

GENERAL GRADING PLAN NOTES:

1. ALL CONSTRUCTION WORK SHALL CONFORM TO THE COUNTY OF SAN LUIS OBISPO STANDARDS AND SPECIFICATIONS AND IN ACCORDANCE WITH C.B.C. ALL WORK SHALL BE SUBJECT TO THE APPROVAL OF THE COUNTY BUILDING DEPT.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION MEETING WITH THE COUNTY AND OTHER AFFECTED AGENCIES. THE CONTRACTOR SHALL NOTIFY THE COUNTY AT LEAST 24 HOURS PRIOR TO ANY WORK BEING PERFORMED AND ARRANGEMENT FOR INSPECTION.
3. AN ENCROACHMENT PERMIT IS REQUIRED FOR ANY WORK IN THE COUNTY RIGHT OF WAY.
4. A SOILS ENGINEER SHALL SUPERVISE THE GRADING AND CERTIFY THAT ALL GRADING HAS BEEN COMPLETED IN CONFORMANCE WITH THESE PLANS AND SPECIFICATIONS. SECTION 1803 OF THE C.B.C. CONSIDERATION, AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED UPON THE DIFFERENCE BETWEEN EXISTING GROUND SURFACE AND PROPOSED FINISH GRADES OR SUBGRADES AS SHOWN ON THE PLAN, AND SHOULD VARY ACCORDING TO THESE FACTORS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SITE INSPECTION AND QUANTITY TAKE OFF AND SHALL BID ACCORDINGLY.
6. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL AT ALL TIMES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS SHALL BE RESEAT AT THE CONTRACTORS EXPENSE.
8. ALL TOP SOIL SHALL BE STOCKPILED FOR LATER DISTRIBUTION OVER THE LOTS AND SLOPES. ALL CUT AND FILL SLOPES ARE TO BE PLANTED OR HYDROSEEDED AFTER COMPACTION TO PREVENT EROSION.
9. ALL ROUGH GRADING SHALL BE COMPLETED AND APPROVED BY THE COUNTY BUILDING DEPT PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
10. ANY TREES ON SITE SHALL BE PROTECTED DURING CONSTRUCTION. IF THE DEVELOPER PROPOSES TO REMOVE AN TREE, AN APPLICATION SHALL BE FILED WITH THE COUNTY OF MONO FOR APPROVAL.
11. ALL CONTRACTORS AND SUB-CONTRACTORS WORKING WITH THE COUNTY OF MONO FOR APPROVAL, CONTRACTORS LICENSE, A LOCAL BUSINESS LICENSE, AND SHALL OBTAIN AN ENCROACHMENT PERMIT.
12. SLOPES OF ALL CUT SURFACES TO BE NO LESS THAN 3 HORIZ TO 1 VERT. ALL FILL SURFACES SHALL NOT EXCEED 3:1 SLOPE. ALL FILL SHALL HAVE 90% COMPACTION.
13. ANY GRADING DONE DURING THE RAINY SEASON OF OCT. 15 THRU APRIL 15 IS SUBJECT TO EROSION CONTROL MEASURES.
14. GRADING SHALL COMPLY WITH THE RECOMMENDATION OF THE SOILS REPORT.

IRRIGATION NOTES:

1. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH CALIFORNIA GREEN BUILDING STANDARDS.
2. CONTROLLERS SHALL BE WEATHER OR SOIL MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANTS NEEDS AS WEATHER CONDITIONS CHANGE.
3. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR LOCAL RAINFALL SHALL HAVE A SEPARATE WIRE OR WIRELESS RAIN SENSORS WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER(S). SOIL MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAIN SENSORS INSTALLED.

STANDARD NOTES:

1. FINISH GRADE AROUND THE STRUCTURE SHALL SLOPE AWAY FROM THE STRUCTURE FOUNDATION A MIN. OF 2% FOR 10'-0" AND DRAIN TOWARD A PUBLIC STREET OR ENGINEERED DRAINAGE STRUCTURE.
2. CU YD CUT: 0 CU YD FILL: 0 CU YD
3. GRADING AND DRAINAGE SHALL CONFORM TO THE C.B.C.
4. WORK IN THE PUBLIC RW REQUIRES AN ENCROACHMENT PERMIT FROM THE ENGINEERING DIVISION.
5. SIDE YARD IMPROVEMENTS SHALL NOT OBSTRUCT DRIVEWAY.
6. 2' MIN. SETBACK FROM P.I. TO TOP OR TOE OF SLOPE.
7. THERE SHALL BE A MIN. OF 5'-0" UNOBSTRUCTED AREA ON ONE SIDE YARD A 10'-0" ON OTHER SIDE OF ANY RESIDENTIAL BLDG. IN FRONT A REAR YARDS. A MIN. OF 10'-0" OF USABLE, UNOBSTRUCTED NATURAL OR CONSTRUCTED AREA SHALL BE REQUIRED.
8. ANY TWO STORY PORTION OF A STRUCTURE MUST BE A MIN. OF 10'-0" AWAY FROM SIDE PROPERTY LINES.
9. A SEPARATE PERMIT IS REQUIRED FOR GRADING.
10. PROVIDE GUTTERS TO CARRY WATER AWAY FROM THE FOUNDATION.

UTILITY NOTES:

1. PROVIDE WATER PRESSURE REGULATOR FOR NEW CONSTRUCTION.
2. THE MINIMUM SIZE FOR RISERS SHALL BE 1" IN DIAMETER. MATERIALS TO BE USED MAY BE SCHEDULE 40 PVC OR TYPE L COPPER PIPE.
3. PROVIDE NEW SEWER LATERAL WITH CLEANOUT 2 FEET MIN. FROM BUILDING.
4. HOSE BIBS AND SPRINKLER SYSTEMS SHALL HAVE APPROVED BACKFLOW PREVENTION DEVICES.
5. WATER PRESSURE IN BUILDING SHALL BE LIMITED TO 80 PSI OR LESS. PRESSURE REGULATOR IS REQUIRED.
6. WHERE APPLICABLE, PROVIDE BACK WATER VALVE ON THE SEWER LATERAL WHEN THE PROPOSED BUILDING FITTINGS HAVE FLOOD RIMS LOCATED BELOW THE ELEVATION OF THE NEXT UPSTREAM MANHOLE COVER.
7. IF DRAIN LINES WITHIN THE BUILDING ARE LOWER THAN THE SEWER MAIN, AN EJECTOR SUMP PUMP MAY BE REQUIRED.
8. MINIMUM SIZE FOR SERVICE RISERS FOR STRUCTURES SHALL BE 1" DIA. MATERIALS SHALL BE SCHEDULE 40 PVC OR TYPE L COPPER, MIN.

UTILITY LINE CONNECTIONS:

1. PROVIDE DRIP IRRIGATION
2. USE DROUGHT-TOLERANT PLANTS.
3. PROVIDE MOISTURE SENSING IRRIGATION CONTROLLER.

ALL ELECTRICAL, TELECOMMUNICATION AND OTHER UTILITIES SHALL BE INSTALLED IN AN UNDERGROUND APPROVED MANNER. LANDSCAPING NOTE (GREEN TIER 1).

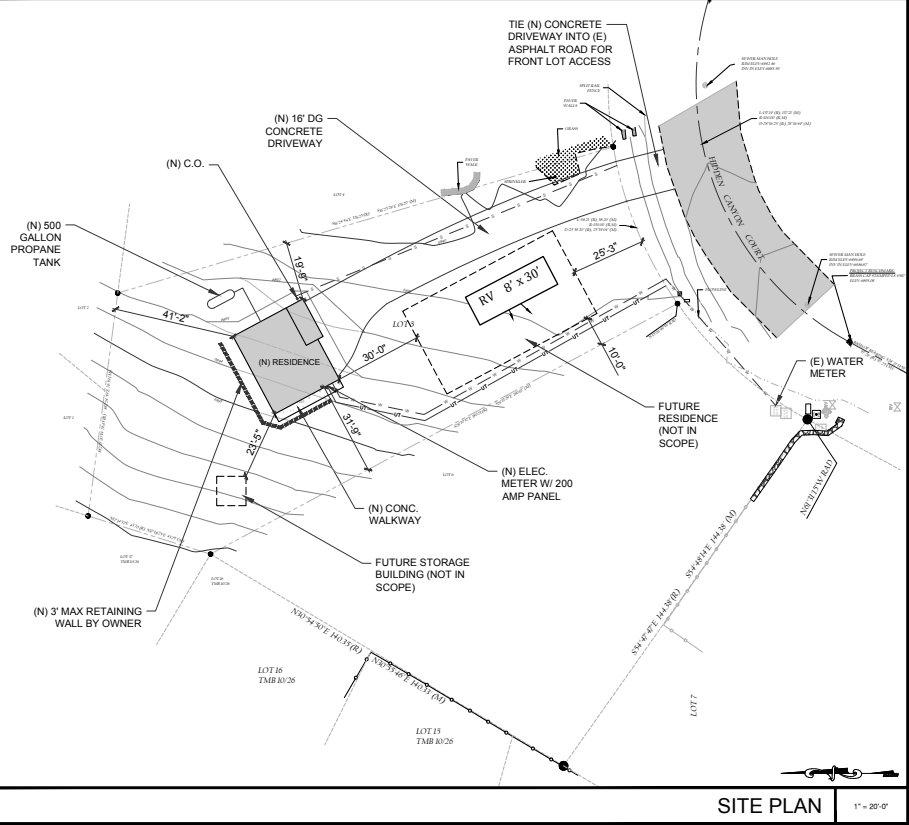
NO LANDSCAPING PLANNED AT THIS TIME. ANY FUTURE LANDSCAPING SHALL COMPLY WITH TIER 1 REQUIREMENTS:

BORGES RESIDENCE



SHEET INDEX

CS	COVER SHEET/SITE PLAN
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EC-2	EROSION CONTROL DEVICES
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T-24.2	TITLE 24 ENERGY COMPLIANCE GREEN CODE SPECIFICATIONS
A-1.1	RESIDENCE LOWER FLOOR PLAN
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A-1.3	RESIDENCE ROOF PLAN
A-2.1	RESIDENCE ELEVATIONS
A-2.2	RESIDENCE ELEVATIONS
A-3	RESIDENCE BUILDING SECTIONS
F-1	RESIDENCE UTILITY PLAN
FS-1	FIRE SPRINKLER NOTES & SECTION
FS-2	FIRE SPRINKLER FLOOR PLAN
D-1.0	ARCHITECTURAL DETAILS
GN1	GENERAL NOTES
SD1	TYPICAL DETAILS
SD2	TYPICAL DETAILS
S1	FOUNDATION/FLOOR/ROOF FRAMING PLAN



SITE PLAN 1" = 20'-0"

DESIGNER NOTE

PLANS PREPARED BY:
 PJ DESIGNS
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PJ DESIGNS TAKES NO LIABILITY FOR INFORMATION PROVIDED BY THE OWNER IN THE PREPARATION OF THESE CONSTRUCTION DRAWINGS. THE OWNER HAS APPROVED THIS SET OF PLANS AND AGREED THAT THIS STRUCTURE IS BUILDABLE ON SAID LOT.

THE DRAFTSMAN DOES NOT REPRESENT THAT THESE PLANS OR THE SPECIFICATIONS IN CONNECTION THEREWITH ARE SUITABLE, WHETHER OR NOT MODIFIED FOR ANY OTHER USE THAN THE ONE FOR WHICH THEY WERE SPECIFICALLY PREPARED. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED IN LETTER OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THIS DRAWING IS NOT FINAL OR TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ENGINEER.

ALL DRAWING AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE DRAFTSMAN AND THE SAME MAY NOT BE REPRODUCED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE DRAFTSMAN.

JOB DESCRIPTION

1. NEW CONSTRUCTION OF SINGLE FAMILY RESIDENCE

AREA CALCS

RESIDENCE
 778 SQ. FT. LIVING
 638 SQ. FT. GARAGE 85 SQ. FT. COVERED PORCH
 LOT COVERAGE:
 854 SQ. FT. BUILDING FOOTPRINT AND FLATWORK
 8.7%

FIRE REQ

- TBD UPON FIRE REVIEW LETTER
- ALL WINDOWS TO HAVE ONE PANE OF TEMPERED GLASS

BLDG CODE DATA

OCCUPANCY: R-3
 TYPE OF CONSTRUCTION: VB
 ALLOWABLE AREA: UNLIMITED
 HEIGHT MAX: 42'-6"
 AUTOMATIC FIRE SPRINKLER: YES
 STORIES: TWO-STORY

CODE ANALYSIS

ALL CONSTRUCTION SHALL CONFORM TO THE:
 2019 California Energy Code
 2019 California Residential Code
 2019 California Electrical Code
 2019 California Fire Code
 2019 California Green Building Code
 2019 California Mechanical Code
 2019 California Plumbing Code
 2019 California Building Code
 2019 California Reference Standards Code
 AS WELL AS ALL MONO COUNTY BUILDING ORDINANCES AND GREEN BUILDING STANDARDS

PROJECT DATA

LOT 5, HIDDEN CANYON
 M8 1077
 15,016 SQ. FT. 0.344 AC
 COUNTY OF MONO
 APN: 060-430-027

VICINITY MAP



NUMBER OF ORIGINALS IN SET 21

THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED UPON INFORMATION SUBMITTED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, PJ DESIGNS IS NOT RESPONSIBLE FOR THEIR ACCURACY. WORK FOR ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORP'D INTO THESE DOCUMENTS AS A RESULT.



Preston Jones

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 PRESTON.JONES@GMAIL.COM
 GENERAL BUILDING DESIGNER
 GENERAL CONSTRUCTION - RESIDENCES - ADDITIONS

3 / 7 / 2020

ATTENTION: IF PLAN CHECK CORRECTION DATE DOES NOT APPEAR IN THE REVISION BLOCK BELOW, DO NOT LAYOUT / BUILD STRUCTURE FROM THIS COPY OF CONSTRUCTION DRAWINGS, UNLESS OTHERWISE INDICATED WITH "APPROVED" RED STAMP FROM LOCAL BUILDING AND PLANNING DEPARTMENT. COPIES WITHOUT CORRECTION DATE INDICATED ARE MOST LIKELY PRELIMINARY DOCUMENTS ONLY.

BORGES RESIDENCE
 44 HIDDEN CANYON COURT
 MAMMOTH LAKES, CA 93546
 APN: 060-430-027

COUNTY OF MONO CALIFORNIA

2021

COVER SHEET

PMT: 0000-00000

DESCRIPTION	REVISIONS	DATE

DRWN	PL	SCALE	DATE
JOB NO.	2021	DWG NAME	3/7/2020
		CHECKED	

CS

PROJECT TEAM

TRUSS	SURVEY	ENERGY T-24	SOILS	STRUCTURAL	CONTRACTOR	DESIGNER	OWNER
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