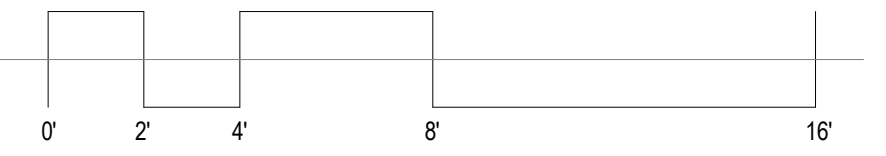
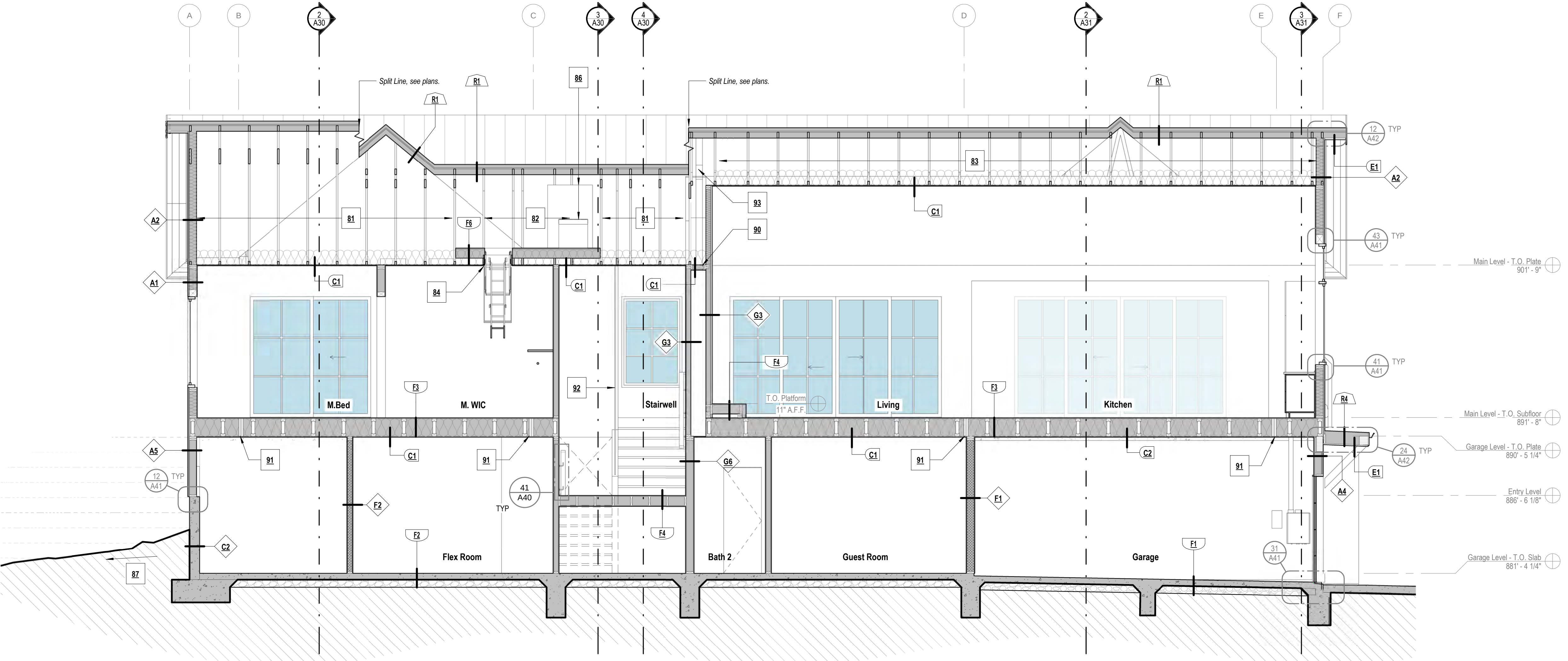
1/4" = 1'-0" N-S Section - Entry Stairs 3



1/4" = 1'-0" Wine Ref. Detail 4



1/4" = 1'-0" E-W Section - Main Living Spaces + Garage 1



SECTIONS - GENERAL NOTES

- See sheet A01 for all general notes.
- Dimensions are to face of stud, UNO. All grid lines are to face of stud, UNO.
- Structural elements, including but not limited to foundations, beams, columns, and blocking are shown for reference only. See structural.
- See sheet A40 for assembly types including floor, wall, ceiling, soffit, and roof. See energy analysis report for minimum insulation values. R-values are shown for reference only.
- See interior elevations, if provided, for interior wall finishes, cabinetry, plumbing fixtures, etc.

SECTIONS - SHEET NOTES

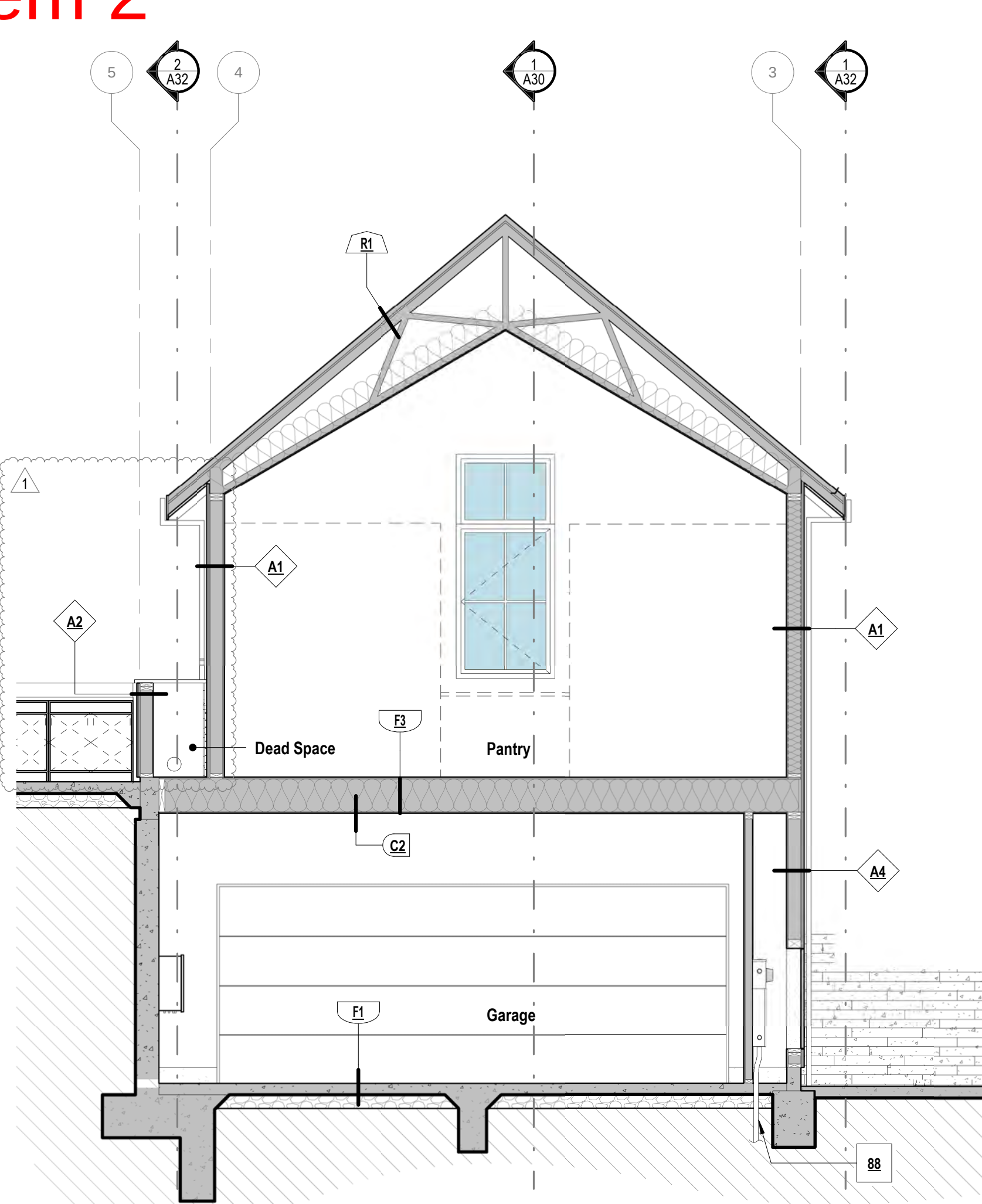
- Standard pre-fab trusses w/ 6" heel height, S.S.D.
- Pre-fab attic trusses w/ 6" heel height, S.S.D.; ref. series A70 for mechanical platform & proposed duct/equipment locations.
- Pre-fab scissor trusses w/ 6" heel height, S.S.D.; ref. Roof Plan (A13) & Reflected Ceiling Plan (A7x) for roof & ceiling pitches.
- Coordinate truss layout w/ proposed attic access panel location, see Reflected Ceiling Plan (A7x).
- Retaining wall, S.S.D.
- Attic HVAC equipment & platform; ref. Mechanical Concept Plan, Sheet A76.
- Typ. finish grade shall slope away from building at min. 5% slope for the first 10 ft. of fall (per geotechnical report); all topography shown for reference only; ref. Civil plans.
- (N) Underground electrical conduit to (N) meter; see Civil. (N) data conduit similar.
- Not used.
- Provide metal firestop at top of chase; spec per vent pipe mfr.
- Beam, S.S.D.
- Vertical steel pickets to serve as guard; ref. detail 51/A40.
- Fireplace flue; ref. sheet A80 for mfr. specs & req's.

SECTIONS - LEGEND

ASSEMBLIES

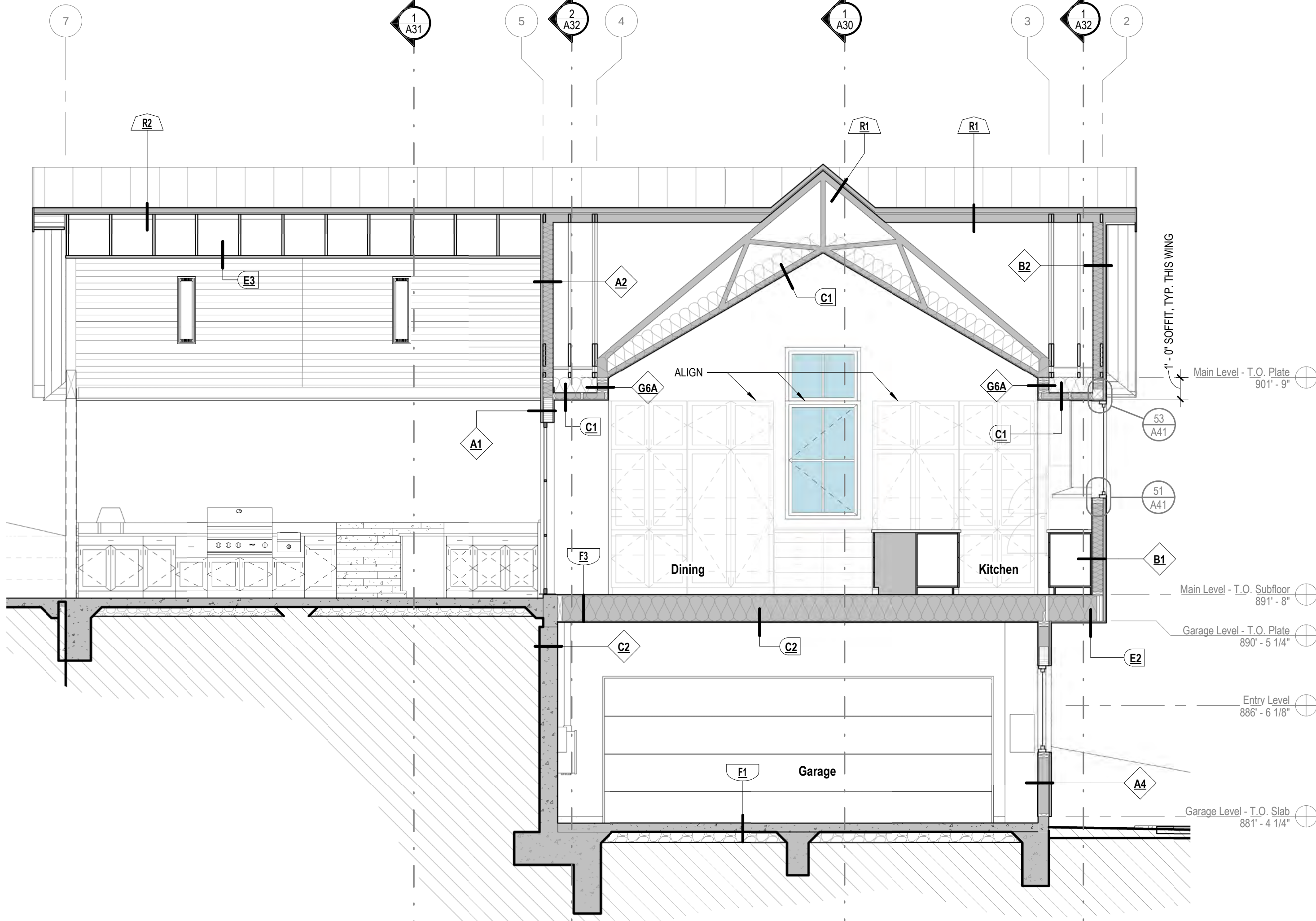
See assembly types on sheet A40.

- 1 R1 Roof tag
C1 Ceiling tag
W1 Wall tag
F1 Floor tag



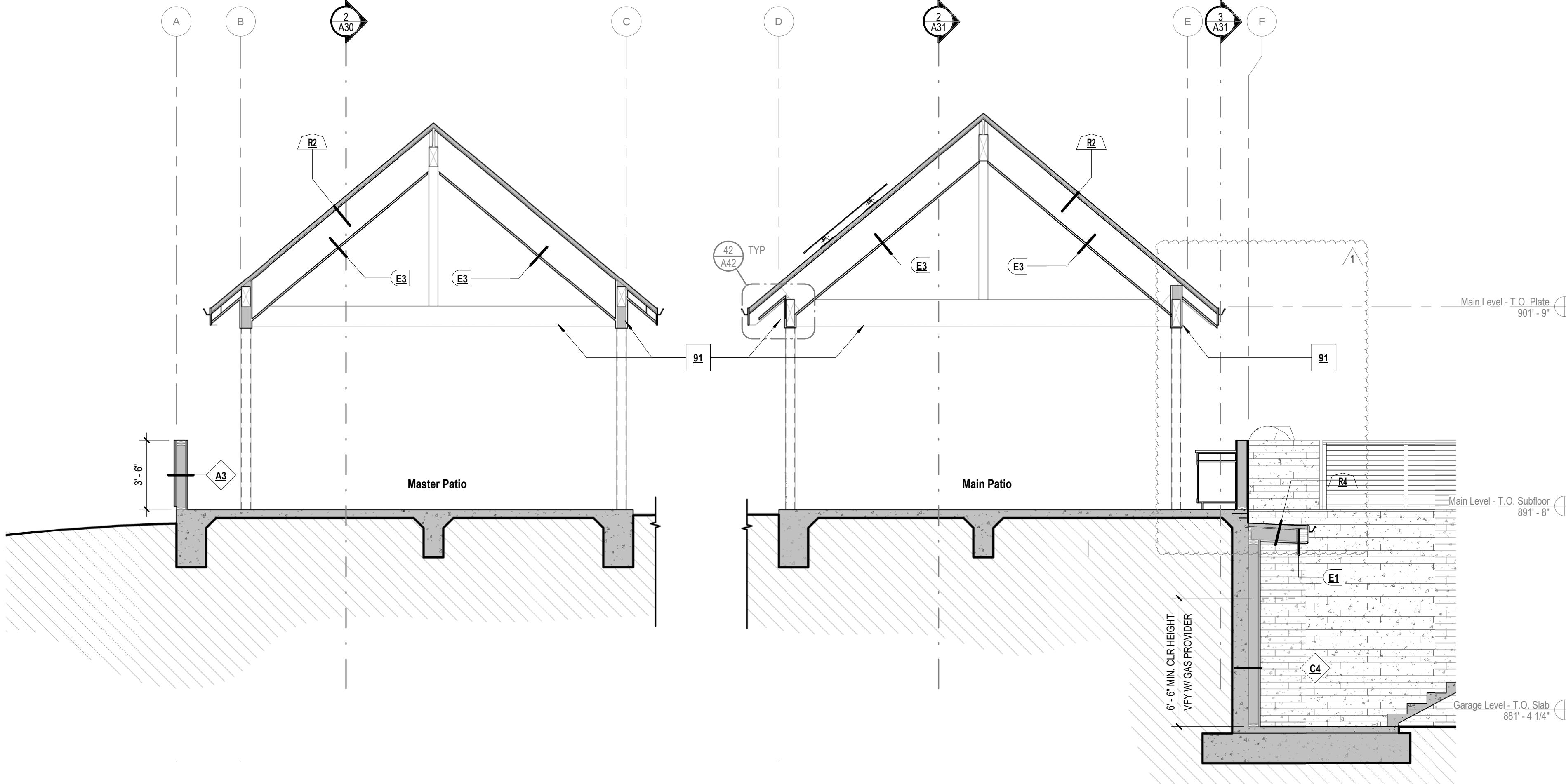
1/4" = 1'-0" N-S Section - Elec. Meter + Pantry Chase to Patio Low Roof

3



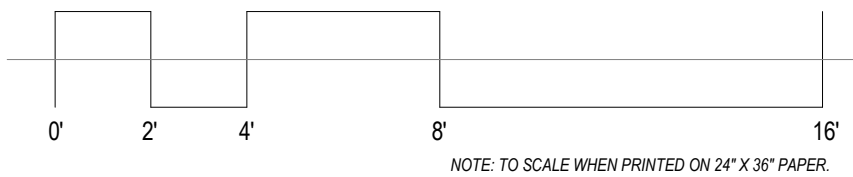
1/4" = 1'-0" N-S Section - Garage + Kitchen Cantilever

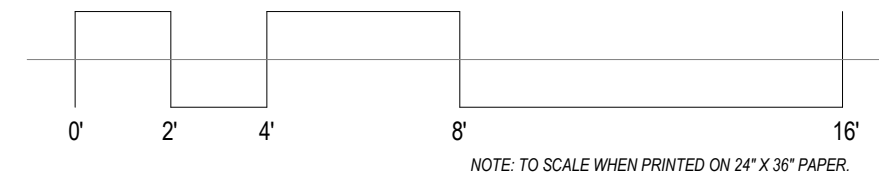
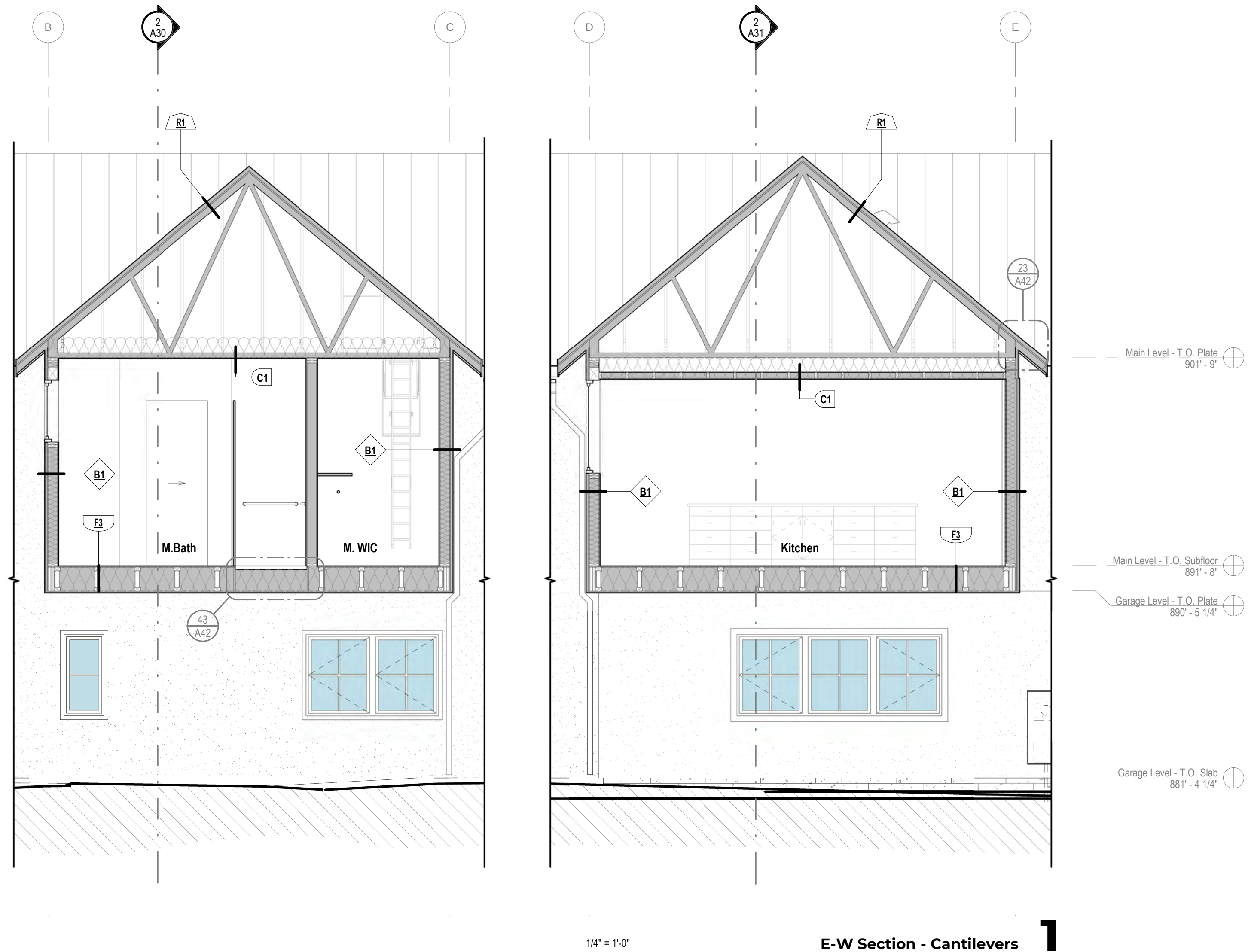
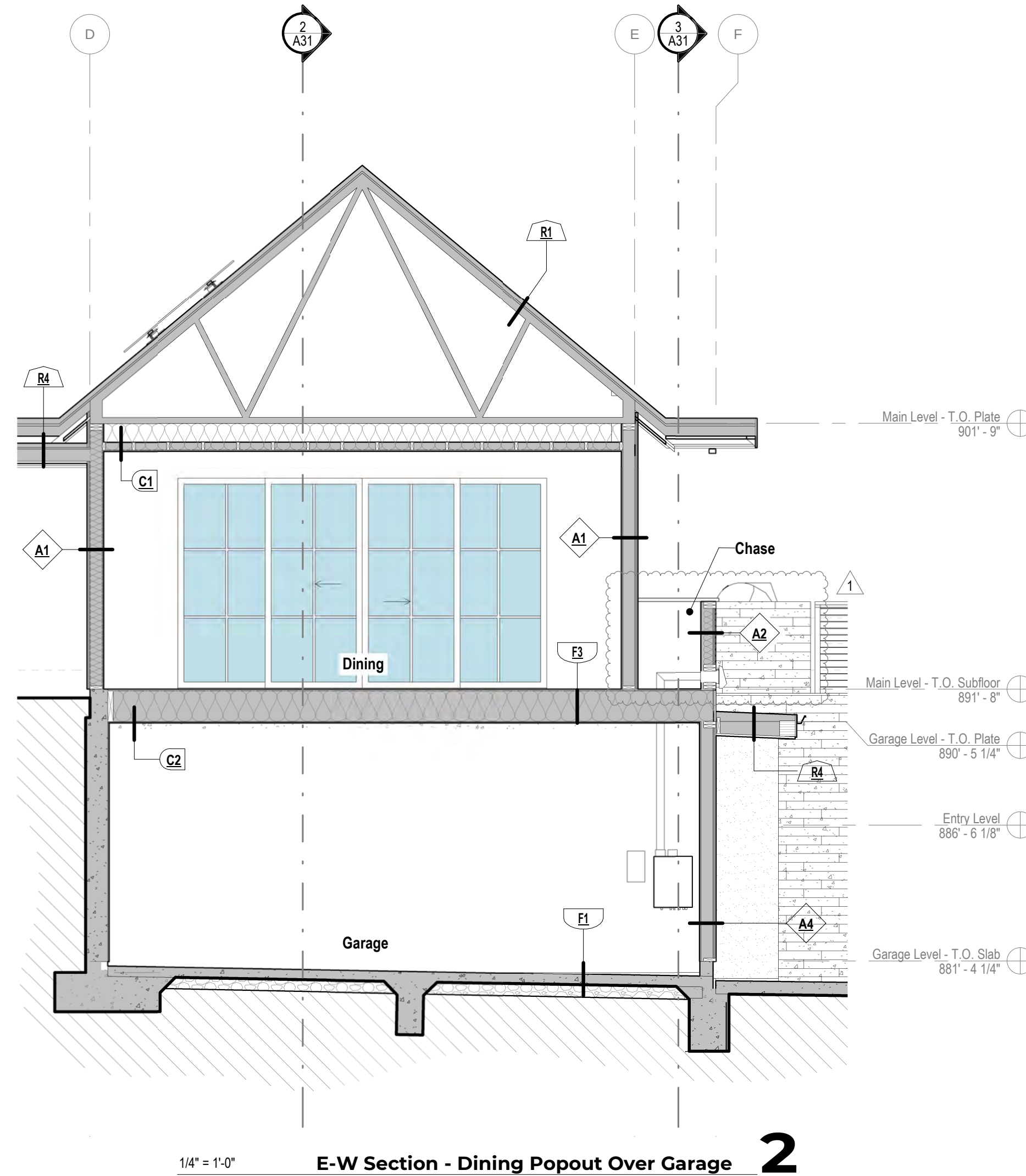
2



1/4" = 1'-0" E-W Section - Patio + Driveway Stair

1



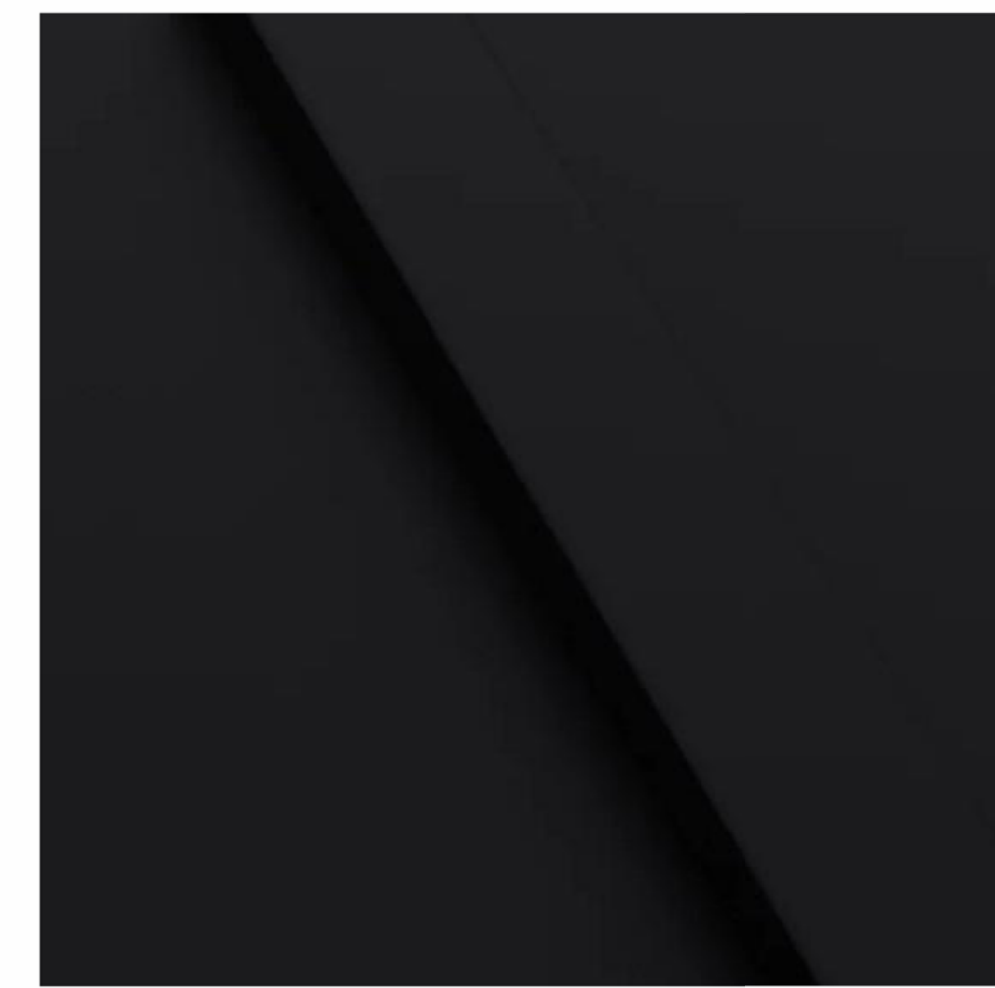


DRC Item 2


$$1/2'' = 1'-0''$$

Elevation Snippet - Color Reference

1


$$12'' = 1'-0''$$

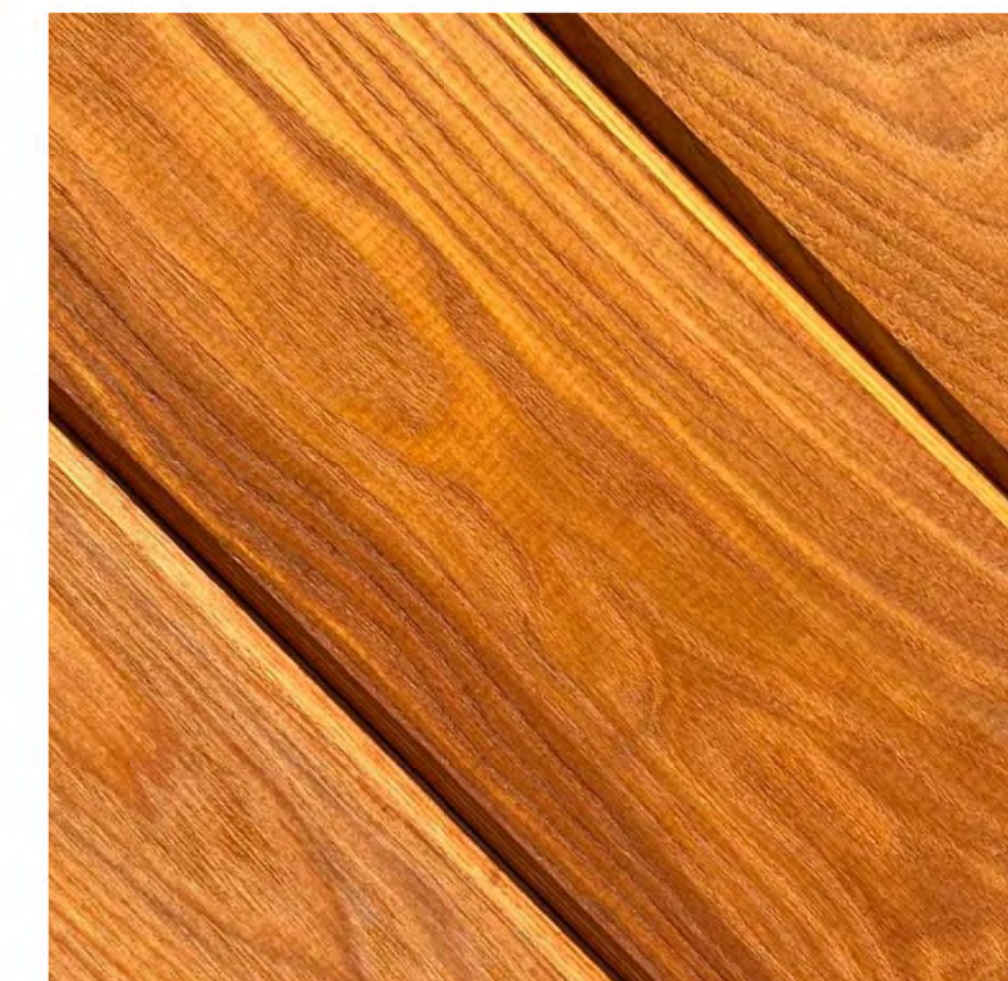
SSMR - Taylor Metals Kynar 500 'Matte Black'

D



Allweather Alum. D/W - Powder Coat, 'Black Anodized'

C



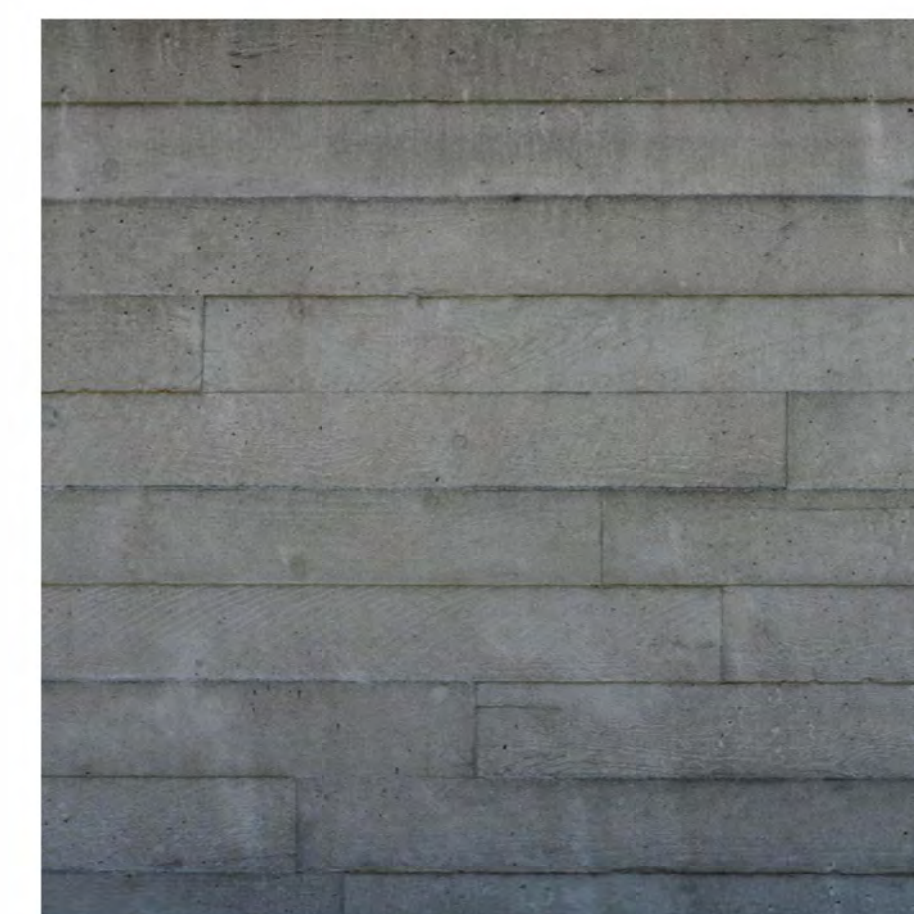
Woodplank Cladding - 'Light Ash'

B



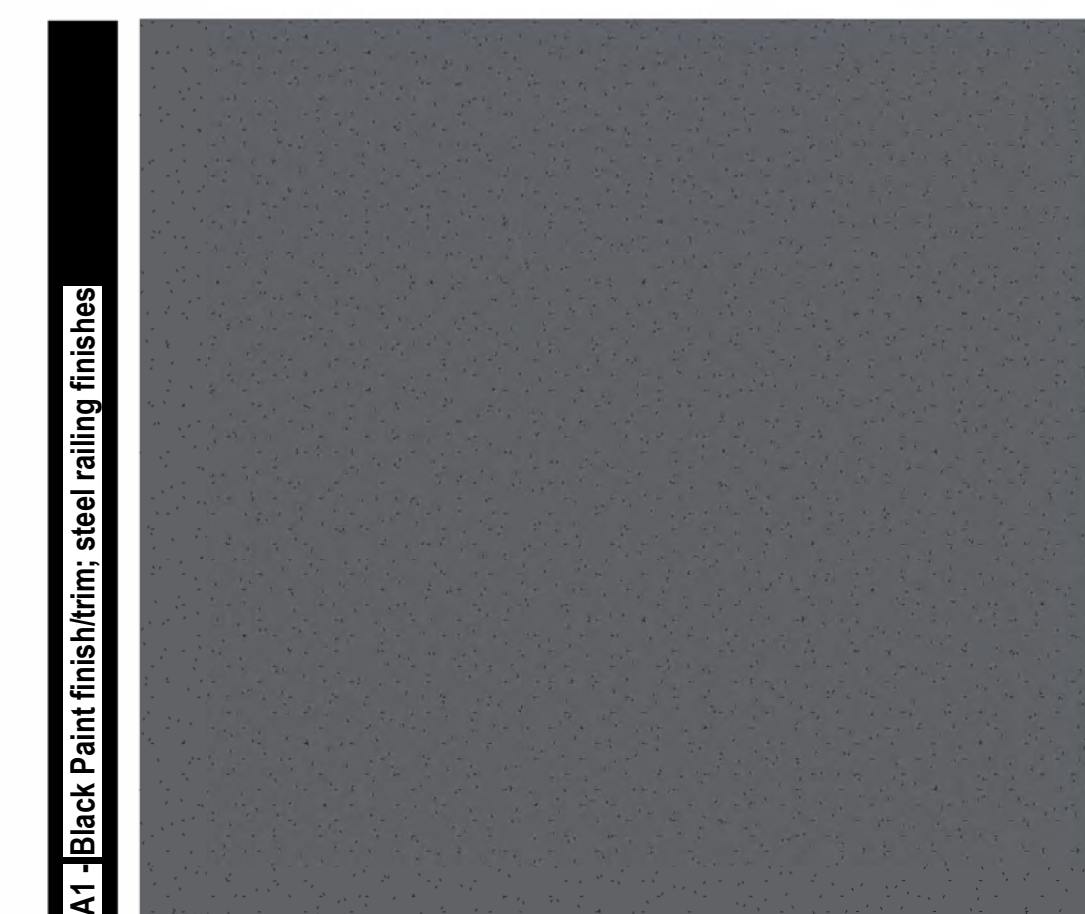
Exterior Sconce - Modern Forms ' Double Down' (Black)

F



Board Formed Concrete

E



Sika Senergy (Stucco Color Coat) - 'Storm Grey'

A

catch
ARCHITECTURE

2048 Vine Street
Paso Robles, CA 93446
HELLO@CATCHARCHITECTURE.COM
805 888 8120

Mathias-Merrill Residence

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308 Maplewood Ct, Paso Robles CA 93446

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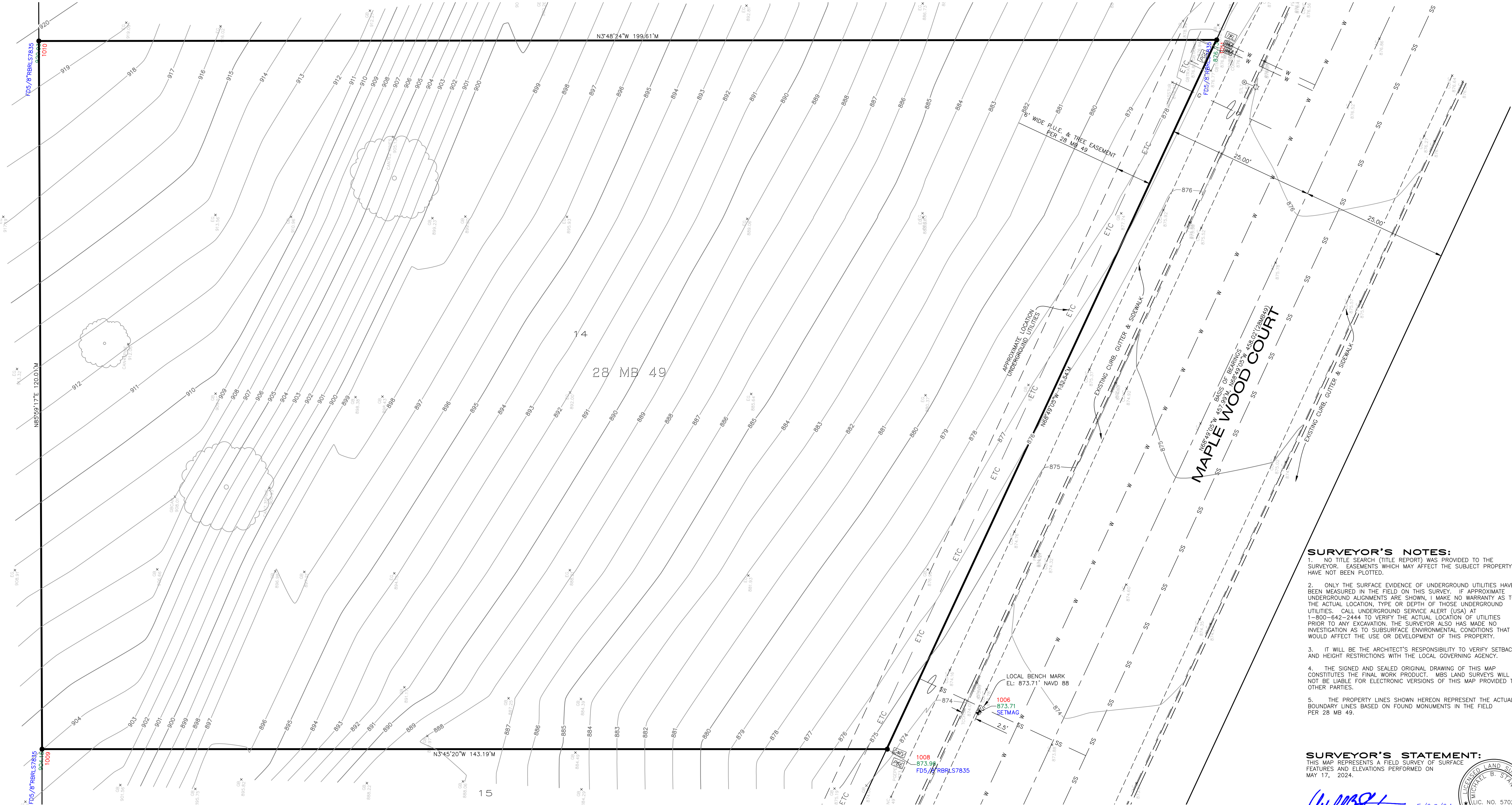
REVISIONS
:

MD NH AN

Exterior Color Board

A51

N:\2024\24-116 308 Maplewood Court--Tops (24-116).dwg, 24X36, May 20, 2024 7:57am, JBlackwell



- SURVEYOR'S NOTES:**
1. NO TITLE SEARCH (TITLE REPORT) WAS PROVIDED TO THE SURVEYOR. EASEMENTS WHICH MAY AFFECT THE SUBJECT PROPERTY HAVE NOT BEEN PLOTTED.
 2. ONLY THE SURFACE EVIDENCE OF UNDERGROUND UTILITIES HAVE BEEN MEASURED IN THE FIELD ON THIS SURVEY. IF APPROXIMATE UNDERGROUND ALIGNMENTS ARE SHOWN, I MAKE NO WARRANTY AS TO THE ACTUAL LOCATION, TYPE OR DEPTH OF THOSE UNDERGROUND UTILITIES. CALL UNDERGROUND SERVICE ALERT (USA) AT 1-800-642-2444 TO VERIFY THE ACTUAL LOCATION OF UTILITIES PRIOR TO ANY EXCAVATION. THE SURVEYOR ALSO HAS MADE NO INVESTIGATION AS TO SUBSURFACE ENVIRONMENTAL CONDITIONS THAT WOULD AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
 3. IT WILL BE THE ARCHITECT'S RESPONSIBILITY TO VERIFY SETBACK AND HEIGHT RESTRICTIONS WITH THE LOCAL GOVERNING AGENCY.
 4. THE SIGNED AND SEALED ORIGINAL DRAWING OF THIS MAP CONSTITUTES THE FINAL WORK PRODUCT. MBS LAND SURVEYS WILL NOT BE LIABLE FOR ELECTRONIC VERSIONS OF THIS MAP PROVIDED TO OTHER PARTIES.
 5. THE PROPERTY LINES SHOWN HEREON REPRESENT THE ACTUAL BOUNDARY LINES BASED ON FOUND MONUMENTS IN THE FIELD PER 28 MB 49.

SURVEYOR'S STATEMENT:
THIS MAP REPRESENTS A FIELD SURVEY OF SURFACE FEATURES AND ELEVATIONS PERFORMED ON MAY 17, 2024.

Michael B. Stanton 5/20/24
MICHAEL B. STANTON, PLS 5702 DATE

SITE DATA:
ADDRESS: 308 MAPLEWOOD COURT, PASO ROBLES
ASSESSOR'S PARCEL NO. APN 009-221-076

TOPOGRAPHIC MAP
LOT 14 OF TRACT 2775
AS SHOWN ON MAP FILED IN BOOK 28 AT PAGE 49,
IN THE CITY OF PASO ROBLES, COUNTY OF SAN LUIS OBISPO,
CALIFORNIA

AT THE REQUEST OF RHETT MERRILL
MBS LAND SURVEYS
MICHAEL B. STANTON, PLS 5702
3559 SOUTH HIGUERA ST.
SAN LUIS OBISPO, CA 93401
805-594-1960
May 20, 2024 JOB #24-116

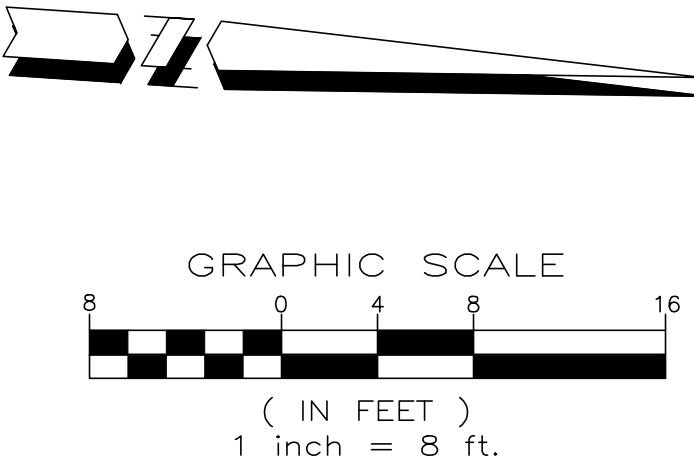
SYMBOL LEGEND:

x	FENCE LINE	PG&E BOX
SS	SEWER MAIN	GAS METER
w	WATER MAIN	TELEPHONE BOX
G	GAS MAIN	SIGNAL BOX
ETC	ELEC/TELEPHONE/CABLE	CABLE T.V. BOX
OHE	CL OF OVERHEAD ELECTRIC	ELECTRIC BOX
	BETWEEN POLES	STORM DRAIN MANHOLE
	DROP INLET AT CURB	FIRE HYDRANT
	DROP INLET	WATER WELL
	STORM DRAIN MANHOLE	WATER VALVE
	FIRE HYDRANT	WATER METER
	WATER WELL	SEWER MANHOLE
	WATER VALVE	SEWER CLEANOUT
	WATER METER	
	SEWER MANHOLE	
	SEWER CLEANOUT	

ABBREVIATIONS

AC	ASPHALT CONCRETE	IP	IRON PIPE
AP	ANGLE POINT	GB	GRADE BREAK
BM	BENCH MARK	GM	GAS METER
BLOC	BUILDING	HP	HIGH POINT
BOW	BACK OF WALK	LT	LIGHT
CB	CATCH BASIN	MH	MANHOLE
CF	CURB FACE	PP	POWER POLE
CO	CLEAN OUT	PVP	POLYVINYL PIPE
COL	COLUMN	RB	REBAR
COR	CORNER	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	R10	CANOPY RADIUS
CMP	CORRUGATED METAL PIPE	SD	STORM DRAIN
CMU	CONCRETE MASONRY UNITS	SL	POINT ON SLOPE
CRN	CROWN OF STREET	SS	SEWER
DI	DROP INLET	STP	STAIRS
EG	EXISTING GRADE	TOP	TOP OF SLOPE
EP	EDGE OF PAVEMENT	TOE	TOE OF SLOPE
FD	FOUND	TW	TOP OF WALL
FL	FLOW LINE	W	WATER
FF	FINISH FLOOR	WL	WALL
FW	FACE OF WALL	WM	WATER METER
HSE	HOUSE COR	WV	WATER VALVE
GR	GRASS		
GM	GAS METER		
IP	IRON PIPE		

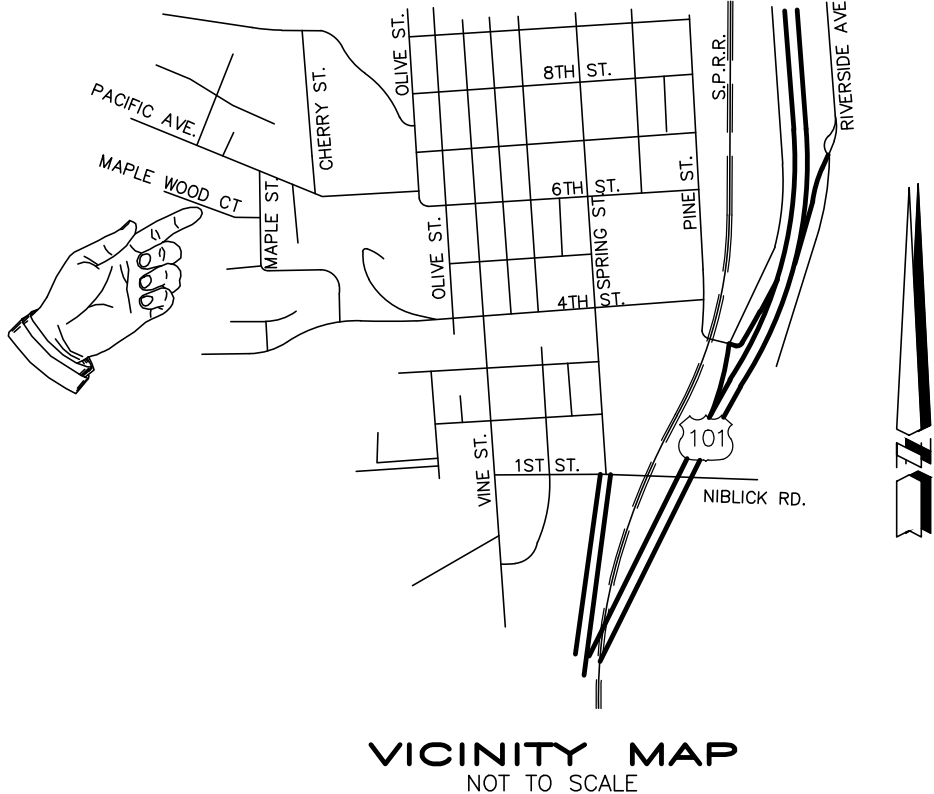
DI-1.5FL TOP OF GRATE -1.5' FLOW LINE



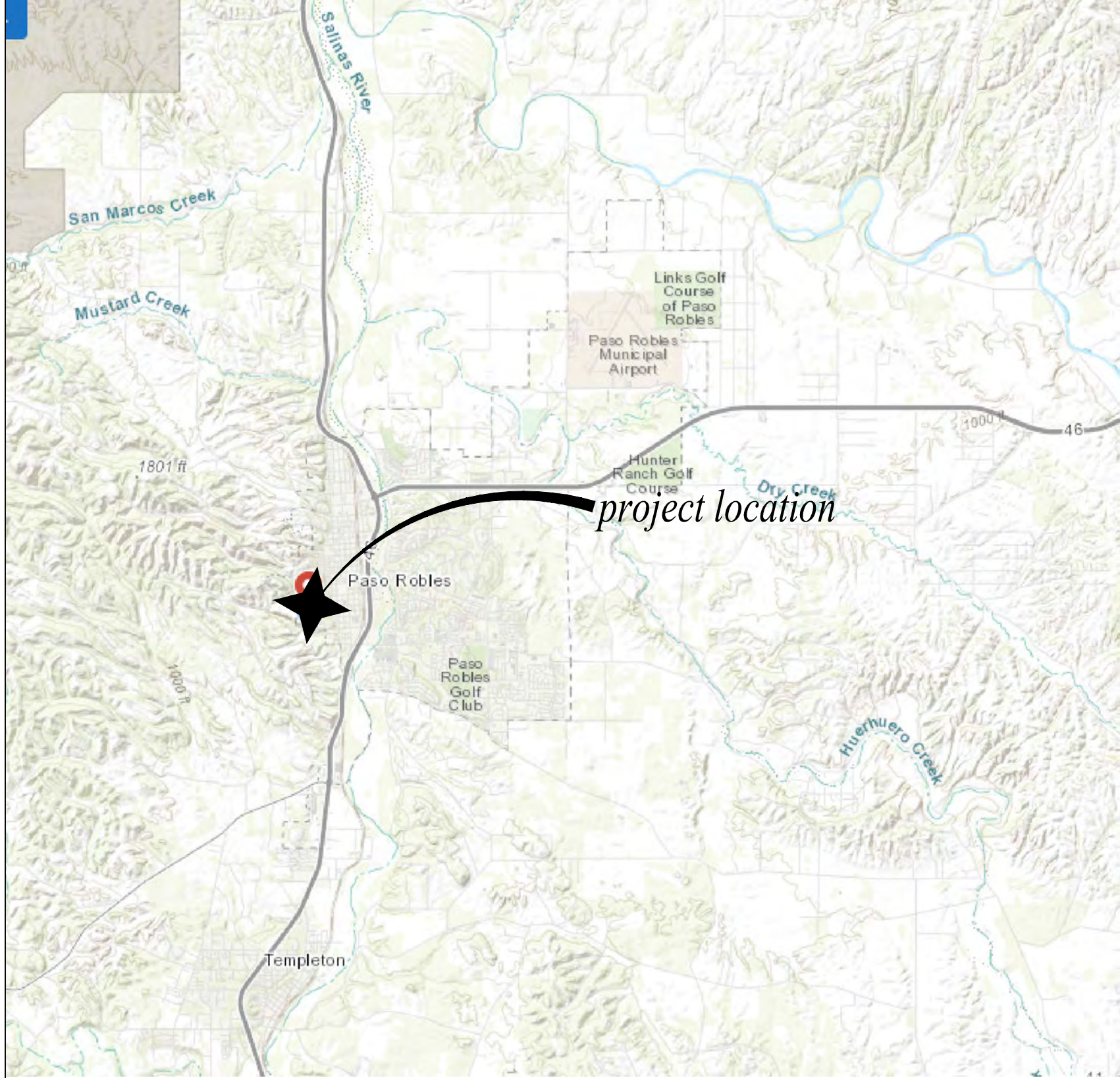
BENCH MARK:
THE BENCH MARK FOR THIS PROJECT IS A FOUND NGS BENCH MARK FV0058, BEING A STANDARD BENCH MARK DISK STAMPED "M 1095 1968", IN THE TOP OF AND 1 FOOT EAST OF THE WEST END OF THE NORTH CONCRETE ABUTMENT OF UNION PACIFIC RAILROAD BRIDGE 216.59 OVER PINE STREET NEAR 4TH STREET, 7.4 FEET WESTERLY OF THE WEST RAIL AND ABOUT 1 FOOT LOWER THAN TRACKS.

ELEVATION: 731.37' NAVD 88
THE LOCAL BENCH MARK IS A SET MAG NAIL IN AC PAVING OF MAPLEWOOD COURT, AT THE NORTHEASTERLY SIDE OF LOT 14, 2.5 FEET NORTHERLY OF THE SOUTHERLY CURB OF MAPLEWOOD COURT AS SHOWN.
ELEVATION: 873.71' NAVD 88

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG THE CENTERLINE OF MAPLEWOOD COURT BEARING N 68° 49' 05" W PER 28 MB 49.



THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE.



VICINITY MAP
N.T.S.

SCOPE OF WORK:

MINOR GRADING, AND EROSION CONTROL TO SUPPORT THE CONSTRUCTION OF A SINGLE-FAMILY HOME

NOTE:

SLO CIVIL DESIGN DOES NOT PROVIDE CONSTRUCTION STAKING AND WILL ASSUME NO RESPONSIBILITY WHATSOEVER FOR IMPROVEMENTS CONSTRUCTED.

NOTES TO CONTRACTOR:

- CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING CONSTRUCTION PRACTICES AND SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, THE CONTRACTOR SHALL INDEMNIFY, DEFEND, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER AND ENGINEER.
- CONTRACTOR SHALL MAINTAIN A COMPLETE AND ACCURATE RECORD OF ALL CHANGES MADE DURING CONSTRUCTION TO THE IMPROVEMENTS PRESENTED ON THIS PLAN SET FOR THE PURPOSE OF PRODUCING A SET OF CONSTRUCTION-RECORD DRAWINGS AT THE COMPLETION OF THE PROJECT. NO CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER AND THE AGENCY HAVING JURISDICTION. UPON COMPLETION OF THE PROJECT THE CONTRACTOR SHALL DELIVER THIS RECORD OF ALL CONSTRUCTION CHANGES TO THE ENGINEER ALONG WITH A LETTER WHICH DECLARES THAT OTHER THAN THESE NOTES CHANGES THE PROJECT WAS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THE ENGINEER WILL NOT BE RESPONSIBLE, OR LIABLE, FOR UNAUTHORIZED CHANGES TO THESE PLANS. ALL CHANGES TO THESE PLANS SHALL BE APPROVED IN WRITING BY THE ENGINEER PRIOR TO BEING IMPLEMENTED.
- CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING UPON DISCOVERY OF, AND BEFORE DISTURBING, ANY PHYSICAL CONDITIONS DIFFERING FROM THOSE REPRESENTED BY APPROVED PLANS AND SPECIFICATIONS
- EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATION MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST 2 WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT 1-800-642-2444. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF UTILITIES SHOWN ON THESE PLANS, INDICATED IN THE FIELD BY LOCATING SERVICES, OR EVIDENCE BY FACILITIES VISIBLE AT OR ADJACENT TO THE JOB SITE. ANY ADDITIONAL COST INCURRED AS A RESULT OF THE CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR AND IS DEEMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.
- EARTHWORK QUANTITIES PROVIDED ON THESE PLANS DO NOT INCLUDE ANY SHRINKAGE, SUBSIDENCE, OVER-EXCAVATION, OR ANY SPECIAL CONDITIONS OR REQUIREMENTS THAT MAY BE SPECIFIED IN THE GEOTECHNICAL INVESTIGATION REPORT. THESE QUANTITIES IN THE AREA FOR PERMIT PURPOSES ONLY. ALL CONTRACTORS BIDDING ON THIS PROJECT SHOULD MAKE THEIR OWN DETERMINATION OF EARTHWORK QUANTITIES PRIOR TO SUBMITTING A BID.
- UPON DISCOVERY OF ANY UNDERGROUND UTILITIES OR FACILITIES NOT SHOWN, OR SHOWN OR SHOWN INACCURATELY, ON THESE PLANS THE CONTRACTOR SHALL NOTIFY THE PROPERTY OWNER IN AND ENGINEER IN WRITING PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.
- IF THIS PROJECT REQUIRES EXCESS DIRT TO BE OFF-HAULED TO A SITE OUTSIDE THE PROPERTY OWNERS BOUNDARY LINES AN ADDITIONAL PERMIT MAY BE REQUIRED

PAD CERTIFICATION

A SOIL OR CIVIL ENGINEER SHALL DETERMINE GRADING PERFORMED IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE.

STORMWATER CONTROL PLAN (SWCP) NOTE:

THE PROPOSED PROJECT CREATES BETWEEN THAN 2500 AND 15,000 SF OF IMPERVIOUS SURFACE AND THEREFORE IS REQUIRED TO ADHERE TO TIER 1 STORM WATER CONTROL REQUIREMENTS

DUST CONTROL:

DURING CONSTRUCTION/GROUND DISTURBING ACTIVITIES, THE APPLICANT SHALL IMPLEMENT THE FOLLOWING PARTICULATE (DUST) AND OZONE CONTROL MEASURES. IN ADDITION, THE CONTRACTOR OR BUILDER SHALL DESIGNATE A PERSON OR PERSONS TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATERING, AS NECESSARY, TO PREVENT TRANSPORT OF DUST OFF SITE. THEIR DUTIES SHALL INCLUDE HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS. THE NAME AND TELEPHONE NUMBER OF SUCH PERSONS SHALL BE PROVIDED TO THE APCD PRIOR TO COMMENCEMENT OF CONSTRUCTION

- REDUCE THE AMOUNT OF DISTURBED AREA WHERE POSSIBLE;
- USE WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. INCREASED WATERING FREQUENCY WILL BE REQUIRED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NON-POTABLE) WATER SHOULD BE USED WHENEVER POSSIBLE;
- ALL DIRT STOCKPILE AREAS SHOULD BE SPRAYED DAILY AS NEEDED;
- PERMANENT DUST CONTROL MEASURES, SUCH AS IMPLEMENTATION OF APPROVED LANDSCAPE PLANS, SHALL BE IMPLEMENTED AS SOON AS POSSIBLE FOLLOWING COMPLETION OF ANY SOIL DISTURBING ACTIVITIES.
- EXPOSED GROUND AREAS THAT ARE PLANNED TO BE REWORKED AT DATES GREATER THEN ONE MONTH AFTER INITIAL GRADING SHOULD BE SOWN WITH A FAST GERMINATING NON-AGGRESSIVE GRASS SEED (E.G., NATIVE, BARLEY) AND WATERED UNTIL VEGETATION IS ESTABLISHED;
- ALL DISTURBED SOIL AREAS NOT SUBJECT TO REVEGETATION MUST BE STABILIZED USING APPROVED CHEMICAL SOIL BINDERS, JUTE NETTING, OR OTHER METHODS APPROVED IN ADVANCE BY APCD THAT WILL NOT HAVE A NEGATIVE IMPACT TO DOWNSTREAM CREEKS;
- ALL ROADWAYS, DRIVEWAYS, SIDEWALKS, ETC. TO BE PAVED SHOULD BE COMPLETED AS SOON AS POSSIBLE;
- ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP OF LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH CALIFORNIA VEHICLE CODE SECTION 23114 (THIS MEASURE HAS THE POTENTIAL TO REDUCE PM10 (PARTICULATE MATTER) EMISSIONS FROM THIS SOURCE BY 7 TO 14%);
- INSTALL WHEEL WASHERS WHERE VEHICLES ENTER AND EXIT UNPAVED ROADS ONTO STREETS, OR WASH OFF TRUCKS AND EQUIPMENT LEAVING THE SITE (THIS MEASURE HAS THE POTENTIAL TO REDUCE PM10 EMISSIONS FROM THIS SOURCE 40 TO 70%);
- SWEEP STREETS AT THE END OF EACH DAY IF VISIBLE SOIL MATERIAL IS CARRIED ONTO ADJACENT PAVED ROADS. WATER SWEEPERS WITH RECLAIMED WATER SHOULD BE USED WHERE FEASIBLE (THIS MEASURE HAS THE POTENTIAL TO REDUCE PM10 EMISSIONS FROM THIS SOURCE 25 TO 60%);
- MAINTAIN EQUIPMENT IN TUNE PER MANUFACTURER'S SPECIFICATIONS;
- LIMIT THE CUT AND FILL PROCESS TO LESS THAN 2,000 CUBIC YARDS PER DAY

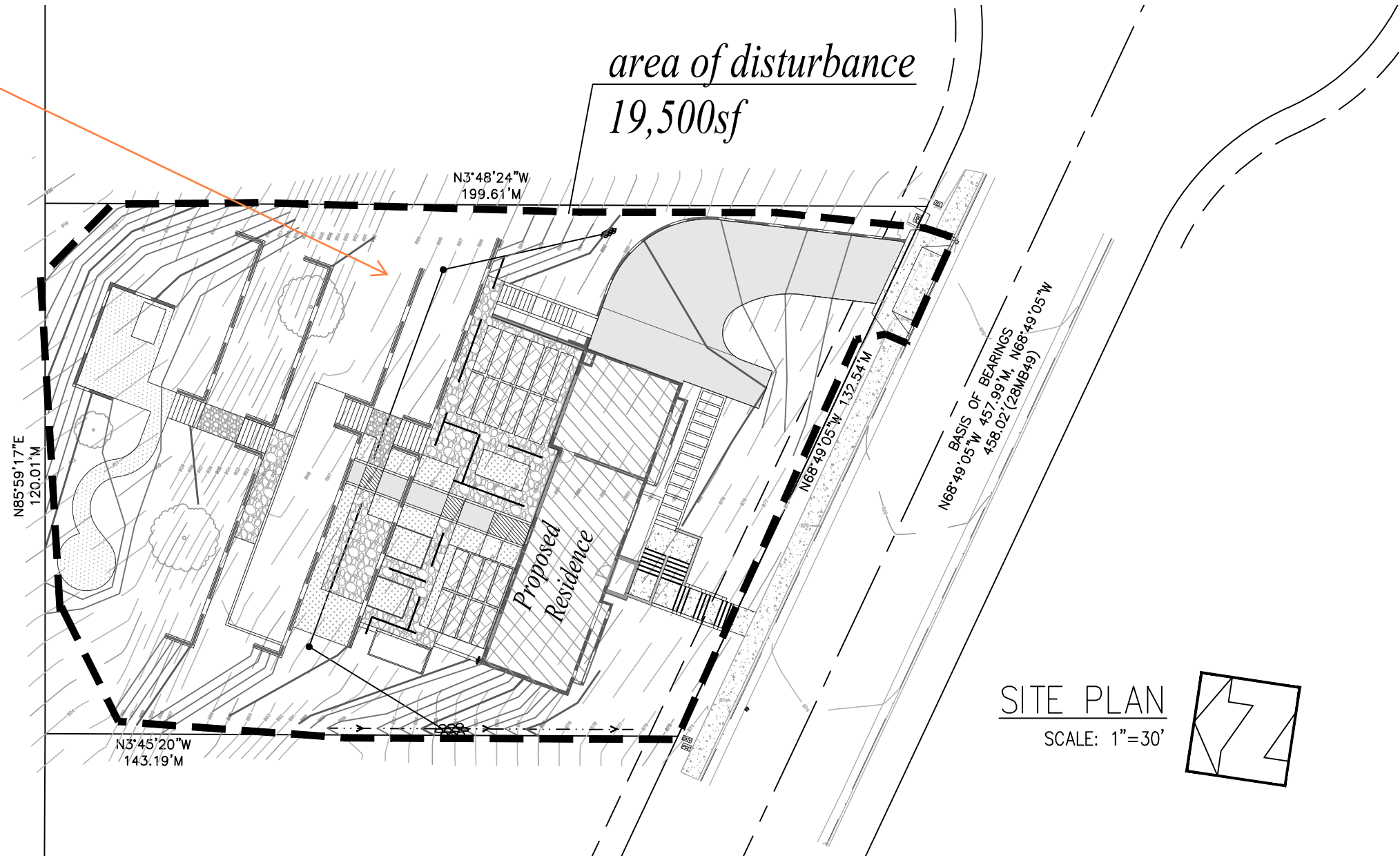
See following (2) sheets for clarification of landscape features

Grading, Drainage and Utility Plans

for the
Mathias-Merrill Residence

APN# 009-221-076

in the
City of Paso Robles
San Luis Obispo County, California



SITE PLAN
SCALE: 1"=30'

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PROJECT IS BASED ON FOUND MONUMENTS ALONG THE CENTERLINE OF MAPLEWOOD COURT BEARING N 68° 49' 05" W PER 28 MB 49.

BENCHMARK

THE BENCH MARK FOR THIS PROJECT IS A FOUND NGS BENCH MARK FV0058, BEING A STANDARD BENCH MARK DISK STAMPED "M 1095 1988", IN THE TOP OF AND 1 FOOT EAST OF THE WEST END OF THE NORTH CONCRETE ABUTMENT OF UNION PACIFIC RAILROAD BRIDGE 216.59 OVER PINE STREET NEAR 4TH STREET, 7.4 FEET WESTERLY OF THE WEST RAIL AND ABOUT 1 FOOT LOWER THAN TRACKS.

ELEVATION: 731.37' NAVD 88

THE LOCAL BENCH MARK IS A SET MAG NAIL IN AC PAVING OF MAPLEWOOD COURT, AT THE NORTHEASTERLY SIDE OF LOT 14, 2.5 FEET NORTHERLY OF THE SOUTHERLY CURB OF MAPLEWOOD COURT AS SHOWN.

ELEVATION: 873.71' NAVD 88

GENERAL NOTES:

- ALL WORK LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN THE JURISDICTION OF THE UTILITIES AND PUBLIC WORKS DEPARTMENTS SHALL COMPLY WITH THE MOST CURRENT EDITION OF THE ENGINEERING STANDARDS AND STANDARD SPECIFICATION. (THE CURRENT ADOPTED STANDARDS ARE DATED AUGUST 2020.)
- ANY SECTIONS OF DAMAGED OR DISPLACED CURB, GUTTER & SIDEWALK, OR DRIVEWAY APPROACH SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR.
- CONTACT THE PUBLIC WORKS INSPECTION HOTLINE AT 781-7554 WITH AT LEAST A 48-HOUR NOTICE FOR ANY REQUIRED ENCROACHMENT PERMIT INSPECTION OR FINAL INSPECTION.
- THE ADJOINING STREET SHALL BE CLEANED BY SWEEPING TO REMOVE DIRT, DUST, MUD AND CONSTRUCTION DEBRIS AT THE END OF EACH DAY.
- A TRAFFIC AND PEDESTRIAN CONTROL PLAN SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ENCROACHMENT PERMIT ISSUANCE.
- ANY EXISTING SURVEY MONUMENTS SHALL BE PROTECTED IN PLACE OR SHALL BE TIED OUT BY A LICENSED LAND SURVEYOR PRIOR TO DISTURBANCE AND THEN REPLACED PRIOR TO OCCUPANCY IN ACCORDANCE WITH SECTION 8771 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED TO THE SATISFACTION OF THE BUILDING OFFICIAL AND PUBLIC WORKS DIRECTOR DURING ALL DEMOLITIONS, CONSTRUCTION AND GROUND DISTURBING ACTIVITIES.

ABBREVIATIONS

AB	AGGREGATE BASE
AGG	AGGREGATE
BC	BEGIN CURVE
CL	CENTERLINE
CONC	CONCRETE
DW	DRIVEWAY
EC	END CURVE
EG	EXISTING GRADE
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
(E)	EXISTING
FG	FINISH GRADE
FL	FLOWLINE
GB	GRADE BREAK
LF	LINEAR FEET
LP	LOW POINT
MAX	MAXIMUM
MIN	MINIMUM
MP	MID POINT OF RADIUS
(N)	NEW
PCC	PORTLAND CONCRETE CEMENT
R	RADIUS
S	SLOPE
SD	STORM DRAIN PIPE
SS	SANITARY SEWER PIPE
W	WATER LINE

TOTAL PROPOSED IMPERVIOUS

3,704 SF

AREA OF DISTURBANCE

18,590 SF

EARTHWORK

CUT	665 ± C.Y.
FILL	375 ± C.Y.
NET CUT	290 ± C.Y.

OWNER

LARRY MATHIAS & RHETT MERRILL
181 VIBE WAY,
PALM SPRINGS CA 92262

CIVIL ENGINEER

SLO CIVIL DESIGN LLC
615 CLARION CT. SUITE #2
SAN LUIS OBISPO, CA 93401

OFFICE: 805-503-8059
EMAIL: RICHARD@SLOCIVILDESIGN.COM

GEOTECHNICAL ENGINEER

BEACON GEOTECHNICAL, INC.
P.O. BOX 4814
PASO ROBLES CA 93447
OFFICE: 805-239-9457
EMAIL: BEACONGEOTECHNICAL@GMAIL.COM

GRADING

AVERAGE GRADE = 16.0%
MAX SLOPE WHERE =20.0% GRADING OCCURS

SURVEYOR

MBS LAND SURVEYS
3559 SOUTH HIGERA ST.
SAN LUIS OBISPO, CA 93401
OFFICE: 805-594-1960
EMAIL: INFO@MBSLANDSURVEYS.COM

ARCHITECTURE

CATCH ARCHITECTURE
2048 VINE STREET
PASO ROBLES, CA 93446
OFFICE: 805-888-8120

REVISIONS:		
No.	DESCRIPTION	BY:



DATE: NOVEMBER 2024
HORIZ. SCALE:
VERT. SCALE: NONE
DESIGNED BY: R.C.B.
CHECKED BY:
DRAWN BY: R.C.B.

REFERENCES

NOVEMBER 2024

Cover Sheet

Mathias - Merrill Residence

PASO ROBLES
CALIFORNIA

SHEET
C-1
OF 4
JOB NO. 24018

DRC Item 2

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GRADING NOTES:

- 1. ALL CONSTRUCTION WORK SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING CODE AND CITY OF SAN LUIS OBISPO DESIGN STANDARDS. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE CITY'S ENGINEERING DEPARTMENT.
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- 5. ESTIMATED EARTHWORK QUANTITIES: CUT 500 CY FILL 230 CY. NOTE: EXACT SHRINKAGE, CONSOLIDATION, AND SUBSURFACE FACTORS AND LOSSES DUE TO CLEARING OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED UPON THE DIFFERENCE BETWEEN EXISTING GROUND SURFACES AND PROPOSED FINISHED GRADES OR SUBGRADES AS SHOWN ON THE PLAN AND SHOULD VARY ACCORDING TO THESE FACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE INSPECTION AND QUANTITY TAKE-OFF AND SHALL BID ACCORDINGLY.
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- 10. ANY GRADING DONE DURING THE RAINY SEASON OF OCT. 15 THRU APRIL 15 IS SUBJECT TO EROSION CONTROL MEASURES.
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- 12. CONTRACTOR SHALL NOTIFY COUNTY AND ENGINEER 48 HOURS PRIOR TO INTENTION TO COMMENCE WORK.
- 13. NEITHER THE OWNER OF THE ENGINEER OF RECORD WILL ENFORCE MEASURES OF REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL REGULATIONS
- 14. PRIOR TO THE START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY CONFORMING GRADES AND NOTIFY OWNER OF ANY DISCREPANCY
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- 19. EXPOSED EARTH ADJACENT TO FOUNDATION SHALL BE 8 INCHES BELOW FINISH FLOOR ELEVATION

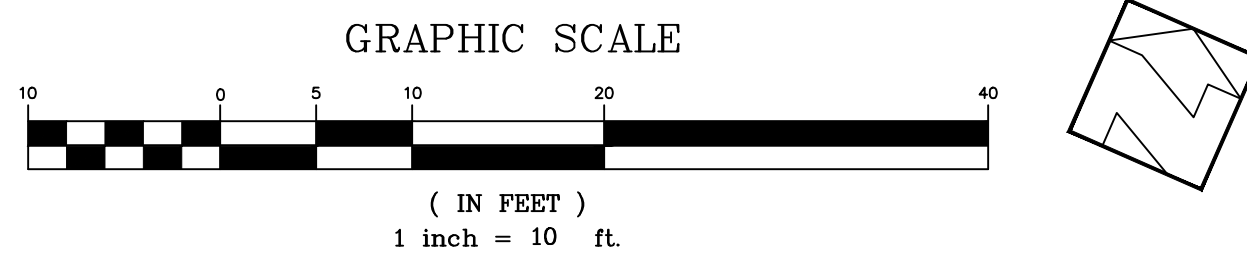
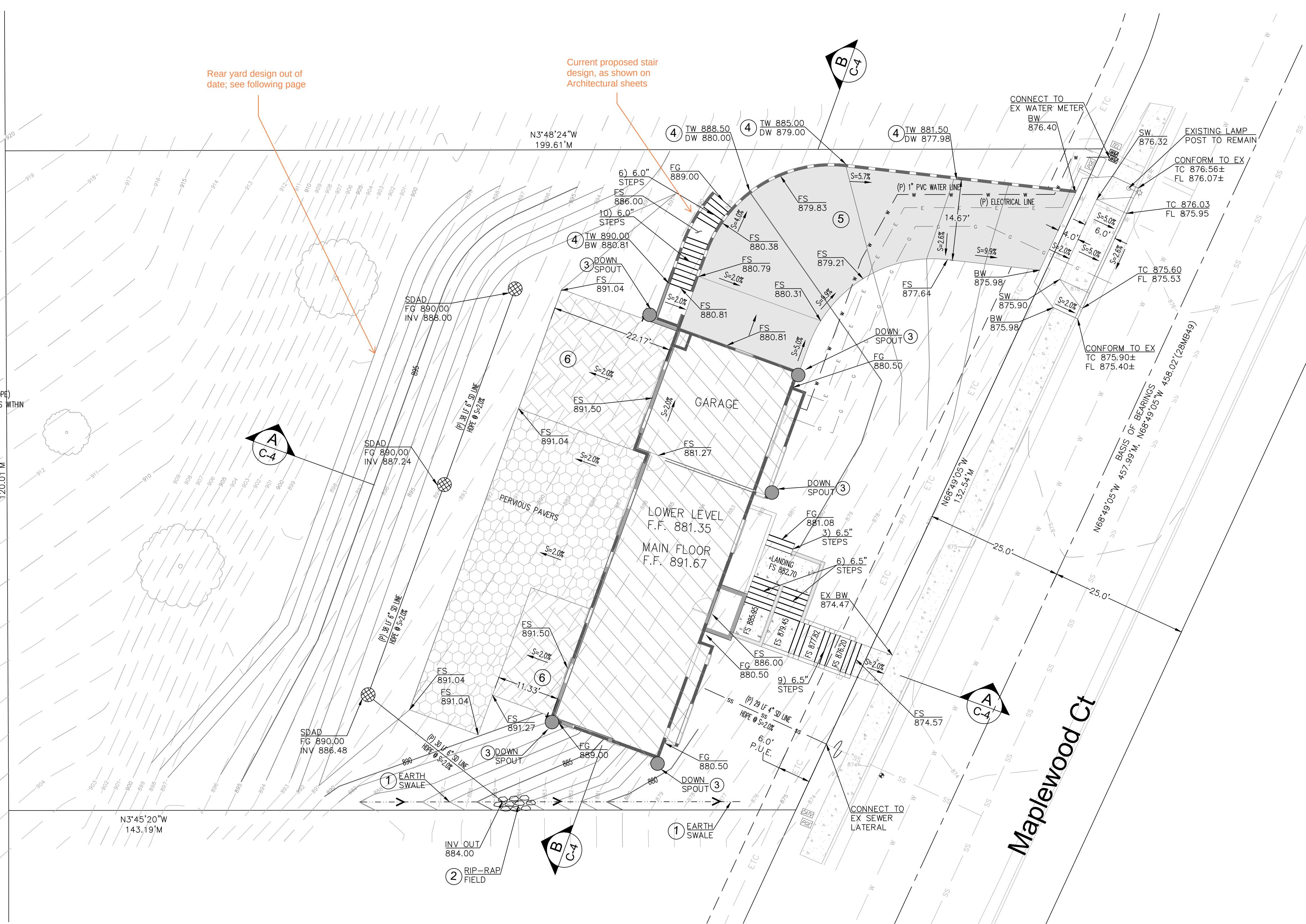
CONSTRUCTION NOTES:

- 1 EARTHEN DRAINAGE SWALE PER DETAIL 1, SEE SHEET C-3
- 2 4"x3" DRAINAGE OUTLET CONTROL, PLACE 2) LEVELS OF 6" MINIMUM SIZED ROCK 4" LONG AND 3"WIDE AT DRAINAGE TERMINATION POINTS, SEE DETAIL 2 SHEET C-3
- 3 ROOFTOP DOWNSPOUTS SHALL DISCHARGE ONTO SPLASH BLOCKS AT GRADE
- 4 RETAINING WALL, SEE STRUCTURAL PLANS FOR DETAILS
- 5 CONCRETE DRIVEWAY SECTION SHALL BE 6" PCC WITH #4 REBAR SPACED AT 18" O.C. BOTH WAYS OVER 6" OF CLASS 2 AGGREGATE BASE COMPACTED TO 95% OVER 12" SUB-GRADE RIPPED AND RE-COMPACTED TO 95%
- 6 CONCRETE PATIO SECTION SHALL BE 4" WITH #3 REBAR SPACED AT 12" O.C. BOTH WAYS OVER 4" OF CLASS 2 AGGREGATE BASE COMPACTED TO 95% OVER 12" SUB-GRADE RIPPED AND RE-COMPACTED TO 95%

LEGEND

- PROPOSED FLOOR PLAN - 1734 SF, SEE PLANS BY OTHERS FOR DETAILS
- PERVIOUS PAVERS - 1110 SF SEE PLANS BY OTHERS FOR MATERIAL
- CONCRETE PATIO - 740 SF SEE CONSTRUCTION NOTE 6 FOR SECTION
- CONCRETE DRIVEWAY - 1370 SF SEE CONSTRUCTION NOTE 7 FOR SECTION
- CONCRETE DRIVEWAY APRON - 248 SF PER CITY STD C-9
- EX MAJOR CONTOUR
- EX MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

- DRAINAGE SWALE, SEE DETAIL 1 SHEET C-3
- ROOFTOP DOWNSPOUT- SEE CONSTRUCTION NOTES FOR DISCHARGE DETAILS
- RETAINING WALL, SEE STRUCTURAL PLANS FOR DETAILS
- RIP-RAP FIELD PER DETAIL 2 SHEET C-3
- PROPOSED 1" PVC C900 WATER LINE, SEE DETAIL 3 SHEET C-3 FOR TRENCHING DETAILS
- PROPOSED ELECTRICAL LAYOUT, SEE PLANS BY OTHERS FOR DETAILS
- PROPOSED 4" PVC SDR-35, SEWER LINE SEE DETAIL 3 SHEET C-3 FOR TRENCHING DETAILS



REVISIONS:		
No.	DESCRIPTION	BY:



DATE: NOVEMBER 2024
HORIZ. SCALE:
VERT. SCALE: NONE
DESIGNED BY: R.C.B.
CHECKED BY:
DRAWN BY: R.C.B.



SLO Civil Design, LLC
615 Clarion Ct Suite #2, San Luis Obispo CA 93401
T: 805-503-8099 E: richard@slodivdesign.com

REFERENCES

Grading and Drainage Plan

Mathias - Merrill Residence

NOVEMBER 2024

SHEET

C-2

OF 4

JOB NO. 24018

PASO ROBLES CALIFORNIA

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LEGEND

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SEE PLANS BY OTHERS FOR MATERIAL AND DETAILS
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SEE PLANS BY OTHERS FOR MATERIAL AND DETAILS
- CONCRETE DRIVEWAY - 1370 SF
SEE CONSTRUCTION NOTE 5 FOR SECTION
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PROPOSED 1" PVC C900 WATER LINE, SEE DETAIL 4 SHEET C-3 FOR TRENCHING DETAILS
- E

PROPOSED ELECTRICAL LAYOUT, SEE PLANS BY OTHERS FOR DETAILS
- SS

PROPOSED 4" PVC SDR-35, SEWER LINE SEE DETAIL 4 SHEET C-3 FOR TRENCHING DETAILS
- PROPOSED 4" PERFORATED PIPE WRAPPED IN FILTER FABRIC TO BE INSTALLED WITH PERFORATIONS FACING DOWN. SEE DETAIL 3 SHHET C-3 FOR TRENCHING DETAIL

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No.	DESCRIPTION	BY:



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HORIZ. SCALE:

VERT. SCALE: NONE

DESIGNED BY: R.C.B.

CHECKED BY:

DRAWN BY: R.C.B.

REFERENCES

NOVEMBER 2024

Grading and Drainage Plan

Mathias - Merrill Residence

PASO ROBLES
CALIFORNIA

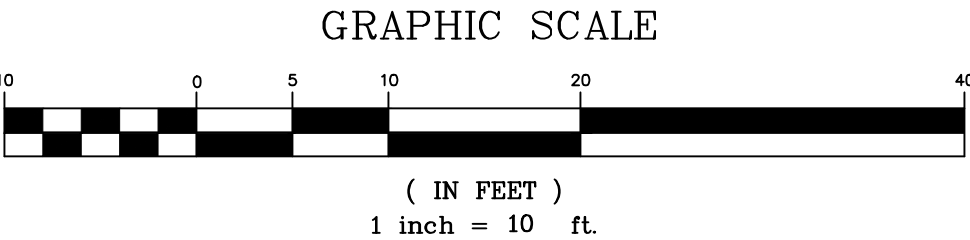
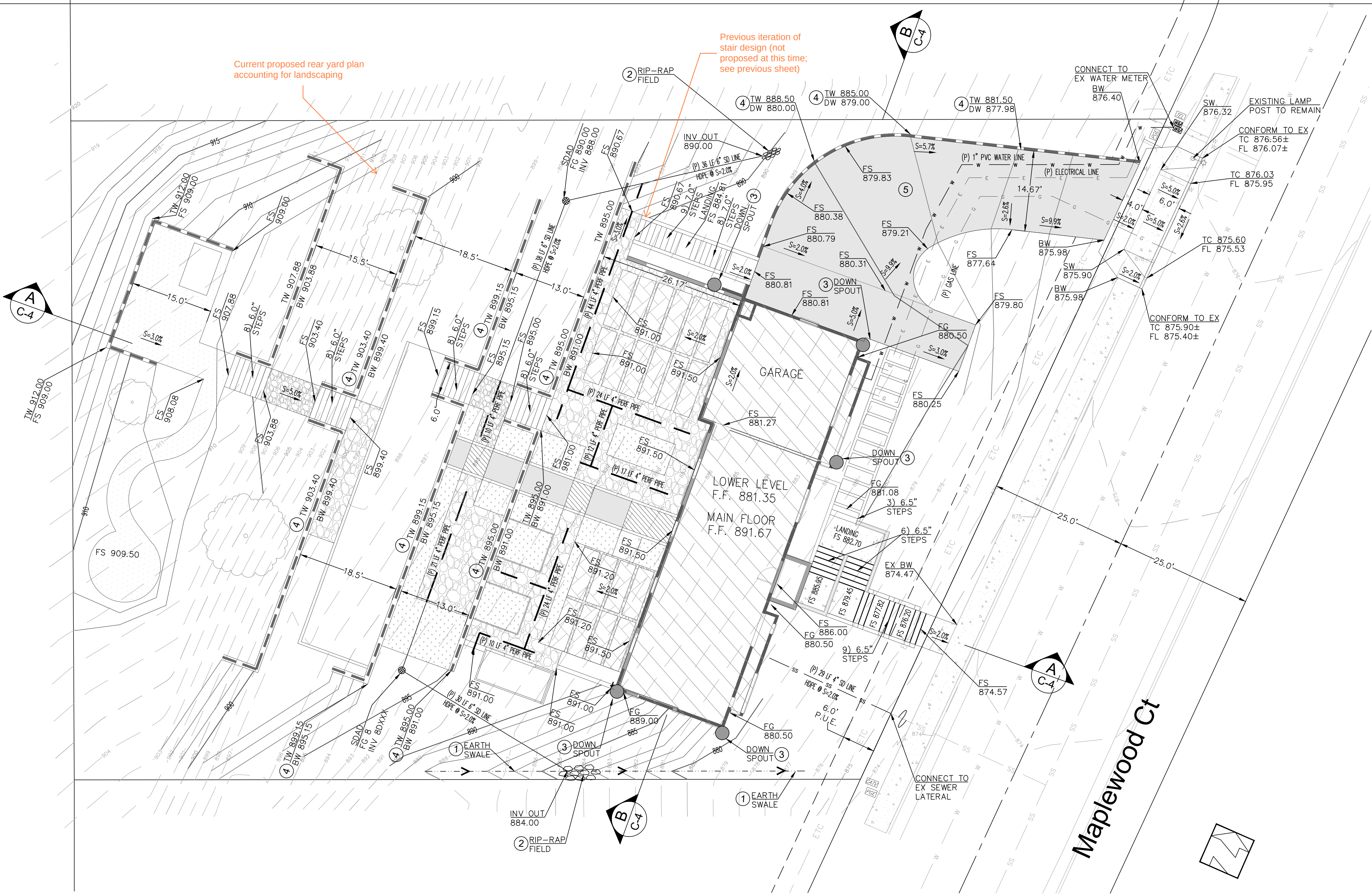
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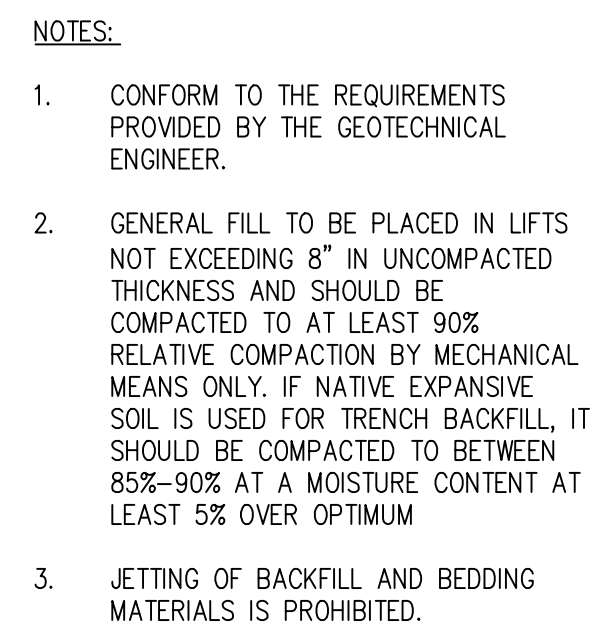
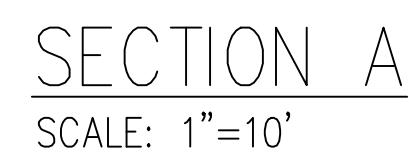
OF 4

JOB NO.

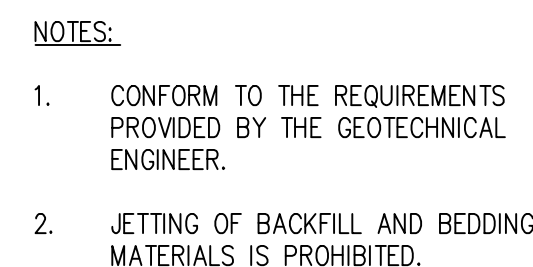
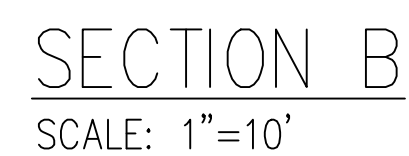
24018



THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR PART IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THESE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER'S POSSESSION WITHOUT PREJUDICE. TITLE TO THE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.



STANDARD UTILITY TRENCH DETAIL
DETAIL-4 NO SCALE



PERFORATED PIPE TRENCH DETAIL
DETAIL-3 NO SCALE

REFERENCES

REFERENCES

NOVEMBER 2024

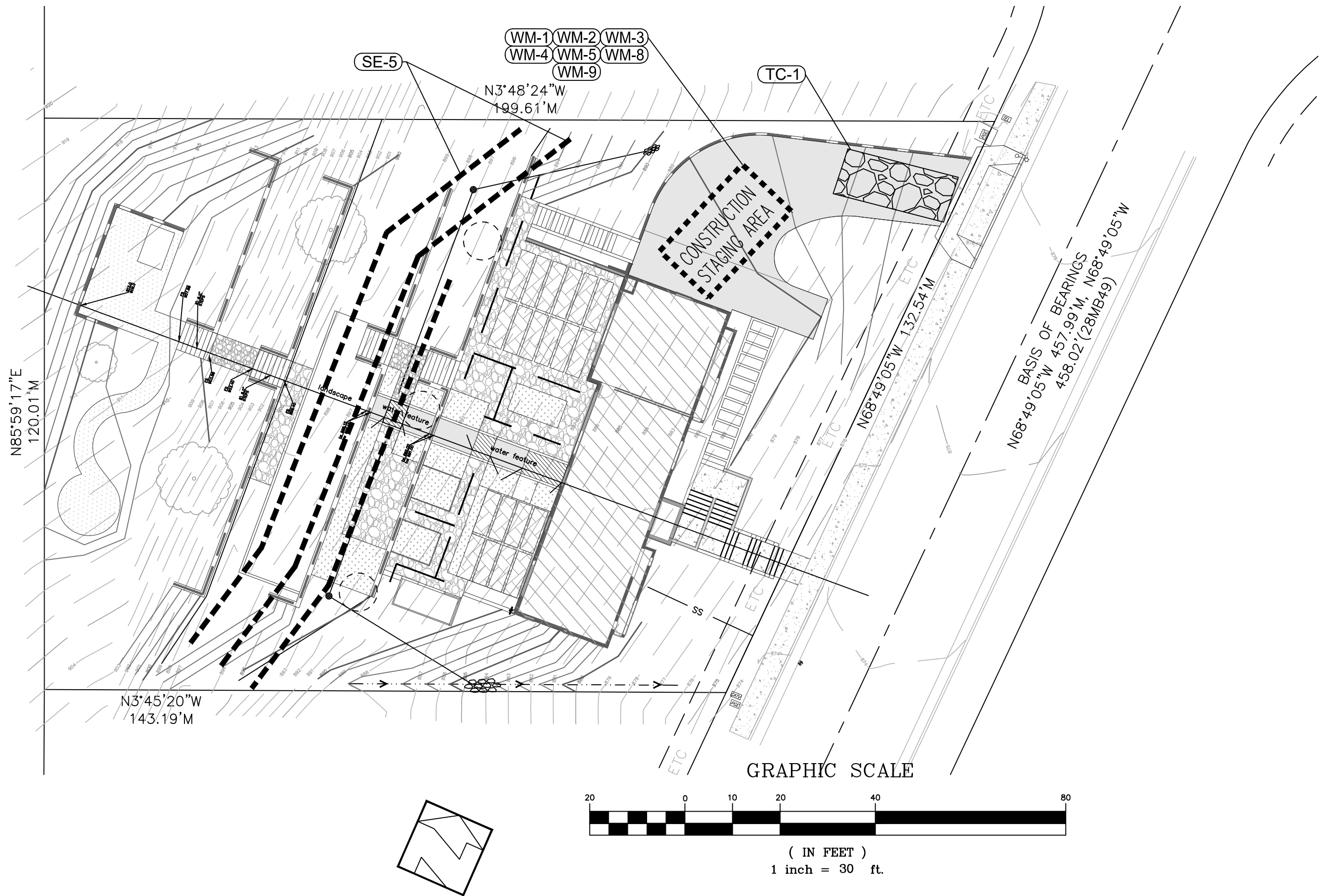
Sections & Details

Mathias - Merrill Residence

P A S O R O B L E S
C A L I F O R N I A

SHEET
C-3
OF 4
JOB NO. 24018

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR PART, IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS IN THE ENGINEER WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THESE RESTRICTIONS.



EROSION CONTROL CALLOUTS

BMP DETAILS IDENTIFIED ON THIS PLAN REFER TO THE 2019 EDITION OF THE CASQA "STORMWATER BEST MANAGEMENT PRACTICE HANDBOOK". IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN AND CORRECTLY IMPLEMENT BMP DETAILS WHICH CAN BE FOUND AT WWW.CASQA.ORG.

THE FOLLOWING BMPs SHALL BE IMPLEMENTED WITHIN THE LIMITS OF THE CONSTRUCTION STAGING AREA

- WM-1 MATERIAL DELIVERY AND STORAGE
- WM-2 MATERIAL USE
- WM-3 STOCKPILE MANAGEMENT
- WM-4 SPILL PREVENTION AND CONTROL
- WM-5 SOLID WASTE MANAGEMENT
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-9 SANITARY AND SEPTIC WASTE MANAGEMENT

SEE SITE PLAN FOR THE LOCATION OF THE FOLLOWING BMPs TO BE INSTALLED ON SITE.

- TC-1 CONSTRUCTION ENTRANCE
- SE-5 FIBER ROLLS
- SE-10 INLET PROTECTION

THE FOLLOWING BMPs SHALL BE USED TO STABILIZE ANY EXPOSED SOILS WITHIN THE LIMITS OF GRADING

- EC-4 HYDROSEEDING
- EC-6 STRAW MULCH

CONTRACTOR SHALL IMPLEMENT THE FOLLOWING GENERAL BPMS DURING THE LIFE OF THE PROJECT

- EC-1 PROJECT SCHEDULING
- EC-2 PRESERVATION OF EXISTING VEGETATION
- NS-1 WATER CONSERVATION PRACTICES
- NS-3 PAVING AND GRINDING OPERATIONS
- NS-8 VEHICLE AND EQUIPMENT CLEANING
- NS-9 VEHICLE AND EQUIPMENT FUELING
- NS-10 VEHICLE AND EQUIPMENTS MAINTENANCE
- NS-12 CONCRETE CURING
- NS-13 CONCRETE FINISHING

EROSION CONTROL NOTES

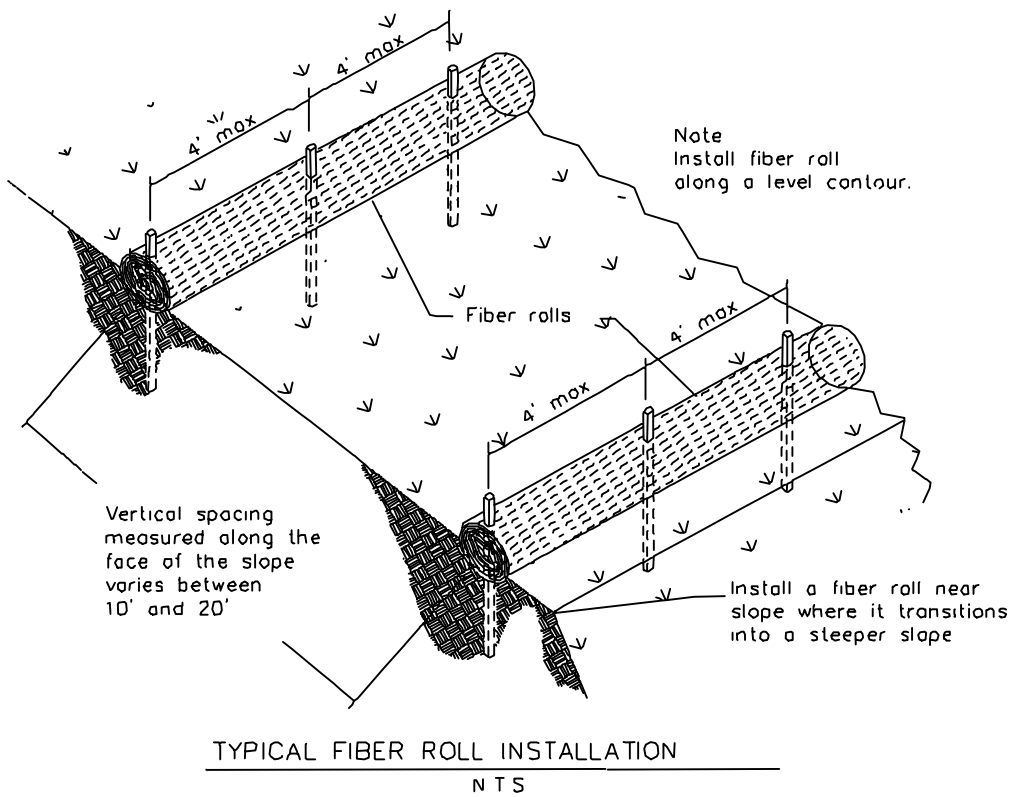
- EROSION CONTROL MEASURES SHALL BE EFFECTIVE FOR CONSTRUCTION DURING THE RAINY SEASON; SEPTEMBER 15 THROUGH MAY 1. SEDIMENT CONTROL SHALL BE PLANNED YEAR ROUND FOR THE LIFE OF THE PROJECT. EROSION AND SEDIMENT CONTROL SHALL MEET THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE CASQA BMPs PER THE COUNTY OF SAN LUIS OBISPO.
- NO STORM WATER RUNOFF SHALL BE ALLOWED TO DRAIN INTO THE EXISTING AND/OR PROPOSED UNDERGROUND STORM SYSTEM UNTIL SUITABLE EROSION CONTROL MEASURES ARE FULLY IMPLEMENTED. NO STORM WATER RUNOFF SHALL BE ALLOWED TO ENTER THE STORM DRAIN SYSTEM THAT IS NOT CLEAR, AND FREE OF SILTS.
- A FIBER ROLL BARRIER PER "DETAIL SE-5" SHALL BE INSTALLED ALONG THE PERIMETER OF THE PROJECT SITE. THE LOCATION OF THE FIBER ROLL ALONG THE PERIMETER SHALL BE ADJUSTED TO ELIMINATE SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE. A FIBER ROLL SHALL ALSO BE REQUIRED AROUND THE PERIMETER OF ANY STOCKPILE OR OTHER SITE OF BARE, LOOSE EARTH.
- THE NAME, ADDRESS, AND 24 HOUR TELEPHONE NUMBER OF THE PERSON RESPONSIBLE FOR THE IMPLEMENTATION OF THE EROSION CONTROL PLAN SHALL BE PROVIDED TO THE COUNTY.
- PRIOR TO GRADING, AN ENTRANCE SHALL BE CONSTRUCTED, CONSISTING OF A MINIMUM OF 50 LF OF DRAIN ROCK, 3" IN DIAMETER, PLACED OVER MIRAFI 500X (OR EQUAL) PER DETAIL TC-1. THE ENTRANCE SHALL CONFORM TO "CONSTRUCTION ENTRANCE DETAIL TC-1". THERE SHALL BE ONLY ONE ENTRANCE/EXIT POINT TO THE SITE DURING THE RAINY SEASON. THE LOCATION SHALL BE AS SHOWN ON THESE PLANS, OR AT A LOCATION APPROVED BY THE CITY.
- ALL AREAS OF BARE, TURNED OR DISTURBED EARTH SHALL BE STABILIZED BY USE OF HYDROSEED PER THE TABLE BELOW. ALL STOCKPILES, AND/OR BORROW AREAS SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES SUCH AS A PERIMETER SILT FENCE, AND OTHER METHODS TO PREVENT ANY EROSION OR SILTS MIGRATION. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THE EROSION CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS, BUT ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE COUNTY INSPECTOR.
- ALL PAVED STREET, AND AREAS ADJACENT TO THE SITE SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO ELIMINATE SEDIMENT LADEN RUNOFF FROM ENTERING THE STORM DRAIN SYSTEM.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL, INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH DAY DURING THE RAINY SEASON. ANY DAMAGED STRUCTURAL MEASURES ARE TO BE REPAIRED BY END OF THE DAY. TRAPPED SEDIMENT IN "SO INLETS" (AND OTHER EROSION CONTROL MEASURES) SHALL BE REMOVED TO MAINTAIN TRAP EFFICIENCY. REMOVED SEDIMENT SHALL BE DISPOSED BY SPREADING ON SITE, WHERE IT WILL NOT MIGRATE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PREVENT THE FORMATION OF AIRBORNE DUST NUISANCE AND CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM A FAILURE TO DO SO.
- INCOMPLETE GRADING SHALL NOT BE ALLOWED. CONTRACTOR SHALL MAINTAIN A DRAIN PATH AS SHOWN ON THIS PLAN. SAID DRAIN PATH SHALL BE MAINTAINED LINED DRAIN SWALES, AND INLET PROTECTION AT A MINIMUM. IF PONDING DOES OCCUR ON THE SITE AFTER GRADING, THE WATER MUST BE FREE AND CLEAR OF SEDIMENT PRIOR TO DISCHARGE TO THE STORM DRAIN SYSTEM. THIS REQUIREMENT MAY NECESSITATE THE USE OF NATURAL AND/OR MECHANICAL DESILTING METHODS, SUBJECT TO APPROVAL BY THE CITY INSPECTOR.
- IF THESE EROSION CONTROL MEASURE PROVE TO BE INADEQUATE, STRAW MULCH, TACKIFIER, AND ADDITIONAL HYDROSEEDING MAY BE REQUIRED.

HYDROSEED TABLE	
ITEM	LBS/ACRE
COMMON BARLEY	45
ANNUAL RYEGRASS	45
CRIMSON CLOVER	10
FERTILIZER 7-2-3	400
FIBER MULCH	2000
TACKIFIER	100

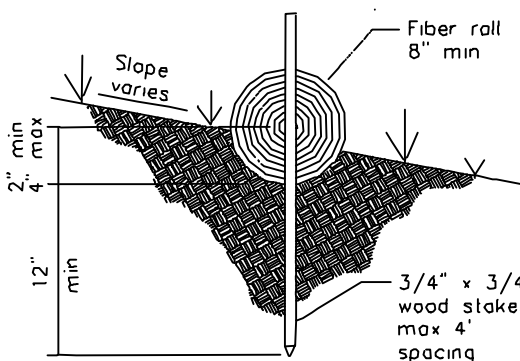
- THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL INSTALL AND MAINTAIN THROUGHOUT THE DURATION OF CONSTRUCTION AND UNTIL THE ESTABLISHMENT OF PERMANENT STABILIZATION AND SEDIMENT CONTROL TO PREVENT CONSTRUCTION MATERIALS, EXCAVATED MATERIALS, WASTE MATERIALS, AND SEDIMENT CAUSED BY EROSION FROM CONSTRUCTION ACTIVITIES ENTERING THE STORM DRAIN SYSTEM, WATERWAYS, AND ROADWAY INFRASTRUCTURE. BMP'S SHALL INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING PRACTICES APPLICABLE:
 - REDUCTION OF POLLUTANTS IN STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE AND THE CONTRACTOR'S MATERIAL AND EQUIPMENT LAYDOWN/STAGING AREAS.
 - PREVENTION OF TRACKING OF MUD, DIRT AND CONSTRUCTION MATERIALS ONTO PUBLIC ROAD RIGHT OF WAY.
 - PREVENTION OF DISCHARGE OF WATER RUNOFF DURING DRY AND WET WEATHER CONDITIONS ONTO PUBLIC ROAD RIGHT OF WAY
- THE OWNER/OWNER'S CONTRACTOR, AGENT, AND/OR ENGINEER SHALL ENSURE THAT ALL TEMPORARY CONSTRUCTION FACILITIES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION MATERIALS, DELIVERIES, HAZARDOUS AND NON-HAZARDOUS MATERIAL STORAGE, EQUIPMENT, TOOLS, PORTABLE TOILETS, CONCRETE WASHOUT, GARBAGE CONTAINERS, LAYDOWN YARDS, SECONDARY CONTAINMENT AREAS, ETC. ARE LOCATED OUTSIDE THE SAN LUIS OBISPO COUNTY MAINTAINED ROAD RIGHT OF WAY AND ANY PORTION OF THE SITE WHERE STORM WATER RUN-OFF IS DIRECTLY FLOWING INTO THE COUNTY MAINTAINED ROAD RIGHT OF WAY SHALL HAVE SEASONALLY APPROPRIATE BMP'S INSTALLED AND MAINTAINED AT ALL TIMES.
- CONTRACTOR SHALL PLACE DRIP PANS UNDERNEATH ANY MOTORIZED EQUIPMENT TO BE STORED ONSITE AT THE END OF DAY.

Stabilized Construction Entrance/Exit TC-1

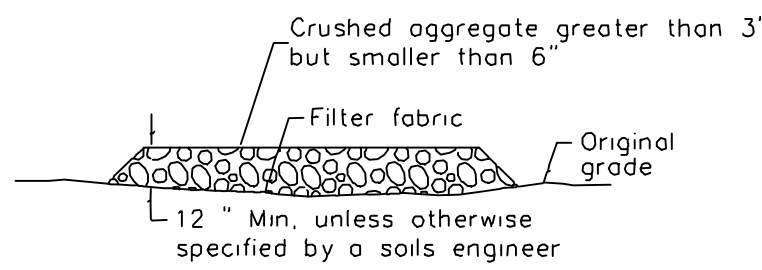
SE-5 Fiber Rolls



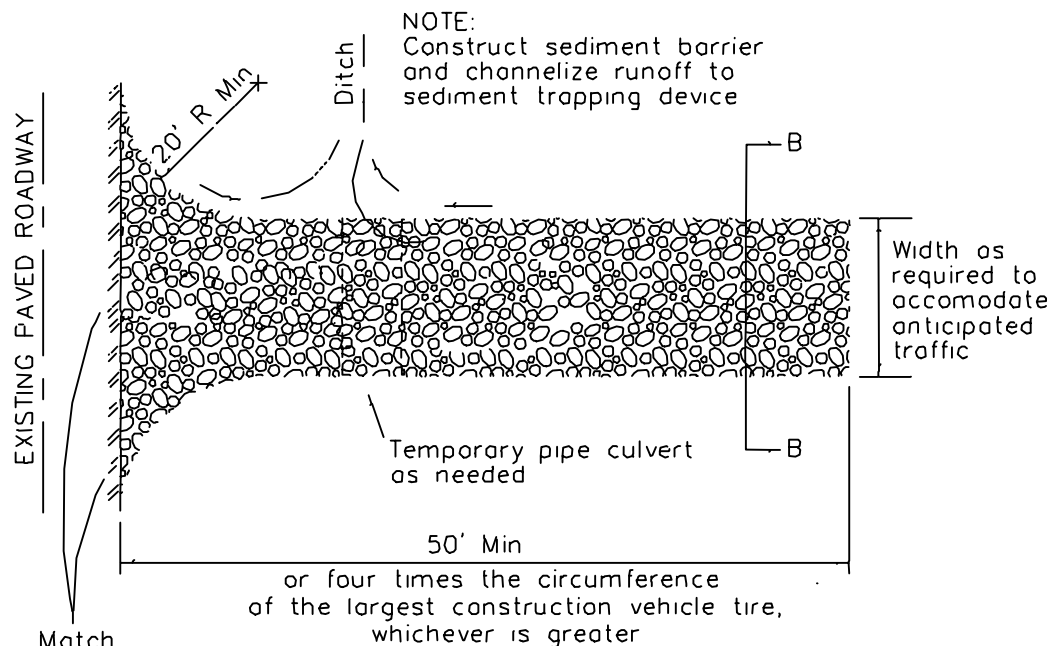
TYPICAL FIBER ROLL INSTALLATION
NTS



ENTRENCHMENT DETAIL
NTS

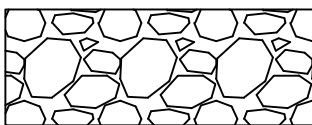


SECTION B-B
NTS



PLAN
NTS

LEGEND



CONSTRUCTION ENTRANCE PER
DETAIL TC-1



FIBER ROLL BARRIER PER
DETAIL SE-5



CONSTRUCTION STAGING AREA



INLET PROTECTION PER DETAIL SE-10

REVISIONS:		
No.	DESCRIPTION	BY:



DATE: NOVEMBER 2024
HORIZ. SCALE:
VERT. SCALE: NONE
DESIGNED BY: R.C.B.
CHECKED BY:
DRAWN BY: R.C.B.

REFERENCES

NOVEMBER 2024

Erosion Control

Mathias - Merrill Residence

PASO ROBLES
CALIFORNIA

SHEET

C-4

OF 4

JOB NO.

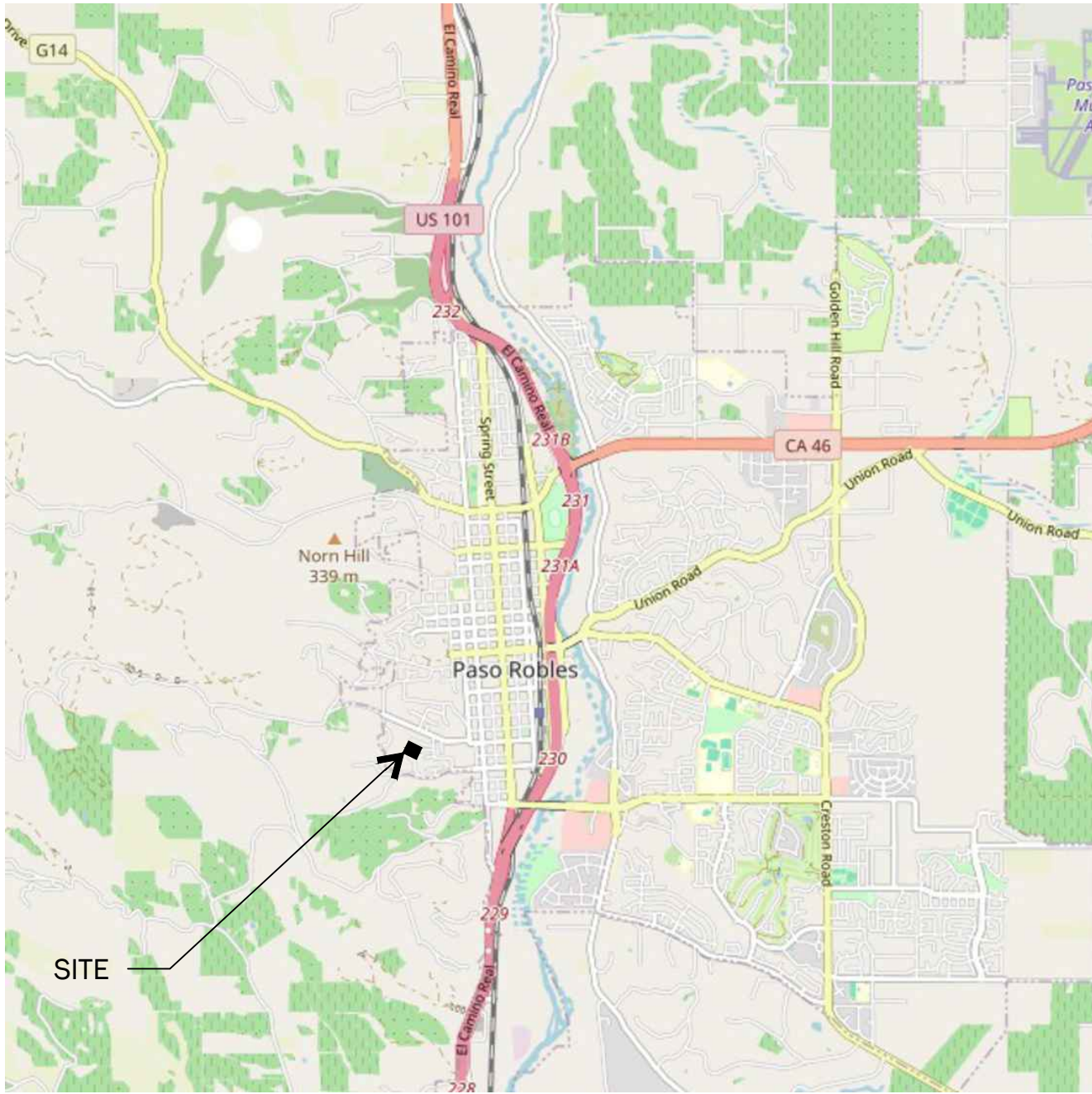
24018

CONSTRUCTION DOCUMENTS

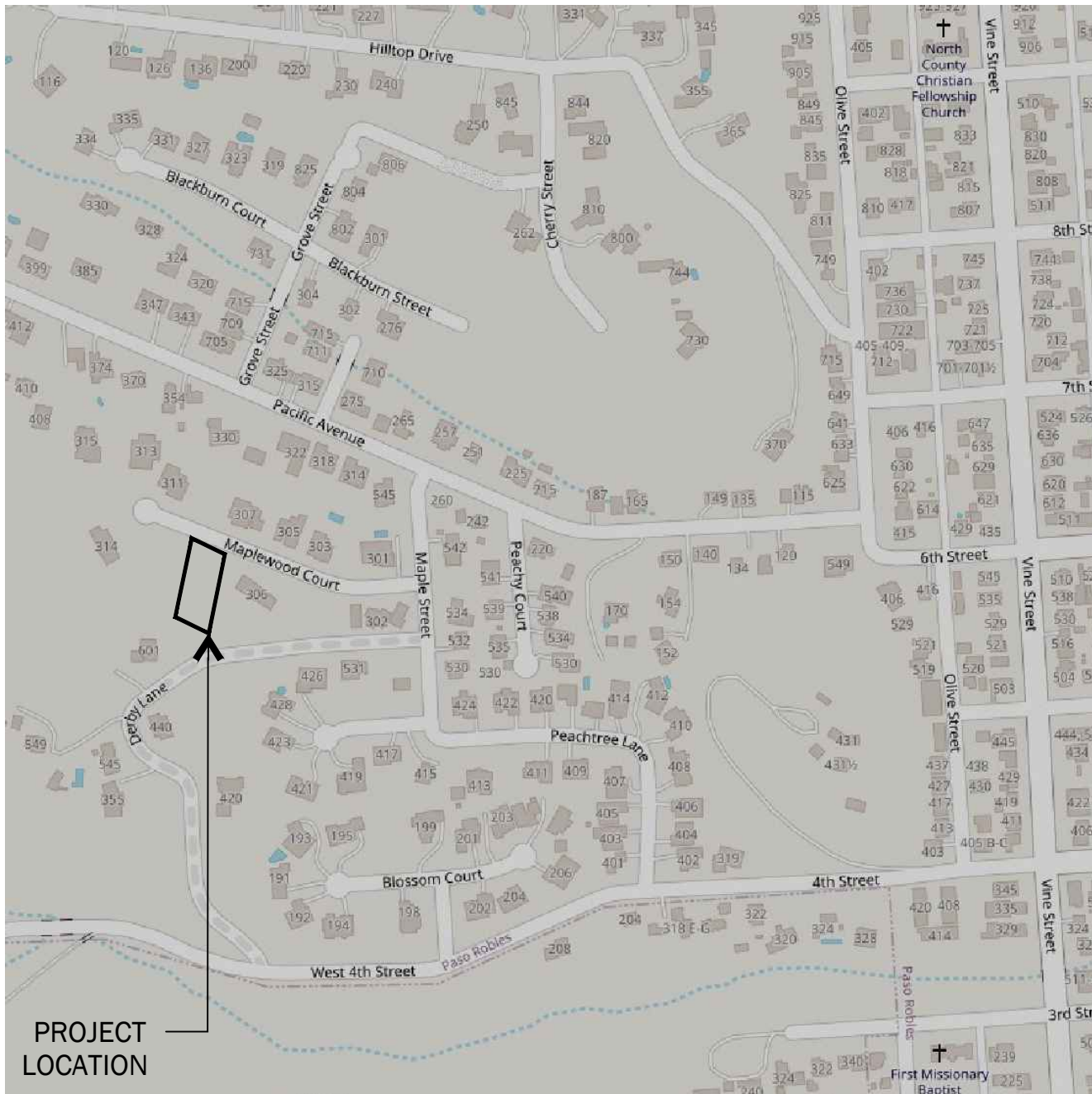
MERRILL-MATHIAS RESIDENCE

308 MAPLEWOOD COURT
PASO ROBLES, CA 93446

VICINITY MAP



ENLARGEMENT MAP



CLIENT / APPLICANT

RHETT MERRILL & LARRY MATHIAS

RHETTMWPS@GMAIL.COM

TEL: 612.202.1507

LANDSCAPE ARCHITECT / PREPARER



1001 PIONEER TRAIL ROAD

PASO ROBLES, CA 93446

TEL: 805.400.3105

EMAIL: OTHOMAS.LANDSCAPE@GMAIL.COM

CONTACT: OWEN THOMAS

SHEET INDEX

SHEET NUMBER

L1

L2

L3-L4

L5

L6-L7

L8-L10

L11

L12-L13

L14

L15

SHEET TITLE

TITLE SHEET

CONSTRUCTION PLAN

CONSTRUCTION DETAILS

CONSTRUCTION SPECIFICATIONS

IRRIGATION PLAN

IRRIGATION DETAILS

IRRIGATION SPECIFICATIONS

PLANTING PLAN

PLANTING DETAILS

PLANTING SPECIFICATIONS

MWEO CERTIFICATION STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS

MARCH 26 2025

PROJECT COMPLETION / INSPECTION NOTES

A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

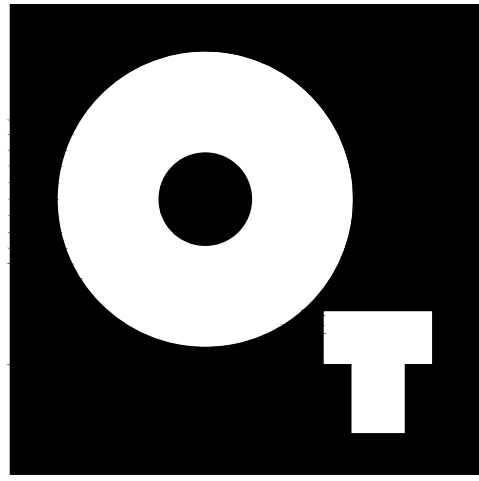
A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, THE DESIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED BY A THIRD PARTY AT THE APPLICANT'S EXPENSE AT THE TIME OF FINAL INSPECTION.

A LANDSCAPE WASTE DIVERSION PLAN SHALL BE COMPLETED AND SUBMITTED WITH THE CERTIFICATE OF COMPLETION.

ABBREVIATIONS / LEGEND

AC	AIR CONDITIONING UNIT
CL	CENTER LINE
BC	BOTTOM OF CURB
BCR	BEGINNING OF CURB RADIUS
BOS	BOTTOM OF SLOPE
BS	BOTTOM OF STEP
EA	EACH
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
FC	FACE OF CURB
FG	FINISH GRADE
FL	FLOW LINE
FOC	FACE OF CURB
FS	FINISH SURFACE
FTG	FOOTING
GB	GRADE BREAK
GF	GARAGE FLOOR
HP	HIGH POINT
INV	INVERT
IR	INNER RADIUS
LA	LANDSCAPE ARCHITECT
OR	OUTER RADIUS
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
R	RADIUS
R/W	RIGHT OF WAY
ROW	RIGHT OF WAY
RAD	RADIUS
SIM	SIMILAR
TF	TOP OF FOOTING
TG	TOP OF GRADE
TOC	TOP OF CURB
TOS	TOP OF SLOPE
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL



LANDSCAPE + PLANNING
Paso Robles, CA 93446
805.400.3105
othomas.landscape@gmail.com
instagram.com/OT.Landscape



PERMIT NO.:

PROJECT:

**MERRILL-MATHIAS
RESIDENCE**

308 Maplewood Court
Paso Robles, CA 93446

Tract:

APN:

Rhett Merrill & Larry
Mathias

Paso Robles, CA 93446

TITLE SHEET

SCALE: PER PLAN DATE: Mar 26, 2025

REVISIONS



PROJECT NUMBER

2024-105

SHEET NUMBER

L1



Know what's below.
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NOTE: THIS PROJECT SHALL CONFORM TO THE FOLLOWING EDITIONS: 2022 CALIFORNIA BUILDING CODE/2022 IRC, 2022 CALIFORNIA RESIDENTIAL CODE/2022 IRC, 2022 CALIFORNIA ELECTRICAL CODE/2022 NEC, 2022 CALIFORNIA MECHANICAL CODE/2022 UMC, 2022 CALIFORNIA PLUMBING CODE/2022 UPC, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA HISTORICAL BUILDING CODE, 2022 CALIFORNIA EXISTING BUILDING CODE/2022 IBC, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), INCLUDING ALL CITY / COUNTY LAWS AND ORDINANCES.

Cardon Lighting

Black Outdoor Spot Light Solid Brass 45B

This Spot Light is a budget-friendly, easy-to-install outdoor lighting solution designed to add a sleek, modern touch to your landscape. Featuring a gunmetal black finish, this fixture enhances the elegance of any outdoor space while providing versatile, directional lighting.

- Built to Last:
- ❑ Made from solid cast brass for maximum durability
 - ❑ Rust and corrosion-resistant, perfect for harsh outdoor conditions
 - ❑ Heat-resistant convex glass lens for enhanced performance

- Reliable & Versatile:
- ❑ Adjustable mount for precise lighting to highlight key areas
 - ❑ Shield/shroud extends up to 3" in length to reduce glare as needed
 - ❑ Lifetime warranty on brass material – guaranteed not to chip, flake, or peel
 - ❑ Ideal for home and garden landscapes, spot/up lighting designs

Energy-Saving LED Technology:

- ❑ Compatible with energy-efficient LED bulbs, using 90% less power than traditional incandescent lights

Upgrade your outdoor lighting with our Spot Light – a perfect blend of durability, style, and efficiency!

Features

Material - Cast Brass

Finish - Gun Metal Black

Lens - Clear and Heat Resistant Glass

Lamp - MR16 GU5.3 LED Bulb

Max Lamp - 50W

Voltage - 12V AC/DC

Wiring - Pre-wired With a 3 feet #18 SPT1 wire

Installation-style - Spot/Up Light

ETL UL Listed

Item : CL-SP-BRA-1145B-BLACK



28202 Cabot Rd Ste 300
Laguna Niguel, CA 92677
P. 949 381 5333

GENERAL CONSTRUCTION NOTES

- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/ OR GRADE DIFFERENCES EXIST THAT MAY HAVE NOT BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND THE CITY/COUNTY REP. FAILURE TO GIVE SUCH NOTIFICATION SHALL RESULT IN THE CONTRACTOR ASSUMING FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COST INCURRED DUE TO DAMAGE AND REPLACEMENT OF SAID UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER SUB-CONTRACTORS AS REQUIRED TO ACCOMPLISH CONSTRUCTION OPERATIONS.
- SEE GRADING PLANS FOR VERTICAL CONTROL, WHERE APPLICABLE.
- CONTRACTOR SHALL COORDINATE IRRIGATION SLEEVE LOCATIONS UNDER PAVED AREAS AS REQUIRED. REFER TO IRRIGATION PLANS.
- PRIOR TO PLACING CONCRETE OR AC, THE CONTRACTOR SHALL SUFFICIENTLY COMPACT THE SUBGRADE AND PROVIDE SUBSURFACE PREPARATION PER SPECIFICATIONS.
- CONCRETE/HARDSCAPE SURFACES SHALL BE FORMED WITH LONG, SMOOTH GRADIENTS TO REDUCE DIPS, ABRUPT CHANGES AND SHARP TRANSITIONS.
- ALL CURVILINEAR WALKS, CURBS, HEADERBOARDS, AND WALLS SHALL HAVE A CONTINUOUS SMOOTH CURVE WHERE APPLICABLE. ALL FORMS MUST BE INSPECTED AND APPROVED PRIOR TO BEGINNING OF THAT PHASE OF WORK.
- UNLESS OTHERWISE SHOWN, ALL WALKS SHALL BE 3-1/2" THICK AND NATURAL IN COLOR WITH A TOPCAST 25 FINISH. INSTALL EXPANSION JOINTS PER PLAN AND/OR DETAIL.
- IF IN THE FIELD, SCALED DIMENSIONS CONFLICT WITH WRITTEN GRADES, AND/OR DIMENSIONS, THE WRITTEN INFORMATION SHALL TAKE PRECEDENCE.



Know what's below.
Call before you dig.

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SYMBOL LEGEND

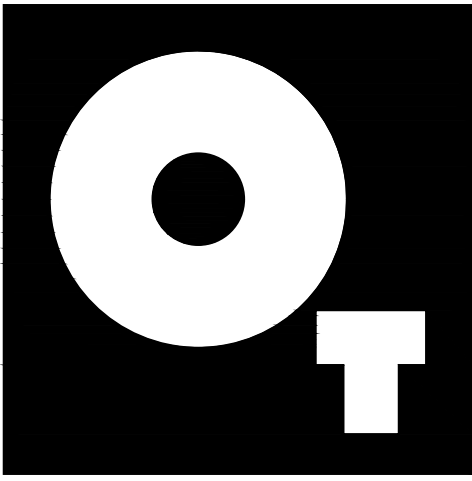
CL	CENTERLINE	EQ.	EQUAL
SQ.	SQUARE	PL	PROPERTY LINE
TYP.	TYPICAL	AC	AIR CONDITIONING UNIT
SIM.	SIMILAR	PA	PLANTER AREA
ALIGN	ALIGN WITH ADJACENT SURFACE		
^	STAIR RISER - SEE H/L3		
—	CURB CORE LOCATIONS		
—	AREA DRAINS, PER CIVIL'S PLANS SEE F/L3		
—	UPLIGHT, MODEL CL-SP-BRA-1145B-BLACK. FROM CARDONLIGHTING.COM CONTRACTOR TO PROVIDE REQUIRED CONTROLLER, TRANSFORMER AND PHOTO CELL FOR SYSTEM. LIGHT LOCATIONS ARE DIAGRAMMATIC. FINAL LOCATIONS TO BE DETERMINED IN-FIELD. SEE CUT SHEET ON THIS SHEET		

PAVING LEGEND

- 3" DEEP LAYER OF 3/8" GRAVEL, TYPE TO BE 'CHARCOAL GRANITE' AVAILABLE THROUGH CENTRAL COAST LANDSCAPE PRODUCTS 805.595.3478. GRAVEL TO BE PLACED OVER FILTER FABRIC, SEE B/L3
- CONCRETE PAVING (DRIVEWAY THICKNESS PER CIVIL ENGINEER) WITH 1" DEEP SAWCUT JOINTS AND TOPCAST FINISH. COLOR TO BE NATURAL GRAY, NO INTEGRAL COLOR. SEE C/L4
- 3" DEEP LAYER OF 3/8" GRAVEL WITH BINDER (TO BE USED UNDER COVERED PATIO AREAS ONLY) TYPE TO BE 'CHARCOAL GRANITE' AVAILABLE THROUGH CENTRAL COAST LANDSCAPE PRODUCTS 805.595.3478. GRAVEL TO BE PLACED PER DETAIL C/L4

CONSTRUCTION NOTATION

- STEEL EDGING, SEE A/L3
- ENTRY STEPS, REFER TO ARCHITECTS PLANS
- EXISTING WATER METER AND UTILITIES
- PIP CONCRETE STEP PADS, SEE D/L3
- RETAINING WALL, REINFORCEMENT PER STRUCTURAL ENGINEER, REFER TO D/L4
- PROPERTY LINE
- STEPS WITH ADJACENT RETAINING WALLS, SEE H/L3 AND D/L4
- LOW GATE, SEE C/L3
- WATER FEATURE, SEE A/L4
- RAISED PLANTER BEDS, SEE B/L4
- 60" FIRE PIT - TO BE ISLA FIRE PIT #OPT-IFPCS60-LP FINISH TO BE CORTEN WITH FLAME SENSE IGNITION
- PIP CONCRETE CURB, SEE I/L3
- RETAINING WALLS, SEE D/L4
- CHICKEN COOP - FROM SMART.COOP.FARM.COM MODEL TO BE SMART COOP + BASE
- CHICKEN COOP FENCING, SEE E/L4
- CHICKEN COOP GATE, SEE E/L4
- 4" DIAMETER SCHEDULE 40 PVC PERFORATED DRAINLINE WITH 1 CUBIC FOOT DRAINROCK PER LINEAR FOOT. WRAP DRAINLINE WITH FILTER FABRIC, SEE A/L4. LAYOUT SHOWN IS SCHEMATIC, COORDINATE FINAL LOCATION IN FIELD
- BOULDERS - TO BE 'CHARCOAL GRANITE' FROM CENTRAL COAST LANDSCAPE PRODUCTS 805.595.3478, SEE J/L3



LANDSCAPE + PLANNING
Paso Robles, CA 93446
8 0 5 . 4 0 0 . 3 1 0 5
othomas.landscape@gmail.com
instagram.com/OT. Landscape



PERMIT NO.:

PROJECT:
**MERRILL-MATHIAS
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308 Maplewood Court
Paso Robles, CA 93446

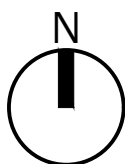
Tract:

APN:

Rhett Merrill & Larry
Mathias

Paso Robles, CA 93446

CONSTRUCTION PLAN



SCALE: 1"=10' DATE: Mar 26, 2025

REVISIONS



PROJECT NUMBER

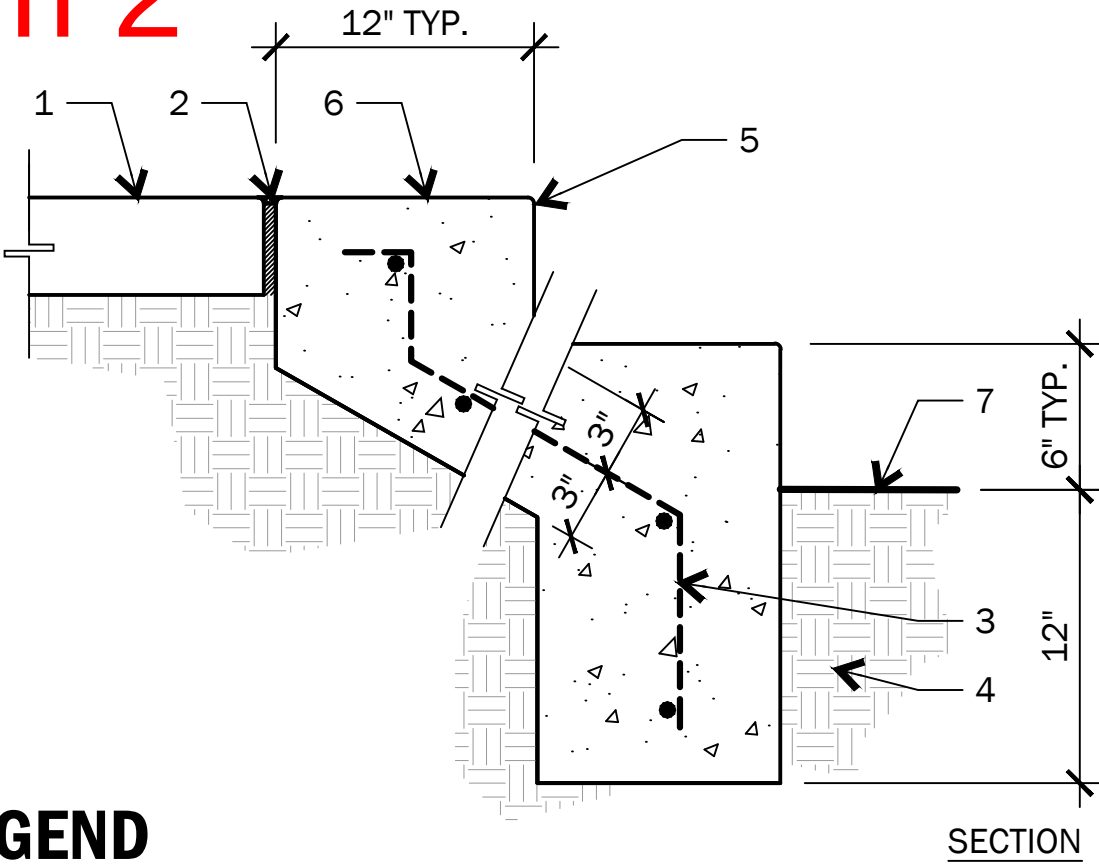
2024-105

SHEET NUMBER

L2

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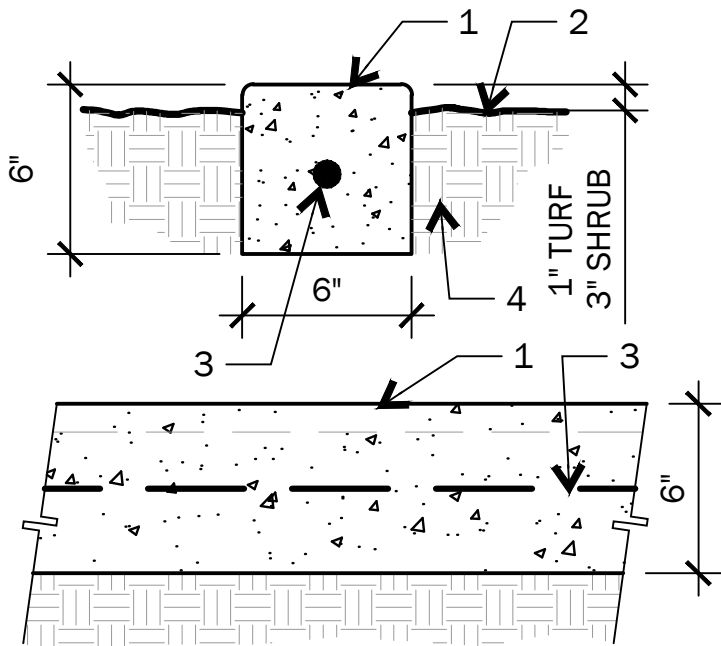
E:\PROJECTS\2024-105 MERRILL-MATHIAS RESIDENCE\CD\MER_RES_C.DWG
Mar 26, 2025
ME_LRES_C



LEGEND

- EXISTING ADJACENT CONCRETE PAD
- EXPANSION JOINT
- NUMBER 3 REBAR AT 18" O.C. BOTH WAYS
- COMPACTED SUBGRADE PER SOILS REPORT
- 1/4" RADIUS ALL EDGES
- P.I.P CONCRETE, COLOR AND FINISH TO MATCH ADJACENT
- FINISH SURFACE

H PIP CONCRETE STEPS

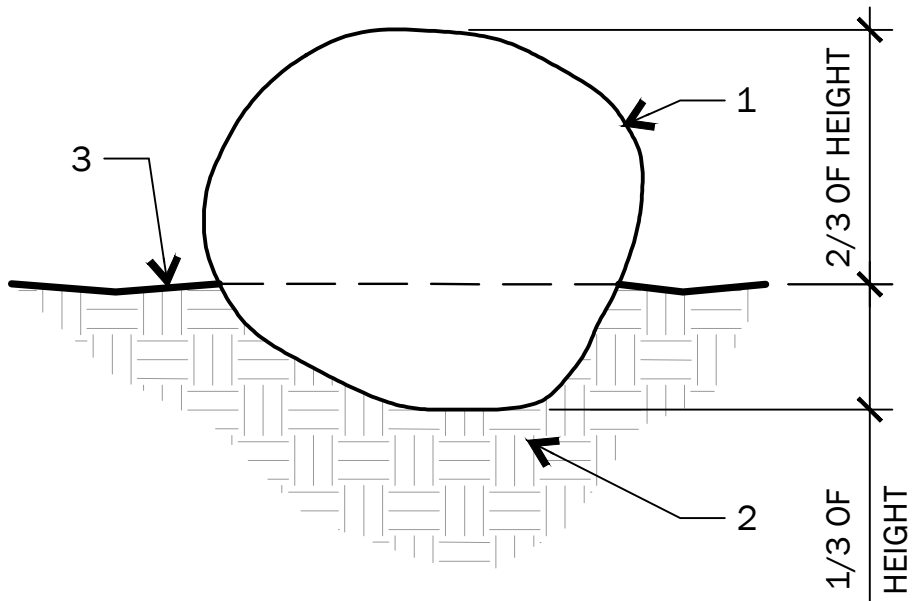


LEGEND

- CONCRETE MOW CURB- 1/2" RADIUS EXPOSED EDGES. NO COLOR, NATURAL FINISH
- FINISHED GRADE
- No. 3 REBAR CONTINUOUS, SET AT MID-DEPTH
- COMPACTED SUB-GRADE PER SOILS REPORT

NOTES:
A. PROVIDE SCORE JOINTS AT 8'-0" O.C. AND 3/8" POLY EXPANSION JOINT EACH END.

I PIP CONCRETE CURB

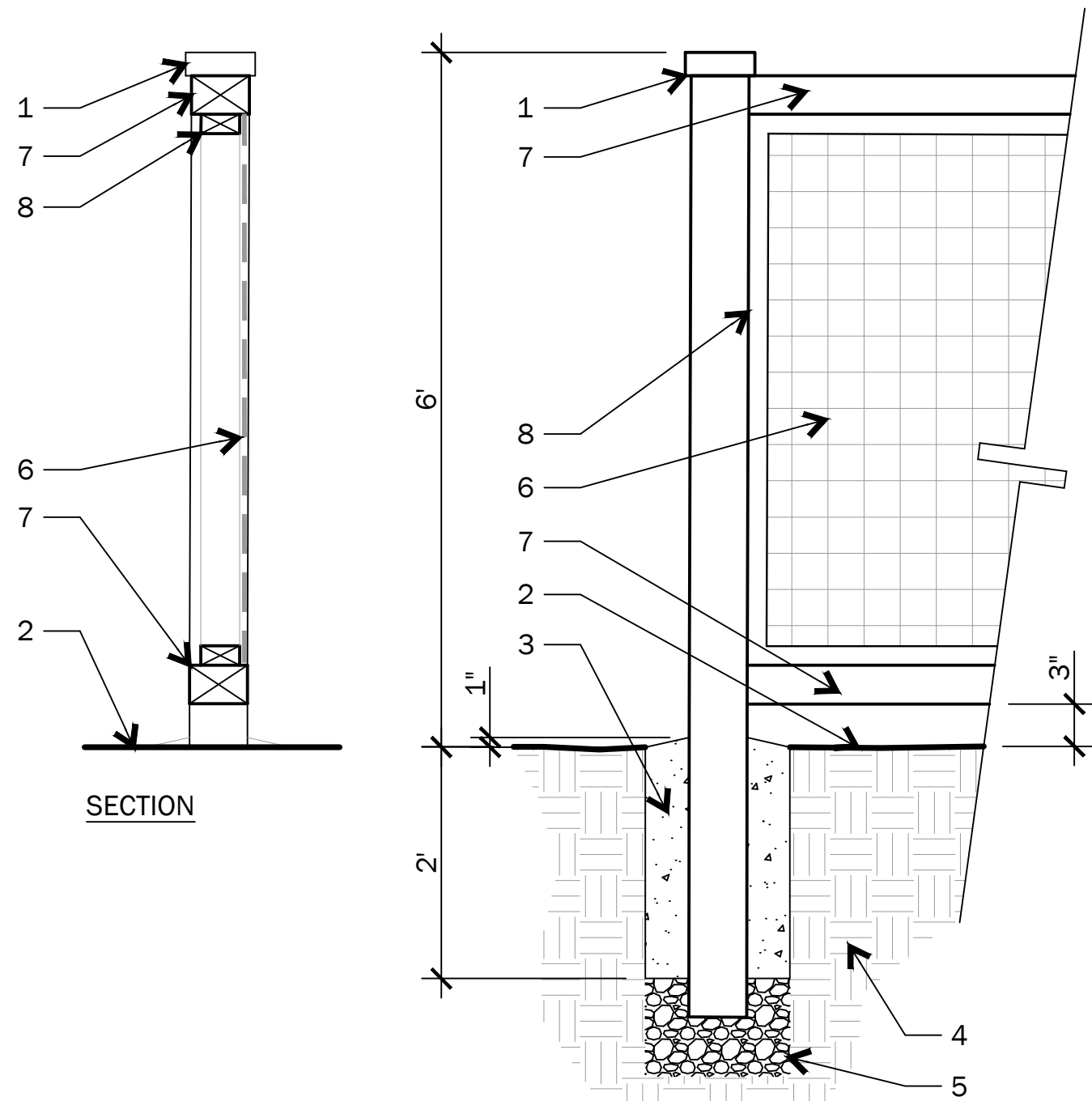


LEGEND

- BOULDER - PLACEMENT TO BE APPROVED BY LANDSCAPE ARCHITECT IN FIELD
- 90% COMPACTED SUBGRADE
- FINISH GRADE

NOTES
A. BOULDER SUPPLIER AND COLOR PER PLAN

J BOULDERS

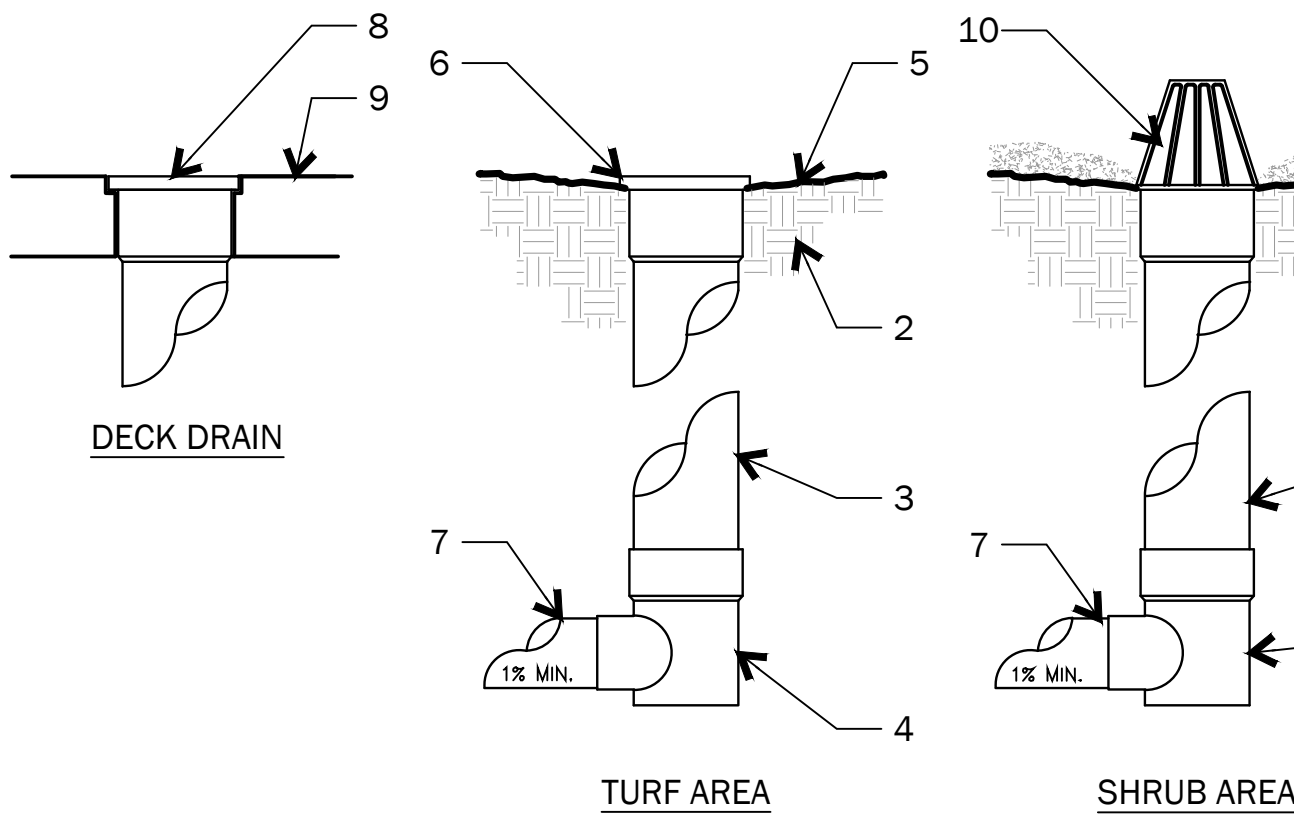


LEGEND

- 6X6 WOOD POST WITH CAP
- FINISH GRADE
- CONCRETE FOOTING, SLOPE TO DRAIN
- COMPACTED SUBGRADE PER SOILS REPORT
- GRAVEL BASE
- WELDED WIRE FENCE, SECURE TO 2X4 TRIM USING GALVANIZED HARDWARE
- 4X6 TOP AND BOTTOM RAILS
- 2X4 TRIM, ALL SIDES. CENTER TRIM ON TOP AND BOTTOM RAILS

NOTES
A. WOOD GRADE AND TYPE TO BE #1 PRESSURE TREATED DOUGLAS FIR
B. SOLID BODY STAIN COLOR TO BE SW7020 BLACK FOX FROM SHERWIN WILLIAMS
C. USE OUTDOOR RATED HARDWARE
D. GATE TO BE SELF CLOSING AND LATCHING
E. COORDINATE FOOTING DEPTH TO ENSURE POST FOOTINGS ARE BELOW FROSTLINE

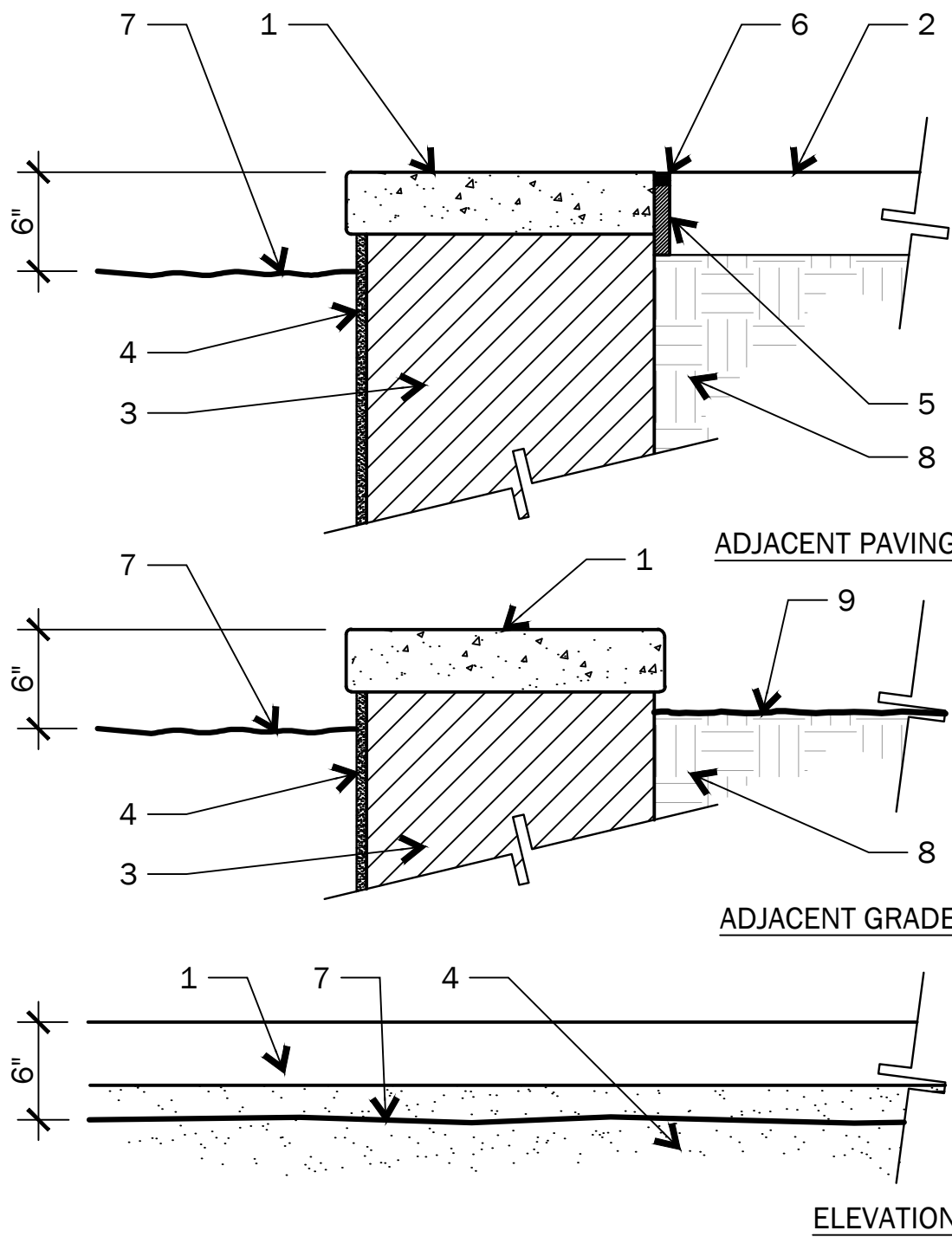
E CHICKEN COOP ENCLOSURE FENCING



LEGEND

- MULCH - FEATHER TO GRATE IN PLANTING AREAS
- SUBGRADE - PER SOILS REPORT
- 6" DIAMETER EXTENSIONS - LENGTH: AS REQUIRED
- NDS 100 CATCH BASIN
- FINISH GRADE WITH FILTER FABRIC (WHERE REQUIRED), SLOPE TO DRAIN 2% MINIMUM
- 6" DIAMETER DRAIN GRATE - GREEN
- 4" DIAMETER APPROVED PIPE
- 4" SQ. BRASS DECK DRAIN
- ADJACENT PAVING
- ATRIUM GRATE - SHRUB AREAS ONLY

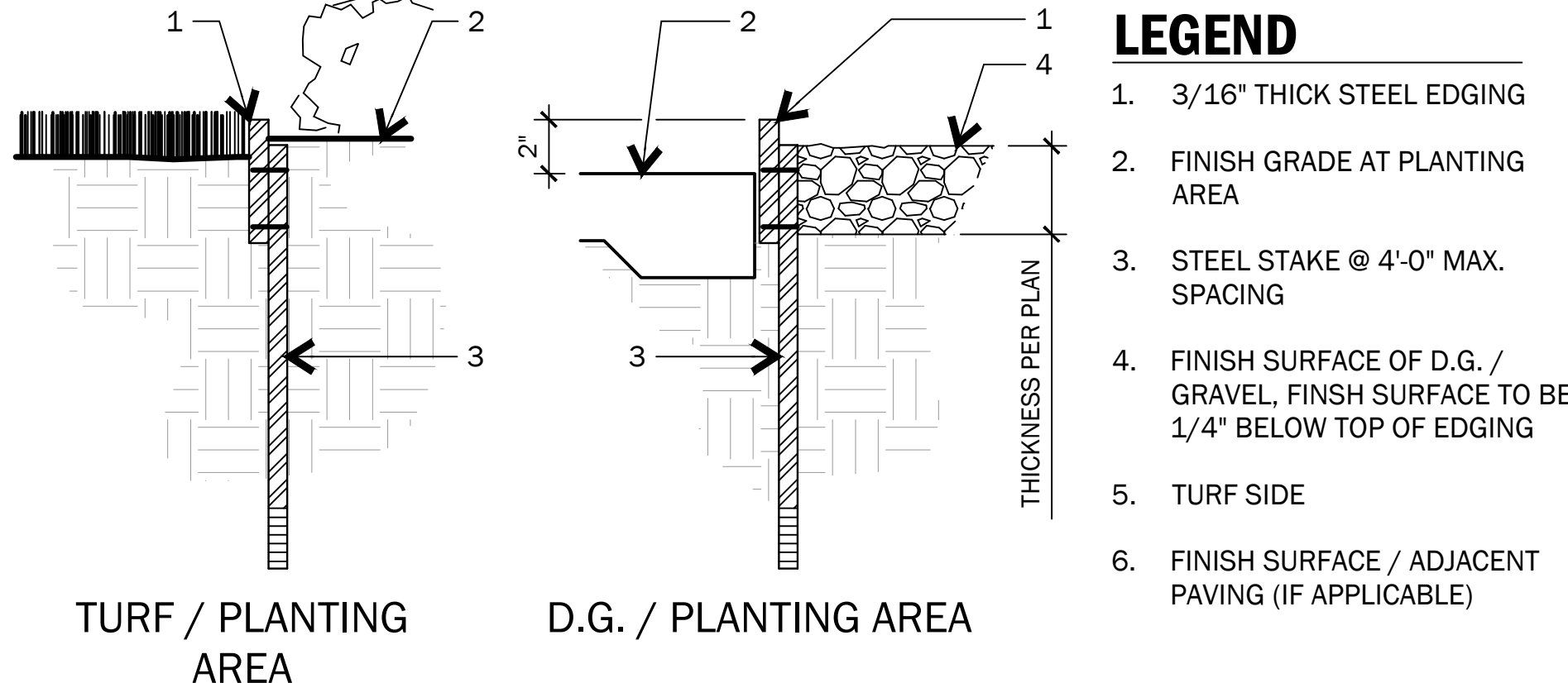
F AREA DRAINS



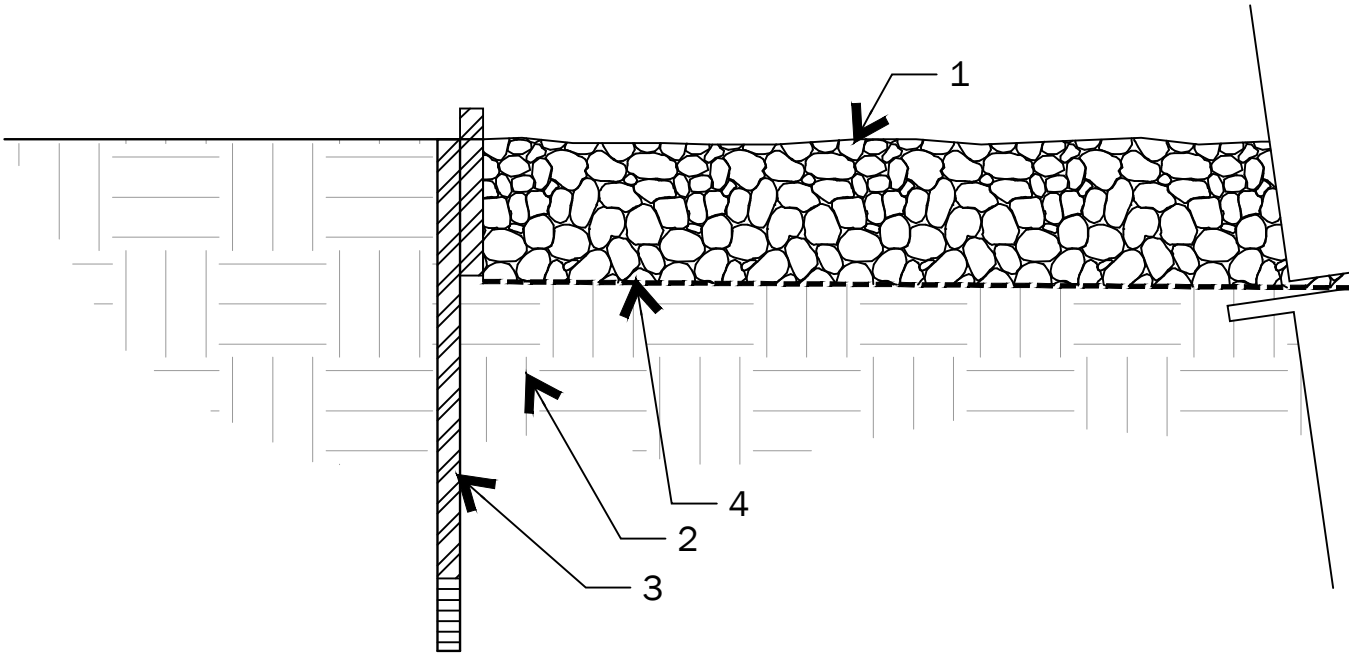
LEGEND

- 3-1/2" THICK P.I.P. CONCRETE COPING WITH RADIUS EDGES, INTEGRAL COLOR TO MATCH ADJACENT PAVING
- ADJACENT FINISHED SURFACE
- FOUNTAIN BASIN: PER POOL ENGINEER
- FINISH REFER TO FOUNTAIN SECTION/ELEVATION
- EXPANSION JOINT
- THIOKOL SEAL - SAND TO MATCH ADJACENT GROUT
- WATER LINE
- COMPACTED SUBGRADE PER SOILS REPORT
- FINISH GRADE

G POOL COPING



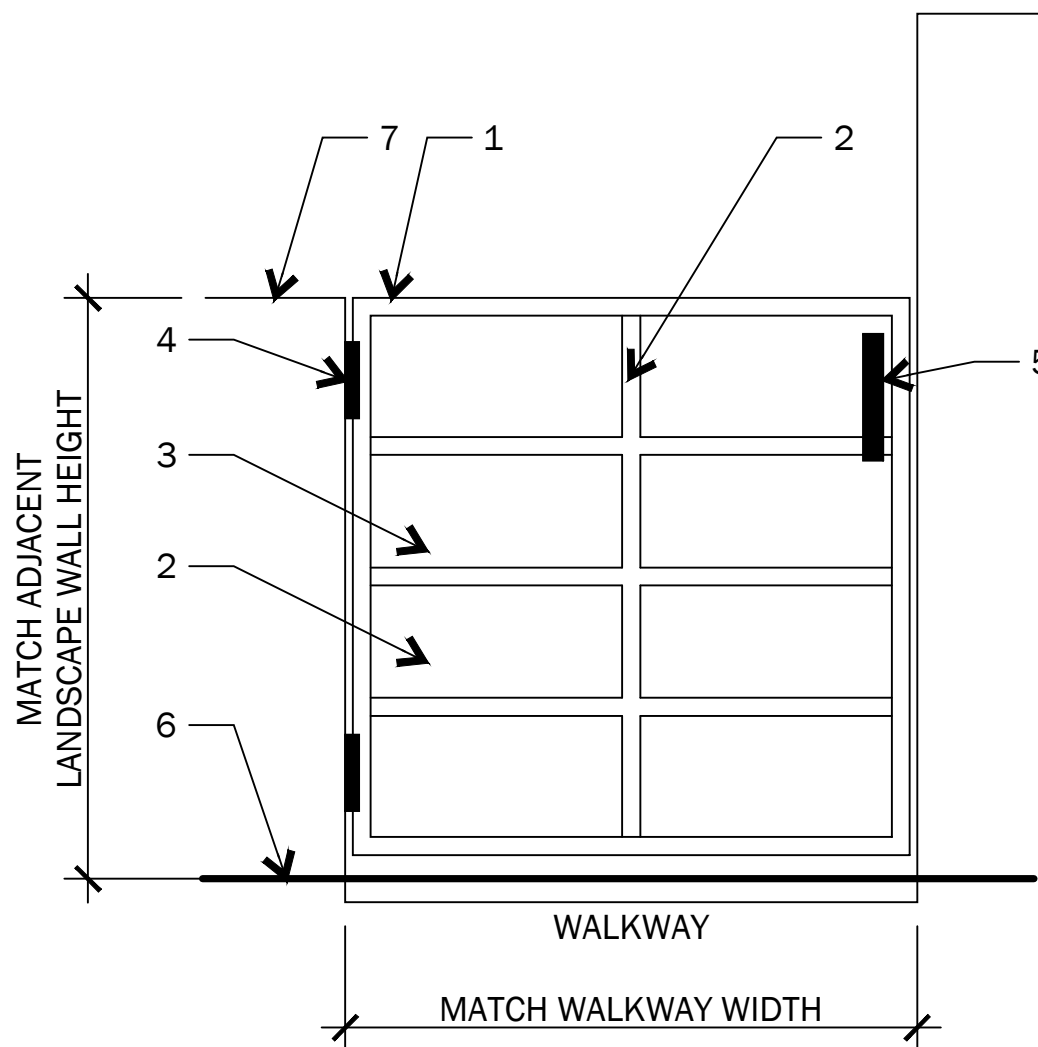
A STEEL EDGING



LEGEND

- GRAVEL, VARIOUS SIZES, REFER TO CONSTRUCTION PLAN FOR THICKNESS AND TYPE
- 90% COMPACTED SUBGRADE
- EDGING, SEE DETAIL THIS SHEET
- GEOTEXTILE FABRIC

B GRAVEL



LEGEND

- 1-1/2" SQUARE TUBULAR STEEL GATE FRAME - ALL SIDES
- 1-1/2" SQUARE PICKETS AND RAILS, EVENLY SPACED
- LASER CUT PANELS, PATTERN TO BE SELECTED
- (2) HEAVY DUTY HINGES
- LOCK AND GATE HANDLE, MATCH HANDLE AT FRONT DOOR
- FINISH SURFACE / GRADE
- ADJACENT WALL

NOTES
A. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS DETAILING GATE MATERIALS, CONSTRUCTION AND INSTALLATION FOR APPROVAL PRIOR TO FABRICATION.
B. FABRICATOR TO SUBMIT SHOP DRAWING FOR APPROVAL BY OWNER
C. GRIND ALL WELDS SMOOTH
D. GATE TO BE SELF CLOSING AND LATCHING
E. PAINT - ALL METAL SHALL RECEIVE:
(2) COATS RUST INHIBITIVE PRIMER
(2) COATS ENAMEL PAINT
F. COLOR: SHERWIN WILLIAMS SW 7020 BLACK FOX
G. GATE CLEARANCE TO FINISH SURFACE: MIN. 2" REQUIRED

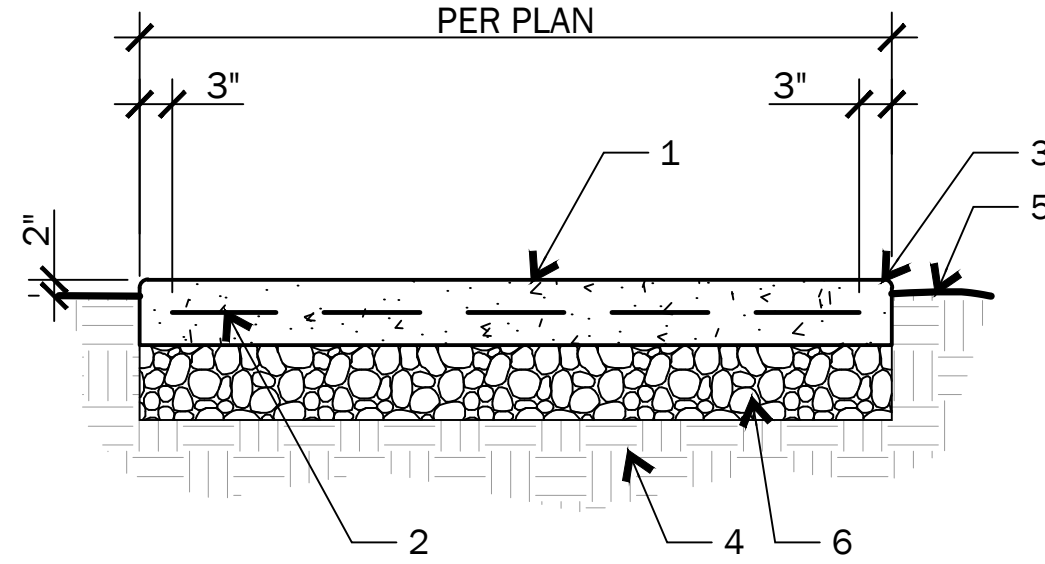
C LOW GATE

LEGEND

- 3-1/2" THICK P.I.P CONCRETE PAD TEXTURE AND INTEGRAL COLOR TO MATCH ADJACENT CONCRETE
- 10X10 WWM MID-SLAB
- 1/2" RADIUS ALL EDGES
- 90% COMPACTED SUBGRADE
- FINISH GRADE
- LAYER OF CLEAN CRUSHED GRAVEL

NOTES
A. IN THE EVENT A STRUCTURAL SOILS REPORT REQUIRES ADDITIONAL OR DIFFERENT REINFORCEMENT, THE SOILS REPORT SHALL PREVAIL

D PIP CONCRETE STEP PADS



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PERMIT NO.:

PROJECT:
MERRILL-MATHIAS RESIDENCE

308 Maplewood Court
Paso Robles, CA 93446

Tract:

APN:

Rhett Merrill & Larry Mathias

Paso Robles, CA 93446

CONSTRUCTION DETAILS

SCALE: N/A DATE: Mar 26, 2025

REVISIONS



PROJECT NUMBER

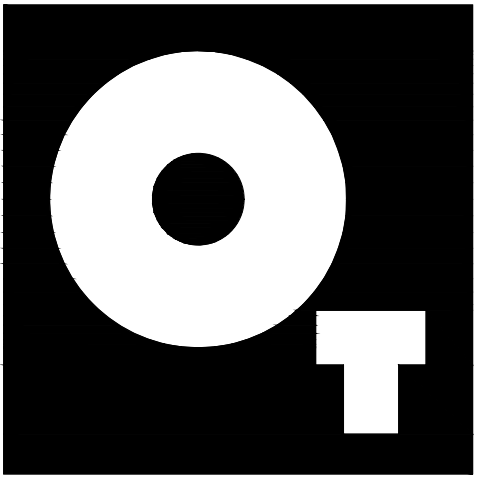
2024-105

SHEET NUMBER

L3

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Mar 26, 2025 MER_RES_CD01



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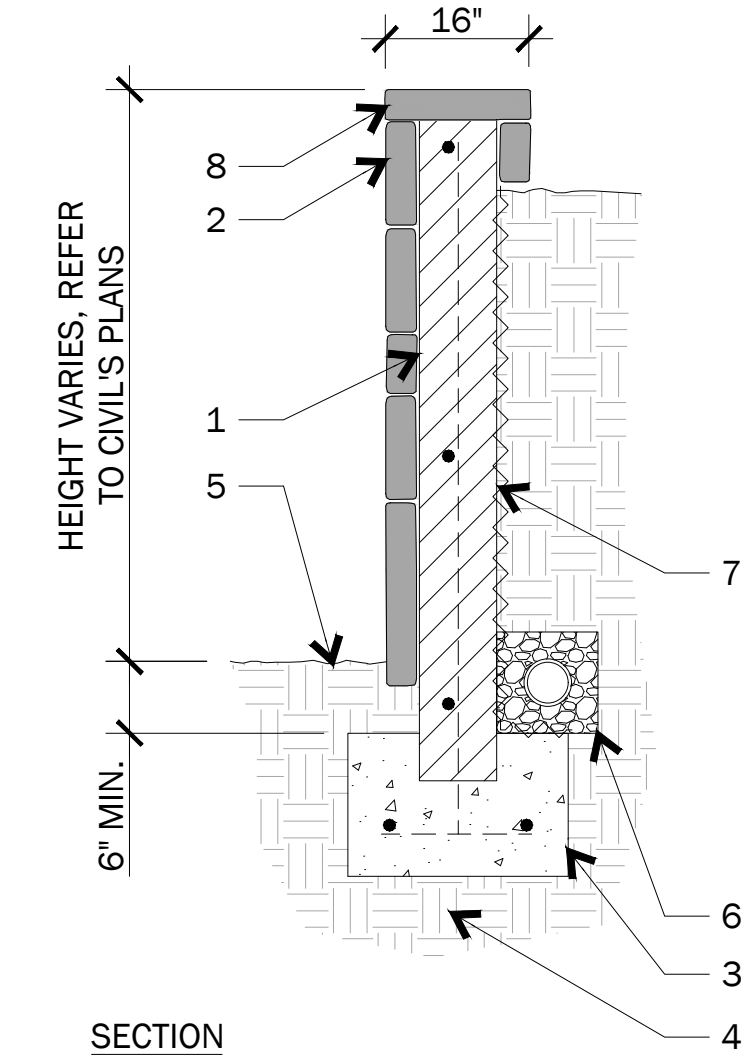
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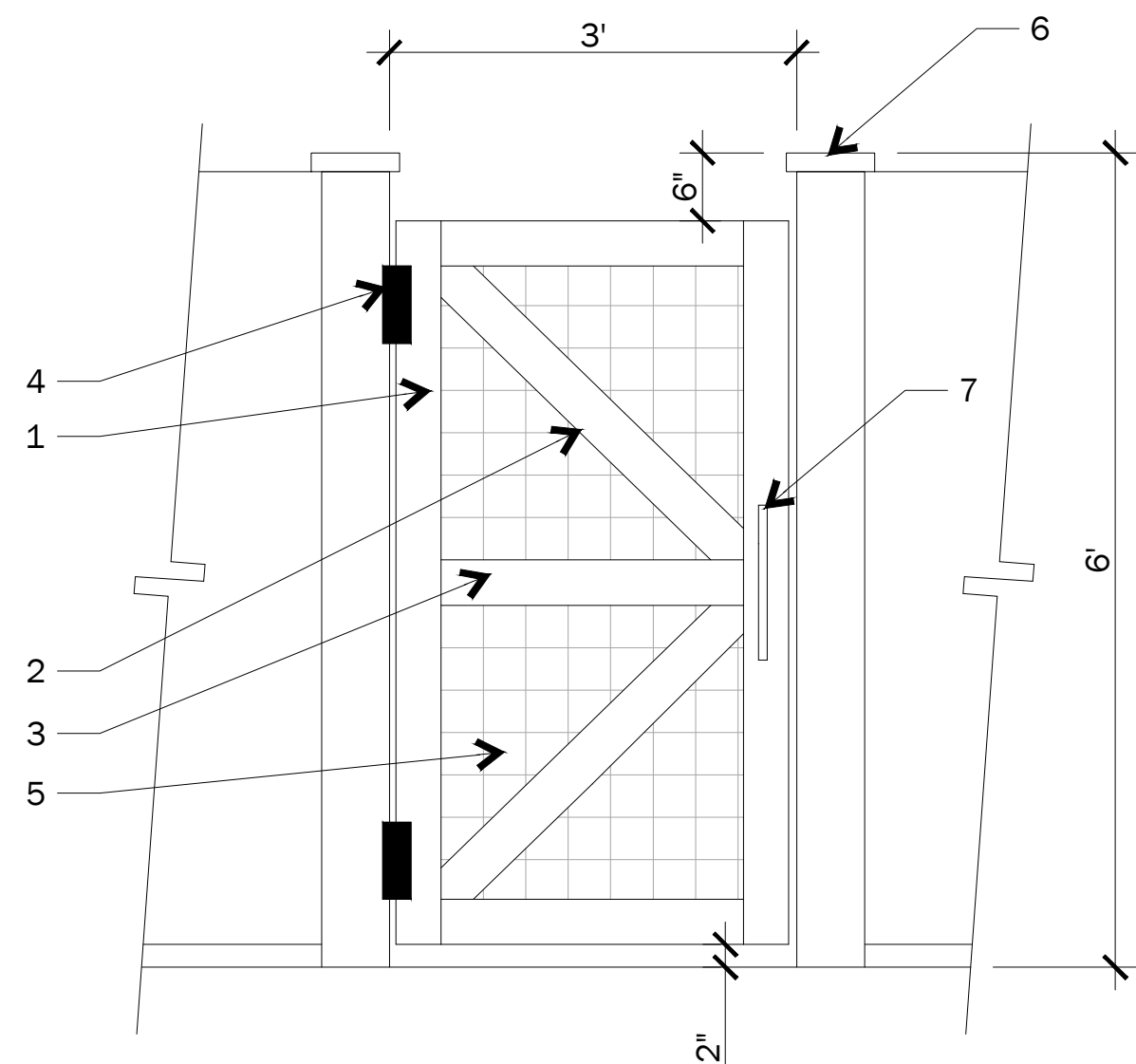
L4

LEGEND

1. CMU - GROUT ALL CELLS SOLID
 2. MORTARLESS JOINT STONE VENEER: TO BE CANNONADE CUT COARSE STONE. FROM ELDORADO STONE.
 3. CONCRETE FOOTING
 4. COMPACTED SUBGRADE PER SOILS REPORT
 5. ADJACENT FINISHED GRADE
 6. 4" DIA. SCH. 40 PVC PERFORATED DRAINLINE W/ ONE CUBIC FT. DRAINROCK PER LINEAR FOOT OF WALL - WRAP W/ FILTER FABRIC - DAYLIGHT @ LOT DRAINAGE
 7. WATERPROOF MEMBRANE
 8. STONE CAP: WRAP VENEER ON ALL SIDES
- NOTES
A. ALL STRUCTURAL REINFORCEMENT, CONNECTIONS, AND FOOTING (INCLUDING DEPTH) SHALL BE PER THE STRUCTURAL ENGINEER



D RETAINING WALLS WITH STONE VENEER

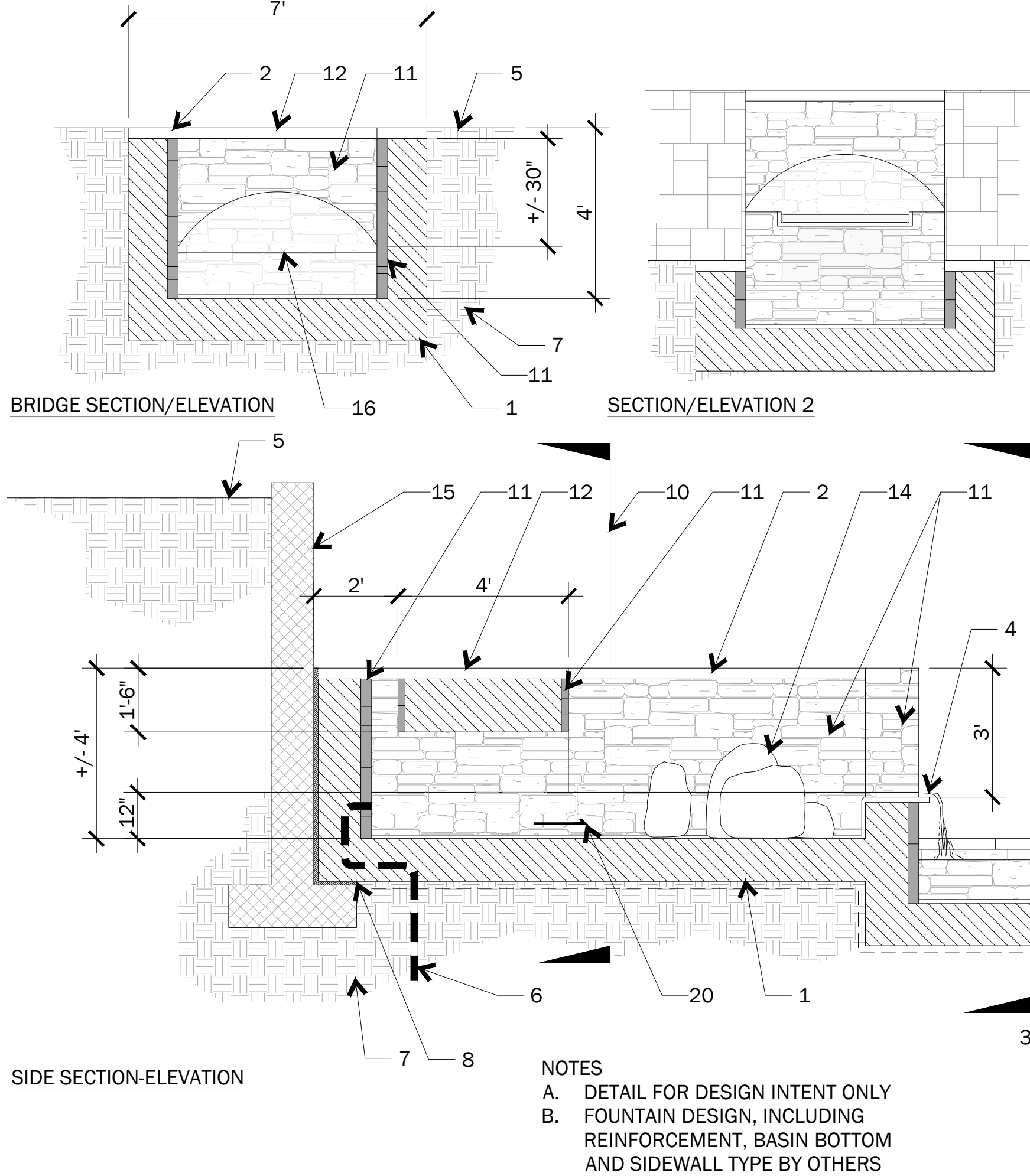


LEGEND

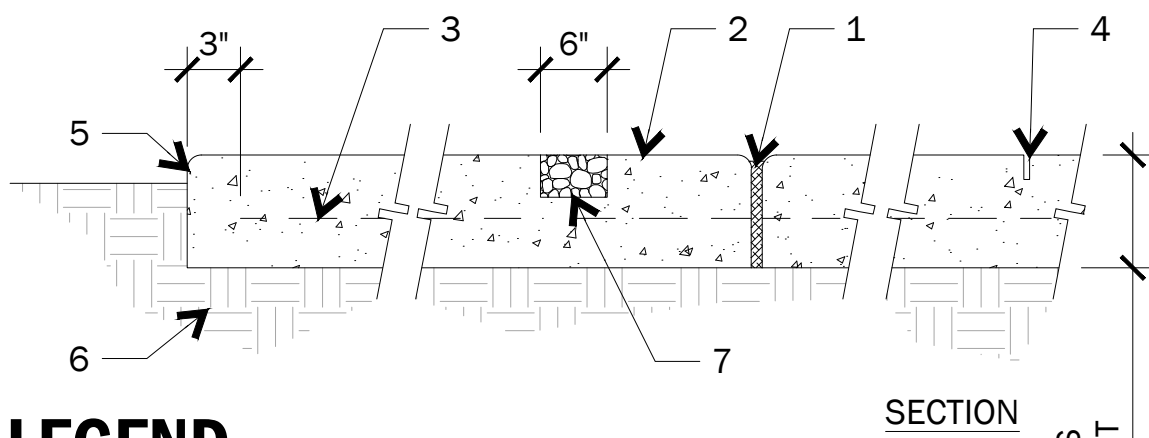
1. 2X4 STILES
2. 2X4 DIAGONAL BRACING
3. 2X4 TOP, MIDDLE, AND BOTTOM RAILS
4. HINGES (2) COLOR TO BE BLACK
5. WELDED WIRE FENCE, SECURE TO BACKSIDE OF GATE FRAME USING GALVANIZED HARDWARE
6. ADJACENT 6X6 TERMINAL POSTS WITH CAP, PER SEPARATE DETAIL
7. GATE HANDLE, TO MATCH HANDLE AT HOUSE

- NOTES
A. WOOD GRADE AND TYPE TO BE #1 PRESSURE TREATED DOUGLAS FIR
B. SOLID BODY STAIN COLOR TO BE SW7020 BLACK FOX FROM SHERWIN WILLIAMS
C. USE OUTDOOR RATED HARDWARE
D. GATE TO BE SELF CLOSING AND LATCHING

E CHICKEN COOP ENCLOSURE GATE



A FOUNTAIN SECTION AND ELEVATION



LEGEND

1. 1/4" POLY FELT EXPANSION JOINT - FILL TOP 1/4" WITH THIOLKOL OR APPROVED EQUAL
2. FINISH SURFACE: COLOR/FINISH PER PLAN
3. 6"x6"x10x10 E.W.W.M. CENTERED IN PAVING (UNLESS OTHERWISE DIRECTED BY SOILS REPORT)
4. 1" DEEP MINIMUM SAWCUT
5. 1/2" RADIUS TYPICAL
6. 90% COMPACTED SUBGRADE
7. (REAR COVERED PATIO AREAS ONLY) 2X6 BOARD FORMED CHANNEL, CHANNELS TO BE FILLED WITH GRAVEL TO MATCH ADJACENT - SEE PLAN FOR CHANNEL LAYOUT/DETAILS

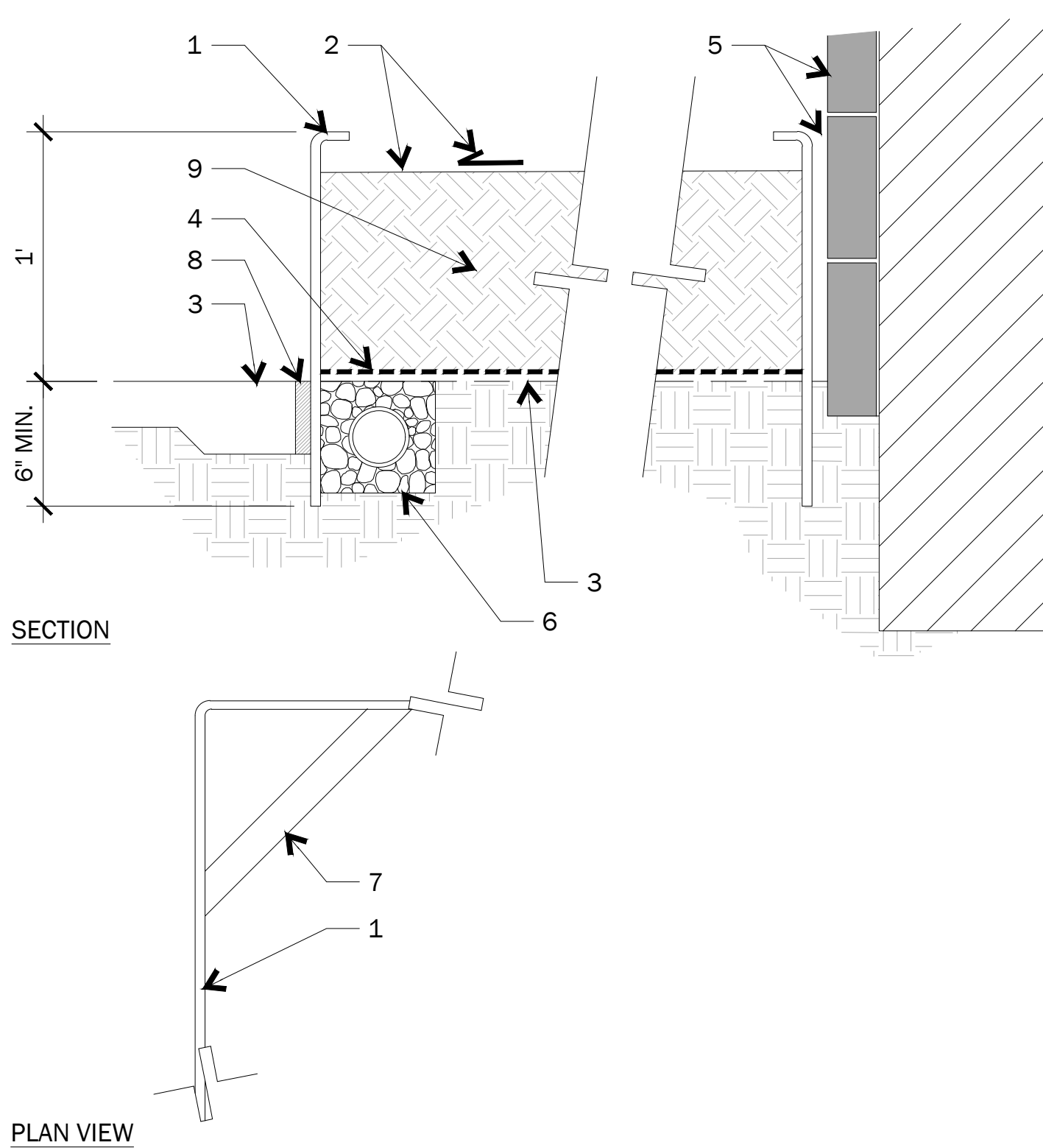
SCORE LINE AND EXPANSION JOINT SCHEDULE

- 4' WALKS - SCORE @ 4' O.C. WITH EXPANSION JOINTS @ 20' O.C.
- 5' WALKS - SCORE @ 5' O.C. WITH EXPANSION JOINTS @ 20' O.C.

C CONCRETE PAVING

LEGEND

1. WATER FEATURE BASIN - PER CONTRACTOR
2. P.I.P CONCRETE COPING, PER SEPARATE DETAIL
3. POOL FINISH: FROM PEBBLE TEC. COLOR TO BE BLACK PEARL. INSTALLATION PER POOL CONTRACTOR
4. LOMBARDI 36" WIDE COPPER SPILLWAY. FROM MAJESTIC WATER SPOUTS 888.702.2558
5. FINISH GRADE
6. WATER SUPPLY/RETURN LINE
7. COMPACTED SUBGRADE PER SOILS REPORT
8. BOND BREAK
9. DRAIN
10. REFER TO BRIDGE SECTION/ELEVATION
11. STONE VENEER - TO BE GLACIER RIDGE NATURAL STONE VENEER FROM QUARRYMILL.COM CONTACT 920.213.7792
12. CONCRETE PAVING, REFER TO PLAN
13. ADJACENT HOUSE WALL
14. LANDSCAPE BOULDERS, TO BE 'CHARCOAL GRANTE'. FROM CENTRAL COAST LANDSCAPE PRODUCTS 805.595.3478 CONTRACTOR TO SELECT APPROPRIATE SIZED BOULDERS TO EXTEND ABOVE WATERLINE AS SHOWN.
15. CMU WALL WITH STONE VENEER, PER SEPARATE DETAIL
16. WATER LEVEL
17. POND LINER
18. PASS THRU - USE BLACK PVC PIPE
19. 4" DIAMETER SCHEDULE 40 PVC PERFORATED DRAINLINE WITH 1 CUBIC FT. DRAINROCK PER LINEAR FOOT - WRAP WITH FILTER FABRIC LAYOUT AND DAYLIGHT PER SHEET L2
20. CONTRACTOR TO SLOPE BOTTOM OF BASINS TO PROVIDE POSITIVE DRAINAGE
21. SEE SECTION/ELEVATION 2

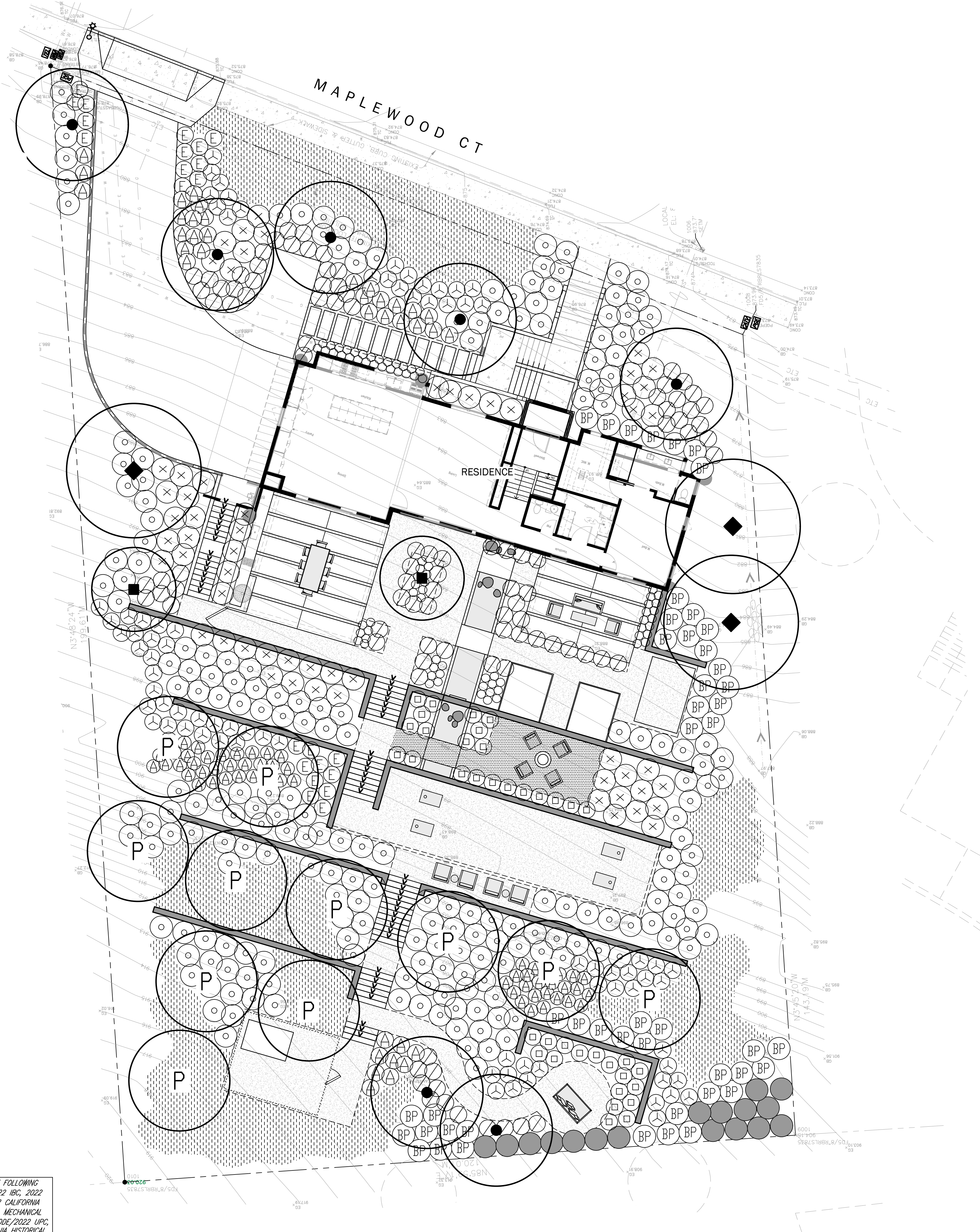


B CORTEN PLANTER

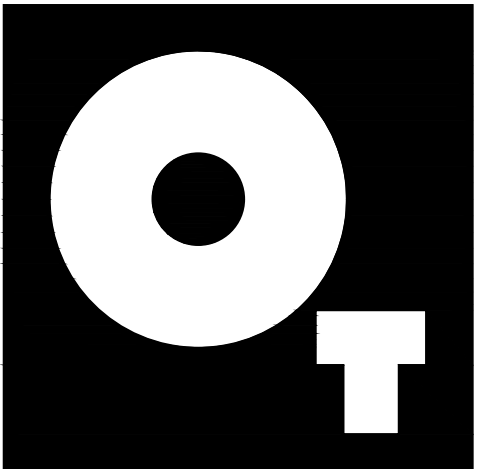
LEGEND

1. 18X CORTEN PANEL. PANEL THICKNESS PER FABRICATOR. FABRICATOR TO BEVEL ALL HORIZONTAL AND VERTICAL EDGES AND GRIND ALL WELDS SMOOTH
2. TOP OF PLANTER BACKFILL, CONTRACTOR TO SLOPE BACKFILL TO ENSURE POSITIVE DRAINAGE
3. EXISTING FINISH GRADE, FINISH SURFACE
4. 14 GAUGE GALVANIZED WELDED WIRE FENCE PANELS, TO BE PLACED ON THE BOTTOM OF THE PLANTER AND SECURED PRIOR TO ADDING BACKFILL
5. ADJACENT RETAINING WALL WITH VENEER. CONTRACTOR TO PROVIDE A 1" AIR GAP BETWEEN WALL AND PLANTER
6. 4" DIAMETER SCHEDULE 40 PVC PERFORATED DRAINLINE WITH ONE CUBIC FOOT DRAINROCK PER LINEAR FOOT OF WALL, WRAP WITH FILTER FABRIC, TIE INTO LANDSCAPE DRAINAGE SYSTEM
7. FABRICATOR TO ADD BRACING AS REQUIRED AT CORNERS
8. EXPANSION JOINT (WHERE PLANTERS ARE ADJACENT TO WALKS)
9. BACKFILL

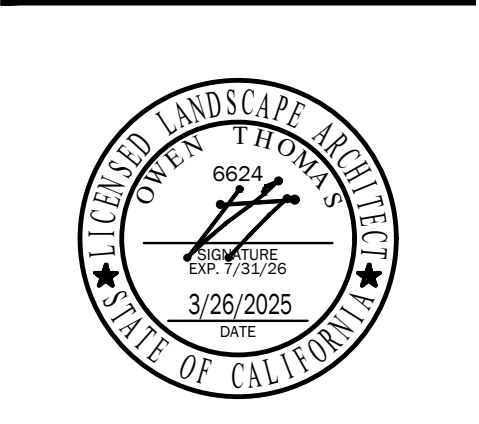
- NOTES
A. EMBED PLANTER PANELS 6" INTO EXISTING FINISH GRADE PRIOR TO ADDING BACKFILL
B. WELDING TO BE CONCEALED, APPLY ALL WELDS TO THE INTERIOR SIDES OF THE PLANTER
C. DETAIL FOR DESIGN INTENT ONLY. CONTRACTOR AND FABRICATOR TO COORDINATE ON PLANTER DESIGN AND LAYOUT PRIOR TO FABRICATION



- PLANTING NOTES
1. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF SITE CONDITIONS WHICH PREVENT INSTALLATION PER PLANS AND SPECIFICATIONS. CONTRACTOR SHALL NOT PROCEED WITH WORK PRIOR TO CLARIFICATION BY LANDSCAPE ARCHITECT OR CITY INSPECTOR.
 2. CONTRACTOR SHALL BE LIABLE FOR REMOVING AND RE-INSTALLING IRRIGATION EQUIPMENT, AND REPLANTING AREAS WHICH ARE NOT INSTALLED PER PLAN AND SPECIFICATIONS.
 3. REFER TO PLANTING SPECIFICATIONS FOR INSPECTION/CERTIFICATION SCHEDULE.
 4. IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO PLANT MATERIALS.
 5. TREES AND SHRUBS SHALL BE PLANTED AFTER CONCRETE PLACEMENT, BUT NOT BEFORE IRRIGATION COVERAGE TEST NO. 1 HAS BEEN APPROVED, (SEE SPECIFICATIONS).
 6. PLACE TREES BETWEEN IRRIGATION HEADS WHEREVER POSSIBLE.
 7. LANDSCAPE CONTRACTOR SHALL TAKE FOUR (4) SOIL SAMPLES FROM THE SITE AT LOCATIONS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REP. THESE SAMPLES SHALL BE TAKEN AT A DEPTH OF 12" AFTER ROUGH GRADING AND SUBMITTED TO AN APPROVED SOIL AND PLANT LABORATORY FOR AGRICULTURAL SUITABILITY TESTING. THE COST OF TESTING SHALL BE INCLUDED IN THE CONTRACTOR'S BID.
 8. THE RECOMMENDATIONS OF THE SOIL REPORT SHALL SUPERSEDE THE SOIL PREPARATION AND BACKFILL MIX SPECIFICATIONS (SEE SPECIFICATIONS). THE CONTRACTOR SHALL SUBMIT A COPY OF ALL SOILS REPORTS TO THE LANDSCAPE ARCHITECT PRIOR TO MODIFICATION OF THESE SPECIFICATIONS.
 9. CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND/OR REPLACEMENT OF ANY DAMAGED LANDSCAPE AREAS BEYOND THE LIMIT OF WORK, THAT IS A DIRECT RESULT OF THE LANDSCAPE CONSTRUCTION AND/OR HIS SUB-CONTRACTOR. REPLACEMENT ITEMS SHALL BE EXACT DUPLICATES OF ORIGINAL WORK OR PLANTS, UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ARCHITECT.
 10. WHEREVER GROUNDCOVER AREAS ARE ADJACENT TO TURF INSTALL CONCRETE MOWSTRIP OR HEADERBOARD AS INDICATED ON DRAWINGS.
 11. CLEAN-UP SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.
 12. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PLANT MATERIAL INDICATED ON PLANS. QUANTITIES INDICATED ON PLAN ARE FOR ESTIMATION PURPOSES ONLY.
 13. WHERE A PAVED SURFACE OR WALL IS LOCATED WITHIN 5 FEET OF A TREE'S TRUNK. ROOT BARRIERS SHALL EXTEND 5 FEET IN EACH DIRECTION FROM THE CENTERLINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 10 FEET ALONG THE PAVED SURFACE OR WALL. ROOT BARRIERS SHALL BE 12 INCHES MAXIMUM IN DEPTH. INSTALLING ROOT BARRIERS AROUND THE TREE'S ROOT BALL IS UNACCEPTABLE.
 14. ALL SLOPES 3' VERT. SHALL REQUIRE STRAW MATTING OR AN APPROVED EQUAL EROSION CONTROL MATTING AND HAND PLANTED GROUND COVER.
 15. ALL SLOPES 5' VERT. SHALL REQUIRE STRAW MATTING OR AN APPROVED EQUAL EROSION CONTROL MATTING AND HAND PLANTED GROUND COVER AND AN AUTOMATIC IRRIGATION SYSTEM.
 16. CONTRACTOR SHALL PROVIDE STORM WATER AND NON-STORM WATER POLLUTION PREVENTION MEASURES AND BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH LOCAL JURISDICTION.
 17. ON ALL SLOPES 3:1 OR GREATER THE FOLLOWING REQUIREMENTS SHALL BE IMPLEMENTED PRIOR TO ACCEPTANCE BY THE LANDSCAPE ARCHITECT OR COUNTY/CITY INSPECTOR.
 - 17.A. GROUND COVER SHALL BE PLANTED AT 12" O.C. SPACING MAX. AND
 - 17.B. FIBER ROLLS SHALL BE INSTALLED ALONG FACE OF SLOPES AND TOE OF SLOPES IN ACCORDANCE WITH MFG. RECOMMENDATIONS AND/OR JURISDICTIONAL REQUIREMENTS.
 18. SLOPE PLANTING SHALL ACHIEVE EFFECTIVE SOIL COVERAGE WITHIN 9 MONTHS. IF EFFECTIVE SOIL COVERAGE IS NOT ACHIEVED, THEN THE ADDITIONAL EROSION CONTROL MEASURES NOTED BELOW SHALL BE IMPLEMENTED BY THE CONTRACTOR.
 - 18.A. FIBER MATRIX APPLICATION (STABILIZED OR BONDED), OR
 - 18.B. EROSION CONTROL BLANKETS (STRAW OR COCONUT FIBER), OR
 - 18.C. COMPOSTED LANDSCAPE MULCH (3-INCH DEPTH MIN.) AND HYDROMULCH + TACKIFIER, AND/OR GROUNDCOVER PLANTING AND FIBER ROLLS IN ADDITION TO ABOVE MEASURES.
 19. ALL PLANTED AREAS LESS THAN 3:1 SLOPE SHALL RECEIVE SHREDDED WOOD MULCH IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
 20. DURING EROSION CONTROL SEASON ALL SLOPES SHALL BE PROVIDED WITH STRAW MATTING OR AN APPROVED EQUAL EROSION CONTROL MATTING.
 21. TREES W/GIRDLED OR SPIRALED ROOTS SHALL NOT BE ALLOWED.
 22. ALL PLANTING AREAS TO RECEIVE 3" DEEP LAYER OF RECYCLED CONTENT MULCH.
 23. WEED ABATEMENT: AFTER EARTHWORK, INSTALLATION OF IRRIGATION SYSTEM, AND SOIL PREPARATION, BUT PRIOR TO PLANTING, PERFORM WEED ABATEMENT PROGRAM TO ALL PLANTING AREAS AS FOLLOWS:
 - 23.A. APPLY PRE-EMERGENT BEFORE THE MULCH LAYER IS INSTALLED TO PREVENT WEEDS.
 - 23.B. WEEDS SHALL BE REMOVED BEFORE THEY REACH 2" IN HEIGHT OR IF WEEDS BEGIN DEVELOPING SEEDS.
 - 23.C. ALL HERBICIDES SHALL BE APPLIED ONLY BY A CALIFORNIA LICENSED APPLICATOR. NO HERBICIDES SHALL BE APPLIED WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT AND/OR CITY INSPECTOR.



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APN:

Rhett Merrill & Larry Mathias

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PLANTING PLAN

N

SCALE: 1"=10' DATE: Mar 26, 2025

REVISIONS

△	

PROJECT NUMBER
2024-105

SHEET NUMBER
L12

NOTE: THIS PROJECT SHALL CONFORM TO THE FOLLOWING EDITIONS: 2022 CALIFORNIA BUILDING CODE/2022 IRC, 2022 CALIFORNIA RESIDENTIAL CODE/2022 IRC, 2022 CALIFORNIA ELECTRICAL CODE/2022 NEC, 2022 CALIFORNIA MECHANICAL CODE/2022 UMC, 2022 CALIFORNIA PLUMBING CODE/2022 UPC, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA HISTORICAL BUILDING CODE, 2022 CALIFORNIA EXISTING BUILDING CODE/2022 ICBG, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), INCLUDING ALL CITY / COUNTY LAWS AND ORDINANCES.

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WEED PREVENTION NOTE	FINISH GRADE / TURF NOTE
PRE-EMERGENT TO BE APPLIED BEFORE THE MULCH IS INSTALLED TO PREVENT WEEDS. WEEDS SHALL BE REMOVED BEFORE THEY REACH 2" IN HEIGHT OR WHEN WEED SEEDS BEGIN TO DEVELOP.	CONTRACTOR TO SET FINISH GRADE 1 1/2" BELOW SIDEWALK FINISH SURFACE FOR TURF AND 2" MIN AT SHRUB AREAS PRIOR TO INSTALLATION OF TURF SOD AND SHRUBS.
REQUIRED PLANTING OBSERVATION SEQUENCE	
1. ALL OBSERVATIONS SHALL BE MADE BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL REQUEST INSPECTION AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO TIME INSPECTION IS REQUESTED. 2. PLANTING OBSERVATION SEQUENCES ARE AS FOLLOWS: a. AT COMPLETION OF FINISH GRADING, PRIOR TO IRRIGATION SYSTEM COVERAGE TEST AND/OR WATER AUDIT. b. PLANT DELIVERY APPROVAL, INCLUDING BUT NOT LIMITED TO TREES, SHRUBS, VINES, TURF (SOD OR HYDROSEED), GROUNDCOVER, AND MULCH; c. PLANT PIT LOCATIONS, DEPTHS, AND BACKFILL MIX, INCLUDING TURF AREAS AND CONSTRUCTION ITEMS PRIOR TO PLANTING; d. PRIOR TO INSTALLING SOD OR HYDROSEEDING (AS APPLICABLE); e. FINAL IRRIGATION SYSTEM OPERATIONAL TEST FOLLOWING PLANT MATERIAL INSTALLATION, AND BEFORE START OF PROJECT MAINTENANCE PERIOD; f. AT END OF MAINTENANCE PERIOD, PRIOR TO ACCEPTANCE FOR MAINTENANCE.	
5. CONTRACTOR SHALL COMPILE A WRITTEN OBSERVATION REPORT FOR EACH VISIT BY THE LANDSCAPE ARCHITECT. A COPY OF SAID REPORT(S) SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT.	
6. IN THE EVENT CONTRACTOR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT FOR THE ABOVE LISTED OBSERVATIONS AND APPROVALS, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO PROVE THE WORK IS CERTIFIABLE TO THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS RESULTING FROM SAID FAILURE TO NOTIFY.	

SOIL ORGANIC MATTER / COMPOST NOTE

COMPOST SHALL BE:
A. INCORPORATED AT LEAST 6" DEEP
B. APPLIED AT A RATE OF 4 CUBIC YARDS PER 1000 SQUARE FEET OR AT A RATE SUFFICIENT TO BRING SOIL ORGANIC MATTER UP TO 6% BY DRY WEIGHT AS RECOMMENDED BY THE SOIL MANAGEMENT REPORT.

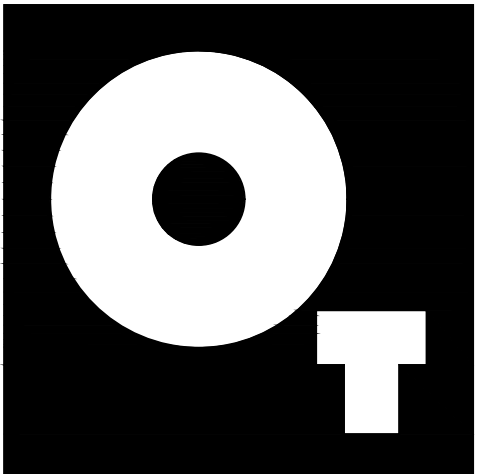
PLANTING LEGEND

	BOTANICAL NAME	COMMON NAME	SIZE	QTY	MATURE SIZE*	PF**
■ P ◆ ●	TREES					
	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX MULTI	2	20' H - 15' W	L
	PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX MATCHED STD'S	11	30' H & 20' W	L
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24" BOX	3	40' H & 26' W	M
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX MULTI	7	40' H - 30' W	M
⌵ ⌴ BP ○ E ⊘ ⊠ ⊙ ● ⊗	SHRUBS & GRASSES					
	ARCTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA	5 GALLON	80	3' H - 3' W	L
	ARTEMISIA CALIFORNICA	CALIFORNIA SAGEBRUSH	5 GALLON	92	3' H - 3' W	L
	BACCHARIS PILULARIS	COYOTE BRUSH	5 GALLON	48	5' H - 4' W	L
	DIPLACUS LONGIFLORUS	INLAND MONKEYFLOWER	1 GALLON	76	3' H - 18" W	L
	ERIOGONUM ELONGATA	LONGSTEM BUCKWHEAT	5 GALLON	23	3' H - 3' W	L
	EPILOBIUM C. 'BOWMANS #1'	BOWMAN'S #1 FUCHSIA	1 GALLON	97	2' H - 3' W	L
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GALLON	38	2' H - 3' W	M
	MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON	214	4' H - 4' W	L
	RHUS INTEGRIFOLIA	LEMONADE BERRY SHRUB	5 GALLON	17	6' H - 4' W	L
	SALVIA CLEVELANDII	CLEVELAND SAGE	5 GALLON	59	3' H - 4' W	L
	HYDROSEED					
		HYDROSEED MIX - SEE TABLE BELOW			2498 SF	M
ARTIFICIAL TURF						
	SYN FESCUE 343 TURF - FROM SYNLAWN 866.796.5296			288 SF	N/A	

HYDROSEED MIX TABLE

Species	Common Name	Bulk Lbs/Acre
Festuca rubra molate	Molate Fescue	25.00
Festuca idahoensis	Idaho Fescue	25.00
Linum lewisii	Blue Flax	2.00
Stipa cernua	Nodding Needlegrass	8.00

SEED MIXES AVAILABLE THROUGH S&S SEEDS. CONTACT 805-684-0436



LANDSCAPE + PLANNING
Paso Robles, CA 93446
805.400.3105
othomas.landscape@gmail.com
instagram.com/OT.Landscape



PERMIT NO.:

PROJECT:
MERRILL-MATHIAS RESIDENCE

308 Maplewood Court
Paso Robles, CA 93446

Tract:

APN:

Rhett Merrill & Larry
Mathias

Paso Robles, CA 93446

PLANTING PLAN

SCALE: N/A DATE: Mar 26, 2025

REVISIONS

△	

PROJECT NUMBER

2024-105

SHEET NUMBER

L13



Know what's below.
Call before you dig.

NOTE: THIS PROJECT SHALL CONFORM TO THE FOLLOWING EDITIONS: 2022 CALIFORNIA BUILDING CODE/2022 IRC, 2022 CALIFORNIA RESIDENTIAL CODE/2022 IRC, 2022 CALIFORNIA ELECTRICAL CODE/2022 NEC, 2022 CALIFORNIA MECHANICAL CODE/2022 UMC, 2022 CALIFORNIA PLUMBING CODE/2022 UPC, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA HISTORICAL BUILDING CODE, 2022 CALIFORNIA EXISTING BUILDING CODE/2022 ICBG, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), INCLUDING ALL CITY / COUNTY LAWS AND ORDINANCES.

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DRC Item 2

DIMENSION CONTROL NOTE:

ARCHITECTURAL FLOOR PLANS CONTROL ALL BUILDING DIMENSIONS.

CONTRACTOR TO REFERENCE ARCHITECTURAL PLANS FOR ALL DIMENSIONS ASSOCIATED WITH THIS PROJECT FOUNDATION AND FRAMING UNLESS OTHERWISE SPECIFIED ON THE STRUCTURAL PLANS AND DETAILS.

WATERPROOFING AND VENTILATION NOTE:

THESE STRUCTURAL PLANS PROVIDE THE NECESSARY STRUCTURAL SPECIFICATIONS AND DETAILS FOR THE PROJECT ONLY AND ARE NOT INTENDED TO INCLUDE DETAILS OR SPECIFICATIONS FOR FLASHING, WATERPROOFING, VENTILATION OR DRAINAGE CONDITIONS.

THE PROJECT CONTRACTOR SHALL COORDINATE ALL FLASHING, WATERPROOFING, VENTILATION AND DRAINAGE DETAILING WITH PROJECT ARCHITECT OR DESIGNER.

PRESSURE TREATED WOOD NOTE:

FASTENERS FOR PRESERVATIVE TREATED AND FIRE-RETARDANT-TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.

THE COATING WEIGHTS FOR ZINC-COATED FASTENERS SHALL BE IN ACCORDANCE WITH ASTM A 153. FASTENERS OTHER THAN NAILS, TIMBER RIVETS, WOOD SCREWS AND LAG SCREWS SHALL BE PERMITTED TO BE OF MECHANICALLY DEPOSITED ZINC COATED STEEL WITH COATING WEIGHTS IN ACCORDANCE WITH ASTM B695, CLASS 55 MINIMUM.

EXCEPTION: AT DRY ENCLOSED CONDITIONS, SUCH AS WEATHER-SEALED BEARING WALL BOTTOM PLATES IN CONTACT WITH CONCRETE, ANCHOR AND HOLDOWN BOLTS OF 1/2" DIAMETER OR GREATER DO NOT NEED TO BE HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, AND SILICON BRONZE OR COPPER.

ANCHOR BOLT NOTE:

NEW POURED-IN-PLACE ANCHOR BOLTS SET INTO NEW CONCRETE SHALL BE EMBEDDED 7" MINIMUM INTO PERIMETER FOOTING AND SHALL BE SPACED AT 5 FEET MAX. ON CENTER UNLESS OTHERWISE NOTED ON SHEAR WALL SCHEDULE.

2 x SILL PLATE → USE 5/8" DIAMETER X 10" MIN. ANCHOR BOLTS
3 x SILL PLATE → USE 5/8" DIAMETER X 12" MIN. ANCHOR BOLTS

FOR ADDITIONAL ANCHOR BOLTS USED IN EXISTING CONCRETE, USE 5/8" DIAMETER REDHEADS (OR EQUAL) OR SIMPSON TITEN-HD BOLTS W/ 5" MIN. EMBEDMENT INTO CONCRETE.

ANCHOR BOLTS SHALL BE SPACED AS REFERENCED ON PROJECT PLANS AND DETAILS. BOLTS SHALL BE A MAXIMUM OF 12" FROM SILL ENDS AND SPLICES WITH A MINIMUM OF (2) BOLTS PER SPLICE.

USE SIMPSON BP 5/8-3 3" x 3" x 0.25" THICK PLATE WASHERS AT EACH ANCHOR BOLT.

BUILDING PAD AND FOUNDATION NOTE:

- AT ALL SLABS AND FOOTINGS:**
TYPICAL CONCRETE COMPRESSIVE STRENGTH TO BE 2500 PSI.

- ALL HOLDOWNS AND ANCHOR BOLTS SHALL BE SECURE IN PLACE PRIOR TO CONCRETE INSPECTION.

- A COPY OF THE SOILS REPORT SHALL BE ON SITE DURING THE FOUNDATION INSPECTION.

SOILS REPORT BY: Beacon Geotechnical, Inc.
REPORT DATED: May 30, 2024
REPORT #: F-103470

- THIS PROJECT DESIGN IS BASED ON ALL FOOTINGS BEARING ON AN OVEREXCAVATED AND RECOMPACTED BUILDING PAD AS RECOMMENDED WITHIN THE ABOVE REFERENCED SOILS REPORT.

- UNLESS OTHERWISE NOTED ON PLANS - ALL NEW FOUNDATIONS TO EXTEND TWENTY-FOUR (24) INCHES MINIMUM BELOW LOWEST ADJACENT GRADE OR SIX (6) INCHES BELOW NON-EXPANSIVE IMPORT, WHICHEVER IS DEEPER. INTERIOR GRADE BEAMS TO EXTEND EIGHTEEN (18) INCHES MINIMUM BELOW LOWEST ADJACENT GRADE. SEE FOUNDATION PLAN AND DETAILS FOR FOOTING WIDTHS, DEPTHS, AND REINFORCEMENT REQUIREMENTS AT ALL FOOTING LOCATIONS.

- PRIOR TO PLACING REINFORCING STEEL OR SETTING CONCRETE FORMS, THE SOILS ENGINEER OF RECORD SHALL CERTIFY TO THE BUILDING OFFICIAL, IN WRITING, THE GRADING PERFORMED IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE.

- PRE-SATURATION BELOW FOOTINGS AND SLABS SHALL BE PERFORMED AS SPECIFIED IN THE PROJECT SOILS REPORT.

SIMPSON WSWH STRONG WALL NOTE:

PROVIDE SIMPSON WSWH STRONG WALL PER PLANS. USE CORRESPONDING WSWH-AB ANCHOR BOLT TEMPLATE TO PROPERLY LOCATE BOLTS. SEE PROJECT DETAILS FOR NECESSARY COORDINATION OF FRAMING ANCHOR BOLTS AND CONNECTION OF WSWH WALL TO ADJACENT WALLING.

ALL WALLS TO USE WSWH-AB 1x36 HS ANCHOR BOLTS (U.O.N.).

SEE PLANS FOR MINIMUM ANCHOR BOLT LENGTHS. WHERE NON-STANDARD OR EXTRA LONG BOLT LENGTHS ARE REQUIRED, USE A449 HIGH STRENGTH ATR AND DBL HEAVY HEX A563 GRADE DH NUTS WITH 3" SQUARE x 3/8" (MIN) THICK FLAT PLATE WASHERS.

HOLDOWN SCHEDULE				
SYMBOL	HOLDOWN	ANCHOR BOLT	Le-EMBEDMENT DEPTH INTO FOOTING	MINIMUM POST SIZE
2	HDU2-SDS2.5	SSTB24	16 1/2"	DBL 2x DF#2
4	HDU4-SDS2.5	SSTB24	20 1/2"	DBL 2x DF#2
5	HDU5-SDS2.5	SSTB24	20 1/2"	4x DF#2
8	HDU8-SDS2.5	SSTB34	29"	4x DF#2

Note: Use SSTBL bolts where 3x plates are required per shear wall schedule
Note: Install Simpson holdown bolts per manufacturer's specifications

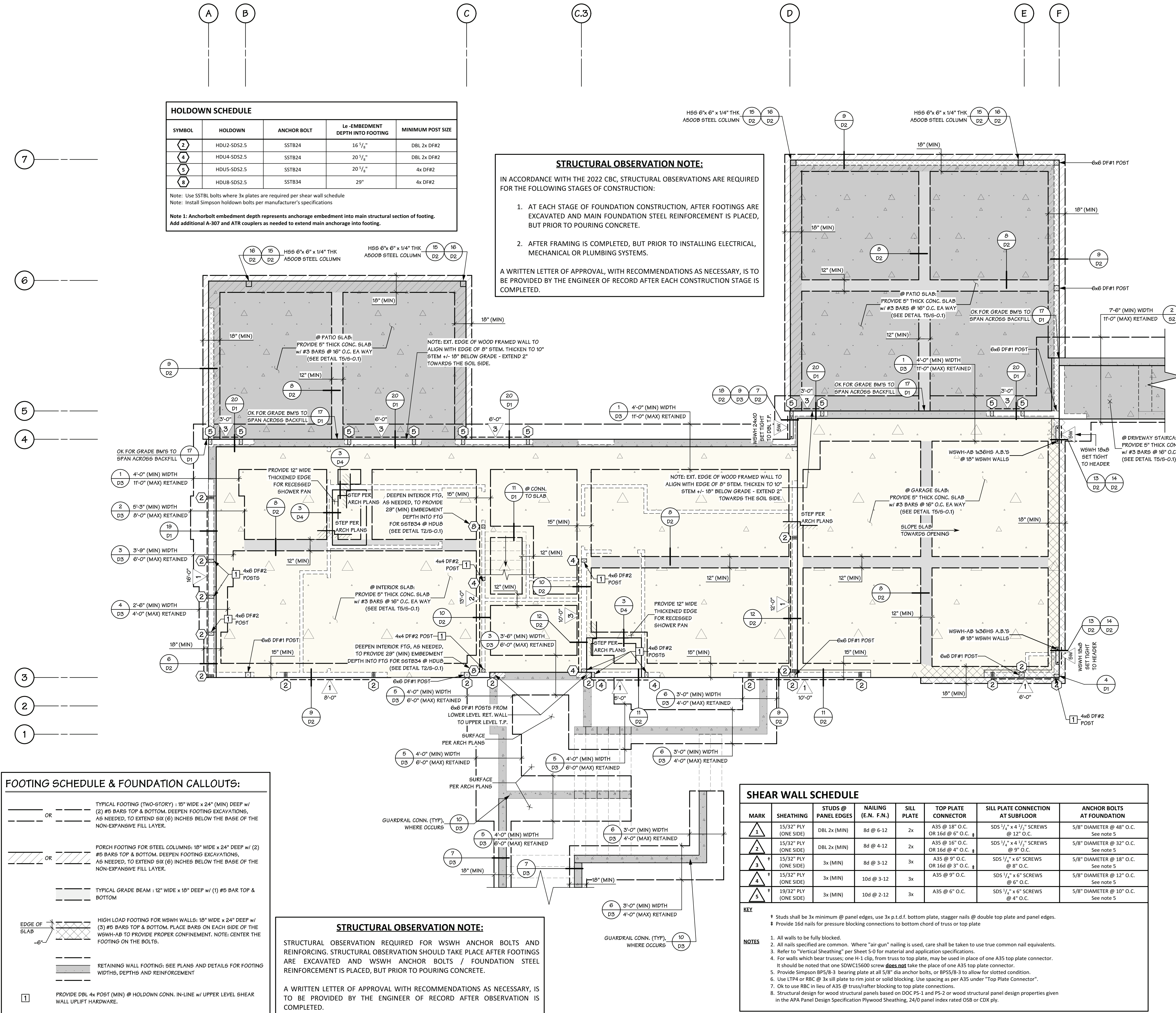
Note 1: Anchorbolt embedment depth represents anchorage embedment into main structural section of footing.
Add additional A-307 and ATR couplers as needed to extend main anchorage into footing.

STRUCTURAL OBSERVATION NOTE:

IN ACCORDANCE WITH THE 2022 CBC, STRUCTURAL OBSERVATIONS ARE REQUIRED FOR THE FOLLOWING STAGES OF CONSTRUCTION:

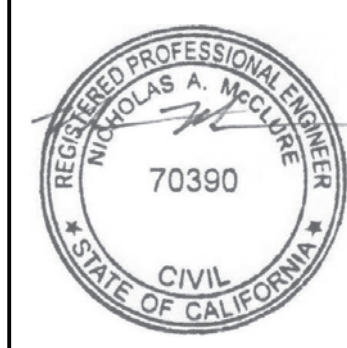
- AT EACH STAGE OF FOUNDATION CONSTRUCTION, AFTER FOOTINGS ARE EXCAVATED AND MAIN FOUNDATION STEEL REINFORCEMENT IS PLACED, BUT PRIOR TO POURING CONCRETE.
- AFTER FRAMING IS COMPLETED, BUT PRIOR TO INSTALLING ELECTRICAL, MECHANICAL OR PLUMBING SYSTEMS.

A WRITTEN LETTER OF APPROVAL, WITH RECOMMENDATIONS AS NECESSARY, IS TO BE PROVIDED BY THE ENGINEER OF RECORD AFTER EACH CONSTRUCTION STAGE IS COMPLETED.



These drawings and specifications are instruments of service and are the property of MSD Professional Engineering, Inc. All designs and other information on these drawings are for use on the specified project and shall not be used without the expressed, written consent of MSD Professional Engineering, Inc.

Contractor and sub-contractors shall verify all dimensions and conditions at the job site before proceeding with work and report any discrepancies or changes to MSD Professional Engineering, Inc. prior to construction of affected aspects of the project.



LICENSE EXP : 09/30/2026

MATHIAS-MERRILL RESIDENCE
308 MAPLEWOOD CT
PASO ROBLES, CA 93446

ENGINEERED BY: NSC
REVIEWED BY: NAM

DATE: 12/30/2024

REVISION:

FOUNDATION PLAN

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

SHEET:

S-1

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308 MAPLEWOOD CT
PASO ROBLES, CA 93446

ENGINEERED BY: NSC
REVIEWED BY: NAM

DATE: 12/30/2024

REVISION:

DRIVEWAY RETAINING WALL
FOUNDATION PLAN

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

SHEET:

S-2

7'-6" (MIN) WIDTH
11'-0" (MAX) RETAINED

1
S2

3
S2

10
D3

GUARDRAIL CONN. (TYP).
WHERE OCCURS

GUARDRAIL CONN. (TYP).
WHERE OCCURS

10
D3

5'-3" (MIN) WIDTH
8'-0" (MAX) RETAINED

2
S2

GUARDRAIL CONN. (TYP).
WHERE OCCURS

10
D3

5'-3" (MIN) WIDTH
8'-0" (MAX) RETAINED

2
S2

3'-8" (MIN) WIDTH
6'-0" (MAX) RETAINED

3
S2

2'-6" (MIN) WIDTH
4'-0" (MAX) RETAINED

7
D3

18" (MIN)

FOUNDATION CALLOUTS:

RETAINING WALL FOOTING: SEE PLANS AND DETAILS FOR FOOTING DEPTHS AND REINFORCEMENT

CONTROL NOTE:

CONTROL ALL BUILDING DIMENSIONS.

ARCHITECTURAL PLANS FOR ALL DIMENSIONS
EXCEPT FOUNDATION AND FRAMING UNLESS
STRUCTURAL PLANS AND DETAILS.

AND VENTILATION NOTE:

PROVIDE THE NECESSARY STRUCTURAL
DETAILS FOR THE PROJECT ONLY AND ARE NOT
TO BE USED FOR SPECIFICATIONS FOR FLASHING,
OR DRAINAGE CONDITIONS.

SHALL COORDINATE ALL FLASHING,
AND DRAINAGE DETAILING WITH PROJECT

AND FOUNDATION NOTE:

REMARKS:

COMPRESSIVE STRENGTH TO BE 2500 PSI.

ANCHOR BOLTS SHALL BE SECURE IN PLACE
SECTION.

REPORT SHALL BE ON SITE DURING THE
CONSTRUCTION.

Geotechnical, Inc.

2024

RETAINING WALL FOOTING: SEE PLANS AND DETAILS FOR FOOTING WIDTHS, DEPTHS AND REINFORCEMENT

ARCHITECTURAL FLOOR PLANS CONTROL ALL BUILDING DIMENSIONS.

CONTRACTOR TO REFERENCE ARCHITECTURAL PLANS FOR ALL DIMENSIONS ASSOCIATED WITH THIS PROJECT FOUNDATION AND FRAMING UNLESS OTHERWISE SPECIFIED ON THE STRUCTURAL PLANS AND DETAILS.

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THE PROJECT CONTRACTOR SHALL COORDINATE ALL FLASHING, WATERPROOFING, VENTILATION AND DRAINAGE DETAILING WITH PROJECT ARCHITECT OR DESIGNER.

1. **AT ALL SLABS AND FOOTINGS:**
TYPICAL CONCRETE COMPRESSIVE STRENGTH TO BE **2500 PSI.**

2. ALL HOLDDOWNS AND ANCHOR BOLTS SHALL BE SECURE IN PLACE PRIOR TO CONCRETE INSPECTION.
3. A COPY OF THE SOILS REPORT SHALL BE ON SITE DURING THE FOUNDATION INSPECTION.

SOILS REPORT BY: Beacon Geotechnical, Inc.
REPORT DATED: May 30, 2024
REPORT #: F-103470

4. THIS PROJECT DESIGN IS BASED ON ALL FOOTINGS BEARING ON AN OVEREXCAVATED AND RECOMPACTED BUILDING PAD AS RECOMMENDED WITHIN THE ABOVE REFERENCED SOILS REPORT.
5. UNLESS OTHERWISE NOTED ON PLANS - ALL NEW FOUNDATIONS TO EXTEND TWENTY-FOUR (24) INCHES MINIMUM BELOW LOWEST ADJACENT GRADE OR SIX (6) INCHES BELOW NON-EXPANSIVE IMPORT, WHICHEVER IS DEEPER. INTERIOR GRADE BEAMS TO EXTEND EIGHTEEN (18) INCHES MINIMUM BELOW LOWEST ADJACENT GRADE. SEE FOUNDATION PLAN AND DETAILS FOR FOOTING WIDTHS, DEPTHS, AND REINFORCEMENT REQUIREMENTS AT ALL FOOTING LOCATIONS.
6. PRIOR TO PLACING REINFORCING STEEL OR SETTING CONCRETE FORMS, THE SOILS ENGINEER OF RECORD SHALL CERTIFY TO THE BUILDING OFFICIAL, IN WRITING, THE GRADING PERFORMED IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND IS SUITABLE TO SUPPORT THE INTENDED STRUCTURE.

IN ACCORDANCE WITH THE 2022 CBC, STRUCTURAL OBSERVATIONS ARE REQUIRED FOR THE FOLLOWING STAGES OF CONSTRUCTION:

1. AT EACH STAGE OF FOUNDATION CONSTRUCTION, AFTER FOOTINGS ARE EXCAVATED AND MAIN FOUNDATION STEEL REINFORCEMENT IS PLACED, BUT PRIOR TO POURING CONCRETE.
2. AFTER FRAMING IS COMPLETED, BUT PRIOR TO INSTALLING ELECTRICAL, MECHANICAL OR PLUMBING SYSTEMS.

A WRITTEN LETTER OF APPROVAL, WITH RECOMMENDATIONS AS NECESSARY, IS TO BE PROVIDED BY THE ENGINEER OF RECORD AFTER EACH CONSTRUCTION STAGE IS COMPLETED.

9'-0" MAX RETAINED HEIGHT (9'-8" MAX OVERALL HEIGHT)

Technical drawing of a retaining wall cross-section. The drawing includes the following components and dimensions:

- Top Section:**
 - GUARDRAIL, WHERE OCCURS
 - PROVIDE FLATWORK PER PLANS OR 30" WIDE x 12" DEEP EARTHEN "V" SWALE FOR POSITIVE DRAINAGE TO APPROVED DRAINAGE AREA
 - SLOPE 5%
 - 12" COMPACTED FILL ABOVE DRAIN GRAVEL
 - APPROVED WATERPROOF MEMBRANE TO BE TREMCO DEMERIC 240FC OR AYM SYSTEM 500 ASSUE MEMBRANE (MINIMUM)
- Wall Section:**
 - #5 VERT. BARS @ 16" O/C, LAP W/ LOWER VERT. STEEL
 - 8" THK 2500 PSI CONC. RETAINING WALL
 - #5 HORIZ. BARS @ 16" O/C, CENTERED IN WALL
 - 12" THK 2500 PSI CONC. RETAINING WALL
 - #6 VERT. BARS @ 8" O/C BEND & EXTEND BAR INTO TOE AS SHOWN
 - 4" PERFORATED PIPE W/ FILTER FABRIC, SLOPED TO DRAIN
 - 3" CLR.
 - 11/2"x3-1/2" SHEAR KEY @ TWO FOUR CONDITIONS
 - (6) #5 HORIZ. BARS TOP & BOTTOM
 - #6 BARS @ 8" O/C IN TOE, BEND & EXTEND INTO LOWER STEM
- Base Section:**
 - CONC. SLAB W/ REINFORCEMENT PER PLANS, #3 DOWELS @ 16" O/C FROM SLAB TO FOOTING.
 - 18"
 - 16" MIN. LAP
 - 12" MIN. LAP
 - 3" CLR.
 - 2500 PSI CONCRETE FOOTING
 - 3" CLR.
 - 3'-9" TOE
 - 2'-3" HEEL
 - 6'-0" FTG. WIDTH
- Other Dimensions:**
 - 8" (MIN)
 - 9'-0" MAX. RETAINED HT.
 - 16" (MIN) FTG. DEPTH
 - 3" CLR.
 - 12" KEY
 - 16" KEY DEPTH
 - FACE OF WALL
- Notes:**
 - NOTE: RETAINING WALL FOOTING NOT SHOWN TO SCALE

SEE ARCH. PLANS FOR DIMENSIONS
& FINISH SPECIFICATIONS

5" CONC. SLAB W/ #3 BARS @ 18" O.C. EA WAY. (TYP) @ UPPER & LOWER LEVEL) LAIR SLAB STEEL W/ STAIRWELL CONC.

#4 BAR @ BEND

24" (MIN) LAP

7" (MIN) 7/8" (MAX)

#4 BARS @ 12" O.C. & 3" FROM EA EDGE OF STAIRS

#4 BAR @ NOSE OF TREAD (TYP)

12" (MIN)

2" CLR TYP

2" CLR TYP

4" CLEAN SAND

12" MIN FLAT SECTION

CONC. STAIRS

COMPACTED BASE FILL TO BE FLATTENED & SMOOTHED PRIOR TO POURING CONC.

2" CLR TYP

5" MIN DEPTH

24" (MIN) LAP

(2) #4 HORIZ. BARS @ BASE OF FOOTING

DEPTH BASE

RETAINING WALL @ DRIVEWAY STAIRWELL

10'-9" MAX RETAINED HEIGHT

10'-0" MAX RETAINED HGT.

EXTEND STEM 8" (MIN) ABOVE RETAINED SOIL

GUARDRAIL, WHERE OCCURS

#5 HORIZ. BARS @ 16" O.C.

#5 VERT. BARS @ 12" O.C.

8" THK 2500 PSI CONC. STEM

#5 HORIZ. BARS @ 16" O.C.

AT OUTSIDE VERT. STEM - #5 BENT DOWELS @ 12" O.C.

#3 DOWELS @ 19" O.C FROM SLAB TO FOOTING

NEW CONC. DRIVEWAY

18" FEG DEPTH

#5 HORIZ. BAR @ TOP, BOTTOM & MID-DEPTH OF KEYWAY

#5 KEYWAY @ 12" O.C. BEND & EXTEND INTO HEEL AS SHOWN

15" KEY WIDTH

32" KEY DEPTH

7'-6" (MIN) FOOTING WIDTH

GUARDRAIL, WHERE OCCURS

#5 HORIZ. BARS @ TOP OF STEM

#5 HORIZ. BARS @ 16" O.C.

#4x48" DOWELS @ EA STEP. DRILL 5/8"x26" HOLES IN WALL STEM & SECURE DOWELS W/ SIMPSON SET-XP OR 3G EPOXY

5" THK CONC. STEP. SEE ARCH PLANS

8" THK 2500 PSI CONC. STEM

12" THK 2500 PSI CONC. STEM

16" HOOK

#5 HORIZ. BARS @ 12" O.C. - TOP & BOTTOM

#6 VERT. BARS @ 6" O.C. BEND & EXTEND INTO LOWER STEM AS SHOWN

10" D3

10" D3

SLOPE 5%

12" COMPACTED FILL ABOVE DRAIN GRAVEL

#6 UPPER VERT BARS @ 12" O.C. LAP W/ LOWER STEM BARS

APPROVED WATERPROOF MEMBRANE TO BE TREXEM DEMOCR 240FC OR AVIA SYSTEM 500 ASSUE MEMBRANE (MINIMUM)

AT SOIL FACE OF WALL: #6 LOWER VERT BARS @ 6" O.C. BEND & EXTEND INTO TOE AS SHOWN

BACKFILL FOR 12" BEHIND WALL w/ CLEAN 3/4" FREE DRAINING GRAVEL

4" PERFORATED PIPE W/ FILTER FABRIC, SLOPED TO DRAIN

PROVIDE FLATWORK PERK PLANS OR 30" WIDE x 12" DEEP EARTHEN "Y" SWALE FOR POSITIVE DRAINAGE TO APPROVED DRAINAGE AREA

DRC Item 2

DIMENSION CONTROL NOTE:

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THE PROJECT CONTRACTOR SHALL COORDINATE ALL FLASHING, WATERPROOFING, VENTILATION AND DRAINAGE DETAILING WITH PROJECT ARCHITECT OR DESIGNER.

MOISTURE CONTENT VERIFICATION NOTE:

AS SPECIFIED IN THE 2022 CALGREEN CODE SECTION 4.505.3 – BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED IN THE PROJECT. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT. MOISTURE CONTENT SHALL BE VERIFIED IN COMPLIANCE WITH THE FOLLOWING:

- 1) MOISTURE CONTENT SHALL BE DETERMINED WITH EITHER A PROBE-TYPE OR CONTACT-TYPE MOISTURE METER. EQUIVALENT MOISTURE VERIFICATION METHODS MAY BE APPROVED BY THE ENFORCING AGENCY AND SHALL SATISFY REQUIREMENTS IN SECTION 101.8.
- 2) MOISTURE READINGS SHALL BE TAKEN AT A POINT 2 FEET TO 4 FEET FROM THE GRADE-STAMPED END OF EACH PIECE TO BE VERIFIED.
- 3) AT LEAST THREE RANDOM MOISTURE READINGS SHALL BE PERFORMED ON THE WALL AND FLOOR FRAMING WITH DOCUMENTATION ACCEPTABLE TO THE ENFORCING AGENCY PROVIDED AT THE TIME OF APPROVAL TO ENCLOSE THE WALL AND FLOOR FRAMING.

FRAMING NOTE:

1. UNLESS OTHERWISE NOTED, ALL HEADERS ABOVE OPENINGS AT EXTERIOR, BEARING AND SHEAR WALLS SHALL BE A MINIMUM:
4 x 6 DF #2 AT 2 x 4 STUD WALLS
6 x 8 DF #1 AT 2 x 6 STUD WALLS
2. UNLESS OTHERWISE NOTED, ALL HEADERS ABOVE OPENINGS AT NON-BEARING WALLS SHALL BE A MINIMUM:
4 x 4 DF #2 AT 2 x 4 STUD WALLS
6 x 6 DF #1 AT 2 x 6 STUD WALLS
3. ALL TOP PLATES TO HAVE 48" MIN. LAP AT SPLICES WITH (18) 16d NAILS STAGGERED PER CONNECTION. (U.O.N.)
4. FRAME EXTERIOR, BEARING AND SHEAR WALLS WITH 2 x 6 DF # 2 STUDS @ 16" O.C. (U.O.N.)
5. **AT RAISED FLOOR CONDITIONS** - USE 23/32" CDX OR OSB PLYWOOD FLOOR SHEATHING (SPAN INDEX 40/20) GLUED AND NAILED WITH 10d AT 6-6-10" O.C. (BOUNDARY-EDGE-FIELD) CASE 1 LAYOUT.
6. CONNECT MULTIPLE LSL OR LVL MEMBERS WITH (2) ROWS OF SDS1/4" x 3 1/2" SCREWS SPACED AT 16" O.C. (U.O.N)
7. PROVIDE 1/8" GAP BETWEEN ALL ADJACENT SHEAR WALL PLYWOOD EDGES

FRAMING CALLOUTS

- BALLOON FRAME WALL w/ 2x6 DF#2 STUDS @ 16" O.C. TO BASE OF FLOOR JOIST.
- BALLOON FRAME CRIPPLE WALL w/ 2x6 DF#2 STUDS @ 16" O.C. TO BASE OF FLOOR JOIST.
- BALLOON FRAME WALL w/ 2x6 DF#2 STUDS @ 16" O.C. FROM STEM OF LOWER LEVEL RETAINING WALL TO TRUSS BOTTOM CHORD.
- FRAME HALF WALL w/ 2x6 DF#2 STUDS @ 16" O.C. TO HEIGHT PER ARCHITECTURAL PLANS
- SOLID BLOCK FLOOR DIAPHRAGM w/ 2x FLAT BLOCKING AT ALL PANEL EDGES AND 10d NAILS @ 6-6-10 SPACING.

- 1 PROVIDE DBL 4x POST (MIN) @ HOLDOWN CONN. IN-LINE w/ UPPER LEVEL SHEAR WALL UPLIFT HARDWARE.
- 2 SECURE LVL JOIST TO DBL T.P. w/ (2) HGA10 CLIPS TO WALL
- 3 FASTEN BM-10 TO BM-9 w/ HANGER AS SHOWN. FASTEN THE HUCQ412 HANGER TO THE FACE OF BM-9. IN ADDITION, PROVIDE (1) M5122 STRAP FROM THE END GRAIN OF BM-9 TO THE 4x4 DF#2 POST BELOW & (1) HGA10 CLIP FROM BM-9 TO THE DBL T.P.
- 4 FASTEN 2x6 DF#2 END JOIST TO WALL STUDS w/ 5D5 x 4 1/2" SCREWS @ 16" O.C.
- 5 PROVIDE 3x8 PTDF LEDGER TO CONC. RETAINING WALL w/ 5/8" DIA. x 8" TITEN-HD A.B.'S @ 32" O.C.
- 6 PROVIDE 3x14 PTDF LEDGER TO CONC. RETAINING WALL w/ 5/8" DIA. x 8" TITEN-HD A.B.'S @ 16" O.C.
- 7 PROVIDE 2x6 DF#2 LEDGER TO WALL STUDS/BM w/ 5D5 x 4 1/2" SCREWS @ 16" O.C.
- 8 PROVIDE 2x10 PTDF END JOIST TO CONC. RETAINING WALL w/ 5/8" DIA. x 8" TITEN-HD A.B.'S @ 32" O.C.
- 9 DOWEL CONC. SLAB @ STAIRS INTO RETAINING WALL STEM w/ #3 x 24" BARS @ 16" O.C. DRILL 1/2" DIA. x 6" DEEP HOLES INTO CONC. STEM AND SET DOWELS w/ SIMPSON SET-XP OR SET-3G EPOXY.

SQUASH BLOCK NOTE:

PROVIDE VERTICAL SQUASH BLOCK, SISTERED TO FLOOR RIM BOARD, BETWEEN UPPER AND LOWER LEVEL 4x OR GREATER POSTS.

SQUASH BLOCK TO BE FULL WIDTH (MIN) OF POST DIMENSION AND SHALL BE THE SAME SPECIES AND GRADE OF THE UPPER AND LOWER POST MATERIAL.

STRUCTURAL OBSERVATION NOTE:

IN ACCORDANCE WITH THE 2022 CBC, STRUCTURAL OBSERVATIONS ARE REQUIRED FOR THE FOLLOWING STAGES OF CONSTRUCTION:

1. AT EACH STAGE OF FOUNDATION CONSTRUCTION, AFTER FOOTINGS ARE EXCAVATED AND MAIN FOUNDATION STEEL REINFORCEMENT IS PLACED, BUT PRIOR TO POURING CONCRETE.
2. AFTER FRAMING IS COMPLETED, BUT PRIOR TO INSTALLING ELECTRICAL, MECHANICAL OR PLUMBING SYSTEMS.

A WRITTEN LETTER OF APPROVAL, WITH RECOMMENDATIONS AS NECESSARY, IS TO BE PROVIDED BY THE ENGINEER OF RECORD AFTER EACH CONSTRUCTION STAGE IS COMPLETED.

EDGE NAILING NOTE:

1. PROVIDE ROOF PLY EDGE NAILING ALONG ALL RAFTERS OR TRUSSES IN-LINE.
2. PROVIDE FLOOR PLY EDGE NAILING ALONG ALL FLOOR JOISTS OR BEAMS IN-LINE

HOLDOWN STRAP NOTE:

(V) M5t1 = MST OR OTHER (PER PLANS) VERTICAL HOLDOWN STRAP BETWEEN FLOORS SHALL ACT AS A HOLDOWN FOR SHEAR WALLS AT THE UPPER FLOOR LEVEL. ATTACH VERTICAL HOLDOWN STRAP TO 4x OR 6x POST MINIMUM AT THE UPPER AND LOWER FLOOR LEVELS.

PROVIDE SHEAR PANEL E.N. ALONG ALL POSTS IN LINE W/ UPPER HOLDOWN STRAPS. PROVIDE 2x VERT. SQUASH BLOCK BACKED TO RIM BOARD BETWEEN UPPER AND LOWER 4x POSTS. USE 4x VERT. SQUASH BLOCK BETWEEN 6x HOLDOWN POSTS.

* SEE DETAIL "8" ON SHEET D1 FOR TYPICAL INSTALLATION AT VERTICAL HOLDOWN STRAPS.

SHEAR WALL SCHEDULE

MARK	SHEATHING	STUDS @ PANEL EDGES	NAILING (E.N. F.N.)	SILL PLATE	TOP PLATE CONNECTOR	SILL PLATE CONNECTION AT SUBFLOOR	ANCHOR BOLTS AT FOUNDATION
1	15/32" PLY (ONE SIDE)	DBL 2x (MIN)	8d @ 6-12	2x	A35 @ 18" O.C. OR 16d @ 6" O.C. †	SDS 1/2" x 4 1/2" SCREWS @ 12" O.C.	5/8" DIAMETER @ 48" O.C. See note 5
2	15/32" PLY (ONE SIDE)	DBL 2x (MIN)	8d @ 4-12	2x	A35 @ 16" O.C. OR 16d @ 4" O.C. †	SDS 1/2" x 4 1/2" SCREWS @ 9" O.C.	5/8" DIAMETER @ 32" O.C. See note 5
3	15/32" PLY (ONE SIDE)	3x (MIN)	8d @ 3-12	3x	A35 @ 9" O.C. OR 16d @ 3" O.C. †	SDS 1/2" x 6" SCREWS @ 8" O.C.	5/8" DIAMETER @ 18" O.C. See note 5
4	15/32" PLY (ONE SIDE)	3x (MIN)	10d @ 3-12	3x	A35 @ 9" O.C.	SDS 1/2" x 6" SCREWS @ 8" O.C.	5/8" DIAMETER @ 12" O.C. See note 5
5	15/32" PLY (ONE SIDE)	3x (MIN)	10d @ 2-12	3x	A35 @ 6" O.C.	SDS 1/2" x 6" SCREWS @ 4" O.C.	5/8" DIAMETER @ 10" O.C. See note 5

KEY

† Studs shall be 3x minimum @ panel edges, use 3x p.t.d.f. bottom plate, stagger nails @ double top plate and panel edges.
‡ Provide 16d nails for pressure blocking connections to bottom chord of truss or top plate

NOTES

1. All walls to be fully blocked.
2. All nails specified are common. Where "air-gun" nailing is used, care shall be taken to use true common nail equivalents.
3. Refer to "Vertical Sheathing" per Sheet S-0 for material and application specifications.
4. For walls which bear trusses; one H-1 clip, from truss to top plate, may be used in place of one A35 top plate connector. It should be noted that one SOWCL560 screw **does not** take the place of one A35 top plate connector.
5. Provide Simpson BP5/8-3 bearing plate at all 5/8" dia anchor bolts, or BP55/8-3 to allow for slotted condition.
6. Use LTP4 or RBC @ 3x sill plate to rim joist or solid blocking. Use spacing as per A35 under "Top Plate Connector".
7. Ok to use RBC in lieu of A35 @ truss/rafter blocking to top plate connections.
8. Structural design for wood structural panels based on DOC PS-1 and PS-2 or wood structural panel design properties given in the APA Panel Design Specification Plywood Sheathing, 24/0 panel index rated OSB or CDX ply.

These drawings and specifications are instruments of service and are the property of MSP Professional Engineering, Inc. All designs and other information on these drawings are for use on the specified project and shall not be used without the expressed, written consent of MSP Professional Engineering, Inc.

Contractor and sub-contractors shall verify all dimensions and conditions at the job site before proceeding with work and report any discrepancies or changes to MSP Professional Engineering, Inc. prior to construction of affected aspects of the project.

ENGINEERED BY: NSC
REVIEWED BY: NAM

DATE: 12/30/2024

REVISION:

FLOOR & UPPER
FOUNDATION PLAN

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

SHEET: