

Calgreen Mandatory Measures

1. PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORMWATER DURING CONSTRUCTION, WHERE STORMWATER IS COLLECTED TO A PUBLIC DRAINAGE SYSTEM, COLLECTION POINT, OUTLET OR SIMILAR DISPOSAL METHOD. WATER SHALL BE FILTERED BY USE OF A BARBER SYSTEM, WHITFLOX OR OTHER METHOD APPROVED BY THE ENGINEERING AGENCY. CALGREEN 4.36.2.2. WATER CONSERVING PLUMBING FIXTURES AND FIXTURES SHALL BE INSTALLED AND SHALL COMPLY WITH THE PLUMBING FIXTURE AND FIXTURES SPECIFICATIONS ON THE SHEET. CALGREEN 4.36.3.1. ALL NON-COMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH APPROPRIATE WATER CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO RESIGNATURE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY A LOCAL BUILDING DEPARTMENT. CALGREEN 4.36.3.1.
- NON-COMPLIANT PLUMBING FIXTURES MEANS ANY OF THE FOLLOWING CALIFORNIA CIVIL CODE, 1191.3(C):
- (1) ANY TOILET MANUFACTURED TO USE MORE THAN 3.5 GALLONS OF WATER PER FLUSH.
- (2) ANY URINAL MANUFACTURED TO USE MORE THAN ONE GALLON OF WATER PER FLUSH.
- (3) ANY SHOWERHEAD MANUFACTURED TO HAVE A FLOW CAPACITY OF MORE THAN 2.5 GALLONS OF WATER PER MINUTE.
- (4) ANY INTERIOR FAUCET THAT EMITS MORE THAN 2.2 GALLONS OF WATER PER MINUTE.
2. AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION SHALL COMPLY WITH THE FOLLOWING:
1. CONTROLLERS SHALL BE WEATHER-OR SOIL/MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADJUST IRRIGATION IN RESPONSE TO CHANGES IN PLANT WATERING NEEDS AS WEATHER OR SOIL CONDITIONS CHANGE.
2. WEATHER-BASED CONTROLLERS WITHOUT INTERNAL HUMIDITY SENSORS OR COMMUNICATION SYSTEMS THAT ACCOUNT FOR RAINFALL SHALL HAVE A SEPARATE WIND-OR WINDLESS SWIN SENSOR WHICH CONNECTS OR COMMUNICATES WITH THE CONTROLLER. CALGREEN 4.36.4.1.
3. ANNUAL SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS, OR OTHER DEVICES IN SOLID BOTTOM PLATES AT EXTERIOR WALLS SHALL BE CLOSED WITH CONCRETE MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE INSPECTING AGENCY TO PREVENT PASSAGE OF RODENTS. CALGREEN 4.36.5.1.
4. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH OTHER SECTION 4.40.2, 4.40.3 OR 4.40.4 OR MEET A MORE STRINGENT LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE. CALGREEN 4.40.1.
5. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION PER CALGREEN 4.36.1.1.
6. JOINTS, SEALS, AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS PER CALGREEN 4.36.4.2.1.
7. PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS PER CALGREEN 4.36.4.2.2.
8. ADHESIVES, MORTARS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT VAPOR LIMITS FOR VOC AND OTHER TOXIC COMPOUNDS PER CALGREEN 4.36.4.2.3.
9. DOCUMENTATION SHALL BE PROVIDED TO VERIFY THAT COMPLIANT VOC LIMIT FINISH MATERIALS HAVE BEEN USED PER CALGREEN 4.36.4.2.4.
10. CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS PER CALGREEN 4.36.4.2.5.
11. LEAKY AND PERCENT OF FLOOR AREA INCLUDING SUBFLOOR SHALL COMPLY WITH THE VOC EMISSION LIMITS DERIVED IN THE CALIFORNIA TEST FOR HIGH PERFORMANCE 30X30S (LSP) (CONFORMING MATERIALS LIST) OR EXCEED THE CURRENT FLOOR CONFORMANCE TEST (FLOOR CONFORMANCE PROGRAM) PER CALGREEN 4.36.4.2.6.
12. PARTICLEBOARD, MEDIUM DENSITY FIBER AND HARDWOOD PLYWOOD USED IN INTERIOR OR EXTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS PER CALGREEN 4.36.4.2.7.
13. VAPOR BARRIER AND CARPENTRY BARRIER OF 4" THICK BASE OF 3" OR ARIER CLEAR AGGREGATE SHALL BE INSTALLED AT SLAB ON GRADE FOUNDATIONS PER CALGREEN 4.36.4.2.8.
14. MONITORING CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING SHALL BE CHECKED BEFORE ENCLOSURE PER CALGREEN 4.36.4.2.9.
15. BATHROOM EXHAUST FANS SHALL BE DESIGNED TO TERMINATE OUTSIDE AND BE PROVIDED IN EVERY BATHROOM PER CALGREEN 4.36.4.2.10.
16. WHILE HOUSE EXHAUST FANS HAVE INSULATED COVERS OR COVERS WHEN THE FANS OFF, COVERS OR COVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2 PER CALGREEN 4.36.4.2.11.
17. PER CALGREEN 4.36.4.2.12, SYSTEMS ARE USED, DESIGNED, AND EQUIPMENT IS SELECTED USING THE FOLLOWING METHODS:
1. ESTABLISH HEAT LOSS AND HEAT GAIN VALUES ACCORDING TO ACCA MANUAL J OR EQUIVALENT.
2. MEET SELECTION ACCORDING TO ACCA 36-5 MANUAL J OR EQUIVALENT.
3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-5 MANUAL J OR EQUIVALENT.
- OPERATION - MAINTENANCE MANUAL, TO BE SUPPLIED AT FINAL INSPECTION.
20. MANAGE STORMWATER PER CALGREEN CODE REQUIREMENTS, 1191.2.

Project Notes

1. ALL WORK SHALL BE IN COMPLIANCE WITH THE 2019 EDITIONS OF THE CALIFORNIA BUILDING CODES BASED ON THE 2018 IBC, 2018 IRC, 2018 IMC AND 2018 UPC. THE 2019 EDITION OF THE CALIFORNIA ELECTRICAL CODE BASED ON THE 2017 NEC, THE 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA SAFETY STANDARDS AS ADOPTED BY THE STATE OF CALIFORNIA AND THE LOCAL JURISDICTION AND THE 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE.
2. ANY/ALL DEFERRED SUBMITTALS SHALL BE REVIEWED BY THE ARCHITECT AND/OR PROJECT ENGINEER PRIOR TO SUBMISSION TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
3. 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 SPECIFICATIONS, THE CURRENT ADOPTED STANDARDS ANY DATED MAY 2018.
4. 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 OF CONSTRUCTION STATIONS IN THE RIGHT-OF-WAY.
5. THE PUBLIC IMPROVEMENTS SHALL BE SUBSTANTIALLY COMPLETE TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR PRIOR TO FINAL INSPECTION APPROVALS AND/OR OCCUPANCY OF ANY BUILDING.
6. ANY SECTIONS OF DAMAGED OR REPLACED CURB, GUTTER AND SIDEWALK OR DRIVEWAY APPROACH SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR.
7. CONTACT THE PUBLIC WORKS DEPARTMENT HOTLINE AT 805.781.7354 WITH AT LEAST A 48 HOUR NOTICE FOR ANY REQUIRED ENCROACHMENT PERMIT INSPECTOR BY OR FINAL INSPECTION.
8. A TRAFFIC AND PEDESTRIAN CONTROL PLAN SHALL BE SUBMITTED TO THE PUBLIC WORKS DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO ENCROACHMENT PERMIT ISSUANCE.
9. THE ADJACENT STREET SHALL BE CLOSURE BY SWEETING TO REMOVE CURB, GUTTER, AND CONSTRUCTION DEBRIS AT THE END OF EACH DAY.
10. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED DURING ALL CONSTRUCTION AND GROUND DISTURBING ACTIVITIES PER THE CITY OF SAN LUIS OBISPO.
11. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WHEN PERMANENT IMPROVEMENTS, PLANTINGS AND FACILITIES ARE IN PLACE. TEMPORARY MEASURES SHALL BE REMOVED PRIOR TO FINAL INSPECTION APPROVALS.
12. THE EXISTING SEWER LATERAL SHALL BE REPAIRED AND APPROVED FOR REUSE OR SHALL BE REPAIRED/REPLACED. THE INSPECTION SHALL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION FOR REVIEW AND APPROVAL BY THE UTILITIES DEPARTMENT PRIOR TO RESIGNATURE OF A BUILDING PERMIT.
13. ALL EXISTING SERVICES EXCEPT FOR HORIZONTAL, TO ONE VERTICAL, AND OPERATOR AND AREAS USED TO CORNER CONCENTRIC DRIVEWAY SHALL BE PREPARED AND MAINTAINED TO CONTROL EROSION BY EFFECTIVE PRACTICES TO BE COMPLETED NO LATER THAN 30 DAYS PRIOR TO A REQUEST FOR FINAL INSPECTION APPROVAL.
14. REMODELING PRE-1978 STRUCTURES WITHOUT UPRIGHT LOAD SAFE WORK PRACTICES IS A VIOLATION OF CALIFORNIA HEALTH AND SAFETY CODE SECTION 102536. CONTRACTORS, REMODELERS AND PAINTERS ARE REQUIRED TO USE "CLASS-SAFE" WORK PRACTICES PURSUANT TO TITLE 17, CA CODE OF REGULATIONS SECTION 30602.
15. PRIOR TO ANY DEMOLITION OR GRADING THE CONTRACTOR SHALL PROTECT ANY TREES ADJACENT TO THE WORK ZONE.
16. THE MANDATORY PROVISIONS OF CALGREEN CHAPTER 4 SHALL BE APPLIED TO ADDITIONS OR ALTERATIONS OF EXISTING RESIDENTIAL BUILDINGS WHERE THE ADDITION OR ALTERATION INCREASES THE BUILDING'S CONSIDERED AREA, VOLUME, OR AREA. THE REQUIREMENTS SHALL APPLY ONLY TO AND WITHIN THE SECONDARY AREA OF THE ADDITION OR ALTERATION. CALGREEN 301.1.1.
17. ON AND AFTER JANUARY 1, 2014, RESIDENTIAL BUILDINGS UNDERGOING PERMITTED ALTERATIONS, ADDITIONS OR IMPROVEMENTS SHALL REPLACE NON-COMPLIANT PLUMBING FIXTURES WITH WATER-CONSERVING PLUMBING FIXTURES. PLUMBING FIXTURE REPLACEMENT IS REQUIRED PRIOR TO RESIGNATURE OF A CERTIFICATE OF FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR FINAL PERMIT APPROVAL BY THE LOCAL BUILDING DEPARTMENT. CALGREEN 301.1.1.
18. APPROVAL OF PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE OR OTHER ORDINANCE OR LAW. CDE 100.4.

Project Directory

OWNER	PSZ HOUSE CORPORATION 1347 CAMINO MONTE VISTA, SUITE 105 CARLSBAD, CA 92008 CONTACT: 408.830.4704	BUILDER	THORNDY CONSTRUCTION INC. PO BOX 15829 SAN LUIS OBISPO, CA 93046 CONTACT: 805.322.4411
DESIGNER	THORNDY CONSTRUCTION INC. PO BOX 15829 SAN LUIS OBISPO, CA 93046 CONTACT: 805.322.4411	ENERGY	N/A

Vicinity Map



Drawing Log

SET	ISSUE DATE	REVISION
SUBMITTAL TO THE CITY OF SAN LUIS OBISPO	22-1019	

Applicable Governing Codes:

2019	CALIFORNIA BUILDING CODE, VOLUMES 1-2 (BASED ON 2018 IBC)	2019	CALIFORNIA GREEN BUILDING CODE
2019	CALIFORNIA ELECTRIC CODE, 2018 NEC	2019	CALIFORNIA FIRE CODE, 2018 IFC
2019	CALIFORNIA MECHANICAL CODE, 2018 IMC	2019	CALIFORNIA PLUMBING CODE
2019	CALIFORNIA SAFETY STANDARDS, 2019 IBC	2019	CALIFORNIA RESIDENTIAL CODE
CITY OF SAN LUIS OBISPO MUNICIPAL CODE			

Sheet Index

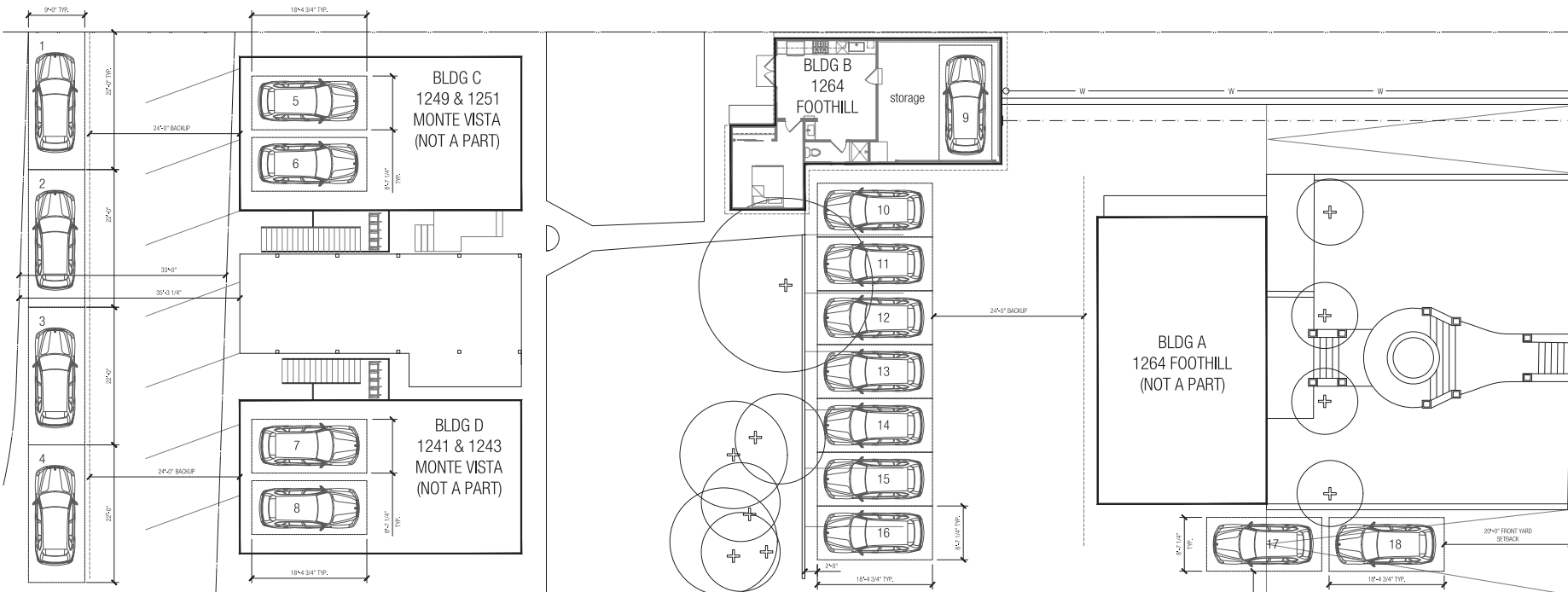
ARCHITECTURAL	STRUCTURAL
T1.1 INDEX, DATA + NOTES, EXISTING ARCHITECTURAL SITE PLAN	S1 INDEX, DATA + NOTES, EXISTING ARCHITECTURAL SITE PLAN
T1.2 CALGREEN MANDATORY MEASURES	S2 CALGREEN MANDATORY MEASURES
T1.3 CALGREEN MANDATORY MEASURES	S3 CALGREEN MANDATORY MEASURES
A2.1 3D/4D PLAN, DEMO PLAN	DENR1
A2.2 AN/FLOOR PLAN, ELECTRICAL/MECHANICAL PLAN	T04.1 ENERGY COMPLIANCE FORMS
A2.3 EXTERIOR ELEVATIONS	T04.2 MANDATORY MEASURES
A2.4 PROPOSED INTERIOR ELEVATIONS	
A4.1 ARCHITECTURAL DETAILS	

Project Data

DESCRIPTION	INTERIOR RENOVATION TO A SINGLE FAMILY RESIDENCE.
SITE INFORMATION	
JURISDICTION	CITY OF SAN LUIS OBISPO
CDING	16-4
APN	052-071-420
STREET ADDRESS	1264 FOOTHILL BLVD
GROSS LOT SIZE	(19,350 SF)
BUILDING INFORMATION	
NUMBER OF STORES	SINGLE STORY
OCCUPANCY	RESIDENTIAL
CONSTRUCTION TYPE	TYPE I (UNREINFORCED)
FIRE SPRINKLERS	NO SPRINKLERS SHALL BE INSTALLED
ROOF RATING	CLASS C MINIMUM
HAZARDS	PROPERTY IS LOCATED WITHIN A HIGH FIRE RISK AREA AND A FLOOD PLAIN AREA.
MAXIMUM HEIGHT	30 FEET ALLOWED
BUILDING AREA	
AREAS OF	
BLDG A REFERENCE (NOT A PART)	1,237
BLDG B REFERENCE	853
BLDG C REFERENCE (NOT A PART)	1,844
BLDG D REFERENCE (NOT A PART)	1,844
TOTAL	5,778 SF

Deferred Submittals / Separate Permits

1. 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 OF CONSTRUCTION STATIONS IN THE RIGHT-OF-WAY.



Existing Architectural Site Plan / Proposed Parking Plan

project:
Interior Renovation
1264 Foothill Blvd
San Luis Obispo, California 93405

applicant / owner:
PSZ House Corporation
1347 Camino Monte Vista, Suite 105
Carlsbad, CA 92008

revision:

no.	description	date	by
1	ISSUED FOR PERMIT	10/22/2019	THORNDY
2	ISSUED FOR PERMIT	10/22/2019	THORNDY

legal stuff:
The use of these drawings and specifications is restricted to the use of the legal title for which they were prepared and is not to be used for any other purpose. The user of these drawings and specifications assumes all responsibility for the use of these drawings and specifications. The user of these drawings and specifications is not to be held responsible for any errors or omissions. The user of these drawings and specifications is not to be held responsible for any errors or omissions. The user of these drawings and specifications is not to be held responsible for any errors or omissions.

sheet data:
drawn by: THORNDY
checked by: THORNDY
date: 10/22/2019

sheet title:
Site Plan

sheet:
T1.1

Enlarged Overall Site Plan / Proposed Parking Plan

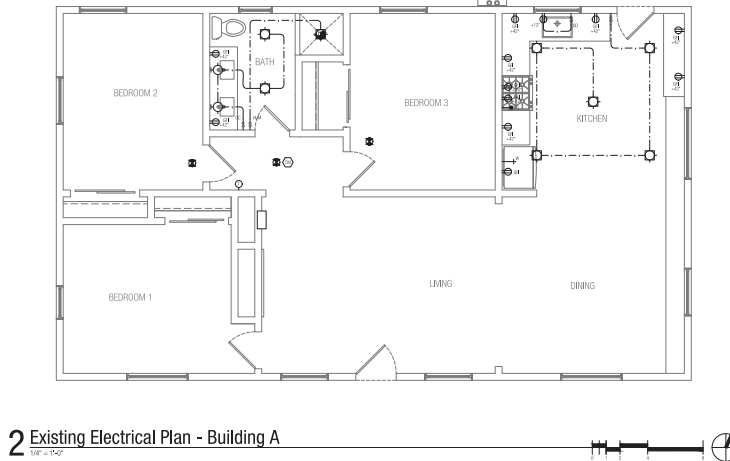
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TYPE / ITEM	MAX FLOW RATE	NOTES
SHOWERHEADS	1.8 GPM @ 80 PSI	SEE NOTE 2 BELOW FOR MASTER BATHROOM SHOWER
AVATORY FAUCETS	1.2 GPM @ 80 PSI	FAUCETS SHALL NOT HAVE A FLOW RATE LESS THAN 0.4 GPM AT 20 PSI
IN-TUB FAUCETS	1.8 GPM @ 80 PSI	
TANKING WATER CLOSURES	1.28 GALLONS/FLUSH	INDIVIDUAL FLUSH TOILETS W/ EFFECTIVE FLUSH OF ~ 1.28 GALLONS

PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS SPECIFIED IN CALIFORNIA TABLE A.300.3

2. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOROPATE OF ALL SHOWERHEADS AND/OR OTHER OUTLETS TO CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.3 GPM AT 80 PSI. FOR SHOWERHEADS, THE SHOWERHEAD SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. PER CALIFORNIA TABLE A.300.3.2

[illegible][illegible][illegible]

1. (E) PAINT AND DRYWALL TEXTURE. NO NEW ELECTRICAL WORK.
2. (E) WALL HEATER.
3. (E) TANKLESS WATER HEATER, PIPE CONDENSATE DRAIN TO KITCHEN SINK DRAIN.

 EXISTING 2X WOOD FRAME CONSTRUCTION
TO REMAIN

applicant / owner:

[illegible]

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CAD file:	
drawn by:	CWA
plot date:	22.07.25

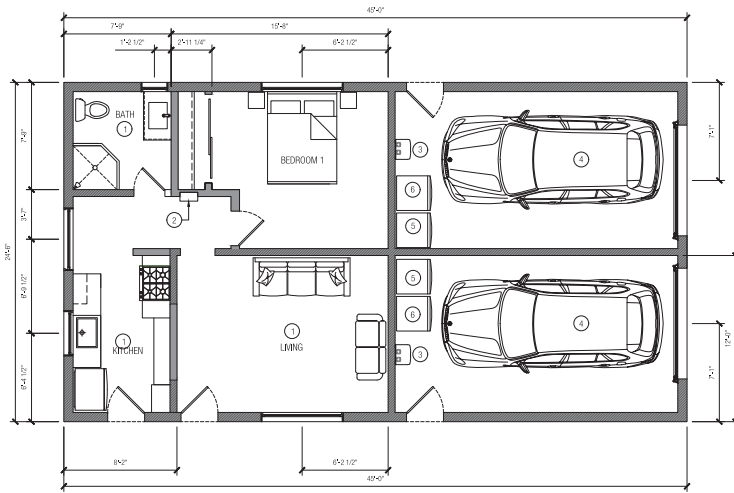
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Reference Notes

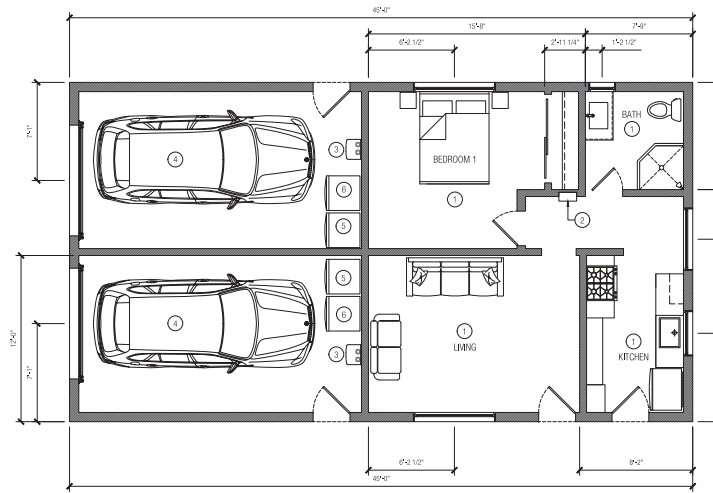
- (1) PAINT AND DRYWALL TEXTURE, NO NEW ELECTRICAL WORK.
- (2) WALL HEATER.
- (3) FANLESS WATER HEATER, PIPE CONDENSATE DRAIN.
- (4) GARAGE.
- (5) WARDROBE.
- (6) DRESSER.

Legend

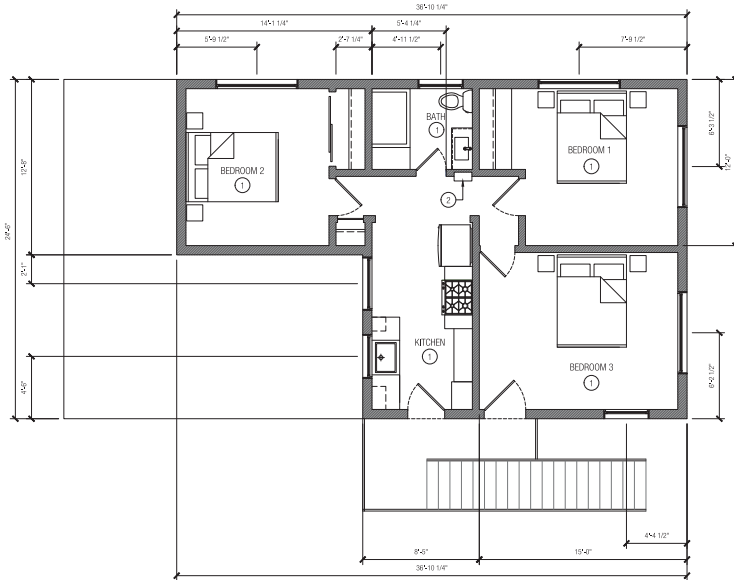
EXISTING OR WOOD FRAME CONSTRUCTION
TO REMAIN



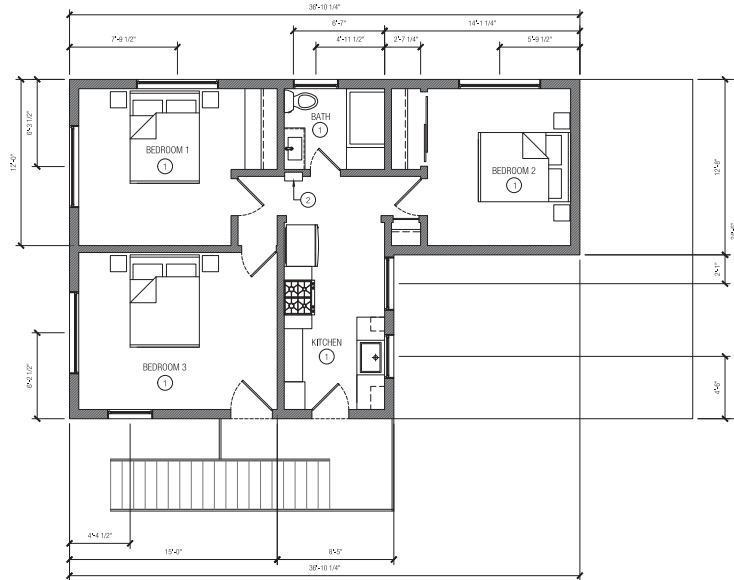
3 Existing First Story Floor Plan - Building D
1/8" = 1'-0"



1 Existing First Story Floor Plan - Building C
1/8" = 1'-0"



4 Existing Second Story Floor Plan - Building D
1/8" = 1'-0"



2 Existing Second Story Floor Plan - Building C
1/8" = 1'-0"

project / owner:
Interior Renovation
1264 Foothill Blvd
San Luis Obispo, California 93405

applicant / owner:
PSZ House Corporation
1947 Camino Vida Roble, Suite 105
Carlsbad, CA 92008

revision:

NO.	DATE	BY	CHKD BY	DESCRIPTION
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legal stuff:

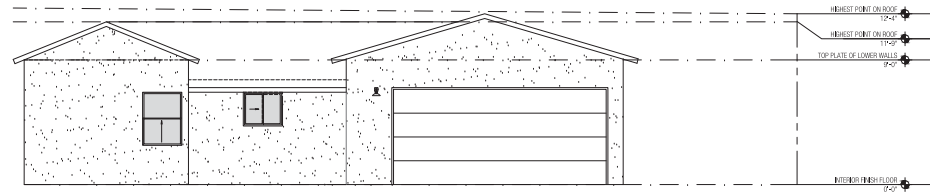
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date: 08/01/2015

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Existing First &
Second Floor Plans -
Building C & D

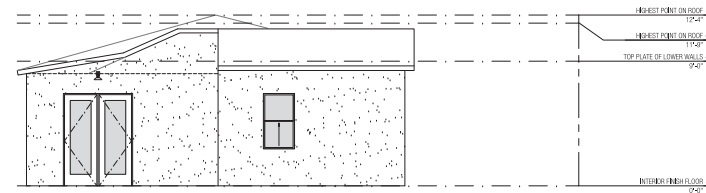
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A2.3

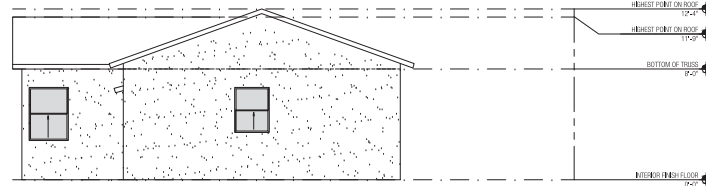
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1 Existing Front Elevation
1/8" = 1'-0"



2 Existing Left Elevation
1/8" = 1'-0"



3 Existing Right Elevation
1/8" = 1'-0"

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revision:

revision	description	date	by
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3			
4			
5			
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7			
8			
9			
10			

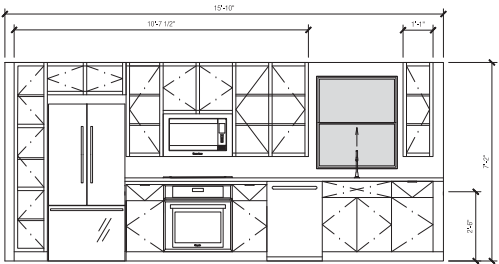
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checked by: JCB
drawn by: JCB
date: 11/15/15

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Elevations -
Building B

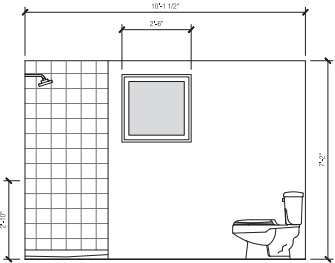
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A3.1



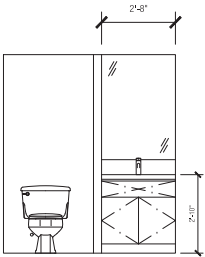
1 Existing Kitchen Elevation

1/2" = 1'-0"



2 Existing Bathroom Elevation

1/2" = 1'-0"



3 Existing Sink Elevation

1/2" = 1'-0"

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1947 Camino Vida Roble, Suite 105
Carlsbad, CA 92008

revision:

no.	description	date	by
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legal stuff:

sheet data:
date info rec: 01/15/2015
CADD file: AA
drawn by: AA
date: 2/2/2015

sheet title:
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Elevations -
Building B

sheet: