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SINGLE FAMILY RESIDENCE

DEVELOPMENT REVIEW SUBMITTAL SET

130 & 132 11TH STREET PASO ROBLES, CA 93446

SYMBOLS:

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

ABBREVIATIONS:

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

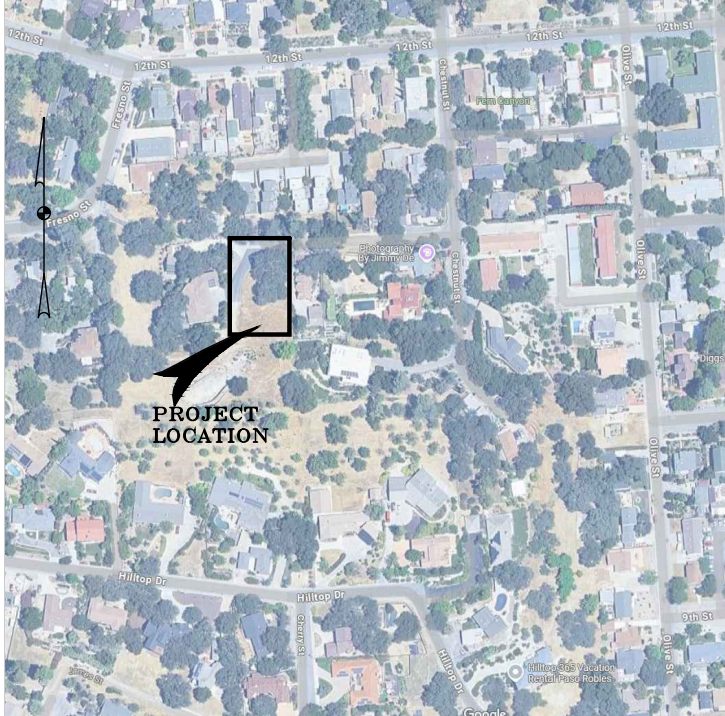
PROJECT TEAM:

PROFESSIONAL OF RECORD: INTEGRATED STRUCTURES, INC. R. GARY BLACK 1265 65TH STREET EMERYVILLE, CA 94608 (510) 735-9801 phone (510) 355-9705 fax shared@integratedstructures.com	OWNER DR. RICHARD SCHMIDT 3210 PASEO VISTA AVE. SAN MARTIN CA 95046 (408) 607-7777 phone rich@moosemountainvineyard.com	GEOTECHNICAL ENGINEER EARTH SYSTEMS NICK ZOETWEY, PE, GE (805) 544-3276 phone nzoetwey@earthsystems.com	ARBORIST 4TH GENERATION TREE CASEY SCOVELL 790 S. MAIN ST. TEMPLETON, CA 93465 (805) 462-2020 phone
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PROJECT INFORMATION:

PROJECT ADDRESS:	130 AND 132 11TH STREET PASO ROBLES, CA 93446
OCCUPANCY GROUP:	R3
CONSTRUCTION TYPE:	TYPE VB
ZONE DISTRICT:	R-1
NO. OF STORIES:	2 STORY
PROJECT DESCRIPTION:	NEW TWO STORY RESIDENCE (2900 S.F.) MAIN HOUSE: 3 BEDROOM, 3/2 BATH (2529 SF) JADU: STUDIO (671 SF) NEW ATTACHED GARAGE (527 S.F.)
SPRINKLER AND FIRE ALARM:	YES: NFPA-13D

VICINITY MAP:



SPECIAL INSPECTIONS:

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

SPECIAL INSPECTIONS:

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

GENERAL CONSTRUCTION NOTES:

1.0 GENERAL 1.1 ALL CONSTRUCTION SHALL CONFORM TO THE CURRENTLY ADOPTED ORDINANCES OF THE CITY OF PASO ROBLES, 2022 CALIFORNIA BUILDING CODE, 2022 FIRE CODE, 2022 UPC, 2022 CMC, 2022 CCC, 2022 CALGREEN AND TITLE 24. THE CITY OF BERKELEY ADU ORDINANCE BMC CHAPTERS 23.306 AND 12.99. STATE OF CALIFORNIA LAW, GOVERNMENT CODE SECTIONS 65852.2 AND 65852.22 1.2 CONTRACTOR/SUBCONTRACTOR SHALL VERIFY ALL PERTINENT DIMENSIONS AND GRADE ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION. 1.3 CONFLICTS AND DISCREPANCIES IN INFORMATION AND OMISSIONS IN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF INTEGRATED STRUCTURES, INC. FOR RESOLUTION. 1.4 CHANGES FROM THE CONTRACT DRAWINGS SHALL BE MADE ONLY WITH THE APPROVAL OF INTEGRATED STRUCTURES, INC. 1.5 SPECIAL INSPECTION REQUIRED AS PER SCHEDULE ON THIS PAGE. 1.6 STRUCTURAL OBSERVATION BY THE PROFESSIONAL OF RECORD IS REQUIRED FOR THE FOLLOWING ITEMS OF CONSTRUCTION: - FOOTING EXCAVATIONS - REINFORCING DETAILS - SHEAR TRANSFER DETAILS INTEGRATED STRUCTURES, INC. SHALL BE RETAINED BY THE OWNER TO PERFORM THESE STRUCTURAL OBSERVATIONS AS DEFINED BY CBC 220, REPORTING ANY OBSERVED DEFICIENCIES TO OWNER, CONTRACTOR AND BUILDING OFFICIAL AND SUBMITTING A FINAL SUMMARY REPORT STATING THAT SITE VISITS HAVE BEEN MADE, NOTING ANY DEFICIENCIES, THAT CORRECTIVE WORK HAS BEEN COMPLETED AND THAT CONSTRUCTION PROCEEDED IN ACCORDANCE WITH THE APPROVED PLANS AND APPLICABLE CODES CBC 1702. 1.7 THE SPECIAL CONSTRUCTION INSPECTIONS LISTED ARE IN ADDITION TO THE CALLED INSPECTIONS REQUIRED BY SECTION 1701 OF THE CBC. SPECIAL INSPECTION IS NOT A SUBSTITUTE FOR INSPECTION BY A COUNTY INSPECTOR. ALL WORK REQUIRING SPECIAL INSPECTION WHICH IS INSTALLED OR COVERED WITHOUT THE APPROVAL OF THE COUNTY INSPECTOR IS SUBJECT TO REMOVAL. 1.8 IT IS THE INDIVIDUAL RESPONSIBILITY OF THE CONTRACTOR TO INFORM THE SPECIAL INSPECTION INDIVIDUAL OR AGENCY AT LEAST ONE WORKING DAY PRIOR TO PERFORMING ANY WORK THAT REQUIRES SPECIAL INSPECTION.	2.0 FOUNDATIONS 2.1 CONCRETE FOOTINGS SHALL BE CONSTRUCTED IN ONE CONTINUOUS MONOLITHIC POUR WITHOUT CONSTRUCTION JOINTS UNLESS NOTED OTHERWISE. 2.2 CONCRETE FOOTINGS SHALL USE A MINIMUM STRENGTH CONCRETE OF 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS. (CALCULATIONS FOR f_c (DESIGNED TO 2500 PSI)) 3.0 MATERIALS 3.1 TIMBER: (N/A) SAW LUMBER SHALL CONFORM TO DOUGLAS FIR NO 2 OR BETTER EXCEPT AS NOTED ON THE DRAWINGS. TIMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE EITHER PRESERVE TREATED OR FOUNDATION GRADE REDWOOD. 3.2 CONCRETE: ALL REINFORCED CONCRETE TO BE MINIMUM 3000 PSI, 28-DAY COMPRESSIVE STRENGTH. CONCRETE SHALL COMPLY WITH ASTM C-94, READY MIX CONCRETE. 3.3 SHOTCRETE: SHOTCRETE TO BE MINIMUM 3000 PSI 28-DAY COMPRESSIVE STRENGTH WITH INTEGRAL XYPEX AS PER MANUFACTURER'S RECOMMENDATION. ALL CEMENT SHALL CONFORM TO ASTM C-150, TYPE I. AGGREGATE SHALL CONFORM TO ASTM C-33, USE PORTLAND CEMENT: ASTM C 150, TYPE 1; NORMAL WEIGHT AGGREGATES: ASTM C 33, FROM A SINGLE SOURCE - AGGREGATE GRADATION ACI 508R, GRADATION #1 WITH 100% PASSING $\frac{3}{4}$ " SIEVE; POTABLE WATER, COMPLYING WITH ASTM C-94, FREE FROM DELETERIOUS MATERIALS THAT MAY AFFECT COLOR STABILITY, SETTING, OR STRENGTH OF SHOTCRETE. GENERAL CHEMICAL ADMIXTURES ASTM C 1141, CLASS A AND B, BUT LIMITED TO THE FOLLOWING ADMIXTURES MATERIALS: 1. WATER-REDUCING ADMIXTURE: ASTM C 494, TYPE A 2. CHEMICAL WATERPROOFING "XYPEX" - XYPEX-C-1000 3. SHRINKING REDUCING ADMIXTURE "ECLIPSE" PER W.R. GRADE PREPARE DESIGN MIXES FOR EACH TYPE AND STRENGTH OF SHOTCRETE. WHEN INCLUDED IN SHOTCRETE DESIGN MIXES, USE ADMIXTURES AND RETARDING ADMIXTURES ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.	3.4 REINFORCING STEEL: ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. ALL WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185. 4.0 REINFORCING STEEL 4.1 LAP SPLICES SHALL BE 40d U.O.N. 4.2 SPLICES IN REINFORCING STEEL SHALL DEVELOP FULL STRENGTH OF THE BAR. 4.3 BENDS AND HOOKS IN THE REINFORCING STEEL SHALL CONFORM TO CBC AND ACI REQUIREMENTS REGARDING BEND RADIUS AND EXTENSION. 4.4 ALL CONCRETE SHALL BE REINFORCED. WHERE REINFORCING IS NOT SPECIFICALLY SHOWN OR WHERE DETAILS ARE NOT GIVEN, PROVIDE REINFORCING SIMILAR TO THAT SHOWN FOR SIMILAR CONDITIONS SUBJECT TO REVIEW BY INTEGRATED STRUCTURES, INC. 4.5 DOWELS OR BOLTS EMBEDDED IN PREVIOUSLY CAST CONCRETE SHALL BE ANCHORED WITH SIMILAR E.T (EPOXY) MEETING ASTM C881-90 EPOXY ADHESIVE OR EQUIVALENT. FOLLOW MANUFACTURER'S PROCEDURES FOR USE. TO DEVELOP SHEAR RESISTANCE REQUIRED IN STRUCTURAL CALCULATIONS, ALL ANCHOR BOLTS WILL BE EMBEDDED A MINIMUM OF 8". HOLD DOWN BOLTS SHALL BE CAST IN PLACE WHERE THEY OCCUR IN NEW FOUNDATIONS, AND SHALL BE EMBEDDED TO THE SPECIFIED DEPTH. 4.6 ALL REINFORCING STEEL AND HOLD DOWN ANCHORS SHALL BE ACCURATELY LOCATED IN THE FORMS AND HELD FIRMLY IN PLACE BEFORE AND DURING THE PLACING OF CONCRETE BY MEANS OF WIRE SUPPORTS ADEQUATE TO PREVENT DISPLACEMENT DURING THE COURSE OF CONSTRUCTION AND TO KEEP THE STEEL AT A PROPER DISTANCE FROM THE FORMS. BAR SUPPORTS ARE TO BE SUFFICIENT IN NUMBER AND SUFFICIENTLY HEAVY TO PROPERLY CARRY THE STEEL THEY SUPPORT. ACCESSORIES SHALL BE AS SPECIFIED IN THE LATEST EDITION OF CRSI DESIGN HANDBOOK. MAXIMUM ACCESSORIES SPACING 4" O.C. UNDER NO CONDITIONS SHALL CONCRETE BE PLACED WITHOUT ADEQUATE TIES OR SUPPORTS AS OUTLINED ABOVE. 4.7 DOWELS SHALL BE PROVIDED AT POUR CONSTRUCTION JOINTS AND SHALL BE SAME SIZE AS DETAILED STANDARD LAP SPICE. 4.8 SPLICES IN ADJACENT HORIZONTAL WALL REINFORCEMENT BARS SHALL BE STAGGERED 4'-0" MINIMUM UNLESS OTHERWISE NOTED.	4.9 ALL REINFORCING ANCHOR BOLTS AND OTHER INSERTS SHALL BE SECURED IN PLACE PRIOR TO PLACING CONCRETE OR GROUTING MASONRY. 4.10 PROVIDE THE FOLLOWING MINIMUM PROTECTIVE COVERING OF CONCRETE: BELOW GRADE (UNFORMED) 3" CLEAR. BELOW GRADE (FORMED) 2" CLEAR. ABOVE GRADE 1-5" CLEAR, EXPOSED TO WEATHER. FOR ABOVE GRADE SHELL AND FOLDED PLATE MEMBERS NOT EXPOSED TO WEATHER, MIN. COVERAGE IS $\frac{3}{4}$ " CLEAR. 4.11 WELDING OF REBAR IS NOT PERMITTED UNLESS PROCEDURE APPROVED BY ENGINEER. ADDITIONAL HEATING OF REBAR IS NOT ALLOWED. 5.0 CONCRETE CONSTRUCTION 5.1 CONCRETE BEAMS AND COLUMNS SHALL BE CONSTRUCTED IN ONE CONTINUOUS MONOLITHIC POUR WITHOUT CONSTRUCTION JOINTS, U.N.O. OR APPROVED BY INTEGRATED STRUCTURES, INC. 5.2 SLAB-ON-GRADE MAY BE CONSTRUCTED WITH CONTROL AND CONSTRUCTION JOINTS SUBJECT TO REVIEW OF INTEGRATED STRUCTURES, INC. 5.3 PIPES MAY PASS THROUGH STRUCTURAL CONCRETE IN SLEEVES, BUT NOT BE EMBEDDED THEREIN. 5.4 CURING CONCRETE SHALL NOT BE EXPOSED TO TEMPERATURES LESS THAN 40° FAHRENHEIT FOR THE FIRST THREE DAYS. 5.5 SHOTCRETE AND CONCRETE CURING: USE ABSORPTIVE COVER AASHTO M 182, CLASS2, BURLAP CLOTH MADE FROM JUTE OR KENAF. WEIGHING APPROX 9 OZ/SQ YD DRY; MOISTURE-RETAINING COVER ASTM C 171, POLYETHYLENE FILM OR WHITE BURLAP-POLYETHYLENE SHEET; AND POTABLE WATER 5.6 SHOTCRETE INSTALLER QUALIFICATIONS: EMPLOY NOZZLE OPERATORS WHO ATTAIN MEAN CORE GRADES NOT EXCEEDING 2.5, ACCORDING TO ACI 506.2, ON PRECONSTRUCTION TESTS	5.7 SHOTCRETE TESTING AGENCY QUALIFICATIONS: INDEPENDENT AND QUALIFIED ACCORDING TO ASTM C 1077 AND ASTM E 529 FOR TESTING INDICATED, AS DOCUMENTED ACCORDING TO ASTM E 549 AND ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION 5.8 SHOTCRETE COMPLY WITH PROVISIONS OF THE FOLLOWING, UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED: 1. ACI 301, "SPECIFICATION FOR STRUCTURAL CONCRETE" 2. ACI 506.2, "SPECIFICATION FOR SHOTCRETE" 3. CRSI'S "MANUAL OF STANDARD PRACTICE" 5.9 SHOTCRETE WET-MIX PROCESS: MEASURE, BATCH, MIX, AND DELIVER SHOTCRETE ACCORDING TO ASTM C 94 AND ASTM C 1116 AND FURNISH BATCH TICKET INFORMATION. COMPLY WITH ASTM C 885 WHEN SHOTCRETE INGREDIENTS ARE DELIVERED DRY AND PROPORTIONED AND MIXED ON-SITE. 6.0 TIMBER CONSTRUCTION (N/A) 7.0 GRADING & EROSION CONTROL 7.1 DUST CONTROL IS TO BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. 7.2 AREAS OF FILL SHALL BE SCARIFIED, BENCHING AND RECOMPACTED PRIOR TO REPLACING FILL AND OBSERVED BY A SOIL OR CIVIL ENGINEER. 7.3 FILL MATERIAL WILL BE RECOMPACTED TO 90% OF MAXIMUM DENSITY. 7.4 REMOVE ANY DELETERIOUS MATERIAL ENCOUNTERED BEFORE PLACING FILL. 7.5 NO CUT OR FILL SLOPES WILL BE CONSTRUCTED STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL (2:1). 7.6 MINIMUM SETBACK TO CREEKS AND BLUFFS SHALL BE MAINTAINED. MINIMUM SETBACK OF TWO FEET FROM ALL PROPERTY LINES WILL BE MAINTAINED FOR ALL GRADING.	8.0 DESIGN LOADS 1603.1 CBC 2022 8.1 LIVE LOADS ROOF WITH PITCH <4:12 RESIDENTIAL FLOOR INDUSTRIAL =20 PSF =40 PSF =120 PSF OR CALCULATED LOAD 8.2 WIND DESIGN DATA BASIC WIND SPEED WIND IMPORTANCE FACTOR OCCUPANCY CLASSIFICATION WIND EXPOSURE INT. PRESSURE CO-EFFICIENT COMPONENTS AND CLADDING ROOFS AND WALLS CORNERS OF WALLS AND ROOFS =85 MPH =1.0 =I =C =+/- .18 =5.88PSF TRACTION, 16.7PSF PRESSURE =5.88PSF TRACTION, 19.7PSF PRESSURE 8.3 EARTHQUAKE DESIGN DATA SEISMIC IMPORTANCE FACTOR OCCUPANCY CLASSIFICATION SHORT TERM SPECTRAL RESP. S ₁ 1 SEC SPECTRAL RESP. S ₁ SITE CLASS SPECTRAL RESPONSE ACCEL. S _a SEISMIC DESIGN CATEGORY BASIC SEISMIC FORCE RESISTING SYS. DESIGN BASE SHEAR SEISMIC RESPONSE COEFFICIENT C _r RESPONSE MODIFICATION FACTOR R ANALYSIS PROCEDURE USED, EQUIVALENT LATERAL FORCE ANALYSIS (12.6-1) =1.0 =II =N.A. =N.A. =N.A. =N.A. =D =WOOD SHEAR WALLS. =N.A. =6.5 =EQUIVALENT LATERAL FORCE ANALYSIS (12.6-1) 8.4 GEO-TECHNICAL DESIGN DATA ALLOWABLE SOIL BEARING CAPACITY EQUIVALENT FLUID PRESSURE COEFFICIENT OF FRICTION =1500 PSF DL =1500 PSF DL+LL =250PCF =0.25
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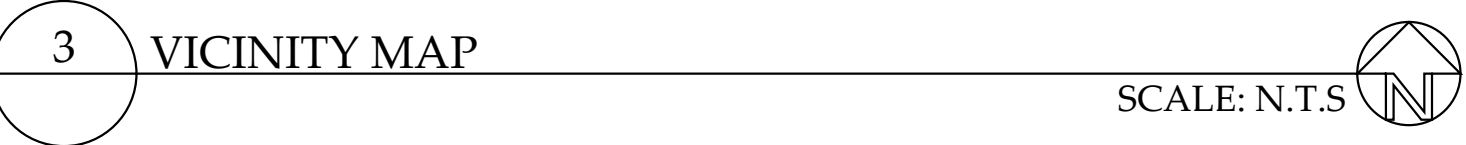
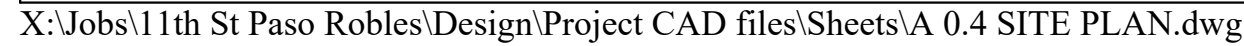
REVISIONS BY:
1 05/30/2025

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

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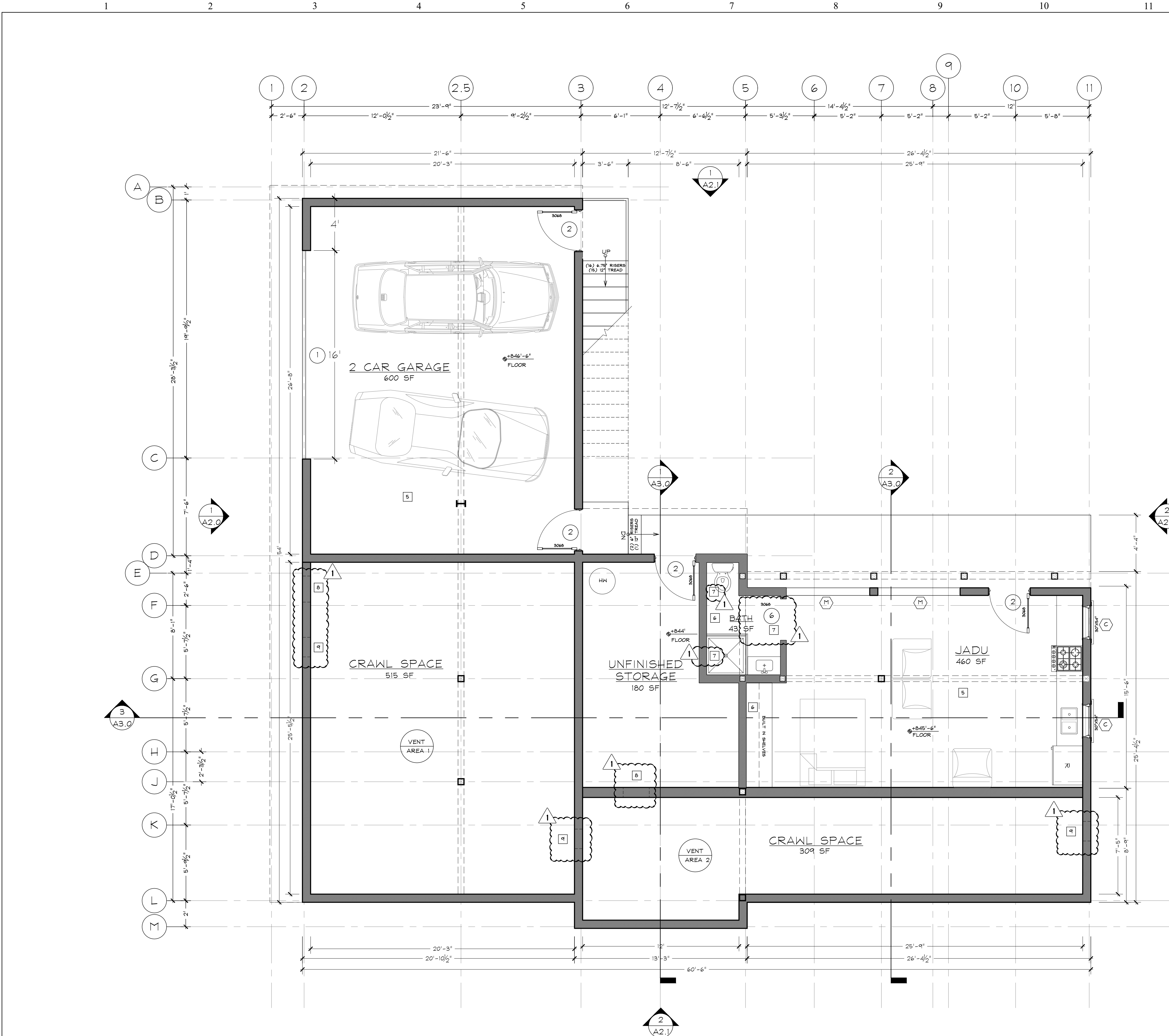


SUPPLEMENTAL PROJECT AND LOT INFORMATION			
AREA CALCULATIONS	EXISTING	NEW	TOTAL
TOTAL LOT AREA	25245 SF	0 SF	25245 SF
TOTAL BUILDING FOOTPRINT	0 SF	2551 SF	2551 SF
TOTAL FLOOR AREA	0 SF	2921 SF	2921 SF
MAX BUILDING HEIGHT	N/A	32'-6"	N/A
NUMBER OF DWELLING UNITS	0	2	2
NUMBER OF PARKING SPACES	0	3	3

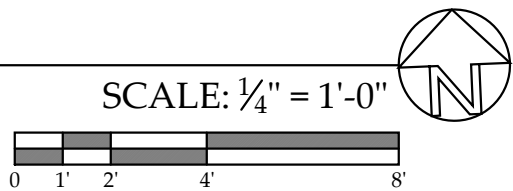
- 2 UTILITIES: WATER METER, FIRE HYDRANT AND SANITARY SEWER INSTALLED AT EDGE OF ACCESS EASEMENT IN OR AT EDGE OF 11TH ST RIGHT OF WAY. GAS AND SEWER EXTENSION INSTALLED TO PROPOSED BUILDING PAD.
- 3 IMPIRVIOUS SURFACE ~ 4,373 SF ASPHALT DRIVE ACCESS EXISTING, PLUS AN ADDITIONAL EXISTING 1751 CONCRETE ROAD SURFACE. PROJECT WILL ADD 360 SF OF CONCRETE ACCESS TO GARAGE AND 2,661 SF ROOF, FOR A TOTAL IMPIRVIOUS SURFACE OF TOTAL 9,145 SF
- 4 ARBORIST REPORT PREPARED BY SCOVELL TREE SURGERY DATED OCTOBER 12, 2005 UPDATED WITH TREE PROTECTION MEASURES FOR THE CLUSTER OF SIX OAK TREES. SEE UPDATED REPORT BY 4TH GENERATION TREE DATED JANUARY 24, 2025 BEFORE START OF CONSTRUCTION.

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

- ## A 0.4



1 (P) FIRST FLOOR PLAN



FLOOR PLAN NOTES:

- SAFETY GLAZING FOR DOORS AND PANELS OF SHOWER, BATHTUB ENCLOSURES, AND GLAZING IN WINDOW WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE STANDING SURFACE.
- LANDING AT EXTERIOR DOORS TO EXCEED 36", NOT MORE THAN 1/2" LOWER THAN FINISH FLOOR FOR OUT SWINGING DOORS.
- NEW BATHROOM, SHOWER AND TUB WALLS SHALL BE A SMOOTH HARD, NON-ABSORBENT SURFACE (E.G. CERAMIC TILE OR FIBERGLASS) OVER A MOISTURE RESISTANT UNDERLAYMENT (E.G., CEMENT, OR GLASS MAT GYPSUM BACKER) TO A HEIGHT OF 72" ABOVE THE DRAIN INLET.
- NEW BATH SHALL USE WATER CONSERVING FIXTURES.
A.) WATER CLOSETS - 1.28 GAL./FLUSH MAX.
B.) SHOWER HEADS - 1.8 GAL. AT 80 PSI MAX.
C.) LAVATORY FAUCETS - 1.2 GAL./MIN., MAX.
- FLOOR CEILING TO BE 1-HOUR FIRE RATED ASSEMBLY BETWEEN GARAGE AND LIVING SPACES; AND JADU BETWEEN MAIN UNIT. SEE SHEET A9.0 FOR ASSEMBLY DETAIL.
- PARTITION WALL TO BE 1-HOUR FIRE RATED BETWEEN JADU AND MAIN UNIT STORAGE. SEE SHEET A9.0 FOR ASSEMBLY DETAIL.

- PROJECT SHALL COMPLY WITH CRC R327 AGING-IN-PLACE REQUIREMENT AS FOLLOW:
A. AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH THIS SECTION. WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH THIS SECTION [CRC R327.1.1].
1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
2. REINFORCEMENT SHALL NOT BE LESS THAN 2 BY 8-INCH (51 MM BY 203 MM) NOMINAL LUMBER OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32 INCHES (812.8 MM) AND 39 1/4 INCHES (997 MM) ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING.
3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
5. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES (152.4 MM) ABOVE THE BATHTUB RIM.
B. INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4 [CRC R327.1.1.1].
C. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, AND CONTROLS (INCLUDING CONTROLS FOR HVAC) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 48 INCHES (1219.2 MM) MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15 INCHES (381 MM) MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR [CRC R327.1.2].
D. AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES (812.8 MM), MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL [CRC R327.1.3].
E. DOORBELL BUTTONS OR CONTROLS, WHEN INSTALLED, SHALL NOT EXCEED 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48 INCHES (1219.2 MM) MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48 INCHES (1219.2 MM) ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL [CRC R327.1.4].

SEE 4/A9.0 FOR MORE DETAILS

- CRAWL SPACE ACCESS PANEL 18"X24"

- CRAWL SPACE VENTILATION CALCULATION:

AREA 1 = 515 SF.
VENTED AREA = $\frac{515}{1600} = 0.343$ SF REQUIRED
USE (1) 16X8 VENTS W/ MIN NET FREE AREA OF 73 SQ.IN. OR .51SF

AREA 2 = 309 SF.
VENTED AREA = $\frac{309}{1600} = 0.21$ SF REQUIRED
USE (1) 16X8 VENTS

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

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1 05/30/2025

FIRST FLOOR PLAN

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RESIDENTIAL DEVELOPMENT

130 & 132 11TH STREET PASO ROBLES, CA 93446



INTEGRATED STRUCTURES

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



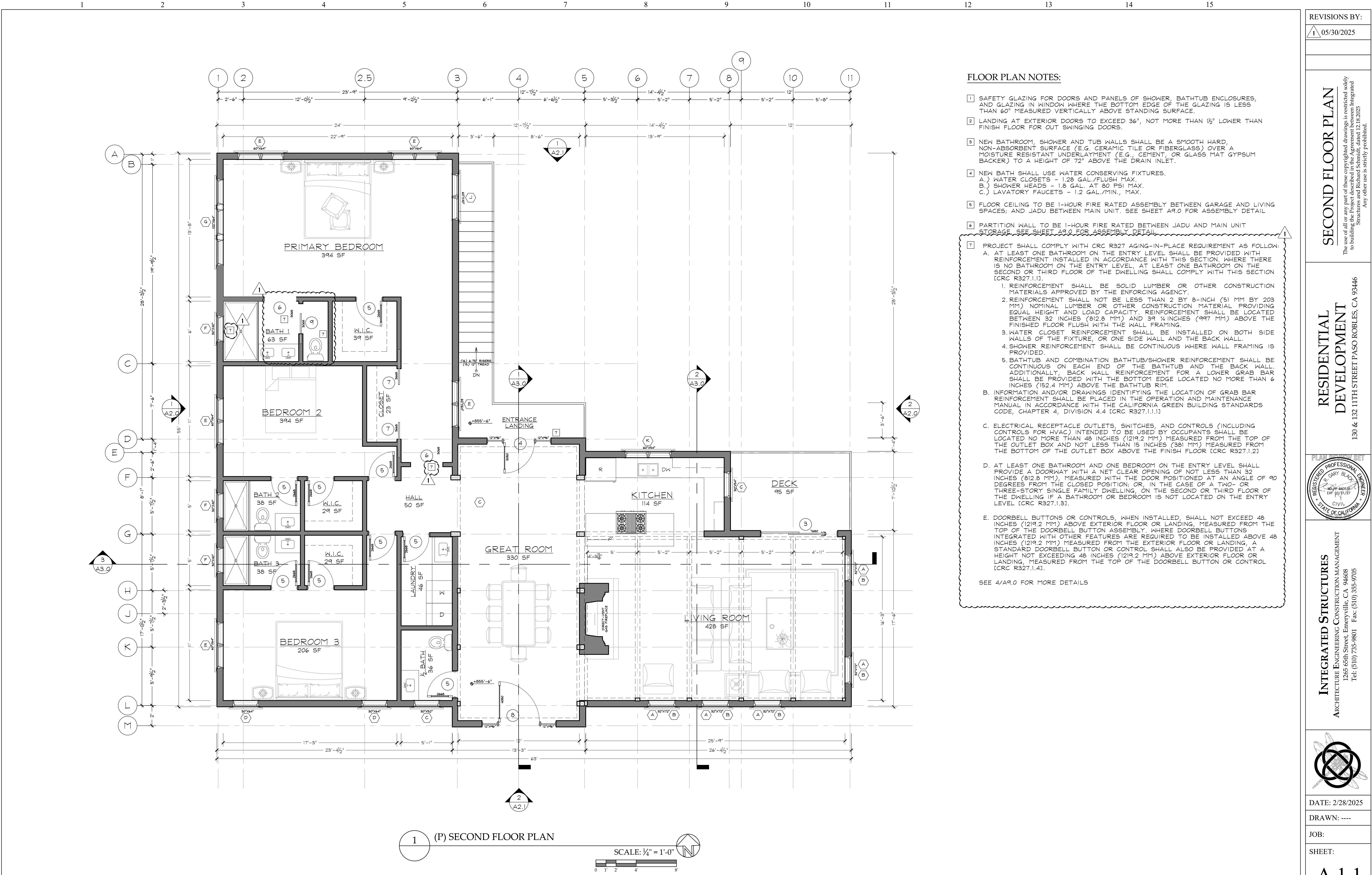
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FLOOR PLAN NOTES:

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

REVISIONS BY:

1 05/30/2025

SECOND FLOOR PLAN

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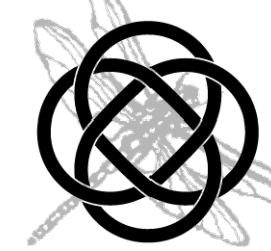
RESIDENTIAL DEVELOPMENT

130 & 132 11TH STREET PASO ROBLES, CA 93446



INTEGRATED STRUCTURES

ARCHITECTURE ENGINEERING CONSTRUCTION MANAGEMENT
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Tel: (510) 735-9801 Fax: (510) 355-9705



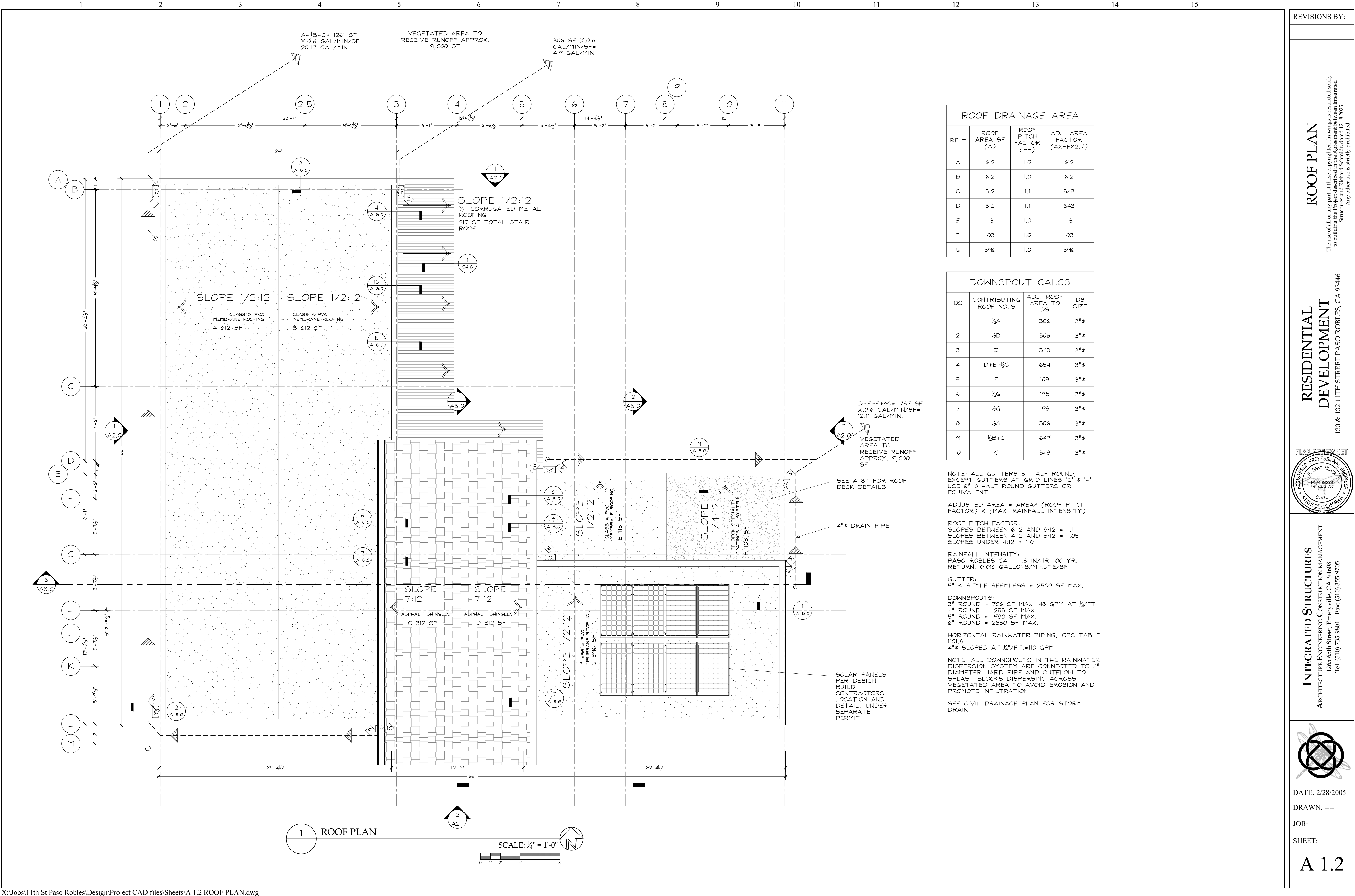
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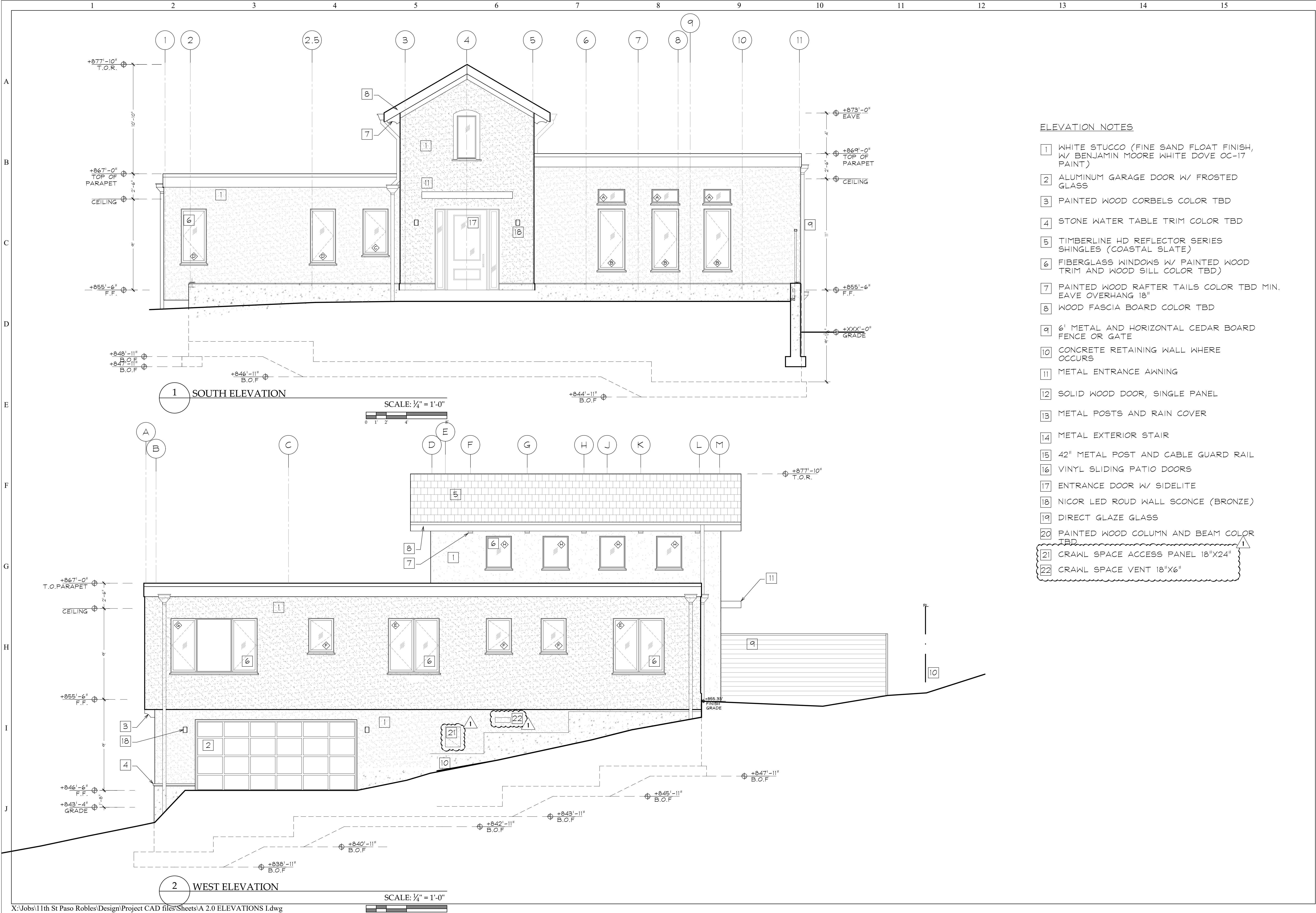
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ELEVATIONS I

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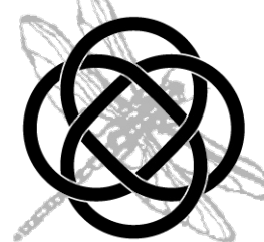
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DEVELOPMENT

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INTEGRATED STRUCTURES

ARCHITECTURE ENGINEERING CONSTRUCTION MANAGEMENT
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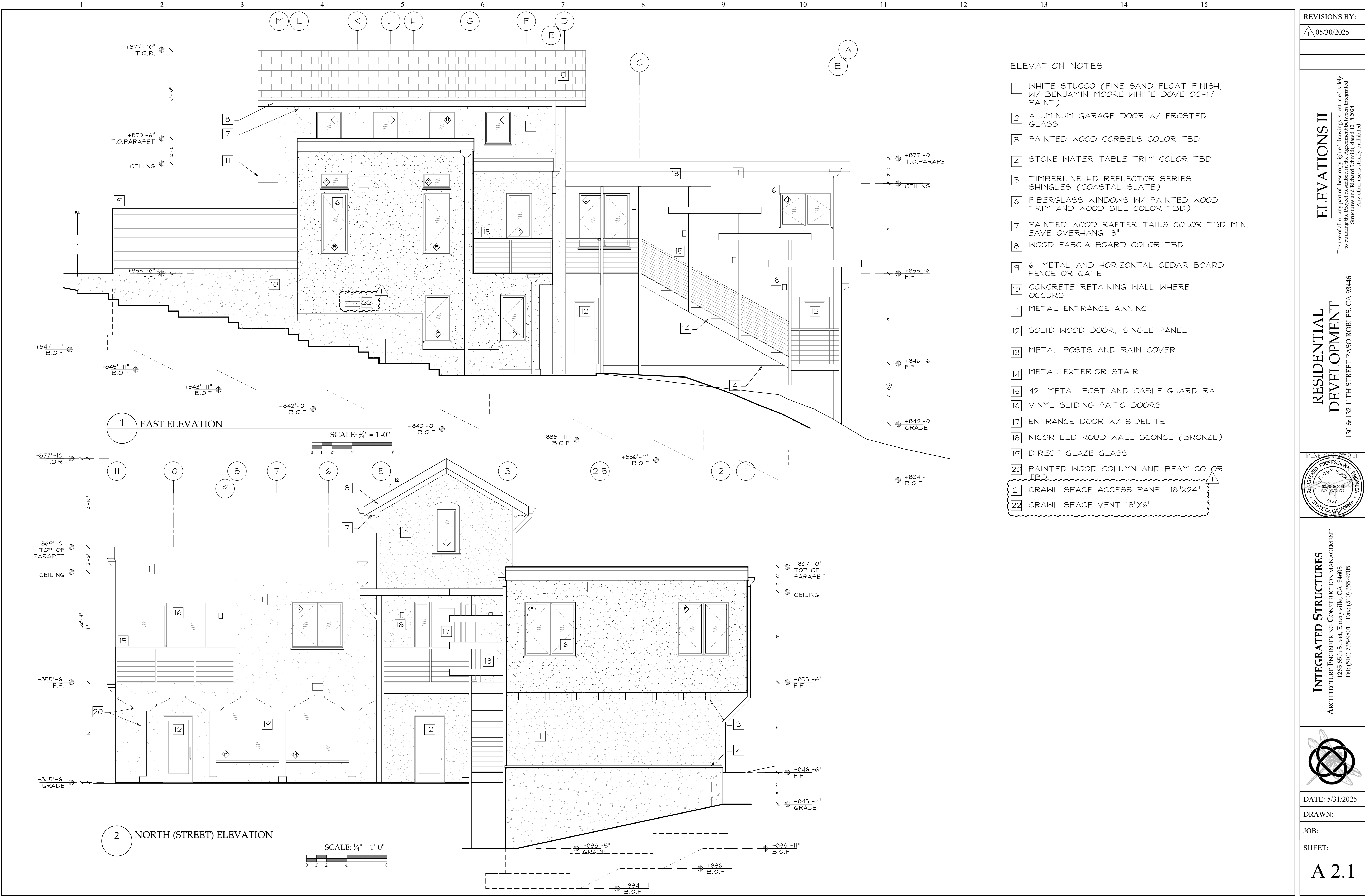
DATE: 5/31/2025

DRAWN: ----

JOB:

SHEET:

A 2.0



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

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1 05/30/2025	
ELEVATIONS II	
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130 & 132 11TH STREET PASO ROBLES, CA 93446	
PLANNING SET REGISTERED PROFESSIONAL ENGINEER R. GARY BLACK NO. 664023 EXP. 12/31/27 CIVIL STATE OF CALIFORNIA	
INTEGRATED STRUCTURES ARCHITECTURE ENGINEERING CONSTRUCTION MANAGEMENT 1265 65th Street, Emeryville, CA 94608 Tel: (510) 735-9801 Fax: (510) 355-9705	
DATE: 5/31/2025	
DRAWN: ----	
JOB:	
SHEET:	
A 2.1	

Drawing name: N:2025\25027-108 11th Street\Civil\Condoca\Sheets\25027-C1-1-GD.dwg

PLOT BY: ZechSzabowskiPLOT DATE: May 30, 2025 - 10:55am



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

DETAIL/ SHEET

2/C-4.1

3/C-4.1

ENGINEER OF RECORD:

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

DATE:

130 11TH STREET

GRADING & DRAINAGE SHEET

DATE									
REVISION									
NO.									

AGENCY APPROVAL:

DESIGNED: SJS
DRAWN: ZTS
JOB NUMBER: 25027

SHEET:

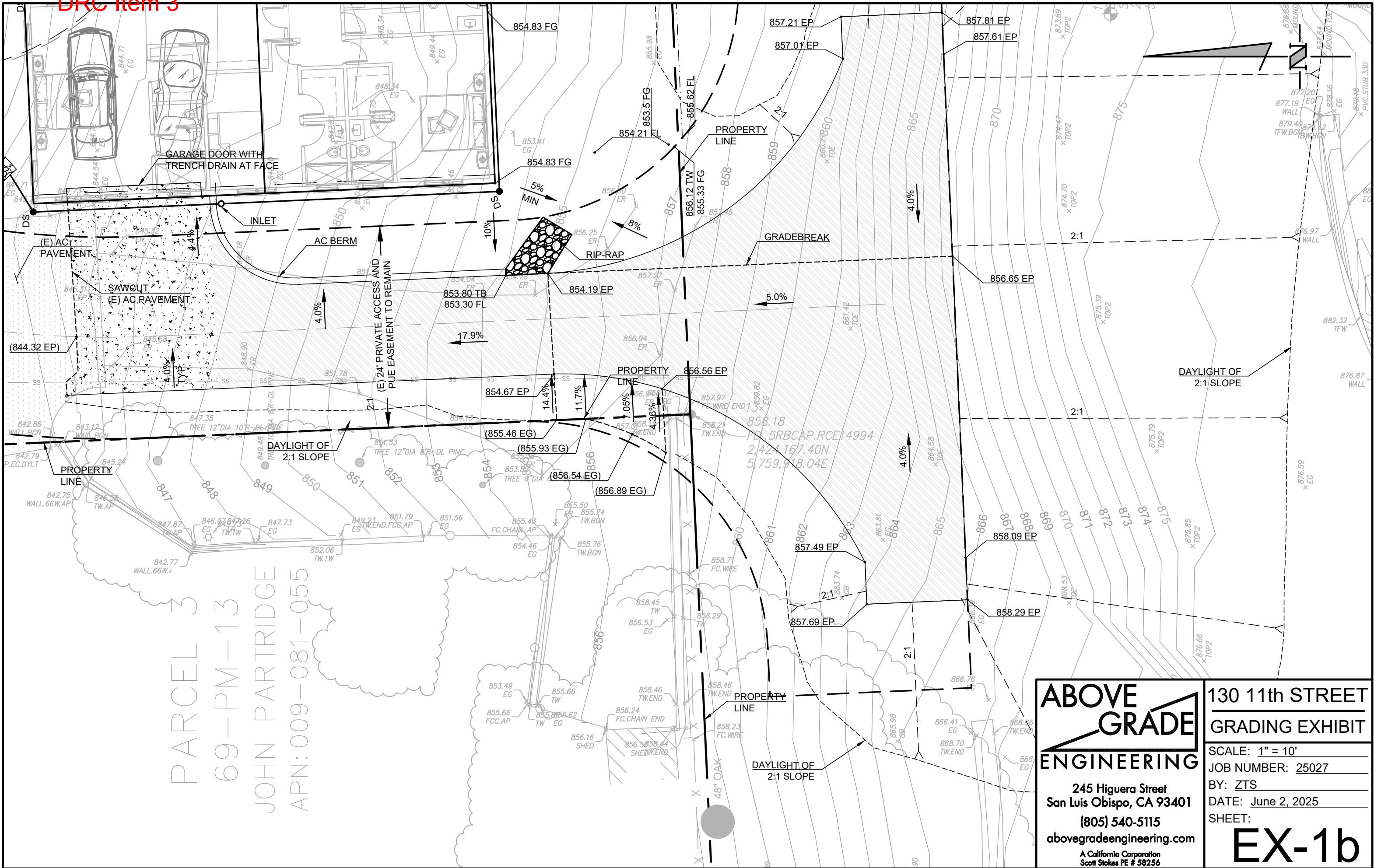
C-1.1

DATE: MAY 12, 2025

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

DRC Item 3

PARCEL 3
69-PM-13
JOHN PARTRIDGE
APN: 009-081-055



**ABOVE
GRADE
ENGINEERING**

245 Higuera Street
San Luis Obispo, CA 93401
(805) 540-5115
abovegradeengineering.com

A California Corporation
Scott Stokes PE # 58256

**130 11th STREET
GRADING EXHIBIT**

SCALE: 1" = 10'
JOB NUMBER: 25027
BY: ZTS
DATE: June 2, 2025
SHEET:

EX-1b