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Keith Nolan
C-22541

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SAN ANDRES RENTAL APARTMENTS

1410 SAN ANDRES STREET
SANTA BARBARA, CA 93101

CONTEXT IMAGES

Revision Schedule

PLN#1	12.20.23
PLN#2	03.15.24

Project Manager
Designer

Scale

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Geotechnical Engineering Report
For
Proposed Residential Structures
1410 San Andres Street
Santa Barbara, California

October 24, 2023
F-103348

Prepared For
SBMR, LLC

By
Beacon Geotechnical, Inc.
P.O. Box 4814
Paso Robles, California 93447

October 24, 2023

F-103348

SBMR, LLC
831 Cliff Drive, Suite 100
Santa Barbara, CA 93109

Project: Proposed Residential Structures
1410 San Andres Street
Santa Barbara, California

Subject: Geotechnical Engineering Report

As authorized, we have performed a Geotechnical Study for the above referenced project. The accompanying Geotechnical Engineering Report presents the results of our subsurface exploration, laboratory-testing program and conclusions and recommendations for geotechnical engineering aspects of project design. Our services were performed using the standard of care ordinarily exercised in this locality at the time this report was prepared.

Based on our study, it is our opinion that the site is suitable for the proposed development from a geotechnical engineering standpoint provided the recommendations of this report are successfully implemented.

We have appreciated this opportunity to be of service to you on this project. Please call if you have any questions, or if we can be of further service.

Respectfully submitted,
Beacon Geotechnical, Inc.


Greg McKay
Project Manager

Copies: 3-SBMR, LLC
1-File



Nicholas A. McClure
Geotechnical Engineer

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1. INTRODUCTION

This report presents results of a Geotechnical Engineering Study performed for the residential development to be located in Santa Barbara, California.

1.1 Description

- 1.1.1. It should be noted that grading and foundation plans were not provided for the purpose of this report. Prior to any construction, this firm should review the grading and foundation plans to verify or modify the recommendations offered herein. We anticipate that the site will be developed at or near existing grade.
- 1.1.2. The proposed structures are assumed to be one (1) or two (2) stories of wood framed construction.
- 1.1.3. Structural considerations for maximum wall loads of 1.65 kips per square foot and maximum point loads of 25.0 kips were used as a basis for the recommendations of this report. If actual loads vary significantly from these assumed loads, Beacon Geotechnical, Inc. should be notified as re-evaluation of the recommendations contained herein may be required.

2 SCOPE OF WORK

2.1 The purpose of the geotechnical investigation that led to this report was to evaluate the soil conditions of the site with respect to the proposed development. These conditions include surface and subsurface soil types, expansion potential, settlement potential, bearing capacity, and presence or absence of subsurface water. The scope of our work included:

- Reconnaissance of the site.
- Drilling, sampling, and logging of five (5) borings to investigate soils and groundwater conditions.
- Laboratory testing of soil samples obtained from subsurface exploration to determine their physical and engineering properties.
- Geotechnical analysis of the data obtained.
- Consultation with owner representatives and design professionals.
- Preparation of this report.

2.2 Contained in the report are:

- Discussions on local soil and groundwater conditions.
- Results of laboratory and field tests.
- Conclusions and recommendations pertaining to site grading and structural design.

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3 SITE SETTING

- 3.1 The site of the proposed development is located in Santa Barbara, California, with the approximate geographical coordinates 34°25'05.83" N and 119°42'53.69" W. See the Vicinity Map in Appendix A.
- 3.2 The site is relatively level with existing structures that will be removed prior to construction.

4 SITE CONDITIONS

4.1 Soil Conditions

- 4.1.1 Evaluation of the subsurface indicates that soils are generally light brown silty clayey sand overlain by brown silty slightly clayey sand.
- 4.1.2 Soils encountered at approximate bearing depths should be designed as Site Classification D in accordance with the local building code.
- 4.1.3 Expansion determination indicates that the bearing soils lie in the "Very Low" range.

4.2 Groundwater

- 4.2.1 Groundwater was not encountered to a maximum depth of twenty (20) feet.

4.3 Infiltration Testing

4.3.1 Infiltration testing was done on the site in accordance with the City of Santa Barbara standards. Two (2) Infiltration borings were drilled with their locations shown on the Site Map in Appendix A. The borings were oversaturated and subsequently tested. The resulting Infiltration rates are as follows:

Test No.	Depth (Ft.)	Rate (Inch/Hour)
A	2.0'	5
B	1.5'	7

- 4.3.2 We recommend that this infiltration system be designed by a Civil Engineer with adequate experience and knowledge of infiltration system design.

- 4.3.3 Greater than ten (10) percent of a representative sample in the proposed infiltration area passed through the #200 sieve.

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6.2 Specific Site Development, Grading Pads, and Foundation Excavations

- 6.2.1 Due to the presence of low density soils at shallow bearing depths, overexcavation and recompaction of soils in the building areas (including covered deck areas) will be necessary to decrease the potential for differential settlement and to provide more uniform bearing conditions. Soils should be overexcavated to a depth of two (2) feet below the bottom of footings, four (4) feet below existing grade, through the brown material (noted as soil type A1 in the project boring logs), or 75% of the deepest fill thickness, whichever is greater. The over-excavation should extend to a distance of five (5) feet beyond the building perimeter. The resulting surface should be scarified to a depth of one (1) foot, moisture conditioned and recompacted to a minimum of 90% of maximum dry density. The intent of these recommendations is to provide a minimum of two (2) feet of compacted soils below the bottom of all footings, and recompact the loose topsoil.

6.2.2 **Where the overexcavation runs immediately adjacent to the existing structure, the overexcavation section extending a minimum of five (5) feet away from an existing building or improvement should be constructed in slots. Slot widths shall not be greater than ten (10) feet in order to maintain the stability of the adjacent property.**

- 6.2.3 Any excavated material from foundation and septic or drainage systems should be properly recompacted in accordance with all the recommendations for engineered fill. Alternatively, excavated soil may be hauled off site when adequate placement area is not available at the project location.

- 6.2.4 Areas outside the building areas to receive fill, exterior slabs-on-grade, sidewalks, and paving should be overexcavated to a depth of one (1) foot below finish subgrade or existing grade whichever is deeper. The exposed surface should be scarified, moisture conditioned and recompacted.

- 6.2.5 On-site soils may be used for fill once they are cleaned of all organic material, rock, debris, and irreducible material larger than eight (8) inches.

- 6.2.6 Although not encountered in our borings, should any trash, debris or subsurface structures be encountered during grading, removals will be necessary to adequate depths and horizontal limits as recommended by this firm at the time of grading.

- 6.2.7 Grading inspections shall be performed in accordance with the 2022 California Building Code Table 1705.6. See Appendix B for project specific grading observation requirements.

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6.3 Slope Construction

- 6.3.1 All hillside grading and construction of fill slopes should conform to the minimum standards listed in Chapter 18 of the 2022 California Building Code. It is recommended that a representative of this firm review the grading plans prior to grading and site development.
- 6.3.2 Fill slopes should be keyed and benched into firm natural ground when the existing slope to receive fill is 10:1, horizontal to vertical, or steeper. The keys should be tilted into the slope, should be a minimum of one equipment width wide, and should extend a minimum of three (3) feet deep at the outside edge.
- 6.3.3 Fill slopes should be overfilled, compacted, and cut back to planned configurations. This will yield better compaction on the slope faces than other methods.
- 6.3.4 Lined drainage swales and down drains should be provided at the tops of all cut and fill slopes to divert drainage away from the slope faces.
- 6.3.5 Cut and fill slopes should not be constructed steeper than 2:1 (horizontal to vertical). Setbacks of structures from slopes should be maintained as per the 2022 California Building Code.

6.4 Utility Trenches

- 6.4.1 Utility trench backfill should be governed by the provisions of this report relating to minimum compaction standards. In general, service lines inside of the property lines may be backfilled with native soils and compacted to a minimum of 90% of maximum dry density. Backfill of offsite service lines will be subject to the specifications of the jurisdictional agency or this report, whichever is more stringent.
- 6.4.2 A representative of this firm is to monitor compliance with these recommendations.

6.5 Structural Design – Foundations

- 6.5.1 Conventional continuous footings may be used for support of the structures.
- 6.5.2 Footings should bear entirely into firm recompacted soils.
- 6.5.3 Based on the project soil conditions, it is assumed that the footings will extend a minimum of eighteen (18) inches below lowest adjacent grade.
- 6.5.4 Conventional continuous footings may be designed based on an allowable bearing value of 1650 psf.
- 6.5.5 Allowable bearing values are net (weight of footing and soils surcharge may be neglected) and are applicable for dead plus reasonable live loads.

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- 6.1.4 Fill and backfill placed at near optimum moisture in layers with loose thickness not greater than eight (8) inches should be compacted to a minimum of 90% of maximum dry density obtainable by the ASTM D 1557 Test Method.
- 6.1.5 Import soils used to raise site grade should be equal to or better than on-site soils in strength, expansion, and compressibility characteristics. Import soils can be evaluated but will not be pre-qualified by the geotechnical engineering firm. Final comments on the characteristics of the import soils will be offered after the material is at the project site.
- 6.1.6 Roof draining systems should be designed so that water is not discharged onto bearing soils or near structures.
- 6.1.7 Final site grade should be such that all water is permanently diverted away from the structures and is not allowed to pond. The ground immediately adjacent to the buildings shall be sloped 5% for a minimum of ten (10) feet measured perpendicular to the face of the wall. All diverted water is to be directed to an approved drainage. Alternative grading methods can be found in 2022 California Building Code Section 1804.4.
- 6.1.8 The above referenced site drainage conditions should be maintained over the course of the life of the structures. Proper long-term performance of the foundation and building pad may be compromised if the surrounding site drainage and grading is adversely modified.
- 6.1.9 It is recommended that Beacon Geotechnical, Inc. be retained to provide intermittent geotechnical engineering services during site development, grading, and foundation construction phases of the work to observe compliance with the design concepts, specifications, and recommendations, and to allow design changes in the event that subsurface conditions differ from those anticipated prior to the start of construction.

- 6.1.10 Plans and specifications should be provided to Beacon Geotechnical, Inc. prior to grading. Plans should include the grading plans, and foundation details. Structural loads should be shown on the foundation plans.
- 6.1.11 Should soils become unstable during grading due to excessive subsurface moisture, alternatives to correct instability may include aeration or the use of gravels and/or geotextiles as stabilizing measures. Recommendations for stabilization should be provided by this firm as needed during construction.

- 6.1.12 All water associated with drainage and runoff should not be discharged onto slope faces. All outflow of drainage structures and drainage facilities should be designed by the project Civil Engineer to minimize erosion.

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5 SEISMIC HAZARDS

This portion of Central California is subject to significant seismic hazards from moderate to large earthquake events. Ground shaking resulting from earthquakes is the primary geologic hazard at the project site. Ground displacement resulting from faulting is a potential hazard at or near faults.

5.1 Nearby Faults

- 5.1.1 The site does not lie within an Earthquake Fault Zone identified on a State of California Earthquake Fault Zone Map.
- 5.1.2 Faults closest to the site, which would most affect the proposed project:

Nearby Active Faults	Approximate Distance (km)	Magnitude Mw
Mesa-Rincon Creek Fault	Less than 0.1	7.0
Mission Ridge Fault	2.7	6.8
Red Mountain Fault	11.7	7.4
North Channel Fault	13.3	6.7
Pitas Point Fault	29.3	7.3

5.2 Liquefaction

Earthquake-induced vibrations can be the cause of several significant phenomena, including liquefaction in fine sands and silty sands. Liquefaction results in a complete loss of strength and can cause structures to settle or even overturn if it occurs in the bearing zone. If liquefaction occurs beneath sloping ground, a phenomenon known as lateral spreading can occur. Liquefaction is typically limited to the upper 50 feet of the subsurface soils and to soils that have a relative density of less than 70%.

- 5.2.1 Based on the quality and conditions of the in-place soils and the absence of groundwater in our boring explorations, it is our opinion that the potential for liquefaction and/or lateral spreading is low at this site.

5.3 Landslide Hazards

- 5.3.1 The site topography and exposed soil types indicate that the potential for landslides is minimal at this site. Furthermore, no evidence of previous landslides was observed at the site.

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- 6.5.6 Bearing values may be increased by one-third when transient loads such as wind and/or seismicity are incorporated into designs using the alternate load combinations in 2022 California Building Code Section 1605.3.2.
- 6.5.7 Lateral loads may be resisted by soils friction on floor slabs and foundations and by passive resistance of the soils acting on foundation stem walls. Lateral capacity is based on the assumption that any required backfill adjacent to foundations and grade beams is properly compacted.
- 6.5.8 For structures to be constructed above slopes, the outside faces at the bottom of footings should provide a minimum horizontal distance of ten (10) feet from the slope face.
- 6.5.9 Conventional continuous footings for buildings where the ground surface slopes at 10:1, horizontal to vertical, or steeper should be stepped so that both top and bottom are level.
- 6.5.10 Reinforcement of footings bottomed in soils in the "Very Low" expansion range should be designed by the Project Structural Engineer to properly resist the structural design load reactions. Additionally, soils should be lightly moistened immediately prior to placement of concrete.
- 6.5.11 **Foundation excavations should be observed by a representative of Beacon Geotechnical, Inc. after excavation, but prior to placing reinforcing steel or forms.**

6.6 Slabs on Grade

- 6.6.1 Concrete slabs shall be a minimum of four (4) inches thick, reinforced with a minimum of #3 bars spaced at eighteen (18) inches on center, each way.
- 6.6.2 Concrete slabs should be supported by compacted structural fill as recommended earlier in this report.
- 6.6.3 Reinforcement dowels shall be provided at the connection between concrete slabs on grade and continuous footings.
- 6.6.4 Slabs should be underlain with a minimum of four (4) inches of clean and free draining sand. Areas where floor wetness would be undesirable should be underlain with a 10mil moisture barrier to reduce moisture transmission from the subgrade soils to the slab. The membrane should be placed at mid-height in the clean sand.
- 6.6.5 Reinforcement and slab thickness should be determined by the Project Structural Engineer.
- 6.6.6 Soils underlying slabs in the "Very Low" expansion range, as a minimum, should be lightly moistened immediately prior to placement of concrete.

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Project Manager

Designer

Scale

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6.7 Structural Design – Lateral Resistance Parameters

- 6.7.1 Resistance to lateral loading may be provided by friction acting on the base of foundations. A coefficient of friction of 0.33 may be applied to dead load forces. This value does not include a factor of safety.
- 6.7.2 Passive resistance acting on the sides of foundation stems equal to 275 pcf of equivalent fluid weight may be included for resistance to lateral load. This value does not include a factor of safety.
- 6.7.3 A one-third increase in the quoted passive value may be used when considering transient loads such as wind and seismicity.

6.8 Structural Design – Settlement Considerations

- 6.8.1 Maximum expected settlements approximately 3/4 inches are anticipated for foundations and floor slabs designed as recommended.
- 6.8.2 Differential settlement between adjacent load bearing members should be less than one-half the total settlement.
- 6.8.3 The majority of settlement should occur during construction. Post construction settlement should be minimal.

6.9 Structural Design – Retaining Walls

- 6.9.1 Conventional cantilever retaining walls bearing in soils prepared in accordance with the "Grading Pads – Site Development and Foundation Excavations" section of this report and backfilled with compacted soils may be designed for the lateral pressures listed below:

Active Case	35 pcf
At Rest Case	55 pcf
Passive Case	275 pcf
Max. Toe Pressure	1650 psf
Coefficient of Sliding Friction	0.33

- 6.9.2 Retaining walls extending greater than six (6) feet in height should be designed for an additional seismic horizontal line load of $25H^2$ (#/ft-of-wall) assumed to be acting at a height of 0.6H (ft) above the base of the wall, where H is the height of the wall in feet. This seismic surcharge should be added to an active pressure design utilizing an active pressure of 35 psf.
- 6.9.3 It should be noted that where structural retaining walls would otherwise be designed based on an at-rest pressure case, the seismic-and-active design results should be compared to the at-rest design results and the governing conditions should be used for the purpose of the project.

- 6.9.4 In addition to the static soil pressures described above, it is important to note that the active pressure condition will only fully develop if the retaining wall structure is allowed to move a sufficient distance. The necessary lateral movements required to establish the active pressure condition are shown below,
 Non-Expansive Granular Soil 0.001H – 0.004H
 Expansive Cohesive Soil 0.01H – 0.04H
 where H represents the height of the wall. At-rest pressures should be used for design purposes where retaining wall systems connected or adjacent to building structures would be adversely affected by the above referenced lateral displacements.

- 6.9.5 Design pressures noted above are applicable to a horizontally retained surface behind the wall. Walls having a retained surface that slopes upward from the wall should be designed for an additional equivalent fluid pressure of 1 pcf for the active case and 1.5 pcf for the at-rest case, for every two degrees of slope inclination. Walls positioned on or near descending slopes should be evaluated by this firm on an individual basis.

- 6.9.6 The pressures listed above were based on the assumption that backfilled soils will be compacted to 90% of maximum dry density as determined by ASTM D 1557 Test Method.
- 6.9.7 The lateral earth pressure to be resisted by the retaining walls or similar structures should include the loads from any structures or temporary loads that influence the wall design.

- 6.9.8 A back drain or an equivalent system of backfill drainage should be incorporated into the retaining wall design. Backfill immediately behind the retaining structure should be a free-draining granular material. Alternatively, the back of the wall could be lined with a geodrain system.

- 6.9.9 Compaction on the uphill side of the wall within a horizontal distance equal to one wall height should be performed by hand-operated or other lightweight compaction equipment. This is intended to reduce potential "locked-in" lateral pressures caused by compaction with heavy grading equipment.
- 6.9.10 Water should not be allowed to pond near the top of the wall. To accomplish this, the final backfill site grade should be such that all water is diverted away from the retaining wall.

7 REFERENCES CITED

USGS, Online, Geologic Hazards Science Center, United States Geological Society, in Cooperation with California Geological Society (CGS), www.geohazards.usgs.gov/qfaults/ca/California.php

8 ADDITIONAL SERVICES

This report is based on the assumption that an adequate program of monitoring and testing will be performed by Beacon Geotechnical, Inc. during construction to check compliance with the recommendations given in this report. The recommended tests and observations include, but are not necessarily limited to the following:

- 8.1 Review of the building and grading plans during the design phase of the project.
- 8.2 Observation and testing during site preparation, grading, placing of engineered fill, and foundation construction.
- 8.3 Consultation as required during construction.

9 PROJECT LIMITATIONS AND UNIFORMITY OF CONDITIONS

- 9.1 The analysis and recommendations submitted in this report are based in part upon the data obtained from the borings drilled on site. The nature and extent of variations between and beyond the borings may not become evident until construction. If variations then appear evident, it may be necessary to re-evaluate the recommendations of this report.
- 9.2 The scope of our services did not include environmental assessment or geological study. The scope of services did not include investigation for the presence or absence of wetlands, hazardous or toxic materials in the soil, surface water, groundwater, or air. Any statements in this report or on the soil boring logs regarding odors, unusual or suspicious items or conditions observed are strictly for the information of the client.

- 9.3 Findings of this report are valid as of this date, however, changes in a condition of a property can occur with passage of time whether they be due to natural processes or works of man on this or adjacent properties. In addition, changes in applicable or appropriate standard may occur whether they result from legislation or broadening knowledge. Accordingly, findings of this report may be invalidated wholly or partially by changes outside our control. Therefore, this report is subject to review and should not be relied upon after a period of one (1) year.
- 9.4 In the event that any changes in the nature, design, or location of the structure and other improvements are planned, the conclusions and recommendations contained in this report shall not be considered valid unless the changes are reviewed, and conclusions of this report modified or verified in writing.

- 9.5 This report is issued with the understanding that it is the responsibility of the owner or his representatives to ensure the information and recommendations offered herein are called to the attention of the project architect and engineers. It is also the responsibility of the owner or his representatives to ensure the information and recommendations offered herein are incorporated into the project plans and specifications and the necessary steps are taken to see that the contractor and subcontractors carry out such recommendations in the field.
- 9.6 Beacon Geotechnical, Inc. has prepared this report for the exclusive use of the client and authorized agents. This report has been prepared in accordance with generally accepted geotechnical engineering practices. No other warranties, either expressed or implied, are made as to the professional advice provided under the terms of this agreement.
- 9.7 It is recommended that Beacon Geotechnical, Inc. be provided the opportunity for a general review of final design and specifications in order that earthwork and foundation recommendations may be properly interpreted and implemented in the design and specifications. If Beacon Geotechnical, Inc. is not accorded the privilege of making this recommended review, we can assume no responsibility for misinterpretation of our recommendations.

END OF TEXT
 Appendices

APPENDIX A

- Vicinity Map
- Site Plan
- Quaternary Fault Map
- Investigation Parameters
- Unified Soil Classification Table
- Boring Logs

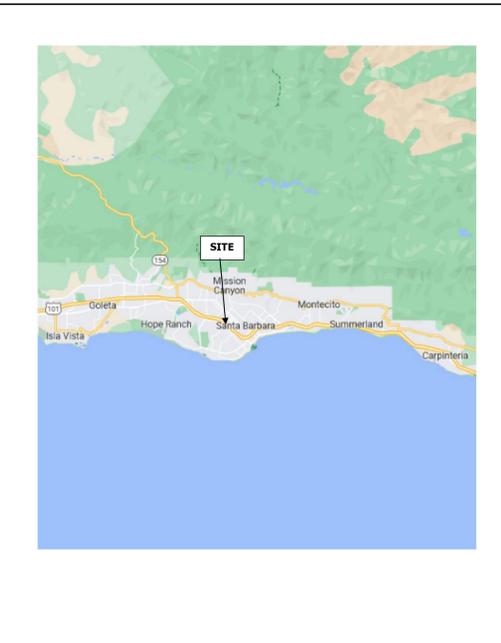


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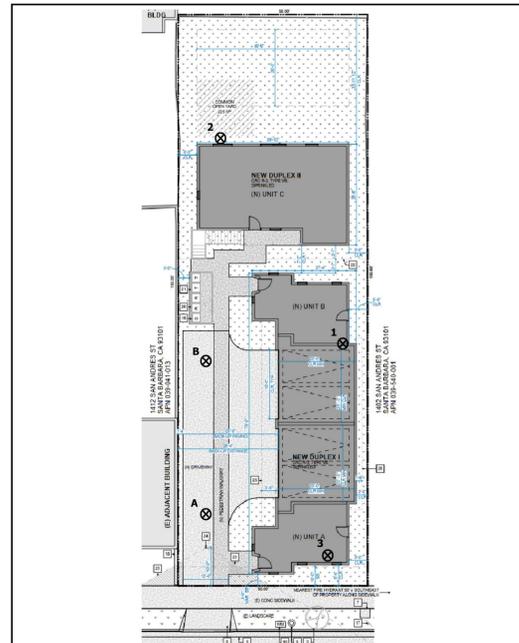
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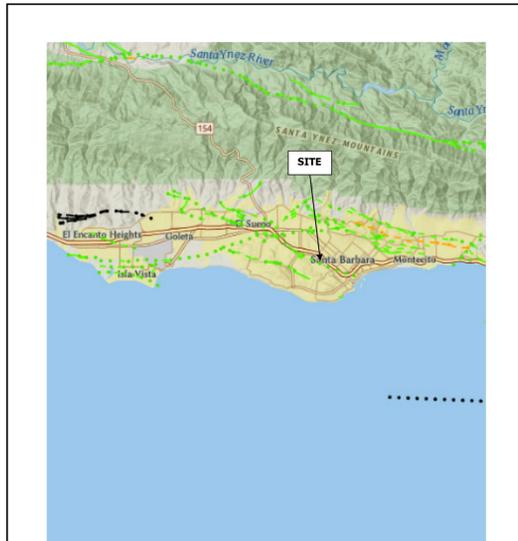
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PROJECT #: F-103348
 BEACON GEOTECHNICAL, INC. VICINITY MAP



PROJECT #: F-103348
 BEACON GEOTECHNICAL, INC. SITE MAP



Map Showing Nearby Quaternary Aged Faults (USGS, Online)
 PROJECT #: F-103348
 BEACON GEOTECHNICAL, INC. QUATERNARY FAULT MAP

INVESTIGATION PARAMETERS

- The borings were drilled to a maximum depth of twenty (20) feet below the existing ground surface to observe the soil profile and to obtain samples for laboratory analysis. The borings were drilled on October 3, 2023 using a mobile drill rig and/or hand auguring equipment. The approximate locations of the borings were determined in the field by pacing and sighting and are shown on the Site Plan in this Appendix.
- Blow counts were obtained within the test borings with Standard Penetration Test (S.P.T.) equipment. The blow counts were obtained by driving the sampler with a 140-pound hammer dropping thirty (30) inches in accordance with ASTM D 1586-11.
- Bulk samples of the soils encountered were gathered from the auger cuttings.
- The final logs of borings represent our interpretation of the contents of the field logs and the results of laboratory testing performed on the samples obtained during the subsurface investigation. The final logs are included in this Appendix.

UNITED SOIL CLASSIFICATION (ASTM D-2487)			
MATERIAL TYPES	CRITERIA FOR ASSIGNING SOIL GROUP NAMES		SOIL GROUP NAMES
COARSE-GRAINED SOILS (NO. 200 SIEVE NO. 40 SIEVE)	GRAVELS	CLEAN GRAVELS +5% FINES	GW WELL-GRADED GRAVEL
	>50% OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLAY AND SILT	GP POORLY-GRADED GRAVEL
		GRAVELS WITH FINES +12% FINES	GM SILTY GRAVEL
	SANDS	CLEAN SANDS +5% FINES	SW WELL-GRADED SAND
>50% OF COARSE FRACTION PASSES ON NO. 4 SIEVE		CLAY AND SILT	SP POORLY-GRADED SAND
		SANDS AND FINES +12% FINES	SM SILTY SAND
			SC CLAYEY SAND
FINE-GRAINED SOILS (NO. 200 SIEVE)	SILTS AND CLAYS	INORGANIC	ML SILT
	LIQUID LIMIT < 50	PI < 4 AND PL < 4	CL LEAN CLAY
		PI > 4 AND PL > 4	OL ORGANIC CLAY OR SILT
	LIQUID LIMIT > 50	PI < 4 AND PL < 4	CH FAT CLAY
PI > 4 AND PL > 4		MH ELASTIC SILT	
		OH ORGANIC CLAY OR SILT	
HIGHLY ORGANIC SOILS	PRIMARILY ORGANIC MATTER, DARK IN COLOR, AND ORGANIC COOH	PT PEAT	

PENETRATION RESISTANCE (RECORDED AS BLOW/10 S.F.T.)			
SAND & GRAVEL		SILT & CLAY	
RELATIVE DENSITY	BLOW/FOOT	CONSISTENCY	COMPRESSIVE STRENGTH (PSF)
VERY LOOSE	0-4	VERY SOFT	0-2
LOOSE	4-10	SOFT	2-4
MEDIUM DENSE	10-30	FIRM	4-8
DENSE	30-50	STIFF	8-15
VERY DENSE	OVER 50	VERY STIFF	OVER 15
		HARD	OVER 30

NUMBER OF BLOWS OF 140-LB HAMMER FALLING 30 INCHES TO DRIVE A 2 INCH OD, 1.25 INCH ID, 1.5 INCH DEPT. SAMPLER THE LAST 12 INCHES OF AN 18 INCH DRIVE (ASTM D1586 STANDARD PENETRATION TEST)

F-103348
 BEACON GEOTECHNICAL, INC. UNITED SOIL CLASSIFICATION CHART

Revision Schedule

PLN#	12.20.23
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Project Manager
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LOG OF BORING for: 1410 San Andres Street F-103348

Site Location: Santa Barbara, CA
 Driller/Helper: [Blank]
 Rig Type: Giddings
 Auger Diameter: 4"
 Date: October 3, 2023

BORING NO. 1

Depth (ft.)	Blow Type	Blows per ft.	Drilling comments	Voids	Moisture	Description	USCS	Beacon Soil ID
0			Loose		-4%	Brown silty slightly clayey sand	SM-SC	A1
5	SPT	10						
8	SPT	8	Medium Dense		-2%	Light brown silty clayey sand	SM-SC	A2
15	SPT	16			-3%			
20	SPT	18			-2%			
20.0	Total Depth @ 20.0'							
25								
30								
35								
40								
45								
50								

GROUNDWATER: Not Encountered
 SAMPLE TYPE: SPT=Standard Penetration Test (uncorrected value, N/corrected value, N)

LOG OF BORING for: 1410 San Andres Street F-103348

Site Location: Santa Barbara, CA
 Driller/Helper: [Blank]
 Rig Type: Hand Auger
 Auger Diameter: 4"
 Date: October 3, 2023

BORING NO. 2

Depth (ft.)	Blow Type	Blows per ft.	Drilling comments	Voids	Moisture	Description	USCS	Beacon Soil ID
0			Loose			Brown silty slightly clayey sand	SM-SC	A1
5			Medium Dense			Light brown silty clayey sand	SM-SC	A2
5.0	Total Depth @ 5.0'							
10								
15								
20								
25								
30								
35								
40								
45								
50								

GROUNDWATER: Not Encountered
 SAMPLE TYPE: SPT=Standard Penetration Test (uncorrected value, N/corrected value, N)

LOG OF BORING for: 1410 San Andres Street F-103348

Site Location: Santa Barbara, CA
 Driller/Helper: [Blank]
 Rig Type: Hand Auger
 Auger Diameter: 4"
 Date: October 3, 2023

BORING NO. 3

Depth (ft.)	Blow Type	Blows per ft.	Drilling comments	Voids	Moisture	Description	USCS	Beacon Soil ID
0			Loose			Brown silty slightly clayey sand	SM-SC	A1
5			Medium Dense			Light brown silty clayey sand	SM-SC	A2
5.0	Total Depth @ 5.0'							
10								
15								
20								
25								
30								
35								
40								
45								
50								

GROUNDWATER: Not Encountered
 SAMPLE TYPE: SPT=Standard Penetration Test (uncorrected value, N/corrected value, N)

APPENDIX B

Laboratory Testing Parameters

Laboratory Results
Bench & Keyway Detail
Transition Lot Detail
2022 CBC -- Table 1705.6

LABORATORY RESULTS

Boring	Depth	USCS	Max. Density (pcf)	Opt. Moisture (%)	E.I.	P.I.
Material A1	1@0'-4'	SM-SC	117.5	10.3	9	2
Material A2	1@4'-20'	SM-SC	118.2	10.6	16	5

LABORATORY PARAMETERS

- Samples were reviewed along with field logs to determine which would be analyzed further. Those chosen for laboratory analysis were considered representative of soils that would be exposed and/or used during grading, and those deemed to be within the influence of the proposed structure. Test results are presented in this Appendix.
- ASTM D2487-11 Standard Practice for Classification of Soils for Engineering Purposes (Unified Soil Classification System)
- ASTM D1557-12e1 Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort
- ASTM D2216-10 Standard Test Methods for Laboratory Determination of Water (Moisture) Content of Soil and Rock by Mass
- ASTM D4318-10e1 Standard Test Methods for Liquid Limit, Plastic Limit, and Plasticity Index of Soils
- ASTM D4829-11 Standard Test Method for Expansion Index of Soils
- ASTM D422-63(2007)e2-Historical Version Standard Test Method for Particle Size Analysis of Soils

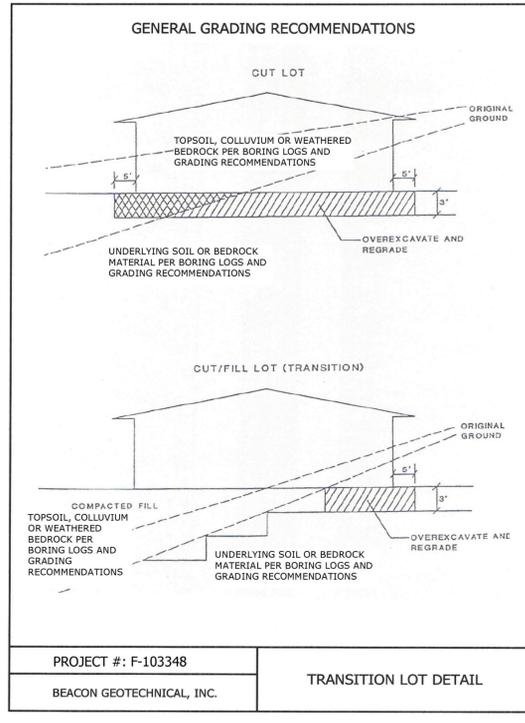
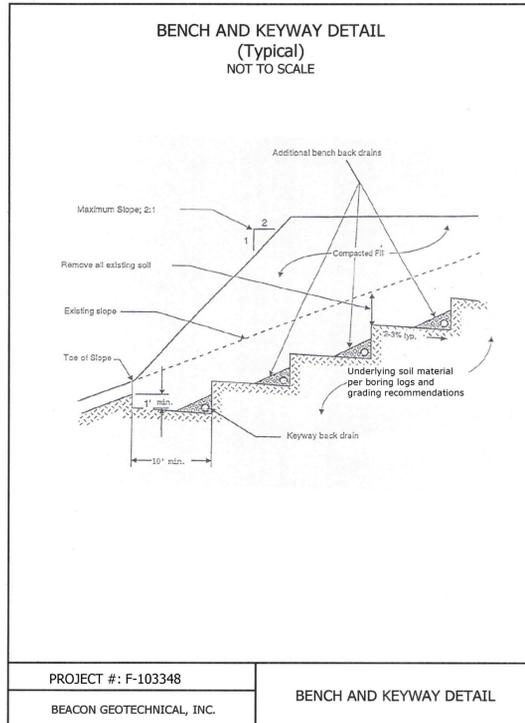


TABLE 1705.6
 REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

TYPE	CONTINUOUS SPECIAL INSPECTION	PERIODIC SPECIAL INSPECTION
1. Verify materials below shallow foundations are adequate to achieve the design bearing capacity.	—	X
2. Verify excavations are extended to proper depth and have reached proper material.	—	X
3. Perform classification and testing of compacted fill materials.	—	X
4. During fill placement, verify use of proper materials and procedures in accordance with the provisions of the approved geotechnical report. Verify densities and lift thicknesses during placement and compaction of compacted fill.	X	—
5. Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly.	—	X



ON design LLC
 Architecture
 Planning
 Interior Design

Keith Nolan
 C-22541

ON design LLC
 • P.O. BOX 598 • Santa Barbara • California • 93102 •

SAN ANDRES APARTMENTS
 1410 SAN ANDRES STREET
 SANTA BARBARA, CA 93101
GEOTECHNICAL REPORT

Revision Schedule

PLN#	12.20.23

Project Manager
 Designer

Scale

PrintDate
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CONSULTANT

AGENCY

LEGEND

---	PROPERTY LINE
- - - -	(P) EASEMENT
---	RIGHT OF WAY
---	LIMITS OF GRADING
---	GRADE BREAK
---	(E) MAJOR CONTOUR
---	(E) MINOR CONTOUR
---	(P) MAJOR CONTOUR
---	(P) MINOR CONTOUR
---	(P) FLOWLINE
---	(P) STORM DRAIN
---	(E) WATER LINE
---	(E) SEWER LINE
---	(E) ASPHALT PAVEMENT
---	(P) CONCRETE PAVEMENT
---	(P) LANDSCAPING

CONSTRUCTION NOTES

- CONSTRUCT RAINSTORES UNDERGROUND BASIN, 24 STACKS (6 BY 3) OF 6 UNITS IN HEIGHT. SEE DETAIL 'A' AND 'B' ON SHEET C-4.0.
- FURNISH AND INSTALL 6" BUBBLE-UP STRUCTURE PER DETAIL 'A', THIS SHEET.
- FURNISH AND INSTALL 6" STORM DRAIN.
- FURNISH AND INSTALL 6" STORM DRAIN INLET.
- FURNISH AND INSTALL 12" CATCH BASIN.
- CONSTRUCT RAINSTORES UNDERGROUND BASIN, 16 STACKS (4 BY 4) OF 4 UNITS IN HEIGHT. SEE DETAIL 'A' AND 'B' ON SHEET C-4.0.

EARTHWORK QUANTITIES (UPDATE)

RAW CUT:	60 CY
RAW FILL:	25 CY
NET QTY:	35 CY CUT
TOTAL DISTURBED AREA:	7,500 SF (0.17 AC)

THE RAW EARTHWORK QUANTITIES SHOWN HEREON REPRESENT THE ESTIMATED VOLUMETRIC DIFFERENCE BETWEEN THE PROPOSED ROUGH GRADE AND THE LIMITED TOPOGRAPHIC EXISTING GRADES. THESE ESTIMATES DO NOT MAKE CONSIDERATIONS FOR LOSSES OR BULKING DUE TO: SHRINKAGE, SOIL AMENDMENTS, STABILIZATION, CONSTRUCTION TECHNIQUE, FOOTING & TRENCHING SPOILS, ETC. THESE, IN ADDITION TO ACTUAL FIELD CONDITIONS AND THE FINAL RECOMMENDATIONS OF THE SOILS ENGINEER MAY SIGNIFICANTLY AFFECT THE FINAL IMPORT/EXPORT QUANTITIES.

TOPOGRAPHIC INFORMATION

SURVEY PREPARED BY: GROMATICI LAND SURVEYING, INC.
LOS OLIVOS * GOLETA
2432 RAILWAY AVE, SUITES I & J
LOS OLIVOS, CA 93441
PH. 805-691-9112

DATE: MARCH 2023

THIS SURVEY WAS PERFORMED MARCH 7-8, 2023 AT THE REQUEST OF LONNIE ROY AT A SCALE OF 1"=10' WITH A 1 FOOT CONTOUR INTERVAL. THE BOUNDARY SHOWN HEREON REPRESENTS A COMPLETE BOUNDARY SURVEY.

NO UNWRITTEN RIGHTS HAVE BEEN DEPICTED HEREON OR OPINIONS REGARDING UNWRITTEN RIGHTS HAVE BEEN NOTED.

BASE OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS CCRS83 ZONE V (2017.5 EPOCH), BASED ON STATIC TIES TO CORNERS STATION "COPR" USING A PUBLISHED ELEVATION OF 45.41' AS SHOWN ON CORNER RECORD CR6220 FILED IN THE OFFICE OF THE COUNTY SURVEYOR.

LOCAL BENCHMARK: THE BENCHMARK FOR THIS SURVEY IS POINT 402 AS LISTED HEREON HAVING AN ELEVATION OF 79.96'.

VERTICAL DATUM AND PROJECT BENCHMARK: THE VERTICAL DATUM FOR THIS SURVEY IS NAVD83 BASED ON STATIC TIES TO CORNERS STATION "COPR" USING A PUBLISHED ELEVATION OF 45.41' AS SHOWN ON CORNER RECORD CR6220 FILED IN THE OFFICE OF THE COUNTY SURVEYOR.

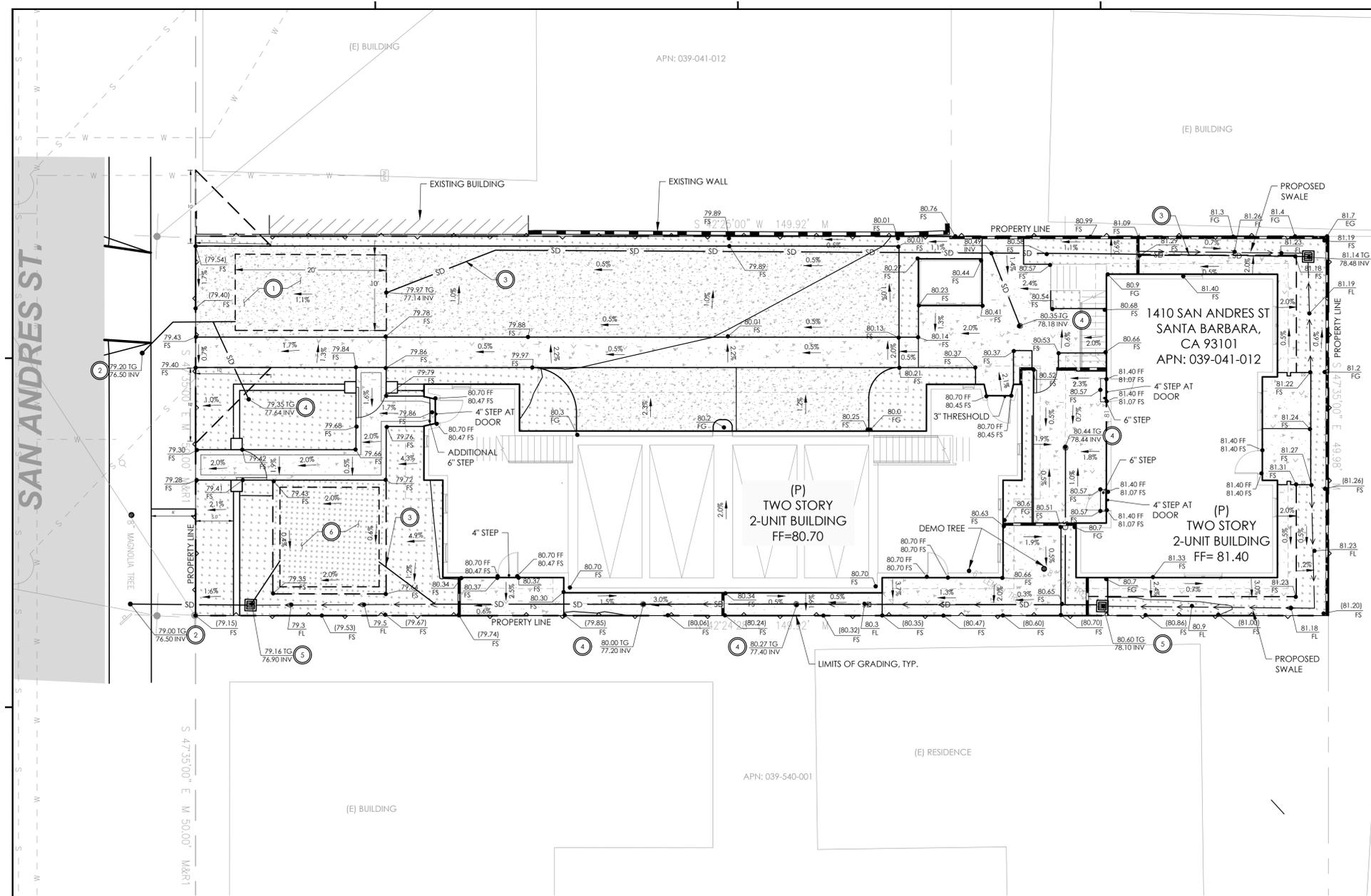
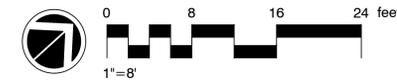
ALL MEASURED VALUES ARE GRID BASED ON GPS TIES TO SAID CORNERS STATION. THE SITE COMBINED SCALE FACTOR IS 0.99994073 CALCULATED AT A FOUND CROSS ON CURB LISTED HEREON AS POINT 401. MULTIPLY MEASURED VALUES BY THE INVERSE OF THE SCALE FACTOR (1.00005927) TO OBTAIN GROUND DISTANCES.

ALL ELEVATIONS AND DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

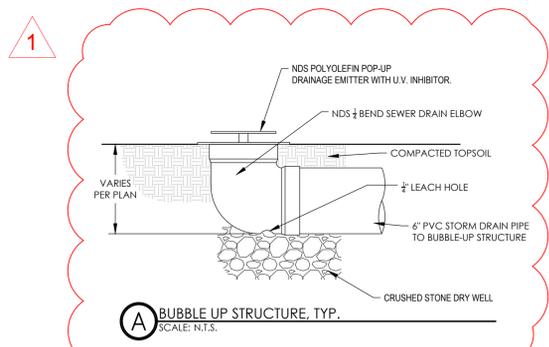
R1 = RECORD DATA PER CONDOMINIUM PLAN FILED IN BOOK 196, PAGES 7-9 OF CONDOMINIUMS.

SHEET INDEX

C-1.0	ON-SITE GRADING & DRAINAGE PLAN
C-2.0	UTILITY PLAN
C-3.0	EROSION AND SEDIMENT CONTROL PLAN
C-4.0	DETAILS



ON-SITE GRADING & DRAINAGE SITE PLAN
SCALE: 1" = 8'



MANDATORY INSPECTION

THE FOLLOWING MANDATORY INSPECTIONS SHALL BE CARRIED OUT BY THE CITY BUILDING INSPECTOR OR CITY QSP FOR ALL STORM WATER POST-CONSTRUCTION IMPROVEMENTS (BMP) INCLUDING 1 (ONE) BIORETENTION SUMP AREA, AND 147 SF OF PERMEABLE PAVEMENT AREA. INSPECTIONS SHALL BE CALLED IN BY CONTRACTOR FOR INSPECTION 72 HOURS PRIOR TO NEEDED INSPECTION. THE CITY WILL THEN ROUTE TO THE QSP INSPECTOR OR THIRD PARTY COMPANY.

SPECIFIC INSPECTIONS FOR DIFFERENT CONSTRUCTION PHASES SHALL INCLUDE:

- BIORETENTION AREA
 - PRE-CONSTRUCTION MEETING
 - EXCAVATION, SUBGRADE, AND BOX CONSTRUCTION INSPECTION
 - FILTER LAYER, ROCK/SOIL/SAND LAYER INSTALLATIONS
 - FINAL INSPECTION ONCE COMPLETED

NOT FOR CONSTRUCTION

SUBMITTAL #1

SAN ANDRES DUPLEXES
1410 SAN ANDRES STREET
SANTA BARBARA, CA 93101
APN: 039-041-012
ON-SITE
GRADING & DRAINAGE PLAN

NO.	REVISION	DATE
1	PLAN CHECK RESPONSE	05/28/24

PROJECT MANAGER MICHAEL HAMILTON	
DRAWN BY SMD	CHECKED BY MCH
DATE MAY 28, 2024	
PROJECT NUMBER 3056-01-RS23	
SHEET C-1.0	

N:\3000\3056-01-RS23\1410 San Andres Street Civil Engineering\Drawn Sheet Files\3056-01 Prelim-CRAD.dwg, C-1, May 29, 2024, 9:38am, kzablocki



CONSULTANT

AGENCY

SAN ANDRES DUPLEXES
1410 SAN ANDRES STREET
SANTA BARBARA, CA 93101
APN: 039-041-012
UTILITY PLAN

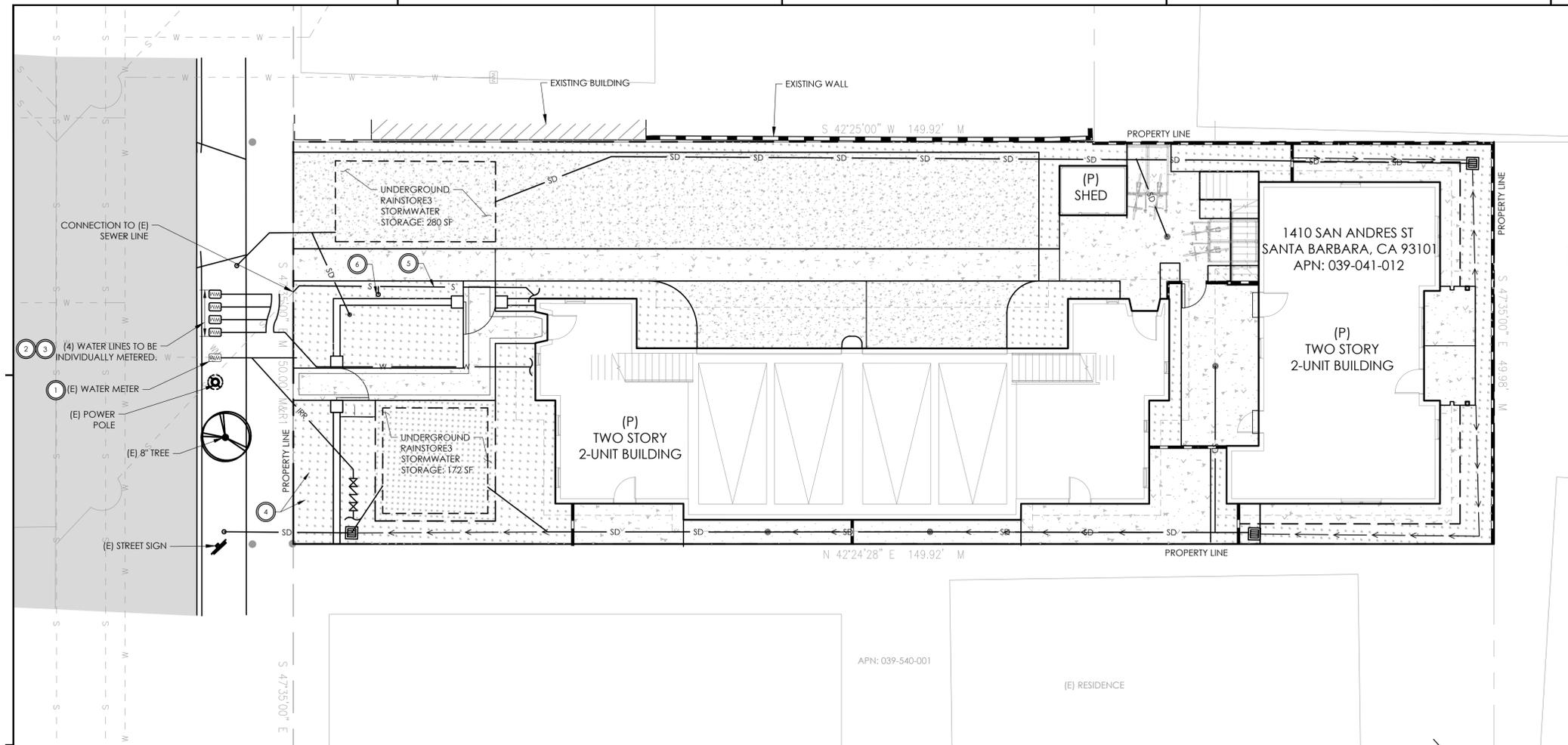
NO.	REVISION	DATE
1	PLAN CHECK RESPONSE	05/28/24

PROJECT MANAGER
MICHAEL HAMILTON
DRAWN BY
SMD
CHECKED BY
MCH
DATE
MAY 28, 2024
PROJECT NUMBER
3056-01-RS23
SHEET

C-2.0

SUBMITAL #1

NOT FOR CONSTRUCTION



LEGEND

	PROPERTY LINE
	(P) EASEMENT
	RIGHT OF WAY
	SAWCUT
	(E) MAJOR CONTOUR
	(E) MINOR CONTOUR
	(E) WATER LINE
	(E) SEWER LINE
	(P) WATER LINE
	(P) IRRIGATION LINE
	(P) SEWER LINE
	(P) STORM DRAIN
	(E) AC PAVEMENT
	(P) AC PAVEMENT
	(P) CONCRETE WALKWAY

- CONSTRUCTION NOTES**
- PROTECT EXISTING WATER METER SERVICE LATERAL FOR IRRIGATION CONTRACTOR TO VERIFY SIZE IN FIELD.
 - USE EXISTING 2" WATER SERVICE LINE AND CONSTRUCT FOUR (4) 5/8" WATER METERS IN MANIFOLD PER CITY OF SANTA BARBARA. 2" SERVICE CONNECTION STANDARD DETAIL W-05.1, AND METER BOX STANDARD DETAIL W-6.0. SEE SHEET C-4.0.
 - CONSTRUCT FOUR (4) 2" WATER SERVICE LINES ON PARCEL 039-041-012. CONTRACTOR TO VERIFY POINT OF CONNECTIONS (POC) IN FIELD.
 - CONSTRUCT IRRIGATION LINE CONNECTED TO EXISTING WATER METER WITH FEBCO LF825YA IRRIGATION BACKFLOW PREVENTER.
 - DISCONNECT EXISTING SEWER LINE TO DWELLING AND CONSTRUCT 6" PVC SEWER CONNECTIONS TO UNITS AND CONNECT TO EXISTING SEWER LATERAL PER CITY OF SANTA BARBARA STANDARD DETAIL S-SL1, SHEET C-4.0. CONTRACTOR TO VERIFY POINT OF CONNECTIONS IN FIELD.
 - INSTALL SANITARY SEWER CLEANOUT PER CITY OF SANTA BARBARA STANDARD DETAIL S-SL1, SHEET C-4.0.

- GENERAL NOTES**
- ALL EXISTING UNDERGROUND UTILITY INFORMATION SHOWN IS GATHERED FROM BEST AVAILABLE SOURCES. ACCURACY OF HORIZONTAL AND VERTICAL.
 - CONTRACTOR SHALL VERIFY ALL UTILITY CONNECTION POINTS PRIOR TO CONSTRUCTION.
 - WATERLINES SHALL BE CONSTRUCTED WITH A MINIMUM 36" COVER UNLESS OTHERWISE NOTED.
 - DRY UTILITIES, IF ANY, ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. EXACT LOCATIONS, MATERIALS, AND CONSTRUCTION SHALL BE VERIFIED.
 - SEE GRADING AND DRAINAGE PLAN FOR STORM DRAIN CONSTRUCTION.

UTILITY SITE PLAN
SCALE: 1" = 8'

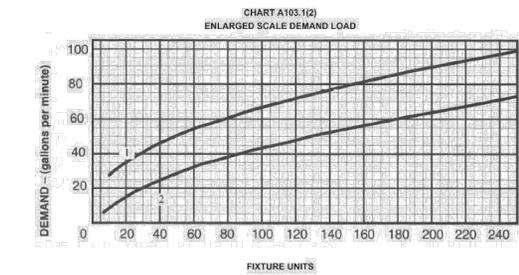
SEWER DEMANDS

The project connects to the existing sewer main that runs through the site. Based on Table 702.1 from the California Plumbing Code, a summary of drainage fixture units (DFU) for the proposed duplexes is provided in the Table below. Total drainage fixture units for the proposed duplexes are 56, which equates to approximately 32 GPM demand based on Chart A103.0(1) from the California Plumbing Code.

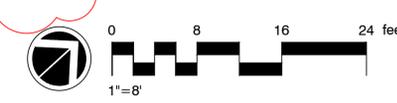
Table 7. Drainage Fixture Units - For Proposed Duplexes

Type	Appliance	Number of Appliances	Drainage Fixture Units	Total Fixture Units
Residential	Combination Bath/Shower	8	2.0	16
	Lavatory	8	1.0	8
	Water Closet	8	3.0	24
	Kitchen Sink	4	2.0	8
Total DFU			56	
			GPM	32

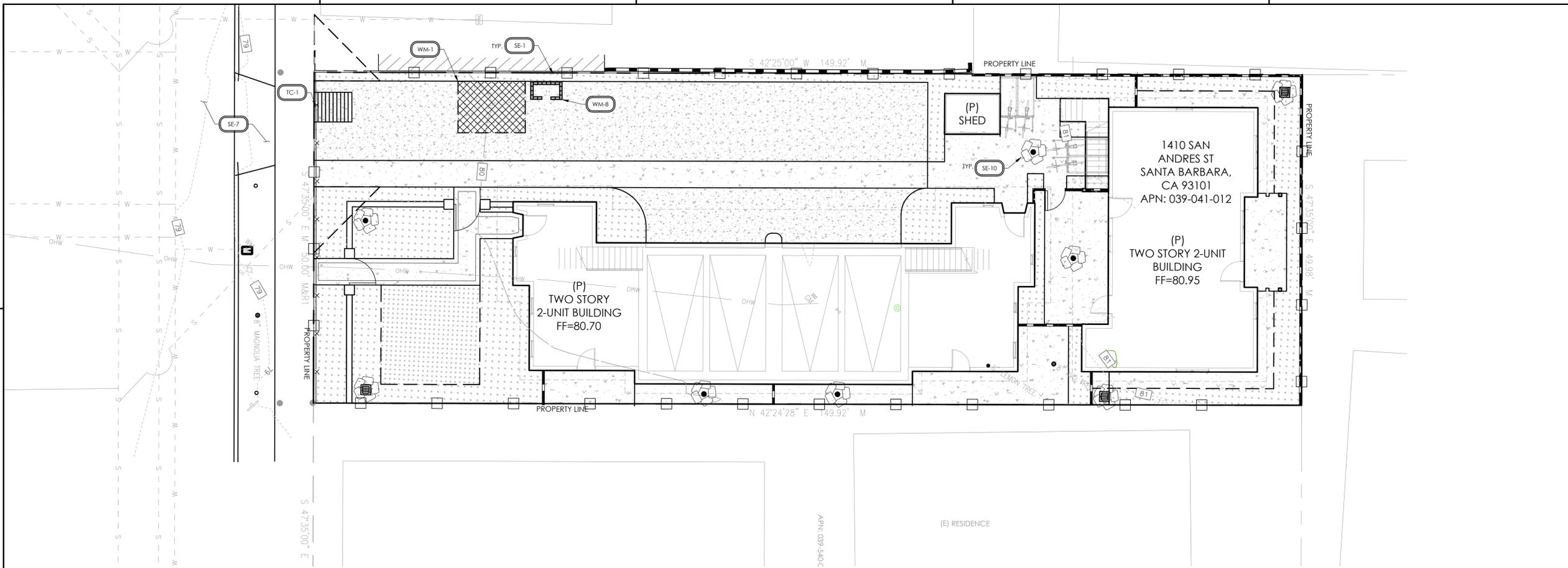
For SI units: 1 gallon per minute = 0.06 L/s



*USING CURVE NO 2. (SYSTEM PREDOMINANTLY FOR FLUSH TANKS)
https://up.codes/viewer_key/california/pub/california_plumbing_code_2019/ref/A103.1



N:\3000\3056-01-RS23\1410-San-Andres-Street-Civil-Engineering\DesDwg\Sheet-Files\3056-01-UTIL.dwg, C-2.0, May 27, 2024, 9:33am, kzbabacki



EROSION AND SEDIMENT CONTROL SITE PLAN
SCALE: 1"=8'

GENERAL EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL BE OR DESIGNATE A QUALIFIED QSP (QUALIFIED SWPPP PRACTITIONER) SHALL HAVE THE APPROPRIATE TRAINING AND OVERSEE ALL IMPLEMENTATION OF THE SWPPP AND ITS REQUIREMENTS. THE QSP SHALL BE RESPONSIBLE FOR ALL INSPECTIONS AND OBSERVATIONS OF THE BMPs AND IMPLEMENTATION OF ANY CHANGES NEEDED TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE GENERAL PERMIT. THE QSP SHALL HOLD A PRE-CONSTRUCTION MEETING WITH ALL CONTRACTORS AND SUBCONTRACTORS THAT WILL BE WORKING AT THE SITE AND INFORM THEM ON THE REQUIREMENTS OF THE GENERAL PERMIT AND THE SWPPP.
2. THE QSD (QUALIFIED SWPPP DEVELOPER) SHALL APPROVE AND CERTIFY ALL AMENDMENTS TO THE SWPPP AND THE ANNUAL CERTIFICATIONS.
3. IF FAILURE OF ANY OF THE BMPs SHOULD RESULT IN NTUs THAT EXCEED THE LIMITS OF THE GENERAL PERMIT REQUIREMENTS, THE QSP SHALL IMPLEMENT THE CHANGES NECESSARY TO KEEP THE VIOLATION FROM HAPPENING AGAIN, AND REPORT THE VIOLATION VIA THE SMARTS SYSTEM PER THE REQUIREMENTS OF THE GENERAL PERMIT. (SEE SWPPP)
4. IF WATER MONITORING BECOMES NECESSARY PER THE REQUIREMENTS OF THE GENERAL PERMIT, THEN THE PERSON OR PERSONS DOING THE MONITORING SHALL HAVE THE APPROPRIATE TRAINING AND QUALIFICATION TO PERFORM SUCH MONITORING.
5. EROSION CONTROL SHEETS SHOWS THE WATER MONITORING LOCATION THAT HAS BEEN CHOSEN FOR THIS SITE BY THE QSD. THE QSP SHALL REVIEW THESE LOCATION AND REPORT BACK TO THE QSD IF THIS LOCATION IS DEEMED UNSAFE OR UNSUITABLE FOR ANY REASONS.
6. THE QSP SHALL ASSURE ALL SAFETY PRECAUTIONS NECESSARY HAVE BEEN IMPLEMENTED TO DO THE WATER MONITORING.
7. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 15 THROUGH APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
8. THE CONTRACTOR SHALL CONSTRUCT TEMPORARY EROSION CONTROL MEASURES AS SHOWN ON THIS PLAN AND/OR AS DIRECTED BY THE ENGINEER OR QSD TO CONTROL DRAINAGE WHICH HAS BEEN AFFECTED BY GRADING AND/OR TRENCHING
9. THE CONTRACTOR WILL BE ON CALL IN THE EVENT IT IS NECESSARY TO IMPLEMENT EROSION CONTROL MEASURES OR IN THE EVENT OF AN EMERGENCY.
10. ALL STORMWATER CONTROL MEASURES THAT ARE IDENTIFIED IN THE REAP SHALL BE IN PLACE MIN. OF 24 HRS. PRIOR TO FORECAST RAINS.
11. AFTER A RAINSTORM, ALL BMPs SHALL BE INSPECTED AND ANY BUILDUP OF SEDIMENTS SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.
12. THE ENGINEER OF RECORD, QSD OR AN AUTHORIZED REPRESENTATIVE MAY REQUIRE THE DEVELOPER AT ANY TIME TO INSTALL AND/OR CONSTRUCT ADDITIONAL DRAINAGE STRUCTURES AS NECESSARY TO PREVENT OR CONTROL EROSION.
13. THE EROSION CONTROL DEVICES ON THIS PLAN ARE A GENERAL CONCEPT OF WHAT MAY BE REQUIRED. EROSION CONTROL DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL ITEMS MAY BE REQUIRED DEPENDING ON THE ACTUAL SOIL CONDITIONS ENCOUNTERED. EROSION CONTROL DEVICES MAY BE PLACED AT THE DISCRETION OF THE QSP AS APPROVED BY THE QSD.
14. THE CONTRACTOR IS RESPONSIBLE TO KEEP IN FORCE ALL EROSION CONTROL DEVICES AND TO MODIFY THOSE DEVICES AS SITE PROGRESS DICTATES.
15. THE CONTRACTOR SHALL MONITOR THE EROSION CONTROL DEVICES DURING STORMS AND MODIFY THEM IN ORDER TO PREVENT PROGRESS OF ANY ONGOING EROSION.
16. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING ANY EROSION OR DEBRIS SPILLING ONTO A PUBLIC STREET DAILY.
17. THE CONTRACTOR SHALL CONTACT THE QSD IN THE EVENT THAT THE EROSION CONTROL PLAN AS DESIGNED REQUIRES ANY SUBSTANTIAL REVISIONS.
18. DURING GRADING OPERATIONS IF AN AREA OF DISTURBANCE IS TO REMAIN IDLE FOR A PERIOD OF 2 OR MORE WEEKS, THE DISTURBED AREAS SHALL BE COVERED WITH MULCH, STRAW OR SOME OTHER TYPE OF BMP TO PREVENT EROSION DURING RAIN EVENTS.
19. THE CONTRACTOR SHALL PROVIDE STREET SWEEPING ONGOING DURING CONSTRUCTION TO PREVENT ANY SEDIMENTS FROM BEING TRACKED OFF-SITE OR TO AREAS THAT MAY CONTRIBUTE TO SEDIMENTS BEING DEPOSITED INTO THE STORM DRAIN SYSTEM.
20. POST CONSTRUCTION BMPs INCLUDING PLANTINGS, SHRUBS, GROUND COVER AND TREES AS SHOWN ON THE LANDSCAPING PLANS SHALL BE IN PLACE AS SOON AS PRACTICAL.
21. CONTRACTOR TO INSTALL SILT FENCING AT ALL PERIMETER LOCATIONS THAT HAVE THE POTENTIAL TO DISCHARGE STORMWATER OFF-SITE.
22. CONTRACTOR TO PROTECT ALL YARD AND LANDSCAPE AREA DRAINS FROM SEDIMENTS UNTIL LANDSCAPING IS COMPLETED AND VEGETATION ESTABLISHED.
23. GRAVEL BAGS ORIENTED TO SLOW THE FLOW OF STORM WATER RUNOFF SHALL BE PLACED IN THE CONCRETE GUTTERS IN THE ON-SITE ROADWAY TO HELP FILTER OUT ANY SEDIMENTS. THESE GRAVEL BAGS SHALL BE PLACED 50' O/C MAX. SEDIMENTS THAT ACCUMULATE AT THE GRAVEL BAGS SHALL BE REMOVED AFTER EACH RAIN EVENT.
24. THE CONTRACTOR SHALL KEEP TWO ACCEPTABLE RAIN GAUGES ON-SITE TO MONITOR RAIN EVENTS DURING CONSTRUCTION.
25. THE CONTRACTOR SHALL IMPLEMENT EFFECTIVE WIND EROSION CONTROLS.
26. IN THE EVENT OF A RELEASE OF A REPORTABLE QUANTITY OF A POLLUTANT, THE CONTRACTOR SHALL ADVISE THE OWNER TO NOTIFY THE NATIONAL RESPONSE CENTER AND THE COUNTY OF SANTA BARBARA. IF NECESSARY, THIS POLLUTION PREVENTION PLAN SHOULD BE REVISED TO REFLECT THE CHANGE IN CONDITIONS OF THE CONSTRUCTION ACTIVITY. A REPORTABLE QUANTITY IS ESTABLISHED BY THE 40 CODE OF FEDERAL REGULATIONS (CFR) 1117.3 OR 40 CFR 302.4.
27. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND MAINTAINED TO THE SATISFACTION OF THE BUILDING OFFICIAL AND PUBLIC WORKS DIRECTOR DURING ALL DEMOLITIONS, CONSTRUCTION AND GROUND DISTURBING ACTIVITIES.
28. 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.
29. STOCKPILE MANAGEMENT SHALL BE IN CONFORMANCE WITH BMP WM-3 FROM THE CASQA STORM WATER BEST MANAGEMENT PRACTICE CONSTRUCTION HANDBOOK.
30. SEE LANDSCAPING PLANS FOR MORE INFORMATION ON POST CONSTRUCTION VEGETATION BMPs.

SITE SPECIFIC EROSION CONTROL NOTES

1. PERIMETER CONTROL BMPs AND STABILIZED CONSTRUCTION ENTRANCES SHALL BE IN PLACE PRIOR TO ANY GROUND DISTURBANCE.
2. THESE PLANS ARE INTENDED TO REPRESENT DIFFERENT PHASES DURING CONSTRUCTION. THE CONTRACTOR SHALL IMPLEMENT THE BMPs SHOWN AND/OR ANY OTHER MEASURES NECESSARY DURING CONSTRUCTION TO BE IN COMPLIANCE WITH THE GENERAL PERMIT. IMPLEMENTATION OF THE BMPs SHOWN ON THESE PLANS DO NOT RELIEVE THE OWNER OR HIS/HER REPRESENTATIVE FROM RESPONSIBILITY OF IMPLEMENTING ALL MEASURES NEEDED TO BE IN COMPLIANCE.
3. THE CONTRACTOR MAY UTILIZE RUMBLE PLATES IN LIEU OF RIP RAP AT THE CONSTRUCTION ENTRANCES AS LONG AS THEY ACCOMPLISH THE DESIRED RESULTS.
4. ANY SEDIMENTS TRACKED OFFSITE SHALL BE CLEANED DAILY BY MEANS OF STREET SWEEPERS.
5. ANY GRADED AREAS THAT ARE GOING TO SIT IDLE FOR MORE THAN TWO WEEKS, SHALL HAVE AN APPROPRIATE GROUND COVER BMP APPLIED.
6. THE LOCATIONS SHOWN FOR THE EQUIPMENT AND MATERIAL DELIVERY STORAGE AREAS AND CONCRETE WASTE CLEANOUT MAY BE RELOCATED DURING CONSTRUCTION.

CASQA CONSTRUCTION SITE BEST MANAGEMENT PRACTICES (BMPs)

- TEMPORARY SOIL STABILIZATION**
- EC-1: SCHEDULING
 - EC-2: PRESERVATION OF EXISTING VEGETATION
 - EC-3: HYDRAULIC MULCH
 - EC-4: HYDROSEEDING
 - EC-5: SOIL BINDERS
 - EC-6: STRAW MULCH
 - EC-7: GEOTEXTILES, PLASTIC COVERS, & EROSION CONTROL BLANKETS/MATS
 - EC-8: WOOD MULCHING
 - EC-9: EARTH DIKES/DRAINAGE SWALES & LINED DITCHES
 - EC-10: OUTLET PROTECTION/VELOCITY DISSSIPATION DEVICES
 - EC-11: SLOPE DRAINS
 - EC-12: STREAMBANK STABILIZATION
 - EC-13: RESERVED
 - EC-14: COMPOST BLANKET
 - EC-15: SOIL PREPARATION/ROUGHENING
 - EC-16: NON-VEGETATIVE STABILIZATION
- NON-STORM WATER MANAGEMENT**
- NS-1: WATER CONSERVATION PRACTICES
 - NS-2: DEWATERING OPERATIONS
 - NS-3: PAVING & GRINDING OPERATIONS
 - NS-4: TEMPORARY STREAM CROSSING
 - NS-5: CLEAR WATER DIVERSION
 - NS-6: ILLEGAL CONNECTION/ILLEGAL DISCHARGE DETECTION & REPORTING
 - NS-7: POTABLE WATER/IRRIGATION
 - NS-8: VEHICLE & EQUIPMENT CLEANING
 - NS-9: VEHICLE & EQUIPMENT FUELING
 - NS-10: VEHICLE & EQUIPMENT MAINTENANCE
 - NS-11: PILE DRIVING OPERATIONS
 - NS-12: CONCRETE CURING
 - NS-13: CONCRETE FINISHING
 - NS-14: MATERIAL OVER WATER
 - NS-15: DEMOLITION OVER WATER
 - NS-16: TEMPORARY BATCH PLANTS
- TEMPORARY SEDIMENT CONTROL**
- SE-1: SILT FENCE
 - SE-2: SEDIMENT/DESILTING BASIN
 - SE-3: SEDIMENT TRAP
 - SE-4: CHECK DAM
 - SE-5: FIBER ROLLS
 - SE-6: GRAVEL BAG BERM
 - SE-7: STREET SWEEPING & VACUUMING
 - SE-8: SANDBAG BARRIER
 - SE-9: STRAW BALE BARRIER
 - SE-10: STORM DRAIN INLET PROTECTION
 - SE-11: ACTIVE TREATMENT SYSTEMS
 - SE-12: MANUFACTURED LINEAR SEDIMENT CONTROLS (MLSC)
 - SE-13: COMPOST SOCKS & BERMS
 - SE-14: BIOFILTER BAGS

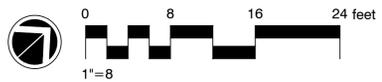
LEGEND

BMP*	SYMBOL
SE-1	SE-1: SILT FENCE
TC-1	TC-1: STABILIZED CONSTRUCTION ENTRANCE/EXIT
WM-1	WM-1: MATERIAL DELIVERY & STORAGE CONSTRUCTION STAGING AREA
WM-8	WM-8: CONCRETE WASTE MANAGEMENT
SE-10	SE-10: STORM DRAIN INLET PROTECTION
SE-7	SE-7: STREET SWEEPING & VACUUMING
	NA

* REFERS TO BMP DESIGNATION GIVEN IN THE CASQA STORMWATER BEST MANAGEMENT PRACTICE CONSTRUCTION HANDBOOK. SEE HANDBOOK FOR BMP DETAILS AND IMPLEMENTATION STRATEGIES.



CONSTRUCTION HAUL/DELIVERY ROUTE



UCTION

SUBMITAL #1

SAN ANDRES DUPLEXES
1410 SAN ANDRES STREET
SANTA BARBARA, CA 93101
APN: 039-041-012
EROSION & SEDIMENT CONTROL PLAN

NO.	REVISION	DATE
1	PLAN CHECK RESPONSE	05/28/24

PROJECT MANAGER
MICHAEL HAMILTON
DRAWN BY
SMD
CHECKED BY
MCH
DATE
MAY 28, 2024
PROJECT NUMBER
3056-01-RS23
SHEET

C-3.0

SERVICE CONNECTION NOTES:

- For capital projects, Contractor shall furnish all material, except meter. For private development, City will furnish and install all materials including the meter.
- All fittings per note on W-05.1.
- Install J-369 saddle with gaskets & Corporation Stop (CC) thread when connecting services to all P.V.C. pipe. Use J-379 when connecting services to D.I.P. pipe.
- Tap all pipes through saddle or welded coupling or approved equal.
- Minimum distance between services and pipe fittings/joints shall be 18-inch. Multiple taps shall be spaced 18-inch apart at 10 o'clock or 2 o'clock angle.
- Service lines shall be installed perpendicular to the main unless approved by Water Distribution.
- Meter boxes shall not be permitted in driveways. All meter box lids shall be skid resistant.
- Contractor shall leave an appropriate "meter space" for meter installation by the City (see City Standard Detail W-05.1).
- All new service installations and all services to be replaced shall be of 1-inch or 2-inch Type "K" copper tubing, using the material specified.
- Private fire service/private water main distinction:
 - Private Fire Service: A privately owned and maintained connection from the City distribution system that serves only private fire hydrant(s), fire sprinkler system(s), or other fire protection systems, and does not serve any City water service connections.
 - Private Water Main: A privately owned and maintained connection from the City distribution system that serves one or more City water service connections, and which may also serve private fire hydrants, fire sprinkler systems, or other fire protection systems.

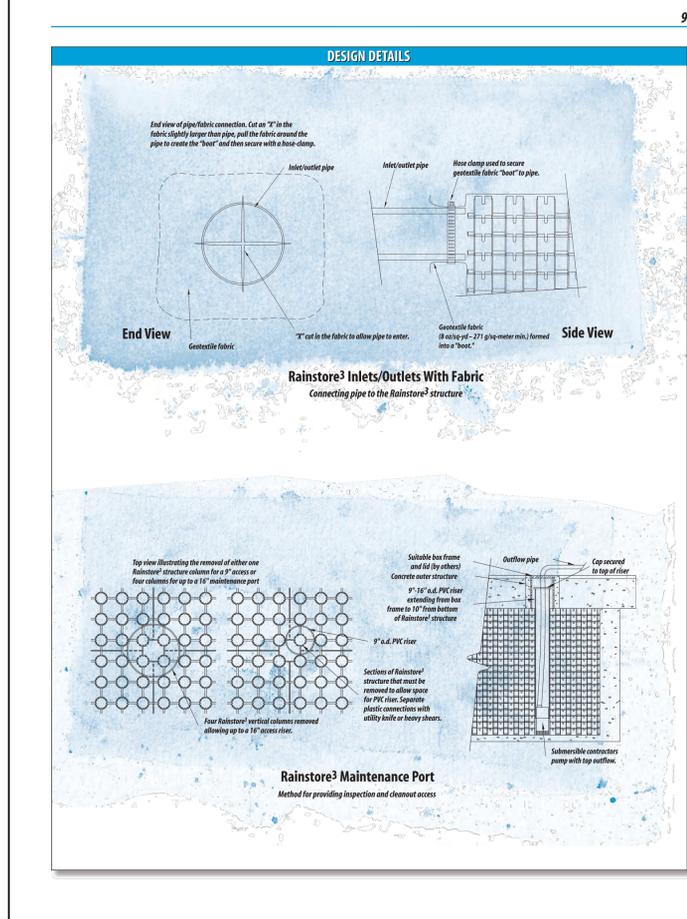
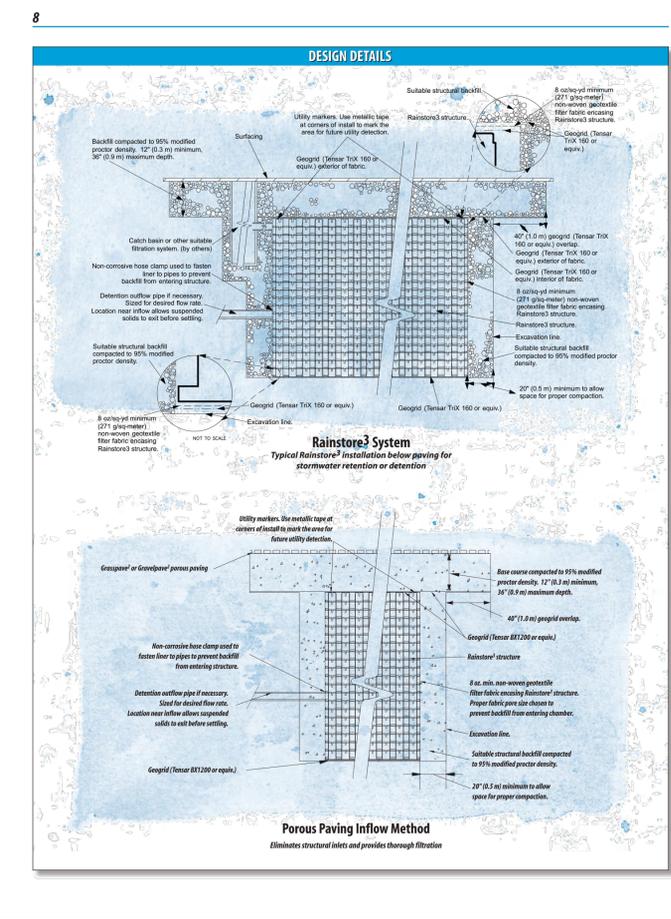
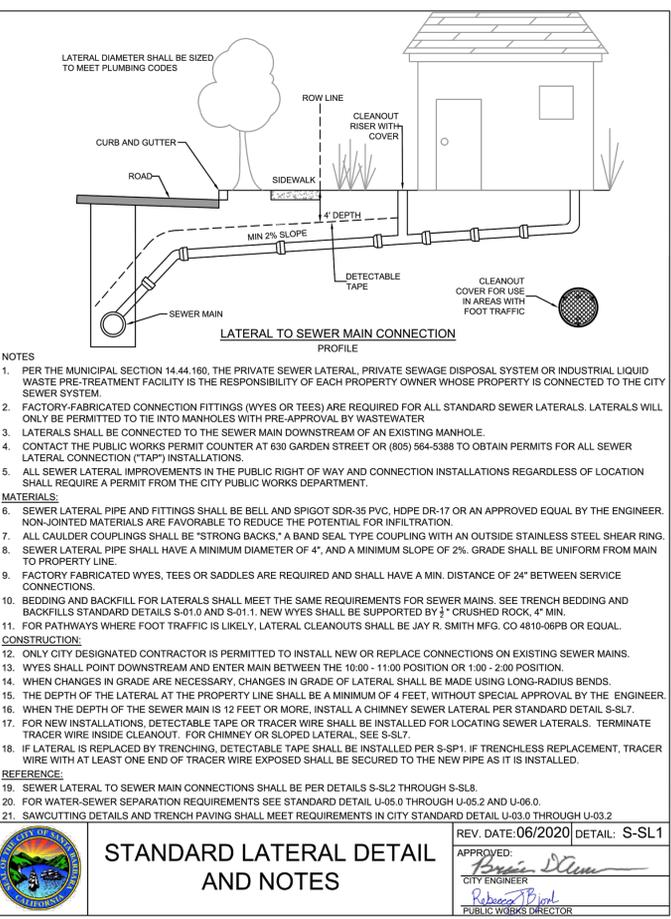
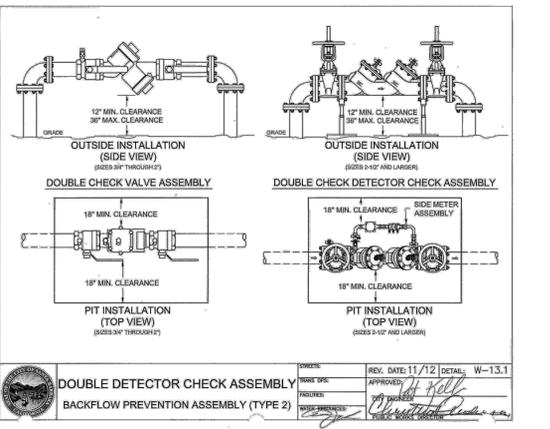
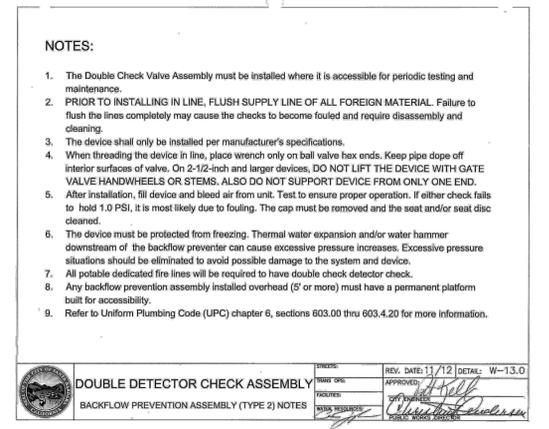
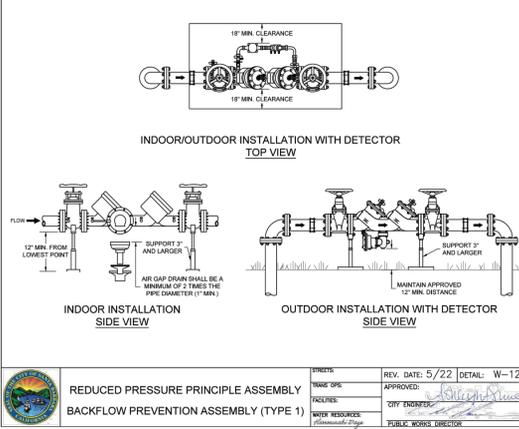
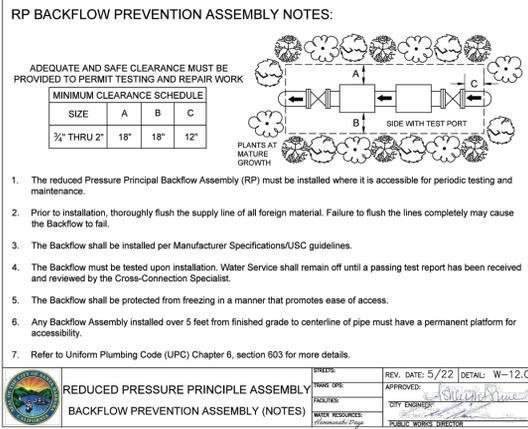
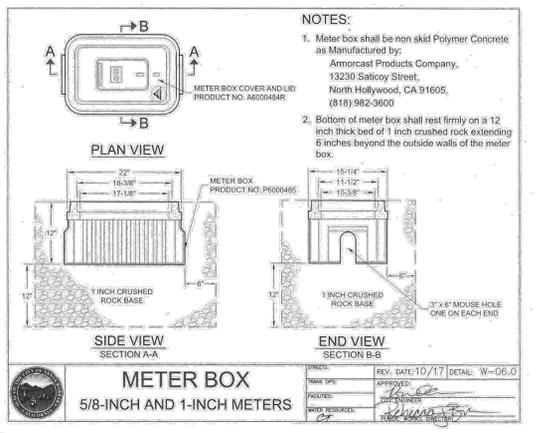
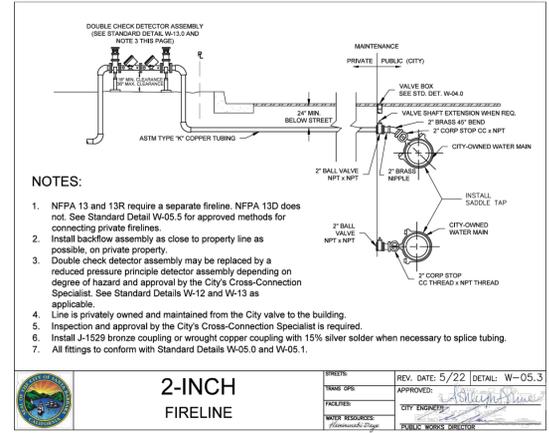
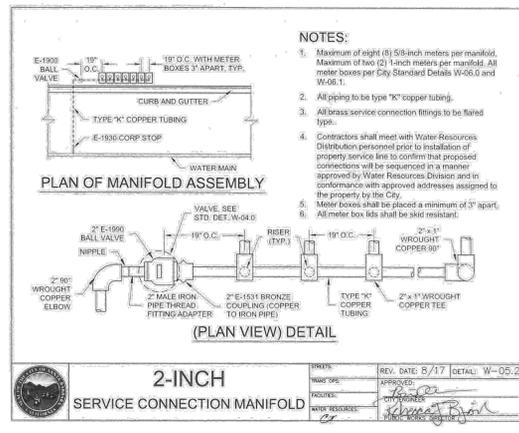
SERVICE CONNECTION
2" AND SMALLER (NOTES)

REV. DATE: 5/22 DETAIL: W-05.0

APPROVED: [Signature]

CITY ENGINEER

REVISIONS:



rrm design group

rrmdesign.com | (805) 963-8283
10 EAST FIGUEROA STREET, SUITE 200
SANTA BARBARA, CA 93101

RRM IS A CALIFORNIA CORPORATION

PRELIMINARY

CONSULTANT

AGENCY

SAN ANDRES DUPLEXES
1410 SAN ANDRES STREET
SANTA BARBARA, CA 93101
APN: 039-041-012

DETAILS

NO.	REVISION	DATE
1	PLAN CHECK RESPONSE	05/28/24

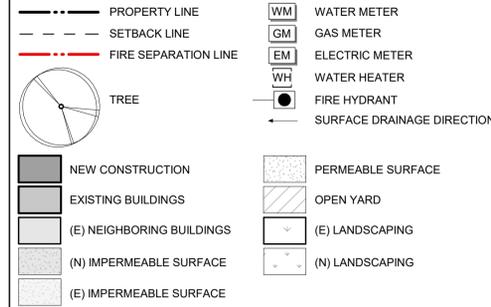
PROJECT MANAGER: MICHAEL HAMILTON
DRAWN BY: SMD CHECKED BY: MCH
DATE: MAY 28, 2024
PROJECT NUMBER: 3056-01-RS23
SHEET: C-4.0

SUBMITTAL #1



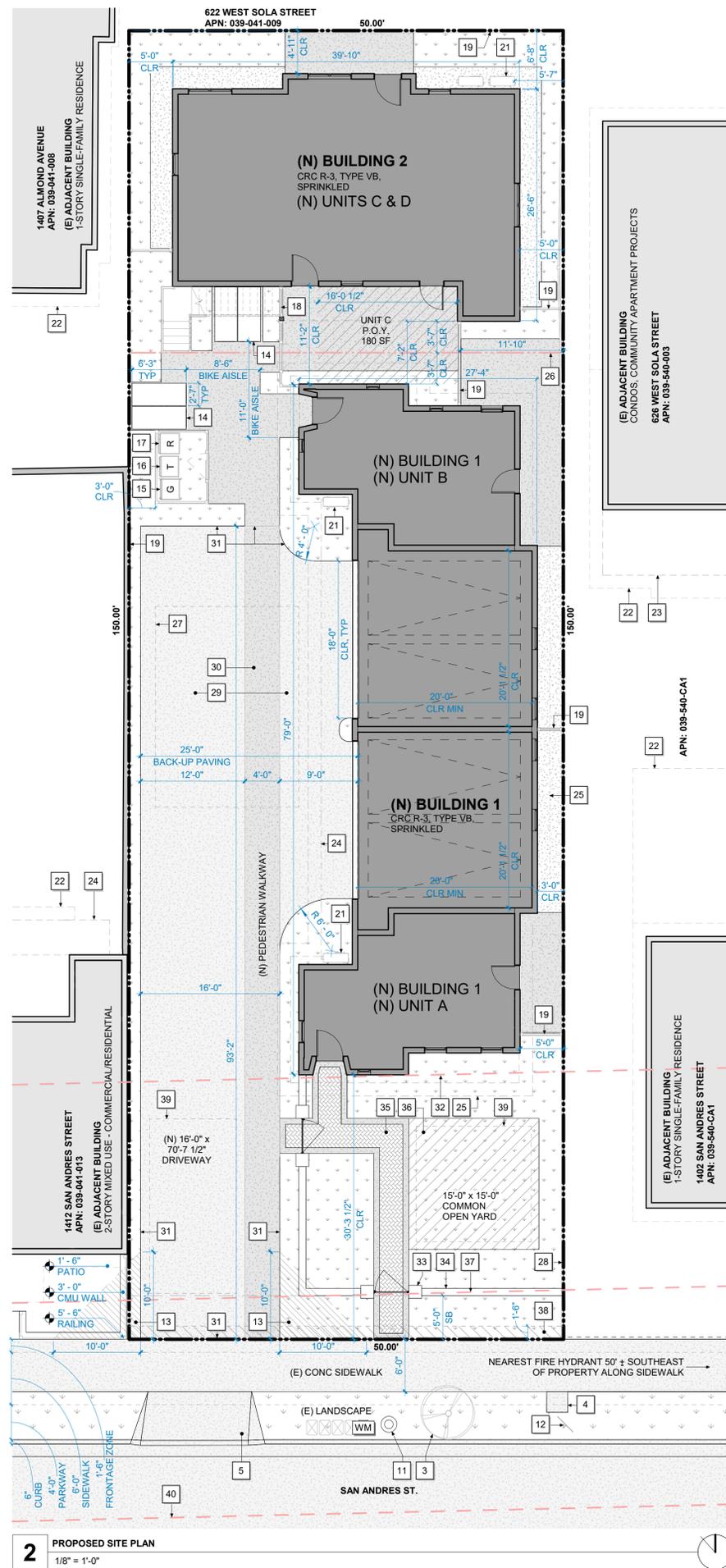
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SITE PLAN LEGEND

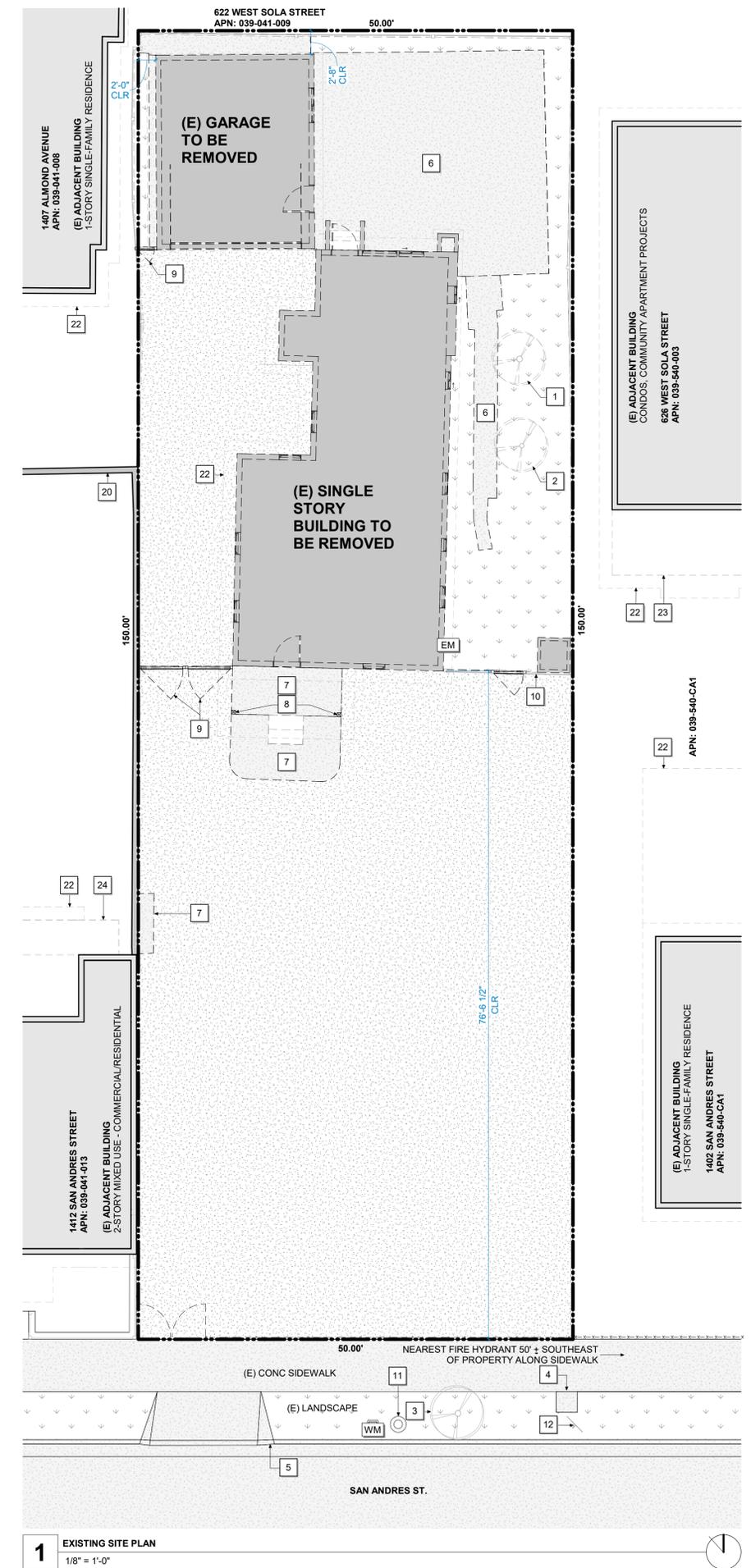


KEYNOTES

- 1 (E) AVOCADO TREE TO BE REMOVED
- 2 (E) LEMON TREE TO BE REMOVED
- 3 (E) MAGNOLIA TREE TO REMAIN
- 4 (E) CONC TRASH PAD W/ (E) TRASH CONTAINER
- 5 (E) DRIVEWAY APRON TO REMAIN
- 6 (E) CONC WALKWAY TO BE DEMOLISHED
- 7 (E) CONC PAD AND STEPS TO BE DEMOLISHED
- 8 (E) COLUMNS TO BE REMOVED
- 9 (E) GATE TO BE DEMOLISHED
- 10 (E) WOOD FENCE TO BE REMOVED
- 11 (E) POWER POLE
- 12 (E) NO PARKING SIGN
- 13 NO FENCE, SCREEN, WALL, HEDGE OR OTHER LANDSCAPING MATERIAL EXCEEDING A HEIGHT OF 3'-6" SHALL BE LOCATED WITHIN THE VISIBILITY TRIANGLE
- 14 BIKE LOCKERS - SEE SPECS FOR DETAILS
- 15 65 GALLON GREEN WASTE
- 16 95 GALLON TRASH WASTE
- 17 95 GALLON RECYCLE WASTE
- 18 3'-6" TALL REDWOOD FENCE
- 19 6'-0" TALL REDWOOD FENCE, TYP
- 20 STUCCO WALL FROM NEIGHBORING PROPERTY
- 21 (N) MINI SPLIT HEAT PUMP, 52 DB, SEE DETAILS FOR SPECIFICATION
- 22 ROOF OVERHANG
- 23 FLOOR ABOVE
- 24 BALCONY OVERHANG
- 25 ROOF OVERHANG
- 26 FIRE SEPARATION LINE
- 27 (N) STORMWATER INFILTRATION SYSTEM PER CIVIL ENGINEER
- 28 (E) AS-BUILT FENCE TO REMAIN
- 29 (N) CONCRETE PAVEMENT
- 30 (N) CONCRETE PAVEMENT OF ALTERNATIVE COLOR TO DELINEATE PEDESTRIAN WALKWAY
- 31 BOUNDARY OF (N) DRIVEWAY
- 32 RECOMMENDED 50' FAULT SETBACK PER GEOTECHNICAL ENGINEER
- 33 3'-6" HIGH PLASTER PILASTER, TYP
- 34 3'-0" HIGH PLASTER WALL, TYP
- 35 (N) PAVER WALKWAY
- 36 (N) SYNTHETIC TURF
- 37 25' MINIMUM FAULT SETBACK PER SCREENING ANALYSIS
- 38 1'-6" FRONTAGE ZONE, LANDSCAPING OR WALLS NOT TO EXCEED 42" HIGH
- 39 (N) RAINSTORE3 CHAMBERS PER CIVIL
- 40 APPROXIMATE FAULT LOCATION PER SCREENING ANALYSIS



2 PROPOSED SITE PLAN
1/8" = 1'-0"



1 EXISTING SITE PLAN
1/8" = 1'-0"



ON design LLC
Architecture
Planning
Interior Design
Keith Nolan
C-22541

ON design LLC

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SAN ANDRES RENTAL APARTMENTS
1410 SAN ANDRES STREET
SANTA BARBARA, CA 93101
(E)/(N) SITE PLAN

Revision Schedule

PLN#1	12.20.23
PLN#2	03.15.24

Project Manager
Designer
Scale
As indicated
PrintDate
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DEMOLITION NOTES

1. ALL EXISTING STRUCTURES TO BE DEMOLISHED.



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Planning
Interior Design

Keith Nolan
C-22541

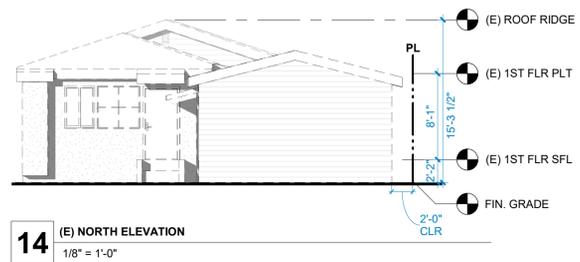
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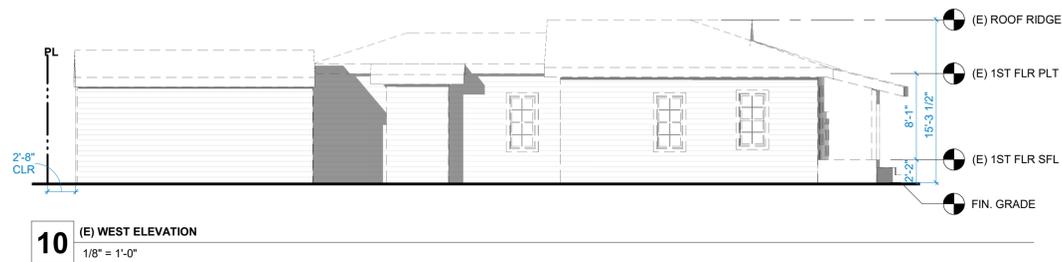
SAN ANDRES RENTAL APARTMENTS

1410 SAN ANDRES STREET
SANTA BARBARA, CA 93101

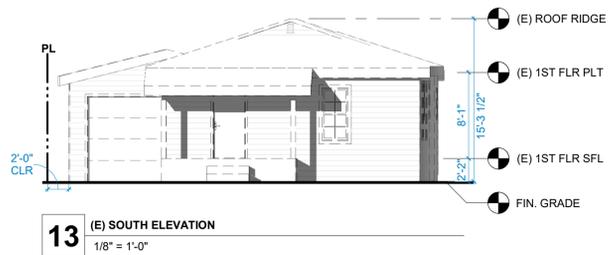
(E)/DEMO PLANS & ELEVATIONS



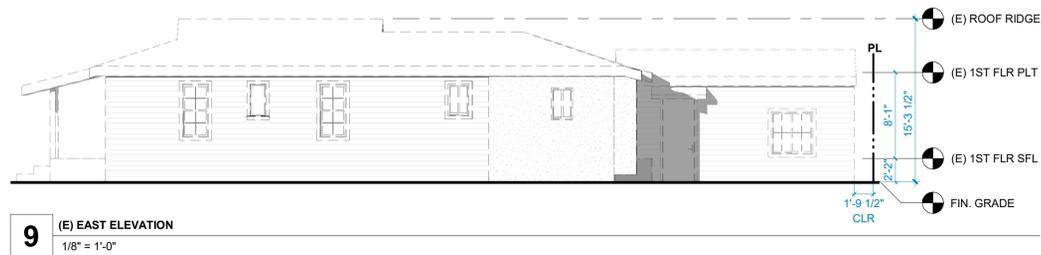
14 (E) NORTH ELEVATION
1/8" = 1'-0"



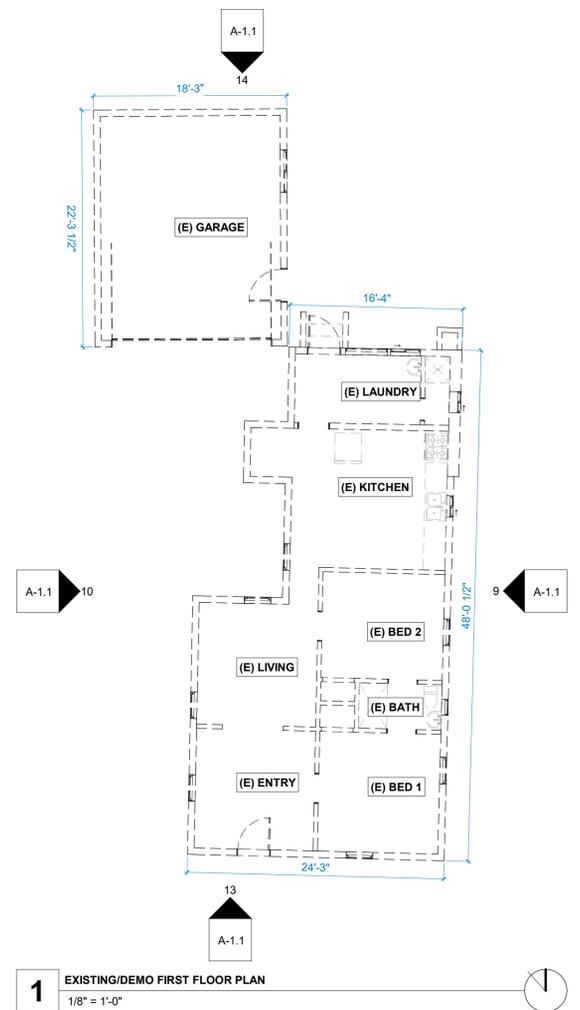
10 (E) WEST ELEVATION
1/8" = 1'-0"



13 (E) SOUTH ELEVATION
1/8" = 1'-0"



9 (E) EAST ELEVATION
1/8" = 1'-0"



1 EXISTING/DEMO FIRST FLOOR PLAN
1/8" = 1'-0"

Revision Schedule

PLN#1	12.20.23
PLN#2	03.15.24

Project Manager
Designer

Scale
As indicated

PrintDate
5/16/2024 1:23:51 PM

A-1.1

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FLOOR PLAN NOTES

- FIELD MEASUREMENTS TAKE PRECEDENCE OVER WRITTEN DIMS. WHERE THERE IS A DISCREPANCY, THE DESIGNER OR ENGINEER OF RECORD SHALL BE NOTIFIED.
- ALL PLAN DIMENSIONS TAKEN FROM EDGE OF STRUCTURAL COMPONENTS (E.G., WALL SHEATHING, STUDS, SLAB, ETC.), UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL PROVIDE GAS / ELECTRIC / WATER / DATA / WASTE / VENTING AS NECESSARY FOR PROPER APPLIANCE & FIXTURE FUNCTION.
- SEE DOOR & WINDOW SHEET NOTES FOR SAFETY GLAZING REQ'S.
- SHOWER STALL SHALL COMPLY W/ CONSTRUCTION REQ'S OF CPC 408.
- ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS. THE MIN OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. EXCEPTIONS ALLOWED FOR ARTIFICIAL LIGHT & VENTILATION [CRC R303.1].
- BATHROOMS, WATER CLOSET COMPARTMENTS, & OTHER SIM ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 3.0 SF, ONE-HALF OF WHICH MUST BE OPENABLE. EXCEPT WHEN ARTIFICIAL LIGHT & LOCAL EXHAUST ARE PROVIDED [CRC R303.3].
- WHEN THE WINTER DESIGN TEMPERATURE IS BELOW 60°F (16°C), EVERY DWELLING UNIT SHALL BE PROVIDED W/ HEATING FACILITIES CAPABLE OF MAINTAINING A MIN ROOM TEMPERATURE OF 68°F (20°C) AT A POINT 3 FEET (914 MM) ABOVE THE FLOOR & 2 FEET (610 MM) FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS.
- HARDWIRED & INTERCONNECTED SMOKE & CARBON MONOXIDE DETECTORS W/ BATTERY BACK-UP REQ'D IN EACH BEDROOM & IN AREAS LEADING TO BEDROOMS. A SMOKE DETECTOR IS ALSO REQ'D AT EACH SEP. STORY OF A DWELLING, INCLUDING BASEMENTS & HABITABLE ATTICS. [CRC R314 & R315] SEE ELECTRICAL PLANS FOR LOCATIONS.
- BASEMENTS, HABITABLE ATTICS, & SLEEPING ROOMS REQ AT LEAST ONE EMERGENCY ESCAPE & RESCUE OPENING [CRC R310].
- THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIM OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNITS VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT) [CRC R311.3].

SYMBOL LEGEND

- | | | | |
|-----------|------------------------|----------------|------------------------------------|
| # | KEYNOTE | --- | PROPERTY LINE |
| # | WINDOW | --- | CENTER LINE |
| X | DOOR | NAME
XX-XX" | ELEVATION LABEL
ELEVATION VALUE |
| # | EQUIPMENT | ☉ | TRUE NORTH
PLAN NORTH |
| X | LIGHTING | ☉ | |
| # | PLUMBING | ☉ | |
| ROOM
| ROOM NAME | X
aX.XX | SECTION
LOCATION/PAGE |
| SF | ROOM NUMBER | X
aX.XX | DETAIL
LOCATION/PAGE |
| ALIGN | ELEMENT ALIGNMENT NOTE | X | GRID LINE |
| → | MOVEMENT DIRECTION | X | PHOTO
LOCATION/PAGE |
| + | CHANGE IN FINISH | X
aX.XX | ELEVATION
LOCATION/PAGE |
| ☁ | REVISION CLOUD | ☉ | |
| ☉ | SMOKE/CO DETECTOR | ☉ | |

WALL LEGEND - PRELIMINARY

- | | | | |
|-----|--------------------------|-----|----------------|
| --- | (E) WALL TO BE DEMO'D | --- | (E) WOOD FENCE |
| --- | (E) WALL TO REMAIN AS-IS | --- | (N) WOOD FENCE |
| --- | (N) WALL | | |

(N) WINDOW SCHEDULE

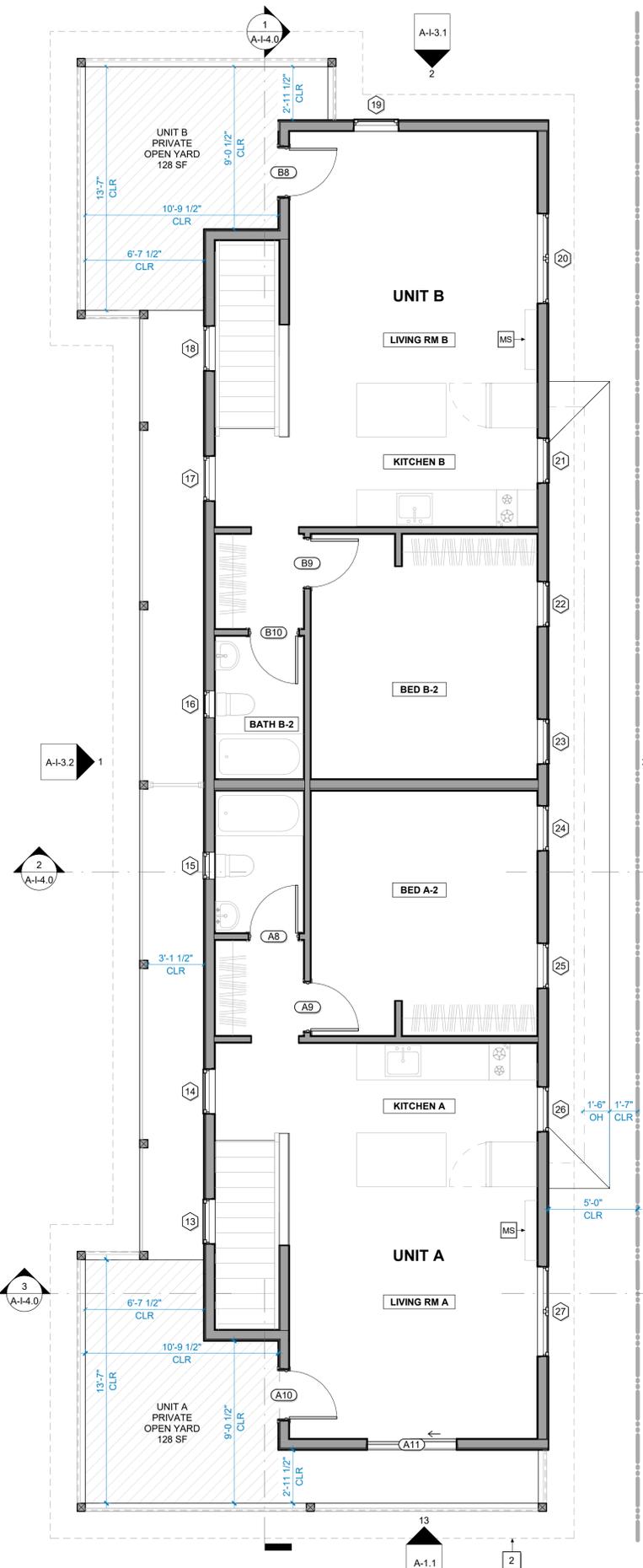
SYM	LOCATION	WIDTH	HEIGHT	HEAD HT	OPERATION	MFR/MODEL	U-FAC	SHGC	FRAME/FINISH	NOTES
1	UNIT A ENTRY	1'-6"	3'-0"	8'-0"	R CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
2	UNIT A ENTRY	2'-6"	5'-0"	8'-0"	R CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
3	UNIT B ENTRY	1'-6"	3'-0"	8'-0"	R CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
4	UNIT B ENTRY	1'-6"	3'-0"	8'-0"	R CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
5	BED B-1	1'-6"	3'-0"	8'-0"	L CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
6	BED B-1	2'-6"	5'-0"	8'-0"	L CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
7	UNIT B GARAGE	2'-6"	3'-4"	8'-0"	R CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
8	UNIT B GARAGE	2'-6"	3'-4"	8'-0"	R CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
9	UNIT A GARAGE	2'-6"	3'-4"	8'-0"	R CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
10	UNIT A GARAGE	2'-6"	3'-4"	8'-0"	R CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
11	BED A-1	2'-6"	5'-0"	8'-0"	R CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
12	BED A-1	2'-6"	5'-0"	8'-0"	R CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
13	STAIR A	2'-6"	5'-0"	8'-0"	L CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
14	HALL A	2'-6"	5'-0"	8'-0"	L CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
15	BATH A-2	1'-6"	3'-0"	8'-0"	L CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
16	BATH B-2	1'-6"	3'-0"	8'-0"	R CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
17	HALL B	2'-6"	5'-0"	8'-0"	R CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
18	HALL B	2'-6"	5'-0"	8'-0"	R CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
19	LIVING RM B	2'-6"	5'-0"	8'-0"	L CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
20	LIVING RM B	5'-0"	5'-0"	8'-0"	DBL CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
21	KITCHEN B	2'-6"	5'-0"	8'-0"	L CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
22	BED B-2	2'-6"	5'-0"	8'-0"	L CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
23	BED B-2	2'-6"	5'-0"	8'-0"	L CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
24	BED A-2	2'-6"	5'-0"	8'-0"	R CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
25	BED A-2	2'-6"	5'-0"	8'-0"	R CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
26	KITCHEN A	2'-6"	5'-0"	8'-0"	R CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
27	LIVING RM A	5'-0"	5'-0"	8'-0"	DBL CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	

(N) DOOR SCHEDULE

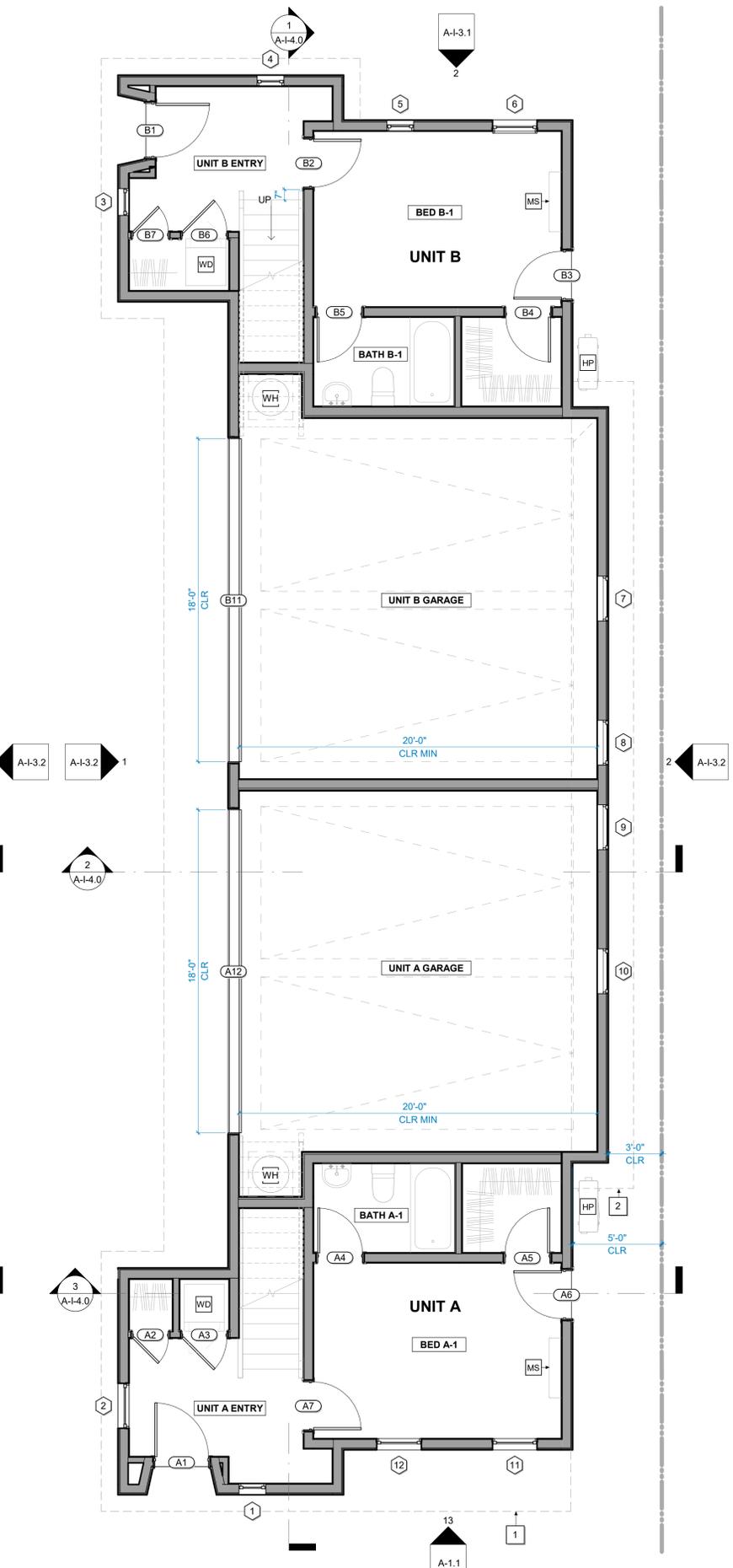
SYM	LOCATION	WIDTH	HEIGHT	DESCRIPTION	MFR/MODEL	U-FAC	SHGC	FRAME/FINISH	NOTES
A1	UNIT A ENTRY	3'-0"	8'-0"	SC / GLAZED	TBD		.3	BENJAMIN MOORE CHOCOLATE BROWN	
A2	UNIT A ENTRY	2'-0"	6'-8"	HC	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
A3	UNIT A ENTRY	2'-6"	6'-8"	HC	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
A4	BED A-1	2'-6"	6'-8"	HC	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
A5	BED A-1	2'-6"	6'-8"	HC	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
A6	BED A-1	2'-8"	8'-0"	SC	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
A7	UNIT A ENTRY	2'-8"	6'-8"	HC	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
A8	HALL A	2'-8"	6'-8"	HC	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
A9	HALL A	2'-8"	6'-8"	HC	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
A10	LIVING RM A	2'-8"	8'-0"	SC	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
A11	LIVING RM A	5'-0"	8'-0"	DG SLIDER	TBD		.3	BENJAMIN MOORE CHOCOLATE BROWN	
A12	UNIT A GARAGE	18'-0"	7'-0"	GARAGE DOOR	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
B1	UNIT B ENTRY	3'-0"	8'-0"	SC / GLAZED	TBD		.3	BENJAMIN MOORE CHOCOLATE BROWN	
B2	UNIT B ENTRY	2'-8"	6'-8"	HC	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
B3	BED B-1	2'-8"	8'-0"	SC	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
B4	BED B-1	2'-6"	6'-8"	HC	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
B5	BED B-1	2'-6"	6'-8"	HC	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
B6	UNIT B ENTRY	2'-6"	6'-8"	HC	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
B7	UNIT B ENTRY	2'-0"	6'-8"	HC	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
B8	LIVING RM B	2'-8"	8'-0"	SC	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
B9	HALL B	2'-8"	6'-8"	HC	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
B10	HALL B	2'-8"	6'-8"	HC	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
B11	UNIT B GARAGE	18'-0"	7'-0"	GARAGE DOOR	TBD			BENJAMIN MOORE CHOCOLATE BROWN	

KEYNOTES

- BALCONY OVERHANG
- ROOF OVERHANG



2 PROPOSED DUPLEX | SECOND FLOOR PLAN
1/4" = 1'-0"



1 PROPOSED DUPLEX | FIRST FLOOR PLAN
1/4" = 1'-0"



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Architecture
Planning
Interior Design
Keith Nolan
C-22541

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SAN ANDRES RENTAL APARTMENTS
1410 SAN ANDRES STREET
SANTA BARBARA, CA 93101
(N) DUPLEX | FLOOR PLANS

Revision Schedule

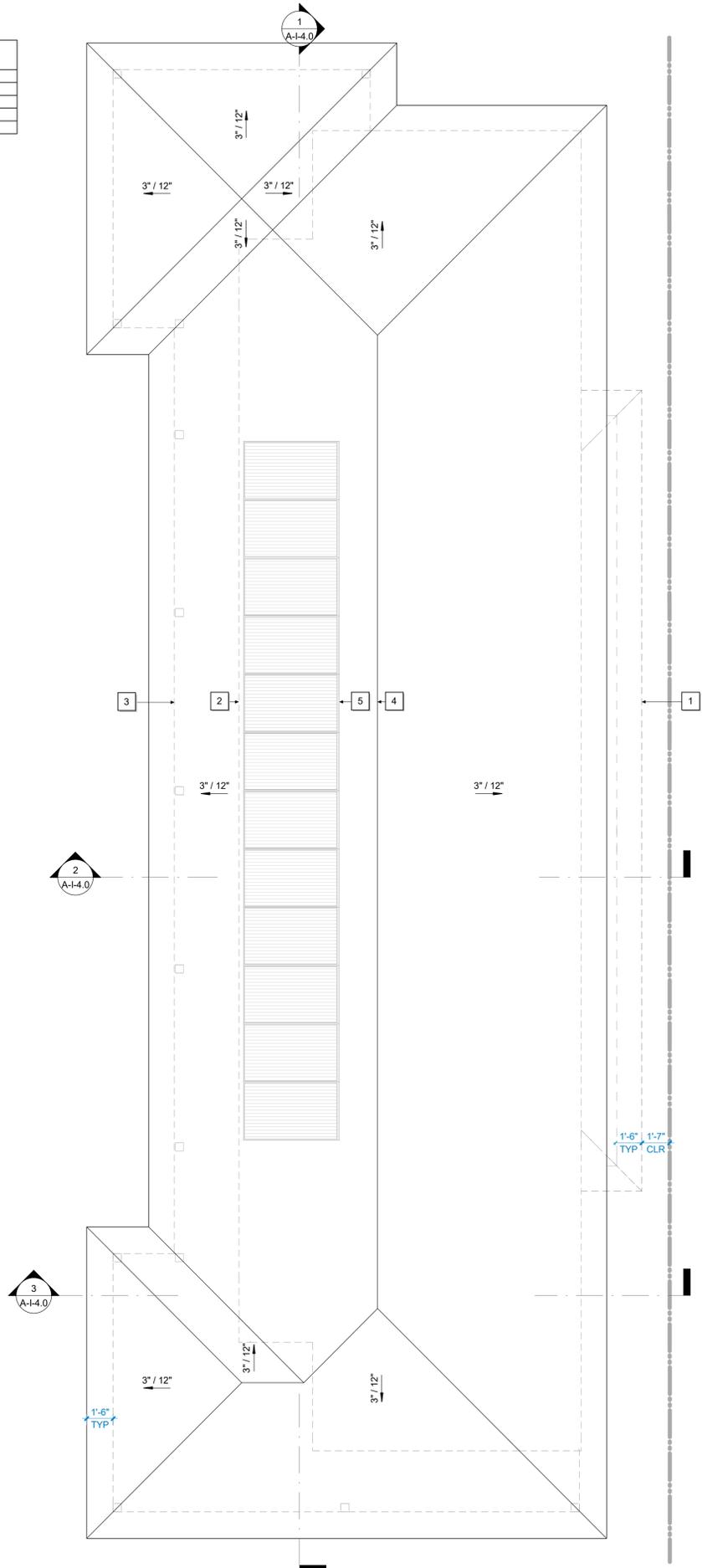
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PLN#2	03.15.24

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Designer
Scale
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KEYNOTES	
1	ROOF OVERHANG
2	EXTERIOR FACE OF FINISH
3	BALCONY BELOW
4	ROOF RIDGE
5	FUTURE SOLAR TO BE DESIGN BUILT UNDER SEPARATE PERMIT



1 PROPOSED DUPLEX I ROOF PLAN
1/4" = 1'-0"



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SAN ANDRES RENTAL APARTMENTS

1410 SAN ANDRES STREET
SANTA BARBARA, CA 93101
(N) DUPLEX I ROOF PLAN

Revision Schedule

PLN#1	12.20.23
PLN#2	03.15.24

Project Manager
Designer

Scale
1/4" = 1'-0"

PrintDate
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A-I-2.2

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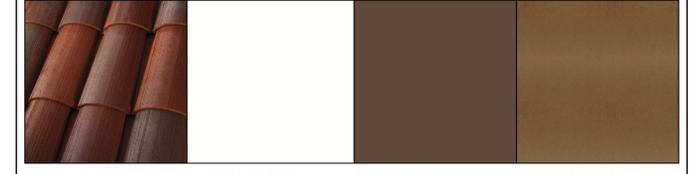
SAN ANDRES RENTAL APARTMENTS

1410 SAN ANDRES STREET
SANTA BARBARA, CA 93101

(N) DUPLEX I EXTERIOR ELEVATIONS

COLOR AND MATERIALS PALETTE

ROOF MATERIAL: 1-PIECE "S" MISSION TILE W/ TRIPLE STACK STARTER
PRIMARY FIELD MATERIAL/COLOR: LA HABRA STUCCO CRYSTAL WHITE
STUCCO FINISH: STEEL-TROWELED
TRIM COLOR: BENJAMIN MOORE CHOCOLATE BROWN
WINDOW/DOOR COLOR: BENJAMIN MOORE CHOCOLATE BROWN
DOWNSPOUTS: BRONZE PAINTED ALUMINUM



1-PIECE "S" MISSION TILE LA-HABRA STUCCO CRYSTAL WHITE BENJAMIN MOORE CHOCOLATE BROWN BRONZE PAINTED ALUMINUM



2 PROPOSED DUPLEX I NORTH ELEVATION
1/4" = 1'-0"



1 PROPOSED DUPLEX I SOUTH ELEVATION
1/4" = 1'-0"

Revision Schedule

PLN#1	12.20.23
PLN#2	03.15.24

Project Manager
Designer

Scale
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A-I-3.1

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SAN ANDRES RENTAL APARTMENTS

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SANTA BARBARA, CA 93101

(N) DUPLEX I EXTERIOR ELEVATIONS

Revision Schedule

PLN#1	12.20.23
PLN#2	03.15.24

Project Manager
Designer

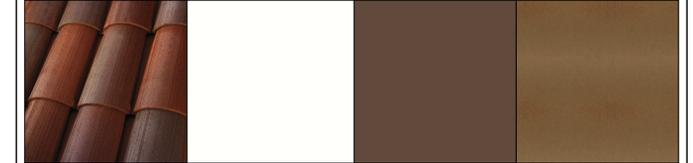
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COLOR AND MATERIALS PALETTE

ROOF MATERIAL: 1-PIECE "S" MISSION TILE W/ TRIPLE STACK STARTER
 PRIMARY FIELD MATERIAL/COLOR: LA HABRA STUCCO CRYSTAL WHITE
 STUCCO FINISH: STEEL-TROWELED
 TRIM COLOR: BENJAMIN MOORE CHOCOLATE BROWN
 WINDOW/DOOR COLOR: BENJAMIN MOORE CHOCOLATE BROWN
 DOWNSPOUTS: BRONZE PAINTED ALUMINUM



1-PIECE "S" MISSION TILE LA-HABRA STUCCO CRYSTAL WHITE BENJAMIN MOORE CHOCOLATE BROWN BRONZE PAINTED ALUMINUM



2 PROPOSED DUPLEX I EAST ELEVATION
1/4" = 1'-0"



1 PROPOSED DUPLEX I WEST ELEVATION
1/4" = 1'-0"

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KEYNOTES

- 1 GROUP R-3 STAIR TREADS @ MIN 10" DEEP, RISERS @ MAXIMUM RISER HEIGHT OF 7-3/4"



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SAN ANDRES RENTAL APARTMENTS

1410 SAN ANDRES STREET
SANTA BARBARA, CA 93101
(N) DUPLEX I SECTIONS

Revision Schedule

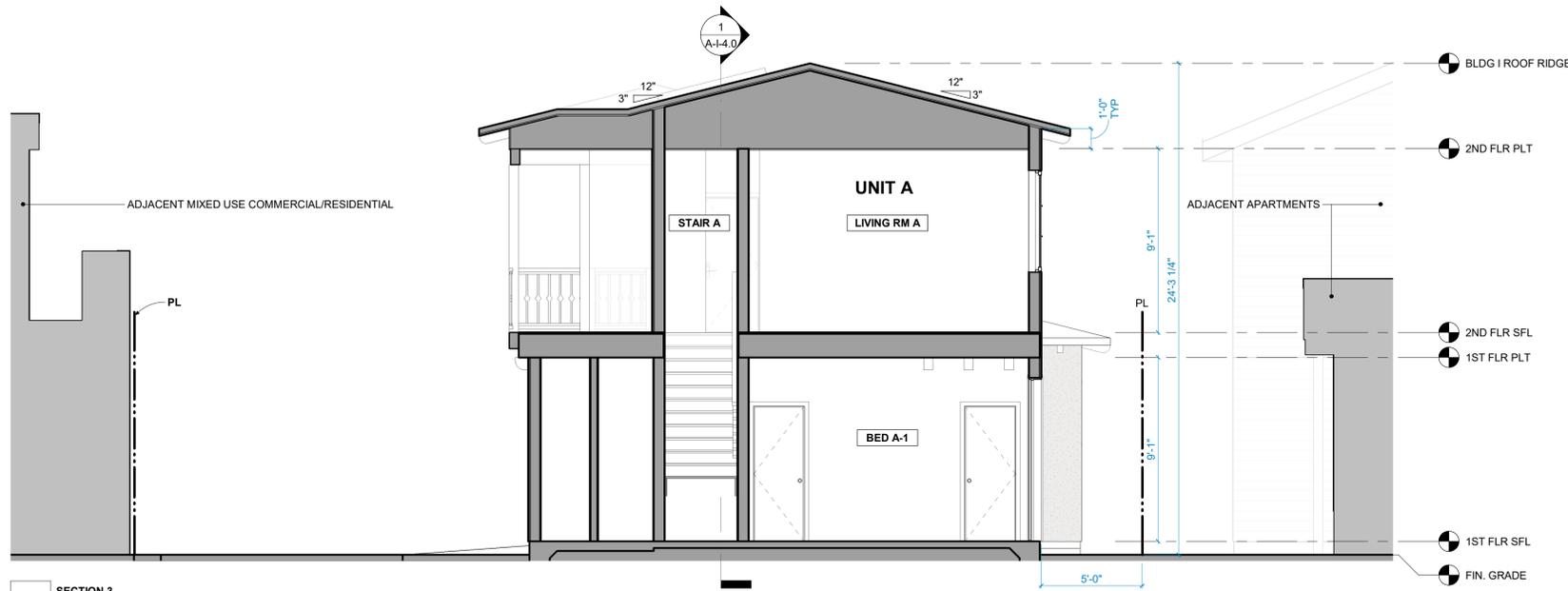
PLN#1	12.20.23
PLN#2	03.15.24

Project Manager
Designer

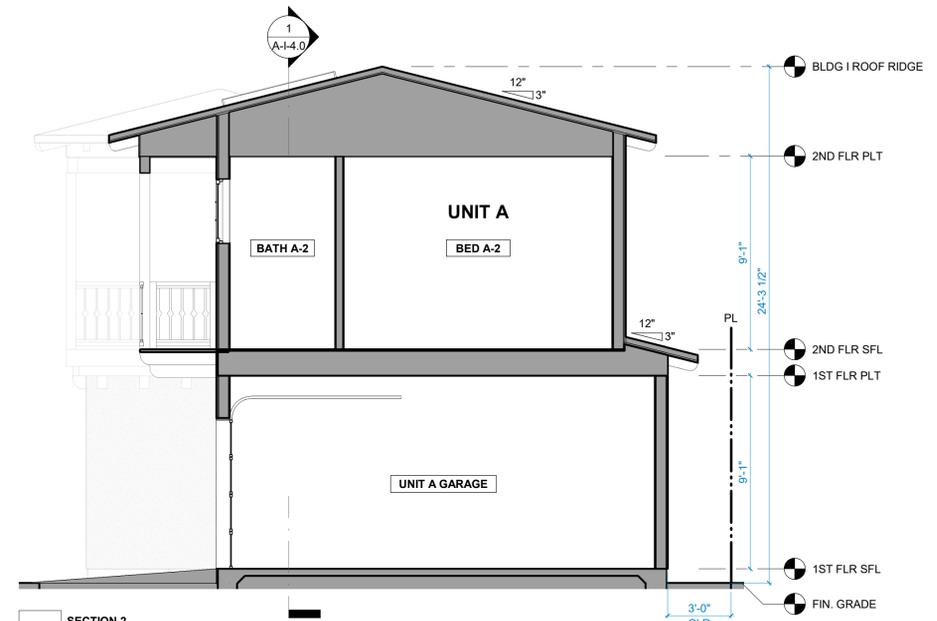
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1/4" = 1'-0"

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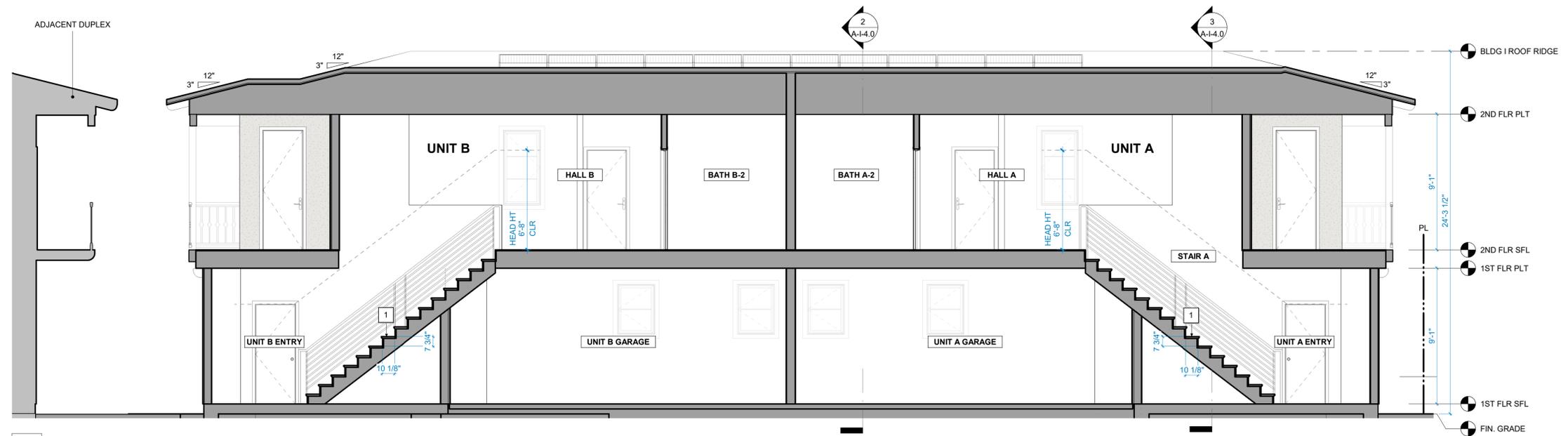
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3 SECTION 3
1/4" = 1'-0"



2 SECTION 2
1/4" = 1'-0"



1 SECTION 1
1/4" = 1'-0"

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FLOOR PLAN NOTES

- FIELD MEASUREMENTS TAKE PRECEDENCE OVER WRITTEN DIMS. WHERE THERE IS A DISCREPANCY, THE DESIGNER OR ENGINEER OF RECORD SHALL BE NOTIFIED.
- ALL PLAN DIMENSIONS TAKEN FROM EDGE OF STRUCTURAL COMPONENTS (E.G., WALL SHEATHING, STUDS, SLAB, ETC.), UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL PROVIDE GAS / ELECTRIC / WATER / DATA / WASTE / VENTING AS NECESSARY FOR PROPER APPLIANCE & FIXTURE FUNCTION.
- SEE DOOR & WINDOW SHEET NOTES FOR SAFETY GLAZING REQ'S.
- SHOWER STALL SHALL COMPLY W/ CONSTRUCTION REQ'S OF CPC 408.
- ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8% OF THE FLOOR AREA OF SUCH ROOMS. THE MIN OPENABLE AREA TO THE OUTDOORS SHALL BE 4% OF THE FLOOR AREA BEING VENTILATED. EXCEPTIONS ALLOWED FOR ARTIFICIAL LIGHT & VENTILATION [CRC R303.1].
- BATHROOMS, WATER CLOSET COMPARTMENTS, & OTHER SIM ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 3.0 SF, ONE-HALF OF WHICH MUST BE OPENABLE. EXCEPT WHEN ARTIFICIAL LIGHT & LOCAL EXHAUST ARE PROVIDED [CRC R303.3].
- WHEN THE WINTER DESIGN TEMPERATURE IS BELOW 60°F (16°C), EVERY DWELLING UNIT SHALL BE PROVIDED W/ HEATING FACILITIES CAPABLE OF MAINTAINING A MIN ROOM TEMPERATURE OF 68°F (20°C) AT A POINT 3 FEET (914 MM) ABOVE THE FLOOR & 2 FEET (610 MM) FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS.
- HARDWIRED & INTERCONNECTED SMOKE & CARBON MONOXIDE DETECTORS W/ BATTERY BACK-UP REQ'D IN EACH BEDROOM & IN AREAS LEADING TO BEDROOMS. A SMOKE DETECTOR IS ALSO REQ'D AT EACH SEP STORY OF A DWELLING, INCLUDING BASEMENTS & HABITABLE ATTICS. [CRC R314 & R315] SEE ELECTRICAL PLANS FOR LOCATIONS.
- BASEMENTS, HABITABLE ATTICS, & SLEEPING ROOMS REQ AT LEAST ONE EMERGENCY ESCAPE & RESCUE OPENING [CRC R310].
- THERE SHALL BE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE DOOR SERVED. EVERY LANDING SHALL HAVE A DIM OF NOT LESS THAN 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. THE SLOPE AT EXTERIOR LANDINGS SHALL NOT EXCEED 1/4 UNITS VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT) [CRC R311.3].

SYMBOL LEGEND

#	KEYNOTE	---	PROPERTY LINE
⊕	WINDOW	---	CENTER LINE
⊗	DOOR	⊕	ELEVATION LABEL
⊕	EQUIPMENT	⊕	ELEVATION VALUE
⊗	LIGHTING	⊕	TRUE NORTH
⊕	PLUMBING	⊕	PLAN NORTH
ROOM	ROOM NAME	⊕	SECTION
#	ROOM NUMBER	⊕	LOCATION/PAGE
SF	AREA	⊕	DETAIL
← ALIGN →	ELEMENT ALIGNMENT NOTE	⊕	LOCATION/PAGE
↔	MOVEMENT DIRECTION	⊕	GRID LINE
+	CHANGE IN FINISH	⊕	PHOTO
☁	REVISION CLOUD	⊕	LOCATION/PAGE
⊕	REVISION #	⊕	ELEVATION
⊕	SMOKE/CO DETECTOR	⊕	LOCATION/PAGE

(N) WINDOW SCHEDULE

SYM	LOCATION	WIDTH	HEIGHT	HEAD HT	OPERATION	MFR/MODEL	U-FAC	SHGC	FRAME/FINISH	NOTES
51	KITCHEN C	2'-6"	5'-0"	8'-0"	R CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
52	BED C-2	2'-6"	5'-0"	8'-0"	R CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
53	BED C-2	5'-0"	5'-0"	8'-0"	DBL CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
54	LIVING C	5'-0"	5'-0"	8'-0"	DBL CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
55	BED C-1	2'-6"	5'-0"	8'-0"	R CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
56	BED C-1	5'-0"	5'-0"	8'-0"	DBL CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
57	KITCHEN D	2'-6"	5'-0"	8'-0"	R CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
58	BATH D-1	1'-6"	3'-0"	8'-0"	L CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
59	BED D-1	2'-6"	5'-0"	8'-0"	R CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
60	BED D-1	5'-0"	5'-0"	8'-0"	DBL CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
61	LIVING D	5'-0"	5'-0"	8'-0"	DBL CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
62	BED D-2	2'-6"	5'-0"	8'-0"	R CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
63	BED D-2	5'-0"	5'-0"	8'-0"	DBL CMT, DG	TBD			BENJAMIN MOORE CHOCOLATE BROWN	

(N) DOOR SCHEDULE

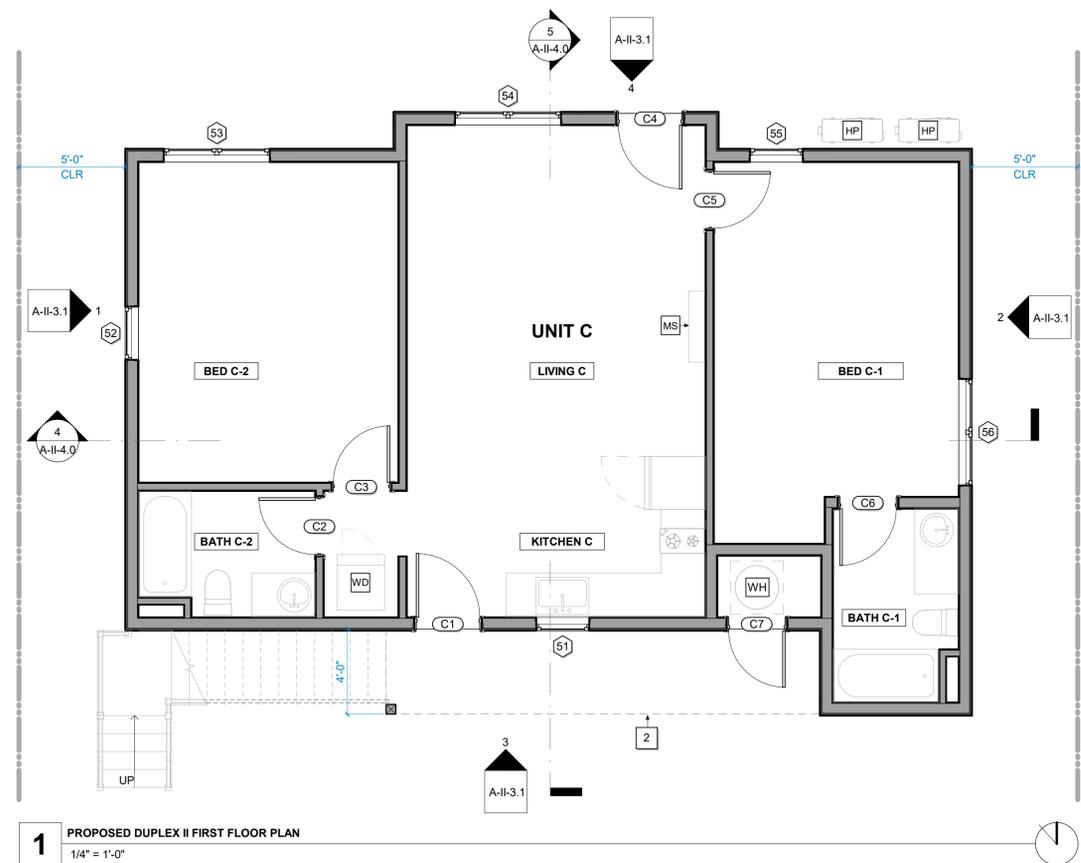
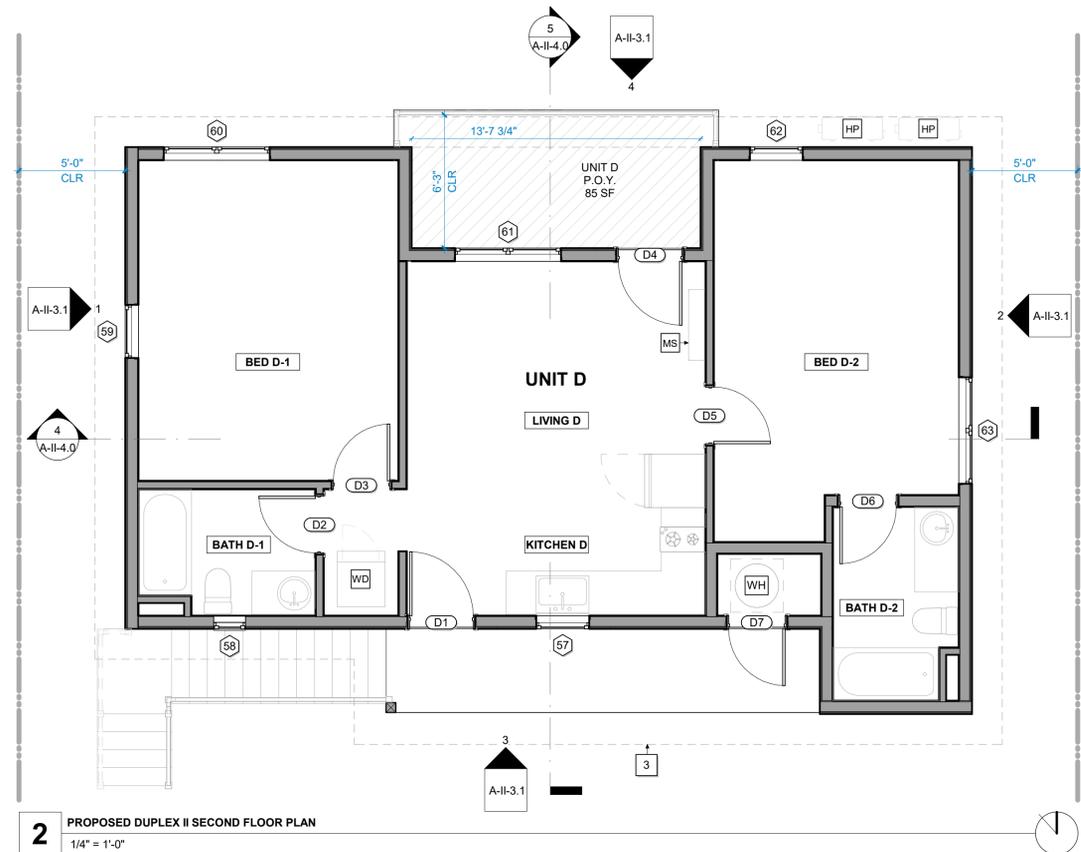
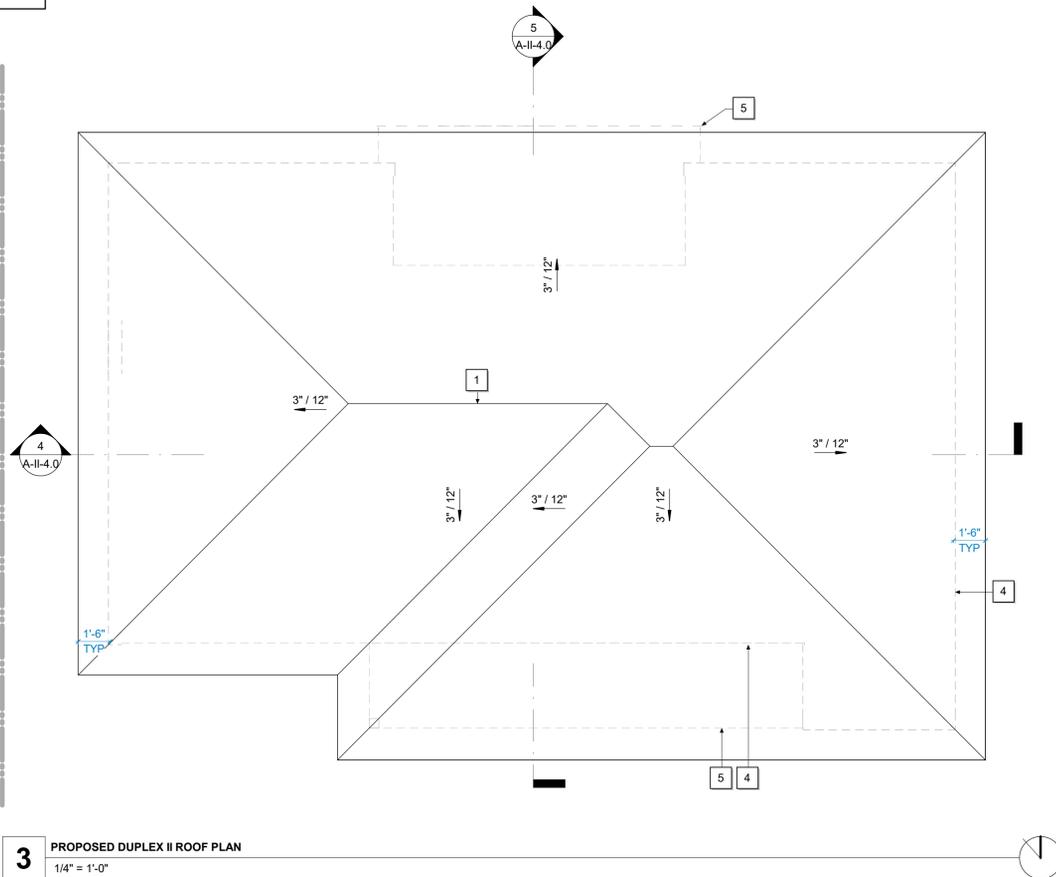
SYM	LOCATION	WIDTH	HEIGHT	DESCRIPTION	MFR/MODEL	U-FAC	SHGC	FRAME/FINISH	NOTES
C1	KITCHEN C	3'-0"	8'-0"	SC / GLAZED	TBD	.3		BENJAMIN MOORE CHOCOLATE BROWN	
C2	BATH C-2	2'-8"	6'-8"	HC	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
C3	BED C-2	2'-8"	6'-8"	HC	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
C4	LIVING C	3'-0"	8'-0"	SC	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
C5	BED C-1	2'-8"	6'-8"	HC	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
C6	BED C-1	2'-8"	6'-8"	HC	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
C7	MECH	2'-8"	8'-0"	SC	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
D1	KITCHEN D	3'-0"	8'-0"	SC / GLAZED	TBD	.3		BENJAMIN MOORE CHOCOLATE BROWN	
D2	BATH D-1	2'-8"	6'-8"	HC	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
D3	BED D-1	2'-8"	6'-8"	HC	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
D4	LIVING D	3'-0"	8'-0"	SC	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
D5	BED D-2	2'-8"	6'-8"	HC	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
D6	BED D-2	2'-8"	6'-8"	HC	TBD			BENJAMIN MOORE CHOCOLATE BROWN	
D7	MECH	2'-8"	8'-0"	SC	TBD			BENJAMIN MOORE CHOCOLATE BROWN	

KEYNOTES

1	ROOF RIDGE
2	BALCONY OVERHANG
3	ROOF OVERHANG
4	EXTERIOR FACE OF FINISH
5	BALCONY BELOW

WALL LEGEND - PRELIMINARY

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
---	(E) WALL TO BE DEMO'D	---	(E) WOOD FENCE
---	(E) WALL TO REMAIN AS-IS	---	(N) WOOD FENCE
---	(N) WALL		



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SAN ANDRES RENTAL APARTMENTS
1410 SAN ANDRES STREET
SANTA BARBARA, CA 93101
(N) DUPLEX II PLANS

Revision Schedule

PLN#1	12.20.23
PLN#2	03.15.24

Project Manager
Designer
Scale
As indicated
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KEYNOTES

- 1 GROUP R-3 STAIR TREADS @ MIN 10" DEEP, RISERS @ MAXIMUM RISER HEIGHT OF 7-3/4"

COLOR AND MATERIALS PALETTE

ROOF MATERIAL: 1-PIECE "S" MISSION TILE W/ TRIPLE STACK STARTER
 PRIMARY FIELD MATERIAL/COLOR: LA HABRA STUCCO CRYSTAL WHITE
 STUCCO FINISH: STEEL-TROWELED
 TRIM COLOR: BENJAMIN MOORE CHOCOLATE BROWN
 WINDOW/DOOR COLOR: BENJAMIN MOORE CHOCOLATE BROWN
 DOWNSPOUTS: BRONZE PAINTED ALUMINUM



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SAN ANDRES RENTAL APARTMENTS
 1410 SAN ANDRES STREET
 SANTA BARBARA, CA 93101
 (N) DUPLEX II EXTERIOR ELEVATIONS

Revision Schedule

PLN#1	12.20.23
PLN#2	03.15.24

Project Manager
 Designer
 Scale
 As indicated
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4 PROPOSED DUPLEX II NORTH ELEVATION
 1/4" = 1'-0"



2 PROPOSED DUPLEX II EAST ELEVATION
 1/4" = 1'-0"



3 PROPOSED DUPLEX II SOUTH ELEVATION
 1/4" = 1'-0"



1 PROPOSED DUPLEX II WEST ELEVATION
 1/4" = 1'-0"

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SAN ANDRES RENTAL APARTMENTS

1410 SAN ANDRES STREET
SANTA BARBARA, CA 93101
(N) DUPLEX II SECTIONS

Revision Schedule

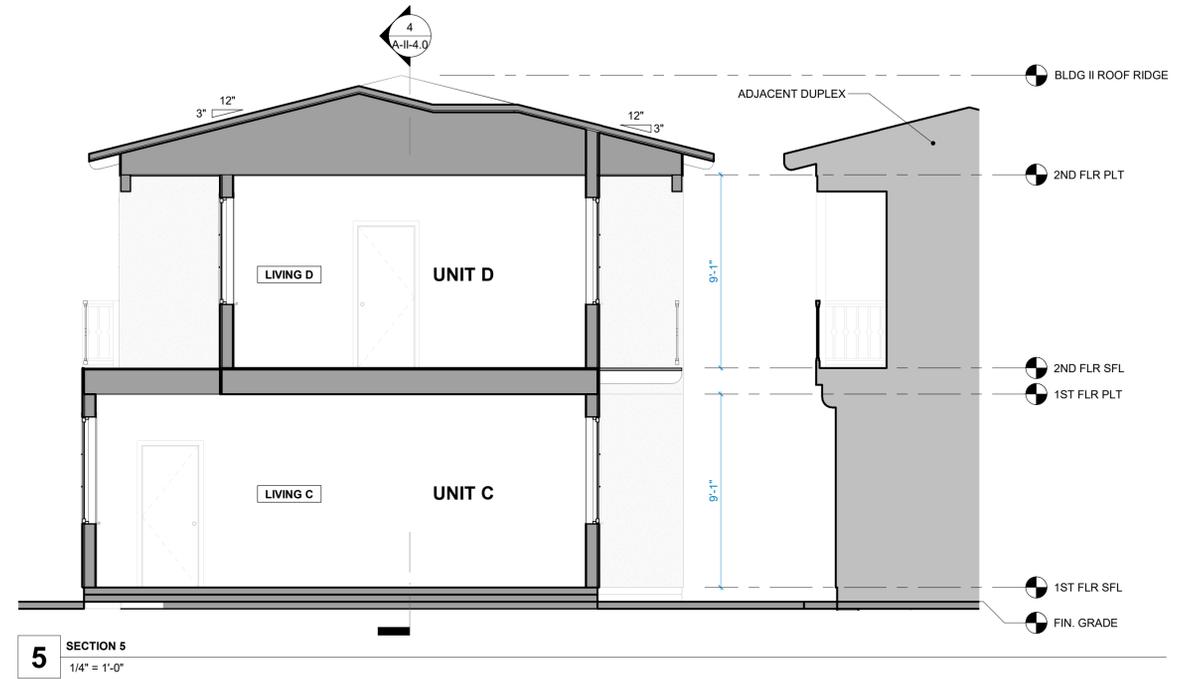
PLN#1	12.20.23
PLN#2	03.15.24

Project Manager
Designer

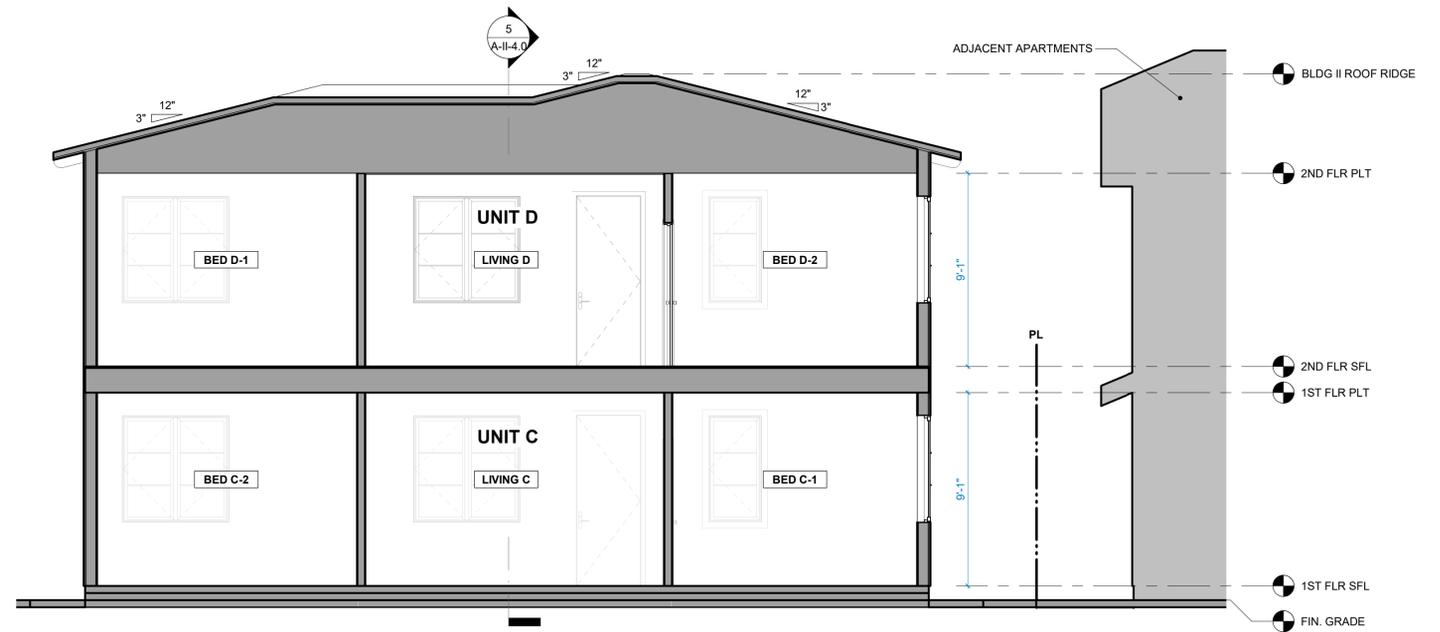
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5 SECTION 5
1/4" = 1'-0"

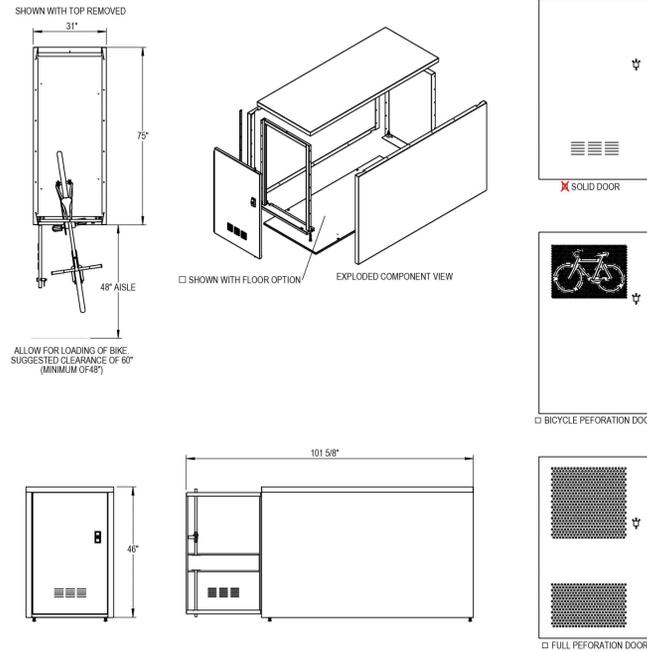


4 SECTION 4
1/4" = 1'-0"

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GRABER MANUFACTURING, INC.
1080 UNIEK DRIVE
WAUNAKEE, WI 53597
P(800) 448-7931, P(608) 848-1080, F(608) 848-1081
WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



PRODUCT: MLN-1
DESCRIPTION: MADLOCKER - NARROW BIKE LOCKER
DATE: 10-2-18
ENG: SMC

CHECK LOCKING STYLE
 HEAVY DUTY 4266 POP-OUT™ HANDLE WITH 2 USER KEYS (KEYED DIFFERENTLY)
 STEEL U-LOCK AND PADLOCK STYLE HANDLE (PADLOCK AND U-LOCK NOT INCLUDED)

OTHER AVAILABLE OPTIONS:
 • NUMBER PLATES
 • GRAFFITI RESISTANT ADDITIONAL COATING

NOTES:
 1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
 2. CONSULTANT TO SELECT COLOR FINISH. SEE MANUFACTURER'S SPECIFICATIONS.
 3. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.

Color: Bronze

4 BIKE LOCKER SPEC
NTS



DATE: _____ TYPE: _____
NAME: _____
PROJECT: _____

Incandescent
P560021-020
Gibbes Street

Elongated frames capture the romantic charm of vintage gas lanterns. Inspired by a stroll down a Charlestonian street bearing the same name, the Gibbes Street outdoor lantern collection features clear beveled glass and an Antique Bronze finish. Wall, post and hanging lanterns complete the family.

- Antique Bronze finish
- Elongated frame
- Captures the romantic charm of a vintage gas lantern
- Clear beveled glass

Category: Outdoor
Finish: Antique Bronze (painted)
Construction: Aluminum construction
Glass/Shade: Clear beveled glass panels



Width: 5-1/2"
Height: 15-1/8"
Depth: 7"
H/CTR: 5-7/8" (facing up)

MOUNTING	ELECTRICAL	LAMPING	ADDITIONAL INFORMATION
Wall mounted Mounting strap for outlet box included	Pre-wired 6" of wire supplied 120 V	Quantity: One 100w max. Medium Base E26 base ceramic socket	cCSAus Wet location listed 1 year warranty
Backplate covers a standard 4" hexagonal recessed outlet box 4.5" W., 5.5" ht., 0.8125" depth			

3 WALL SCONCE SPEC



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Toll Free: 877-297-0014 Direct: 831-462-8243 Fax: 831-462-8246

SES COVID-19 Update: We are open for business. Solar Electric Supply is part of our Nation's critical infrastructure as defined in the "Memorandum on Identification of Essential Critical Infrastructure Workers During COVID-19 Response", issued by the U.S. Department of Homeland Security on March 19, 2020.

HOME PHOTOVOLTAIC SOLAR MODULES REC SOLAR PANELS REC N-Peak REC325NP 325 Watt Solar Panel



Specifications

REC N-PEAK

Model Number	REC325NP
STC Rating	325.0
PTC Rating	304.0
Open Circuit Voltage (V)	41.0
Short Circuit Current (A)	10.17
Frame Color	Black
Power Tolerance	-0/+5 Watts
Weight (lbs)	39.7
Length (in)	65.9
Width (in)	39.25
Height (in)	1.1

REC N-Peak REC325NP 325 Watt Solar Panel
Availability: Call For Availability
Request Quote

Features



REC Solar's N-Peak REC325NP solar panel is a premium monocrystalline solar panel using REC's proven half-cut cell technology. REC N-Peak combines the most efficient C-Si technology with the power output of its proven twin panel design. This reliable solar panel is ideal for homes or businesses requiring a very efficient, cost-effective solar panel that provides reliable power output.

Super Strong Frame Design

The REC N-Peak Series has extra support bars across the rear of the panel, greatly boosting its strength and durability, and allowing loads of up to 6000 Pa - far exceeding the 5400 offered by conventional panels. This added strength enables you to achieve much higher energy yields. Combined with a 1.1" frame height, this frame design enables flexible installation options, making overcoming every obstacle easier during system design.

REC N-Peak REC325NP Benefits

- Powerful Monocrystalline technology
- More power for more electricity generation
- Higher yield through improved performance in shaded conditions
- Breakthrough technology for increased light capture
- 100% free of Potential Induced Degradation (PID) efficiency losses
- Ultra-thin 1.1" black frame
- Impressive 6000Pa snow load

REC N-Peak Solar Panel Warranty

The REC325NP is guaranteed high power output over its warranted lifetime. The REC N-Peak series comes with REC's best warranty.
25 YEAR LINEAR POWER OUTPUT WARRANTY WITH 0.5% WARRANTED ANNUAL DEGRADATION

2 SOLAR PANEL SPEC

Job Name/Location:

Date: _____ For: File Resubmit
 Approval Other

Architect: _____ GC: _____
Engr: _____ Mech: _____

Rep: _____ (Project Manager)

LMU24CHV
Multi F Inverter Heat Pump Outdoor Unit



Performance:

Cooling Capacity (Min.-Rated-Max., Btu/h)	8,400-20,000-25,000
Heating Capacity (Min.-Rated-Max., Btu/h)	9,240-24,000-28,800
Max. Heating Capacity at 5°F (Btu/h)	14,595
Max. Heating Capacity at 0°F (Btu/h)	13,055
Max. Heating Capacity at -4°F (Btu/h)	10,385
Cooling COP @95°F (Rated)	3.71
Heating COP @47°F (Rated)	3.91

Electrical:

Power Supply (V/Hz/Ø)	208-230V, 60, 1
MCP (A)	20
MCA (A)	14.3
Recommended Fuse Size (A)	20
Cooling Rated Amps (A)	11.99
Heating Rated Amps (A)	11.99
Compressor (A)	9.4
Fan Motor (A)	0.59
Locked Rotor Amps (A)	N/A

Piping:

Refrigerant Charge (lbs.)	3.97
Liquid Line Connection (in., O.D.)	1/4 x 3
Vapor Line Connection (in., O.D.)	3/8 x 3
Maximum Total Piping ² (ft.)	246.1
Min. / Max. ODU to IDU Piping (ft.)	10.0 / 82.0
Piping Length (No. add'l refrigerant, ft.)	73.8
Maximum Elevation between ODU and IDU (ft.)	49.2
Maximum Elevation between IDU and IDU (ft.)	24.6

ODU - Outdoor Unit IDU - Indoor Unit

Features:

- Auto operation
- Auto restart
- Inverter (variable speed compressor)
- Defrost / Deicing
- Restart delay (three [3] minutes)
- Self diagnosis
- Soft start
- Low ambient cooling down to 14°F

Optional Accessories:

- P1-485 - PMNPF1441
- MultiSST Comm. Mgr. - PBACNBTR0A
- AC Smart 5 - PACSSA000
- MCP 5 - PACMCA000
- Power Distribution Indicator (PDI)
- Premium - P0NUD1S41
- Mobile LGMV - PLGMVW100
- Drain Pan Heater - POSH1200
- Low Ambient Baffle Kit (Cooling operation to 4°F) - ZLABP03A

Operating Range:

Cooling (°F DB) ¹	14 to 118
Heating (°F WB)	-4 to +64

Unit Data:

Refrigerant Type	R410A
Refrigerant Control	EVU
Sound Pressure (Cool / Heat) ±1 dB(A) ²	49 / 53
Net / Shipping Weight (lbs.)	100 / 108
Heat Exchanger Coating	Gold Fin™
Minimum No. of Indoor Units	2
Maximum No. of Indoor Units	3

Compressor:

Type	Twin Rotary
Quantity	1
Oil / Type	FVC68D

Fan:

Type	Propeller
Quantity	1
Motor / Drive	Brushless Digitally Controlled/Direct
Max. Airflow Rate (CFM)	1,766

Notes:

1. Acceptable operating voltage: 187V - 253V.
2. Piping lengths are equivalent.
3. Sound pressure levels are tested in an anechoic chamber under ISO Standard 3745.
4. All power / communication cable to be minimum 14 AWG, 4-conductor, stranded, shielded or unshielded wire, and must comply with applicable local and national codes. If shielded, the wire must be grounded to the chassis at the outdoor unit only.
5. Power wiring size must comply with the applicable local and national codes. This data is rated @ 1 ft. above sea level, with 25 ft. of refrigerant line, and 0 ft. level difference between outdoor and indoor units. All capacities are net with a combination ratio between 95 - 100%.
6. Must follow installation instructions in the applicable LG installation manual.
7. Refer to the Combination Data Manual for combination capacity tables.
8. See the Performance Data Manual for sensible and latent capacities.

For a complete list of available accessories, contact your LG representative.
For continual product development, LG reserves the right to change specifications without notice.
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1 MINISPLIT SPEC



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Interior Design

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SAN ANDRES RENTAL APARTMENTS
1410 SAN ANDRES STREET
SANTA BARBARA, CA 93101
SPECIFICATIONS

Revision Schedule

PLN#1	12.20.23
PLN#2	03.15.24

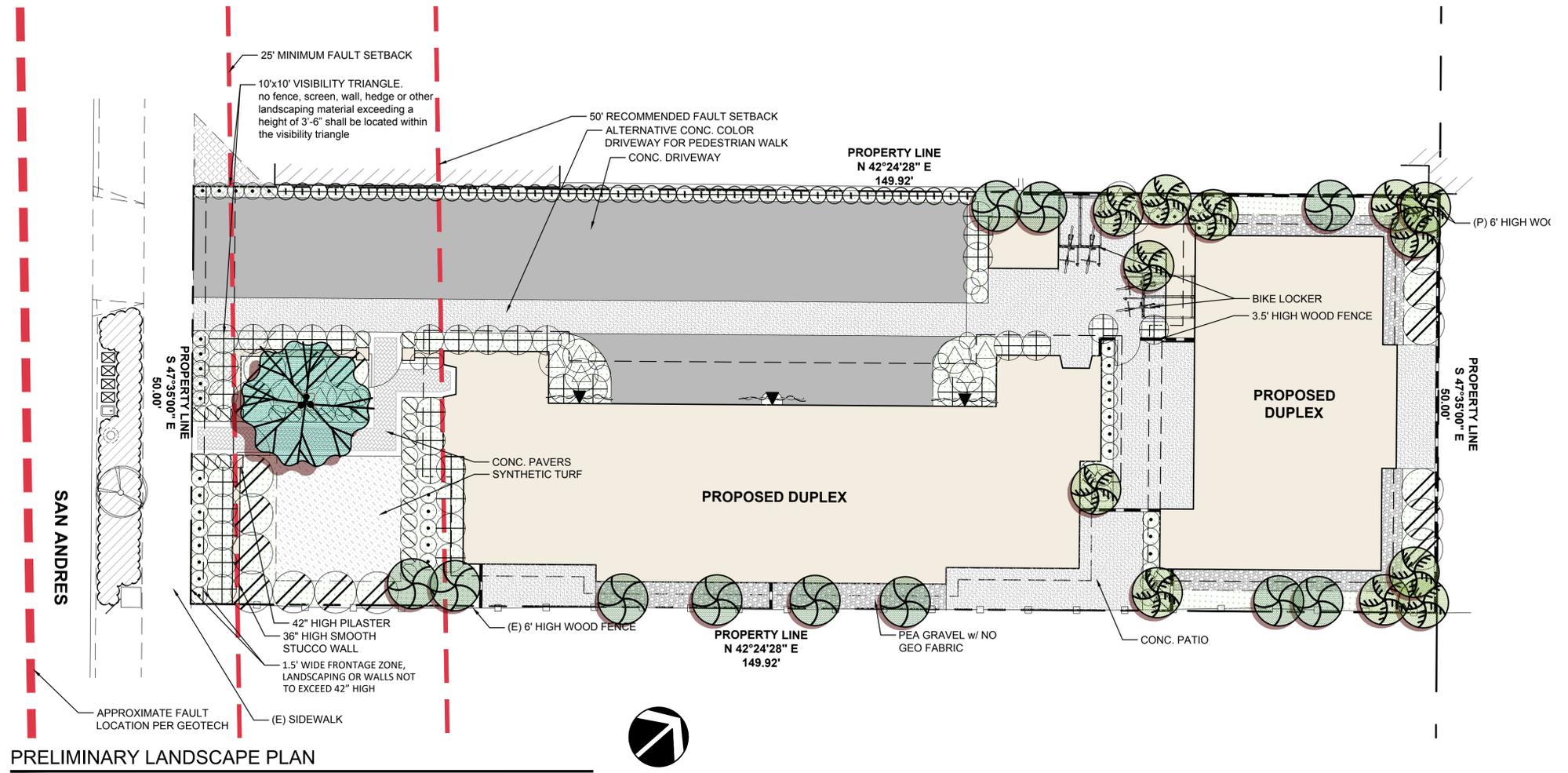
Project Manager
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PLANTING NOTES:

1. Shrub layout as shown on plan indicates "shrub masses." Quantities are as shown on legend, on-center spacing as shown on legend. Contractor to verify quantities based on spacing and add additional plant material (at no additional cost to the owner) required to maintain design intent due to existing site conditions not anticipated during design. Layout/spacing shall be as shown on plan or legend. Landscape architect to approve final layout in field prior to installation.
2. Contractors shall notify the landscape architect of site conditions which prevent installation per plans and specifications.
3. Contractor shall be liable for removing and re-installing irrigation equipment, and replanting areas which are not installed per plan and specifications.
4. Refer to planting specifications for inspection/certification schedule.
5. Irrigation system shall be installed and operational prior to installation of plant materials.
6. Trees and shrubs shall be planted after concrete placement, but not before irrigation coverage test no. 1 has been approved. (see specifications).
7. Place trees between irrigation heads wherever possible.
8. Shredded mulch installation: Install shredded mulch in all shrub and groundcover areas per specifications unless otherwise indicated on plans.
9. Contractor is responsible for all repairs and/or replacement of any damaged landscape areas beyond the limit of work, including repairing any irrigation lines/sprinkler heads, that is a direct result of the landscape construction and/or his sub-contractor. Replacement items shall be exact duplication of original work or plants, unless otherwise approved by the landscape architect.
10. Clean-up shall take place on a daily basis unless otherwise approved by the owner's representative.
11. It is the contractor's responsibility to maintain all grades and flow lines as shown on the grading plan. Where sod is to be installed on a swale, the finish grade must be adjusted so the sod does not restrict the flow.
12. Landscape contractor shall take soil samples from the site. The samples shall be taken at a depth of 12" after rough grading and submitted to an approved soil and plant laboratory for agricultural suitability testing. The cost of testing shall be included in the contractor's bid.
13. The recommendations of the soil report shall supersede the soil preparation and backfill mix specifications (see specifications). The contractor shall submit a copy of all soils reports to the landscape architect prior to modification of these specifications. The contractor shall submit a copy of all soil reports with the Certificate of Completion.
14. Backflow shall be enclosed in cage and/or screened within landscape planting area.



PLANTING LEGEND:

SYMBOL	CALLOUT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS	WATER USE
TREES							
		Archontophoenix alexandrae	King Palm	8' Min BTH	As Shown	-	L
		Strelitzia nicolai	Giant Bird of Paradise	24" Box	As Shown	-	L
		Jacaranda mimosifolia	Jacaranda	24" Box	As Shown	-	M
SHRUBS							
		Ligustrum japonicum 'Texanum'	Waxleaf Privet	5 Gal	48" O.C.	-	L
		Podocarpus macrophyllus 'Maki'	Shrubby Yew Podocarpus	5 Gal	48" O.C.	-	M/L
		Agave attenuata	Fox Tail Agave	5 Gal	48" O.C.	-	L
		Pittosporum tenuifolium 'Golf Ball'	Golf Ball Pittosporum	5 Gal	42" O.C.	-	L
		Westringia fruticosa Grey Box	Dwarf Coast Rosemary	5 Gal	42" O.C.	-	L
		Rhaphiolepis Umbellata 'Minor'	Dwarf Yeddo Hawthorn	5 Gal	42" O.C.	-	L
		Festuca glauca 'Elijah Blue'	Elijah Blue Fescue	1 Gal	24" O.C.	-	L
		Festuca mairei	Atlas Fescue	1 Gal	24" O.C.	-	L
		Agapanthus 'Peter Pan'	Dwarf Blue Lily-of-the-Nile	1 Gal	24" O.C.	-	L
		Limonium perezii	Sea Lavender	1 Gal	24" O.C.	-	L
		Nandina domestica 'Harbour Dwarf'	Dwarf Heavenly Bamboo	1 Gal	24" O.C.	-	L
		Carissa macrocarpa 'Prostrata'	Natal Plum	1 Gal	24" O.C.	-	L
		Nandina domestica	Heavenly Bamboo	1 Gal	24" O.C.	-	L
GROUNDCOVER							
		Dymondia margaretae	Silver Carpet	Flats	12" O.C.	-	L
VINES							
		Lonicera confusa	Soft-leaved Honeysuckle	1 Gal	As Shown	-	M
		Bougainvillea species	Bougainvillea Species	1 Gal	As Shown	-	M

SOIL AMENDMENT NOTE 1:
Regardless of the recommendations as a result of the required soils testing, the soil amendment "Tri-C Humate" available from TRI-C Enterprises and distributors or approved equal shall be top dressed and incorporated into the soil at a rate of 10 LBS./1,000SF

SOIL AMENDMENT NOTE 2:
Regardless of the recommendations as a result of the required soils testing, compost at a rate of 4 cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of 6" into the soil.

MULCH NOTE:
Contractor shall install a 3" layer of mulch in all shrub and groundcover areas unless otherwise noted.



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SAN ANDRES APARTMENTS
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SANTA BARBARA, CA 93101
PRELIMINARY LANDSCAPE PLAN



Revisions
Project Manager
KN
Drawn By
LR
Scale
VARIES
Print Date
2024-05-29