

ROLLING HILLS APARTMENTS NEW COMMON BUILDING

LAS TABLAS ROAD,
TEMPLETON, CALIFORNIA

GENERAL NOTES

- ALL WORK SHALL CONFORM WITH THE MINIMUM STANDARDS OF THE FOLLOWING CODES:
 - 2007 CALIFORNIA BUILDING CODE (2006 IBC AND CA AMENDMENTS) & APPDX CHAPTER 33, 1997 UBC;
 - 2007 CALIFORNIA ELECTRIC CODE (2005 NEC AND CA AMENDMENTS);
 - 2007 CALIFORNIA MECHANICAL CODE (2006 IAPMO UMC AND CA AMENDMENTS);
 - 2007 CALIFORNIA PLUMBING CODE (2006 IAPMO UPC AND CA AMENDMENTS);
 - CALIFORNIA TITLE 24: 2007: CALIFORNIA STATE ENERGY AND ACCESSIBILITY STANDARDS;
 - COUNTY ORDINANCE(S) TITLE 19, 22, 23
 - AMERICANS WITH DISABILITIES ACT
 - ALL ACCUMULATIVE SUPPLEMENTS TO THE ABOVE CODES
 - ALL APPLICABLE STANDARDS AND REGULATIONS OF AGENCIES WITH JURISDICTION OVER THE WORK
- THE CALIFORNIA ENERGY CONSERVATION STANDARDS FOR NON-RESIDENTIAL CONSTRUCTION, CONTAINED IN TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS, HAVE BEEN REVIEWED AND THE BUILDING DESCRIBED HEREIN IS IN SUBSTANTIAL CONFORMANCE WITH THOSE STANDARDS WHICH APPLY TO NEW CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS FOR DIMENSION, GRADE, CONFIGURATION, AND OTHER ASPECTS OF COMPATIBILITY WITH THE WORK DESCRIBED IN THESE CONSTRUCTION DOCUMENTS. ANY CONDITIONS WHICH INTERFERE WITH THE WORK SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE WORK SHALL NOT PROCEED IN THE AREAS OF CONFLICT UNTIL SUCH CONFLICTS HAVE BEEN RESOLVED.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF A COMPLETE AND OPERABLE FIRE SUPPRESSION SYSTEM IN COMPLIANCE WITH NFPA 13 AND TEMPLETON FIRE DEPARTMENT POLICIES. A SEPARATE FIRE SPRINKLER PERMIT AND PLAN APPROVAL SHALL BE OBTAINED FROM THE TEMPLETON FIRE DEPARTMENT BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF THE FIRE SPRINKLER SYSTEM. FIRE SPRINKLER PLANS SHALL BE REVIEWED, APPROVED AND STAMPED BY A FIRE PROTECTION ENGINEER (FPE) PRIOR TO BEING SUBMITTED TO THE FIRE DEPARTMENT. THE CONTRACTOR SHALL OBTAIN THE ARCHITECT'S APPROVAL OF FIRE SPRINKLER HEAD PLACEMENT SHOP DRAWINGS PRIOR TO THE INSTALLATION OF ANY FIRE SUPPRESSION PIPING. ANY MAINLINES THAT FEED THE FIRE SUPPLY SYSTEM SHALL BE INSPECTED BY THE FIRE DEPARTMENT PRIOR TO BACKFILLING. ALL UNDERGROUND PLUMBING ON THE SPRINKLER SIDE OF THE DOUBLE CHECK ASSEMBLY IS TO BE CL200 OR BETTER.
- THE FIRE SPRINKLER SYSTEM SHALL BE SUPERVISED FOR WATER FLOW AND TAMPER BY AN APPROVED, UL LISTED, CENTRAL, PROPRIETARY OR REMOTE STATION SERVICE AND SHALL BE PROVIDED WITH LOCAL ALARMS WHICH WILL PROVIDE AN AUDIBLE SIGNAL AT A CONSTANTLY ATTENDED LOCATION. ALL WORK SHALL BE DONE BY A CALIFORNIA LICENSED ALARM CONTRACTOR AND SHALL MEET APPLICABLE PROVISIONS OF THE CBC, NFPA 13, NFPA 72, AND TEMPLETON FIRE DEPARTMENT STANDARDS.
- A KEY BOX ACCEPTABLE TO THE TEMPLETON FIRE DEPARTMENT SHALL BE PLACED ADJACENT TO AN ENTRY DOOR AS DIRECTED, CONTAINING ALL KEYS NECESSARY TO ALLOW FIRE DEPARTMENT PERSONNEL ACCESS TO ALL PORTIONS OF BUILDING SPACES.
- PRIOR TO COMMENCEMENT OF ANY WORK IN THE PUBLIC RIGHT-OF-WAY AN ENCROACHMENT PERMIT SHALL BE OBTAINED FROM THE COUNTY DEPARTMENT OF PUBLIC WORKS.
- EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES MUST BE IN PLACE AND FUNCTIONAL PRIOR TO THE FIRST INSPECTION. NO INSPECTIONS CAN BE PERFORMED IF THEY ARE NOT IN PLACE OR HAVE FAILED TO PROVIDE EROSION CONTROL. FAILURE TO MAINTAIN EROSION CONTROL WILL CAUSE INSPECTIONS TO BE DELAYED UNTIL EROSION CONTROL MEASURES ARE FUNCTIONAL.
- A SEPARATE PERMIT SHALL BE OBTAINED FROM THE COUNTY DEPARTMENT OF PUBLIC WORKS FOR REPAIRS OR NEW CONSTRUCTION AT THE PUBLIC CURB, GUTTER AND SIDEWALK.



VIEW FROM NORTHWEST

PROJECT DATA

ASSESSOR'S PARCEL NUMBER: 040-289-013
 LAND USE CATEGORY: RMF (RESIDENTIAL MULTI-FAMILY)
 PLANNING AREA: SALINAS RIVER
 CBC OCCUPANCY GROUP: A-3
 CBC CONSTRUCTION TYPE: V-B
 FIRE SPRINKLERED?: YES
 PUBLICLY FUNDED?: NO
 OVERALL SITE AREA: 234,974 S.F. = 5.4 ACRES
 OCCUPANT LOADS
 MULTI-PURPOSE ROOM = 1107 / 15 = 74 OCCUPANTS
 MISC. OFFICE SPACE = 1090 / 100 = 11 OCCUPANTS
 LAUNDRY ROOM = 159 / 50 = 4 OCCUPANTS
 TOTAL OCCUPANT LOAD = 89 OCCUPANTS
 EXISTING BUILDINGS
 DWELLINGS 53
 COMMON SPACE / LAUNDRY FACILITIES 2
 MANAGERS OFFICE 1
 EXISTING PARKING
 STANDARD SPACES 79
 ACCESSIBLE SPACES 3
 TOTAL 82
 SCOPE OF WORK
 1. 248 s.f. ADDITION TO EXISTING OFFICE.
 2. DEMOLITION OF AN EXISTING 720 s.f. LAUNDRY FACILITY AND REPLACEMENT WITH A NEW 3,296 s.f. COMMON BUILDING.

LEGAL DESCRIPTION

PARCEL 4 OF PARCEL MAP CO 70-55, IN THE COUNTY OF SAN LUIS OBISPO, STATE OF CALIFORNIA, ACCORDING TO MAP RECORDED APRIL 17, 1972 IN BOOK 8 PAGE 24 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROJECT DIRECTORY

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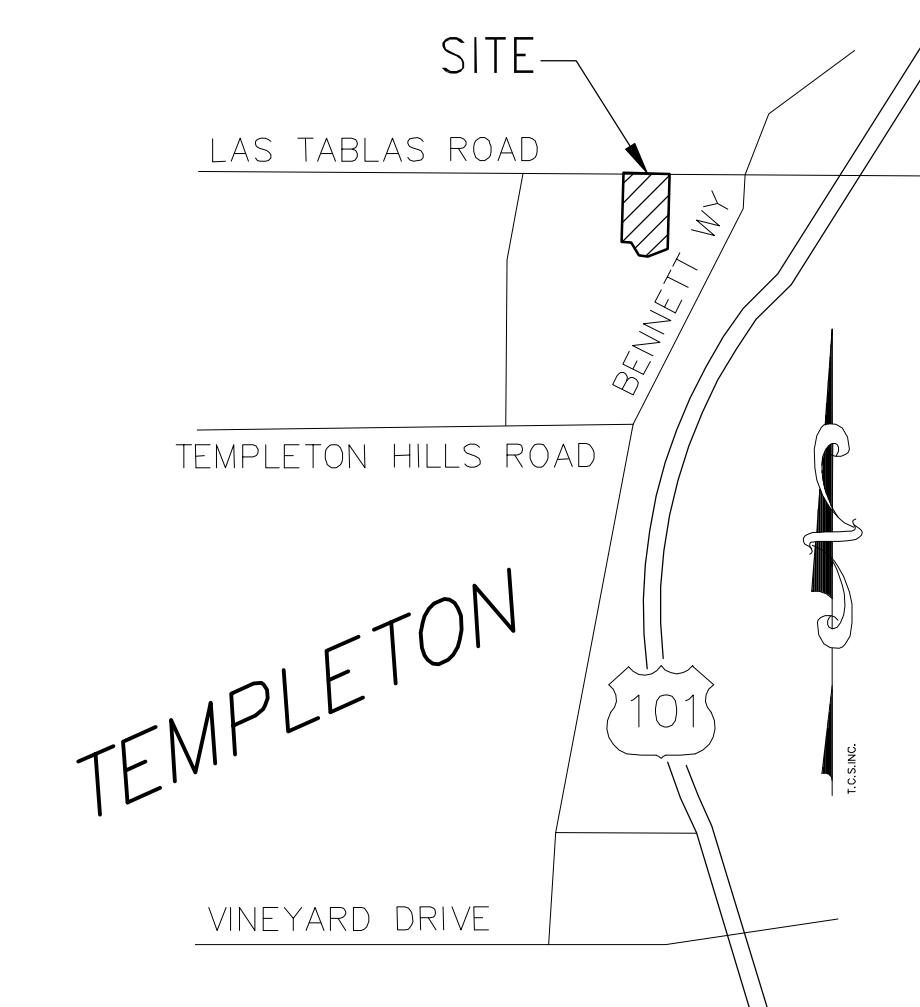
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LANDSCAPE ARCHITECTS:
 LINDA SHOTWELL
 LANDSYSTEMS INC.
 PO BOX 1764
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 805.543.2473

VICINITY MAP



STATEMENT OF COMPLIANCE

THIS PROJECT HAS, TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING, BEEN DESIGNED IN ACCORDANCE WITH AND MEETS THE SAN LUIS OBISPO COUNTY ADOPTED CODE AND ORDINANCE REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE CALIFORNIA STATE ACCESSIBILITY STANDARDS AND I/WVE WILL BE RESPONSIBLE FOR ALL CLARIFICATIONS DEEMED NECESSARY DURING THE CONSTRUCTION PHASES.

BRUCE FRASER, PROJECT ARCHITECT

LICENSE NUMBER

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PROJECT
ROLLING HILLS APARTMENTS

NEW COMMON BUILDING

LAS TABLAS ROAD
 TEMPLETON, CA

CLIENT JOB # ARCHITECT JOB #
 0708B

FRASER SEIPLE ARCHITECTS

PROJECT MANAGER BDF

DRAWN BY DDL

DATES DESIGN DEVELOPMENT 4/15/10
 FIRST SUBMITTAL 6/02/10
 PLAN CHECK 1 8/16/10

SIGNED

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Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and existing conditions on the job and shall report any discrepancies to the architect for resolution prior to commencing work.

SHEET TITLE
TITLE

SHEET #
T1

\\John\Rolling Hills Apts 0708\Drawings\0 - Drawing Sheets\Architectural\T1 - Title.dwg, 8/24/2010 8:40:24 AM, PDF995.dwg