general notes:

1. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR PERMITTEE TO CONTACT "UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA" BY PHONE AT 8-1-1 FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION FOR LOCATION OF POWER, TELEPHONE, OIL AND NATURAL GAS UNDERGROUND FACILITIES. CONTRACTOR OR PERMITTEE SHALL ALSO CONTACT THE APPROPRIATE AGENCY FOR THE LOCATION OF CABLE T.V., WATER, SEWER, DRAINAGE OR UNDERGROUND FACILITIES.
2. THE CONTRACTOR SHALL POSSESS A CLASS B LICENSE AT THE TIME OF BID OPENING.

datum:

HORIZONTAL CONTROL FOR POINTS 8207 & 8405 AS PUBLISHED IN THE CITY OF SAN LUIS OBISPO 2007 HORIZONTAL CONTROL NETWORK. CITY NETWORK IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) EPOCH DATE 1991.35, ZONE 5 CALIFORNIA.

VERTICAL CONTROL BENCHMARK NO. 12A WITH AN ELEVATION OF 183.59 AS PUBLISHED IN THE CITY OF SAN LUIS OBISPO 2007 BENCHMARK SYSTEM. CITY'S BENCHMARK SYSTEM IS BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

PROJECT INFORMATION

ADDRESS: 536 MARSH STREET
SAN LUIS OBISPO, CA 93401

APN: 003-511-022

PROJECT DESCRIPTION: THE PROJECT SCOPE ON THE HISTORIC JACK HOUSE INCLUDES - REHABILITATION OF THE WOOD RAILING AT THE WIDOW'S WALK AND AT THE ENTRY PORCH ROOF, REPLACEMENT OF THE CEDAR SHINGLE ROOFING, CLEANING & REPAIR, AS NEEDED, OF SHEET METAL ROOFING TILES ABOVE PORCH. ALSO INCLUDED ARE REPLACEMENT OF ROOFING AT EACH OF THE PROJECTING BAYS AND AT THE REAR PORCH. AS NEEDED, MATERIALS WILL BE REPLACED IN-KIND PER SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION. SITE WORK WILL BE THE RECONSTRUCTION OF THE ARBOR ADJACENT TO THE CARRIAGE HOUSE

OCCUPANCY: EXISTING: A-3 (HOUSE MUSEUM)
PROPOSED A-3 (HOUSE MUSEUM)

ZONING: C-D (DOWNTOWN COMMERCIAL)

CONSTRUCTION TYPE: TYPE V-B

PROJECT DATA SUMMARY:
NET LOT AREA: 36,450 SF (0.83+/- AC)
EXISTING BUILDING FOOTPRINT: 1,829 SF
GROSS FLOOR AREA (SF)

EXISTING	
FIRST	1,829 SF (INCL. OPEN PORCHES)
SECOND	1,505 SF
TOTAL	3,334 SF

OCCUPANT LOADS:

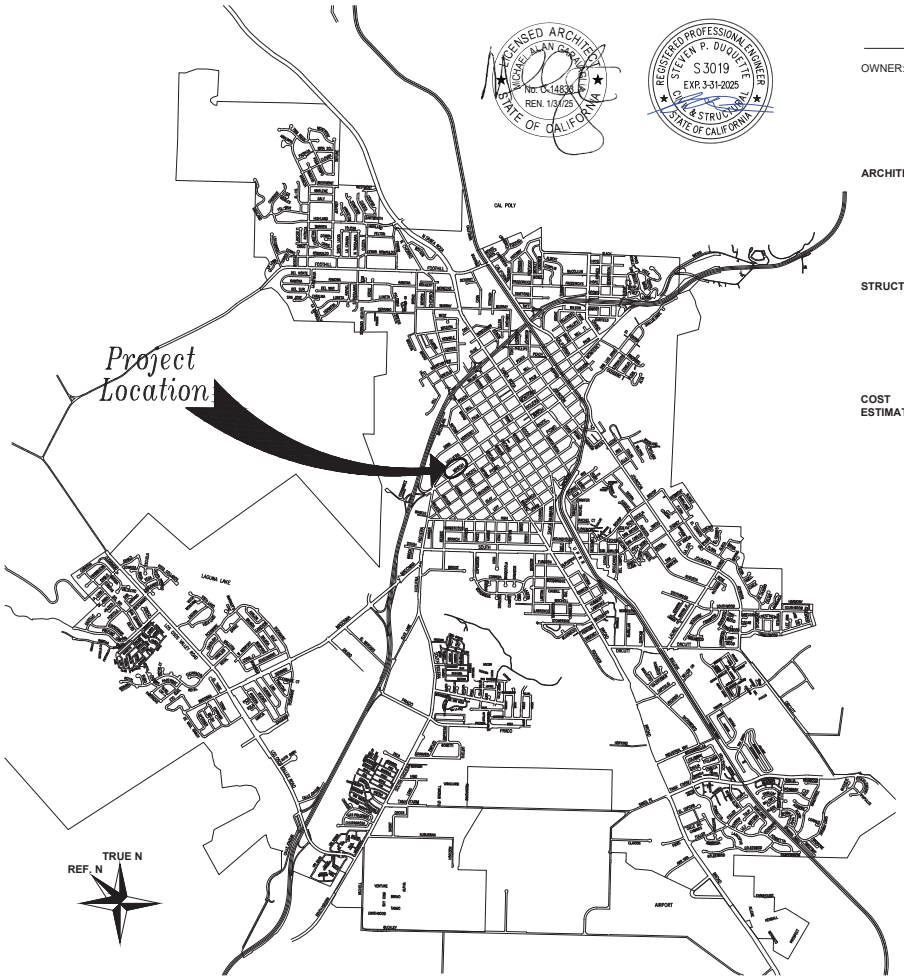
A-3 USED	AREA	LOAD FACTOR	#OCC
FIRST	1,025 SF	30/OCC NET	35
SECOND	868 SF	30/OCC NET	29
TOTAL	1893 SF		64

CODE INFORMATION

BUILDING CODE: 2022 CALIFORNIA HISTORICAL BUILDING CODE
2022 CALIFORNIA BUILDING CODE

FIRE PROTECTION: BUILDING IS FULLY SPRINKLERED

MEANS OF EGRESS: EXISTING 2 STORY BUILDING
BASED ON CALCULATED OCCUPANT LOAD, 1 EXIT REQUIRED AT SECOND 1 EXIT REQUIRED AT FIRST;
EXISTING 1 EXIT AT SECOND FLOOR, AND 2 EXITS AT FIRST FLOOR PROVIDED
MAXIMUM EXIT TRAVEL DISTANCE ALLOWED: 250 FT FOR FULLY SPRINKLERED



LICENSED ARCHITECT MICHAEL A. GARAVAGLIA No. C-14834 REN. 1/31/25 STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER STEVEN P. DUQUETTE S 3019 EXP. 3-31-2025 STRUCTURAL STATE OF CALIFORNIA

ARCHITECTURAL SYMBOLS

- (E) CONSTRUCTION TO REMAIN
- (E) CONSTRUCTION TO BE REMOVED
- (N) 2x WOOD FRAME CONSTRUCTION
- LINE ABOVE
- LINE BELOW
- CENTER LINE
- DIRECTION OF SLOPE (DOWN)
- PROPERTY LINE
- 1 / A1.01 DETAIL
- 1 KEYNOTE
- 1 / A1.01 SECTION
- 1 / A1.01 ELEVATION

PROJECT DIRECTORY

OWNER: CITY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS
919 PALM STREET
SAN LUIS OBISPO, CA 93401
CONTACT: SANDRA GOLONKA
TEL: 805.781.7239
EML:sgolonka@slocity.org

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COST ESTIMATION:
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SUITE 103
WALNUT CREEK, CA 94596
CONTACT: JEFF SAYLOR
TEL: 925.330.2642
FAX: 415.291.3201
EML:jsaylor@lelandsaylor.com

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Reference Documents:
City Standard Specifications - August 2020 Edition
City Engineering Standards - August 2020 Edition
Project Specifications - 12 July 2024
Lead Paint / Asbestos Survey - Jack House - February 7, 2024

CITY OF SAN LUIS OBISPO

san luis obispo county, california

Jack House Roof, Widows Walk Repair, and Arbor Replacement

REGISTERED PROFESSIONAL ENGINEER BRIAN A. NELSON No. C 79870 CIVIL STATE OF CALIFORNIA

APPROVED BY

[MO DAY, YEAR]

Brian A. Nelson, City Engineer *R.C.E. C79870* *Approved Date*

SPECIFICATION NO.	DATE	SHEET
2000075-13	12 JULY 2024	1 of 13
	FILE NO./LOCATION -	

000-Architecture-NAS/2023022 - Jack House Repairs, SLO/Plot File/Plot Files/Jack House-A000 Cover Sheet-240904.dwg

ARCHITECTURAL GENERAL NOTES

1. THE CONTRACT FOR CONSTRUCTION WILL UTILIZE THE CITY PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION'S STANDARD FORM OF AGREEMENT FOR WORK ON CITY STRUCTURES.
2. THE CITY SHALL SUBMIT DRAWINGS FOR PLAN CHECK. THE CITY SHALL PAY FOR ALL PLAN CHECK FEES. THE CONTRACTOR SHALL PICK UP PERMITS.
3. ALL WORK SHALL CONFORM TO THE 2022 CALIFORNIA HISTORICAL BUILDING CODE, THE 2022 CALIFORNIA BUILDING CODE AS WELL AS TO THE LATEST EDITIONS OF THE ELECTRICAL, PLUMBING, MECHANICAL, AND ANY OTHER APPLICABLE CODES FOR THE COMPLETE SCOPE OF WORK. ALL WORK SHALL CONFORM TO THE SECRETARY OF THE INTERIOR STANDARDS FOR REHABILITATION AS OUTLINED ON THIS SHEET.
4. ALL WORK SHALL CONFORM TO ALL LOCAL CODES AND/OR ORDINANCES. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THESE PLANS, SPECIAL PROVISIONS PREPARED FOR THIS PROJECT AND THE 2020 CITY OF SAN LUIS OBISPO STANDARD SPECIFICATIONS AND ENGINEERING STANDARDS, IN CONJUNCTION WITH THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS AND STANDARD PLANS, 2015 EDITION (UNREVISED), AND LATEST EDITION OF CALIFORNIA MUTCO.
5. ALL WORK SHALL BE COMPLETED SKILLFULLY AND IN ACCORDANCE WITH ACCEPTED TRADE STANDARDS.
6. EXCEPT WHERE CONTRACT DOCUMENTS INCLUDE MORE STRINGENT REQUIREMENTS, APPLICABLE INDUSTRY STANDARDS INCLUDING MANUFACTURER STANDARDS AND INSTALLATION INSTRUCTIONS HAVE THE SAME FORCE AND EFFECT AS IF BOUND OR COPIED INTO THE CONTRACT DOCUMENTS. SUCH STANDARDS ARE PART OF THE CONTRACT DOCUMENTS BY REFERENCE. WHERE COMPLIANCE WITH A STANDARD IS REQUIRED, COMPLY WITH THE STANDARD IN EFFECT AS OF THE DATE OF THE CONTRACT DOCUMENTS.
7. THE CONTRACTOR SHALL COORDINATE THE VARIOUS CONSTRUCTION ACTIVITIES TO ENSURE EFFICIENT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK. COORDINATE CONSTRUCTION OPERATIONS THAT ARE DEPENDENT UPON EACH OTHER FOR PROPER INSTALLATION, CONNECTION, AND OPERATION.
8. CONTRACTOR SHALL INFORM THE CITY OF SCHEDULE REVISIONS.
9. CONTRACTOR SHALL INFORM THE CITY ON THE PROGRESS OF THE WORK ON A WEEKLY BASIS OR MORE FREQUENTLY AS CONDITIONS WARRANT.
10. CONTRACTOR SHALL SCHEDULE MEETINGS WITH THE CITY ON A TIMELY BASIS AND TO ALLOW FOR TIME REQUIRED TO PROVIDE APPROPRIATE RESPONSE TO ANY QUESTIONS OR SITE CONDITIONS.
11. CONTRACTOR SHALL ARRANGE FOR A MEETING AFTER DETERMINING THE PROJECT DIMENSIONAL LAYOUT FOR THE REVIEW BY THE CITY.
12. CONTRACTOR SHALL ALLOW TWO WEEKS FOR REVIEW BY THE CITY OF SUBMITTALS, SHOP DRAWINGS, SUBSTITUTIONS, AND RFI'S. CONTRACTOR SHALL REVIEW ALL SUBMITTALS FOR CLARITY AND COMPLETENESS BEFORE ISSUING THEM TO THE CITY FOR REVIEW.
13. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE CITY FOR REVIEW OF CONFORMANCE WITH DESIGN INTENT.
14. ALL CHANGE ORDERS SHALL BE IN WRITING AND SHALL BE SIGNED BY THE CITY, AND CONTRACTOR. CHANGE ORDERS SHALL BE SIGNED PRIOR TO BEGINNING THE WORK OR ORDERING THE MATERIALS ADDRESSED IN THE CHANGE ORDER.
15. CONTRACTOR SHALL SUBMIT ALL PROPOSED DESIGN CHANGES OR SUBSTITUTIONS TO THE CITY FOR APPROVAL. THE CITY SHALL NOT BE RESPONSIBLE FOR ANY FIELD CHANGES IN PLANS, DETAILS, OR SPECIFICATIONS UNLESS APPROVED IN WRITING AND IN ADVANCE BY THE CITY.
16. THE CONTRACTOR SHALL NOTIFY THE CITY OF ALL MODIFICATIONS REQUESTED BY THE BUILDING DEPARTMENT, OR OFFICIAL HAVING JURISDICTION, AND OF ALL CHANGES REQUESTED BY THE INSPECTOR, CITY, OR OTHERS. SUBSTITUTIONS WILL BE CONSIDERED, BUT DO NOT SUBSTITUTE DETAILS, EQUIPMENT, OR METHODS WITHOUT SPECIFIC WRITTEN APPROVAL BY THE CITY.
17. CONTRACTOR SHALL VERIFY WITH THE CITY, CODE UPGRADE WORK NOT REQUIRED BY BUILDING INSPECTORS. IF THE CONTRACTOR BELIEVES CODE WORK IS NECESSARY, AND IT HAS NOT BEEN REQUIRED BY BUILDING INSPECTOR, THE CITY SHALL DETERMINE WHETHER WORK SHALL BE UNDERTAKEN.
18. REMODELING OR REHABILITATION OF AN EXISTING BUILDING REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE REGARDING EXISTING CONDITIONS. BECAUSE SOME OF THE ASSUMPTIONS MAY NOT BE VERIFIABLE WITHOUT DESTROYING ADEQUATE OR SERVICEABLE PORTIONS OF THE BUILDING, THE CONTRACTOR SHALL VERIFY ALL QUESTIONS, CONDITIONS, AND PROCEDURES WITH THE CITY PRIOR TO COMMENCING EACH PORTION OF THE WORK.
19. THE CONTRACTOR SHALL CONFIRM ALL EXISTING DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO BEGINNING WORK. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS MUST BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CITY FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK. THE CONTRACTOR SHALL RESOLVE ANY DISCREPANCY PRIOR TO PROCEEDING WITH WORK.
20. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. DIMENSIONS ARE TO THE FACE OF FINISH, UNLESS OTHERWISE NOTED.
21. WHERE CONSTRUCTION ABUTS ADJACENT PROPERTY OR AN EXISTING STRUCTURE, THE CONTRACTOR SHALL VERIFY, PRIOR TO THE START OF WORK, IF ANY CONDITIONS WILL AFFECT WORK PROGRESS OR CONFORMANCE TO THESE DOCUMENTS.
22. THE REMOVAL OR ALTERING IN ANY WAY OF EXISTING WORK SHALL BE CARRIED ON IN SUCH A MANNER AS TO PREVENT INJURY OR DAMAGE TO ANY PORTION(S) OF THE EXISTING WORK, WHICH REMAIN(S).
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE INCURRED AS A RESULT OF THE WORK. ANY DAMAGE SHALL BE REHABILITATED AT NO ADDITIONAL COST TO CITY. REPAIR WORK MUST FOLLOW THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION.
24. EXECUTE WORK TO ENSURE THE SAFETY OF PERSONS AND ADJACENT PROPERTY FROM DAMAGE CAUSED BY CONSTRUCTION OPERATIONS IN CONNECTION WITH THIS WORK. WHERE EXISTING CONSTRUCTION IS CUT, DAMAGED, OR REMODELED, PATCH OR REPLACE WITH MATERIALS TO MATCH IN KIND, QUALITY, AND PERFORMANCE WITH ADJACENT MATERIALS.
25. DO NOT NOTCH, BORE, OR CUT MEMBERS FOR PIPES, DUCTS, OR OTHER REASONS WITHOUT THE SPECIFIC, ADVANCE WRITTEN APPROVAL OF THE CITY.
26. THE CONTRACTOR IS RESPONSIBLE FOR CAPPING OFF ANY UTILITY LINES DISTURBED DURING THE DEMOLITION AND CONSTRUCTION PROCESS THAT COULD BE A SAFETY HAZARD OR CAUSE DAMAGE TO THE BUILDING.
27. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TEMPORARY SUPPORTS, BARRICADES, AND SHORING AS REQUIRED DURING THE CONSTRUCTION PROCESS.
28. UNLESS OTHERWISE INDICATED, ALL NEW WORK SHALL MATCH EXISTING MATERIALS, DETAILS, TRIM, ETC. TO THE FULLEST EXTENT POSSIBLE. PROVIDE PRODUCTS OF THE SAME KIND AND FROM A SINGLE SOURCE.
29. PRIOR TO ORDERING OR FABRICATING MATERIAL, EQUIPMENT, OR PRODUCTS, THE CONTRACTOR SHALL DETERMINE THAT THE SIZE AND PRODUCTS INDICATED MEET THE INTENT OF THE CONTRACT DOCUMENTS.
30. THE CONTRACTOR SHALL INSPECT MATERIALS AND EQUIPMENT IMMEDIATELY UPON DELIVERY AND AGAIN PRIOR TO INSTALLATION. CONTRACTOR SHALL REJECT DAMAGED AND DEFECTIVE ITEMS.
31. CONTRACTOR SHALL INSTALL ALL EQUIPMENT, FIXTURES, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS. FOLLOW MANUFACTURER'S INSTRUCTIONS CAREFULLY. MANUFACTURER'S INSTRUCTIONS AND GUARANTEES SHALL BE GIVEN TO THE CITY AT THE END OF THE JOB.
32. THE CONTRACTOR SHALL FLASH AND COUNTER FLASH TO SMACNA STANDARDS, INDUSTRY STANDARDS, AND MANUFACTURER'S SPECIFICATIONS WHEREVER NECESSARY TO PROVIDE A WATERPROOF AND WEATHERPROOF CONSTRUCTION PROJECT.
33. IF OPENED IN COURSE OF WORK PROVIDE AND INSTALL NEW FIBERGLASS BATT INSULATION TO MEET THE MINIMUM R-VALUE REQUIREMENTS SPECIFIED IN THE CALIFORNIA ENERGY CODE.
34. NOT USED
35. ADEQUATE PREPARATION OF THE SUBSTRATE IS IMPERATIVE FOR PROPER BONDING OF THE PAINT. PREPARE EACH SUBSTRATE AS RECOMMENDED BY THE MANUFACTURER. CLEAN ALL SURFACES THROUGHOUT, REMOVE ANY PAINT WHERE BONDING FAILURE IS EVIDENT & ROUGHEN ANY SURFACES AS REQUIRED FOR ADHESION OF (N) PAINT.
36. ALL EXTERIOR EXPOSED WOOD TO BE APPROVED, NATURALLY WEATHER AND PEST RESISTANT, OR PRESSURE TREATED WHERE ALLOWED BY THE DOCUMENTS. ALL CUTS SHALL BE TREATED W/ PRESERVATIVE COATING BEFORE INSTALLATION. ALL METAL CONNECTORS AND FASTENERS IN CONTACT WITH TREATED WOOD SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
37. ALL REPLACEMENT SIDING AND EXTERIOR TRIM SHALL BE TIGHT VERTICAL GRAIN REDWOOD (NO SAP WOOD), ALTERNATE CAN BE TIGHT VERTICAL GRAIN YELLOW CEDAR (NO SAP WOOD,) U.O.N.;ALL TO MATCH PROFILE AND DIMENSIONS OF THE EXISTING, U.O.N.
38. ALL FINISHES SHALL BE APPLIED AS FOLLOWS:
    a. EXTERIOR: THREE COAT, (STAIN & SEAL WHERE INDICATED)
    b. INTERIOR: TWO COAT FOR LIGHT INTERIOR, THREE COAT FOR DARK INTERIOR, (STAIN & SEAL WHERE INDICATED)
    c. COLORS TO BE SELECTED BY THE CITY FROM SHERWIN-WILLIAMS AS STANDARD PAINT MANUFACTURER FOR THE PROPERTY. FINAL ACCEPTANCE OF COLORS WILL BE FROM JOB-APPLIED SAMPLES. PROVIDE FULL COAT FINISH SAMPLES ON SURFACES WITH A MINIMUM SIZE OF 4 SF FOR APPROVAL BY THE CITY.
39. AS A MINIMUM, ALL EXTERIOR WOOD TRIM SHALL BE PAINT GRADE, TIGHT VERTICAL GRAIN, WEATHER-RESISTANT WOOD.
40. CONTRACTOR SHALL CONTACT CITY FOR DECISIONS REGARDING ALL MATERIALS PROVIDED BY CONTRACTOR WHICH REQUIRE COLOR OR FINISH SELECTIONS.
41. NOT USED
42. THE CONTRACTOR SHALL KEEP THE JOB SITE CLEAN AND SAFE AT ALL TIMES, INCLUDING CLEANING MATERIALS, PROTECTING CONSTRUCTION IN PROGRESS AND ADJOINING MATERIALS IN PLACE. PROVIDE TEMPORARY, PROTECTIVE COVERINGS WHERE NECESSARY TO ENSURE PROTECTION FROM DAMAGE OR DETERIORATION.
43. CONTRACTOR SHALL PERIODICALLY CLEAN AND MAINTAIN COMPLETED CONSTRUCTION ON A REGULAR BASIS. AT THE COMPLETION OF THE PROJECT, PROVIDE A FINAL CLEANING OF ALL SURFACES. BROOM SWEEP EXTERIOR SURFACES, AND VACUUM INTERIOR FLOORS ALONG PATH OF TRAVEL. CONTRACTOR SHALL LEAVE THE PREMISES CLEAN AND ORDERLY AND READY FOR OCCUPANCY.
44. CONTRACTOR SHALL DISPOSE OF ALL DEBRIS AND WASTE OFF SITE IN A LEGAL MANNER ON A REGULAR BASIS TO PREVENT EXCESS ACCUMULATION ON SITE.
45. CONTRACTOR SHALL INSPECT THE (E) BUILDING FOR ANY ADDITIONAL PROBLEMS OR CONCERNS (STRUCTURAL, FINISH, MECHANICAL, ETC.) WHICH ARE NOT REFLECTED IN THE DRAWINGS & NOTATIONS AND THEN REPORT ANY FINDINGS TO THE CITY DURING BID PHASE AND BEFORE PROCEEDING WITH WORK.
46. CONTRACTOR SHALL COVER AND PROTECT LANDSCAPE AREAS AND PLANTS TO PREVENT DAMAGE DURING EACH WORK DAY. APPLIED COVER MATERIAL SHALL ALLOW AIRFLOW TO PLANTS.
47. CONTRACTOR SHALL PROVIDE THEIR OWN TOILET FACILITIES FOR DURATION OF WORK; ON SITE TOILET FACILITIES ARE NOT TO BE UTILIZED BY CONSTRUCTION STAFF.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

FOR COMPLETE TEXT AND GUIDELINES, GO TO:
https://www.nps.gov/articles/000/treatment-standards-rehabilitation.htm

1. A PROPERTY WILL BE USED AS IT WAS HISTORICALLY OR BE GIVEN A NEW USE THAT REQUIRES MINIMAL CHANGE TO ITS DISTINCTIVE MATERIALS, FEATURES, SPACES AND SPATIAL RELATIONSHIPS.
2. THE HISTORIC CHARACTER OF A PROPERTY WILL BE RETAINED AND PRESERVED. THE REMOVAL OF DISTINCTIVE MATERIALS OR ALTERATION OF FEATURES, SPACES AND SPATIAL RELATIONSHIPS THAT CHARACTERIZE A PROPERTY WILL BE AVOIDED.
3. EACH PROPERTY WILL BE RECOGNIZED AS A PHYSICAL RECORD OF ITS TIME, PLACE AND USE. CHANGES THAT CREATE A FALSE SENSE OF HISTORICAL DEVELOPMENT, SUCH AS ADDING CONJECTURAL FEATURES OR ELEMENTS FROM OTHER HISTORIC PROPERTIES, WILL NOT BE UNDERTAKEN.
4. CHANGES TO A PROPERTY THAT HAVE ACQUIRED HISTORIC SIGNIFICANCE IN THEIR OWN RIGHT WILL BE RETAINED AND PRESERVED.
5. DISTINCTIVE MATERIALS, FEATURES, FINISHES AND CONSTRUCTION TECHNIQUES OR EXAMPLES OF CRAFTSMANSHIP THAT CHARACTERIZE A PROPERTY WILL BE PRESERVED.
6. DETERIORATED HISTORIC FEATURES WILL BE REPAIRED RATHER THAN REPLACED. WHERE THE SEVERITY OF DETERIORATION REQUIRES REPLACEMENT OF A DISTINCTIVE FEATURE, THE NEW FEATURE WILL MATCH THE OLD IN DESIGN, COLOR, TEXTURE AND, WHERE POSSIBLE, MATERIALS. REPLACEMENT OF MISSING FEATURES WILL BE SUBSTANTIATED BY DOCUMENTARY AND PHYSICAL EVIDENCE.
7. CHEMICAL OR PHYSICAL TREATMENTS, IF APPROPRIATE, WILL BE UNDERTAKEN USING THE GENTLEST MEANS POSSIBLE. TREATMENTS THAT CAUSE DAMAGE TO HISTORIC MATERIALS WILL NOT BE USED.
8. ARCHEOLOGICAL RESOURCES WILL BE PROTECTED AND PRESERVED IN PLACE. IF SUCH RESOURCES MUST BE DISTURBED, MITIGATION MEASURES WILL BE UNDERTAKEN.
9. NEW ADDITIONS, EXTERIOR ALTERATIONS OR RELATED NEW CONSTRUCTION WILL NOT DESTROY HISTORIC MATERIALS, FEATURES AND SPATIAL RELATIONSHIPS THAT CHARACTERIZE THE PROPERTY. THE NEW WORK WILL BE DIFFERENTIATED FROM THE OLD AND WILL BE COMPATIBLE WITH THE HISTORIC MATERIALS, FEATURES, SIZE, SCALE AND PROPORTION, AND MASSING TO PROTECT THE INTEGRITY OF THE PROPERTY AND ITS ENVIRONMENT.
10. NEW ADDITIONS AND ADJACENT OR RELATED NEW CONSTRUCTION WILL BE UNDERTAKEN IN SUCH A MANNER THAT, IF REMOVED IN THE FUTURE, THE ESSENTIAL FORM AND INTEGRITY OF THE HISTORIC PROPERTY AND ITS ENVIRONMENT WOULD BE UNIMPAIRED.

ARCHITECTURAL REPLACEMENT OF MISSING HISTORICAL ELEMENTS

1. GENERAL PROCEDURE: SEE PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
2. ALL WORK FOR THIS PROJECT SHALL CONFORM TO THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION. THESE STANDARDS ARE LISTED ON THIS SHEET.
3. THE REPLACEMENT OF MISSING HISTORICAL CONSTRUCTION ELEMENTS REQUIRES THE FULL ATTENTION AND COOPERATION OF THE CONTRACTOR. THE CONTRACTOR SHALL DEVELOP A SYSTEM OR PROCESS OF RECORDATION PRIOR TO THE START OF ANY WORK.
4. EVERY EFFORT SHALL BE MADE TO REPAIR, RATHER THAN REPLACE, EXISTING ELEMENTS. SUCH REPAIR MAY INCLUDE REPLACEMENT OF EXTENSIVELY DETERIORATED OR MISSING ELEMENTS.
5. HISTORICAL PHYSICAL AND PICTORIAL DOCUMENTATION, IN ADDITION TO SURVIVING PROTOTYPES, WILL BE THE BASIS FOR ANY HISTORIC REHABILITATION MEASURE. DOCUMENT ALL EXISTING DETAILS PRIOR TO START OF ANY REPAIR OR REPLACEMENT WORK,
6. THE USE OF SALVAGED MATERIALS IS STRONGLY ENCOURAGED AS A MEANS OF REPLACING FEATURES NO LONGER COMMONLY AVAILABLE. THIS OPTION SHALL BE GIVEN THE HIGHEST PRIORITY WHEN IT IS NOT FEASIBLE TO REPAIR A DETERIORATED ELEMENT.
7. CONTRACTOR SHALL DOCUMENT THE LOCATION, ORIENTATION AND ANY OTHER INFORMATION THAT WILL AID IN THE CORRECT REINSTALLATION OF AN ELEMENT PRIOR TO REMOVAL AND STORAGE OF THAT ELEMENT AS REQUIRED BY THE CONTRACT DOCUMENTS OR AS MIGHT BE REQUIRED TO ALLOW OTHER WORK TO PROCEED.
8. PROTECT ALL EXISTING ELEMENTS DURING ALL PHASES OF CONSTRUCTION WORK.
9. CONTRACTOR SHALL PROVIDE HISTORICAL ELEMENT SHOP DRAWINGS AS OUTLINED BELOW AND IN THE SPECIFICATIONS.
10. CONTRACTOR SHALL MEASURE AND DOCUMENT ON HISTORICAL ELEMENT SHOP DRAWINGS THE "GHOSTING" OF MISSING ELEMENTS REQUIRING REPLACEMENT AND THEIR LOCATIONS. THE CONTRACTOR SHALL ALSO RECORD ON THESE SHOP DRAWINGS ANY OTHER RELEVANT INFORMATION REGARDING THESE MISSING ELEMENTS THAT CAN BE GLEANED FROM THE FIELD. THESE MEASUREMENTS SHALL BE RECORDED ONTO THESE SHOP DRAWINGS AT AN APPROPRIATE SCALE AND SUBMITTED TO THE ARCHITECT FOR REVIEW.
11. THE CONTRACTOR SHALL NOTE ON THE HISTORICAL ELEMENT SHOP DRAWINGS THE MATERIALS OF IN SITU ELEMENTS AND PROPOSE ALTERNATIVE MATERIALS, SHOULD THE IN SITU MATERIALS NO LONGER BE AVAILABLE.
12. THE HISTORICAL ELEMENT SHOP DRAWINGS/SUBMITTALS SHALL IDENTIFY HOW THE CONTRACTOR INTENDS TO FABRICATE AND INSTALL THESE ELEMENTS. THE CITY WILL REVIEW THESE SHOP DRAWINGS/SUBMITTALS FOR DESIGN INTENT.
13. ONCE THE CITY HAS HAD AN OPPORTUNITY TO REVIEW THESE SHOP DRAWINGS, THE CITY AND CONTRACTOR SHALL ARRANGE A SPECIAL COORDINATION MEETING TO REVIEW THE INTERPRETATION PROPOSED BY THE CITY AND THE RECONSTRUCTION METHOD PROPOSED BY THE CONTRACTOR.
14. THE CITY WILL THEN ISSUE THE REVIEWED HISTORICAL ELEMENT SHOP DRAWINGS TO THE CONTRACTOR WITH APPROPRIATE COMMENTS.

ARCHITECTURAL ABBREVIATIONS

∠	ANGLE
@	AT
℄	CENTERLINE
#	POUND OR NUMBER
(E)	EXISTING
(N)	NEW
A.F.F.	ABOVE FINISH FLOOR
ACOUS.	ACOUSTICAL
ADJ.	ADJUSTABLE
AGGR.	AGGREGATE
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
BM.	BEAM
BTWN.	BETWEEN
BITUM.	BITUMINOUS
BLKG.	BLOCKING
BD.	BOARD
BOT.	BOTTOM
BLDG.	BUILDING
CLG.	CEILING
CEM.	CEMENT
CER.	CERAMIC
CLR.	CLEAR
CLO.	CLOSET
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CORR.	CORRIDOR
DTL.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DR.	DOOR
D.H.	DOUBLE HUNG
DN	DOWN
DWG.	DRAWING
EA.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION / ELEVATOR
EQ.	EQUAL
E.J.	EXPANSION JOINT
EXT.	EXTERIOR
F.O.C.	FACE OF CONCRETE
FOF	FACE OF FINISH
FOS	FACE OF STUD
FIN.	FINISH
F.E.	FIRE EXTINGUISHER
FLR.	FLOOR
FD	FLOOR DRAIN
FLUOR.	FLUORESCENT
FT.	FOOT OR FEET
FTG.	FOOTING
F.A.U.	FORCED AIR UNIT
FDN.	FOUNDATION
FURR.	FURRING
GALV.	GALVANIZED
GA.	GAUGE
GL.	GLASS
GYP.	GYPSUM
HT.	HEIGHT
H.P.	HIGH POINT
H.C.	HOLLOW CORE
H.B.	HOSE BIBB
HR.	HOUR
INSUL.	INSULATION
INT.	INTERIOR
ID	INSIDE DIAMETER
KIT.	KITCHEN
LAM.	LAMINATE
LAV.	LAVATORY
L.P.	LOW POINT
M.O.	MASONRY OPENING
MAX.	MAXIMUM
MECH.	MECHANICAL
MTL.	METAL
MIN.	MINIMUM
N.A.	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER
OPNG.	OPENING
OPP.	OPPOSITE
OFOS	OUTSIDE FACE OF STUD
o/	OVER
OD	OUTSIDE DIAMETER
OFD	OVERFLOW DRAIN
PTD	PAINTED
PR	PAIR
PART.	PARTITION
PERM.	PERMANENT
PLAS.	PLASTER
PL.	PLATE
PLUMB.	PLUMBING
PLYWD.	PLYWOOD
PT.	POINT
PREFIN.	PREFINISHED
PTDF	PRESSURE TREATED DOUGLAS FIR
P.B.O.	PROVIDED BY OWNER
R.	RADIUS
RWL	RAIN WATER LEADER
REF.	REFRIGERATOR
REINF.	REINFORCED
REQ.	REQUIRED
R.D.	ROOF DRAIN
RM.	ROOM
R.O.	ROUGH OPENING
S.S.D.	SEE STRUCTURAL DRAWINGS
SHT.	SHEET
SMACNA	SHEET METAL AND AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION
SIM.	SIMILAR
S.H.	SINGLE HUNG
S.C.	SOLID CORE
SPEC.	SPECIFICATION
SQ.	SQUARE
S.S.	STAINLESS STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SUSP.	SUSPENDED
SYM.	SYMBOL
TEL.	TELEPHONE
TOI.	TOILET
T&G	TONGUE AND GROOVE
T.O.	TOP OF
T.O.C.	TOP OF CURB
T.O.W.	TOP OF WALL
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VERT.	VERTICAL
VEST.	VESTIBULE
W.C.	WATER CLOSET
W/	WITH
W/O	WITHOUT
WD.	WOOD

CITY OF SAN LUIS OBISPO

PROJECT TITLE:
Jack House Roof, Widows Walk Repair, and Arbor Replacement

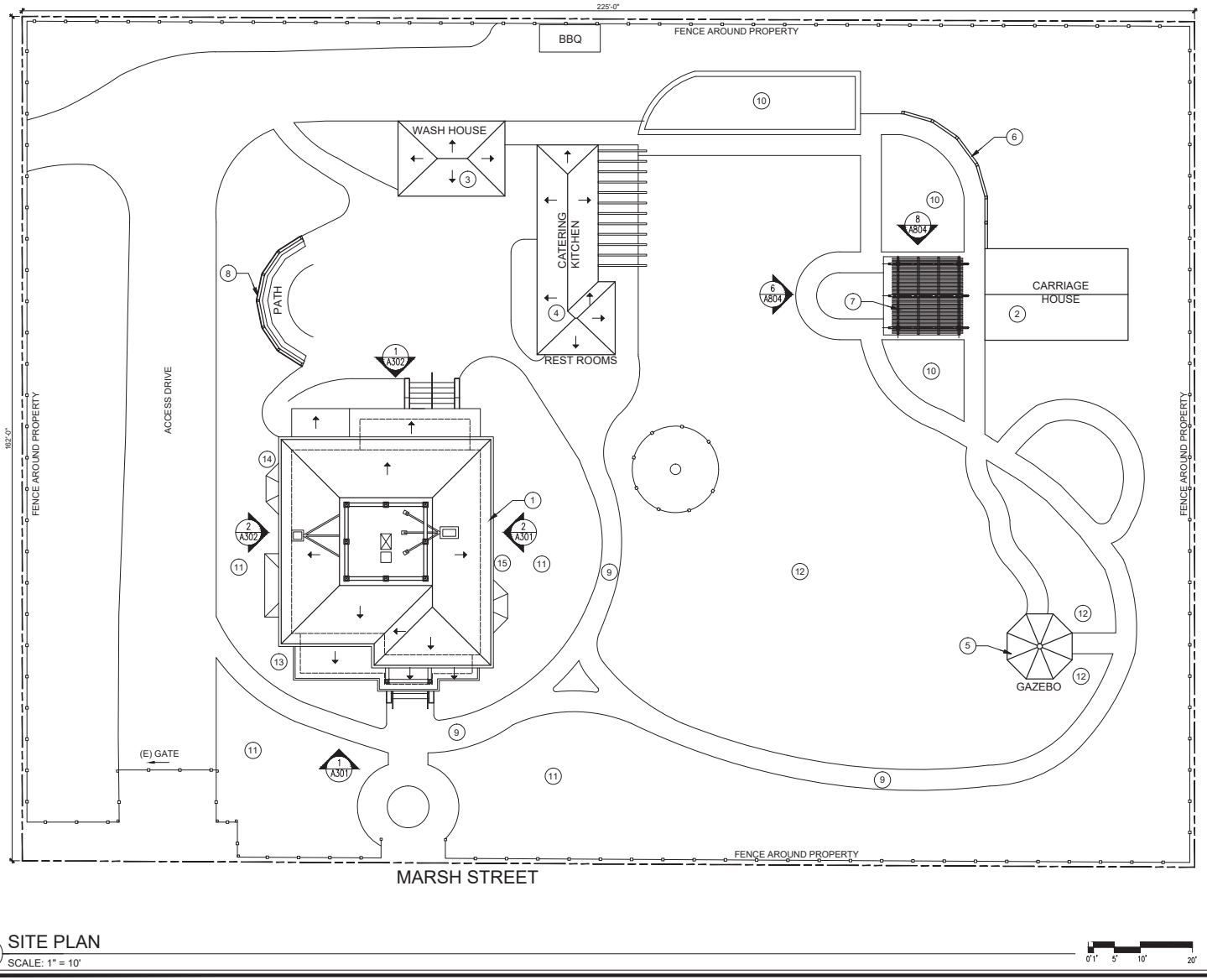
SHEET TITLE:
GENERAL NOTES

A0.01

LICENSED ARCHITECT — MICHAEL ALAN WILLIS — No. C-14832 — REN: 1/31/25 — STATE OF CALIFORNIA

DESIGNED BY:	MG
DRAWN BY:	HA
CHECKED BY:	AW
APPROVED BY:	
SCALE:	AS NOTED
DATE:	12 JULY 2024
CITY SPECIFICATION NO.	2000075-13
PLAN FILE NO. / LOCATION	
SHEET NO.	2 of 13

000--Architecture--NAS/2023022 -- Jack House Repairs, SLO/Plot File/Plot Files/Jack House--A001 General Notes--240904.dwg



1 SITE PLAN
SCALE: 1" = 10'

REF. N
TRUE N

0' 1' 5' 10' 20'

SHEET NOTES

1. PROPERTY LINES ARE FROM ASSESSOR PARCEL MAP, EXISTING STRUCTURE LOCATION, SITE FEATURES, & DRIVEWAY'S ARE BASED ON A CITY LANDSCAPE PLAN.
2. (E) TREE LOCATIONS ARE BASED ON CITY LANDSCAPE PLAN
3. (E) PAVED PEDESTRIAN PATHS ARE TO REMAIN, UON; ALL PATHS IMMEDIATELY ADJACENT TO AREA OF WORK OR USED FOR CREW CIRCULATION / MATERIAL TRANSPORT ARE TO BE PROTECTED FOR DURATION OF SCOPE OF WORK.
4. (E) PICKET FENCING TO REMAIN, UON
5. MATERIALS STORAGE, EXTERIOR WORK AREA, AND PATH OF TRAVEL FOR CREW CIRCULATION / MATERIAL TRANSPORT TO BE COORDINATED WITH AND APPROVED BY CITY. COORDINATE SCOPE OF WORK OF ALL TRADES BEFORE ANY WORK STARTED.

KEY NOTES

1. (E) HISTORIC HOUSE, TO REMAIN; SEE PLANS FOR SPECIFIC SCOPE OF WORK
2. (E) HISTORIC CARRIAGE HOUSE, TO REMAIN AND BE PROTECTED FOR DURATION OF CONSTRUCTION
3. (E) HISTORIC WASH HOUSE, TO REMAIN AND BE PROTECTED
4. (E) CATERER'S KITCHEN, RESTROOM BUILDING, AND ATTACHED TRELLIS TO REMAIN AND BE PROTECTED
5. (E) GAZEBO, TO REMAIN AND BE PROTECTED
6. (E) FACETED FENCE IS NOT IN SCOPE AND IS TO REMAIN AND BE PROTECTED FOR DURATION OF CONSTRUCTION
7. ARBOR/ TRELLIS TO BE RECONSTRUCTED BASED ON (E) POST BASE LOCATIONS; EXISTING SALVAGED ELEMENTS LOCATED AT CITY CORP YARD ARE TO BE USED AS TEMPLATES FOR RECREATING THE REPLACEMENT PARTS; SEE SHEET A8.04
8. (E) CURVED LATTICE SCREEN & BENCH IS NOT IN SCOPE AND IS TO REMAIN AND BE PROTECTED FOR DURATION OF CONSTRUCTION
9. (E) ACCESSIBLE PATH OF TRAVEL
10. (E) PLANTER TO REMAIN AND BE PROTECTED FOR DURATION OF CONSTRUCTION
11. (E) PLANTING AREAS OF GARDEN TO REMAIN AND BE PROTECTED, TYPICAL
12. (E) LAWN AREA OF GARDEN TO REMAIN AND BE PROTECTED, TYPICAL
13. (E) FIRE SPRINKLER POC INTO HOUSE TO REMAIN AND BE PROTECTED FOR DURATION OF CONSTRUCTION
14. (E) ELECTRICAL METER PANEL TO REMAIN AND BE PROTECTED FOR DURATION OF CONSTRUCTION
15. (E) GAS METER TO REMAIN AND BE PROTECTED FOR DURATION OF CONSTRUCTION

CITY OF SAN LUIS OBISPO

PROJECT TITLE: Jack House Roof, Widows Walk Repair, and Arbor Replacement

SHEET TITLE: SITE PLAN

SHEET NO.: A1.01

LICENSED ARCHITECT MICHAEL GANN CORNELIUS No. C-14023 REN. 1/31/25 STATE OF CALIFORNIA

DESIGNED BY:	MG
DRAWN BY:	HA
CHECKED BY:	AW
APPROVED BY:	
SCALE:	AS NOTED
DATE:	12 JULY 2024
CITY SPECIFICATION NO.	2000075-13
PLAN FILE NO. / LOCATION	
SHEET NO.	3 of 13

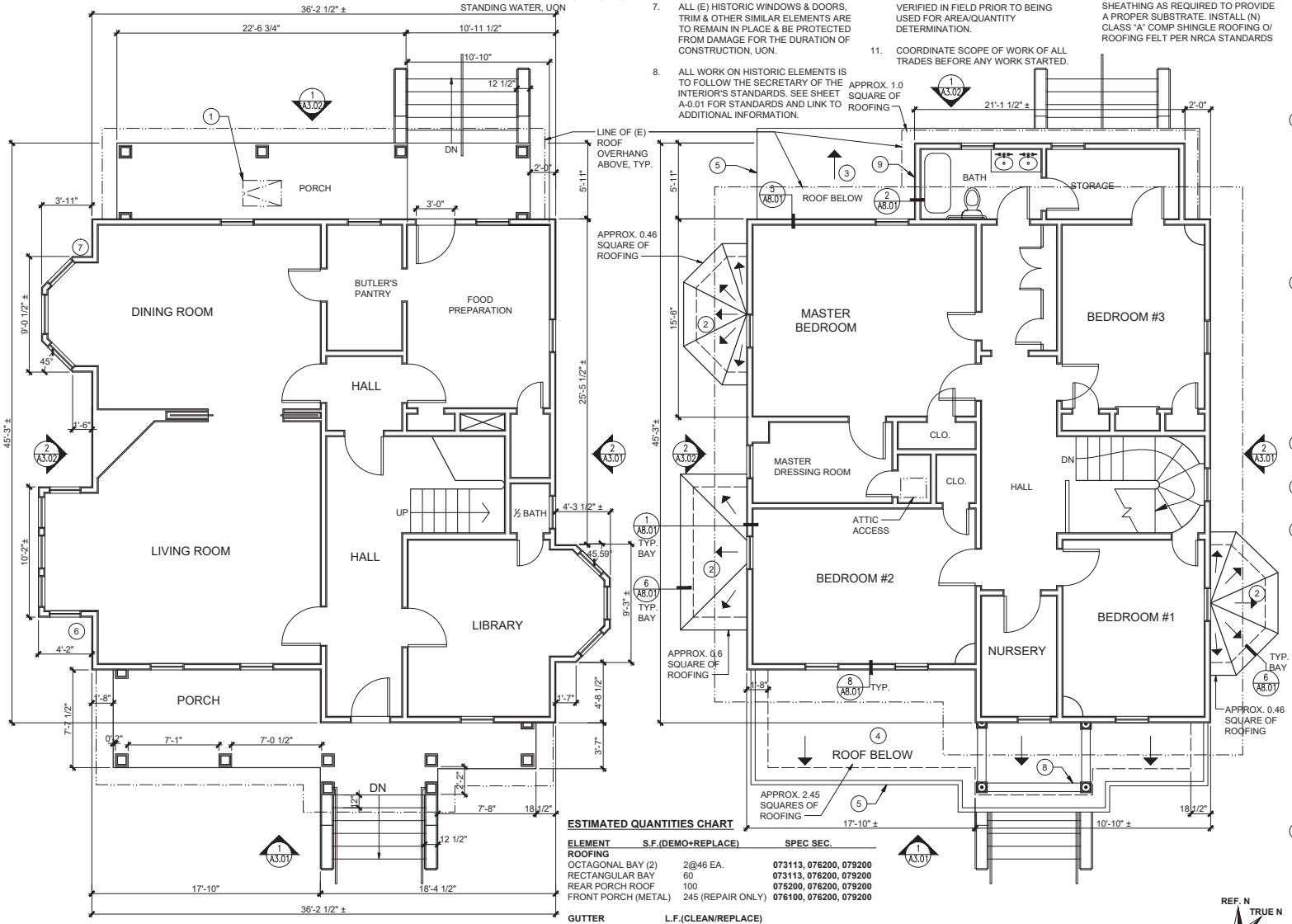
000--Architecture--NAS/2023022 - Jack House Repairs, SLO/Plot File/Plot Files/Jack House--A101 Site Plan--240904.dwg

SHEET NOTES

1. PROTECT IN PLACE ALL EXISTING (E) ELEMENTS TO REMAIN, TO PREVENT DAMAGE OF ADJACENT AREAS DURING CONSTRUCTION WORK.
2. DEMOLISH AND REMOVE COMPLETE ITEMS NOTED FOR DEMOLITION.REFER TO ARCHITECTURAL GENERAL NOTES, AND SPECIFICATIONS FOR ADDITIONAL DEMOLITION-SPECIFIC REQUIREMENTS.
3. MOVE ITEMS NOTED FOR SALVAGE TO CITY'S DESIGNATED STORAGE LOCATION, PROTECTED FROM WEATHER AND RAISED ABOVE GROUND SURFACE, UON
4. ALL HORIZONTAL SURFACES ARE TO HAVE MINIMUM 1/4"/FT SLOPE TO AVOID STANDING WATER, UON
5. ALL SHEET METAL JOINTS TO BE SOLDERED OR SEALED TO BE WEATHER TIGHT FOLLOWING SMACNA STANDARDS.
6. ALL ROOF TO WALL JOINTS MUST BE PROPERLY FLASHED WEATHER TIGHT.
7. ALL (E) HISTORIC WINDOWS & DOORS, TRIM & OTHER SIMILAR ELEMENTS ARE TO REMAIN IN PLACE & BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION, UON.
8. ALL WORK ON HISTORIC ELEMENTS IS TO FOLLOW THE SECRETARY OF THE INTERIOR'S STANDARDS. SEE SHEET A-0.01 FOR STANDARDS AND LINK TO ADDITIONAL INFORMATION.
9. AREAS OF ROOFING NOTED ARE APPROXIMATE FOR REFERENCE ONLY FOR PURPOSES OF BIDDING. FINAL ACTUAL AREA QUANTITIES MUST BE FIELD MEASURED BY CONTRACTOR.
10. ALL DIMENSIONS SHOWN ARE FOR REFERENCE ONLY AND NEED TO BE VERIFIED IN FIELD PRIOR TO BEING USED FOR AREA/QUANTITY DETERMINATION.
11. COORDINATE SCOPE OF WORK OF ALL TRADES BEFORE ANY WORK STARTED.

KEY NOTES

1. (E) CRAWL SPACE ACCESS TO REMAIN
2. REMOVE ALL (E) ROLL ROOFING MATERIALS, AND FLASHING DOWN TO (E) WOOD SHEATHING, REPLACE ANY DAMAGED OR DETERIORATED SHEATHING AS REQUIRED TO PROVIDE A PROPER SUBSTRATE. INSTALL (N) DOUBLE LAPPED CAP SHEET ROOFING W/ 17" EXPOSURE FROM A 39" WIDTH ROLL. INSTALL GALV SHT MTL BASE & COUNTER FLASHING AT WALL INTEGRATED WITH ROOFING AND GALV SHT MTL EDGE FLASHING PER NRCA STANDARDS
3. REMOVE (E) MINERAL CAP SHEET ROOFING MATERIAL, AND FLASHING DOWN TO (E) WOOD SHEATHING, REPLACE ANY DAMAGED OR DETERIORATED SHEATHING AS REQUIRED TO PROVIDE A PROPER SUBSTRATE. INSTALL (N) DOUBLE LAPPED CAP SHEET ROOFING W/ 17" EXPOSURE FROM A 39" WIDTH ROLL. INSTALL GALV SHT MTL BASE & COUNTER FLASHING AT WALL INTEGRATED WITH ROOFING AND GALV SHT MTL EDGE FLASHING PER NRCA STANDARDS
4. (E) CONDITIONS OF SHEET METAL TILE ROOFING TO BE DOCUMENTED IN WRITING, AND BY PHOTOS THEN SUBMITTED TO CITY, IDENTIFYING S.F. AREA OF CORROSION & L.F. OF SOLDERING/JOINT SEALING. SURFACE CORROSION TO BE CLEANED, TREATED WITH RUST CONVERTING SOLUTION, COATED W/ CORROSION INHIBITIVE PRIMER, AND THEN REPAINTED W/ COLOR TO MATCH (E). ALL OPEN JOINTS ARE TO BE SEALED W/ A COMPATIBLE, PAINTABLE SEALANT AFTER CLEANING OF SHEET METAL.
5. CLEAN SURFACE CORROSION ON (E) SHEET METAL FLASHING & GUTTER AT ROOF OVERHANG, TREAT WITH RUST CONVERTING SOLUTION, COAT W/ CORROSION INHIBITIVE PRIMER, AND THEN REPAINT TO MATCH (E) BY COLOR NUMBER; WHERE CORROSION IS NOT REPAIRABLE REPLACE W/ (N) GALV SHT MTL GUTTER & FLASHING TO MATCH (E) PROFILE AND FINISH. REMOVE ALL DEBRIS FROM AND CLEAN GUTTERS, THEN INSTALL (N) DEBRIS SCREEN O/ ALL GUTTERS TO KEEP OUT TREE DEBRIS
6. (E) FIRE SPRINKLER CONNECTIONS TO REMAIN AND BE PROTECTED FOR DURATION OF ALL WORK
7. (E) ELECTRICAL METER PANEL TO REMAIN AND BE PROTECTED FOR DURATION OF ALL WORK
8. (E) DECORATIVE WOOD ROOF RAILING TO BE REHABILITATED WITH RAILING TO BE DISASSEMBLED INTO INDIVIDUAL ELEMENTS & TAGGED FOR SPECIFIC LOCATION IN ASSEMBLY, AND ALL PAINT TO BE STRIPPED, METHOD TO BE DETERMINED BY CONTRACTOR PER SPECIFICATIONS. AFTER PAINT IS STRIPPED, PREPARE A SUMMARY LIST OF HISTORIC RAIL ELEMENTS THAT WILL NEED TO BE REPLACED IN-KIND, DUE TO DETERIORATION, AND SUBMIT TO CITY. ALL REPLACEMENT ELEMENTS SHALL BE FABRICATED USING THE SHAPE AND PROFILE OF THE REMAINING (E) ELEMENTS, THAT ARE TO BE RE-INSTALLED, AS TEMPLATES. DUTCHMAN REPAIRS SHOULD BE USED BEFORE FULL REPLACEMENT OF ELEMENT. EPOXY WOOD PATCHING LIMITED TO 1 CUBIC INCH OF VOLUME PER PATCH FOLLOWING MANUFACTURER'S MINIMUM THICKNESS EDGE. ALL REPLACEMENT WOOD MUST BE NATURALLY WEATHER & PEST RESISTANT, NO EXPOSED PTDF. SEE SHT A8.03
9. (E) PLUMBING PENETRATIONS, AT THIS LOCATION, TO BE REMOVED, AND CAPPED IF REQUIRED, THEN PATCH HOLES IN SHEATHING IN PREPARATION FOR FLASHING & REROOFING. SEE DETAIL 3/A8.01.



ESTIMATED QUANTITIES CHART

ELEMENT	S.F.(DEMO+REPLACE)	SPEC SEC.
ROOFING		
OCTAGONAL BAY (2)	2@46 EA.	**073113, 076200, 079200**
RECTANGULAR BAY	60	**073113, 076200, 079200**
REAR PORCH ROOF	100	**075200, 076200, 079200**
FRONT PORCH (METAL)	245 (REPAIR ONLY)	**076100, 076200, 079200**
GUTTER	**L.F.(CLEAN/REPLACE)**	
FRONT PORCH ROOF	54 / 5	**076200, 079200**

1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

0' 1' 2' 4' 8'

REF. N
TRUE N

CITY OF SAN LUIS OBISPO

PROJECT TITLE: Jack House Roof, Widows Walk Repair, and Arbor Replacement

SHEET TITLE: FLOOR PLANS

SHEET NO.: A2.01

LICENSED ARCHITECT — MICHAEL GIANNECCHINI — No. C-14833 — REN. 1/31/25 — STATE OF CALIFORNIA

DESIGNED BY:	MG
DRAWN BY:	HA
CHECKED BY:	AW
APPROVED BY:	
SCALE:	AS NOTED
DATE:	12 JULY 2024
CITY SPECIFICATION NO.	2000075-13
PLAN FILE NO. / LOCATION	
SHEET NO.	4 of 13

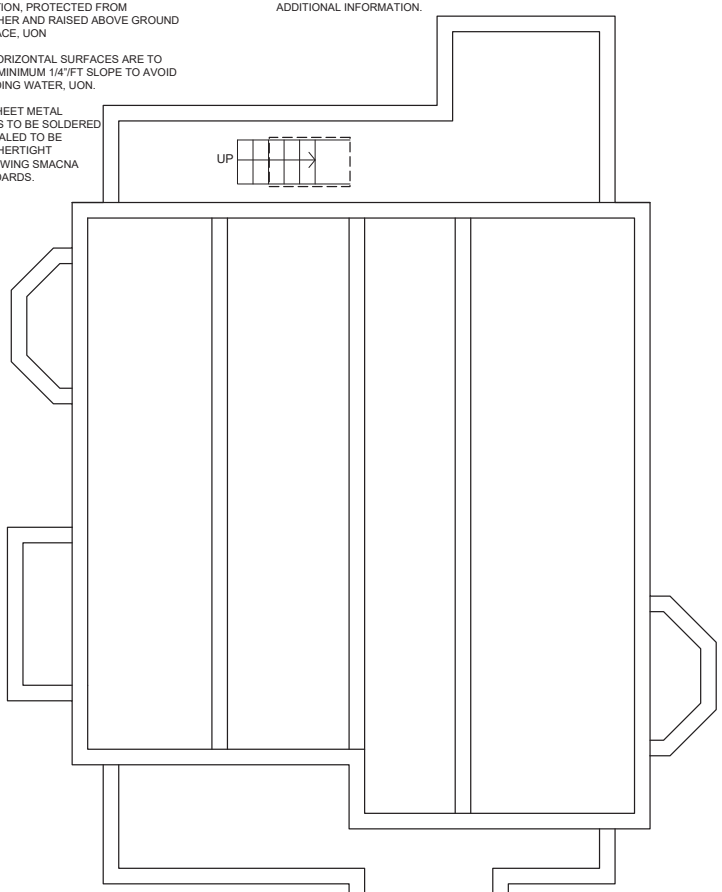
000--Architecture--NAS/2023022 -- Jack House Repairs, SLO/Flat File/Plot Files/Jack House--A201 Floor Plans--240904.dwg

SHEET NOTES

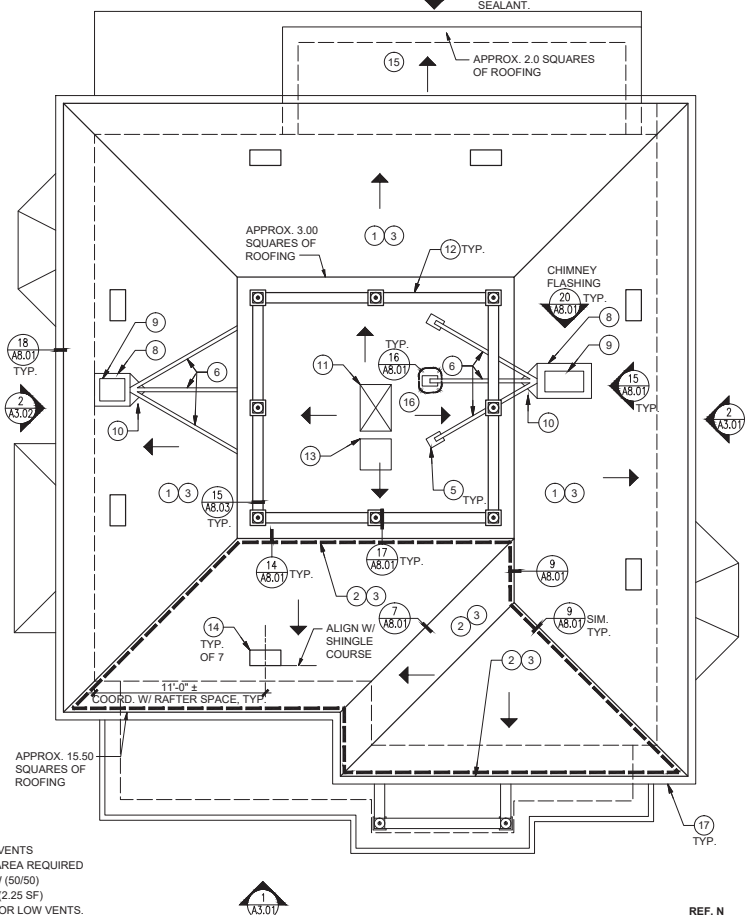
1. PROTECT IN PLACE ALL EXISTING (E) ELEMENTS TO REMAIN, TO PREVENT DAMAGE OF ADJACENT AREAS DURING CONSTRUCTION WORK.
2. DEMOLISH AND REMOVE COMPLETE ITEMS NOTED FOR DEMOLITION. REFER TO ARCHITECTURAL GENERAL NOTES, AND SPECIFICATIONS FOR ADDITIONAL DEMOLITION-SPECIFIC REQUIREMENTS
3. MOVE ITEMS NOTED FOR SALVAGE TO CITY'S DESIGNATED STORAGE LOCATION, PROTECTED FROM WEATHER AND RAISED ABOVE GROUND SURFACE, UON
4. ALL HORIZONTAL SURFACES ARE TO HAVE MINIMUM 1/4"/FT SLOPE TO AVOID STANDING WATER, UON.
5. ALL SHEET METAL JOINTS TO BE SOLDERED OR SEALED TO BE WEATHERTIGHT FOLLOWING SMACNA STANDARDS.
6. ALL PLUMBING AND MECHANICAL PENETRATIONS MUST BE FLASHED WEATHERTIGHT TO ROOF ASSEMBLY PER SMACNA STANDARDS.
7. PROVIDE REQUIRED HIGH /LOW ATTIC VENTILATION, PER CBC SECTION 1202.2.1 W/ FREE AREA NOT LESS THAN 1/300 OF ATTIC AREA.
8. ALL WORK ON HISTORIC ELEMENTS IS TO FOLLOW THE SECRETARY OF THE INTERIOR'S STANDARDS. SEE SHEET A-0.01 FOR STANDARDS AND LINK TO ADDITIONAL INFORMATION.
9. AREAS OF ROOFING NOTED ARE APPROXIMATE FOR REFERENCE ONLY FOR PURPOSES OF BIDDING. FINAL ACTUAL AREA QUANTITIES MUST BE FIELD MEASURED BY CONTRACTOR.
10. ALL DIMENSIONS SHOWN ARE FOR REFERENCE ONLY AND NEED TO BE VERIFIED IN FIELD PRIOR TO BEING USED FOR AREA/QUANTITY DETERMINATION.
11. COORDINATE SCOPE OF WORK OF ALL TRADES BEFORE ANY WORK STARTED.

KEY NOTES

1. REMOVE (E) WOOD SHINGLES ROOFING MATERIALS, AND FLASHING DOWN TO (E) PLYWOOD SHEATHING, REPLACE ANY DAMAGED OR DETERIORATED PLYWOOD AS REQUIRED TO PROVIDE A PROPER SUBSTRATE. PREP FOR INSTALLATION OF (N) FIRE RETARDANT TREATED CEDAR SHINGLES.
2. REMOVE (E) CAP SHEET PATCH ROOFING MATERIALS, AND FLASHING DOWN TO (E) PLYWOOD SHEATHING, REPLACE ANY DAMAGED OR DETERIORATED PLYWOOD AS REQUIRED TO PROVIDE A PROPER SUBSTRATE. PREP FOR INSTALLATION OF (N) FIRE RETARDANT TREATED CEDAR SHINGLES.
3. INSTALL (N) CLASS "B" FIRE RETARDANT TREATED CEDAR SHINGLES O/ VENTILATION MAT, O/ ROOFING FELT O/ 5/8" TYPE "X" GYP SHEATHING O/ (E) PLYWOOD SHEATHING.
4. REMOVE & REPLACE (E) MINERAL CAP SHEET ROOFING MATERIALS, AND FLASHING.
5. PROVIDE STEEL ANGLE RISERS SET IN PITCH PANS FOR (E) STEEL ANGLE CHIMNEY BRACES AND RECONNECT BRACES ABOVE PITCH PAN.
6. (E) STEEL ANGLE CHIMNEY BRACES TO REMAIN.
7. NOT USED
8. PROVIDE AND INSTALL (N) STEPPED HOT DIPPED GALV SHEET METAL COUNTER FLASHING AT CHIMNEY, SET INTO RAKED AND CLEANED OUT MORTAR JOINT W/ HOOKED METAL EDGE, THEN FILL JOINT WITH SPECIFIED SEALANT.
9. PROVIDE AND INSTALL (N) HOT DIPPED, SOLDERED, GALV SHEET METAL CAP EXTENDED OVER (E) CHIMNEY BRACE BAND AND BRACE ANGLE CONNECTIONS. FINISH TO MATCH BRICK COLOR. SEE DTL 20/A8.01
10. PROVIDE AND INSTALL (N) HOT DIPPED, SOLDERED, GALV SHT MTL CRICKET W/ GALV SHT MTL COUNTER FLASHING SET INTO MORTAR JOINT W/ HOOKED METAL EDGE, THEN FILL JOINT W/ SEALANT. SEE DTLS 10/A8.01 & 20/A8.01
11. (E) ROOF ACCESS HATCH TO REMAIN. FLASH (N) MINERAL CAP SHEET ROOFING TO (E) CURB
12. (E) DECORATIVE WOOD ROOF RAILING TO BE REHABILITATED WITH RAILING TO BE DISASSEMBLED INTO INDIVIDUAL ELEMENTS & TAGGED FOR SPECIFIC LOCATION IN ASSEMBLY, AND ALL PAINT TO BE STRIPPED, METHOD TO BE DETERMINED BY CONTRACTOR PER SPECIFICATIONS. AFTER PAINT IS STRIPPED, PREPARE A SUMMARY LIST OF HISTORIC RAIL ELEMENTS THAT WILL NEED TO BE REPLACED IN-KIND, DUE TO DETERIORATION, AND SUBMIT TO CITY. ALL REPLACEMENT ELEMENTS SHALL BE FABRICATED USING THE SHAPE AND PROFILE OF THE REMAINING (E) ELEMENTS, THAT ARE TO BE RE-INSTALLED, AS TEMPLATES. DUTCHMAN REPAIRS SHOULD BE USED BEFORE FULL REPLACEMENT OF ELEMENT. EPOXY WOOD PATCHING LIMITED TO 1 CUBIC INCH OF VOLUME PER PATCH FOLLOWING MANUFACTURER'S MINIMUM THICKNESS EDGE. ALL REPLACEMENT WOOD MUST BE NATURALLY WEATHER & PEST RESISTANT, NO EXPOSED PTDF. SEE SHT A8.03
13. (E) HIGH ROOF VENT TO HAVE (N) LOUVERED SCREENED VENTS INSTALLED (MATCHING EXISTING OPENING SIZE) @ ALL 4 FACES, JOINTS SEALED, REPAINTED. PROPERLY FLASH THE VENT TO (N) LOW SLOPE ROOFING SYSTEM.
14. INSTALL PAINTED (N) LOW-PROFILE SHT MTL LOW ROOF VENTS OPENING TO ATTIC, TYP OF 7. ALIGNMENT OF LOWER VENT EDGE SHALL BE COORDINATED W/ SHINGLE COURSES, TYP. AT ALL LOCATIONS.
15. REMOVE (E) CAP SHEET ROOFING AND FLASHING DOWN TO (E) WOOD SHEATHING, REPLACE ANY DAMAGED OR DETERIORATED SHEATHING AS REQUIRED TO PROVIDE A PROPER SUBSTRATE. INSTALL (N) DOUBLE LAPPED CLASS "A" MINERAL CAP SHEET ROOFING W/ 17" EXPOSURE FROM A 39" WIDTH ROLL. INSTALL GALV SHT MTL BASE & COUNTER FLASHING AT WALL INTEGRATED WITH ROOFING AND GALV SHT MTL EDGE FLASHING PER NRCA STANDARDS
16. REMOVE (E) CAP SHEET ROOFING MATERIALS AND FLASHING DOWN TO (E) SHEATHING, REPLACE ANY DAMAGED OR DETERIORATED SHEATHING AS REQUIRED TO PROVIDE A PROPER SUBSTRATE. INSTALL (N) CLASS "A" MINERAL CAP SHEETING ROLL ROOFING SLOPED TO DRAIN @ ALL 4 EDGES
17. SURFACE CORROSION ON (E) GUTTER & TRANSITION FLASHING TO BE CLEANED, TREATED WITH RUST CONVERTING SOLUTION, COATED W/ CORROSION INHIBITIVE PRIMER, RECOAT INTERIOR, AND THEN REPAINT W/ COLOR TO MATCH (E). ALL OPEN JOINTS ARE TO BE SEALED W/ A COMPATIBLE, PAINTABLE SEALANT AFTER CLEANING OF SHT MTL. IF GUTTER HAS THROUGH-CORROSION, REPLACE CORRODED GUTTER SECTION W/ (N) METAL GUTTER SECTION THAT MATCHES (E) MATERIAL, PROFILE, AND FINISH. SOLDER IN (N) SECTION TO BE WATERTIGHT. REMOVE ALL DEBRIS FROM AND CLEAN GUTTERS, THEN INSTALL (N) DEBRIS SCREEN O/ ALL GUTTERS TO KEEP OUT TREE DEBRIS



1 (E) FOUNDATION PLAN - REF. ONLY
SCALE: 1/4" = 1'-0"



2 ROOF PLAN
SCALE: 1/4" = 1'-0"

ESTIMATED QUANTITIES CHART

ELEMENT	S.F.(DEMO+REPLACE)	SPEC SEC.
ROOFING		
REAR BATH / STOR. ROOF	200	**075200, 076200, 079200**
MAIN -WOOD SHINGLE	1550	**073129, 076200, 079200**
MAIN - LOW SLOPE	300	**075200, 076200, 079200**
MAIN - CAPPATCH	415 (DEMO ONLY)	**024119, 024290**
GUTTER	**L.F.(CLEAN/REPLACE)**	
MAIN ROOF	170 / 20	**076200, 079200**

ATTIC VENTILATION

(E) ATTIC AREA = 1,668 SF
USE 1 / 300 FOR HIGH AND LOW VENTS
1,668/300= 5.56 SF TOTAL VENT AREA REQUIRED
5.56/2= 2.78 SF @ HIGH AND LOW (50/50)
(E) HIGH VENT IS 18"x18" CLEAR (2.25 SF)
5.56-2.25= 3.31 SF REQ'D AREA FOR LOW VENTS.
USE 7 LOW VENTS OF APPROX 72 SQ. IN. CLEAR VENT AREA EACH

REF. N
TRUE N

0' 1' 2' 4' 8'

CITY OF SAN LUIS OBISPO

PROJECT TITLE:
Jack House Roof, Widows Walk Repair, and Arbor Replacement

SHEET TITLE:
A2.02 FOUNDATION & ROOF PLANS

LICENSED ARCHITECT
MICHAEL ALAN GRIFFIN
No. C-14803
REN. 1/31/25
STATE OF CALIFORNIA

DESIGNED BY:	MG
DRAWN BY:	HA
CHECKED BY:	AW
APPROVED BY:	
SCALE:	AS NOTED
DATE:	12 JULY 2024
CITY SPECIFICATION NO.	2000075-13
PLAN FILE NO. / LOCATION	
SHEET NO.	5 of 13

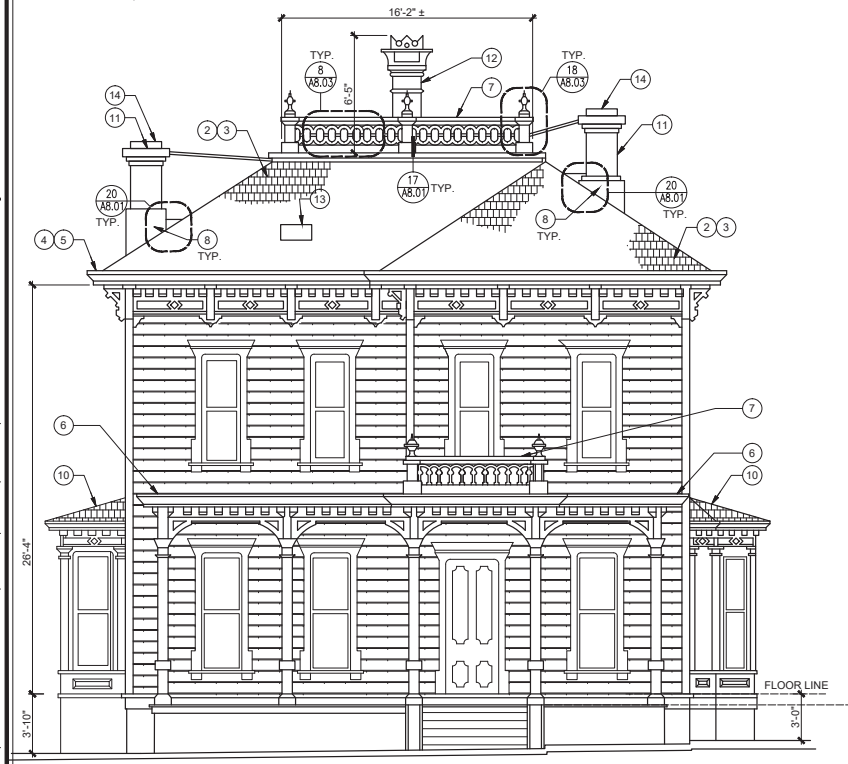
000--Architecture--NAS/2023022 - Jack House Repairs, SLO/Plot File/Plot Files/Jack House--A202 Floor Plans--240904.dwg

SHEET NOTES

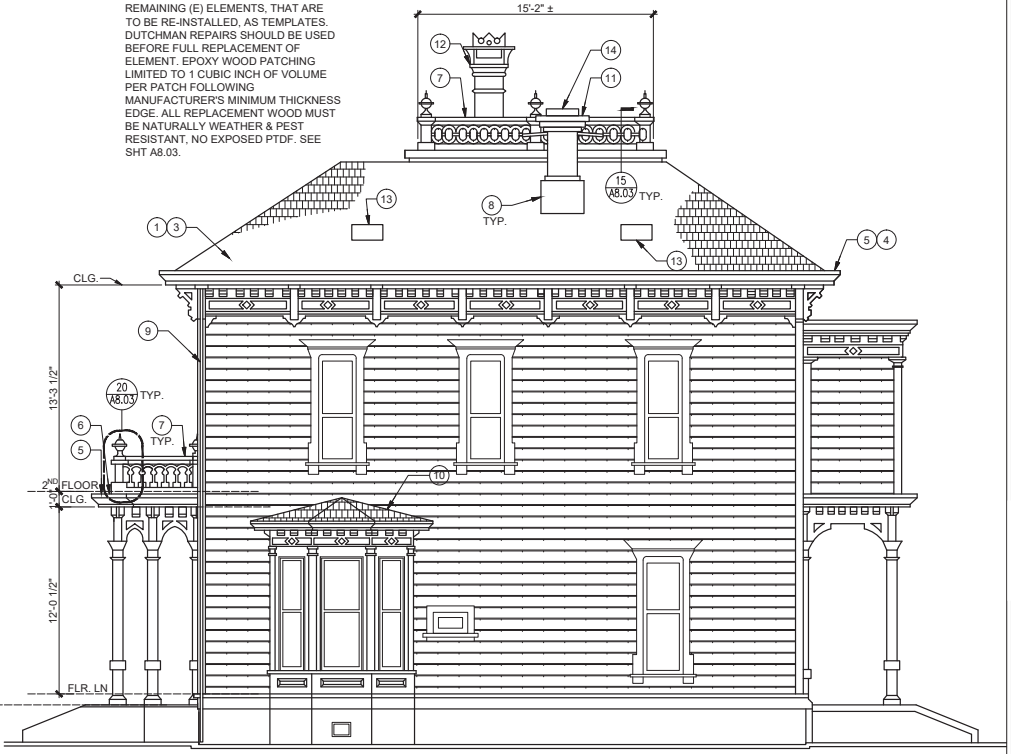
1. PROTECT IN PLACE ALL EXISTING (E) ELEMENTS TO REMAIN, TO PREVENT DAMAGE OF ADJACENT AREAS DURING CONSTRUCTION WORK.
2. DEMOLISH AND REMOVE COMPLETE ITEMS NOTED FOR DEMOLITION. REFER TO ARCHITECTURAL GENERAL NOTES, AND SPECIFICATIONS FOR ADDITIONAL DEMOLITION-SPECIFIC REQUIREMENTS.
3. MOVE ITEMS NOTED FOR SALVAGE TO CITY'S DESIGNATED STORAGE LOCATION, PROTECTED FROM WEATHER AND RAISED ABOVE GROUND SURFACE, UON.
4. ALL SHEET METAL JOINTS TO BE SOLDERED OR SEALED TO BE WEATHERTIGHT FOLLOWING SMACNA STANDARDS.
5. ALL ROOF TO WALL JOINTS MUST BE PROPERLY FLASHED WEATHERTIGHT.
6. ALL (E) HISTORIC WINDOWS & DOORS, TRIM & OTHER SIMILAR ELEMENTS ARE TO REMAIN IN PLACE & BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION, UON.
7. ALL WORK ON HISTORIC ELEMENTS IS TO FOLLOW THE SECRETARY OF THE INTERIOR'S STANDARDS. SEE SHEET A-0.01 FOR STANDARDS AND LINK TO ADDITIONAL INFORMATION.
8. ALL DIMENSIONS SHOWN ARE FOR REFERENCE ONLY AND NEED TO BE VERIFIED IN FIELD PRIOR TO BEING USED FOR AREA/QUANTITY DETERMINATION.
9. ONCE REPAIRED AND AFTER COMPLETING SURFACE PREP, ALL RAILING & TRIM TO BE PRIMED AND PAINTED PER SPECIFICATIONS W/ SELECTED COLOR SCHEME.
10. PROVIDE REQUIRED HIGH / LOW ATTIC VENTILATION, PER CBC SECTION 1202.2.1 W/ FREE AREA NOT LESS THAN 1/300 OF ATTIC AREA.
11. COORDINATE SCOPE OF WORK OF ALL TRADES BEFORE ANY WORK STARTED.

KEY NOTES

1. REMOVE (E) WOOD SHINGLE ROOFING AND FLASHING DOWN TO (E) SHEATHING, REPLACE ANY DAMAGED OR DETERIORATED SHEATHING AS REQUIRED TO PROVIDE A PROPER SUBSTRATE. PREP FOR NEW ROOFING.
2. REMOVE (E) CAP SHEET PATCH ROOFING AND FLASHING DOWN TO (E) SHEATHING, REPLACE ANY DAMAGED OR DETERIORATED SHEATHING AS REQUIRED TO PROVIDE A PROPER SUBSTRATE. PREP FOR NEW ROOFING.
3. INSTALL (N) CLASS "B" FIRE RETARDANT TREATED CEDAR SHINGLES O/ VENTILATION MAT, O/ ROOFING FELT O/ 5/8" TYPE "X" GYP SHEATHING O/ (E) PLYWOOD SHEATHING.
4. (E) SHEET METAL BASE FLASHING AND GUTTER TO BE CLEANED, RECOATED, AND REPAINTED W/ CORROSION INHIBITIVE PRIMER, AND FINISH COATS.
5. REMOVE ALL DEBRIS FROM AND CLEAN GUTTERS, THEN RESEAL/RESOLDER ANY OPEN JOINTS.
6. (E) CONDITIONS OF SHEET METAL TILE ROOFING TO BE DOCUMENTED IN WRITING, AND BY PHOTOS THEN SUBMITTED TO CITY, IDENTIFYING S.F. AREA OF CORROSION & L.F. OF SOLDERING/JOINT SEALING. SURFACE CORROSION TO BE CLEANED, TREATED WITH RUST CONVERTING SOLUTION, COATED W/ CORROSION INHIBITIVE PRIMER, AND THEN REPAINTED W/ COLOR TO MATCH (E). ALL OPEN JOINTS ARE TO BE SEALED W/ A COMPATIBLE, PAINTABLE SEALANT AFTER CLEANING OF SHEET METAL.
7. (E) DECORATIVE WOOD ROOF RAILING TO BE REHABILITATED WITH RAILING TO BE DISASSEMBLED INTO INDIVIDUAL ELEMENTS & TAGGED FOR SPECIFIC LOCATION IN ASSEMBLY, AND ALL PAINT TO BE STRIPPED, METHOD TO BE DETERMINED BY CONTRACTOR PER SPECIFICATIONS. AFTER PAINT IS STRIPPED, PREPARE A SUMMARY LIST OF HISTORIC RAIL ELEMENTS THAT WILL NEED TO BE REPLACED IN-KIND, DUE TO DETERIORATION, AND SUBMIT TO CITY. ALL REPLACEMENT ELEMENTS SHALL BE FABRICATED USING THE SHAPE AND PROFILE OF THE REMAINING (E) ELEMENTS, THAT ARE TO BE RE-INSTALLED, AS TEMPLATES. DUTCHMAN REPAIRS SHOULD BE USED BEFORE FULL REPLACEMENT OF ELEMENT. EPOXY WOOD PATCHING LIMITED TO 1 CUBIC INCH OF VOLUME PER PATCH FOLLOWING MANUFACTURER'S MINIMUM THICKNESS EDGE. ALL REPLACEMENT WOOD MUST BE NATURALLY WEATHER & PEST RESISTANT, NO EXPOSED PTDF. SEE SHT A8.03.
8. PROVIDE AND INSTALL (N) STEPPED HOT DIPPED GALV SHEET METAL COUNTER FLASHING AT CHIMNEY, SET INTO RAKED AND CLEANED OUT MORTAR JOINT W/ HOOKED METAL EDGE, THEN FILL JOINT WITH SPECIFIED SEALANT. SEE DETAIL 10/A8.01.
9. INSPECT (E) SHEET METAL RWL FOR PROPER ATTACHMENT, AND WATERTIGHTNESS. REPLACE DAMAGED OR DETERIORATED SECTIONS IN-KIND, MATCHING PROFILE, MATERIAL & FINISH. RWL OUTLET TO BE CENTERED DIRECTLY OVER (E) STORM WATER DRAINAGE SYSTEM INLETS MAINTAINING AIR GAP, TYP.
10. REMOVE ALL (E) ROLL ROOFING AND FLASHING DOWN TO (E) WOOD SHEATHING. INSTALL (N) CLASS "A" COMP SHINGLE ROOFING O/ ROOFING FELT W/ (N) SHT MTL FLASHING @ ROOF TO WALL JOINT AND AT EAVE EDGES.
11. CONTRACTOR TO HAVE A CHEMICAL ANALYSIS CONDUCTED ON HISTORIC MORTAR TO DETERMINE (E) MIX, WHICH WILL BE USED FOR REPOINTING. REPOINT ALL EXISTING MORTAR JOINTS; REPOINT JOINTS W/ MIX MORTAR MATCHING HISTORIC MIX. SEE 11/A8.01
12. (E) HIGH ROOF VENT TO HAVE (N) LOUVERED SCREENED VENTS INSTALLED (MATCHING EXISTING OPENING SIZE) @ ALL 4 FACES, JOINTS SEALED, REPAINTED. PROPERLY FLASH THE VENT TO (N) LOW SLOPE ROOFING SYSTEM.
13. INSTALL PAINTED (N) LOW-PROFILE SHT MTL LOW ROOF VENTS, TYP OF 7. PLACEMENT SHALL BE COORDINATED W/ SHINGLE COURSES
14. PROVIDE AND INSTALL (N) HOT DIPPED, SOLDERED, GALV SHEET METAL CAP EXTENDED OVER (E) CHIMNEY BRACE BAND AND BRACE ANGLE CONNECTIONS. FINISH TO MATCH BRICK COLOR. SEE DTL 20/A8.01



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

0' 1' 2' 4' 8'

000-Architecture-NAS/2023022 - Jack House Repairs, SLO/Plot File/Plot Files/Jack House-A301 Ext Elev-240904.dwg

CITY OF SAN LUIS OBISPO

PROJECT TITLE: Jack House Roof, Widows Walk Repair, and Arbor Replacement

SHEET TITLE: A3.01 EXTERIOR ELEVATIONS

LICENSED ARCHITECT MICHAEL ALAN SAKAMOTO No. C-14833 REN 1/31/25 STATE OF CALIFORNIA

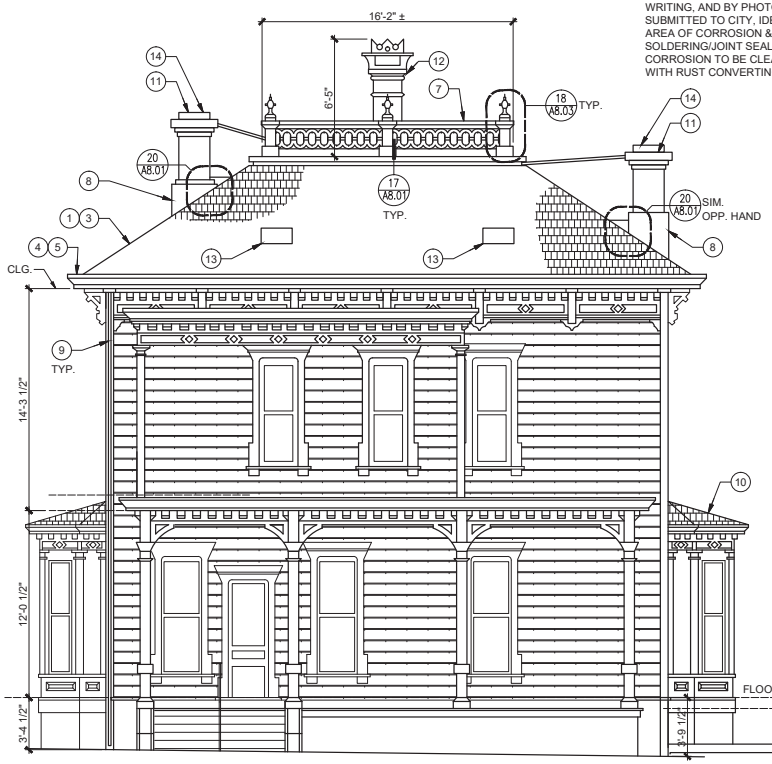
DESIGNED BY:	MG
DRAWN BY:	HA
CHECKED BY:	AW
APPROVED BY:	
SCALE:	AS NOTED
DATE:	12 JULY 2024
CITY SPECIFICATION NO.	2000075-13
PLAN FILE NO. / LOCATION	
SHEET NO.	6 of 13

SHEET NOTES

1. PROTECT IN PLACE ALL EXISTING (E) ELEMENTS TO REMAIN, TO PREVENT DAMAGE OF ADJACENT AREAS DURING CONSTRUCTION WORK.
2. DEMOLISH AND REMOVE COMPLETE ITEMS NOTED FOR DEMOLITION. REFER TO ARCHITECTURAL GENERAL NOTES, AND SPECIFICATIONS FOR ADDITIONAL DEMOLITION-SPECIFIC REQUIREMENTS.
3. MOVE ITEMS NOTED FOR SALVAGE TO CITY'S DESIGNATED STORAGE LOCATION, PROTECTED FROM WEATHER AND RAISED ABOVE GROUND SURFACE, UON.
4. ALL SHEET METAL JOINTS TO BE SOLDERED OR SEALED TO BE WEATHERTIGHT FOLLOWING SMACNA STANDARDS.
5. ALL ROOF TO WALL JOINTS MUST BE PROPERLY FLASHED WEATHERTIGHT.
6. ALL (E) HISTORIC WINDOWS & DOORS, TRIM & OTHER SIMILAR ELEMENTS ARE TO REMAIN IN PLACE & BE PROTECTED FROM DAMAGE FOR THE DURATION OF CONSTRUCTION, UON.
7. ALL WORK ON HISTORIC ELEMENTS IS TO FOLLOW THE SECRETARY OF THE INTERIOR'S STANDARDS. SEE SHEET A-0.01 FOR STANDARDS AND LINK TO ADDITIONAL INFORMATION.
8. ALL DIMENSIONS SHOWN ARE FOR REFERENCE ONLY AND NEED TO BE VERIFIED IN FIELD PRIOR TO BEING USED FOR AREA/QUANTITY DETERMINATION.
9. ONCE REPAIRED AND AFTER COMPLETING SURFACE PREP, ALL RAILING & TRIM TO BE PRIMED AND PAINTED PER SPECIFICATIONS W/ SELECTED COLOR SCHEME.
10. PROVIDE REQUIRED HIGH / LOW ATTIC VENTILATION, PER CBC SECTION 1202.2.1 W/ FREE AREA NOT LESS THAN 1/300 OF ATTIC AREA.
11. COORDINATE SCOPE OF WORK OF ALL TRADES BEFORE ANY WORK STARTED.

KEY NOTES

1. REMOVE (E) WOOD SHINGLE ROOFING AND FLASHING DOWN TO (E) SHEATHING, REPLACE ANY DAMAGED OR DETERIORATED SHEATHING AS REQUIRED TO PROVIDE A PROPER SUBSTRATE. PREP FOR NEW ROOFING.
2. REMOVE (E) CAP SHEET PATCH ROOFING AND FLASHING DOWN TO (E) SHEATHING, REPLACE ANY DAMAGED OR DETERIORATED SHEATHING AS REQUIRED TO PROVIDE A PROPER SUBSTRATE. PREP FOR NEW ROOFING.
3. INSTALL (N) CLASS "B" FIRE RETARDANT TREATED CEDAR SHINGLES O/ VENTILATION MAT, O/ ROOFING FELT O/ 5/8" TYPE "X" GYP SHEATHING O/ (E) PLYWOOD SHEATHING.
4. (E) SHEET METAL BASE FLASHING AND GUTTER TO BE CLEANED, RECOATED, AND REPAINTED W/ CORROSION INHIBITIVE PRIMER, AND FINISH COATS.
5. REMOVE ALL DEBRIS FROM AND CLEAN GUTTERS, THEN INSTALL (N) DEBRIS SCREEN O/ ALL GUTTERS TO KEEP OUT TREE DEBRIS.
6. (E) CONDITIONS OF SHEET METAL TILE ROOFING TO BE DOCUMENTED IN WRITING, AND BY PHOTOS THEN SUBMITTED TO CITY, IDENTIFYING S.F. AREA OF CORROSION & L.F. OF SOLDERING/JOINT SEALING. SURFACE CORROSION TO BE CLEANED, TREATED WITH RUST CONVERTING SOLUTION, COATED W/ CORROSION INHIBITIVE PRIMER, AND THEN REPAINTED W/ COLOR TO MATCH (E). ALL OPEN JOINTS ARE TO BE SEALED W/ A COMPATIBLE, PAINTABLE SEALANT AFTER CLEANING OF SHEET METAL.
7. (E) DECORATIVE WOOD ROOF RAILING TO BE DISASSEMBLED INTO INDIVIDUAL ELEMENTS & TAGGED FOR SPECIFIC LOCATION IN ASSEMBLY, AND ALL PAINT TO BE STRIPPED, METHOD TO BE DETERMINED BY CONTRACTOR PER SPECIFICATIONS. AFTER PAINT IS STRIPPED, PREPARE A SUMMARY LIST OF HISTORIC RAIL ELEMENTS THAT WILL NEED TO BE REPLACED IN-KIND, DUE TO DETERIORATION, AND SUBMIT TO CITY. ALL REPLACEMENT ELEMENTS SHALL BE FABRICATED USING THE SHAPE AND PROFILE OF THE REMAINING (E) ELEMENTS, THAT ARE TO BE RE-INSTALLED, AS TEMPLATES. DUTCHMAN REPAIRS SHOULD BE USED BEFORE FULL REPLACEMENT OF ELEMENT. EPOXY WOOD PATCHING LIMITED TO 1 CUBIC INCH OF VOLUME PER PATCH FOLLOWING MANUFACTURER'S MINIMUM THICKNESS EDGE. ALL REPLACEMENT WOOD MUST BE NATURALLY WEATHER & PEST RESISTANT, NO EXPOSED PTDF. SEE SHT A8.03.
8. PROVIDE AND INSTALL (N) STEPPED HOT DIPPED GALV SHEET METAL COUNTER FLASHING AT CHIMNEY, SET INTO RAKED AND CLEANED OUT MORTAR JOINT W/ HOOKED METAL EDGE, THEN FILL JOINT WITH SPECIFIED SEALANT. SEE DETAIL 10/A8.01.
9. INSPECT (E) SHEET METAL RWL FOR PROPER ATTACHMENT, AND WATERTIGHTNESS. REPLACE DAMAGED OR DETERIORATED SECTIONS IN-KIND, MATCHING PROFILE, MATERIAL & FINISH. RWL OUTLET TO BE CENTERED DIRECTLY OVER (E) STORM WATER DRAINAGE SYSTEM INLETS MAINTAINING AIR GAP, TYP.
10. REMOVE ALL (E) ROLL ROOFING AND FLASHING DOWN TO (E) WOOD SHEATHING. INSTALL (N) CLASS "A" COMP SHINGLE ROOFING O/ ROOFING FELT W/ (N) SHT MTL FLASHING @ ROOF TO WALL JOINT AND AT EAVE EDGES.
11. CONTRACTOR TO HAVE A CHEMICAL ANALYSIS CONDUCTED ON HISTORIC MORTAR TO DETERMINE (E) MIX, WHICH WILL BE USED FOR REPOINTING. REPOINT ALL EXISTING MORTAR JOINTS; REPOINT JOINTS W/ MIX MORTAR MATCHING HISTORIC MIX. SEE 11/A8.01
12. (E) HIGH ROOF VENT TO HAVE (N) LOUVERED SCREENED VENTS INSTALLED (MATCHING EXISTING OPENING SIZE) @ ALL 4 FACES, JOINTS SEALED, REPAINTED. PROPERLY FLASH THE VENT TO (N) LOW SLOPE ROOFING SYSTEM.
13. INSTALL PAINTED (N) LOW-PROFILE SHT MTL LOW ROOF VENTS, TYP OF 7. PLACEMENT SHALL BE COORDINATED W/ SHINGLE COURSES
14. PROVIDE AND INSTALL (N) HOT DIPPED, SOLDERED, GALV SHEET METAL CAP EXTENDED OVER (E) CHIMNEY BRACE BAND AND BRACE ANGLE CONNECTIONS. FINISH TO MATCH BRICK COLOR. SEE DTL 20/A8.01



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

0' 1' 2' 4' 8'

000--Architecture--NAS/2023022 -- Jack House Repairs, SLO/Plot File/Plot Files/Jack House--A302 Ext Elev--2409004.dwg

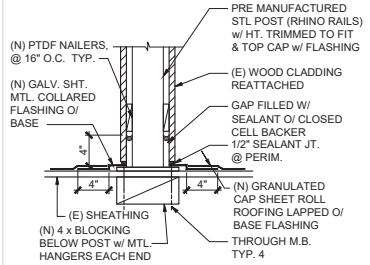
CITY OF SAN LUIS OBISPO

PROJECT TITLE: Jack House Roof, Widows Walk Repair, and Arbor Replacement

SHEET TITLE: A3.02 EXTERIOR ELEVATIONS

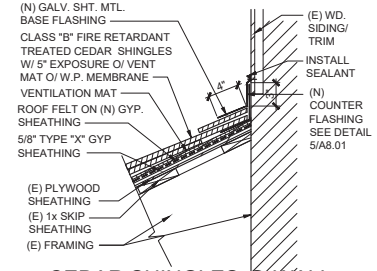
LICENSED ARCHITECT DANIEL PLAN CHARLES No. C-14823 REN: 1/31/25 STATE OF CALIFORNIA

DESIGNED BY:	MG
DRAWN BY:	HA
CHECKED BY:	AW
APPROVED BY:	
SCALE:	AS NOTED
DATE:	12 JULY 2024
CITY SPECIFICATION NO.	2000075-13
PLAN FILE NO. / LOCATION	
SHEET NO.	7 of 13



17 RAIL POST BASE

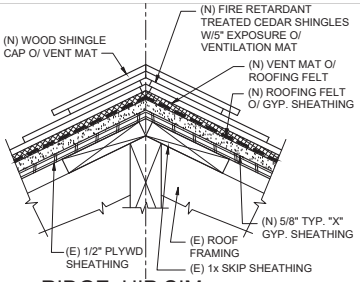
SCALE: 1-1/2" = 1'-0"



13 CEDAR SHINGLES @ WALL

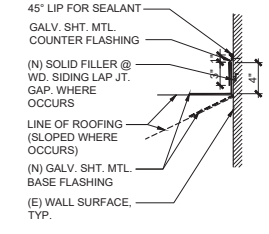
SCALE: 1-1/2" = 1'-0"

CLASS "A" ASSEMBLY



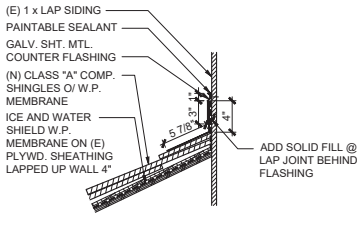
9 RIDGE, HIP SIM

SCALE: 3" = 1'-0"



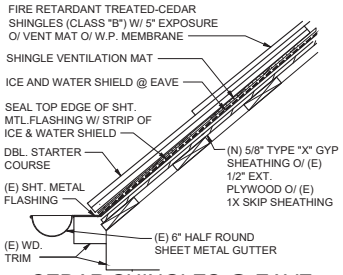
5 COUNTER FLASHING @ WALL

SCALE: 1-1/2" = 1'-0"



1 COMP SHINGLES @ WALL

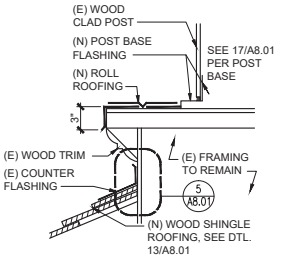
SCALE: 1-1/2" = 1'-0"



18 CEDAR SHINGLES @ EAVE

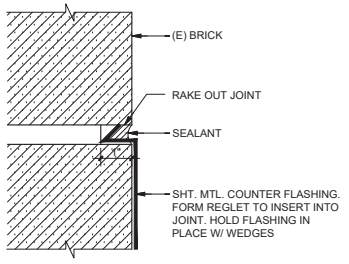
SCALE: 1-1/2" = 1'-0"

CLASS "A" ASSEMBLY



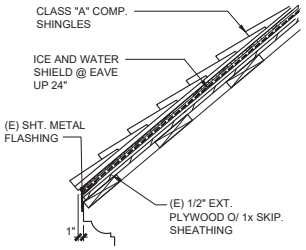
14 FLAT ROOFING EDGE

SCALE: 1-1/2" = 1'-0"



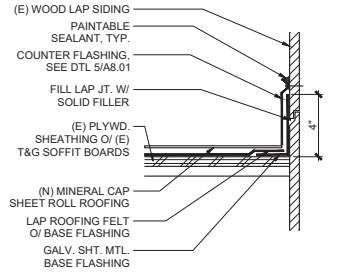
10 FLASHING @ BRICK JOINT

SCALE: 6" = 1'-0"



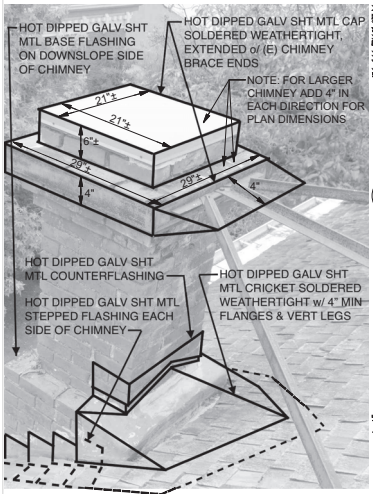
6 COMP SHINGLES @ EAVE

SCALE: 1-1/2" = 1'-0"



2 BASE & COUNTER FLASHING

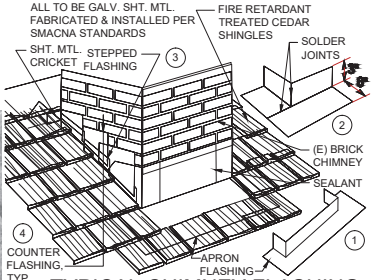
SCALE: 3" = 1'-0"



20 ROOF CHIMNEY CRICKET DET.

SCALE: N.T.S.

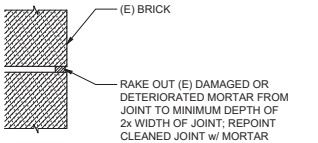
(APPROX. DIM. OF CAP)



15 TYPICAL CHIMNEY FLASHING

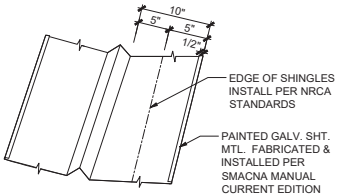
SCALE: 1-1/2" = 1'-0"

(INSTALL SEQUENCE #)



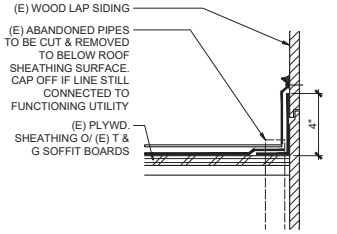
11 REPOINTING DETAIL

SCALE: 3" = 1'-0"



7 ROOF VALLEY FLASHING

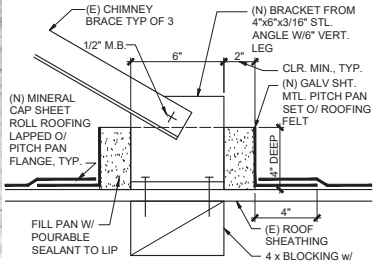
SCALE: 1-1/2" = 1'-0"



3 ROOF @ ABANDONED PIPES

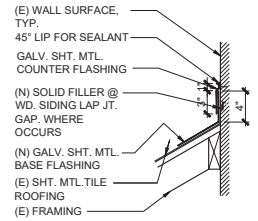
SCALE: 3" = 1'-0"

SEE DTL 2 FOR SIM. NOTES



16 PITCH PAN

SCALE: 3" = 1'-0"



8 COUNTER FLASHING

SCALE: 1-1/2" = 1'-0"

CITY OF SAN LUIS OBISPO

PROJECT TITLE:
Jack House Roof, Widows Walk Repair, and Arbor Replacement

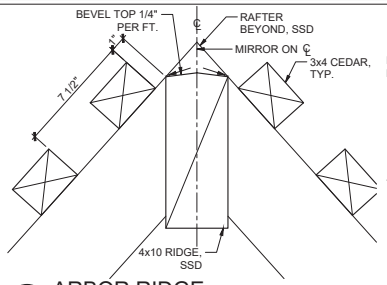
SHEET TITLE:
DETAILS

SHEET NO.
A8.01

LICENSED ARCHITECT
No. C-14823
REN. 1/31/25
STATE OF CALIFORNIA

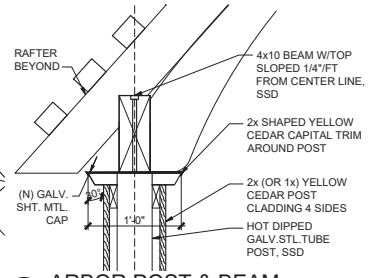
DESIGNED BY:	MG
DRAWN BY:	HA
CHECKED BY:	AW
APPROVED BY:	
SCALE:	AS NOTED
DATE:	12 JULY 2024
CITY SPECIFICATION NO.	2000075-13
PLAN FILE NO. / LOCATION	
SHEET NO.	8 of 13

000--Architecture--NAS/2023022 -- Jack House Repairs, SLO/Plot File/Plot Files/Jack House--A801 Typ Details--240904.dwg



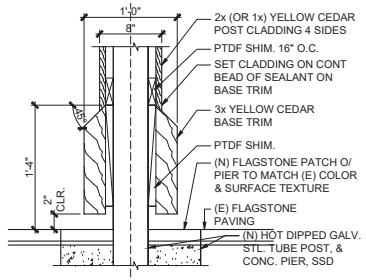
5 ARBOR RIDGE

SCALE: 3" = 1'-0"



1 ARBOR POST & BEAM

SCALE: 1-1/2" = 1'-0"



2 ARBOR POST BASE TRIM

SCALE: 1-1/2" = 1'-0"

CITY OF SAN LUIS OBISPO

PROJECT TITLE:
Jack House Roof, Widows Walk Repair, and Arbor Replacement

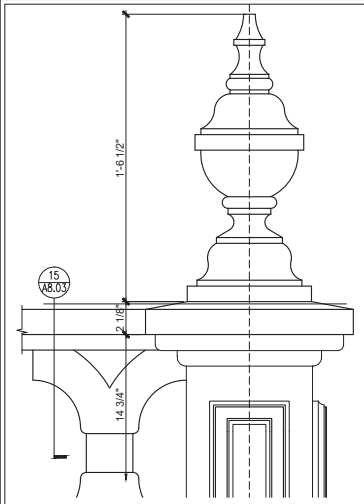
SHEET TITLE:
DETAILS

A8.02

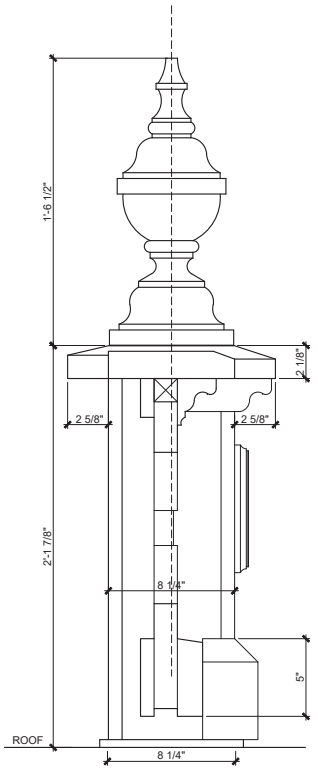
LICENSED ARCHITECT
MICHAEL ALAN GARDNER
No. C-14832
REN. 1/31/25
STATE OF CALIFORNIA

DESIGNED BY:	MG
DRAWN BY:	HA
CHECKED BY:	AW
APPROVED BY:	
SCALE:	AS NOTED
DATE:	12 JULY 2024
CITY SPECIFICATION NO.	2000075-13
PLAN FILE NO. / LOCATION	
SHEET NO.	9 of 13

000-Architecture-NAS/2023022 - Jack House Repairs, SLO/Flat File/Plot Files/Jack House-A802 Typ Details-240904.dwg



18 WIDOW'S WALK CORNER POST
SCALE: 3" = 1'-0" SEE 8/A8.03 FOR RAIL ELEVATION



15 WIDOW'S WALK RAILING
SCALE: 3" = 1'-0"

DETAIL NOTES ON SCOPE AND MATERIAL FOR WOOD RAILING

ALL DIMENSIONS PROVIDED ARE FOR GENERAL REFERENCE ONLY. REPLACE ELEMENTS FROM EXISTING ORIGINAL ASSEMBLY WHERE REQUIRED BY REHABILITATION.

THE INTENT IS TO RE-ASSEMBLE THE EXISTING RAILINGS AFTER ALL OF THE PAINT HAS BEEN STRIPPED OFF. THIS REQUIRES THAT EACH RAILING ASSEMBLY BE CAREFULLY DIS-ASSEMBLED, BOTH FOR EASE OF STRIPPING OFF THE EXISTING PAINT, AND DETERMINATION OF QUANTITY OF DETERIORATED MATERIAL THAT WILL NEED TO BE PATCHED OR REPLACED. BECAUSE THE BUILDING IS A HISTORIC RESOURCE, REPAIR BEFORE REPLACEMENT IS THE PROTOCOL.

PATCHING WITH EPOXY WOOD FILLER SHOULD BE LIMITED TO SMALL QUANTITIES - APPROXIMATELY 1 CUBIC INCH OR SMALLER IN VOLUME - AND SHOULD BE KEYED OR PINNED IN PLACE. FOLLOW MANUFACTURER MINIMUM EDGE THICKNESS REQUIREMENTS. LARGER WOOD REPLACEMENT CAN UTILIZE THE DUTCHMAN METHOD OF CUTTING OUT A SQUARED OFF AREA OF ROT AND INSERTING A SCRIBED PIECE OF NEW WOOD IN THE VOID. FOR ELEMENTS SUCH AS RAIL CAP ENDS, A WHOLE NEW SECTION OF WOOD MATCHING EXISTING LENGTH AND PROFILE CAN REPLACE THE SECTION OF REMOVED ROTTED PORTION UTILIZING DUTCHMAN REPAIR. ALL PATCHES OR REPLACEMENT SHALL BE SHAPED TO MATCH AND ALIGN WITH THE ADJACENT EXISTING SURFACE. SEE DTL17/A8.03

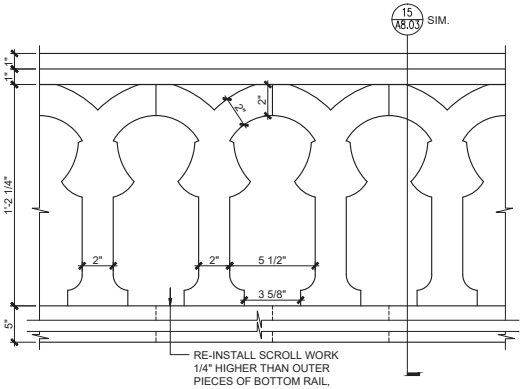
AT THE HIDDENPORTIONS OF THE SCROLLWORK OF THE RAILING, SOME OF THE "EARS" (DIRECTLY BELOW THE OPENINGS) MAY BE ROTTED OR MISSING. ALL ROTTED MATERIAL IS TO BE REMOVED FROM THESE AREAS BUT THESE SECTIONS DO NOT NEED TO BE REPLACED. BECAUSE OF THE ORIGINAL DESIGN THESE HIDDEN SECTIONS AT THE OPENINGS ARE PRONE TO COLLECT WATER (WITH END GRAIN) SO ALLOWING DRAINAGE AND AIRFLOW WOULD BE BENEFICIAL.

REPLACEMENT WOOD SHOULD BE TIGHT GRAIN REDWOOD (NO SAPWOOD) OR YELLOW CEDAR. NO PRESSURE TREATED WOOD IS TO BE LEFT VISIBLE, EVEN IF PAINTED.

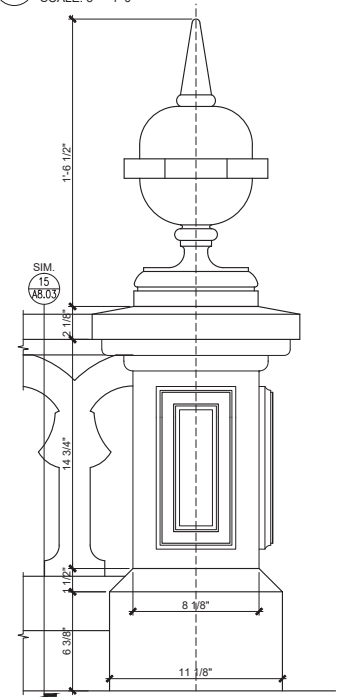
FOR CRACKED/SPLIT SCROLLWORK: NON-ROTTED DAMAGED PIECES SHALL BE GLUED AND PINNED TO CLOSE GAP PRIOR TO RE-INSTALLATION.

QUANTITY ASSUMPTIONS REGARDING REPAIR & REPLACEMENT
(FOR BIDDING REFERENCE)

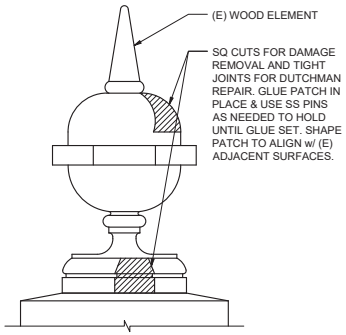
ELEMENT	% REPAIR	% REPLACE
POST	40%	15%
FINIALS	15%	8%
TOP RAIL	40%	15%
BOTTOM RAIL	50%	20%
SCROLLWORK	40%	20%



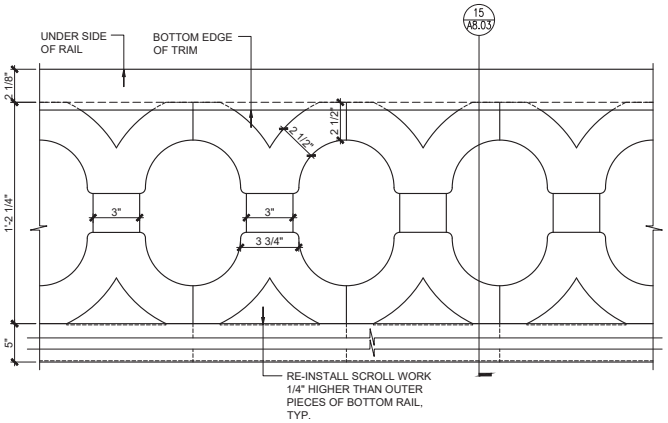
6 FRONT PORCH ROOF RAILING EXTERIOR FACING VIEW
SCALE: 3" = 1'-0"



20 PORCH ROOF RAIL POST
SCALE: 3" = 1'-0" SEE 6/A8.03 FOR RAIL ELEVATION



17 DUTCHMAN PATCH, TYP.
SCALE: 3" = 1'-0"



8 WIDOW'S WALK RAILING EXTERIOR FACING VIEW
SCALE: 6" = 1'-0"

000-Architecture-NAS/2023022 - Jack House Repairs, SLO/Plot File/Plot Files/Jack House-A803 Typ Details-240904.dwg

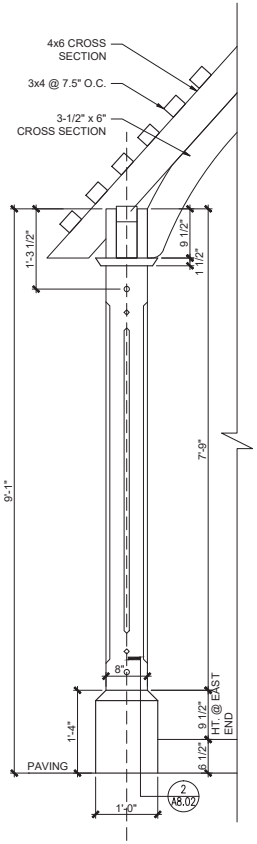
CITY OF SAN LUIS OBISPO

PROJECT TITLE:
Jack House Roof, Widows Walk Repair, and Arbor Replacement

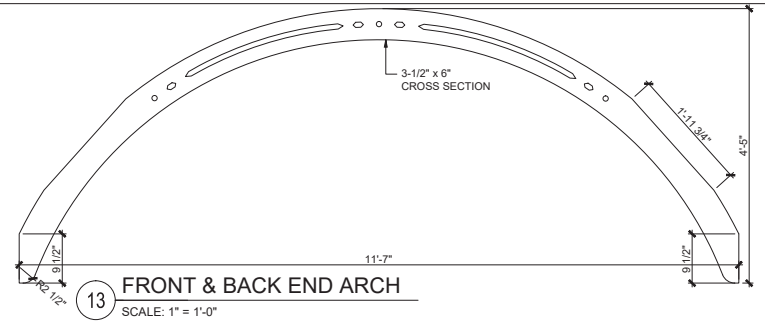
SHEET TITLE:
A8.03 EXISTING WOOD RAILINGS

LICENSED ARCHITECT
MICHAEL ANTHONY WILLIAMS
No. C-14833
REN. 1/31/25
STATE OF CALIFORNIA

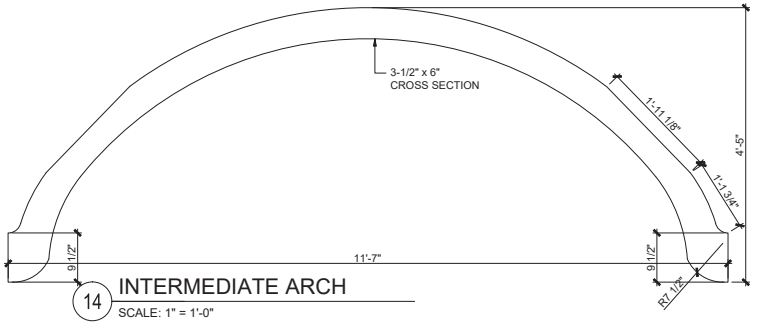
DESIGNED BY:	MG
DRAWN BY:	HA
CHECKED BY:	AW
APPROVED BY:	
SCALE:	AS NOTED
DATE:	12 JULY 2024
CITY SPECIFICATION NO.	2000075-13
PLAN FILE NO. / LOCATION	
SHEET NO.	10 of 13



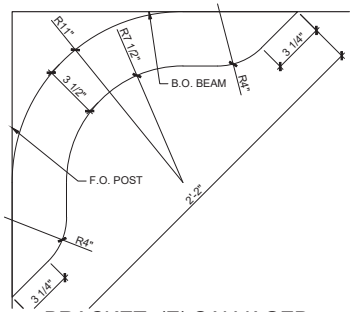
19 POST
SCALE: 1" = 1'-0"



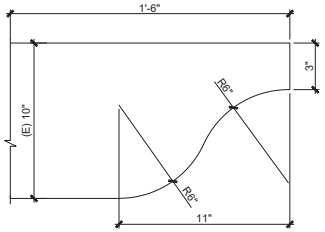
13 FRONT & BACK END ARCH
SCALE: 1" = 1'-0"



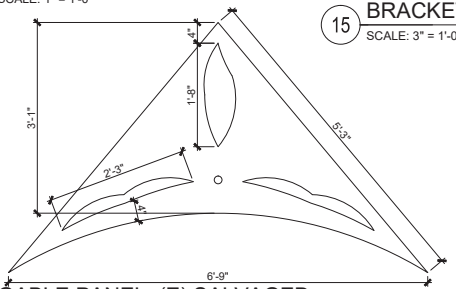
14 INTERMEDIATE ARCH
SCALE: 1" = 1'-0"



15 BRACKET, (E) SALVAGED
SCALE: 3" = 1'-0"



11 BEAM END, (E) SALVAGED
SCALE: 3" = 1'-0"



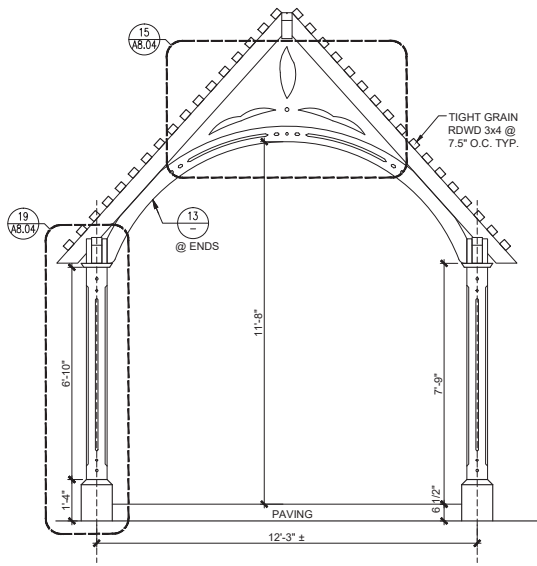
20 GABLE PANEL, (E) SALVAGED
SCALE: 1" = 1'-0"

DETAIL NOTES ON SCOPE AND MATERIAL FOR THE ARBOR

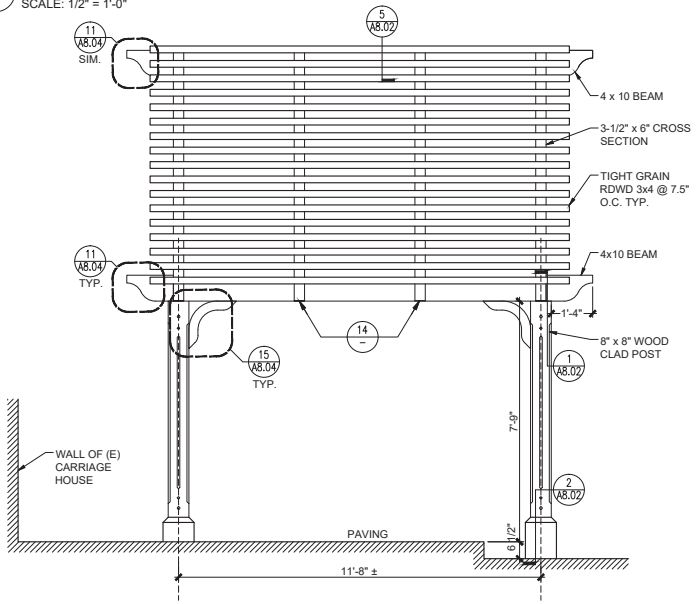
THE INTENT IS TO RE-CONSTRUCT THE ORIGINAL ARBOR BASED ON THE EXISTING SALVAGED ELEMENTS LOCATED IN THE CITY CORP YARD. THE EXISTING ELEMENTS ARE TO BE USED AS TEMPLATES FOR THE NEW ELEMENTS NEEDED. THE SHAPE, PROFILE, AND DETAILING (INCLUDING ROUTED SHAPES) ARE TO MATCH THE SALVAGED ELEMENTS. THE DIMENSIONS PROVIDED FOR EACH SHAPE ON THIS DRAWING ARE FOR REFERENCE ONLY AND MUST BE FIELD VERIFIED BY CONTRACTOR TO CREATE TEMPLATES. SHOP DRAWINGS MUST BE PREPARED WITH THE FINAL DIMENSIONS FOR REVIEW.

ALL WOOD SHALL BE TIGHT GRAIN REDWOOD (NO SAPWOOD), OR YELLOW CEDAR. NO PRESSURE TREATED WOOD IS TO BE LEFT VISIBLE, EVEN IF PAINTED.

ALL WOOD ELEMENTS SHALL BE PRIMED ON ALL FACES BEFORE ASSEMBLY. ALL CUTS ARE TO BE PRIMED BEFORE ASSEMBLY. ALL BOLT AND SCREW FASTENER HOLES SHALL BE PLUGGED WITH WOOD PLUGS.



6 WEST ELEVATION
SCALE: 1/2" = 1'-0"



8 NORTH ELEVATION
SCALE: 1/2" = 1'-0"

CITY OF SAN LUIS OBISPO

Jack House Roof, Widows Walk Repair, and Arbor Replacement

A8.04 ARBOR (PLAN, ELEV & DETAILS)

LICENSED ARCHITECT
MICHAEL ALAN ANNESE
No. C-14833
REN: 1/31/25
STATE OF CALIFORNIA

DESIGNED BY:	MG
DRAWN BY:	HA
CHECKED BY:	AW
APPROVED BY:	
SCALE:	AS NOTED
DATE:	12 JULY 2024
CITY SPECIFICATION NO.	2000075-13
PLAN FILE NO. / LOCATION	
SHEET NO.	11 of 13

000--Architecture--NAS/2023022 -- Jack House Repairs, SLO/Flat File/Plot Files/Jack House--A804 Typ Details--240904.dwg

STRUCTURAL SPECIFICATIONS

FRAMING

ALASKA YELLOW CEDAR COAST REGION, CONFORMING TO WEST COAST LUMBER INSPECTION BUREAU STANDARD GRADING AND DRESSING RULE NO. 17 AS AMENDED TO DATE.

1. 2x, 3x, PLATES, JOISTS, AND PURLINS NO.2 (800F–b)
2. 4x, PURLINS, LEDGERS, AND BEAMS, NO.1 (800F–b)
3. 2x4, 3x4, STUDS BLOCKING, CONSTRUCTION GRADE, (800F–b)
4. 2x6 OR LARGER STUDS AND BLOCKING NO.1 (800F–b)

ALL FRAMING LUMBER 6" OR LARGER IN THE LEAST DIMENSION SHALL BE F.O.H.C.

SHEATHING

SHALL BE MINIMUM ⅜"–4 PLY MARINE GRADE PLYWOOD TYPE RATED STURD–I–FLOOR, PREMIUM "B" GRADE VENEER WITH EXTERIOR WATERPROOF GLUE (EXPOSURE 1), SPAN RATING 24" O.C., SPECIES GROUP 2 OR BETTER.

CONCRETE

ALL CONCRETE SHALL HAVE PROPERTIES AS LISTED BELOW.
MAXIMUM WATER–CEMENT RATIO, BY WEIGHT SHALL BE AS FOLLOWS:

	W/O FLY ASH	W/ UP TO 15% FLY ASH
5000 PSI CONCRETE AT 28 DAYS	.48	0.43
4000 PSI CONCRETE AT 28 DAYS	.55	0.5
3500 PSI CONCRETE AT 28 DAYS	.55	0.5
3000 PSI CONCRETE AT 28 DAYS	.55	0.5
2500 PSI CONCRETE AT 28 DAYS	.55	0.5
2000 PSI CONCRETE AT 28 DAYS	.67	0.60

APPROXIMATELY 3 OUNCES PER SACK OF CEMENT OF POZZOLITH 300R OR APPROVED EQUAL SHALL BE USED AS A WATER DISPERSING ADDITIVE. AT CONTRACTOR'S OPTION, AN AIR ENTRAINING AGENT CONFORMING TO THE LATEST REVISION OF ASTM SPECIFICATION C 260 MAY BE ADDED TO THE CONCRETE TO PROVIDE SPECIFIED AMOUNTS OF ENTRAINED AIR.

CONCRETE ELEMENT	MIN. 28 DAY COMPRESSIVE STRENGTH	MAX. SIZE AGGREGATE (INCHES)	MAX. SLUMP	TOTAL AIR CONTENT
DRILLED PIER	*3000	3/4	4	--%
SLAB ON GRADE	*3000	3/4	4	4%±1.5%
YARD CONCRETE, WALKS, AND CURBS	2500	3/4	4	--

*2500 PSI USED FOR DESIGN, NO SPECIAL INSPECTION REQUIRED

REINFORCING STEEL

BARS FOR REINFORCING SHALL BE GRADE 60 DEFORMED BARS CONFORMING TO ASTM A–615 INCLUDING SUPPLEMENT S1. LAP SPLICES SHALL BE IN ACCORDANCE WITH ACI 318 UNLESS NOTED OTHERWISE ON THE PLANS.

STRUCTURAL STEEL AND MISCELLANEOUS IRON

ALL STRUCTURAL STEEL AND MISCELLANEOUS IRON SHALL RECEIVE SHOP PRIME COAT.
INDIVIDUAL SPECIFICATIONS ARE AS FOLLOWS.

1.) HOLLOW STRUCTURAL STEEL AND TUBE STEEL – ASTM A500, GRADE B, Fy = 46ksi
2.) MISCELLANEOUS IRON – ASTM A36M Fy = 36ksi

MACHINE BOLTS, ANCHOR BOLTS AND STUDS

ASTM A307

THREADED RODS

ASTM F1554 GRADE A36

SHOP DRAWINGS

FOR THE ENGINEERS REVIEW WILL BE REQUIRED AS FOLLOWS:

1. MIX DESIGNS;
2. STRUCTURAL STEEL AND MISCELLANEOUS METALS;

CONTRACTOR SHALL SUBMIT THREE SETS OF PRINTS FOR REVIEW. FABRICATION SHALL NOT PROCEED UNTIL SHOP DRAWINGS HAVE BEEN REVIEWED BY THE ENGINEER.

WELDING

ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS PER AWS "STANDARD QUALIFICATION PROCEDURE" TO PERFORM THE TYPE OF WORK REQUIRED. ALL WELDING SHALL BE IN ACCORDANCE WITH AWS WELDING CODE. ARC WELDING ELECTRODES SHALL BE E70 SERIES. WELDING SHALL BE INSPECTED AS REQUIRED BY THE CALIFORNIA BUILDING CODE.

CONSTRUCTION LIABILITY

CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS AGREE THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR AND HIS SUBCONTRACTORS FURTHER AGREE TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

EXISTING CONDITIONS

THE CONTRACTOR OR SUBCONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION AND OR ORDERING MATERIAL, ANY DISCREPANCIES DISCOVERED SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

SPECIAL INSPECTIONS

THE OWNER SHALL EMPLOY A SPECIAL INSPECTOR DURING CONSTRUCTION ON THE FOLLOWING TYPES OF WORK:

WELDING

– ALL STRUCTURAL WELDING, INCLUDING WELDING OF REINFORCING STEEL.

EXCEPTIONS:

1. WELDING DONE IN A FABRICATOR'S SHOP, APPROVED BY THE CITY BUILDING OFFICIAL.
2. SINGLE PASS FILLET WELDS MAY HAVE PERIODIC INSPECTION PER C.B.C. NOTED OTHERWISE UNLESS ON THE CONTRACT DRAWINGS.

SPECIAL INSPECTOR

– THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE HIS COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF A PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.

DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR

– THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPLICABLE DESIGN DRAWINGS AND SPECIFICATIONS.

– THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE ENGINEER OR ARCHITECT OF RECORD, AND OTHER DESIGNATED PERSONS. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, THE PROPER DESIGN AUTHORITY AND TO THE BUILDING OFFICIAL.

– THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF HIS KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISION OF THIS CODE.

DESIGN CRITERIA: 2022 C.B.C.

SITE LOCATION:
LATITUDE: 35.276977
LONGITUDE: –120.666284

SEISMIC DESIGN CATEGORY: D

SEISMIC FORCE–RESISTANCE SYSTEM:
– INVERTED PENDULUM TYPE STRUCTURE

SEISMIC DESIGN ANALYSIS PROCEDURE:
EQUIVALENT LATERAL FORCE PROCEDURE

EARTHQUAKE DESIGN DATA:
RISK CATEGORY = II
I_e = 1.0
S_s = 1.056g
S_1 = 0.389g
SITE CLASS = D
F_a = 1.2
F_v = 1.7
S_{MS} = 1.267g
S_{M1} = 1.020g
S_{DS} = 0.845g
S_{D1} = 0.680g
R_{wn} = 2.0
R_{ww} = 2.0
V_{wn} = 0.384W (ASD)
V_{ww} = 0.384W (ASD)

NEW ROOF LOADS:

	DEAD	LIVE
TYPICAL ROOF	10.0 PSF	20.0 PSF

ALLOWABLE SKIN FRICTION PER CBC TABLE 1806.2
150 PSF (1500 PSF * 1⅓) DEAD + LIVE
200 PSF (150 PSF * 1.33) DEAD + LIVE + SEISMIC

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SHEET	CONTENT
S0.0	STRUCTURAL SPECIFICATIONS ABBREVIATIONS LEGEND SYMBOLS LEGEND TABLE OF CONTENTS
S1.0	TRELLIS ROOF FRAMING PLAN TRELLIS ELEVATIONS TRELLIS DETAILS

SYMBOLS LEGEND

SYMBOL DESCRIPTION

- 1 / S2.1 — Detail No. / Sheet Location
- View Direction; 1 / S0.1 — Section/Elevation No. / Sheet Location
- 1/4" SLOPE — Indicates Degree of Slope; Indicates Sloped Beam, Slab, or Deck. Arrowhead Indicates direction.
- 6'–0"± — Indicates estimated dimension. For Exact Dimension see Architect
- 1/4 — TYP. — Weld Notes; Weld Type; Weld Size; Weld all sides
- Refer to AISC, Latest Edition, for All Weld Types & Symbols
- 1 — Revision Number
- Affected Region due to Current Revision.

ABBREVIATIONS

&	And
A.B.	Anchor bolt
ABV.	Above
@	At
ALUM.	Aluminum
ARCH.	Architect or Architectual
BLK.	Block
BLKG.	Blocking
BLW.	Below
BN	Boundary Nailing per Schedule/Plan
BTWN.	Between
C	Channel
CANTL.	Cantilevered
CL or ℄	Centerline
C.J.	Construction Joint or Cold Joint
C.J.P.	Complete Joint Penetration
CLR	Clear
COL.	Column
COLL.	Collector
CONC.	Concrete
CONN.	Connection
CONT.	Continuous
CMU	Concrete Masonry Unit
DBL.	Double
DF	Douglas Flr
DIA. or ⌀	Diameter
DWG.	Drawing(s)
(E)	Existing
EA.	Each
EF	Edge Fastening
ELEV.	Elevation
EMBED.	Embedment
EN	Edge Nail per Shearwall Schedule
EQ.	Equal
EXT.	Exterior
E.W.	Each Way
FDN.	Foundation
F.F.	Finish Floor
FLR.	Floor
FN	Field Nailing per Schedule
F.O.H.C.	Free of Heart Center
F.P.	Full Penetration
FRMG.	Framing
FTG.	Footing
ga.	Gage (Gauge)
GALV.	Galvanized
G.I.	Galvanized Iron
GLB	Glulam Beam
HD	Holdown
HDR	Header
HGR	Hanger
HORIZ.	Horizontal
H.S.B.	High Strength Bolt(s)
H.S.S.	Hollow Structural Section
HT	Height
INT.	Interior
I.M.R.F.	Intermediate Moment Resisting Frames
LBS. or #	Pounds
LSL	Laminated Strand Lumber
LVL	Laminated Veneer Lumber
LT.	Light
(L.L.H.)	Long Leg Horizontal
(L.L.V.)	Long Leg Vertical
MAX.	Maximum
M.B.	Machine Bolt(s)
MC	Miscellaneous Channel
MECH.	Mechanical
MFR.	Manufacturer
MIN.	Minimum
(N)	New
N.T.S.	Not To Scale
o/	Over
O.C.	On Center
O.M.R.F.	Ordinary Moment Resisting Frame
O.F.	Outside Face
O.H.	Opposite Hand
OSB	Oriented Strand Board
PL. or ℄	Plate
PLYWD.	Plywood
P.J.P.	Partial Joint Penetration
P.P.	Partial Penetration
PSL	Parallel Strand Lumber
PTDF	Pressure Treated Douglas Flr
REINF.	Reinforcing or Reinforcement
REQ.	Require or Required
RDWD.	Redwood
S.A.D.	See Architectural Drawings
SECT.	Section
SHT.	Sheet
SIM.	Similar
SN	Sill Nail
SMRF	Special Moment Resisting Frame
SPECS.	Specifications
SQ. or ⌗	Square
S.S.	Stainless Steel
SP	Standard Pipe
XSP	Extra Strong Pipe
XXSP	Double Extra Strong Pipe
STAGG	Staggered
STD.	Standard
STIFF.	Stiffener
STL.	Steel
T&B	Top and Bottom
T.&G.	Tongue and Groove
TN	Toe Nail
T.O.C.	Top of Concrete or Top of Curb
T.O.P.	Top of Plywood
T.O.S.	Top of Steel
TS	Tube Steel
TYP.	Typical
U.N.O.	Unless Noted Otherwise
VERT.	Vertical
V.I.F. or ▽	Verify In Field
w/	With
w/o	Without
W.P.	Work Point
WT.	Weight

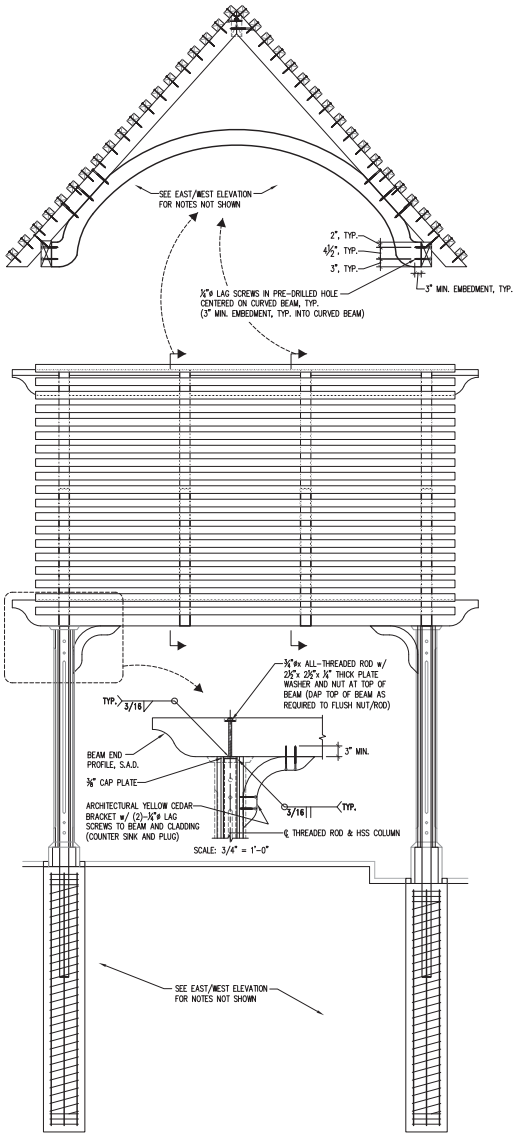
CITY OF SAN LUIS OBISPO

PROJECT TITLE:
Jack House Roof, Widows Walk Repair, and Arbor Replacement

SHEET TITLE:
STRUCTURAL SPECIFICATIONS
S0.0

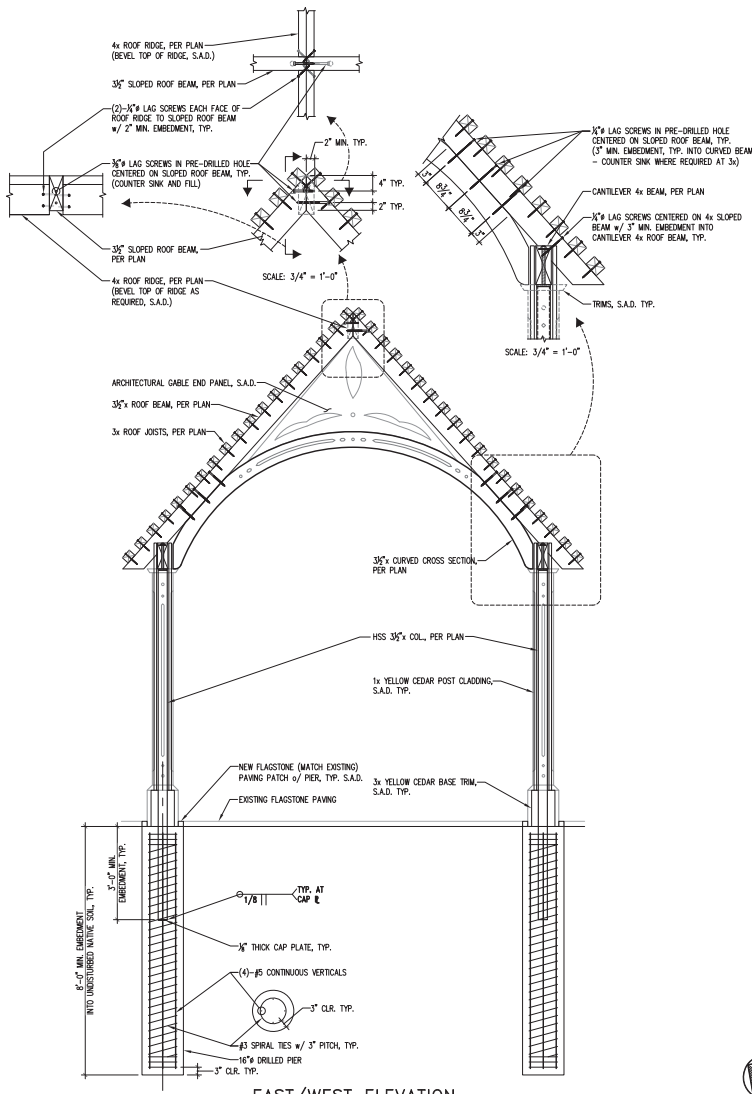
REGISTERED PROFESSIONAL ENGINEER
STEVEN P. DUQUETTE
S 3019
EXP. 3-31-2025
CIVIL & STRUCTURAL
STATE OF CALIFORNIA

DESIGNED BY:	TD
DRAWN BY:	JGL
CHECKED BY:	SPD
APPROVED BY:	--
SCALE:	AS NOTED
DATE:	12 JULY 2024
CITY SPECIFICATION NO.	2000075-13
PLAN FILE NO. / LOCATION	
SHEET NO.	12 of 13



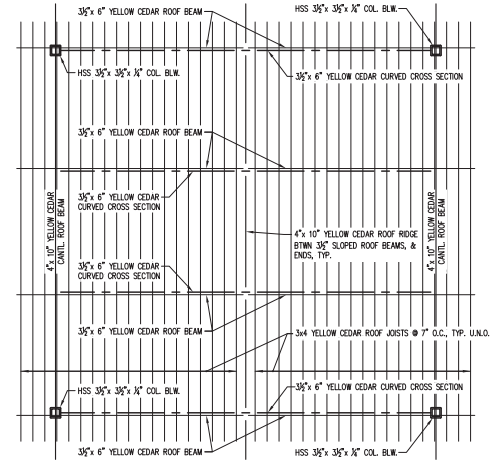
NORTH/SOUTH ELEVATION

SCALE: 1/2" = 1'-0"



EAST/WEST ELEVATION

SCALE: 1/2" = 1'-0"



ROOF FRAMING PLAN

SCALE: 1/2" = 1'-0"

CITY OF SAN LUIS OBISPO

Jack House Roof, Widows Walk Repair, and Arbor Replacement

TRELLIS PLAN, ELEVATIONS, DETAILS

PROJECT TITLE:

SHEET TITLE: S1.0

REGISTERED PROFESSIONAL ENGINEER
STEVEN P. DUQUETTE
S 3019
EXP. 3-31-2025
CIVIL & STRUCTURAL
STATE OF CALIFORNIA

DESIGNED BY:	TD
DRAWN BY:	JGL
CHECKED BY:	SPD
APPROVED BY:	–
SCALE:	AS NOTED
DATE:	12 JULY 2024
CITY SPECIFICATION NO.	2000075-13
PLAN FILE NO. / LOCATION	
SHEET NO.	13 of 13