

EXTERIOR REMODEL

2550 BROAD STREET

SAN LUIS OBISPO, CA



Architecture, Planning & Graphics
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Project:

EXTERIOR RENOVATION

2550 BROAD STREET
SAN LUIS OBISPO
CA 93401

Client:

SLO Q

815 FIERO LANE
SAN LUIS OBISPO
CA 93401
(805) 543-0561

Sheet Contents:

TITLE SHEET



Date: 17 APR 2020

Revised:

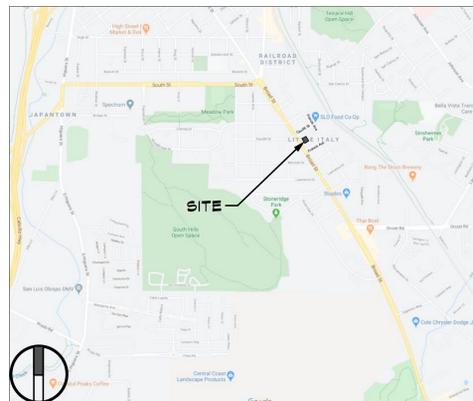
Job No:

1946

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VICINITY MAP



DIRECTORY

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GENERAL NOTES

- The General Contractor shall be responsible for verifying all existing conditions before commencing with any work.
- All work shall comply with all current codes, ordinances & regulations of applicable administrative authorities:
 - 2019 California Building Code
 - 2019 California Mechanical Code
 - 2019 California Plumbing Code
 - 2019 California Electrical Code
 - 2019 California Green Building Standards Code
 - 2019 California Energy Code
 - 2019 California Fire Code
 - City of San Luis Obispo Municipal Code
 - 2019 Public Works Department Engineering Standards
 - Americans with Disabilities Act (Title III).
- The Americans with Disabilities Act (ADA) is subject to various and possibly contradictory interpretations. These plans and any accompanying specifications represent designer's opinion regarding an interpretation of the ADA as it applies to the subject project. Any variance from these documents may create non-compliance with the Act.
- The 2019 Building Energy Efficiency Standards for residential and non-residential buildings have been reviewed, and the building described on these pages is in substantial conformance.
- No changes to the shell bldg, other than what is described in these drawings, shall be performed unless a separate permit has been obtained.
- Special Inspectors shall be a qualified person who shall demonstrate competence, to the satisfaction of the Building Official. Names and qualifications shall be submitted to Building Department for approval.
- 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 May 2018.)
- 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.
- A separate encroachment permit is required for any work in the public right-of-way or within city easements for connections to public utilities. Work requiring an encroachment permit includes but is not limited to demolitions, utilities, water, sewer, and fire service laterals, curb, gutter, and sidewalk, driveway approaches, sidewalk underdrains, storm drain improvements, street tree planting or pruning, curb ramps, street paving, and pedestrian protection or construction staging in the right-of-way.
- 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 and sidewalk shall be cleaned by sweeping to remove dirt, dust, mud, and construction debris at the end of each working 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 877.1 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.
- Any change orders made during the construction process which require the submittal of a plan set by the property owner, require a copy to be provided to the assessor.

PROJECT SUMMARY

LEGAL: 2550 BROAD STREET
SAN LUIS OBISPO, CA 93401

APN: 004-923-023

ZONING: C-R

GROSS AREA: 0.38 ACRES

PARKING: BUSINESS & PROF OFFICE
4,287 SF GROSS @ 1/300 SF*

TOTAL REQUIRED	14	
TOTAL PROVIDED	19	

PARKING TYPE	REQD	PROVIDED
ACCESSIBLE		
VAN	1	1
NON-ACCESSIBLE		
STANDARD	13	18
TOTAL	14	19

MOTORCYCLE: 14 / 20 = 1 1

BICYCLE: 4,287 SF / 1500 = 3

75% X 3 =	2 SHORT TERM	6
25% X 3 =	1 LONG TERM	1

* PER CHAPTER 17.72.030 TABLE 3-4

CONST TYPE: VB - SPRINKLERED

STORIES: 1

OCCUPANCY: B

OCCUPANT LOAD:

BUSINESS (E)	2,888 SF	1/100	29
BUSINESS (N)	1,399 SF	1/100	14
		TOTAL	= 43 OCC

1 EXIT REQ'D, 3 PROVIDED

PLUMBING FIXTURE REQUIREMENTS:

SPACE	AREA** (SF)	OCC GROUP	OCC FACTOR	OCC LOAD
OFFICE	3,754	B	200	19
				TOTAL OCCUPANT LOAD
				19

1 TOILET REQUIRED *
2 ALL GENDER TOILETS PROVIDED

* PER CGC SECTION 422.2 (3), B OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS, INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.

FOR NON-SEPARATED OCCUPANCIES PER CGC 508.3, USE THE MOST RESTRICTIVE OCCUPANCY: B

** CGC CHAPTER 4, TABLE A - USE MIXED OCCUPANCIES, DO NOT COUNT ACCESSORY AREAS SUCH AS BATHROOMS, CIRCULATION AND HALLWAYS
CGC TABLE 422.1, NOTE 3 - NO URINAL REQUIRED FOR OCC LOAD > 50

ACCESSIBILITY COMPLIANCE VERIFICATION

THE EXISTING BATHROOMS AND PATH OF TRAVEL TO THE AREA OF REMODEL HAVE BEEN SURVEYED BY THE ARCHITECT AND THE FOLLOWING ITEMS, TO THE BEST OF OUR KNOWLEDGE, HAVE BEEN DETERMINED TO REQUIRE ALTERATIONS TO BE IN FULL COMPLIANCE WITH CURRENT ADA REQUIREMENTS.

- THE EXISTING PATH OF TRAVEL FROM THE PUBLIC WAY TO THE MAIN ENTRY WILL BE REPLACED WITH A NEW CONCRETE PATH.
- THE EXISTING ASPHALT ACCESSIBLE PARKING SPACE WILL BE REPLACED WITH A NEW CONCRETE VAN ACCESSIBLE SPACE.
- THE EXISTING MAIN ENTRY WILL BE REMOVED AS PART OF THE REMODEL AND REPLACED WITH A NEW ENTRY.

DEFERRED SUBMITTALS

- The building described on the following pages is equipped with a fire sprinkler system. Shop drawings shall be submitted and approved by the City of San Luis Obispo Building Department and CalFire prior to modification to the existing system. System design shall meet all requirements of State Fire Marshal, NFPA 13 for sprinklers, NFPA 24 for underground fire line, and NFPA 72 for fire alarm system, and CalFire regulations. Sprinkler system shall depict dual-signal remote supervisory service capability. Provide the Fire Department with a key for knock box.

SYMBOLS

- ① DIMENSIONAL GRID LINE
- ① DOOR MARK
REFER TO DOOR SCHEDULE
- Ⓐ WINDOW MARK
REFER TO WINDOW SCHEDULE
- Ⓐ WINDOW ABOVE
REFER TO WINDOW SCHEDULE
- ① REFERENCE NOTE
- ① DETAIL NUMBER
SHEET SHOWN ON
- Ⓐ SECTION
SHEET SHOWN ON

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SITE PLAN

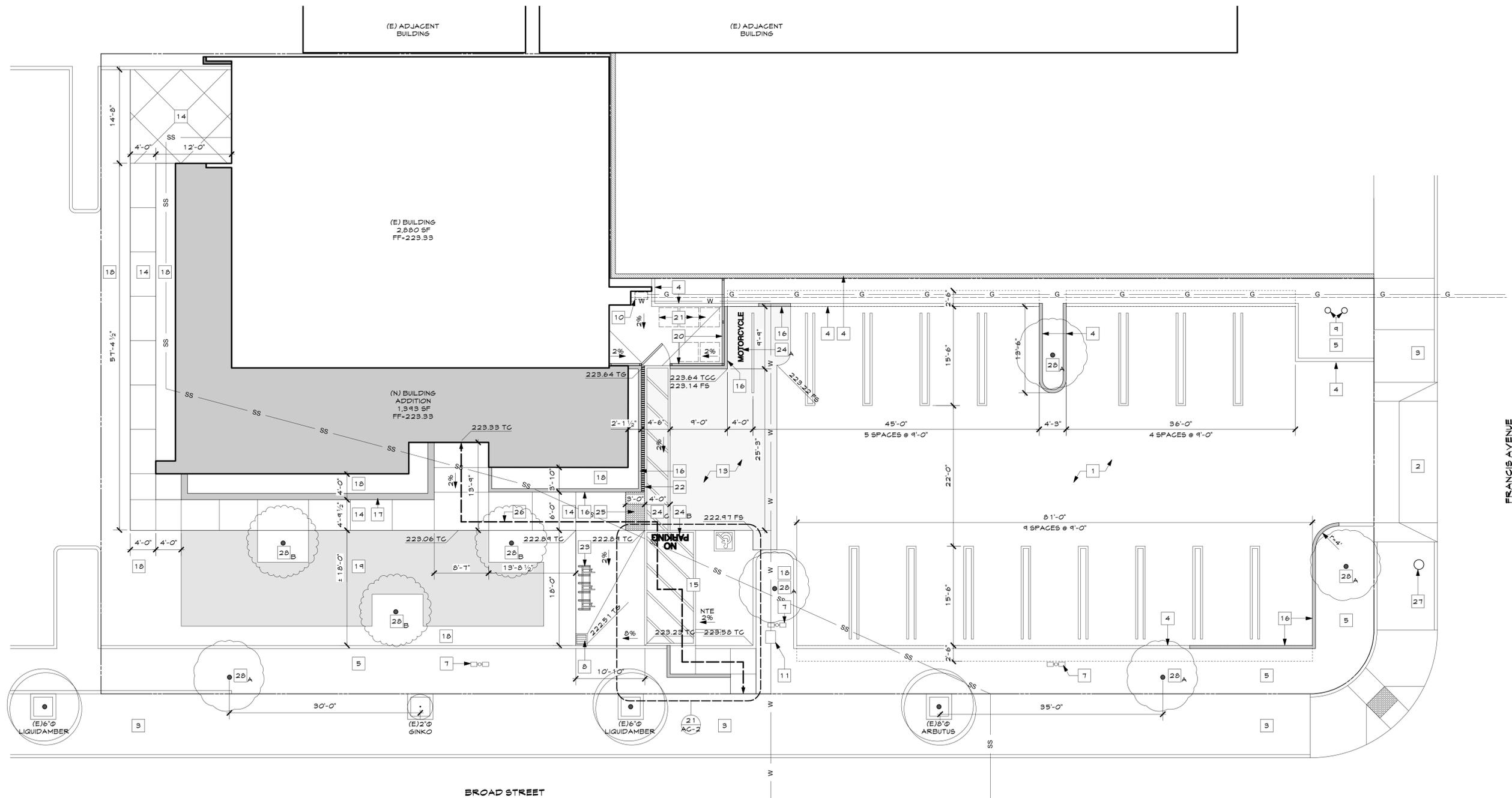


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SITE PLAN

1/4" = 1' - 0"

GRADING LEGEND

	existing elevation
	finish elevation
TP	top of paving
TC	top of concrete
TCC	top of concrete curb
TG	top of grate
FG	finish grade
FS	finish surface
FL	flow line
TM	top of wall
TB	top of A/C berm
— W —	water pipe
— SS —	4" sewer pipe
— G —	gas pipe
— — — —	4" fire water pipe

SITE UTILITY NOTES

- All utilities shall be underground. All underground construction shall be completed and approved by the City and the Public Utility companies.
- Provide water pressure regulator as required, 80 PSI maximum.
- Provide a backwater valve on the sewer lateral where the flood level rim of the fixtures served is located below the elevation of the next upstream sewer manhole.
- Provide back flow prevention devices at all hose bibs.
- Verify location of PG&E, GATV, and Telephone underground service boxes.
- Meter vaults located in an unimproved area, parkway or other landscape area shall be upgraded per City Engineering Standard #6210 to provide a concrete collar around the meter vault.

SITE GENERAL NOTES

- The General Contractor shall be responsible for field verifying all existing conditions. All discrepancies shall be brought to the immediate attention of the Architect.
- All work located within the public right-of-way or within the jurisdiction of the Utilities & Public Works Departments shall comply with the most current edition of the Engineering Standards and Standards Specification. Current adopted standards are dated January 2016.
- Dust control is to be maintained at all times.
- Portable fire 2A 10BC extinguishers shall be on site during construction per CFG Standard 10-1.
- Provide approved street address numbers in a position to be plainly visible from the road, minimum 6" high.
- 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.
- Landings at exterior doors shall equal width of door and a length in the direction of travel equal to a min of 36 inches. Slope 1% min and 2% max away from building.
- Existing lot corner 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 87111 of the California Business and Professional Code.

SITE PLAN REFERENCE NOTES

- EXISTING ASPHALT PARKING AREAS
- EXISTING DRIVEWAY CURB CUT WITH ACCESSIBLE WALKWAY
- EXISTING SIDEWALK
- EXISTING 6" CONC CURB
- EXISTING PLANTING AREA
- EXISTING RETAINING WALL
- EXISTING LIGHT POLE
- EXISTING STORM DRAIN
- EXISTING FIRE DEPARTMENT CONNECTION AND PIV
- EXISTING GAS METER
- EXISTING WATER METER
- EXISTING SENER LINE
- ASPHALT PARKING AREAS - SHOWN SHADED - MATCH EXISTING
- CONCRETE WALKS AND SLAB AREAS - 6" SLAB W/ #4 @ 18" O.C. EA WAY OVER 7" CL II BASE
- CONCRETE ACCESSIBLE PARKING SPACE AND ACCESS AISLE
- 6" CONC CURB
- 12" W x 18" H CONC SEAT WALL
- PLANTING AREA - REFER TO PLANTING PLAN
- COMPACTED DECOMPOSED GRANITE AREA
- 6'-0" H HOOD FENCE W/ GATE
- TRASH CONTAINER AREA
- STRIP DRAIN
- BIKE RACK - 6 BIKES
- TRAFFIC PAINT
 A. "MOTORCYCLE" - 5" HIGH LETTERS
 B. "NO PARKING" - 12" HIGH LETTERS 4 STRIPES @ 36" O.C. MAX
 C. ACCESS AISLE - BLUE OUTLINE W/ WHITE STRIPES @ 36" O.C.
- TRUNCATED DOMES
- ACCESSIBLE PATH OF TRAVEL FROM FRONT DOOR TO PUBLIC WAY, CROSS SLOPE NOT TO EXCEED 2%, SLOPE IN DIRECTION OF TRAVEL NOT TO EXCEED 5%
- EXISTING FIRE HYDRANT
- NEW TREE
 A. ARBUTUS MARINA - 24" BOX
 B. GRAPE MYRTLE - 15 GAL

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Sheet Contents:

DEMOLITION PLAN



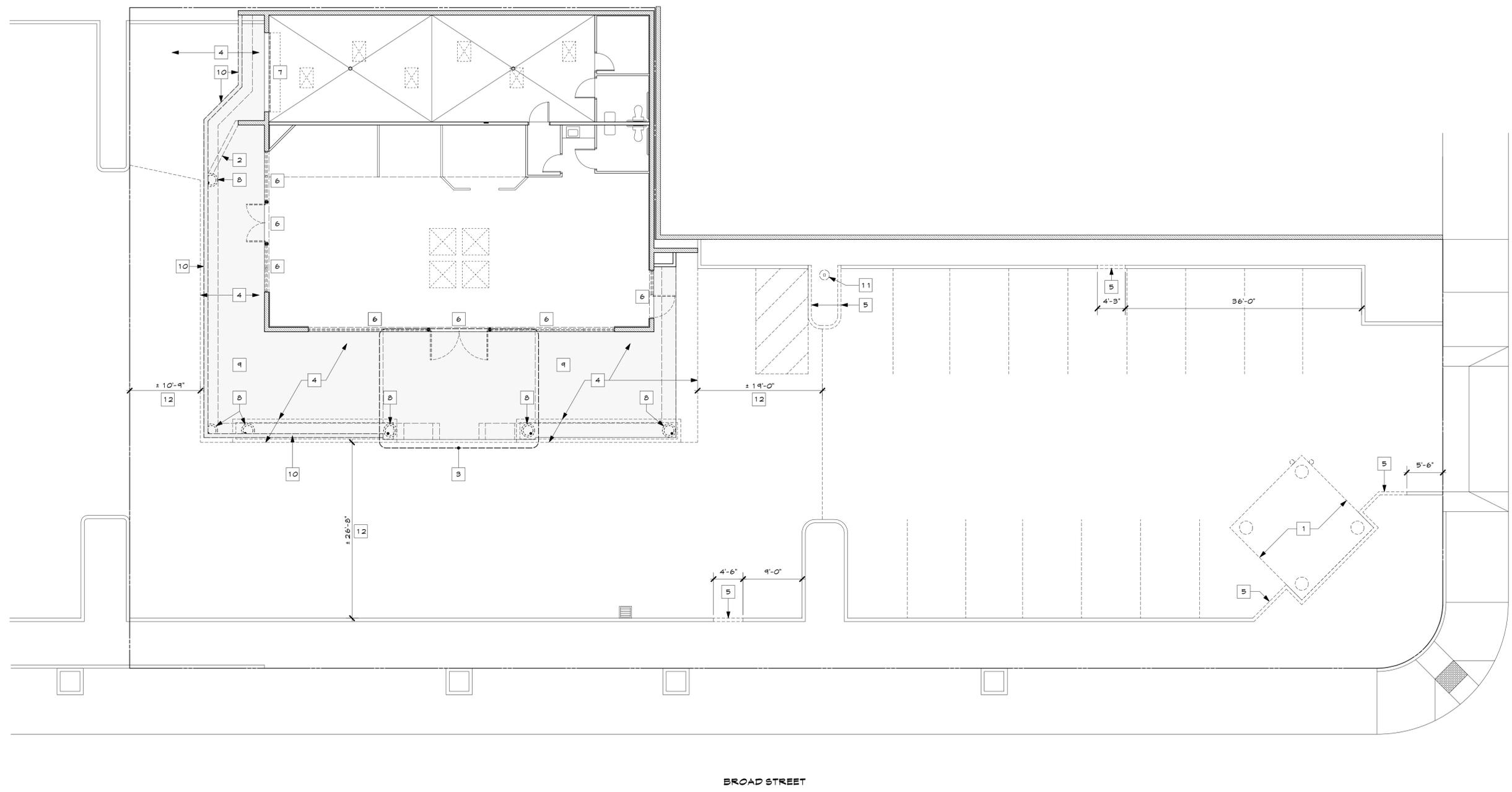
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DEMOLITION PLAN

1/8" = 1' - 0"

DEMOLITION GENERAL NOTES

1. It is the responsibility of the General Contractor to verify all existing conditions prior to any work. The Architect shall be notified of any and all discrepancies prior to proceeding with any work.
2. It is the responsibility of the General Contractor to leave the project area in a clean, safe and orderly condition. The Contractor shall maintain all public areas free of construction material and debris.
3. It is the responsibility of the General Contractor to leave all existing exits and passageways unblocked.
4. It is the responsibility of the General Contractor to safely cap, seal or terminate all plumbing, mechanical or electrical components as necessary at areas of demolition.
5. All items to be re-used or returned to owner shall be maintained in good condition. All items to be removed shall be maintained by the owner at his discretion, or shall be removed off-site to be recycled, or delivered to an appropriate dump site. All materials shall be disposed of in accordance with local agency requirements.
6. All walls shown to be removed have been verified with the original structural plans and determined to be non-load-bearing and non-shear walls.
7. Remove all parking lot striping.

DEMOLITION REFERENCE NOTES

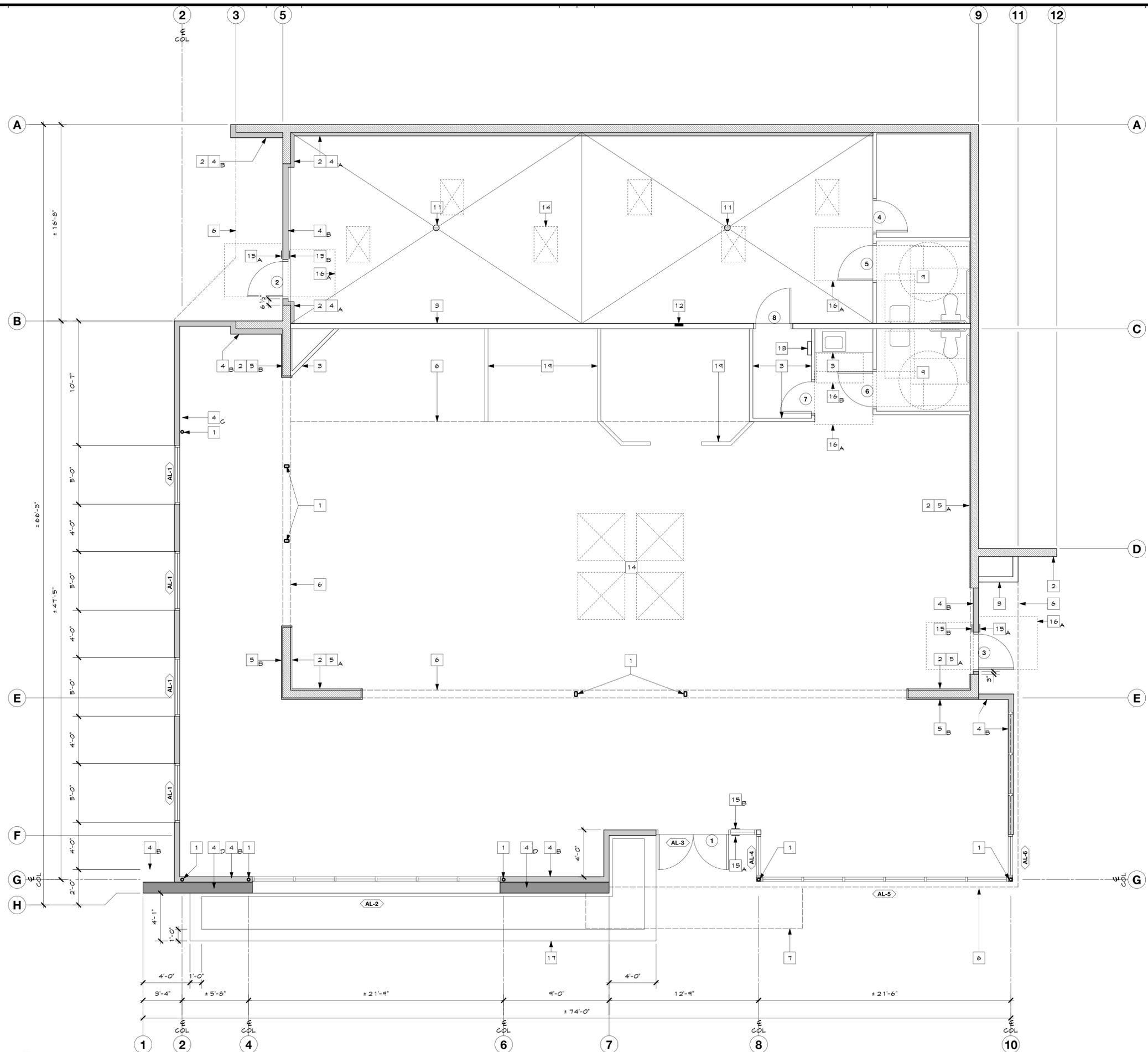
1. EXISTING FREE-STANDING KIOSK STRUCTURE TO BE REMOVED
2. EXISTING LOW STUCCO WALL TO BE REMOVED
3. EXISTING GABLE-END ROOF STRUCTURE TO BE REMOVED, CEILING FRAMING TO REMAIN
4. EXISTING CONCRETE SLAB AND PLANTERS TO BE REMOVED, UNDER-SLAB GRADE BEAM TO REMAIN
5. EXISTING CONCRETE CURB TO BE REMOVED
6. EXISTING ALUMINUM STOREFRONT SYSTEM TO BE REMOVED
7. EXISTING ROLL-UP DOOR TO BE REMOVED
8. EXISTING FURRING AT COLUMN TO BE REMOVED
9. EXISTING STUCCO FINISH AT CEILING, WALLS AND FACE OF PARAPETS TO BE REMOVED IN SHADED AREA
10. EXISTING PARAPET FRAMING TO BE REMOVED
11. EXISTING LIGHT POLE AND CONC FOOTING TO BE REMOVED
12. EXISTING ASPHALT TO BE REMOVED

FLOOR PLAN GENERAL NOTES

1. It is the responsibility of the General Contractor to verify all existing conditions prior to construction. Any discrepancies shall be brought to the immediate attention of the Architect.
2. Contractor shall provide and maintain portable 2A 10BC fire extinguishers on site during construction and at each building exit.
3. All new interior walls shall have batt insulation to match stud width & all new ceilings/floors shall have R-30 batt insulation.
4. All plumbing walls shall have R-19 batt insulation.
5. There shall be a level and clear floor or landing on each side of a door. The level area shall have a length in the direction of door swing of at least 6'-0" and the length opposite the direction of door swing of 4'-8" as measured at right angles to the plane of the door in the closed position. Refer to detail 49/A-4.

FLOOR PLAN REFERENCE NOTES

1. EXISTING STEEL COLUMN. REFER TO STRUCTURAL SHEETS
2. EXISTING CMU WALL
3. EXISTING WOOD FRAMED WALL TO REMAIN
4. A: 2 X 4 STUD WALL
B: 2 X 6 STUD WALL
C: 2 X 8 STUD WALL
D: 2 X 12 STUD WALL
5. FURRING CHANNEL
A: EXISTING TO REMAIN
B: NEW 3/4" HAT CHANNEL
6. LINE OF FLOOR, CEILING OR SOFFIT ABOVE
7. LINE OF ALUMINUM GANOPY ABOVE
8. ROOF AND/OR OVERFLOW DRAINS. REFER TO ROOF PLAN
9. EXISTING ADA ACCESSIBLE TOILET ROOMS
10. EXISTING 34" HIGH COUNTER W/ SINK
11. EXISTING FLOOR DRAIN
12. EXISTING ELECTRICAL PANEL
13. EXISTING FIRE ALARM CONTROL PANEL
14. EXISTING SKYLIGHT ABOVE, SHOWN DASHED
15. SIGNAGE. REFER TO MOUNTING HEIGHT DETAILS & NOTES ON SHT A-6.1
MOUNT SIGNAGE BACK TO BACK WITH INTERNATIONAL SYMBOL OF ACCESS, WHERE OCCURS AT GLASS AREAS
A. INTERNATIONAL SYMBOL OF ACCESS
B. EXIT
C. EXIT ROUTE
D. WOMEN
E. MEN
16. ADA CLEAR ACCESS AREA
A. DOOR ACCESS CLEARANCE. REFER TO DETAIL 15/A-6.1
B. 30" X 48" CLEAR FLOOR SPACE
17. CONCRETE SEAT WALL
18. 2A 10 PORTABLE FIRE EXTINGUISHER IN RECESSED CABINET MOUNT AT +48" TO CENTERLINE OF VALVE HANDLE
19. EXISTING GLASS BLOCK PARTITION WALL



FLOOR PLAN
1/4" = 1' - 0"



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FLOOR PLAN



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ROOF PLAN



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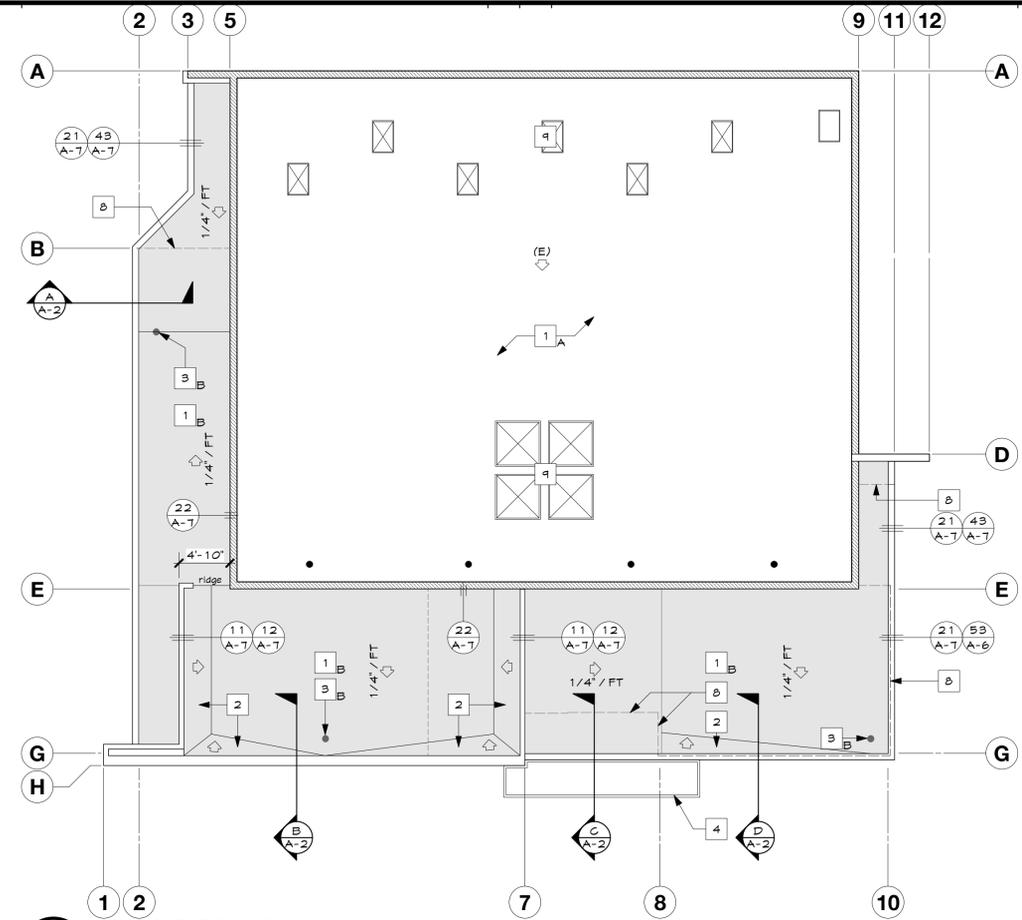
A - 2

ROOF REFERENCE NOTES

1. SINGLE PLY ROOFING
 A. EXISTING TO REMAIN
 B. NEW, SHOWN GREY
2. CRICKET W/ 1/2" PER FT SLOPE MINIMUM, UNO
3. ROOF DRAIN
 A. EXISTING TO REMAIN
 B. NEW, REFER TO 3 1/A-T.2
4. ALUMINUM CANOPY W/ HANGER RODS BELOW
5. DOWNSPOUT CONNECTION BELOW CANOPY
6. MECHANICAL UNITS - REFER TO MECHANICAL PLANS
7. FUTURE MECHANICAL UNIT LOCATIONS
8. LINE OF BUILDING BELOW
9. EXISTING SKYLIGHTS, TO REMAIN
10. MECHANICAL EQUIPMENT PLATFORM

ROOF NOTES

1. **ROOFING MEMBRANE**
 Roofing membrane shall be Johns Manville PVC 80mil 5P8RM mechanically attached roofing system fastened, adhered and joined per manufacturer's specifications. Underlayment to be 1/4" thick (min) US Gypsum Co. SECURROCK Glass-Mat Roof Board (Type 56MRX) over 15/32" (min) roof deck. System is UL Class A fire-rated. UL Listing T&FUR 10167
2. **FLASHING**
 All flashing shall be corrosion resistant metal flashing; galvanized (zinc coated 390) steel.
 Minimum gauge shall be:
 coping..... 22 GA
 base..... 24 GA
 counter..... 24 GA
3. **ROOF DRAIN LINES**
 Provide 4" (horizontal & vertical) roof drain lines typ, u.n.o. Size per plumbing plans. Extend drain lines through framing, down walls to below grade. Refer to Grading Plan for continuation.
4. **OVERFLOW DRAIN LINES**
 Extend overflow drain lines through framing, to soffit. Refer to 3 1/A-T.2
5. **HORIZONTAL PIPING**
 All horizontal piping shall have a minimum 1/4" per foot slope.
6. **GUTTERS & DOWNSPOUTS**
 6S gutters, 6" wide, 24 GA, shape sim to SMACNA Fig 1-2, Style A, 6S downspouts, 6" wide x 6" deep, 22 GA, shape per SMACNA Fig 1-3 1B, Gutter & Downspout color Old Zinc Gray (Metal Sales)
7. **CERTIFICATION**
 Roofing Contractor shall provide certification of roof covering classification to City, prior to final inspection.

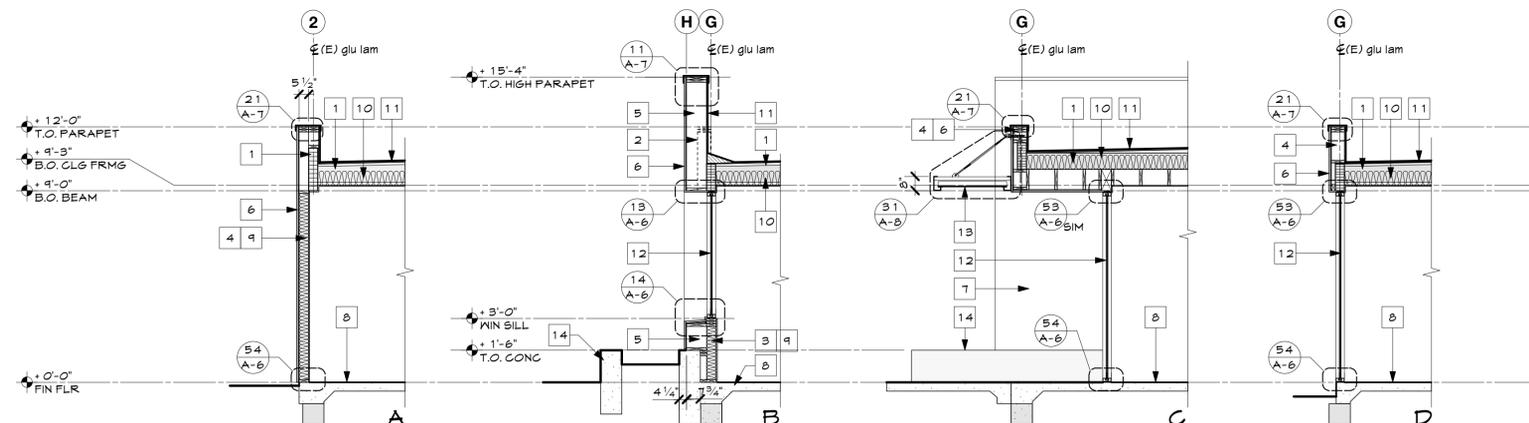


ROOF PLAN

1/8" = 1' - 0"

SECTION REFERENCE NOTES

1. EXISTING FRAMING, SHOWN GREY
2. EXISTING FRAMING, TO BE REMOVED
3. 2X6 WOOD STUD FRAMING
4. 2X8 WOOD STUD FRAMING
5. 2X12 WOOD STUD FRAMING
6. WOOD COMPOSITE SIDING
7. EXTERIOR PLASTER SIDING
8. CONG FOUNDATION
9. R-19 BATT INSULATION
10. R-30 BATT INSULATION
11. SINGLE-PLY ROOFING
12. ALUMINUM STOREFRONT
13. ALUMINUM CANOPY W/ HANGER RODS, SEE DETAIL 3 1/A-B
14. 12" W CONG SEAT WALL
15. 12" W CONG STEM WALL

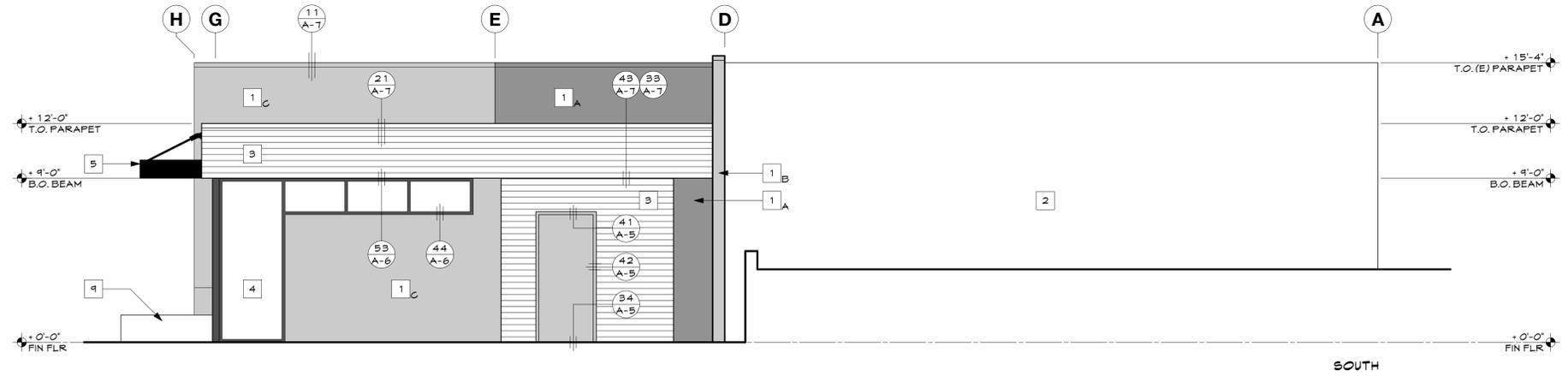
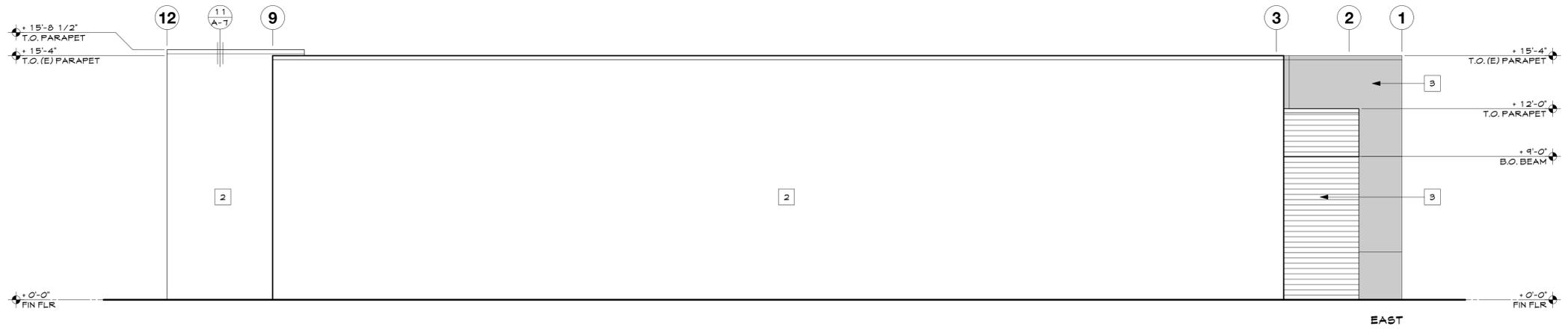
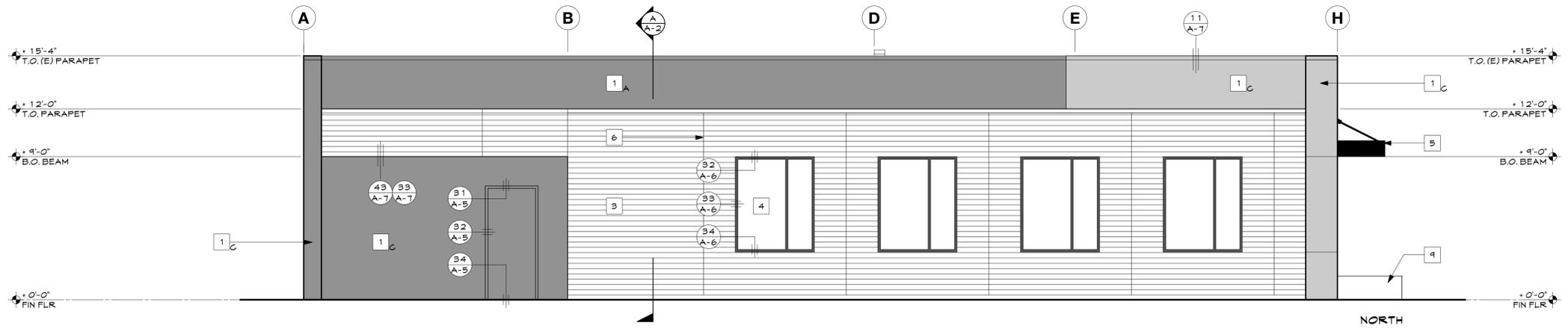
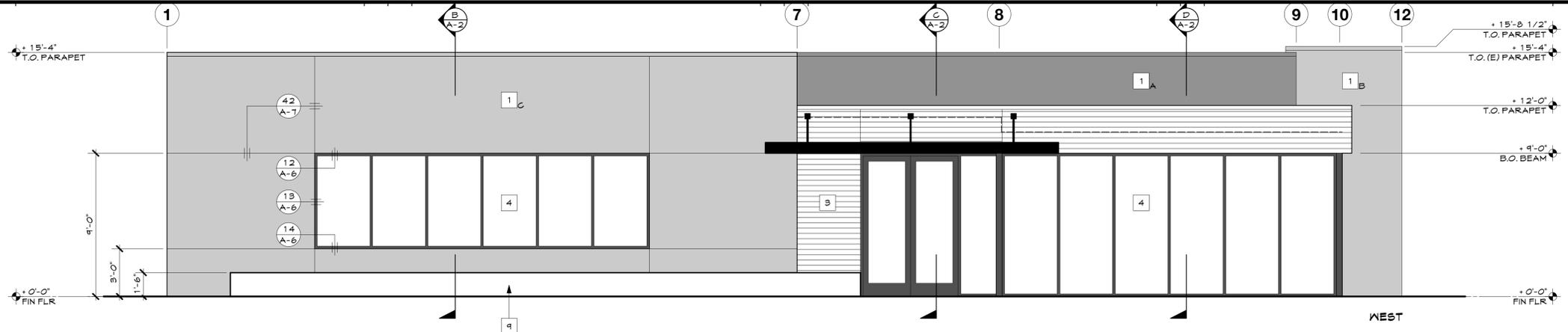


WALL SECTIONS

1/4" = 1' - 0"

ELEVATION REFERENCE NOTES

- 1. A EXTERIOR PLASTER - EXISTING, PAINTED
B EXTERIOR PLASTER - SKIM COAT OVER EXISTING CMU
C EXTERIOR PLASTER - NEW 3-COAT 1/8" STUCCO
- 2. EXISTING PAINTED CMU TO REMAIN
- 3. WOOD COMPOSITE SIDING
- 4. ALUMINUM STOREFRONT DOOR/WINDOW FRAMES, SEE SHEET A-6
- 5. ALUMINUM CANOPY W/ HANGER RODS, SEE 54/A-1
- 6. VERTICAL SIDING JOINT
- 7. LIGHT FIXTURE
- 8. ALUMINUM ADDRESS NUMBERS, MIN 6" HIGH
- 9. RAISED CONCRETE PLANTER



COLOR SCHEDULE

SYMBOL	MATERIAL	COLOR	TYPE	MANUF
[Grey Box]	EXTERIOR PLASTER 1 (TEXTURED FINISH)	BUNGLEHOUSE GRAY 2845	PAINT	SHERWIN WILLIAMS
[Light Grey Box]	EXTERIOR PLASTER 2 (SMOOTH FINISH)	GARDEN SAGE 7736	PAINT	SHERWIN WILLIAMS
[Wood Grain Box]	NICHIHA WOOD COMPOSITE SIDING	BARK	FACTORY	NICHIHA
[Black Box]	ALUMINUM CANOPY W/ HANGER RODS	BLACK	FACTORY	MASA ARCHITECTURAL CANOPIES
[White Box]	ALUMINUM STOREFRONT	BLACK	FACTORY	KAMNEER
[White Box]	METAL DOORS & FRAMES	MATCH ADJACENT SIDING	PAINT	SHERWIN WILLIAMS

EXTERIOR ELEVATIONS

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EXTERIOR ELEVATIONS



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ACCESSIBILITY SIGNAGE

CBC (2019) 11B-103 SIGNS

SIGNS
When signs identify permanent rooms and spaces of a building or site (IDENTIFICATION SIGNS), they shall comply with sections 103.1, 103.2, 103.4 and 103.5. When signs provide direction to or give information about the interior spaces and facilities of the site (DIRECTIONAL SIGNS), they shall comply with sections 103.5. Doors at exit passageways, exit discharge and exit stairways (MEANS OF EGRESS SIGNS) shall be identified by tactile signs complying with 103.1, 103.2, 103.4 and 103.5.

INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA)
The International Symbol of Accessibility and background shall have a non-glare finish. ISA symbol shall have a white figure on a solid blue (Federal Standard 595B Color No. 15040) background. Symbols of accessibility shall contrast with their background with either a light symbol on a dark background or a dark symbol on a light background. The appropriate enforcing agency may approve other colors. At entries, we recommend a 5'w x 6'h sign.

103.1. GENERAL
Where both visual and tactile characters are required, either one sign with both visual and tactile characters, or two separate signs, one visual, and one with tactile characters shall be provided.

103.2. RAISED CHARACTERS
Raised characters shall be duplicated in contracted (Grade 2) Braille. Depth: Letters and numerals shall be raised not less than 1/32" above their background. Case: Characters shall be uppercase. Style: Characters shall be sans serif and shall not be italic, oblique, script, highly decorative, or of other unusual forms. The font "TREBUCHET" is recommended. Proportions: Use fonts where the width of the uppercase letter "O" of the font shall be 60% min and 110% max of the height of the uppercase letter "I". Height: Character height shall be based on the uppercase letter "I", measured vertically from the baseline of the character, and shall be 5/8" min and 2" max high. Stroke Thickness: Stroke thickness of the uppercase letter "I" shall be 15% max of the height of the character.

Character spacing shall be measured between the two closest points of adjacent characters, excluding word spaces. Where characters have rectangular cross sections, spacing between individual characters shall be 1/8" min and 4 times the raised character stroke width max. Where characters have other cross sections, spacing between individual characters shall be 1/16" min and 4 times the raised character stroke width max at the base of the cross sections, and 1/8" min and 4 times the raised character stroke width max at the top of the cross sections. Characters shall be separated from raised borders and decorative elements 3/8" min. Line Spacing: Spacing between baselines of separate lines of characters within a message shall be 135% min and 170% max of the character height.

103.3. BRAILLE
Braille dots shall have a domed or rounded shape. Uppercase letters shall only be used before the first word of sentences, proper nouns and names, individual letters of the alphabet, initials, and acronyms. Braille shall be positioned below the corresponding text in a horizontal format, flush left or centered. At multilined text, braille shall be located below the entire text. Braille shall be placed 3/8" min and 1/2" max below raised characters, and 3/8" min from raised borders and decorative elements. Refer to Detail 42/A-1.1 for dot size and spacing requirements.

103.4. MOUNTING LOCATION AND HEIGHT
Where permanent identification is provided for rooms and spaces, signs shall be installed on the wall adjacent to the latch side of the door. At double doors, the sign shall be located to the right of the right hand door. Where there is no wall space at those locations, signs shall be placed on the nearest adjacent wall, preferably on the right. Mounting location shall be so that a person may approach within 3' of signage without encountering protruding objects or standing within the swing of the door. Provide 18" min x 18" min clear floor area centered on the raised characters, and beyond the arc of the door swing. Mounting height shall be 60 inches maximum from the finished floor to baseline of raised characters and 48" minimum from finished floor to baseline of lowest Braille cells.

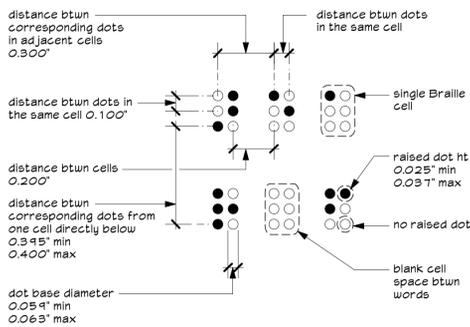
103.5. VISUAL CHARACTERS
Finish & Contrast: Characters, symbols, and their backgrounds shall be eggshell, matte, or other non-glare finish. Characters and symbols shall contrast with their background, either light on a dark background, or dark on a light background. Case: Case shall be uppercase, lowercase or a combination of both. Style: Characters shall be sans serif and shall not be italic, oblique, script, highly decorative, or of other unusual forms. The font "TREBUCHET" is recommended. Proportions: Use fonts where the width of the uppercase letter "O" of the font shall be 60% min and 110% max of the height of the uppercase letter "I". Character Height: Stroke Thickness: Stroke thickness of the uppercase letter "I" shall be 10% min and 20% max of the height of the character. Character Spacing: Line Spacing: Spacing between baselines of separate lines of characters within a message shall be 135% min and 170% max of the character height. Character Height: Minimum character height shall comply with Table 11B-103.5.5 for height in relation to viewing distance. Viewing distance shall be measured as the horizontal distance between the character and an obstruction preventing further approach towards the sign. Character height shall be based on the uppercase letter "I". For height from baseline of character to finish floor between 40" to less than or equal to 70", with a horizontal viewing distance less than 12" the min character height shall be 5/8", for horizontal viewing distance of 12" or greater the min character height shall be 5/8" plus 1/8" per foot of viewing distance above 12".

103.6. PICTOGRAMS
Pictogram Field: Pictograms shall have a 6" min high field. Finish and Contrast: Pictograms and their fields shall have a non-glare finish. Pictograms shall contrast with their field with either a light pictogram on a dark field or a light pictogram on a dark field. Text Descriptors: Pictograms shall have raised text descriptors and raised braille located directly below the pictogram field.

FINISH SCHEDULE:
Room Identification Signs- BLACK ON STAINLESS
Exit & Egress Signs- BLACK ON STAINLESS
Restroom Door Signs- BLACK ON STAINLESS
Directional Signs- BLACK ON STAINLESS

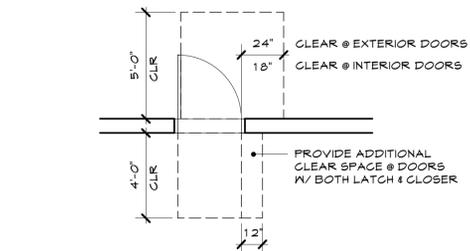
41 SIGNS - IDENTIFICATION

NO SCALE



42 BRAILLE MEASUREMENT

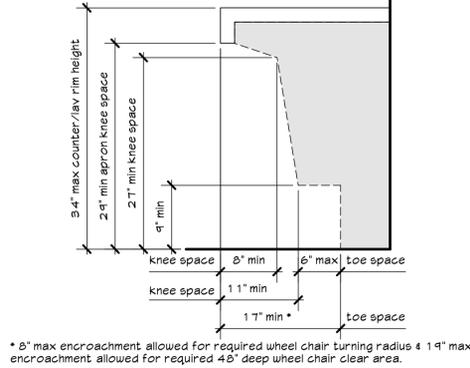
NO SCALE



23 TYP DOOR CLEARANCE

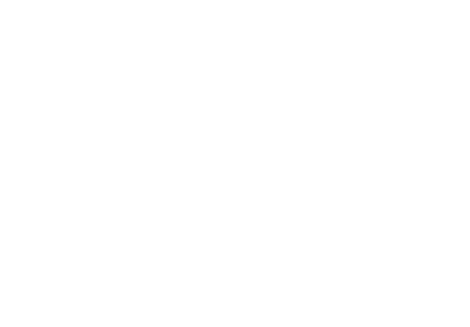
1/4"

note: lavatories are primarily used to wash hands & faces, typically found in restrooms. dimension shown are for the 30" wide min required clear area. cabinet/plumbing shall not extend beyond the shaded area.



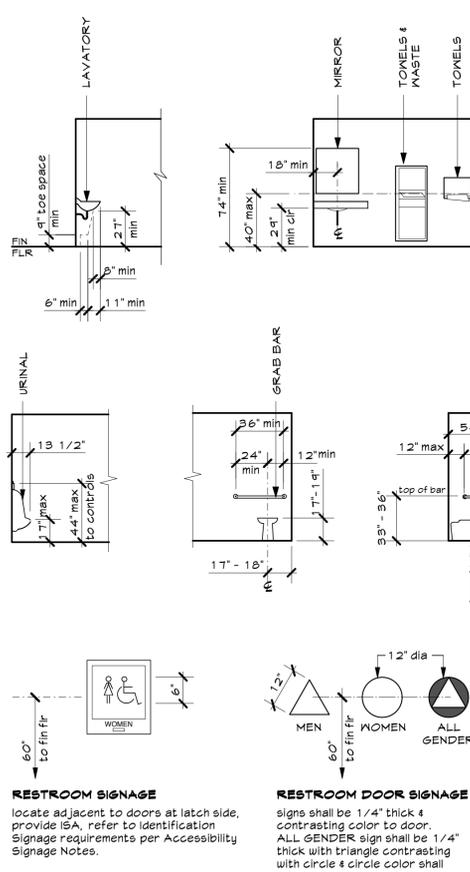
31 LAVATORY - CLEARANCES

1"



22 MOUNTING HEIGHT SCHEDULE - ACCESSIBILITY REQUIREMENTS

NO SCALE



NOTES
Refer to plans and specifications for specified item size and location. All dimensions are to finished surfaces.
Lavatory rim and counter surface shall not be higher than 34" above finished floor.
Lavatory and sinks shall be 6 1/2" max depth.
Lever operated, push type and electronically controlled mechanisms are examples of acceptable designs for faucet controls. Self-closing valves are allowed if the faucet remains open for at least 10 seconds.
No sharp or abrasive surfaces are allowed under lavatories. Insulate all exposed pipes.
Dimensions shown to mirror shall be to edge of the usable reflective surface.
Locate WC controls on wide side of fixture, no higher than 44" above finish floor.
Restroom accessories shall have dispensers and controls at 40" max from floor to highest operable part.
Controls shall be operable with one hand, and shall not require tight grasping, pinching or twisting of the wrist. The force required to activate controls shall be no greater than 5 pound-force.



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Project:
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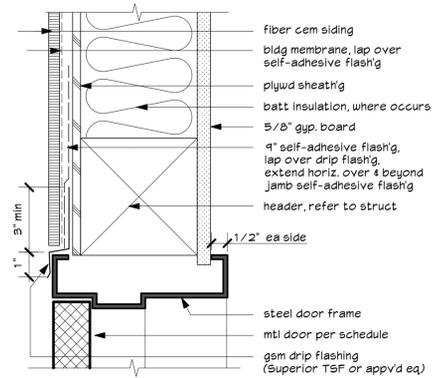
Sheet Contents:
ACCESSIBILITY DETAILS



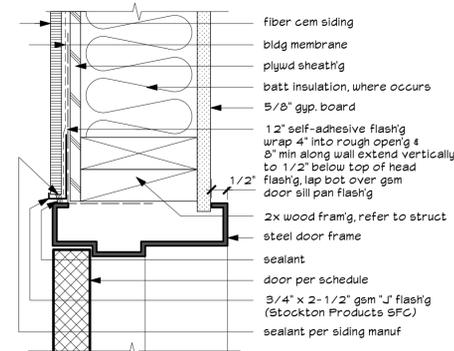
Date: **17 APR 2020**
Revised:

Job No: **1946**

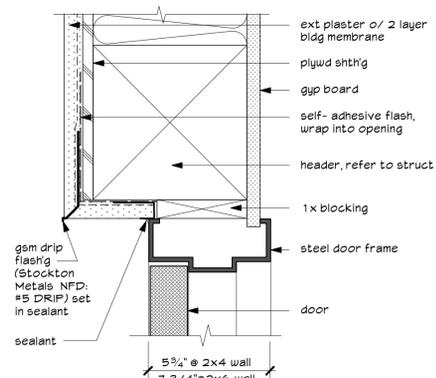
Sheet:
A - 4



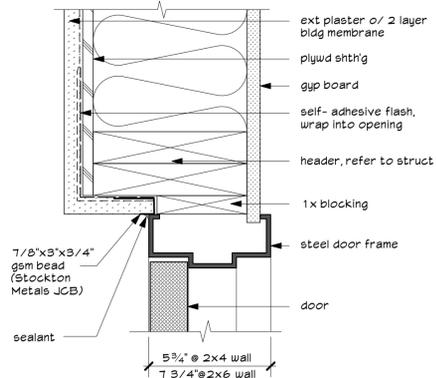
41 HEAD @ SIDING
3"



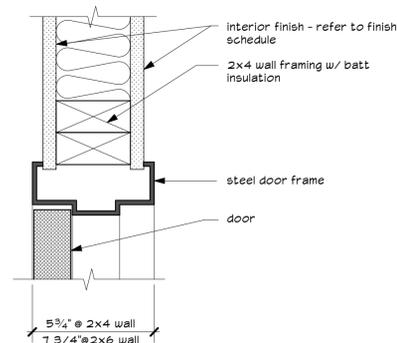
42 JAMB @ SIDING
3"



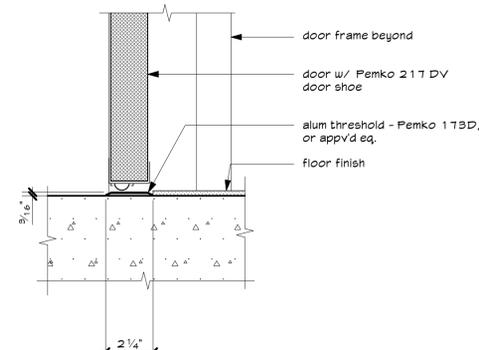
31 HEAD @ STUCCO
3"



32 JAMB @ STUCCO
3"



33 HEAD JAMB, SIM
3"



34 THRESHOLD
3"

DOOR SCHEDULE

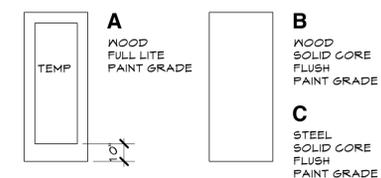
DOOR NO	TYPE	FRAME TYPE	DIMENSION			LOCKSET	NAMEPLATE	REMARKS
			WIDTH	HEIGHT	THK			
1	A	AL-3	FR 3'-0"	9'-0"	1-3/4"	L6		NOTE # 10
2	C	FS-1	3'-0"	7'-0"	1-3/4"	L4		
3	C	FS-1	3'-0"	7'-0"	1-3/4"	L4		
4	B	EXIST	3'-0"	-	-	(E) L4		
5	B	EXIST	3'-0"	-	-	(E) L2		
6	B	EXIST	3'-0"	-	-	(E) L2	ALL GENDER	
7	B	EXIST	3'-0"	-	-	(E) L4	ALL GENDER	
8	B	EXIST	3'-0"	-	-	(E) L4		

DOOR NOTES

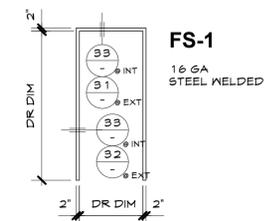
IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SURVEY ALL EXISTING DOORS FOR COMPLIANCE WITH NOTES BELOW AND MODIFY AS NECESSARY FOR COMPLIANCE.

- Locksets:
L1.....Passage (ND 105) L4..... Storeroom (ND5OPD) L7..... Ball Catch
L2..... Privacy (ND405) L5..... Panic Bar
L3..... Office (ND5OPD) L6..... Push/Pull Handles
- All latches/locksets shall be lever type Schlage Sparta style, with 626 finish (satin chrome plated), function type per schedule. All hardware shall be 3/4" min and 44" max AFF and operable from inside without the use of a key, special knowledge or effort, and shall be operable without tight grasping, tight pinching, or twisting of the wrist. Doors listed with existing hardware to remain shall be lever type and shall meet these conditions.
- All doors shall be minimum 3'-0" wide by 6'-8" tall, uno. Hinged doors shall open to min 90° from its closed position, and shall have min 32" net clear width in that 90° position. At a pair of doors, at least one leaf shall have a min 32" net clear width when opened to an angle of 90° from its closed position.
- Wood doors with new Push/Pull Handles shall be provided with stainless steel, brushed finish push/pull plates with rounded corners. Doors with kickplates shall be provided with 10" high x full door width stainless steel, brushed finish kickplates with rounded corners on both sides of doors.
- Opening Force: the maximum effort to operate doors cannot exceed 5 pounds for interior and exterior doors, and 15 pounds for required fire rated doors.
- Automatic Closers: Doors and gate closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to a position of 12 degrees from the latch is 5 seconds minimum.
- Floor or landing shall not be lower than 1/2" below top of door threshold. Changes from level shall not exceed 1/4" vertical. Changes in level between 1/4" and 1/2" shall be beveled with a max slope of 1 unit vertical to 2 units horizontal. Replace any existing thresholds that do not meet these requirements.
- All wood doors shall be of solid core construction, stain grade. Provide silencers in door frames.
- All doors shall have stops, HAGER 241F floor dome or HAGER 2555 wall stop, per field condition. Door stops shall not be located in the path of travel or beyond 4" maximum from walls. Doors scheduled to have hold open shall be HAGER 2TOD with US26D finish.
- Doors required by schedule shall have the following sign located adjacent to door in a readily visible location: the "International Symbol of Accessibility". Refer to Accessibility Signage Notes, Sht. A-4 for additional requirements.
- Doors required by schedule shall have the following sign in 1" high lettering on contrasting background over the door: "THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED"
- Signage: Doors with name plates shall be provided with signs per detail 41/A-4. Refer to Mounting Height Schedule on Sht. A-4 for additional signage requirements at restrooms.

DOOR TYPES



DOOR FRAME TYPES



FINISH NOTES

- Provide 5/8" gypsum wallboard at all new framed walls, u.o. If new wall location is an extension of an existing wall plane, use matching gypsum wallboard as existing for flush finish.
- Provide 48" high Fiberglass Reinforced Plastic finish over 5/8" moisture resistant gypsum wallboard at all new walls in toilet room or lavatory locations.
- Provide 6" high coved sheet vinyl base in all new toilet rooms, mop room and eye wash alcove.
- Provide 4" high rubber top set base at all new wall locations to match existing.
- Replace acoustic ceiling tiles as necessary in areas of remodel with like panels.
- All existing floor finishes to remain

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Sheet Contents:

DOOR SCHEDULE & DOOR DETAILS



Date: 17 APR 2020

Revised:

Job No:

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Sheet Contents:

ALUMINUM STOREFRONTS



Date: 17 APR 2020

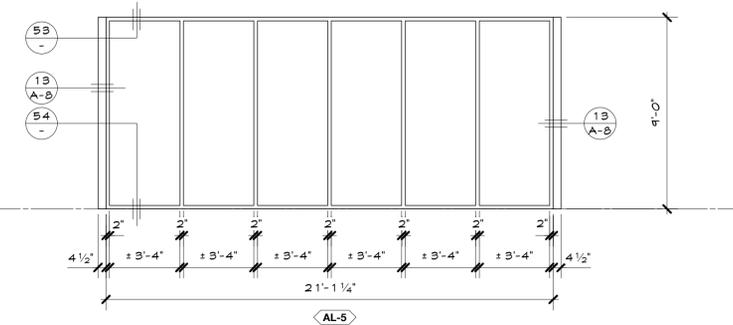
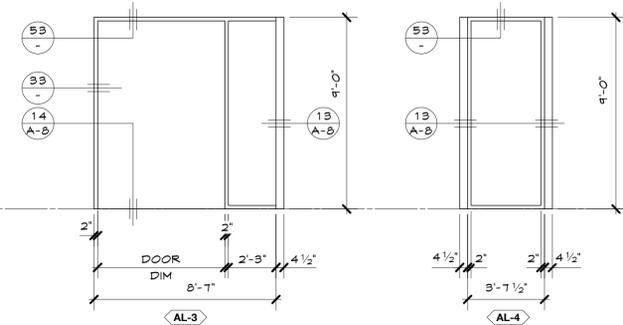
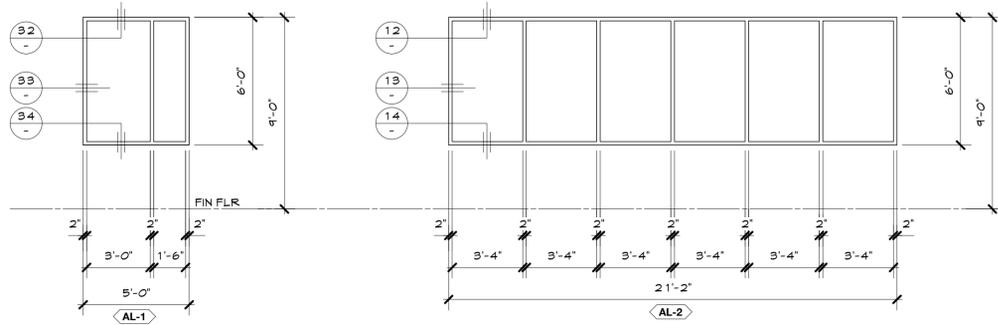
Revised:

Job No:

1946

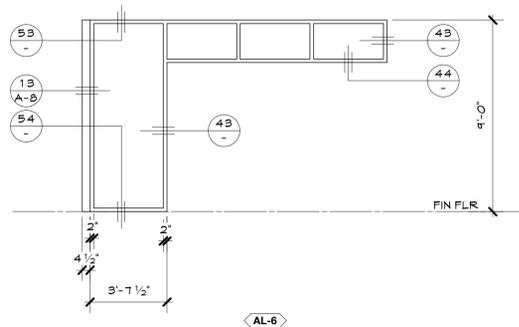
Sheet:

A - 6



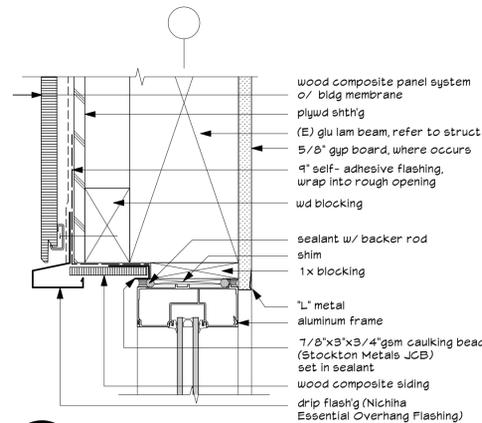
ALUMINUM FRAME NOTES

1. Verify all dimensions in field prior to fabrication. Any major discrepancy shall be brought to the attention of the Architect.
2. All dimensions shown are frame dimensions. Contractor to coordinate finish & shim space req'd with field conditions.
3. All exterior aluminum frames shall be Kawneer Trifab V645 1 Series, 2" X 4 1/2" center, 1" dual glazing system.
4. COLOR: All frames shall be Kawneer, black
5. All exterior glazing shall be 1" PPG 98 TOXL with U-Factor 0.45, SHGC 0.30 4 VT 0.55, reflective coating on the #2 surface. Bronze spacer.
6. All sill pans to be .063 Alum with finish to match frames. All pans to be set in sealant bed.



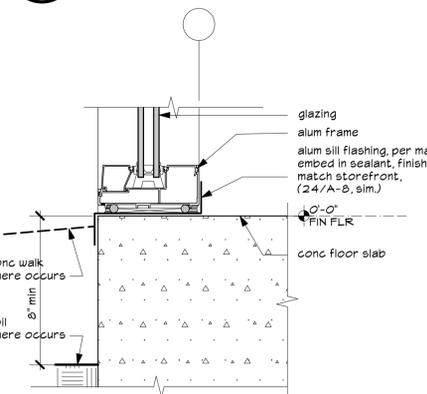
52 ALUMINUM FRAMES

1/4" = 1' - 0"



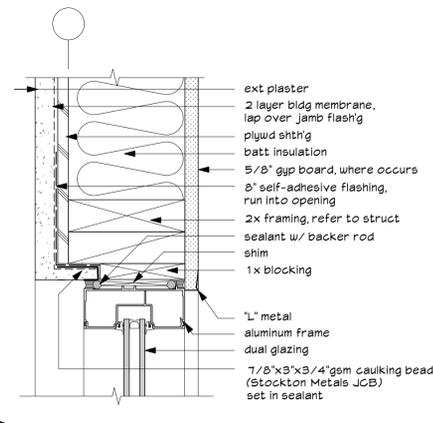
53 HEAD

3"



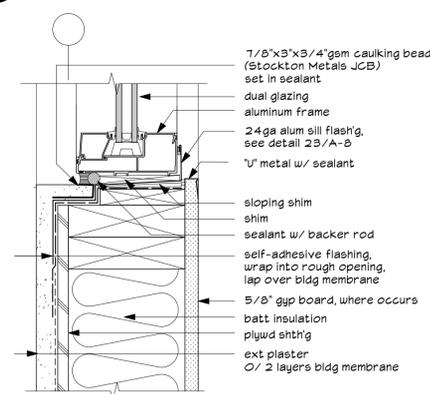
54 SILL @ CONC

3"



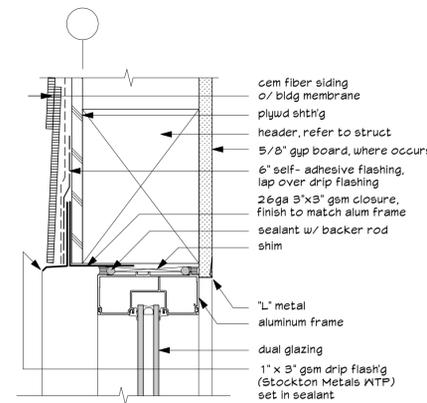
43 JAMB @ STUCCO

3"



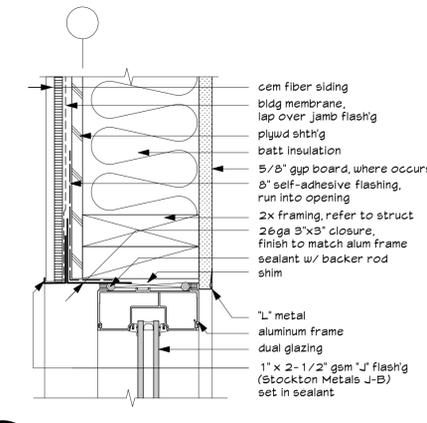
44 SILL @ STUCCO

3"



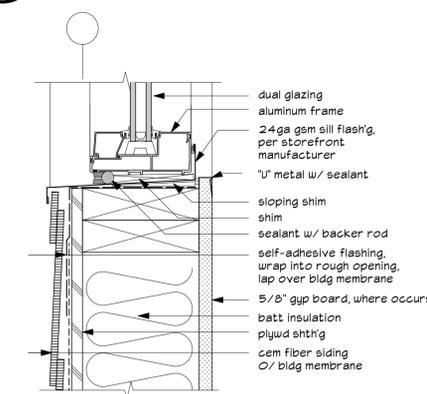
32 HEAD @ SIDING

3"



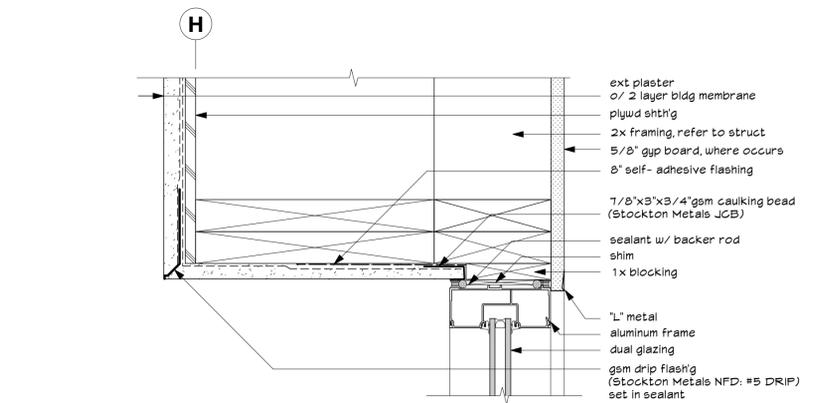
33 JAMB @ SIDING

3"



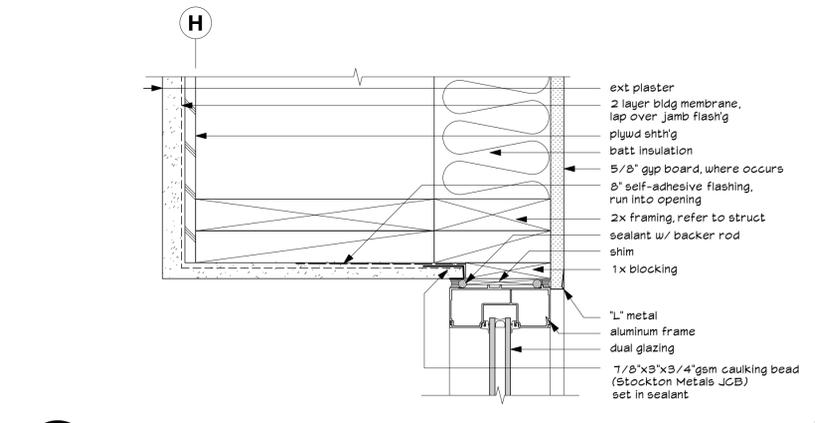
34 SILL @ SIDING

3"



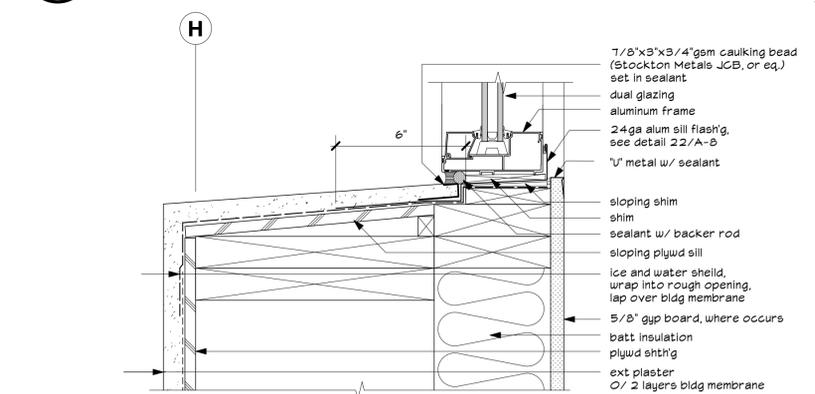
12 HEAD

3"



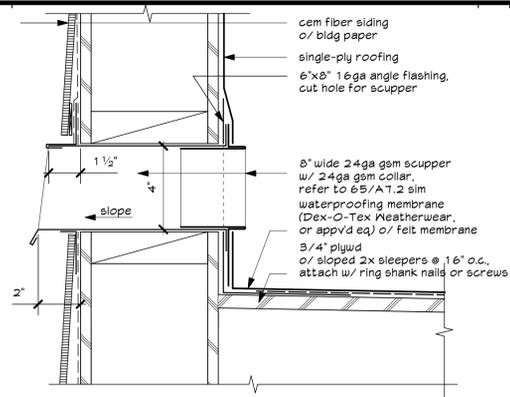
13 JAMB

3"

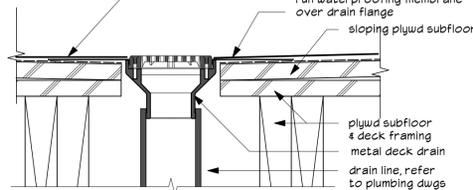


14 SILL

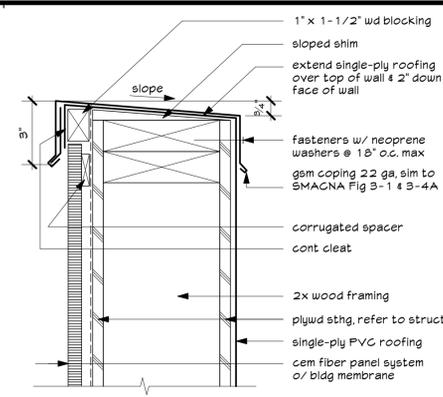
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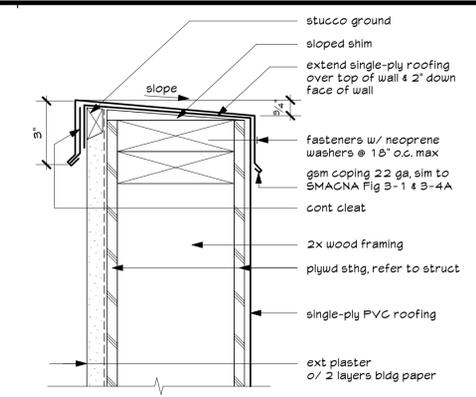
41 OVERFLOW SCUPPER
3"



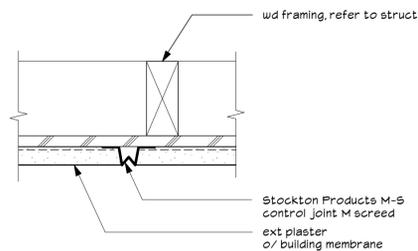
31 DECK DRAIN
3"



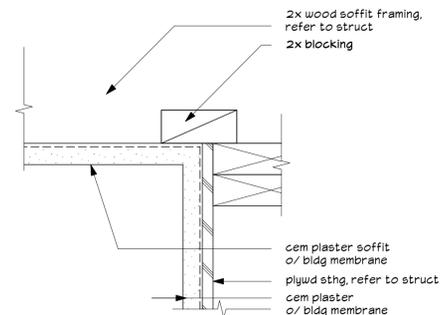
21 COPING
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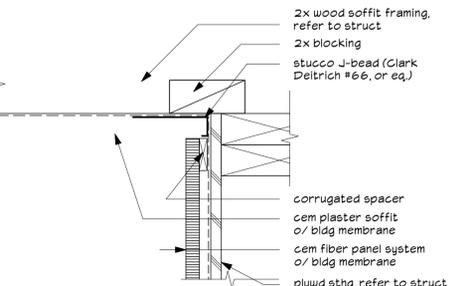
11 COPING
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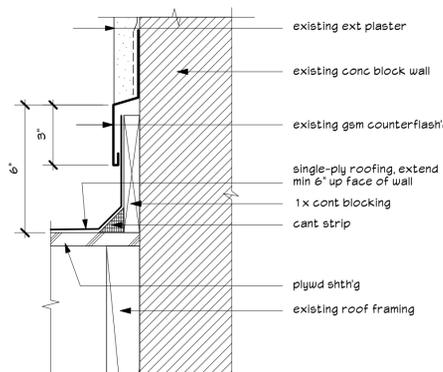
52 EXPANSION JOINT
3"



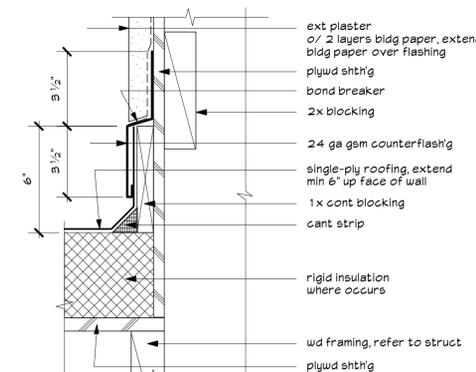
42 SOFFIT @ WALL
3"



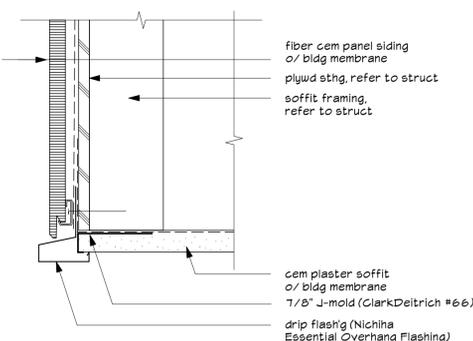
32 SOFFIT @ WALL
3"



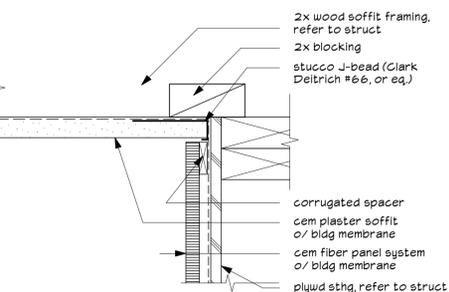
22 BASE FLASH
3"



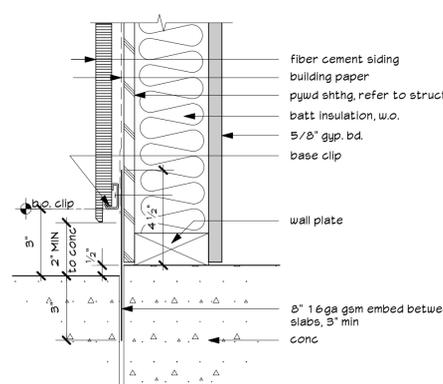
12 BASE FLASH
3"



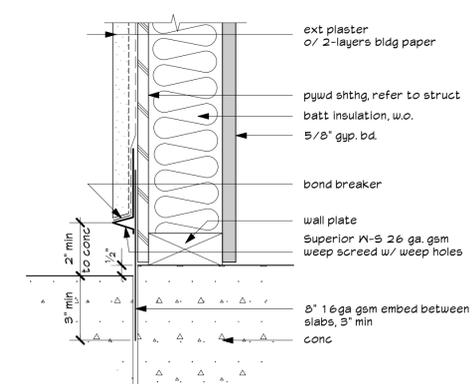
43 SOFFIT EDGE
3"



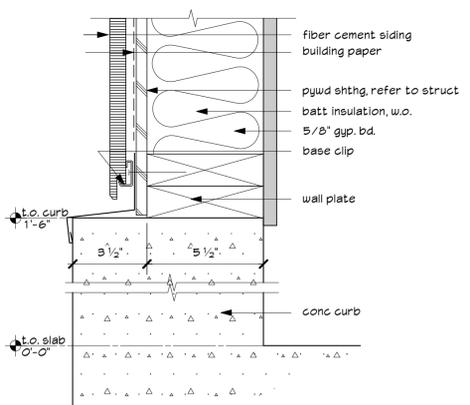
33 SOFFIT @ WALL
3"



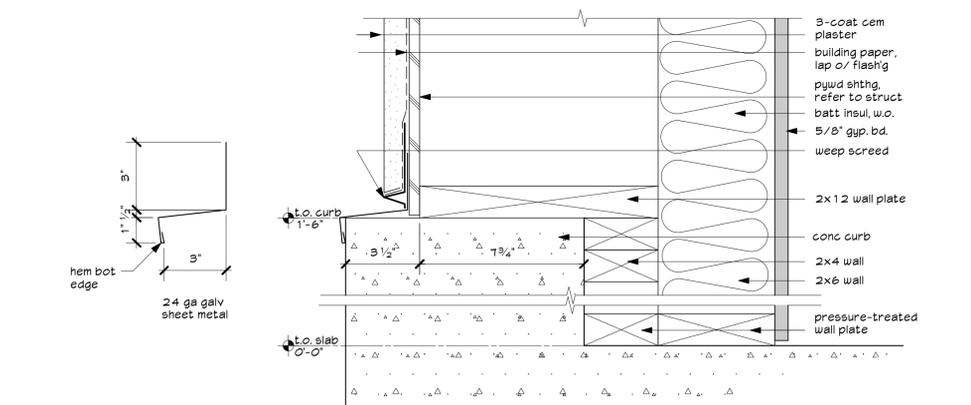
23 BASE OF WALL @ CONC
3"



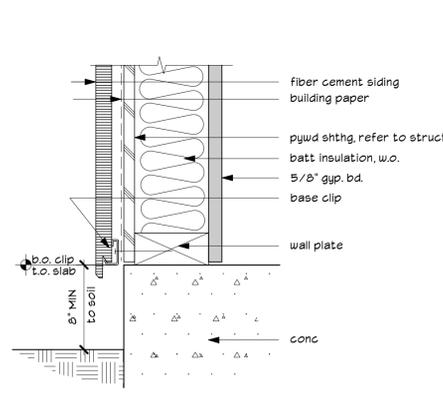
13 BASE OF WALL @ CONC
3"



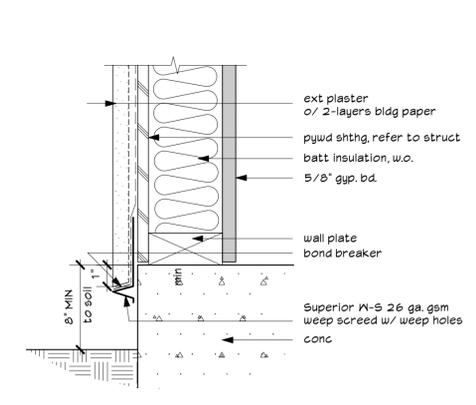
54 BASE OF WALL @ CURB
3"



44 BASE OF WALL @ CURB
3"

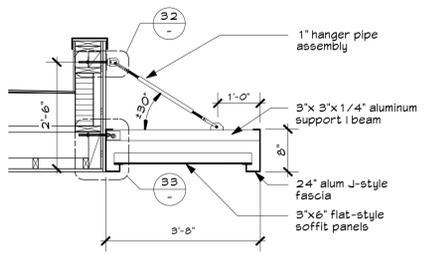


24 BASE OF WALL @ GRADE
3"

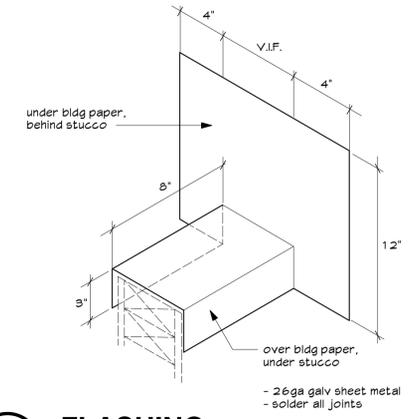


14 BASE OF WALL @ GRADE
3"

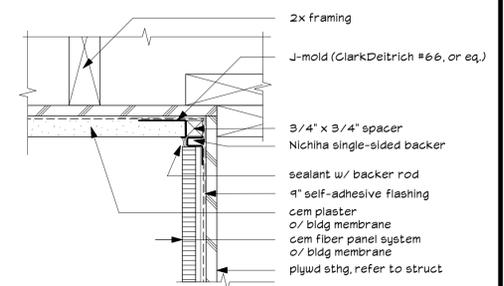




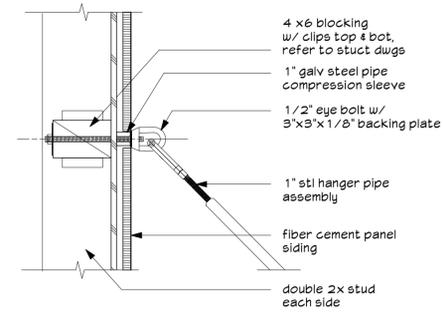
31 CANOPY SECTION
1/2"



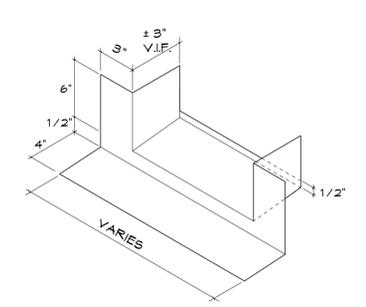
21 FLASHING
3"



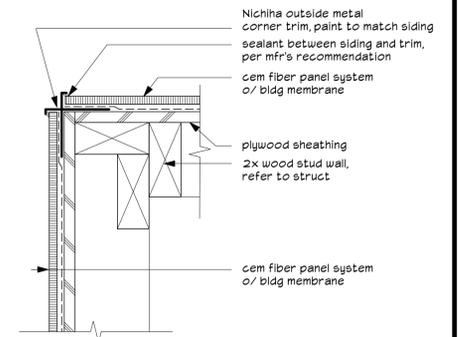
11 INSIDE CORNER PLAN SECT
3"



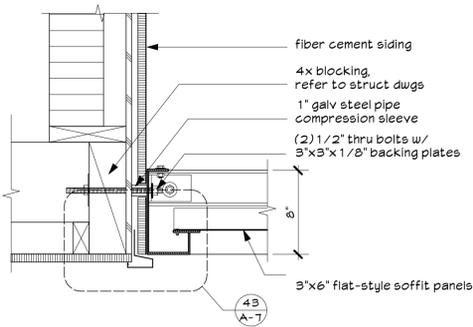
32 EYE BOLT ANCHOR
1 1/2"



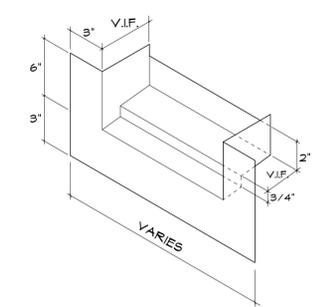
22 FLASHING
3"



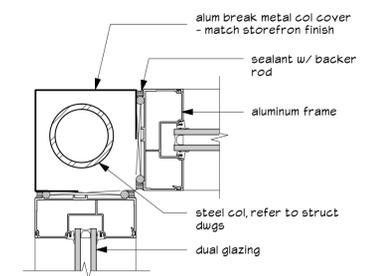
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3"



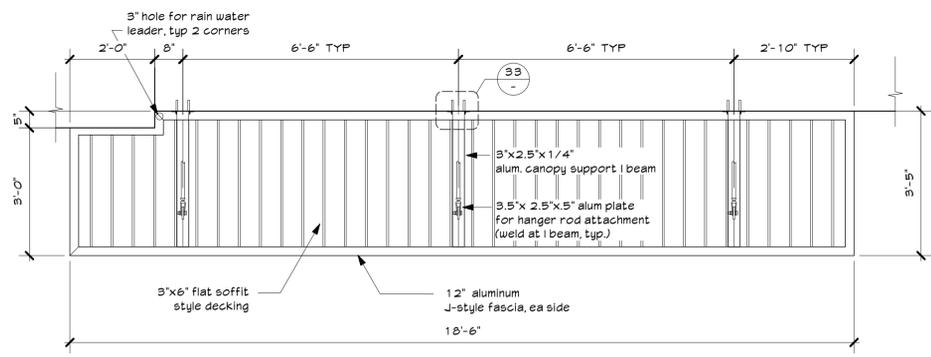
33 CANOPY ANCHOR
1 1/2"



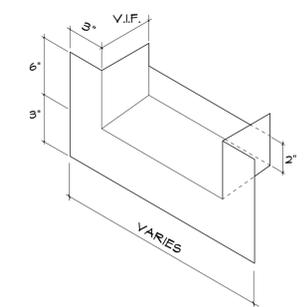
23 FLASHING
3"



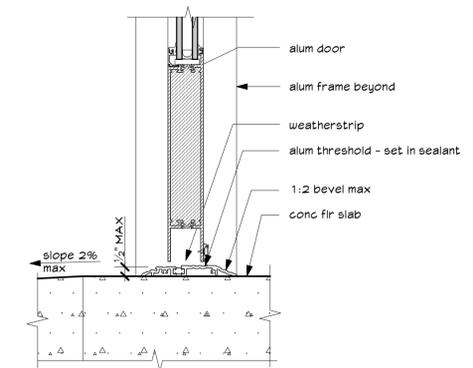
13 STRFRNT @ STL COL
3"



44 CANOPY PLAN
1/2" = 1' - 0"



24 FLASHING
3"



14 DOOR SILL
3"



STRUCTURAL NOTES

GENERAL NOTES

- The following notes, typical details and schedules shall apply to all phases of this project unless otherwise shown or noted.
- Specific notes and details shall take precedence over general notes and typical details.
- All materials and workmanship shall conform to the minimum standards of the 2019 edition of the California Building Code (CBC) and such other regulating agencies exercising authority over any portion of the work. The contractor shall have a current copy of the CBC (print or digital version) on the job site.
- The Construction Documents shall consist of these notes, details, schedules, plans, and drawings.
- All specifications, including but not limited to materials and products, shall be those put forth in the Construction Documents. No substitutions shall be permitted to be used or assumed to be used in the bidding or construction process without written approval by the Engineer of Record.
- The contractor shall examine the Construction Documents and shall notify the Engineer of Record of any discrepancies they may find before proceeding with the work.
- All information on existing conditions shown on drawings are based on best present knowledge available, but without guarantee of accuracy. The Contractor shall verify and be responsible for all dimensions and conditions at the site and shall notify the Engineer of Record of any discrepancies between actual site conditions and information shown on or in the Construction Documents before proceeding with work.
- The Contractor shall immediately notify the Engineer of Record of any condition which in their opinion might endanger the stability of the structure or cause distress of the structure.
- The Contractor shall provide temporary bracing and shoring for all structural members as required for structural stability of the structure during all phases of construction.
- All work shall conform to the best practice prevailing in the various trades comprising work. The Contractor shall be responsible for coordinating the work of all trades.
- These Construction Documents represent the finished structure, and do not indicate the method of construction. The Contractor shall supervise and direct the work and shall be solely responsible for construction means, methods, techniques, sequences and procedures.
- The Contractor shall take all steps necessary to ensure proper alignment of the structure after the installation of all structural and finish materials. This shall include any necessary preloading of the structure to determine final position of the completed work.
- These notes, details, and drawings (Construction Documents) do not carry necessary provisions for construction safety. These documents and all phases of construction are to be governed, at all times, by applicable provisions of the current California Occupational Safety and Health Act.
- Where any conflict occurs between the requirements of federal, state and local laws, codes, ordinances, rules and regulations, the most stringent shall govern.
- Inspection and approval for shops used for fabrication of structural load bearing members, components, materials or assemblies shall conform to CBC Section 1704.2.5.
 - Labeling (as required or specified) shall be provided in accordance with CBC Section 1703.5.
 - Evaluation and follow-up inspection services (as required or specified), shall conform to CBC Section 1703.6.
- Observation visits to the project site by field representatives of the Engineer of Record (support services) shall not include inspections of safety or protective measures, nor construction procedures, techniques or methods. Any support services performed by Engineer of Record during any phase of construction, shall be distinguished from continuous and detailed inspection services (as required by any regulating governmental agency, e.g. the Authority Having Jurisdiction) provided by others. These support services, whether of material or work, are performed solely for the purpose of assisting in quality control and in achieving conformance with contract documents, but do not guarantee Contractor's performance and shall not be construed as supervision of construction.
- Provide openings and supports as required per typical details and notes for mechanical, plumbing, and electrical equipment, vents, ducts, piping, etc. All mechanical, plumbing and electrical equipment shall be properly braced against lateral forces.
- Refer to drawings by other disciplines to coordinate with Structural Drawings. Any discrepancy between these drawings shall be referred to the Architect or Engineer of Record for clarification prior to the start of construction.
- Written dimensions shall have precedence over scaled dimensions.
- Drawings (notes, schedules, details and plans) shall have precedence over Structural Calculations.
- In the event that certain features of the construction are not fully shown on the drawings or called for in the Notes or Specifications, their construction shall be of the same character as for similar conditions that are shown or called for.
- The Contractor shall have a copy of the Project Geotechnical Investigation on the job site.
- ASTM designation and all standards refer to the latest amendments.
- These structural Construction Documents shall not be modified without prior written approval of the Engineer of Record.
- Only structural working drawings approved by the Authority Having Jurisdiction are permitted to be used for construction on this project. All other drawings or documents are obsolete and are not permitted on the job site, nor shall they be used for any construction purposes. Contractors using unapproved drawings or documents are solely responsible for all work not performed in accordance with the "approved" drawings.
- Refer to Architectural Drawings for all fire protection requirements.

SHOP DRAWING AND CONTRACTOR SUBMITTAL REVIEW

- Shop Drawings or Contractor Submittals should be provided for the fabrication (or proportioning) of the following (but not limited to) components or elements.
 - Concrete mix designs
 - Substitute or alternate materials
- The Contractor shall be responsible for the production of Shop Drawings or Contractor Submittals, the distribution of documents to the Engineer of Record for review, incorporation of any noted revisions made by the Engineer of Record into the documents, and final approval.
- Shop drawings shall not be a reproduction of structural drawing sheets.
- When the Contractor submits shop drawings or other submittals to the Engineer of Record for review, submittal package shall contain sufficient copies that the Engineer of Record may retain a complete copy of submittal package.
- The Contractor shall allow sufficient time for the Engineer of Record to thoroughly review submittal package (10 working days, minimum).
- Review of Shop Drawings or Contractor Submittal by Engineer of Record does not in any way constitute approval of submittal package. Engineer of Record's review is for general conformance with the design concept and contract documents. Review shall not be construed as relieving the Contractor from compliance with the contract documents.

DEMOLITION

- Safety Note:
 - It is solely the Contractor's responsibility to comply with the pertinent sections of the Construction Safety Orders issued by the State of California, latest edition, and all OSHA Requirements.
 - The Engineer of Record does not accept any responsibility for the Contractor's failure to comply with these requirements.
 - The Contractor shall be responsible for adequate design and construction of all forms. Forms shall be adequately braced and shored.
- Shore beams where necessary to maintain the structural integrity of the existing structure.
- The Contractor is responsible for the design and location of all shoring.
- Notify the Engineer of Record of any discrepancies between the plans and existing structure.
- When saw cutting concrete or masonry, care shall be taken not to overcut or damage reinforcing bars.

FOUNDATION

- Allowable values and foundation design are based upon the presumptive load-bearing values listed in Section 1806 of the 2019 CBC.
- Excavate all foundations to required depths into compacted fill or natural soil.
 - Foundation excavations shall be cut square and smooth with firm level bottoms.
 - Care shall be taken not to over-excavate foundations at lower elevations and prevent disturbing soils around higher elevations.
- Footings shall be poured in neat excavations, without side forms whenever possible.
- Moisten sides and bottom of excavations several times prior to concrete placement.
- Foundations shall not be poured until all required reinforcing bar, sleeves, inserts, conduits, pipes, formwork, etc. are properly placed and inspected by the Authority Having Jurisdiction.
- De-water footing excavations and foundation block-outs to maintain dry working conditions.

REINFORCING BAR

- All reinforcing bar shall be deformed intermediate grade bars conforming to ASTM A615, Grade 60 ($f_y = 60$ ksi), unless noted otherwise.
 - Grade 40 ($f_y = 40$ ksi) may be used for #3 bars and smaller.
- Reinforcing bar shall not be welded, unless noted or detailed otherwise.
- To hold reinforcing bars in their true position and prevent displacement, standard tie and anchorage devices shall be provided. Placement of reinforcement shall conform to ACI 318-14 Section 26.6.2.
- Shop drawings for fabrication of any reinforcing bar shall be provided by the Contractor and submitted to the Engineer of Record for their review and approval, prior to fabrication.
- Refer to typical details for minimum splice length and minimum radius of bend for reinforcing bar.
- All reinforcing bar splices shall be staggered 24", unless noted or detailed otherwise.
- All reinforcing bar bends shall be made cold.
- Fabrication, erection and placement of reinforcing bar shall conform to Concrete Reinforcing Steel Institute Manual of Standard Practice.
- Reinforcing bar shall be clean of rust, grease or other material likely to impair bond.
- Welded wire mesh shall conform to ASTM A185. Lap all wire mesh two modules, minimum.
- Welding of reinforcing bar (where specifically noted or detailed) shall conform to ACI 318-14, Section 26.6.4 and AWS D1.4. Welded rebar shall be low-alloy steel conforming to ASTM A706.
- Epoxy-coated reinforcement (where specifically noted or detailed) shall conform to ASTM A775.

CONCRETE

- Concrete shall have a minimum ultimate compressive strength (f'_c) as outlined below. All concrete shall be regular weight (unless noted otherwise).

Location	f'_c at 28 Days	Max. w/c Ratio	Max. Slump
Footing & Slab on Grade	2,500 psi	0.50	+/- 4"

- Maximum Fly Ash content shall be 15%, by weight, of total cementitious materials and shall conform to ASTM C618.
- All concrete work shall comply with CBC Chapter 19 and ACI 318-14 and latest edition of ACI Manual of Concrete Practice.
- Special Inspection (as required or specified) shall conform to CBC Chapter 17.
- Cement shall be Portland Cement Type II/V and shall conform to ASTM C150.
- Aggregates shall conform to ASTM C33; provide aggregates from a single source.
- Water shall conform to ASTM C94 and be potable.
- All splices are to be Class B unless specifically noted otherwise.
- Minimum concrete cover over reinforcing bar shall be:

Concrete cast against and permanently exposed to earth or weather	3"
Concrete placed against forms, but exposed to earth or weather	2"
Slabs, wall & joists, not exposed to earth or weather	3/4"
Beams, girders & columns, not exposed to earth or weather	1 1/2"

- Reinforcing bars larger than #8 are not permitted unless noted otherwise.
- Location of all construction joints, other than specified, shall be approved by Architect/Engineer of Record prior to pouring. Construction joints shall be thoroughly air and water cleaned and heavily roughened so as to expose coarse aggregates. All surfaces to receive concrete shall be maintained continuously wet at least three hours in advance of pouring.
- All reinforcing steel, anchor bolts, dowels, inserts and any other hardware to be set in concrete shall be well secured in position prior to pouring of concrete.
- The Contractor shall obtain approval from Architect/Engineer of Record prior to placing sleeves, pipes, ducts, chases, coring and openings on or through structural concrete beams, walls, floors and roof slabs, unless specifically detailed or noted. All pipes or conduits passing through concrete members shall be sleeved with standard steel pipes. See typical detail for pipe through footing.
- Vibrate all concrete (including slabs on grade) as it is placed, with a mechanical vibrator operated by experienced personnel. The vibrator shall be used to consolidate the concrete, not transport it. Reinforcing and forms shall not be vibrated.

CONCRETE (CONT.)

- Formwork design and removal shall conform to ACI 318-14 Section 26.11. Remove forms in accordance with the following minimum schedule:

Side forms of footings	Minimum 48 hours
Edge forms of slab on grade	Minimum 24 hours
Wall/Retaining Wall forms	72 hours & 70% of design strength
Column forms	72 hours & 70% of design strength
Elevated beams and slabs	14 days & 80% of design strength

- Concrete shall not free fall more than six feet. Use tremie, pump or other approved methods.
- Concrete shall be maintained in a moist condition for a minimum of 5 days after placement or concrete surfaces shall be cured with liquid membrane-forming curing compound conforming to ASTM C309, Type 1, Class A. Curing compound shall be approved by the Engineer of Record.
- The Contractor may use concrete admixtures as a construction means and methods to execute Construction Documents. Use of admixture is solely the responsibility of the Contractor.

- Concrete mix designs shall be prepared by the concrete supply plant. Each mix design shall be submitted with current supporting data to the Engineer of Record for review and approval. Each mix design shall be stamped and signed by a Civil or Structural Engineer licensed in the state of the project jurisdiction.

- Only one grade of concrete shall be allowed on project site at any one time.
- Unless noted otherwise, construction and control joints shall be provided in all concrete slabs, and shall be located such that the area within joints does not exceed 375 sq. ft., and is roughly square.
 - For all structural slabs (suspended or on grade) where Architecturally exposed conditions are desired, the Contractor shall provide control joint layout for review by Architect and Engineer of Record.

- Every opening exceeding 24" (in either direction) shall have a minimum of 2-#5 (U.N.O.) directly adjacent to all sides as well as top and bottom (unless at foundation). Reinforcing bars shall extend a minimum of 24" past edge of opening.
- Dowel all concrete walls and columns to supporting concrete with bars of the same size and spacing as vertical bars in wall and columns. Do not "hickey" bars. All dowels shall be vertical.

- Provide a minimum of 2-#5 continuous horizontally at tops of walls and vertically at ends of walls, unless noted otherwise.

- Concrete strength shall be verified by standard cylinder tests (in accordance with CBC Section 1705.3) made by a testing laboratory approved by the Authority Having Jurisdiction.

- Concrete placed when the air temperature has fallen to, or is expected to fall below 40° shall conform to ACI 318-14 Section 26.54 and ACI 306R-16.

- Concrete placed during hot weather shall conform to ACI 318-14 Section 26.5.5 and ACI 305R-14.

- Conduits and sleeves placed within structural concrete shall not be tied directly to structural reinforcement.
 - 1" clear distance shall be maintained between conduits/sleeves and reinforcing bar.
 - Do not run conduit in slabs or in concrete filled metal decking unless the layout has been approved by the Engineer of Record.

ALUMINUM FRAMING

- All beams and/or posts and accessories shall be of the type, size, gauge and spacing shown on the drawings and shall be manufactured by an approved fabricator.
- All framing components shall be cut square for attachment to perpendicular members, or as required for an angular fit against abutting members.
- All components shall be securely fastened together.
 - Fastening shall be with A304 stainless steel bolts.
 - Bolt and weld size, type, location and spacing shall be as detailed on these Construction Drawings.
- Welding shall comply with current AWS practices.
- Components shall be held firmly in position until properly fastened.

WOOD

- Minimum lumber grades, unless noted otherwise: Douglas Fir-Larch

2x studs, blocking & plates:	
bear walls	No. 2 or better
non-bearing walls	Construction or better
2x Joists	No. 2 or better
4x Beams	No. 2 or better
exposed (interior and exterior)	Select Structural
non-exposed	No. 2 or better
6x Beams:	
exposed (interior and exterior)	Select Structural
non-exposed	No. 1 or better
4x Post	No. 2 or better
6x Post	No. 1 or better

- Foundation sill plates shall be preservative-treated Douglas Fir (per CBC Section 2303.1.9). Refer to Project shearwall schedule and/or foundation plan for anchor bolt size and spacing.
- Rated sheathing shall be Structural I with exterior glue, as graded by the APA.
 - Rated sheathing shall conform to CBC Section 2303.1.5
 - OSB shall conform to United States Product Standard PS 1 OR PS 2.
- All sawn lumber or timber shall conform to CBC Section 2303.1.1.
- Maximum moisture content for all structural members shall not exceed 19%, unless noted otherwise.
- Treat faces of all cut preservative treated lumber.

STRUCTURAL DESIGN VALUES

All values reported are unfactored and strength level, unless noted otherwise	
Gravity Design Data	Value
Dead Loads:	
Roof Dead Load	18 psf *
Exterior Wall Dead Load - CMU	93 psf
Exterior Wall Dead Load - Stud Wall	16 psf
Interior Wall Dead Load	7 psf
Live Loads:	
Roof Live Load (Reducible)	20 psf
Snow Loads:	
Ground Snow Load, P_g	0 psf
Deflection Criteria:	
Roof, Total Load	L/240
Roof, Live Load	L/360
Floor, Total Load	L/240
Floor, Live Load	L/360
Wind Design Data	Value
Design Wind Speed (3-sec gust), V_{ULT}	92 mph
Risk Category	I
Exposure Category	B
Applicable Internal Pressure Coefficient	± 0.18
Design Wind Pressure(s) For Components & Cladding (Not specifically designed by the Registered Design Professional, and to be modified by applicable factors per ASCE 7)	$q_z = 16$ psf
Earthquake Design Data	
Risk Category	I
Importance Factor, I_e	1.0
Mapped Spectral Response Accelerations	
S_{D1}	0.107 g
S_{D2}	0.39 g
Site Class	D
Spectral Response Coefficients	
S_{D1}	0.85 g
S_{D2}	0.5 g
Seismic Design Category	D
Analysis Procedure Used	
Basic Seismic-Force Resisting System	Equivalent Lateral Force Procedure (ASCE 7, 12.8)
Response Modification Coefficient	R= 6.5
Seismic Response Coefficient	$C_s = 0.171$
Design Base Shear	$V = C_s W_p$
Geotechnical Design Data	
Geotechnical design data is based on the presumptive load-bearing values listed in Section 1806 of the 2019 CBC	
Allowable Soil Bearing Pressure (DL + LL)	1,500 psf

WOOD FASTENERS

- Nailing for framing shall be with common nails, unless noted otherwise.
- Lag screws shall be screwed into predrilled holes. Clearance hole for the shank portion and lead hole for threaded portion shall be drilled in accordance with NDS-18 Section 12.1.4.
- Bolts (bolt head and nut) shall have standard cast iron malleable iron washers (unless used with metal side plates or angles).
- Bolt holes through lumber shall be drilled with a measurement of 3/16" larger than bolt diameter.
- All bolts shall conform to ASTM A307.
- Bolt tightening: Take up snug and re-tighten at the latest practicable time during construction.
- Nails shall not be driven closer than 1/2" of their length, not closer to the edge of the member than 1/2" length, except for sheathing.
- Sub-bore when nails tend to split wood. Sub-bore for 20d and larger nails. Drill diameter shall be 0.75 times nail diameter.
- Fasteners in preservative-treated lumber shall be stainless steel, silicon bronze, copper or hot-dip galvanized steel fasteners.
- Zinc-coated fasteners shall conform to ASTM A653, Type G185.

ABBREVIATIONS

A.B.	Anchor Bolt	IBC	International Building Code
ABV.	Above	ICC	International Code Council
ACI	American Concrete Institute	ICF	Insulated Concrete Form
ADD'L	Additional	ID	Inside Diameter
ADJ.	Adjacent	IN.	Inch, Inches
AHJ	Authority Having Jurisdiction	INT.	Interior
AISC	American Institute of Steel Construction	JST.	Joist
AITC	American Institute of Timber Construction	ksi	Kips per Square Inch
AOR	Architect of Record	LL	Live Load
APA	American Plywood Association	LW	Lightweight
APPROX.	Approximate(y)	LSL	Laminated Strand Lumber
ASCE	American Society of Civil Engineers	LVL	Laminated Veneer Lumber
ARCH.	Architect, Architecture	MAX.	Maximum
ASTM	American Society of Testing and Materials	MB	Machine Bolt
ATR	All Thread Rod	MBM	Metal Building Manufacturer
AWS	American Welding Society	MECH.	Mechanical
		MSE	Mechanically Stabilized Earth
BLDG.	Building	MFR.	Manufactured, Manufacturer
BLK.	Block	MIN.	Minimum
BLKD.	Blocked	MPH	Miles per Hour
BLK'G	Blocking	MTL.	Metal
BM.	Beam		
B.O.	Bottom of _____	(N)	New
BTOT.	Bottom	NDOS	National Design Specification
BRG.	Bracing	N.T.S.	Not to Scale
b/t	Between		
		o.c.	On Center
CAC	California Administrative Code	/o/	Over
CANT.	Cantilever	OD	Outside Diameter
CBC	California Building Code	OSB	Oriented Strand Board
CIP	Cast-in-place	OSHPD	Office of State Health Planning and Development
CJ	Control Joint		
CJP	Complete Joint Penetration	OWSJ	Open Web Steel Joist
C	Centerline		
CLG.	Ceiling	PEN.	Penetration
CLR.	Clear	PL	Plate
CMU	Concrete Masonry Unit	PLYWD.	Plywood
COL.	Column	PJP	Partial Joint Penetration
CONC.	Concrete	psi	Pounds per Square Inch
CONN.	Connection	PSF	Pounds per Square Foot
CONST.	Construction	PSL	Parallel Strand Lumber (Paralam)
CONT.	Continue, Continuous	PEMB	Pre-Engineered Metal Building
CSK.	Countersink	PERF.	Perforated
		PTDF	Pressure Treated Douglas Fir
Ø	Diameter	PW	Puddle Weld
d	Depth		
DBL	Double	Q.A.	Quality Assurance
DCW	Demand Critical Weld	Q.C.	Quality Control
DET.	Detail		
DEMO	Demolition	RBS	Reduced Beam Section
DF	Douglas Fir	RDWD	Redwood
DIAG.	Diagonal	REBAR	Reinforcing Bar
DL	Dead Load	REINF.	Reinforcement
DSA	Division of State Architect Drawings	RET.	Retaining
DWGS.	Drawings	REQ'D	Required
EA.	Each	S.F.	Square Feet
E.F.	Each Face	SHT.	Sheet
ELEC.	Electric, Electrical	SHT'S	Sheathing
ELEV.	Elevation	SIM.	Similar
EMBED.	Embedded, Embedment	SIP	Structural Insulated Panel
E.N.	Edge Nailing	SII	Steel Joist Institute
EOR	Engineer of Record	SLRS	Seismic Load Resisting System
EQ.	Equal	SMS	Sheet Metal Screw
EQUIP.	Equipment	SQ.	Square
E.S.	Each Side	SS	Select Structural
E.W.	Each Way	STAGG'D	Staggered
(E)	Existing	STD.	Standard
EXP.	Expansion	STL.	Steel
EXT.	Exterior	SW	Shearwall
		SEOR	Structural Engineer of Record
FAB.	Fabricated		
FDN.	Foundation	T&B	Top and bottom
F.F.	Finish floor	T&G	Tongue and Groove
FLR.	Floor	THR'D	Threaded
F.O.	Face of _____	T.O.	Top of _____
FRMG.	Framing	TRL.	Triple
FT.	Foot, Feet	TYP.	Typical
FTG.	Footing		
GA.	Gauge	UNBLKD.	Unblocked
GALV.	Galvanized	U.N.O.	Unless Noted Otherwise
GEOR	Geotechnical Engineer of Record	URM	Unreinforced Masonry
		VERT.	Vertical
GLB	Glued-Laminated Beam	VIF	Verify in Field
GYP. BD.	Gypsum Board		
		w/	With
HDR.	Header	w/c	Water/Cement Ratio
HD.	Holdown	WD.	Wood
HORIZ.	Horizontal	W.P.	Working Point
HSS	Hollow Steel Section	W.S.M.F.	Welded Steel Moment Frame
HT.	Height	WSS	Welded Steel Stud
		WT.	Weight
		WWM	Welded Wire Mesh

SYMBOLS

	New Footing
	Existing Masonry Wall to Remain
	Existing Footing to Remain
	Reference Note
	Detail Number Reference
	Sheet Number Reference
	Holdown Location
	Shearwall Reference - Refer to Schedule (Minimum Shearwall Length)



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REVISIONS: BY:

NO.	DATE	DESCRIPTION	BY

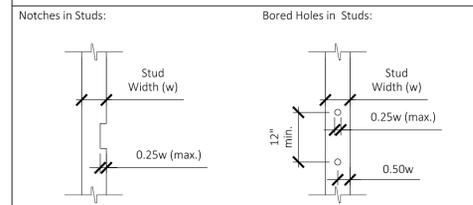
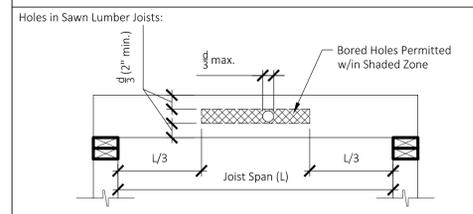
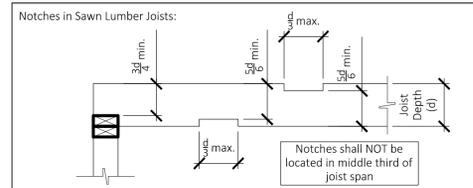


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STRUCTURAL NOTES, CONTINUED

CARPENTRY/FRAMING

- Carpentry and framing shall conform to CBC Section 2304.
 - Refer to Fastener Schedule included in the Structural Notes
- Metal framing angles, anchors, clips, straps, ties, holdowns, etc. shall be manufactured by Simpson Strong-Tie Co. or an approved equal.
- Sheathing used in roofs, floors and decks, shall be placed with face grain perpendicular to supports. Sheathing sheets shall be staggered.
- Face nail all double (and triple) 2x studs and joists together with 16d common @ 12" o.c., stagger nails.
- Unless noted otherwise, minimum sill plate bolting shall be 5/8" diameter anchor bolt @ 48" o.c. There shall be a minimum of two bolts per plate with one bolt within 6" to 12" of each end of plate.
- Interior non-bearing, non-shear, stud wall sill plates may be secured to concrete slabs with Hilti type X-U shot pins (with 1" minimum embedment) @ 16" o.c. with steel washers. Installation shall conform to ICC-ES ESR-2269.
- In general, sheathing panel edges (for shearwalls, roofs, floors and decks) shall bear on framing members (2x minimum).
- Place beams with natural camber upward.
- Unless noted otherwise, provide continuous double 2x plates at top of all bearing walls and 2x sill or sole plate at bottom of wall. Plate material shall match the stud wall width.
- Where wood stud walls abut concrete or masonry walls, a PTDf end stud shall be bolted to the concrete/masonry with 5/8" diameter anchor bolts. Locate anchor bolts 12" from top and bottom of stud, and at 48" o.c. The bolts shall be centered on the stud.
- Provide solid blocking (2x min.) between all joists and rafters at all supports and under all partitions. Provide double joists directly below all interior partitions where framing is parallel. Provide 2x solid blocking (or approved bridging) at 8'-0" o.c. between 2x12 and larger joist and rafters. Blocking shall be full depth of joists and rafters.
- No structural members (joists, plates, studs, beams, columns, girder, post, truss, etc.) shall be notched, cut or drilled, except for those holes required for bolting, unless noted otherwise, as outlined below, or with written approval from Engineer of Record.
- Rated sheathing shear walls shall be constructed in accordance with CBC Section 2306.3. No openings are allowed in shear walls, unless specifically noted or detailed.
- Provide 3"x3"x1/4" steel plate washers at anchor bolts at all structural walls.
- Framing around flues and chimneys shall conform to CBC Section 2304.5.
- Pipes in walls shall conform to CBC Section 2308.5.8.



For bored holes exceeding 25% of stud width, block on each side of stud with block of same material and dimension as stud; extend 2 stud widths each side of hole and provide 3-16d nails to stud each side of hole.

- Bored holes greater than 40%, but less than 60% of the width of the stud are permitted, where each stud is doubled and not more than two successive double studs are so bored and each bored stud is reinforced as above.
- Bored holes shall not be located at the same section of stud as a cut or notch.

Holes and Notches in Plates and Sills:

Bored holes may be placed in plates and sills provided they are centered about member, spaced a minimum of 12" apart and hole diameter does not exceed 25% of the member width. When bored hole exceeds 25% of the member width, reinforce plate or sill as follows:

- Plates: 1 1/2" x 1/2" strap each side of plate nailed with 6-16d nails each side of hole. Holes over 40% of the plate width are not permitted in any plate. Any pipe or conduit requiring a hole larger than 40% of the plate width shall be brought to the attention of the engineer immediately.
- Sills: Splice in a manner similar to plates above, at holes between 25% and 40% of sill width. Sills may be completely cut on each side of a pipe or conduit provided an additional anchor bolt or 6-16d is placed within 9" of the end of the sill, each side of the pipe or conduit.

FASTENING SCHEDULE (CBC T2304.10.1)

Connection	Fastening <small>Common or box nails are permitted to be used except where otherwise stated</small>	Location
1. Blocking between joists or rafters to top plate	3 - 8d Common (2 1/2"x0.131") 3 - 3"x0.131" Nails	Toenail, each end
A. Blocking between rafters or truss not at the wall top plate, to rafter or truss	2 - 8d common (2 1/2" x 0.131") 3 - 3" x 0.131 Nails	Toenail, each end
B. Flat blocking to truss and web filler	16d common (3 1/2" x 0.162) 3" x 0.131" Nails	Face nail
2. Ceiling joists to plate	3 - 8d Common (2 1/2"x0.131") 3 - 3"x0.131" Nails	Toenail
3. Ceiling joists, laps over partitions	3 - 16d Common (3 1/2"x0.162") minimum, Table 2308.7.3.1 4 - 3"x0.131" Nails	Face nail
4. Ceiling joists to parallel rafters	3 - 16d Common (3 1/2"x0.162") minimum, Table 2308.7.3.1 4 - 3"x0.131" Nails	Face nail
5. Collar tie to rafter	3 - 10d Common (3"x0.148") 4 - 3"x0.131" Nails	Face nails
6. Rafter to plate	3 - 10d Common (3"x0.148") 4 - 3"x0.131" Nails	Toenail
7. Roof rafter to 2x ridge board	2 - 16d Common (3 1/2"x0.162") 3 - 3"x0.131" Nails	End nail
8. Jack rafter to hip	3 - 10d Common (3"x0.148") 4 - 3"x0.131" Nails	Toenail
9. Built-up corner studs	16d Common (3 1/2"x0.162") @ 24" o.c. 3"x0.131" Nails @ 16" o.c.	Face nail
10. Built-up header, two pieces	16d Common (3 1/2"x0.162") @ 16" o.c.	Face nail
11. Continuous header to stud	4 - 8d Common (2 1/2"x0.131")	Toenail
12. Double top plates	16d (3 1/2"x0.162") @ 16" o.c. 3"x0.131" Nail @ 12" o.c. 8 - 16d Common (3 1/2"x0.162") 12 - 3"x0.131" Nails	Typical face nail Lap splice, minimum 24" lap
13. Double studs	8 - 16d (3 1/2"x0.162") @ 24" o.c. 12 - 3" x 0.131" Nail @ 16" o.c.	Face nail
14. Sole plate to joist or blocking	16d (3 1/2"x0.162") @ 16" o.c. 3"x0.131" Nails @ 8" o.c.	Typical face nail
15. Sole plate to joist or blocking at braced wall panel	2-16d (3 1/2"x0.162") @ 16" o.c. 4 - 3"x0.131" Nails @ 16" o.c.	Braced wall panels
16. Stud to sole plate	4 - 8d Common (2 1/2"x0.131") 4 - 3"x0.131" Nails 2 - 16d Common (3 1/2"x0.162") 3 - 3"x0.131" Nails	Toenail End nail
17. Top plate to stud	2 - 16d Common (3 1/2"x0.162") 3 - 3"x0.131" Nails	End nail
18. Top plates, laps and intersections	2 - 16d Common (3 1/2"x0.162") 3 - 3"x0.131" Nails	Face nail
19. 1" diagonal brace to each stud and plate	2 - 8d Common (2 1/2"x0.131") 2 - 3"x0.131" Nails	Face nail
20. 1"x8" sheathing to each bearing	3 - 8d Common (2 1/2"x0.131")	Face nail
21. Wider than 1"x8" sheathing to each bearing	3 - 8d Common (2 1/2"x0.131") 3 - 3" x 0.131 Nails	Face nail
22. Joist to sill or girder	3 - 8d Common (2 1/2"x0.131") 3 - 3"x0.131" Nails	Toenail
23. Rim joist to top plate	8d (2 1/2"x0.131") @ 6" o.c. 3"x0.131" Nail @ 6" o.c.	Toenail
24. 1"x6" Subfloor or less to each joist	2 - 8d Common (2 1/2"x0.131")	Face nail
25. 2" Subfloor to joist or girder	2 - 16d Common (3 1/2"x0.162")	Blind and face nail
26. 2" planks	16d Common (3 1/2"x0.162")	At each bearing
27. Built-up girder and beams	20d Common (4"x0.192") 32" o.c. 3"x0.131" Nail @ 24" o.c. 2 - 20d Common (4"x0.192") 3 - 3"x0.131" Nail	Face nail at top and bottom staggered on opposite sides Face nail at ends and at each splice
28. Ledger strip	3 - 16d Common (3 1/2"x0.162") 4 - 3"x0.131" Nails	Face nail
29. Joist to band joist	2 - 8d Common (3 1/2"x0.162") 2 - 3"x0.131" Nails	End nail
30. Bridging to joist or blocking	2 - 8d Common (2 1/2"x0.131") 2 - 3"x0.131" Nails	Toenail each end
31. Wider than 1"x6" subfloor to each joist	3 - 8d Common (2 1/2"x0.131")	Face nail

SPECIAL INSPECTION

GENERAL NOTES

- All Special Inspection shall be provided in accordance with CBC Section 1704 and 1705.
- Where Special Inspection is required, all inspection or testing shall be provided by an "approved agency" in accordance with CBC Section 1702.1, 1703.1 and 1704.1.
- Special Inspectors shall keep records of inspections. The Special Inspector shall furnish inspection reports to the Authority Having Jurisdiction, and to the Architect or Engineer of Record. Reports shall indicate that work inspected was done in conformance to approved construction documents. Discrepancies shall be brought to the immediate attention of the contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the Authority Having Jurisdiction and to the Architect or Engineer of Record prior to the completion of that phase of work. A final report documenting required Special Inspections and correction of any discrepancies noted in the inspections shall be submitted at a point in time agreed upon by the permit applicant and the Authority Having Jurisdiction prior to the start of work.
- Special Inspectors shall be approved by local Authority Having Jurisdiction in accordance with CBC Section 1704.2.1.
- Local Authority Having Jurisdictions may require Special Inspection for "Special Cases" in accordance with CBC Section 1705.1.1
- Contractor's responsibility: Each contractor responsible for the construction of a Main Lateral-Force-Resisting System, listed in the Statement of Special Inspection shall submit a written statement of responsibility to the Authority Having Jurisdiction and the owner prior to the commencement of work on the system or component. The contractor's statement of responsibility shall contain the following:
 - Acknowledgement of awareness of the special requirements contained in the statement of special inspections;
 - Acknowledgement that control will be exercised to obtain conformance with the construction documents approved by the Authority Having Jurisdiction;
 - Procedures for exercised control within the contractor's organization, the method and frequency of reporting and the distribution of the reports; and
 - Identification and qualifications of the person(s) exercising such control and their position(s) in the organization.
- Refer to Special Inspection requirements by other disciplines not included herein.

STRUCTURAL WOOD^{db}

Verification and Inspection	Cont.	Periodic
1. Nailing, anchoring and other fastening of components within the Main Lateral Force-Resisting system, including shearwalls, wood diaphragms, drag struts, and holdowns (required for nail or screw spacing of 4" o.c. or less)		✓

Notes: Structural Wood

- CBC Section 1705.5, 1705.11.1 and 1705.12.2
- The Special Inspection of Structural Wood may be satisfied by Structural Observation performed by the Designated Registered Design Professional

SPECIAL CASES

Verification and Inspection	Cont.	Periodic
Adhesive anchors (Epoxy)		
1. Inspection of anchors installed in hardened concrete. Installed in horizontally or upwardly inclined orientations to resist sustained tension loads. (Concrete shall be cured for a minimum of 21 days)	✓	
2. All other installations of adhesive anchors.		✓
Mechanical anchors		
1. Inspection of anchors installed in hardened concrete.		✓

PROJECT SCHEDULES

SHEARWALL SCHEDULE

Symbol	Sheathing (6(7)(8)(13))	Nailing (1)	Sole Plate Connection (10)	Sill Plate Connection	Detail	Notes
1	5/8" Plywood (2)	10d @ 6"-12" o.c.	2x Plate w/ 16d (1) @ 6" o.c.	2x PTDf Sill (3) w/ 5/8" A.B. @ 48" o.c.	--/	(5)
2	5/8" Plywood (2)	10d @ 4"-12" o.c.	2x Plate w/ 16d (1) @ 4" o.c.	2x PTDf Sill (4) w/ 5/8" A.B. @ 32" o.c.	--/	(5)(9)(14)

- Shearwall Schedule Notes: (#)
- "Common" type nails.
 - Fasteners in preservative-treated lumber shall be stainless steel, silicon bronze, copper or hot dip zinc coated galvanized steel fasteners.
 - Zinc-coated fasteners shall conform to ASTM A153
 - Structural I, Plywood or OSB with all edges blocked.
 - 2x PTDf Foundation sill plate, minimum three anchor bolts per plate, with one anchor 6" to 12" from each end of plate. Provide 3"x3"x1/4" plate washer at all anchor bolts.
 - 3x PTDf Foundation sill plate, minimum three anchor bolts per plate, with one anchor 6" to 12" from each end of plate. Provide 3"x3"x1/4" plate washer at all anchor bolts.
 - Refer to Foundation and Floor Framing plans for wall holdowns.
 - All edges blocked
 - Sheathing shall be continuous entire height of wall (foundation to ceiling, foundation to roof, or ceiling to roof).
 - Continue sheathing (and nailing) over side of post at end of shearwall.
 - 3x (minimum) studs and blocking at all abutting panel edges. Stagger nailing at all adjoining panel edges.
 - Stagger nailing at sill/sole plate.
 - Not Used
 - Not Used
 - Engineer of Record to review and approve all shearwall penetration locations and sizes.
 - Periodic special inspection required

STUD WALL FRAMING SCHEDULE

Hatch Symbol	Stud Size	Header U.N.O.	Notes
	2x non-structural stud wall		(3)
	Existing 2x6 stud wall to remain		(3)
	Existing 2x6 stud wall to be removed		(3)
	New 2x6 DF No. 2 @ 16" o.c.	6x8 DF No. 1	(1)(2)(3)
	New 2x12 DF No. 1 @ 16" o.c.	See Plan	(1)(2)(3)

- Wall Framing Schedule Notes: (#)
- See Shearwall Schedule for additional requirements at adjoining panel
 - Verify location with Architectural Drawings
 - Provide continuous double 2x top plate, unless detailed otherwise. See detail 11/S5.0 for typical top plate splice



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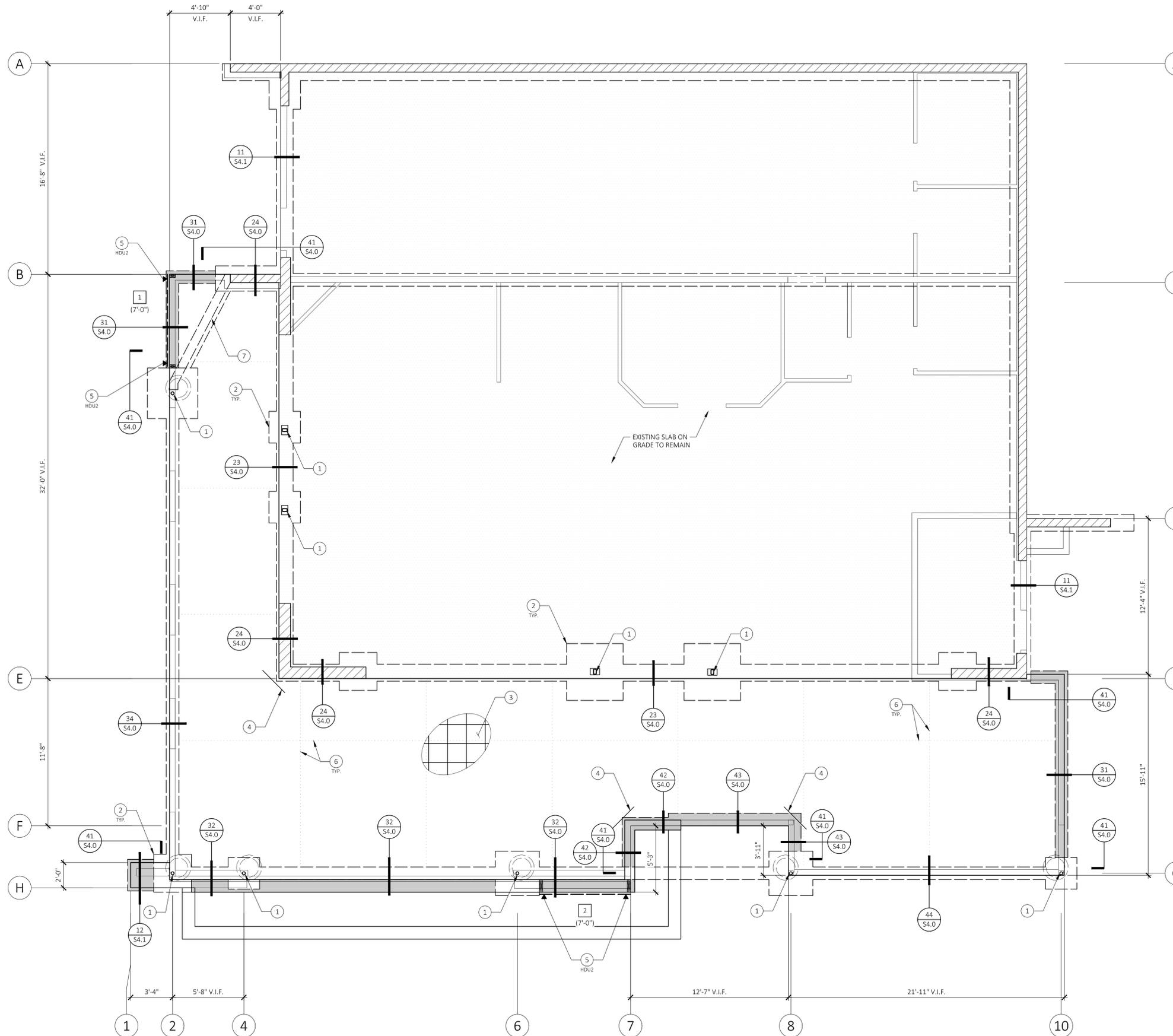
CLIENT:
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 855 FIERO LANE
 SAN LUIS OBISPO, CA

PROJECT:
2550 BROAD RENOVATION
 2550 BROAD ST.
 SAN LUIS OBISPO, CA 93401

SHEET TITLE:
STRUCTURAL NOTES

DATE: 2020 - 03 - 27
 SCALE: AS NOTED
 JOB #: S19437
 DRAWN: JSB
 DESIGNED: AMR
 CHECKED: KAP

SHEET:
S1.1



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

(VERIFY ALL DIMENSIONS WITH ARCHITECTURAL PLANS AND EXISTING CONDITIONS)



GENERAL FOUNDATION NOTES:

- A. See Structural Notes, Sheets S1.0 & S1.1
- B. Dimensions are to face of concrete, U.N.O.
- C. The foundation design is based on the minimum requirements outlined in Section 1806 of the 2019 CBC
- D. See Architectural Drawings for all embedded items and non-structural components associated with concrete work
- E. For typical rebar bends and laps, see details 13 & 14/S4.0
- F. For typical intersecting footing configuration, see detail 12/S4.0
- G. For typical pipe through footing, see detail 11/S4.0
- H. All fasteners & anchor bolts into preservative-treated & fire retardant treated wood that are highly corrosive, shall be hot dipped zinc coated galvanized, stainless steel, silicon bronze or copper. Standard galvanized connectors (G60) may be used for low corrosive sill plate material.
- I. All structural wood walls shall have a PTDF sill plate with 3/8" anchor bolts.
 - 1. 2x minimum, U.N.O. in Shearwall Schedule.
 - 2. 48" o.c. maximum spacing. See Shearwall Schedule for more restrictive requirements. There shall be two bolts min. per piece (6" min., 12" max. from all ends)
 - 3. For embedment of sill plate anchors, see detail 51/S4.0
 - 4. For placement of anchors at shearwalls, see detail 52/S4.0
 - 5. Provide 3" square x 1/4" plate washer at each anchor
- J. Holdowns, anchor bolts, tiedown anchors, foundation straps, etc. shall be in place held by templates or wire ties, prior to concrete inspection

FOUNDATION PLAN REFERENCE NOTES: #

- 1. Existing steel column to remain
- 2. Existing pad footing to remain
- 3. New concrete slab on grade: 5" slab with #4 bars at 18" o.c. each way
 - A. For slab section and underlayment, see detail 21/S4.0
- 4. #4 x 30" long trim bar typical at interior slab corners
- 5. Simpson holdown anchor to face of wood post
 - A. Deepen footing to maintain 3" cover below anchor
 - B. See detail 54/S4.0
- 6. Concrete control joint
 - A. Provide a maximum spacing of 10'-0" o.c.
 - B. See detail 22/S4.0
- 7. Existing partial height CMU wall to be removed.

REFER TO SHEET S1.1 FOR SHEARWALL SCHEDULE



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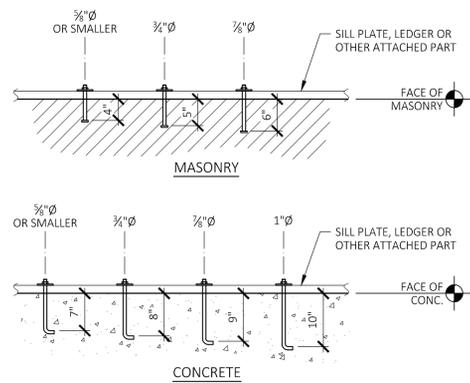
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SHEET TITLE:
FOUNDATION PLAN

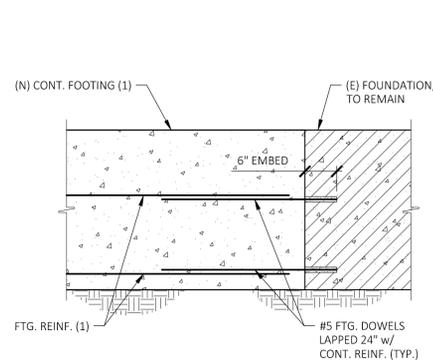
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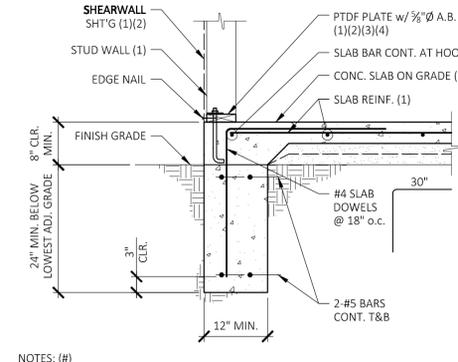
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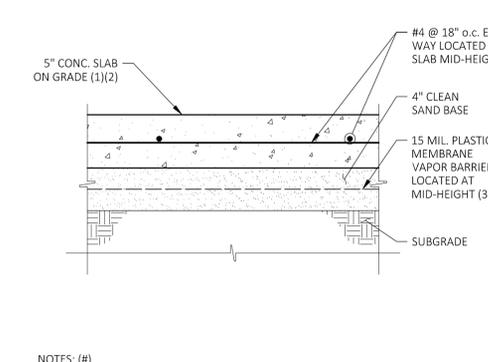
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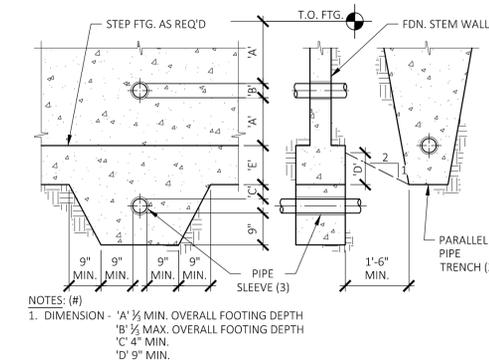
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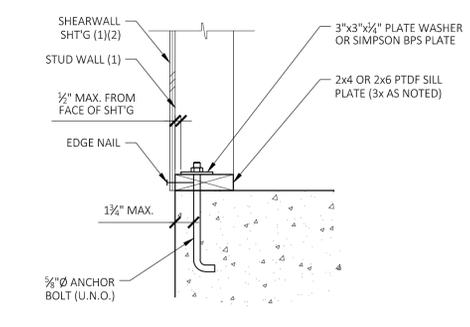
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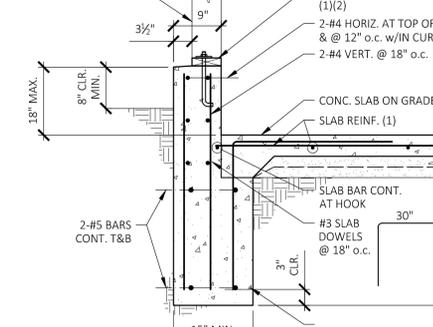
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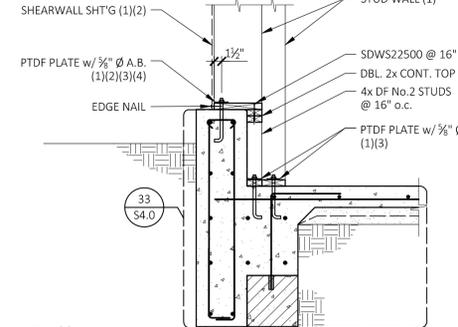
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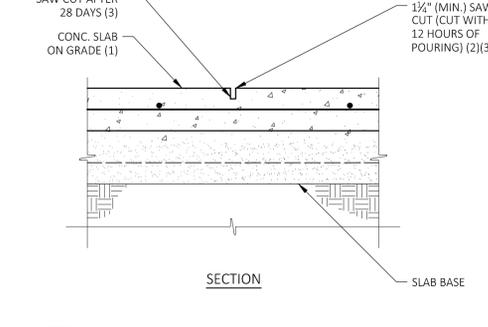
ANCHOR BOLT PLACEMENT
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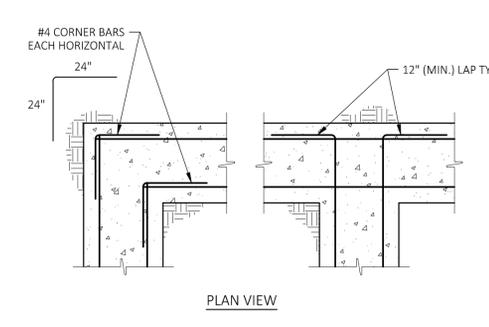
EXTERIOR FTG. w/ CURB
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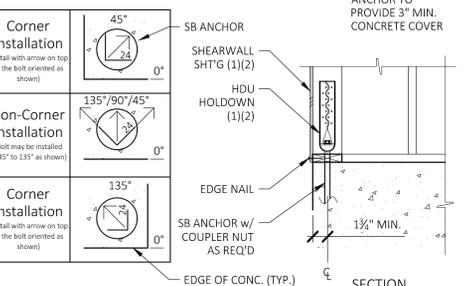
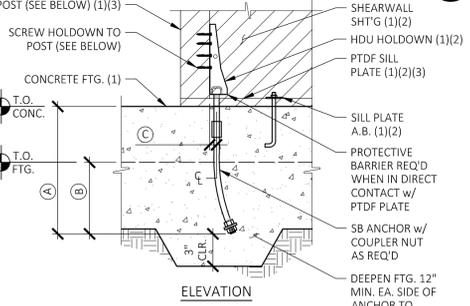
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N.T.S.



SLAB CONTROL JOINT
N.T.S.



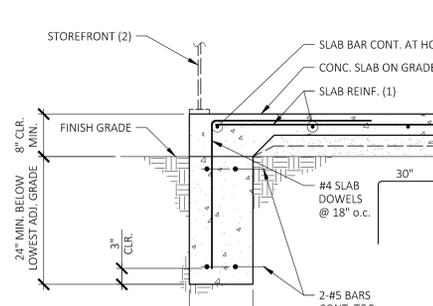
TYP. FOOTING CORNER
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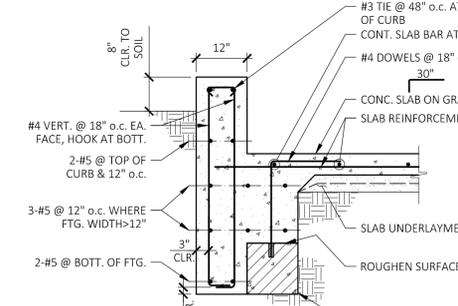
Holddown (4)	Post Screws (6)	Min. Post Width (5)	Anchor (4)			Min. Model No.	C
			Diameter	(A) (Min.)	(B) (Min.)		
HDU11	30	6x	1"Ø	24"	12 3/4"	SBix30	1 3/8"
HDU14	36	6x	1"Ø	24"	12 3/4"	SBix30	1 3/8"

NOTES: (#)
1. SEE FRAMING/FOUNDATION PLAN AND NOTES
2. SEE SHEARWALL SCHEDULE AND NOTES
3. MEMBER TO RECEIVE SHEARWALL EDGE NAILING, FULL LENGTH
4. SEE CURRENT EDITION OF THE SIMPSON 'STRONG TIE' CATALOG
5. MINIMUM POST SIZE, UNLESS NOTED OTHERWISE ON THE FOUNDATION/FRAMING PLAN, OR SHEARWALL SCHEDULE
6. USE SIMPSON SDS 1/2"x2 1/2" WOOD SCREWS

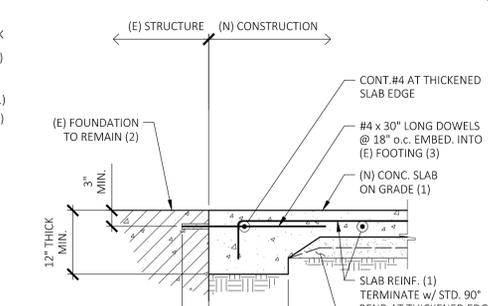
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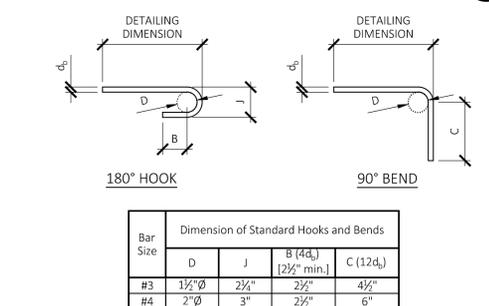
CONT. EXTERIOR FOOTING
N.T.S.



NEW FOOTING w/ CURB
N.T.S.



(N) SLAB AT (E) FDN.
N.T.S.



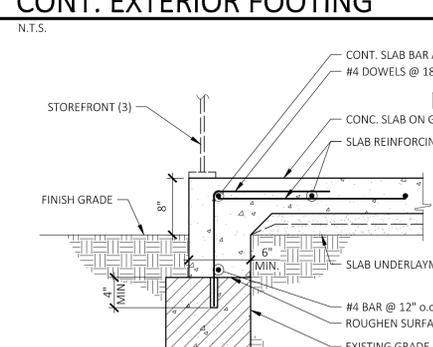
REBAR HOOKS & BENDS
N.T.S.

Bar Size	Dimension of Standard Hooks and Bends			
	D	J	B (4d _s) [2 1/2" min.]	C (12d _s)
#3	1 1/2"Ø	2 1/4"	2 1/2"	4 1/2"
#4	2"Ø	3"	2 1/2"	6"
#5	2 1/2"Ø	3 3/4"	2 1/2"	7 1/2"
#6	4 1/2"Ø	6"	3"	9"
#7	5 1/2"Ø	7"	3 1/2"	10 1/2"
#8	6"Ø	8"	4"	12"
#9	9"Ø	11 1/4"	4 1/2"	13 1/2"
#10	10"Ø	12 3/4"	5"	15"

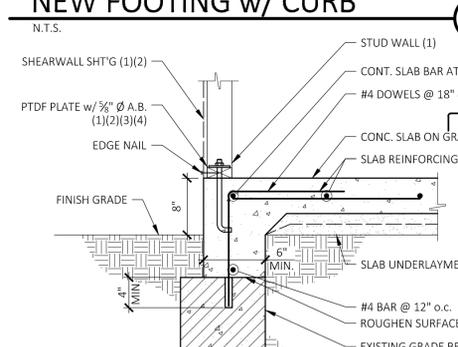
Bar Size	Concrete Reinforcing Splices (1)(2)		f _y (Min.)
	Class A Splice (3)(4)	Class B Splice (3)	
#3	16"	21"	40 ksi
#4	32"	41"	60 ksi
#5	40"	51"	60 ksi
#6	47"	61"	60 ksi
#7	69"	89"	60 ksi

NOTES: (#)
1. LAP LENGTHS LISTED APPLY TO ALL LOCATIONS: VERTICAL, HORIZONTAL, TOP, BOTTOM, AND SITE WALLS
2. WHERE BARS OF A DIFFERENT SIZE ARE LAPPED, THE LAP LENGTH SHALL BE THE LENGTH REQUIRED BY THE LARGER BAR
3. ALL SPLICES SHALL BE CONSIDERED CLASS B UNLESS SPECIFICALLY NOTED OTHERWISE
4. SPLICES OF SLAB ON GRADE REINFORCEMENT MAY UTILIZE CLASS A SPLICE LENGTHS

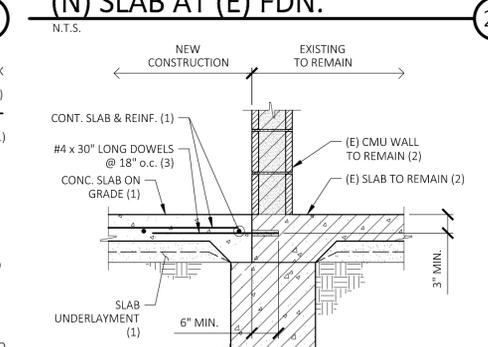
TYPICAL LAP SPLICES
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(N) SLAB AT (E) GRADE BEAM
N.T.S.



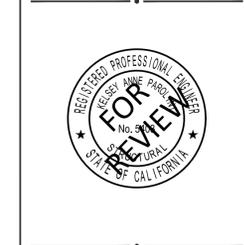
(N) SLAB AT (E) GRADE BEAM
N.T.S.



(N) SLAB AT (E) FDN.
N.T.S.

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SHEET TITLE:
FOUNDATION DETAILS

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SHEET:
S4.0



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 San Luis Obispo, CA 93401 Fresno, CA 93720

REVISIONS: BY:



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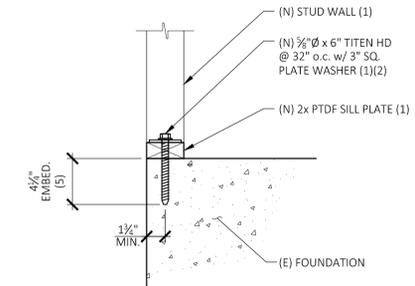
CLIENT:
QUAGLINO PROPERTIES, LLC
 855 FIERO LANE
 SAN LUIS OBISPO, CA

PROJECT:
2550 BROAD RENOVATION
 2550 BROAD ST.
 SAN LUIS OBISPO, CA 93401

SHEET TITLE:
FOUNDATION DETAILS

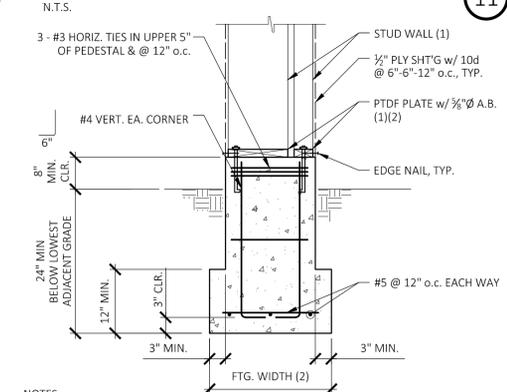
DATE: 2020 - 03 - 27
 SCALE: AS NOTED
 JOB #: S19437
 DRAWN: JSB
 DESIGNED: AMR
 CHECKED: KAP

SHEET:
S4.1



NOTES: (#)
 1. SEE FRAMING/FOUNDATION PLAN AND NOTES
 2. INSTALL PER MANUFACTURER'S RECOMMENDATIONS, ICC-ES ESR-2713

RETRO-FIT ANCHOR BOLT



NOTES:
 1. SEE FRAMING/FOUNDATION PLAN AND NOTES
 2. VERIFY FOOTING/PEDESTAL SIZE w/ ARCHITECTURAL DRAWINGS

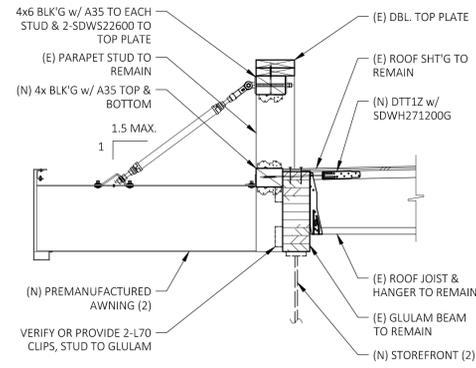
EXTERIOR PEDESTAL

N.T.S. (51) N.T.S. (41) N.T.S. (31) N.T.S. (21) (11)

N.T.S. (52) N.T.S. (42) N.T.S. (32) N.T.S. (22) (12)

N.T.S. (53) N.T.S. (43) N.T.S. (33) N.T.S. (23) (13)

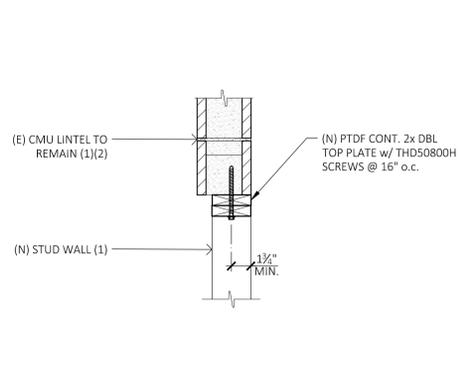
N.T.S. (54) N.T.S. (44) N.T.S. (34) N.T.S. (24) (14)



NOTES: (#)
1. SEE FRAMING PLAN AND NOTES
2. REFER TO ARCHITECTURAL DRAWINGS

AWNING CONNECTION

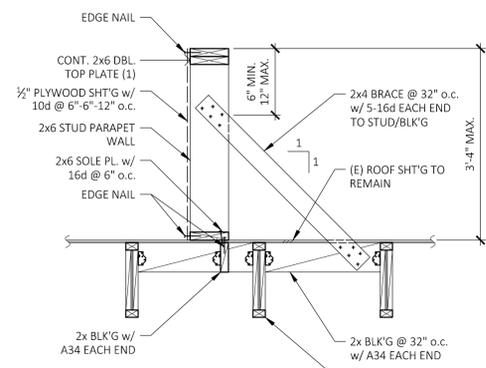
N.T.S.



NOTES: (#)
1. SEE FRAMING PLAN AND NOTES
2. EXISTING REINFORCEMENT NOT SHOWN FOR CLARITY

STUD WALL INFILL

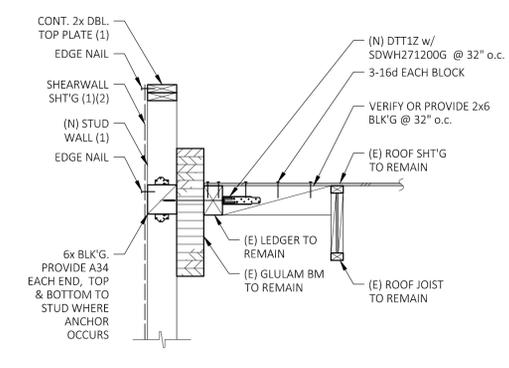
N.T.S.



NOTES: (#)
1. SEE FRAMING PLAN AND NOTES
2. SEE SHEARWALL SCHEDULE AND NOTES

(N) PARAPET AT (E) JOIST

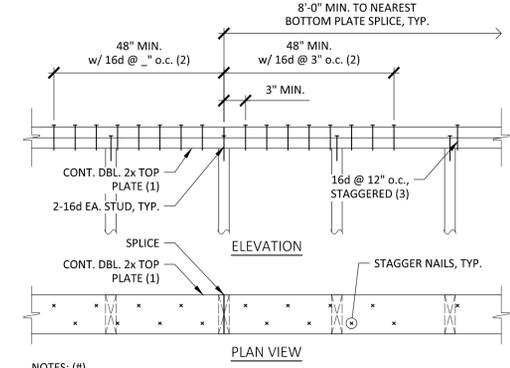
N.T.S.



NOTES: (#)
1. SEE FRAMING PLAN AND NOTES
2. SEE SHEARWALL SCHEDULE AND NOTES

(N) STUDWALL AT (E) BEAM

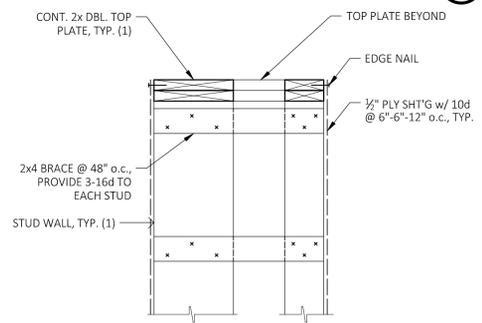
N.T.S.



NOTES: (#)
1. SEE FRAMING PLAN AND NOTES
2. TYPICAL EACH SIDE OF LOWER AND UPPER SPLICE JOINT
3. TYPICAL AT NON-SPLICE ZONES

TOP PLATE SPLICE

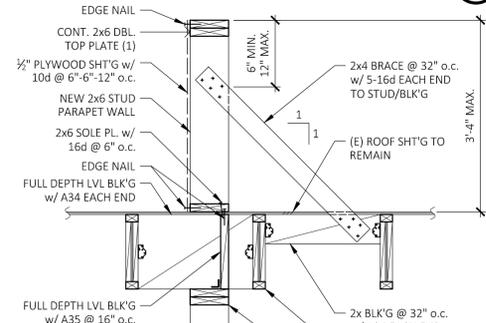
N.T.S.



NOTES: (#)
1. SEE FRAMING PLAN AND NOTES

WING WALL

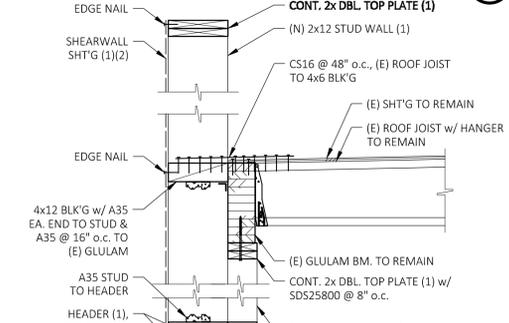
N.T.S.



NOTES: (#)
1. SEE FRAMING PLAN AND NOTES
2. SEE SHEARWALL SCHEDULE AND NOTES

(N) PARAPET AT (E) JOIST

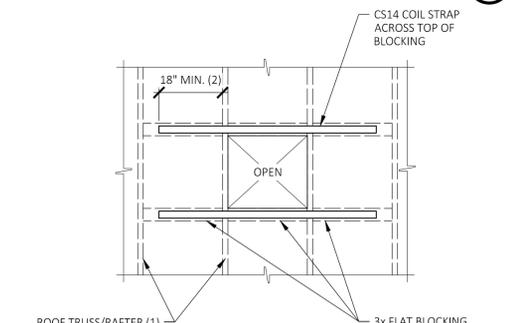
N.T.S.



NOTES: (#)
1. SEE FRAMING PLAN AND NOTES
2. SEE SHEARWALL SCHEDULE AND NOTES

(N) STUDWALL AT (E) BEAM

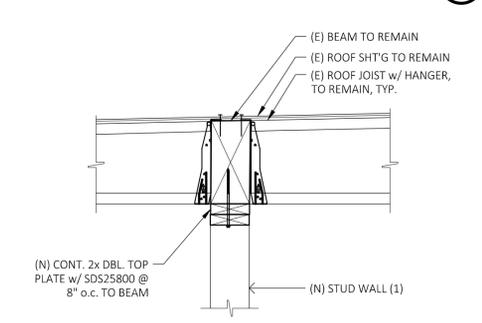
N.T.S.



NOTES: (#)
1. SEE FRAMING PLAN AND NOTES
2. TYPICAL EACH SIDE OF PENETRATION

ROOF PENETRATION

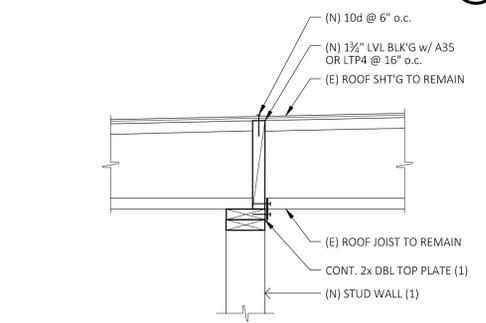
N.T.S.



NOTES: (#)
1. SEE FRAMING PLAN AND NOTES

(N) STUD WALL AT (E) BEAM

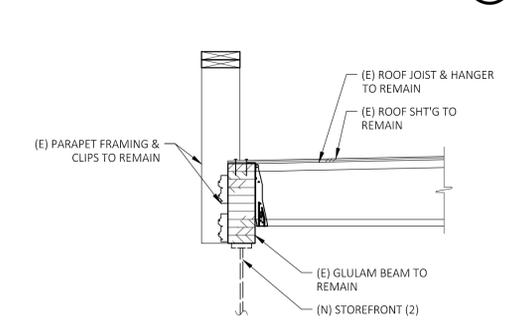
N.T.S.



NOTES: (#)
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(N) STUD WALL AT (E) BEAM

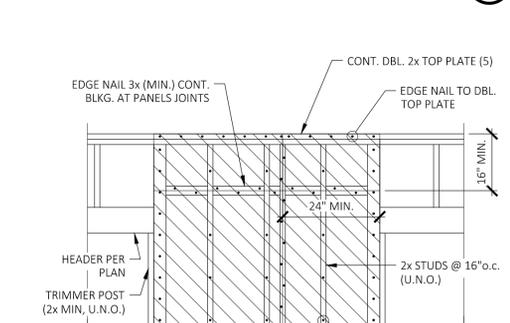
N.T.S.



NOTES: (#)
1. SEE FRAMING PLAN AND NOTES
2. REFER TO ARCHITECTURAL DRAWINGS FOR ATTACHMENT

(N) STOREFRONT AT (E) BEAM

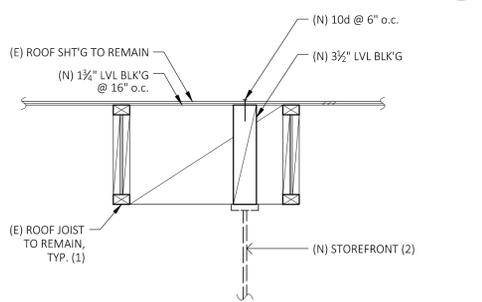
N.T.S.



NOTES: (#)
1. PANELS TO BE APPLIED HORIZONTALLY OR VERTICALLY OVER STUDS @ 16" o.c. (MAX. SPACING) WITH ALL EDGES BLOCKED
2. PANELS MAY BE PLYWOOD (GROUP 1 OR 2) OR APA PERFORMANCE RATED PANELS
3. WHERE SHEATHING IS APPLIED TO BOTH SIDES OF A WALL, OFFSET VERTICAL JOINTS BY ONE STUD BAY MIN.
4. SEE SHEARWALL SCHEDULE FOR LOCATION AND ATTACHMENT
5. SEE FRAMING PLAN FOR ADDITIONAL INFORMATION

WOOD STUD SHEARWALL

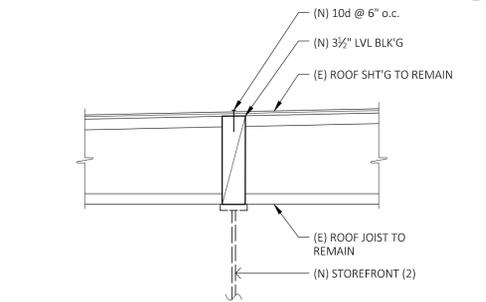
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(N) STOREFRONT AT (E) JOIST

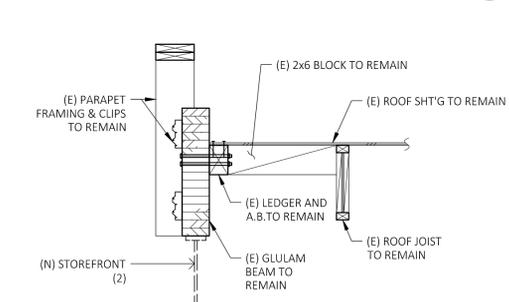
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2. REFER TO ARCHITECTURAL DRAWINGS FOR ATTACHMENT

(N) STOREFRONT AT (E) JOIST

N.T.S.



NOTES: (#)
1. SEE FRAMING PLAN AND NOTES
2. REFER TO ARCHITECTURAL DRAWINGS FOR ATTACHMENT

(N) STOREFRONT AT (E) BEAM

N.T.S.

N.T.S.

53

43

33

23

N.T.S.

54

44

34

24

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SAN LUIS OBISPO, CA

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SHEET TITLE:
FRAMING DETAILS

DATE: 2020 - 03 - 27
SCALE: AS NOTED
JOB #: S19437
DRAWN: JSB
DESIGNED: AMR
CHECKED: KAP

SHEET:
S5.0