

GRIJALVA DECK REPLACEMENT



PROJECT TEAM

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STRUCTURAL

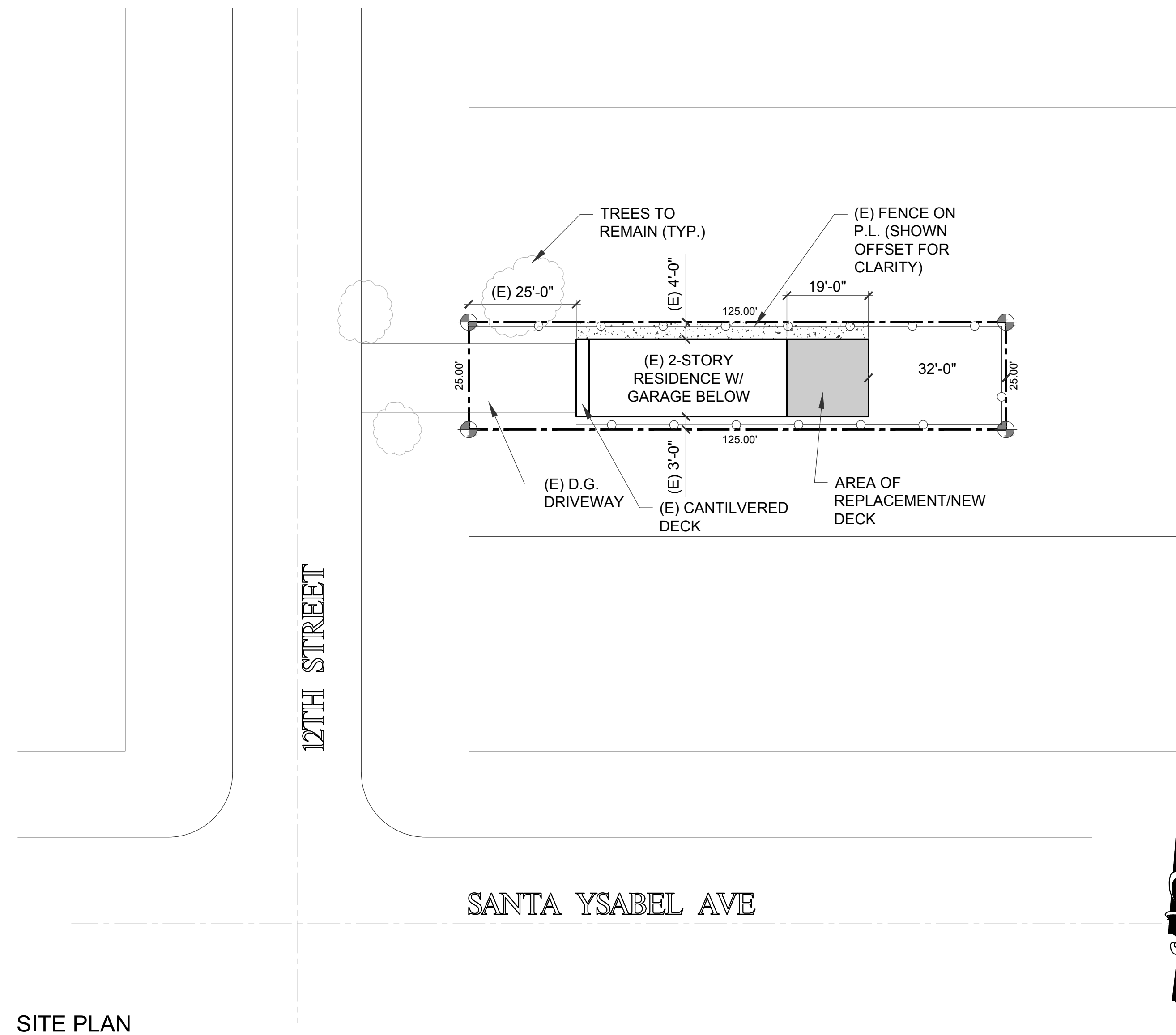
KUDLA ENGINEERING
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DESIGNER

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OWNER/BUILDER

TONY GRIJALVA
1164 12TH STREET
LOS OSOS, CA 93402
(805) 674-9672
MANUEL.GRIJALVA@CDCR.CA.GOV



SITE PLAN

DESIGNER NOTE

PLANS PREPARED BY:

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PH (805) 550-7436
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PJ DESIGNS TAKES NO LIABILITY FOR INFORMATION PROVIDED BY THE OWNER IN THE PREPARATION OF THESE CONSTRUCTION DRAWINGS. THE OWNER HAS APPROVED THIS SET OF PLANS AND AGREED THAT THIS STRUCTURE IS BUILDABLE ON SAID LOT.

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JOB DESCRIPTION

1. REPLACE EXISTING DAMAGED DECK AND CONSTRUCT NEW AREA W/ COVER.

AREA CALCS

87 SQ.FT.	EXISTING DECK
261 SQ.FT.	REPLACED + NEW DECK
NOT IN SCOPE	
1280 SQ.FT.	EXISTING RESIDENCE (BASED ON RECORDS)
LOT COVERAGE	
3125 SQ.FT.	EXISTING PARCEL SIZE
828 SQ. FT.	EXISTING STRUCTURE FOOTPRINT
26.5%	EXISTING LOT COVERAGE
1089 SQ.FT.	EXISTING STRUCTURE + REPLACE/NEW DECK
34.8% SQ. FT.	NEW LOT COVERAGE

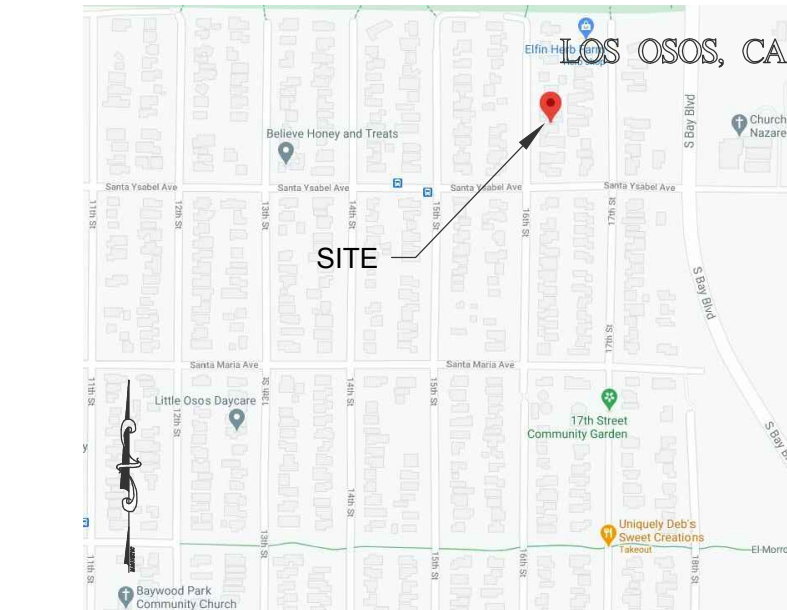
BLDG CODE DATA

OCCUPANCY: R-3
TYPE OF CONSTRUCTION: VB
ALLOWABLE AREA: UNLIMITED
HEIGHT: +20'-5"
AUTOMATIC FIRE SPRINKLER: NO
STORIES: 1-STORY

PROJECT DATA

TOWN OF EL MORO R.M. BK. A PG. 80
SAN LUIS OBISPO COUNTY, AS FILED IN BOOK 038, PG 07
APN: 038-071-012

VICINITY MAP



DOCUMENTS

THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED UPON INFORMATION SUBMITTED, IN PART, BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, PJ DESIGNS IS NOT RESPONSIBLE FOR THEIR ACCURACY, NOR FOR ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DOCUMENTS AS A RESULT

GENERAL NOTE

1. THE OWNER IS ADVISED THAT THESE DRAWINGS AND ASSOCIATED CONSTRUCTION DOCUMENTS ARE THE ONLY MEDIUM AVAILABLE TO EXPRESS THE INTENT OF PJ DESIGNS AND CANNOT BE ASSUMED ALL-INCLUSIVE WITH REGARD TO SUCH.

SEPARATE PERMITS

THIS PROJECT CONTAINS SEPARATE PERMITS THAT ARE NOT INCLUDED IN THIS SET OF PLANS

1. BUILDING PERMIT

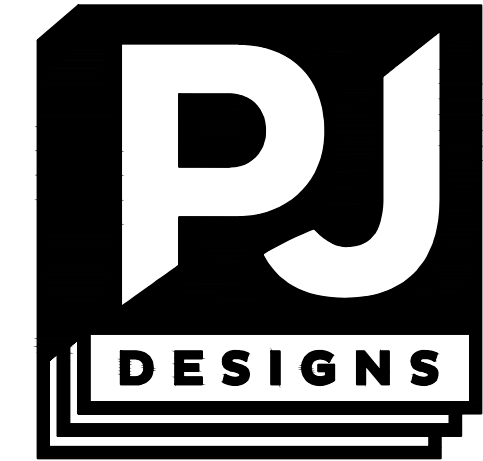
SHEET INDEX

CS	COVER SHEET/SITE PLAN
A-1	FLOOR PLAN
A-2	ELEVATIONS

SHEET SET

NUMBER OF ORIGINALS IN SET

3



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General Building Designer
Custom Homes - Remodels - Additions - ADUs - As-Built

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Project

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1164 12TH STREET
LOS OSOS, CA 93402

Jurisdiction
COUNTY OF SAN LUIS OBISPO, CA

APN
038-071-012

Job No.
20083

Sheet Title

COVER SHEET

PMTR-0000-0000

Plan Set

Preliminary	11.12.2020
Minor Use Permit Submit	12.11.2020

Sheet Number

CS



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Sheet Title

DECK FLOOR PLAN

PMTR-0000-0000

Plan Set
Preliminary 11.12.2020

Sheet Number

A-1

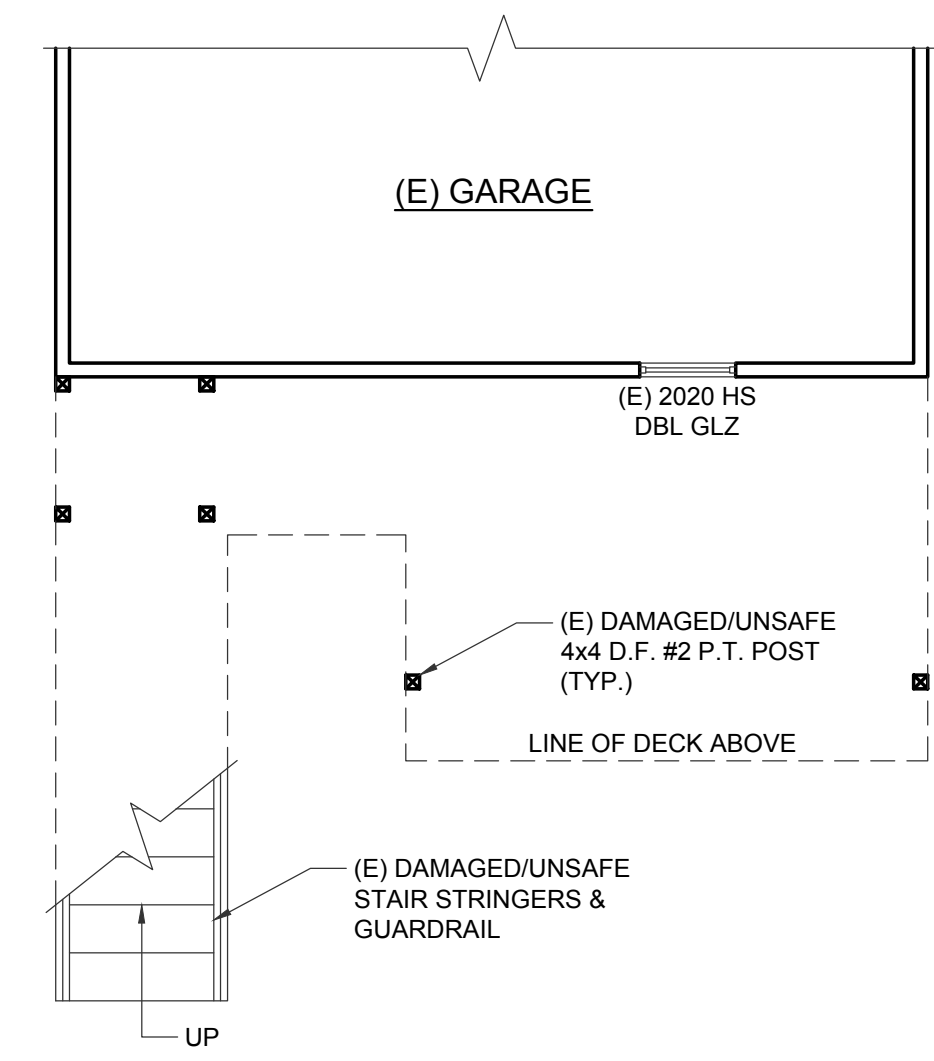
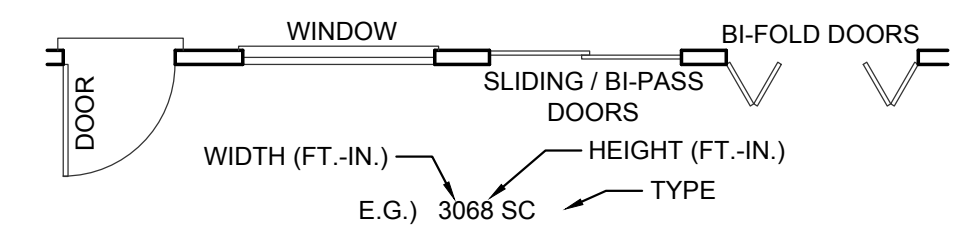
WALL LEGEND

- (E) 2x4 STUDS @ 16" O.C.
- 42" HIGH GUARDRAIL

AREA CALCS

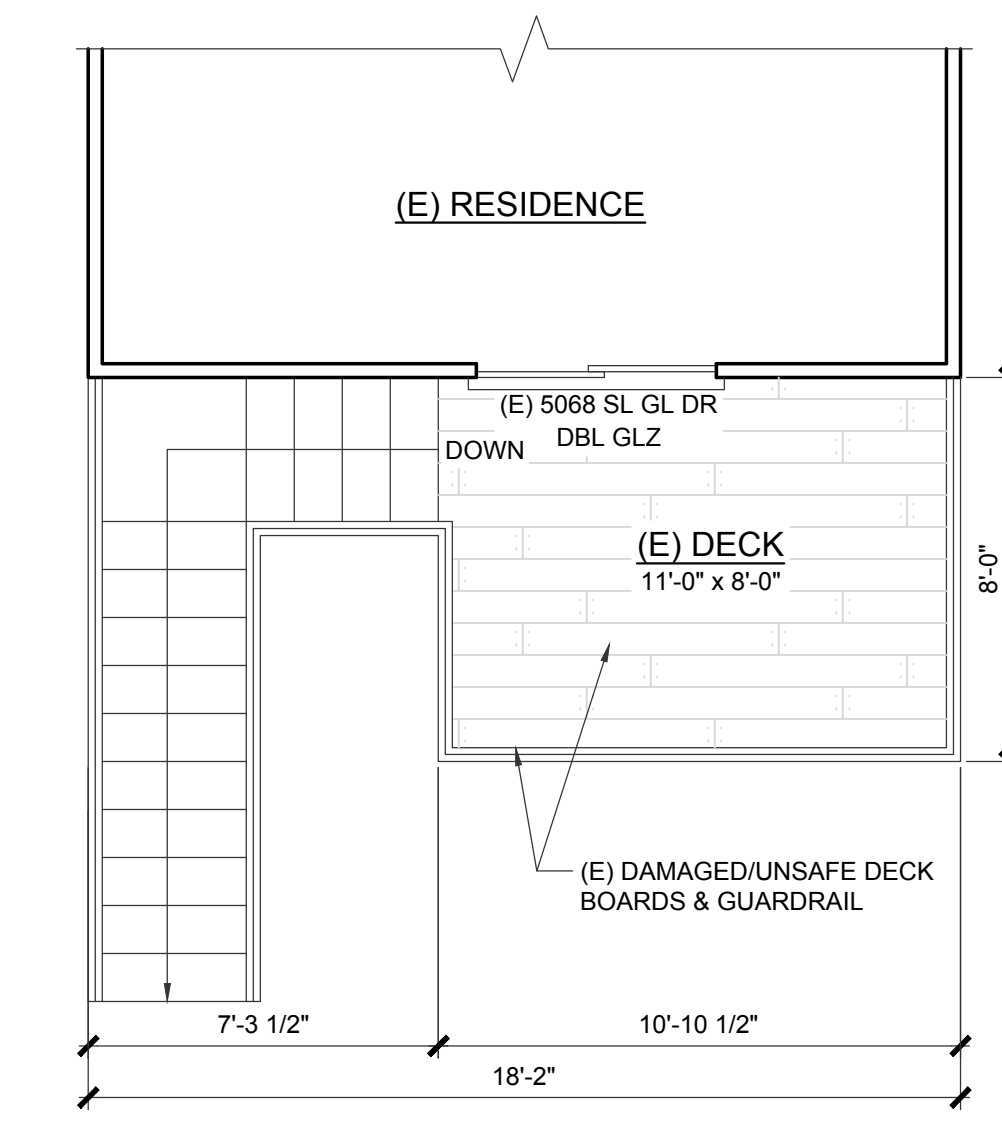
87 SQ.FT. EXISTING DECK
261 SQ.FT. REPLACED + NEW DECK

LEGEND



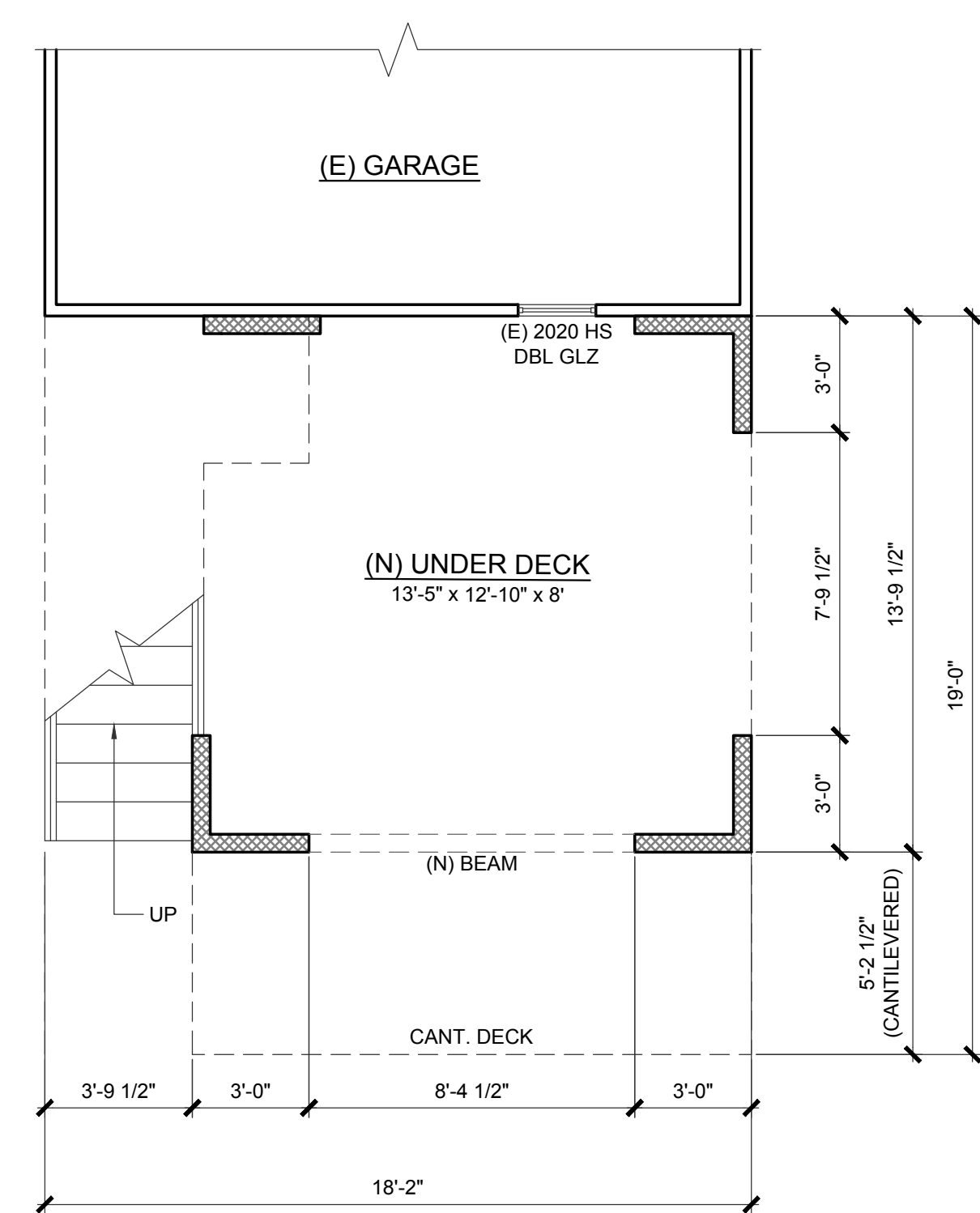
EXISTING LOWER FLOOR PLAN

1/4" = 1'-0"



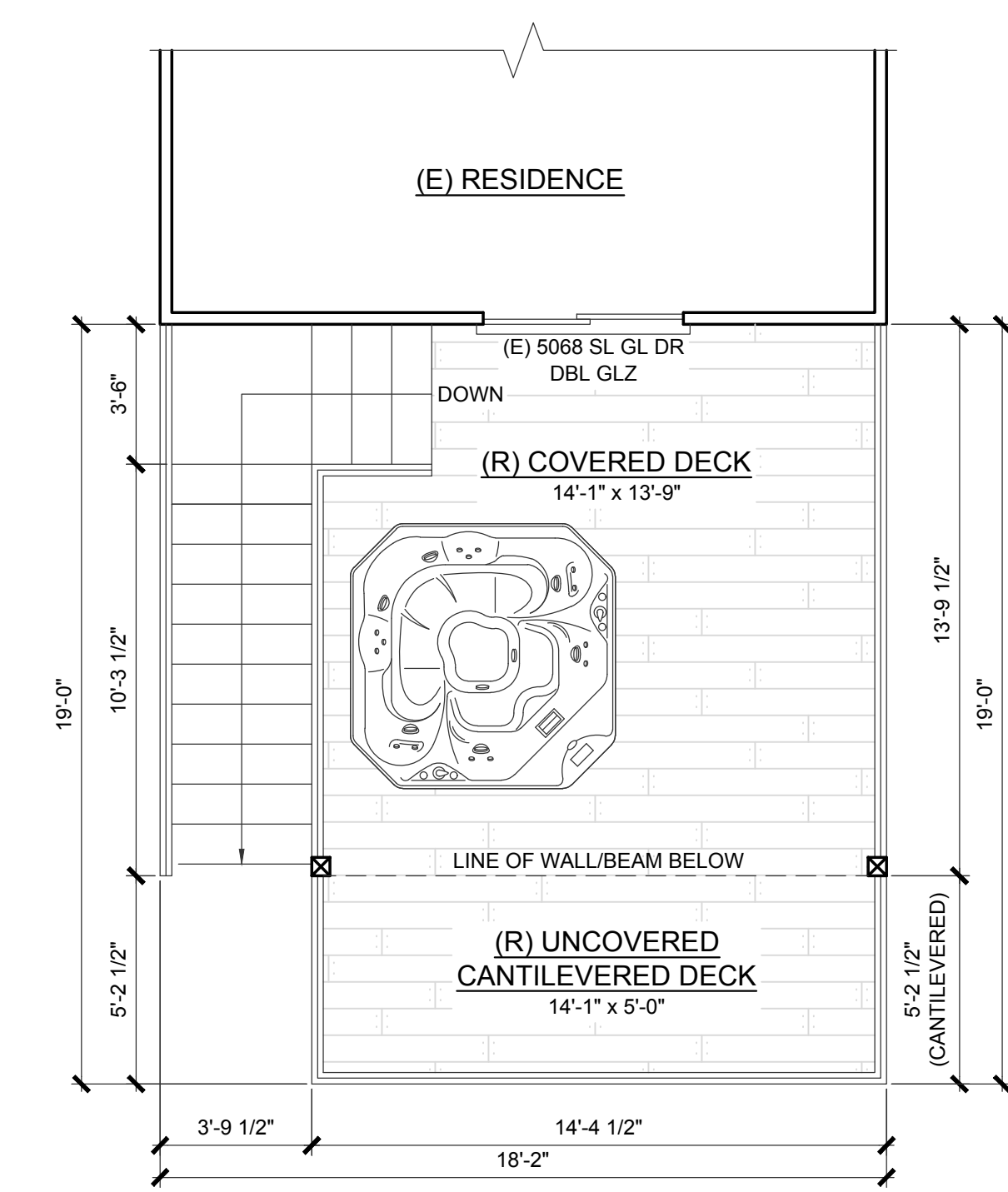
EXISTING UPPER FLOOR PLAN

1/4" = 1'-0"



PROPOSED LOWER FLOOR PLAN

1/4" = 1'-0"



PROPOSED UPPER FLOOR PLAN

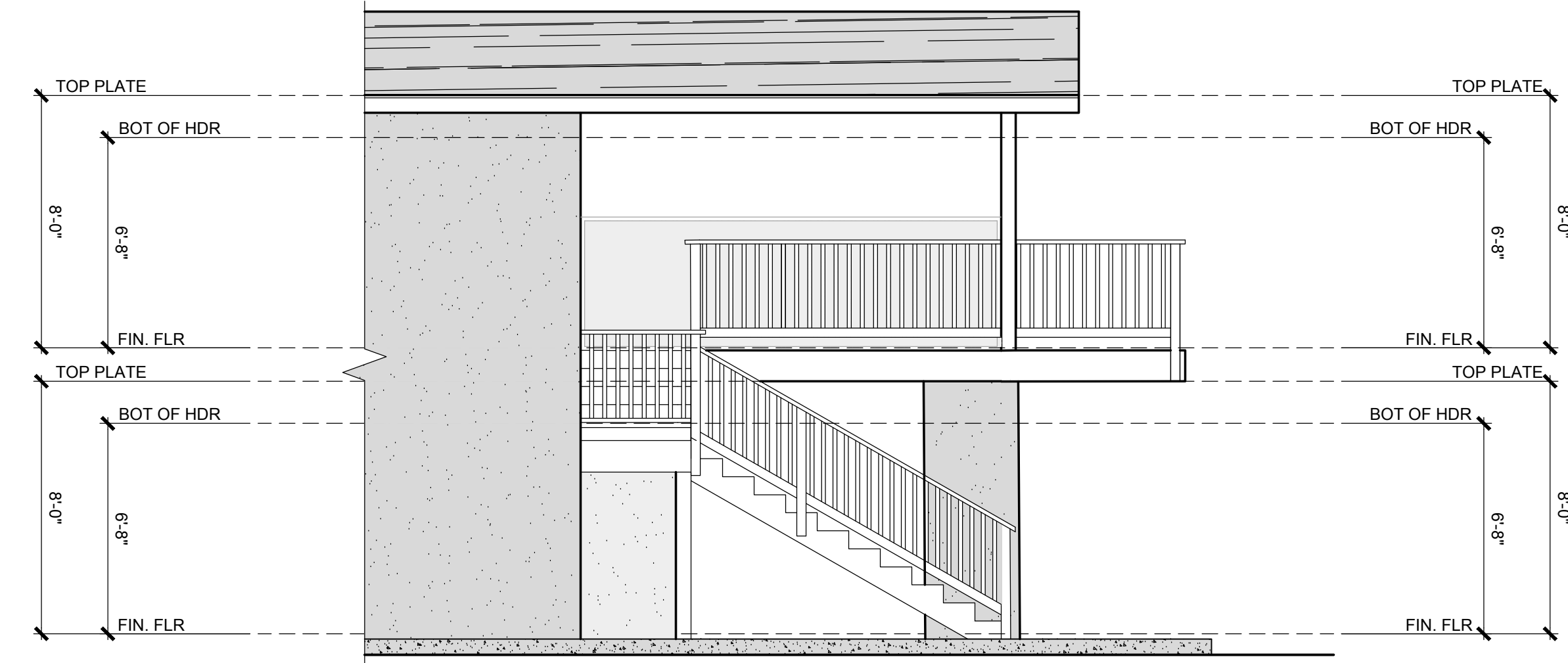
1/4" = 1'-0"

KEYNOTES

1. NEW COMP. ROOF TO MATCH EXISTING
2. NEW PORCH BEAM/RAFTER SYSTEM
3. NEW 42" GUARDRAIL
4. NEW 2x6 D.F. #2 WING WALLS (FOR STRUCTURAL REQUIREMENTS)
5. NEW 42" GLASS GUARDRAIL FOR VIEWS OF THE BAY
6. NEW 2X HEM FIR FASCIA (MATCH EXISTING COLOR)
7. NEW ALUMINUM SEAMLESS GUTTERS WITH DOWNSPOUTS, PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS. (TIE INTO EXISTING SYSTEM)
8. NEW POST/COLUMN PER STRUCTURAL SHEETS

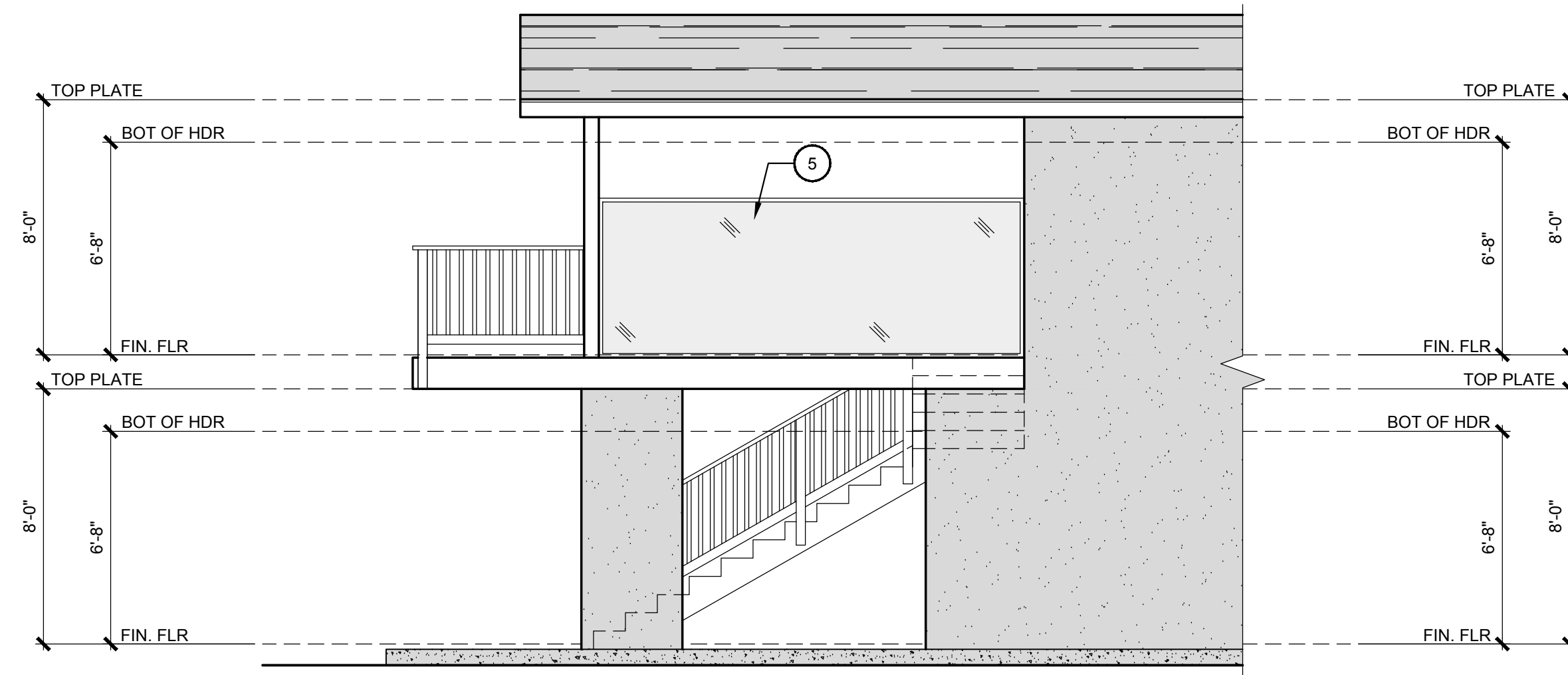
ELEVATION NOTES

1. STUCCO SHALL BE APPLIED WITH THREE-COAT APPLICATION PER CBC.
2. PROVIDE WEEP SCREED AT BASE OF STUCCO. A MINIMUM OF .019 INCHES (26 GA) CORROSION RESISTANT WEEP SCREED WITH A MIN. OF VERTICAL ATTACHMENT FLANGE OF 3 1/2" SHALL BE PROVIDED AT THE FOUNDATION PLATE LINE ON ALL EXTERIOR STUD WALLS. THE SCREED SHALL BE PLACED A MIN. OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER RESISTIVE BARRIER SHALL LAP THE ATTACHMENT FLANGE AND THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE SCREED. PER CBC.
3. 2 LAYERS OF GRADE 'D' PAPER SHALL BE APPLIED UNDER PORTLAND CEMENT PLASTER COVERING WHEN APPLIED OVER WOOD SHEATHING PER CBC.
4. ALL ROOFING MATERIAL SHALL BE CLASS 'A', AND SHALL BE ICBO APPROVED.
5. ROOF VALLEY FLASHING SHALL BE PROVIDED OF NOT LESS THAN 28 GALV. SHEET CORROSION-RESISTANT METAL AND SHALL EXTEND AT LEAST 8" FROM THE CENTER LINE EACH WAY. SECTIONS OF FLASHING SHALL EXTEND AT LEAST 8" FROM THE CENTERLINE EACH WAY. SECTIONS OF FLASHING SHALL HAVE AN END LAP OF NOT LESS THAN 4". ALTERNATIVELY, THE VALLEY SHALL CONSIST OF WOVEN ASPHALT SHINGLES APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS. ATTIC INSULATION SHALL BE CONFINED SO AS NOT TO BLOCK EAVE OR CORNICE (ONE INCH MIN. CLEARANCE REQUIRED).
6. ALL ROOF STRUCTURES SUCH AS ATTIC VENTS, PLUMBING, VENTS, GUTTERS, ETC., SHOULD BE PAINTED TO MATCH THE ROOF COLORS AND BE POSITIONED BEHIND THE ROOF CROWN.
7. ALL ROOF PENETRATIONS FOR VENTS SHOULD BE ON THE REAR SIDE OF THE ROOF RIDGE AND AS LOW AS POSSIBLE.



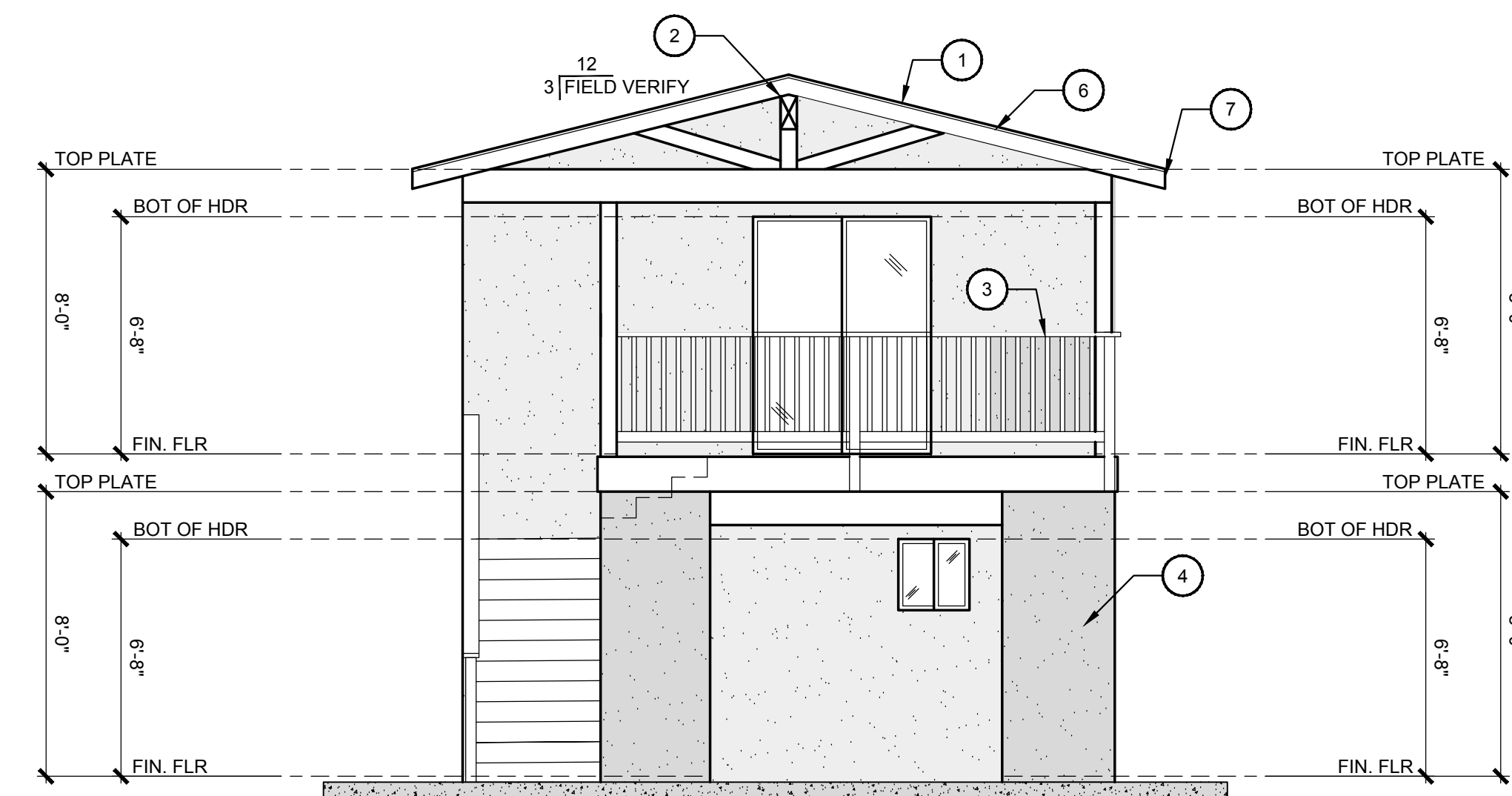
RIGHT ELEVATION (SOUTH FACING)

1/4" = 1'-0"



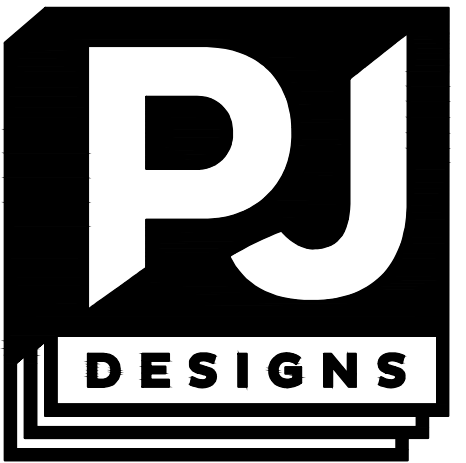
LEFT ELEVATION (NORTH/BAY FACING)

1/4" = 1'-0"



REAR ELEVATION (EAST FACING)

1/4" = 1'-0"



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**DECK
ELEVATIONS**

PMTR-0000-0000

Plan Set

Preliminary 11.12.2020

Sheet Number

A-2