

- GENERAL NOTES**
1. ALL WORK SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES AS ADOPTED BY THE CITY OF SAN JUAN BAUTISTA, CALIFORNIA:
    - A. CALIFORNIA RESIDENTIAL CODE
    - B. CALIFORNIA PLUMBING CODE
    - C. CALIFORNIA MECHANICAL CODE
    - D. CALIFORNIA ELECTRICAL CODE
    - E. CALIFORNIA FIRE CODE
    - F. CALIFORNIA ENERGY CODE
    - G. CALIFORNIA GREEN BUILDING CODE
  2. WORK SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING CODE (CALIFORNIA GREEN BUILDING CODE) AND THE CALIFORNIA GREEN BUILDING CODE (CALIFORNIA GREEN BUILDING CODE) AND THE CALIFORNIA GREEN BUILDING CODE (CALIFORNIA GREEN BUILDING CODE).
  3. DO NOT SCALE THESE PLANS. VERIFY ALL DIMENSIONS AND LOCATIONS FROM THE SHOWN CONSTRUCTION.
  4. CONSTRUCTION SHALL VERIFY ALL DIMENSIONS AND LOCATIONS FROM THE SHOWN CONSTRUCTION.
  5. CONCRETE SHALL BE 3000 PSI WITH 4% FIBER.
  6. LUMBER SHALL BE GRADE, LAMINATED AND COMPOSED TO STANDARD GRADE. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
  7. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
  8. ALL WALLS CONTAINING MOISTURE SHALL BE PROTECTED WITH A WATER RESISTIVE BARRIER AND WEATHER RESISTIVE FINISH.
  9. PROVIDE AIR VENTS THAT ARE SCHEDULED AND WEATHER PROOF.
  10. PROVIDE FLASHING AT ALL ROOF PENETRATIONS, VENTS, WALL TO ROOF JOINTS AND AT ALL OTHER PENETRATIONS.
  11. PROVIDE FLASHING AT ALL ROOF PENETRATIONS, VENTS, WALL TO ROOF JOINTS AND AT ALL OTHER PENETRATIONS.
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  24. PROVIDE FLASHING AT ALL ROOF PENETRATIONS, VENTS, WALL TO ROOF JOINTS AND AT ALL OTHER PENETRATIONS.

- SITE PLAN NOTES**
1. NEW RESIDENCE AND GARAGE
  2. ELECT. METER AND PANEL, 200 AMPS
  3. GAS METER
  4. EXISTING FENCE TO REMAIN
  5. CONCRETE DRIVEWAY AND PARKING AREA TO REMAIN
  6. CONCRETE WALKWAY AND STOOP
  7. NEW 6" WOOD FENCE
  8. BUILDING SETBACK LINE

- WATER EFFICIENCY & CONSERVATION**
1. PROVIDE WATER EFFICIENCY FIXTURES AND APPLIANCES AS SPECIFIED IN THE SCHEDULED SPECIFICATIONS.
  2. PROVIDE WATER EFFICIENCY FIXTURES AND APPLIANCES AS SPECIFIED IN THE SCHEDULED SPECIFICATIONS.
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  24. PROVIDE WATER EFFICIENCY FIXTURES AND APPLIANCES AS SPECIFIED IN THE SCHEDULED SPECIFICATIONS.

- CAUTION: GREEN BUILDING (CALIFORNIA GREEN BUILDING CODE)**
1. PROVIDE GREEN BUILDING MEASURES AS SPECIFIED IN THE SCHEDULED SPECIFICATIONS.
  2. PROVIDE GREEN BUILDING MEASURES AS SPECIFIED IN THE SCHEDULED SPECIFICATIONS.
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  24. PROVIDE GREEN BUILDING MEASURES AS SPECIFIED IN THE SCHEDULED SPECIFICATIONS.

**PROJECT STATISTICS**

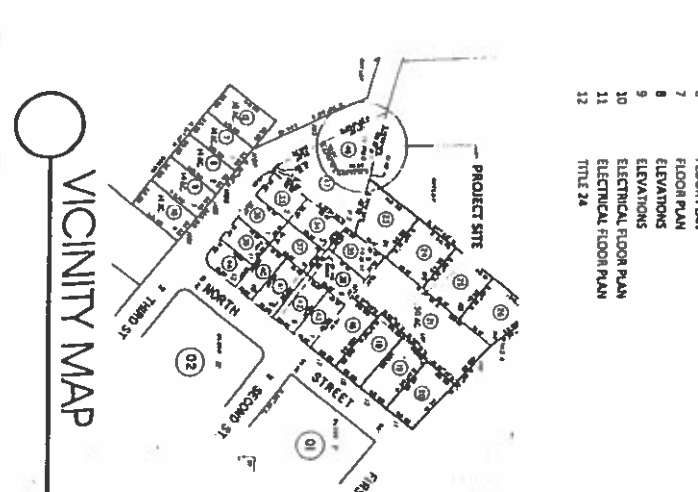
**NEW DUPLEX APARTMENTS**  
 THIS PROJECT TO COMPLY WITH THE 2018 CBC, CMIC, CEC, CPC & CALIFORNIA ADMINISTRATIVE CODE TITLE 24

|                       |   |
|-----------------------|---|
| PROJECT SCOPE         | NEW DUPLEX APARTMENTS   |
| OCCUPANCY             | R-2   |
| TYPE OF CONSTRUCTION  | RE-RESIDENTIAL  |
| ZONING                | R-2 RESIDENTIAL   |
| PROJECT ADDRESS       | 1112 THIRD STREET<br>SAN JUAN BAUTISTA, CA 95045                              |
| OWNER                 | MANUEL & MARY LOPEZ<br>1113 FRONT STREET<br>SOLEDAD, CA 95060<br>831-878-3814 |
| APN                   | 002-260-046   |
| RESIDENCE 50 FT LOWER | 696 SQ FT   |
| RESIDENCE 50 FT UPPER | 815 SQ FT   |
| GARAGE 50 FT          | 308 SQ FT   |
| SIZE OF LOT           | 14 ACRES 7,000 SQ FT  |
| LOT COVERAGE          | 1.81 SQ FT 24%  |
| TYPE OF CONSTRUCTION  | RE-RESIDENTIAL  |
| FIRE SPRINKLERS       | YES   |

**INSTALLATION GUIDES**  
 ALL MANDATORY INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR

**GENERAL NOTE**  
 PERMIT EXPIRES 90 DAYS FROM ISSUANCE DATE

- SHEET INDEX**
- |    |                        |
|----|------------------------|
| 1  | TITLE PAGE / SITE PLAN |
| 2  | FOUNDATION PLAN        |
| 3  | FLOOR FRAMING PLAN     |
| 4  | ROOF FRAMING PLAN      |
| 5  | DETAILS                |
| 6  | FLOOR PLAN             |
| 7  | FLOOR PLAN             |
| 8  | ELEVATIONS             |
| 9  | ELEVATIONS             |
| 10 | ELECTRICAL FLOOR PLAN  |
| 11 | ELECTRICAL FLOOR PLAN  |
| 12 | TITLE 24               |



| REVISIONS | BY |
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**RECEIVED**

MANUEL & MARY LOPEZ  
 1113 FRONT STREET  
 SOLEDAD, CA 95060  
 831-878-3814

NEW DUPLEX APARTMENTS  
 1112 THIRD STREET  
 SAN JUAN BAUTISTA, CA 95045  
 APN: 002-260-046

**WESLEY JAY BEEBE - ARCHITECT**

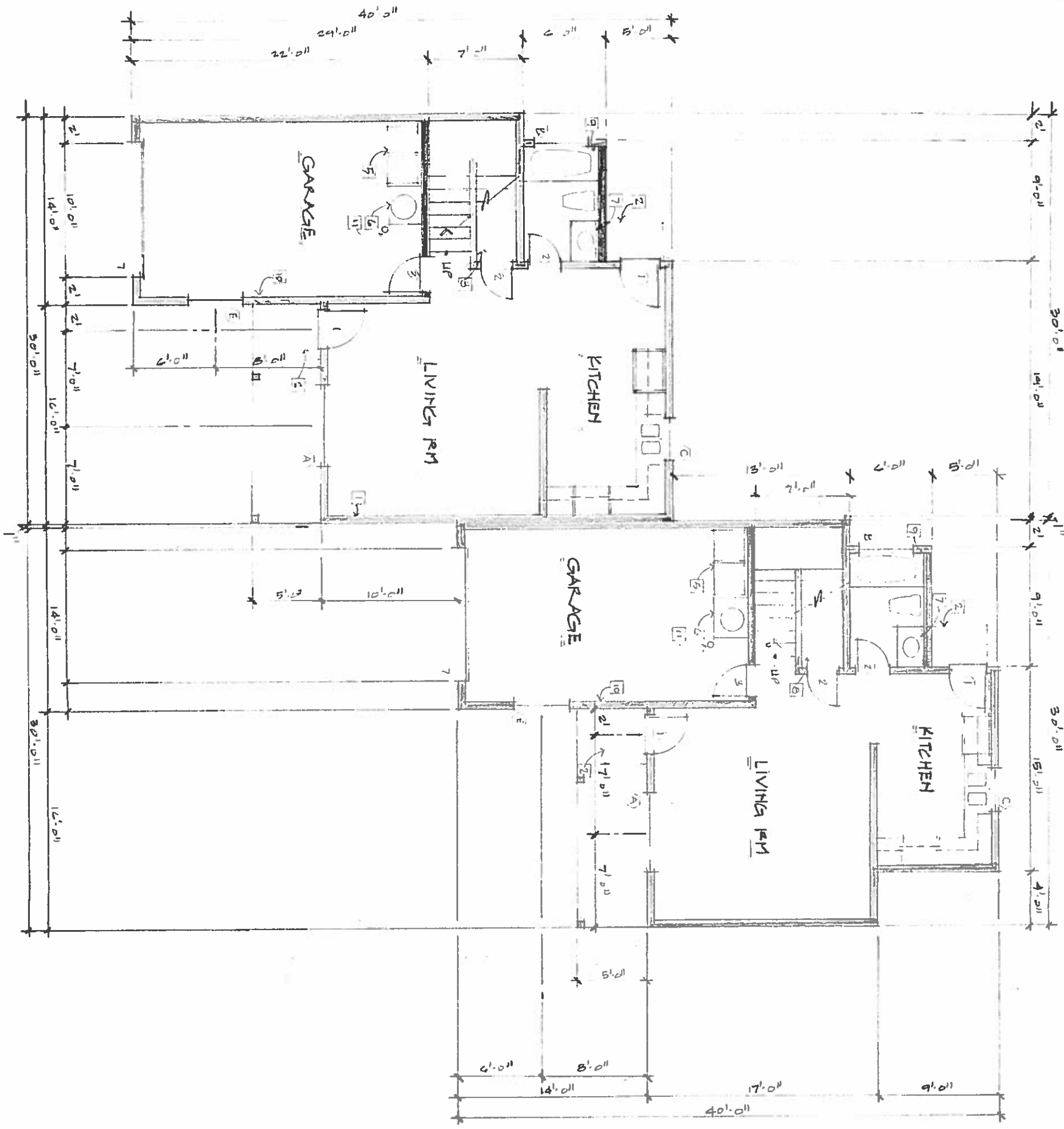
P.O. BOX 1743  
 KING CITY, CA 95301-0810  
 93930-1743 FAX (831) 385-0688

**1**

DATE: 9-5-18  
 SCALE: 1/8" = 1'-0"  
 JOB NO.: 18-315  
 SHEET

**FLOOR PLAN NOTES**

1. NEW 2 X 4 STUD WALL
2. 3/8" X 4/8" CONC SLAB
3. 3/8" X 8/8" CONC SLAB
4. 22" X 30" ATTIC ACCESS
5. WASHER AND DRYER
6. WATER HTR 3/4" HIGH PLATFORM
7. MIMON ABOVE LAV
8. 5/8" TYP X GYP BD UNDER STAIRS
9. CER TILE FULL HEIGHT AT SHOWER
10. 5/8" TYP X GYP BD ALL WALLS AND CG
11. 3" DIA PIPE BARRIER



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

**WALL TYPES**

- 2 X 6 STUDS @ 16" O.C.
- 2 X 4 STUDS @ 16" O.C.

**DOOR SCHEDULE**

| SYM | SIZE  | TYPE | GRADE     | REMARKS             |
|-----|-------|------|-----------|---------------------|
| 1   | 3088  | SC   | SG        | 6 PANEL             |
| 2   | 2668  | SC   | SG        | 6 PANEL             |
| 3   | 2668  | SC   | SG        | 20 MIN SELF CLOSER  |
| 4   | 2068  | SC   | SG        | 6 PANEL             |
| 5   | 4058  | SC   | SG        | MIRROR DRIL BRASS   |
| 6   | 3058  | SC   | SG        | MIRROR TRIPLE BRASS |
| 7   | 10X70 | DMR  | SECTIONAL | ROLL UP             |

**WINDOW SCHEDULE**

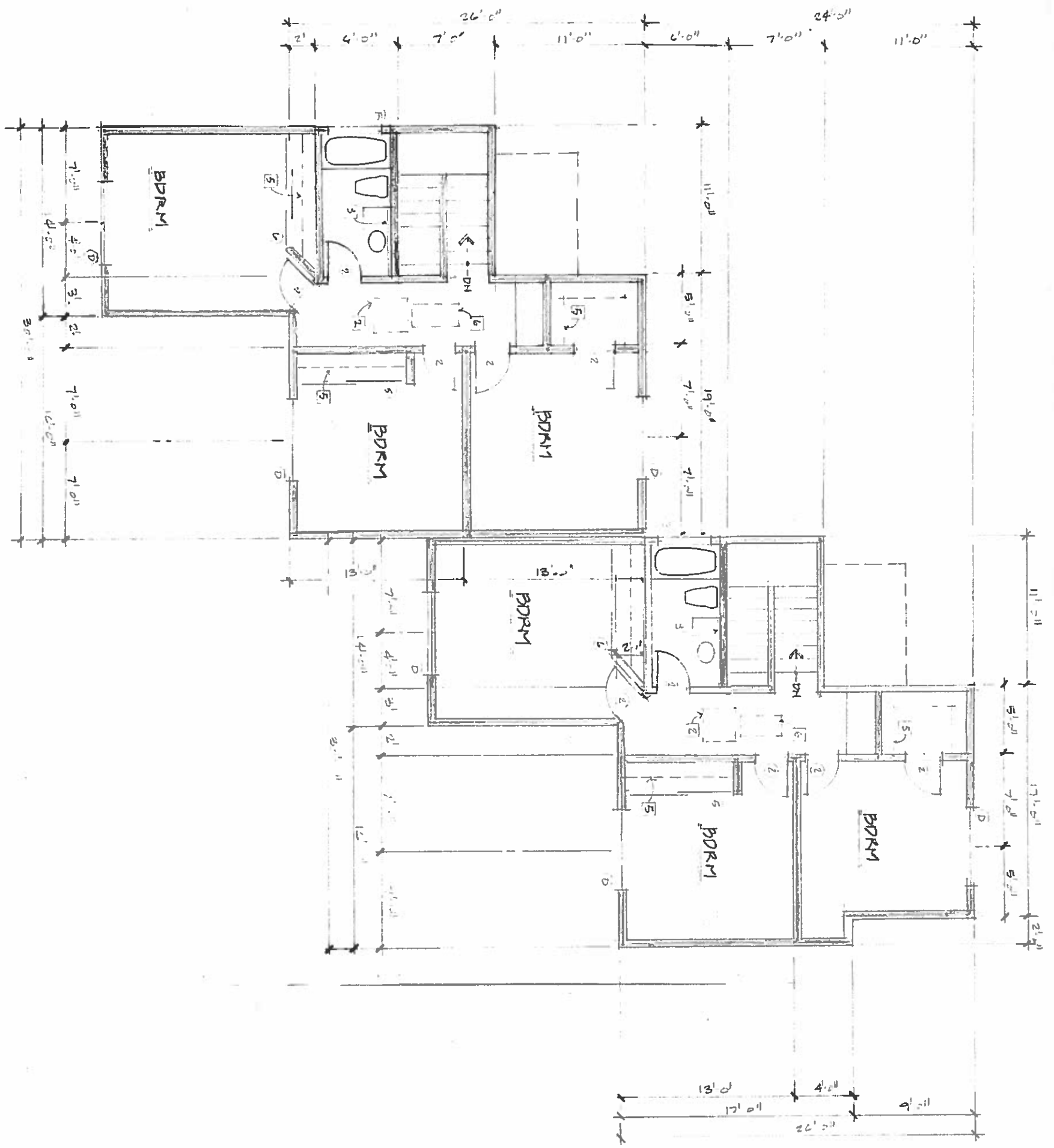
| SYM | SIZE | TYPE   | UFACTOR | SHGC | REMARKS    |
|-----|------|--------|---------|------|------------|
| A   | 6050 | SLIDER | 4.0     | .35  | VINYL FRMG |
| B   | 4020 | SLIDER | 4.0     | .35  | VINYL FRMG |
| C   | 3030 | SLIDER | 4.0     | .35  | VINYL FRMG |
| D   | 6040 | SLIDER | 4.0     | .35  | VINYL FRMG |
| E   | 4040 | SLIDER | 4.0     | .35  | VINYL FRMG |

**WESLEY JAY BEEBE - ARCHITECT**  
 P.O. BOX 1743  
 KING CITY CA. (831-385-0815)  
 93930 - 1743 F X (831-385-0688)

*WJB*

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UPPER FLOOR PLAN  
1/4" = 1'-0"  
5/8"

FLOOR PLAN NOTES

1. NEW 2 X 4 STUD WALL
2. 30" X 30" ATTIC ACCESS
3. MIRROR ABOVE LAV
4. CEILING FULL HEIGHT AT SHOWER
5. SHELF AND POLE AT CLOSET
6. HVAC UNIT AT ATTIC W/ LIGHT AND OUTLET

WALL TYPES

- 2 X 6 STUDS @ 16" O.C.
- 2 X 4 STUDS @ 16" O.C.

DOOR SCHEDULE

| SYM | SIZE  | TYPE | GRADE     | REMARKS               |
|-----|-------|------|-----------|-----------------------|
| 1   | 3068  | SC   | SG        | 5 PANEL               |
| 2   | 2668  | SC   | SG        | 6 PANEL               |
| 3   | 2668  | SC   | SG        | 20 MIN SELF CLOSER    |
| 4   | 2068  | SC   | SG        | 6 PANEL               |
| 5   | 4068  | SC   | SG        | MIRROR OBL. BI-PASS   |
| 6   | 3068  | SC   | SG        | MIRROR TRIPLE BI-PASS |
| 7   | 10X70 | GAN  | SECTIONAL | ROLL UP               |

WINDOW SCHEDULE

| SYM | SIZE | TYPE   | UFACTOR | SHGC | REMARKS     |
|-----|------|--------|---------|------|-------------|
| A   | 6050 | SLIDER | 4.0     | .35  | VINYL FRANG |
| B   | 4030 | SLIDER | 4.0     | .35  | VINYL FRANG |
| C   | 3030 | SLIDER | 4.0     | .35  | VINYL FRANG |
| D   | 6040 | SLIDER | 4.0     | .35  | VINYL FRANG |

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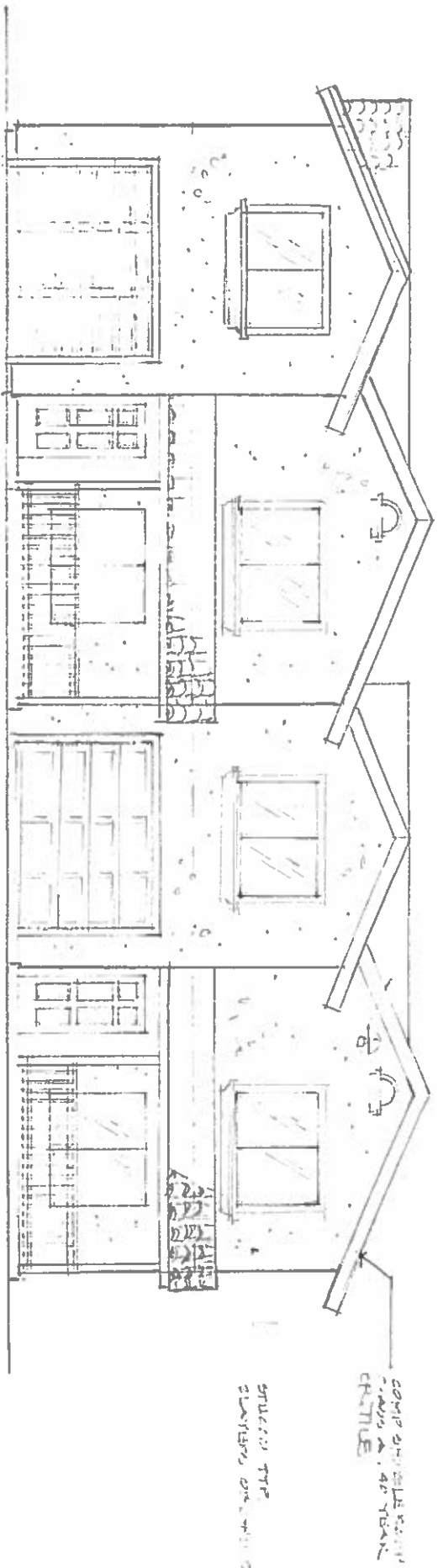
**WESLEY JAY BEEBE - ARCHITECT**  
 P.O. BOX 1743  
 KING CITY CA. (831-385-0810)  
 93930 - 1743 FAX: (831-385-0688)



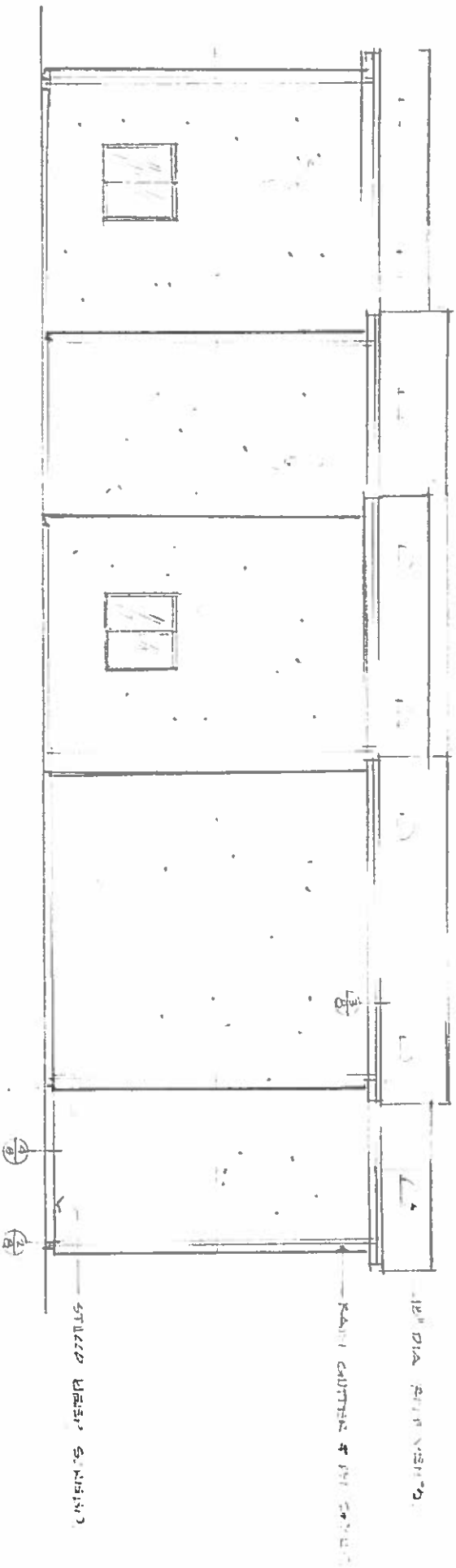
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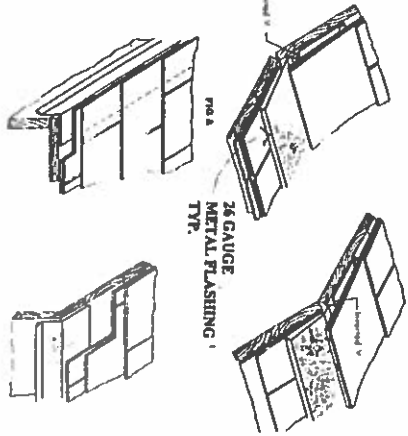


WEST ELEVATION

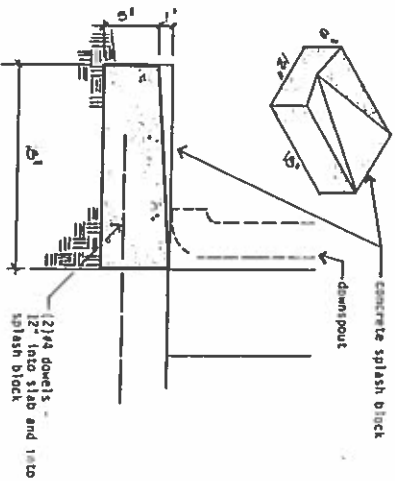


SOUTH ELEVATION

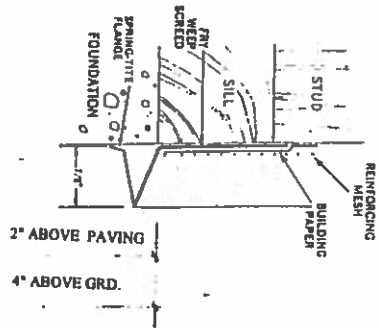
**ATTIC VENTS**  
 AREA VENTED 855 SQ. FT.  
 VENTS REQUIRED 855/150=5.7 SQ. FT.  
 VENTS PROVIDED (4) 18" DIA HALF ROUNDS 1.76 X 2 = 7.04 SQ. FT.  
 7.04 > 5.7 O.K.



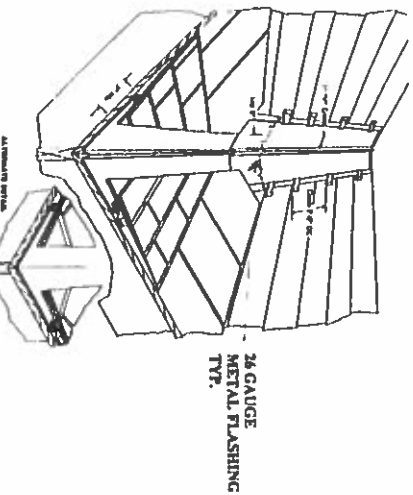
FLASHING AT ROOF



SPLASH BLOCK  
 1 1/2" x 1'-0"



STUCCO SCREED



FLASHING

**WESLEY JAY BEEBE - ARCHITECT**




P.O. BOX 1743  
 KING CITY CA (831)-385-0810  
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# LANDSCAPE SCHEDULE

|   |  |
|---|--|
| LOT AREA  | 7,000 SQ FT .16 ACRES                  |
| BUILDING AREA   | 1814 SQ FT                             |
| PARKING AREA  | 750 SQ FT                              |
| LANDSCAPE AREA PROVIDED   | 50 FT 10%                              |
| <b>SHURBS</b>   |  |
| ROSEMARY  | ROSMARINUS OFFICINALIS 1 GAL - 3" O.C. |
| OLEANDER  | RED. WHITE 1 GAL - 3" O.C.             |
| <b>IRRIGATION</b>   |  |
| ALL IRRIGATION TO BE ON A DRIP SYSTEM   |  |
|  | CORTULA SQUALIDA                       |
|  | JUNIPER HORIZONTALIS                   |
|  | VIBURNUM                               |

## PROJECT STATISTICS

**NEW DUPLEX APARTMENTS**  
 THIS PROJECT TO COMPLY WITH THE 2006 CBC, CMC, CEC, CPC & CALIFORNIA ADMINISTRATIVE CODE TITLE 24

**PROJECT SCOPE** NEW DUPLEX APARTMENTS

**OCCUPANCY** R-2

**TYPE OF CONSTRUCTION** R-2 RESIDENTIAL

**PROJECT ADDRESS** 1112 THIRD STREET  
 SAN JUAN BAUTISTA, CA 95045

**OWNER** MANUEL & MARY LOPEZ  
 10111 FRONT STREET  
 SOLEDAD, CA 95060  
 831-678-2814

**APN** 002-260-0446

**RESIDENCE SQ FT LOWER** 698 SQ FT

**RESIDENCE SQ FT UPPER** 815 SQ FT

**GARAGE SQ FT** 208 SQ FT

**SIZE OF LOT** 1.81 ACRES 7,000 SQ FT

**LOT COVERAGE** 1,811 SQ FT 26%

**TYPE OF CONSTRUCTION** YES

**FIRE SPINKLERS** YES

## INSTALLATION GUIDES

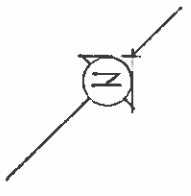
ALL MANUFACTURERS INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR

## GENERAL NOTE

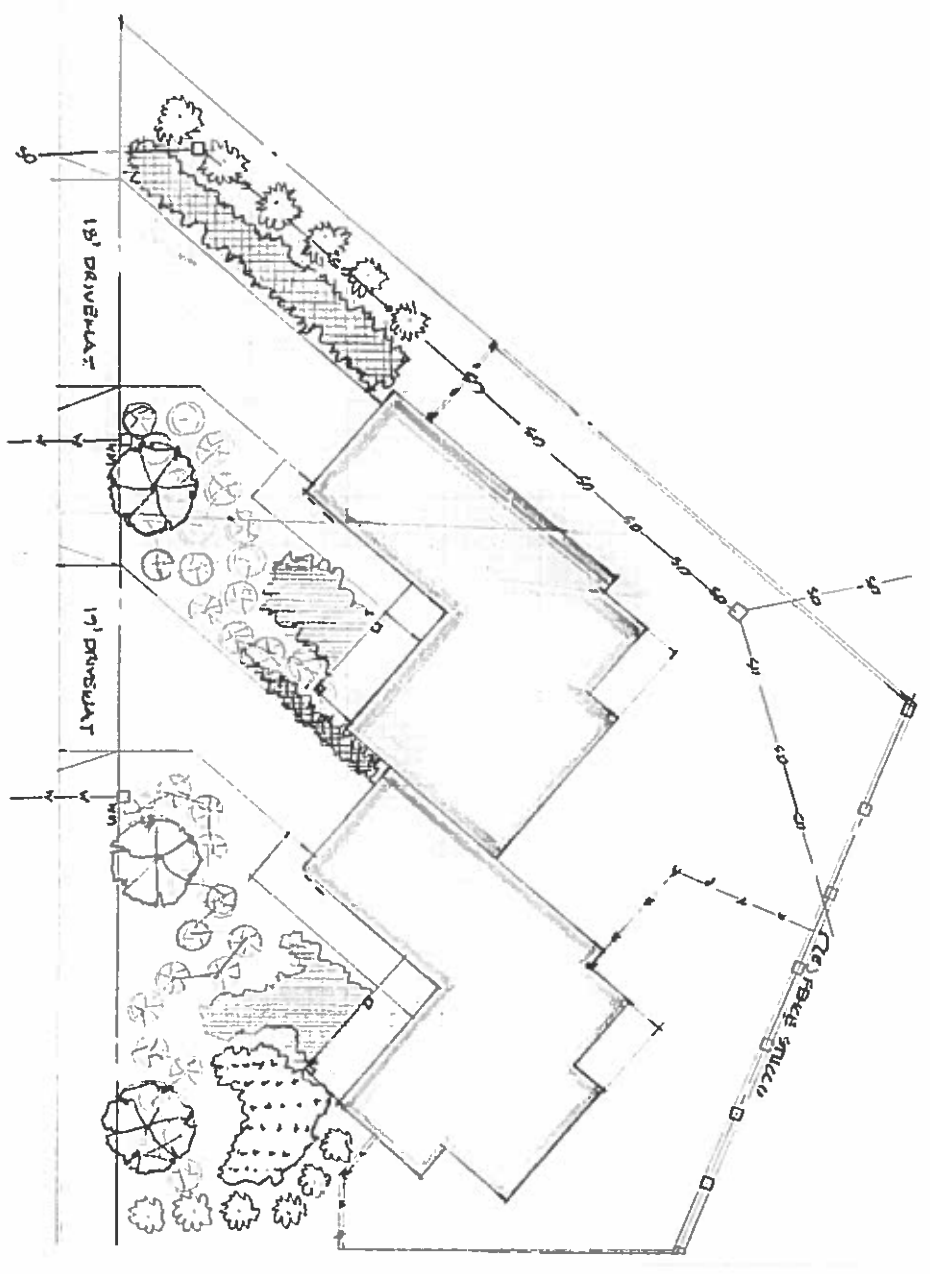
PERMIT EXPIRES 180 DAY FROM ISSUANCE DATE

# LANDSCAPE PLAN

1" = 10'-0"



THIRD STREET



MANUEL & MARY LOPEZ  
 10111 FRONT STREET  
 SOLEDAD, CA. 95060  
 831-678-2814

**NEW DUPLEX APARTMENTS**  
 1112 THIRD STREET  
 SAN JUAN BAUTISTA, CA. 95045  
 APN: 002-260-046

**WESLEY JAY BEEBE - ARCHITECT**  
 P.O. BOX 1743  
 KING CITY CA (831)-385-0810  
 93930 - 1743 FAX (831)-385-0688

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