

BOTSFORD / BUDRECKIS RESIDENCE

SANTA BARBARA, CA

F.A.R. Calculator

Instructions: Enter the information in the white boxes below. The spreadsheet will calculate the proposed FAR (floor area ratio), the 100% max FAR (per the Zoning Ordinance for "Required FAR"), and the 80% max FAR (per the Zoning Ordinance for "Required FAR"). Additionally, it will determine whether a FAR Modification is required. "Guideline FAR" calculations are as outlined in the "Applicability" section of the Single Family Residence Design Guidelines, page 23-C.

The **Net Lot Area** does not include any Public Road Easements or Public Road Right-of-Way areas. The proposed **TOTAL Net FAR Floor Area** shall include the net floor area of all stories of all buildings, but may or may not include basement/cellar floor area. For further clarification on these definitions please refer to SBMC §28.15.083 & §30.300. This form has not yet been updated for current Title 30 zone designations, see SBMC §30.05.010 for comparison.

ENTER Project Address:	835 Alberta Ave
Is there a basement or cellar existing or proposed?	No
ENTER Proposed TOTAL Net FAR Floor Area (in sq. ft.):	1,856
ENTER Zone ONLY from drop-down list:	R-2
ENTER Net Lot Area (in sq. ft.):	5,000
Is the height of existing or proposed buildings 17 feet or greater?	Yes
Are existing or proposed buildings two stories or greater?	Yes
The FAR Requirements are:	GUIDELINE**
ENTER Average Slope of Lot:	5.00%
Does the height of existing or proposed buildings exceed 25 feet?	No
Is the site in the Hillside Design District?	No
Does the project include 500 or more cu. yds. of grading outside the main building footprint?	No
An FAR MOD is not required per SBMC §28.15 or §30.20.030	
FLOOR AREA RATIO (FAR):	0.371
Lot Size Range:	4,000 - 9,999 sq.ft.
MAX FAR Calculation (in sq. ft.):	1,200 + (0.25 x lot size in sq.ft.)
100% MAX FAR:	0.490
100% MAX FAR (in sq. ft.):	2,450
85% of MAX FAR (in sq. ft.):	2,083
80% of MAX FAR (in sq. ft.):	1,960
The 1856 square foot proposed total is 76% of the MAX FAR.*	

* NOTE: Percentage total is rounded up.
**NOTE: If your project is located on a site with multiple or overlay zones, please contact Planning Staff to confirm whether the FAR limitations are "Required" or "Guideline".

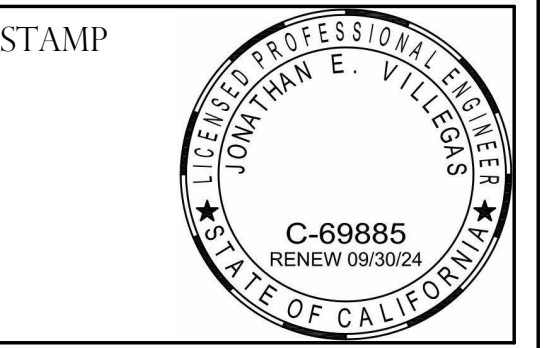
Acreage Conversion Calculator	
ENTER Acreage to Convert to square footage:	1.00
Net Lot Area (in sq. ft.):	43560

INDEX OF DRAWINGS

SHEET INDEX	
NUM.	SHEET NAME
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Drawing Notes:
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DO NOT SCALE THESE DRAWINGS.
See Architectural plans for written dimensions.
The General Contractor shall verify and be responsible for all dimensions and existing conditions on the job and shall report any discrepancies to the Engineer and the Architect for resolution prior to commencing with the work in question.

BOTSFORD / BUDRECKIS RESIDENCE
 835 ALBERTA AVENUE,
 SANTA BARBARA CA 93101
 PROJECT INFORMATION SHEET

SCOPE OF WORK

- PROPOSED NEW 1ST FLOOR AREA (141 SF)
- PROPOSED NEW 2ND FLOOR AREA (629 SF)
- PROPOSED NEW 2ND FLOOR DECK AT MASTER (106 SF)
- PROPOSED NEW 2ND FLOOR DECK AT MULTI PURPOSE ROOM (45 SF)
- DEMOLISH A PORTION OF EXISTING ROOF FOR 2ND FLOOR ADDITION
- INTERIOR REMODEL KITCHEN, BEDROOMS AND BATH

PROJECT DESCRIPTION

OWNERS:	DAINA BUDRECKIS AND DAVID BOTSFORD
PROJECT LOCATION:	835 ALBERTA AVENUE SANTA BARBARA, CA 93101
ACCESSORS PARCEL NUMBER:	043-242-001
YEAR BUILT:	1928
CONSTRUCTION TYPE:	TYPE V - NON RATED
ZONING DESIGNATION:	R-2
OCCUPANCY GROUP:	R-3 / U
NUMBER OF STORIES:	1 EXISTING / 2 PROPOSED
BUILDING HEIGHTS	
EXISTING RESIDENCE:	16'-10" TO RIDGE
PROPOSED 2nd STORY ADDITION:	24'-11 1/2" TO RIDGE
PARCEL SIZE:	5,000 SF (0.11 ACRES)
AVERAGE LOT SLOPE:	5%
HIGH FIRE:	NO
FLOOD PLAIN:	NO
FLOOR AREA CALCULATIONS	
EXISTING FLOOR AREA	
(E) 1 STORY RESIDENCE:	905 SF NET / 963 SF GROSS
(E) DETACHED 1-CAR GARAGE:	181 SF NET / 202 SF GROSS
TOTAL (E) FLOOR AREA:	1086 SF NET / 1165 SF GROSS
PROPOSED FLOOR AREA	
(N) 1 STORY RESIDENCE ADDITION:	141 SF NET / 162 SF GROSS
(N) 2 STORY RESIDENCE ADDITION:	629 SF NET / 671 SF GROSS
TOTAL (P) FLOOR AREA:	770 SF NET / 833 SF GROSS
TOTAL PROPOSED FLOOR AREA ON SITE:	1856 SF NET / 1988 SF GROSS (EXISTING - DEMOLITION + ADDITIONS = TOTAL PROPOSED)
(N) 2ND STORY DECK AT MASTER:	106 SF
(N) 2ND STORY DECK AT MULTI PURPOSE ROOM:	45 SF
PROPOSED GRADING	
FILL:	0 CY
CUT:	0 CY
NET (CUT):	0 CY
PARKING CALCULATIONS:	
(E) PARKING - PRIMARY RESIDENCE:	1 COVERED / 0 UNCOVERED
(N) PARKING - PRIMARY RESIDENCE:	1 COVERED / 0 UNCOVERED

CODE COMPLIANCE

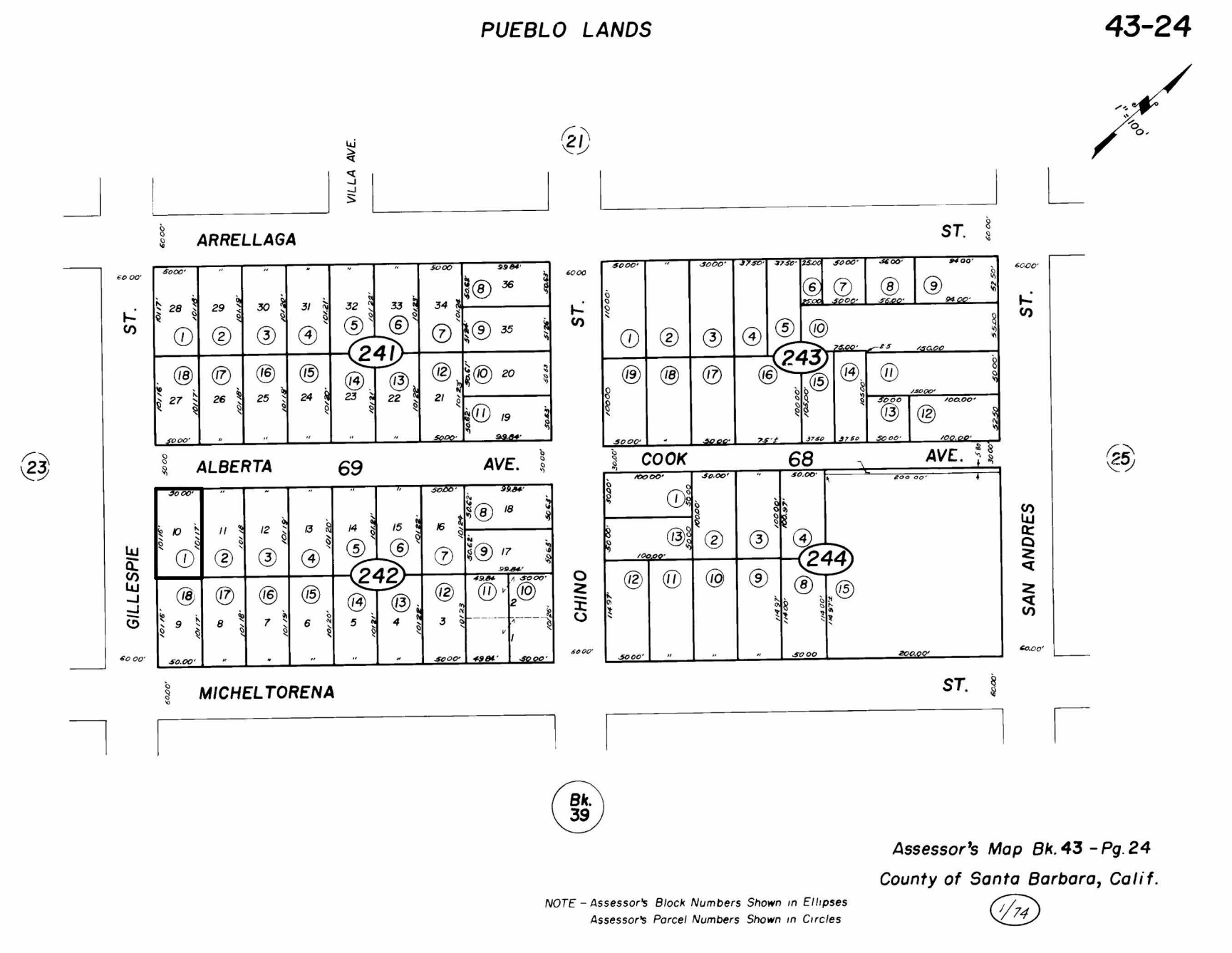
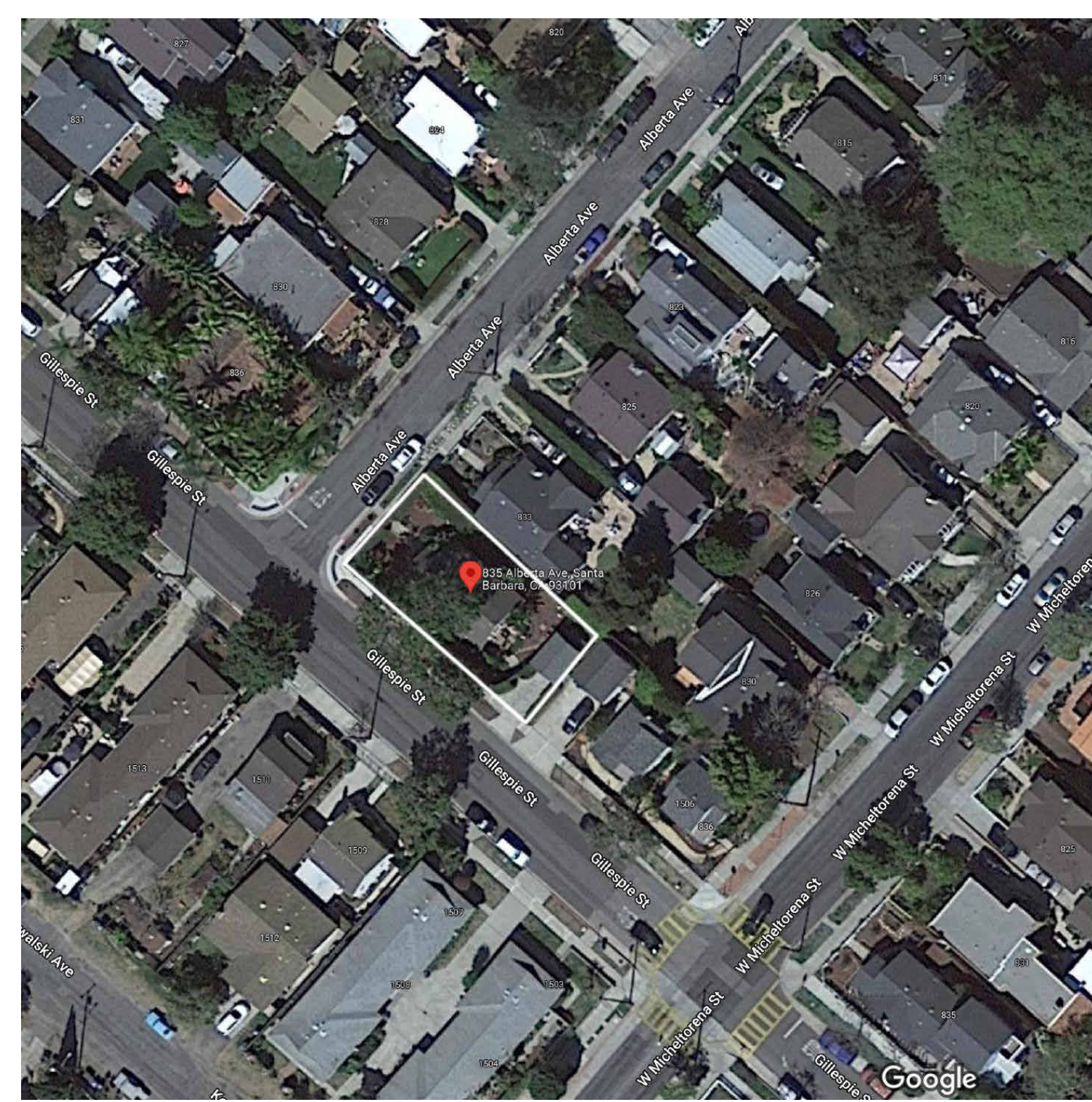
THIS PROJECTS INTENT IS TO COMPLY WITH THE FOLLOWING CODES AND ORDINANCES:

CALIFORNIA BUILDING CODE [CBC]	2022
CALIFORNIA MECHANICAL CODE [CMC]	2022
CALIFORNIA ELECTRICAL CODE [CEC]	2022
CALIFORNIA PLUMBING CODE [CPC]	2022
CALIFORNIA RESIDENTIAL CODE [CRC]	2022
CALIFORNIA GREEN STANDARDS BUILDING CODE [CGSBC]	2022
CALIFORNIA ENERGY CODE	2022
CALIFORNIA FIRE CODE	2022

ALL AMENDMENTS AS ADOPTED IN THE SANTA BARBARA CITY ORDINANCE 5919 AND ALL OTHER CODES, REGULATIONS, AND APPROVALS ESTABLISHED BY THE CITY OF SANTA BARBARA

SPECIAL INSPECTIONS AND OBSERVATIONS

SEE SHEET S0.1 FOR STRUCTURAL SPECIAL INSPECTIONS OBSERVATIONS REQUIRED



Assessor's Map Bk. 43 - Pg. 24
County of Santa Barbara, Calif.
NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

DRAWING NOTES:
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BOTSFORD / BUDRECKIS RESIDENCE
835 ALBERTA AVENUE,
SANTA BARBARA CA 93101

EXISTING AND PROPOSED SITE PLAN

No.	Descript.	Date

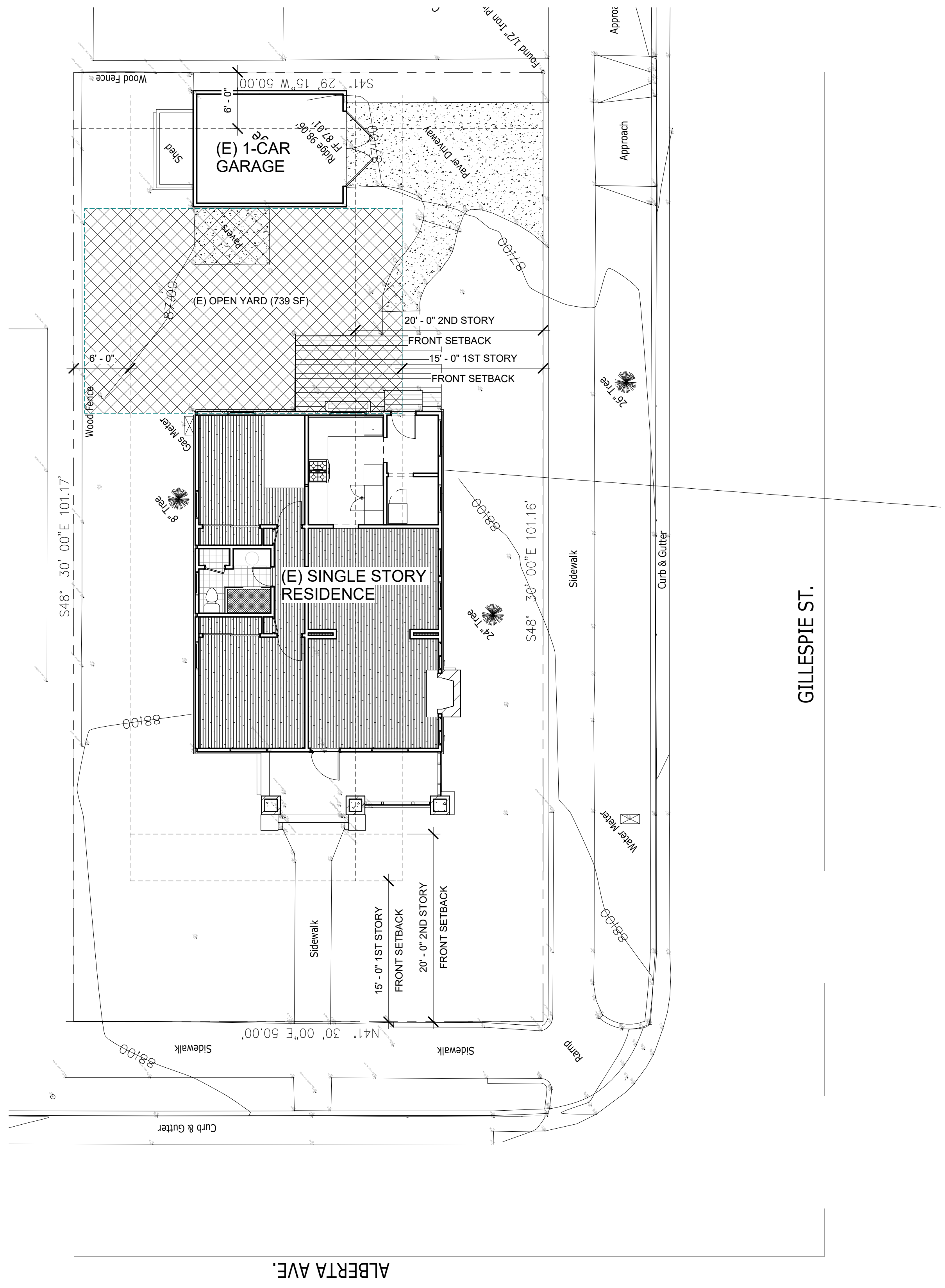
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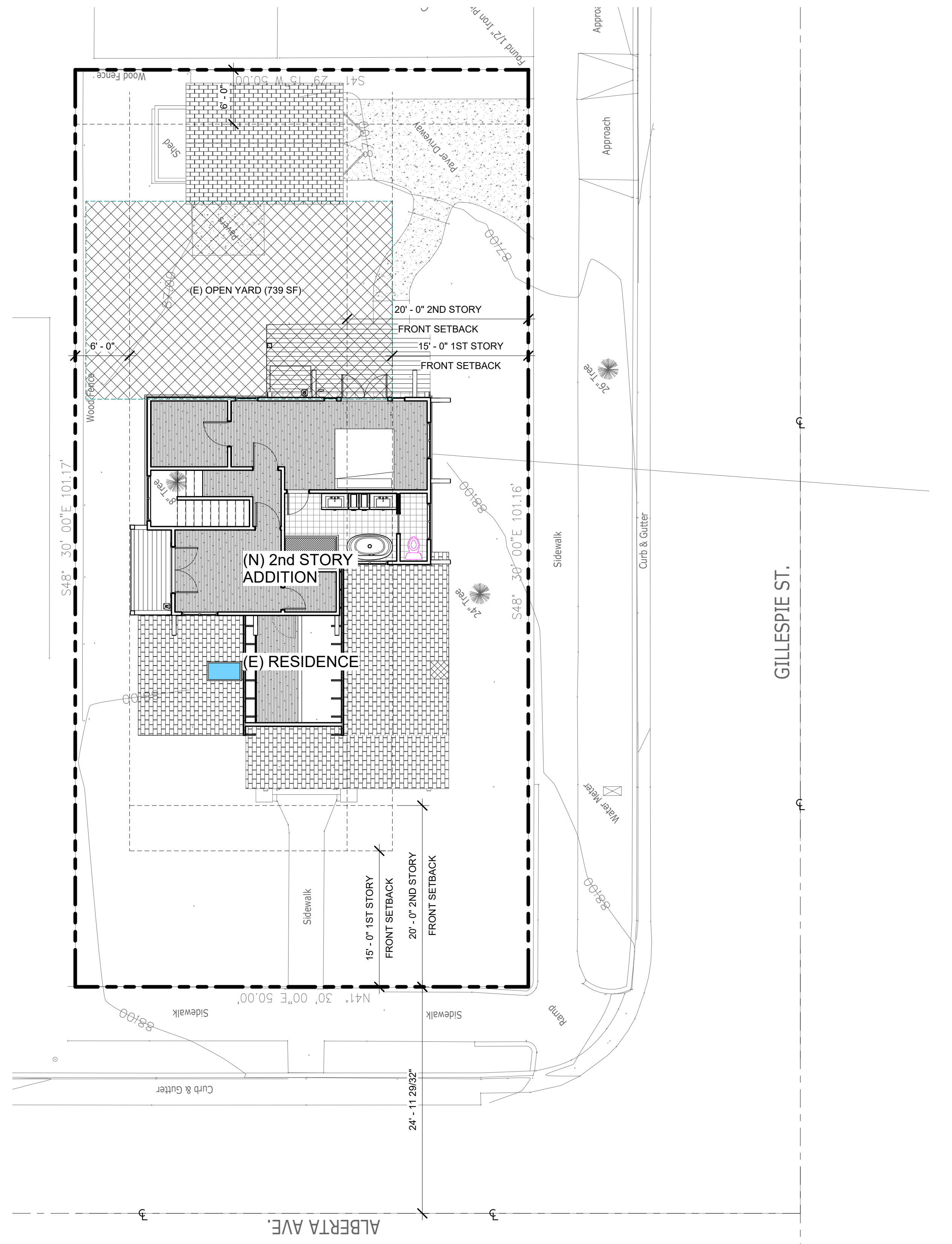
DRAWN BY:
JEV

SHEET NO.

A0.5



1 SHEET VIEW - EXISTING SITE PLAN
A0.5 1/8" = 1'-0"



2 SHEET VIEW - PROPOSED SITE PLAN
A0.5 1/8" = 1'-0"



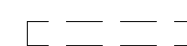
DEMOLITION NOTES

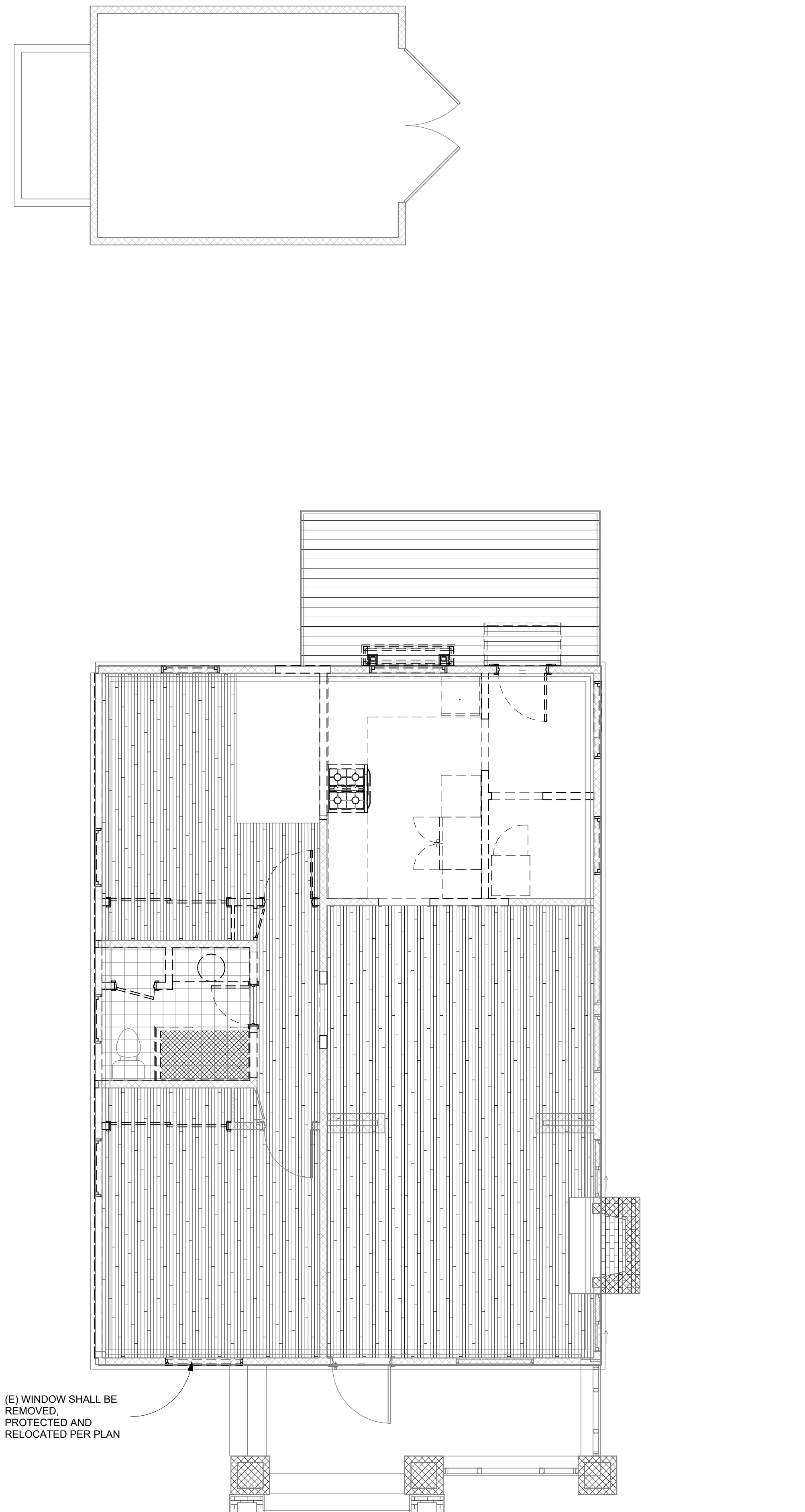
1. DEFINITIONS:
 - A. REMOVE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE, UNLESS INDICATED TO BE REMOVED AND SALVAGED OR REMOVED AND REINSTALLED.
 - B. REMOVE AND SALVAGE: DETACH ITEMS FROM EXISTING CONSTRUCTION AND DELIVER THEM TO OWNER.
 - C. REMOVE AND REINSTALL: DETACH ITEMS FROM EXISTING CONSTRUCTION, PREPARE THEM FOR REUSE, AND REINSTALL THEM WHERE INDICATED.
 - D. EXISTING TO REMAIN: EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE REMOVED AND THAT ARE NOT OTHERWISE INDICATED TO BE REMOVED, REMOVED AND SALVAGED, OR REMOVED AND REINSTALLED.
2. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN OWNER'S PROPERTY, DEMOLISHED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY AND SHALL BE REMOVED FROM PROJECT SITE.
3. SUBMITTALS:
 - A. PROPOSED CONTROL MEASURES: SUBMIT STATEMENT OR DRAWING THAT INDICATES THE MEASURES. INCLUDE MEASURES FOR THE FOLLOWING:
 - a. DUST CONTROL.
 - b. NOISE CONTROL.
 - B. SCHEDULE OF SELECTIVE DEMOLITION ACTIVITIES: INDICATE DETAILED SEQUENCE OF SELECTIVE DEMOLITION AND REMOVAL WORK, WITH STARTING AND ENDING DATES FOR EACH ACTIVITY, INTERRUPTION OF UTILITY SERVICES, USE OF ELEVATOR AND STAIRS, AND LOCATIONS OF TEMPORARY PARTITIONS AND MEANS OF EGRESS.
 - C. PRE-DEMOLITION PHOTOGRAPHS OR VIDEOTAPE: SHOW EXISTING CONDITIONS OF ADJOINING CONSTRUCTION AND SITE IMPROVEMENTS THAT MIGHT BE MISCONSTRUED AS DAMAGE CAUSED BY SELECTIVE DEMOLITION OPERATIONS. SUBMIT BEFORE WORK BEGINS.
4. QUALITY ASSURANCE:
 - A. DEMOLITION FIRM QUALIFICATIONS: AN EXPERIENCED FIRM THAT IS SPECIALIZED IN DEMOLITION WORK SIMILAR IN MATERIAL AND EXTENT TO THAT INDICATED FOR THIS PROJECT.
 - B. REGULATORY REQUIREMENTS: COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE BEGINNING SELECTIVE DEMOLITION. COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
 - C. STANDARDS: COMPLY WITH ANSI A10.6 AND NFPA 241.
 - D. PRE-DEMOLITION CONFERENCE: CONDUCT CONFERENCE AT PROJECT SITE. OWNER OR OWNERS REPRESENTATIVE MUST BE PRESENT AT THIS CONFERENCE.
 - a. PRIOR TO CONFERENCE ON SITE, CONTRACTOR TO CLEARLY MARK ITEMS, FIXTURES, WALLS, WINDOWS, DOORS, APPLIANCES, ETC. WITH A SEMI-PERMANENT MARKING (LIKE COLORED TAPE) TO AID IN PRESENTING DEMOLITION ACTIVITIES TO BE PERFORMED.
5. REPAIR MATERIALS
 - A. USE REPAIR MATERIALS IDENTICAL TO EXISTING MATERIALS.
 - a. IF IDENTICAL MATERIALS ARE UNAVAILABLE OR CANNOT BE USED FOR EXPOSED SURFACES, USE MATERIALS THAT VISUALLY MATCH EXISTING ADJACENT SURFACES TO THE FULLEST EXTENT POSSIBLE.
 - b. USE A MATERIAL WHOSE INSTALLED PERFORMANCE EQUALS OR SURPASSES THAT OF EXISTING MATERIALS.
6. EXAMINATION:
 - A. VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED.
 - B. SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
 - C. INVENTORY AND RECORD THE CONDITION OF ITEMS TO BE REMOVED AND REINSTALLED AND ITEMS TO BE REMOVED AND SALVAGED.
 - D. WHEN UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS THAT CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE THE NATURE AND EXTENT OF CONFLICT. PROMPTLY SUBMIT A WRITTEN REPORT TO ARCHITECT AND OWNER OR OWNERS REPRESENTATIVES.
 - E. ENGAGE A PROFESSIONAL ENGINEER TO SURVEY CONDITION OF BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF STRUCTURE OR ADJACENT STRUCTURES DURING SELECTIVE DEMOLITION OPERATIONS.
7. UTILITY SERVICES
 - A. EXISTING UTILITIES: MAINTAIN SERVICES INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.
 - B. DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR OPERATING FACILITIES UNLESS AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING INTERRUPTIONS TO EXISTING UTILITIES, AS ACCEPTABLE TO OWNER AND TO AUTHORITIES HAVING JURISDICTION.
 - a. PROVIDE AT LEAST 72 HOURS NOTICE TO OWNER IF SHUTDOWN OF SERVICE IS REQUIRED DURING CHANGEOVER.
 - C. UTILITY REQUIREMENTS: LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF INDICATED UTILITIES SERVING AREAS TO BE SELECTIVELY DEMOLISHED.
 - a. ARRANGE TO SHUT OFF INDICATED UTILITIES WITH UTILITY COMPANIES.
 - b. IF UTILITY SERVICES ARE REQUIRED TO BE REMOVED, RELOCATED, OR ABANDONED, PROVIDE TEMPORARY UTILITIES BEFORE PROCEEDING WITH SELECTIVE DEMOLITION THAT BYPASS AREA OF SELECTIVE DEMOLITION AND THAT MAINTAIN CONTINUITY OF SERVICE TO OTHER PARTS OF BUILDING.
 - c. CUT OFF PIPE OR CONDUIT IN WALLS OR PARTITIONS TO BE REMOVED. CAP VALVE OR PLUG AND SEAL REMAINING PORTION OF PIPE OR CONDUIT AFTER BYPASSING.
 - d. UTILITY REQUIREMENTS: DO NOT START SELECTIVE DEMOLITION WORK UNTIL UTILITY DISCONNECTING AND SEALING HAVE BEEN COMPLETED AND VERIFIED IN WRITING.
8. PREPARATION:
 - A. SITE ACCESS AND TEMPORARY CONTROLS: CONDUCT SELECTIVE DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES
 - a. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, WALKWAYS, OR OTHER ADJACENT OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM OWNER, BUILDING MANAGER, AND AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING REGULATIONS.
 - b. ERECT TEMPORARY PROTECTION, SUCH AS WALKS, FENCES, RAILINGS, CANOPIES, AND COVERED PASSAGEWAYS, WHERE REQUIRED BY AUTHORITIES HAVING JURISDICTION.
 - c. PROTECT EXISTING SITE IMPROVEMENTS, APPURTENANCES, AND LANDSCAPING TO REMAIN.
 - B. TEMPORARY FACILITIES: PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.
 - C. TEMPORARY ENCLOSURES: PROVIDE TEMPORARY ENCLOSURES FOR PROTECTION OF EXISTING BUILDING AND CONSTRUCTION, IN PROGRESS AND COMPLETED, FROM EXPOSURE, FOUL WEATHER, OTHER CONSTRUCTION OPERATIONS, AND SIMILAR ACTIVITIES. PROVIDE TEMPORARY WEATHERTIGHT ENCLOSURE FOR BUILDING EXTERIOR.
 - D. TEMPORARY PARTITIONS: ERECT AND MAINTAIN DUSTPROOF PARTITIONS AND TEMPORARY ENCLOSURES TO LIMIT DUST AND DIRT MIGRATION AND TO SEPARATE AREAS FROM FUMES AND NOISE.
 - E. TEMPORARY SHORING: PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF CONSTRUCTION TO REMAIN, AND TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.

DEMOLITION NOTES CONT.

9. POLLUTION CONTROLS
 - A. DUST CONTROL: USE WATER MIST, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT SPREAD OF DUST AND DIRT. COMPLY WITH GOVERNING ENVIRONMENTAL-PROTECTION REGULATIONS.
 - a. WET MOP FLOORS TO ELIMINATE TRACKABLE DIRT AND WIPE DOWN WALLS AND DOORS OF DEMOLITION ENCLOSURE. VACUUM CARPETED AREAS.
 - B. DISPOSAL: REMOVE AND TRANSPORT DEBRIS IN A MANNER THAT WILL PREVENT SPILLAGE ON ADJACENT SURFACES AND AREAS.
 - a. REMOVE DEBRIS FROM ELEVATED PORTIONS OF BUILDING BY CHUTE, HOIST, OR OTHER DEVICE THAT WILL CONVEY DEBRIS TO GRADE LEVEL IN A CONTROLLED DESCENT.
 - C. CLEANING: CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE SELECTIVE DEMOLITION OPERATIONS BEGAN.
10. SELECTIVE DEMOLITION
 - A. GENERAL: DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS.
 - a. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION.
 - b. CUT OR DRILL FROM THE EXPOSED OR FINISHED SIDE INTO CONCEALED SURFACES TO AVOID MARRING EXISTING FINISHED SURFACES.
 - c. DO NOT USE CUTTING TORCHES UNTIL WORK AREA IS CLEARED OF FLAMMABLE MATERIALS. AT CONCEALED SPACES, SUCH AS DUCT AND PIPE INTERIORS, VERIFY CONDITION AND CONTENTS OF HIDDEN SPACE BEFORE STARTING FLAME-CUTTING OPERATIONS. MAINTAIN FIRE WATCH AND PORTABLE FIRE-SUPPRESSION DEVICES DURING FLAME-CUTTING OPERATIONS.
 - d. LOCATE SELECTIVE DEMOLITION EQUIPMENT AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
 - B. EXISTING FACILITIES: COMPLY WITH OWNER OR BUILDING MANAGER'S REQUIREMENTS FOR USING AND PROTECTING ELEVATORS, STAIRS, WALKWAYS, LOADING DOCKS, BUILDING ENTRIES, AND OTHER BUILDING FACILITIES DURING SELECTIVE DEMOLITION OPERATIONS.

WALL LEGEND

-  PROPOSED WOOD STUD WALL
-  EXISTING WOOD STUD WALL
-  EXISTING WALL TO BE DEMOLISHED



SHEET VIEW - DEMO LOWER FLOOR PLAN

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STAMP



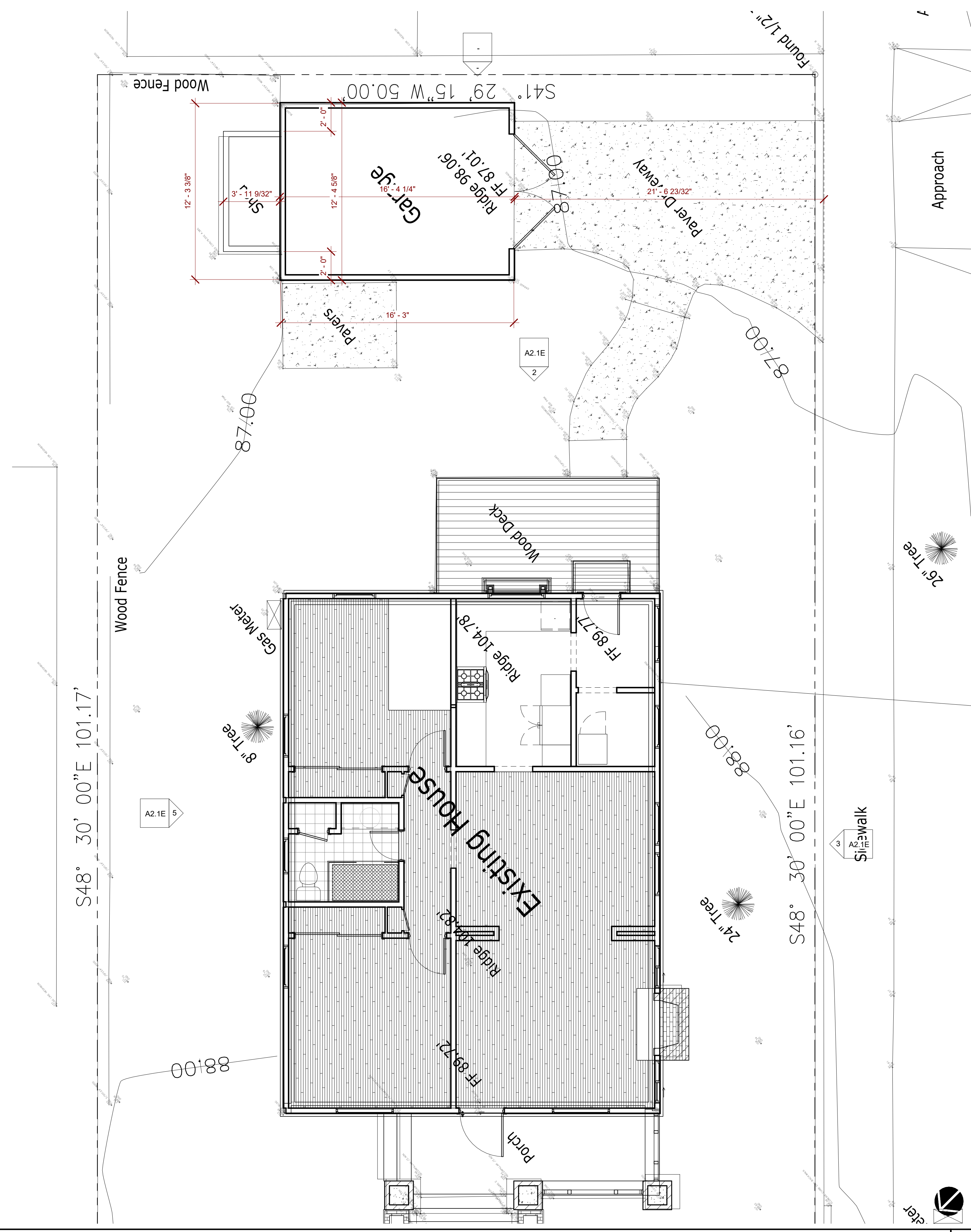
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LOWER FLOOR DEMO PLAN

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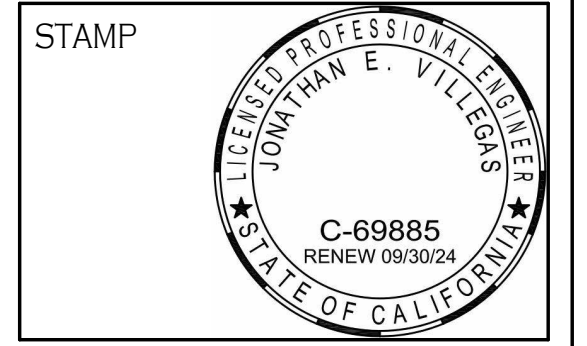
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EXISTING LOWER FLOOR PLAN

No.	Descript.	Date

PROJECT NUMBER: 2022.019.00
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DRAWN BY: JEV
SHEET NO.

A1.1E

SHEET VIEW - EXISTING LOWER FLOOR PLAN

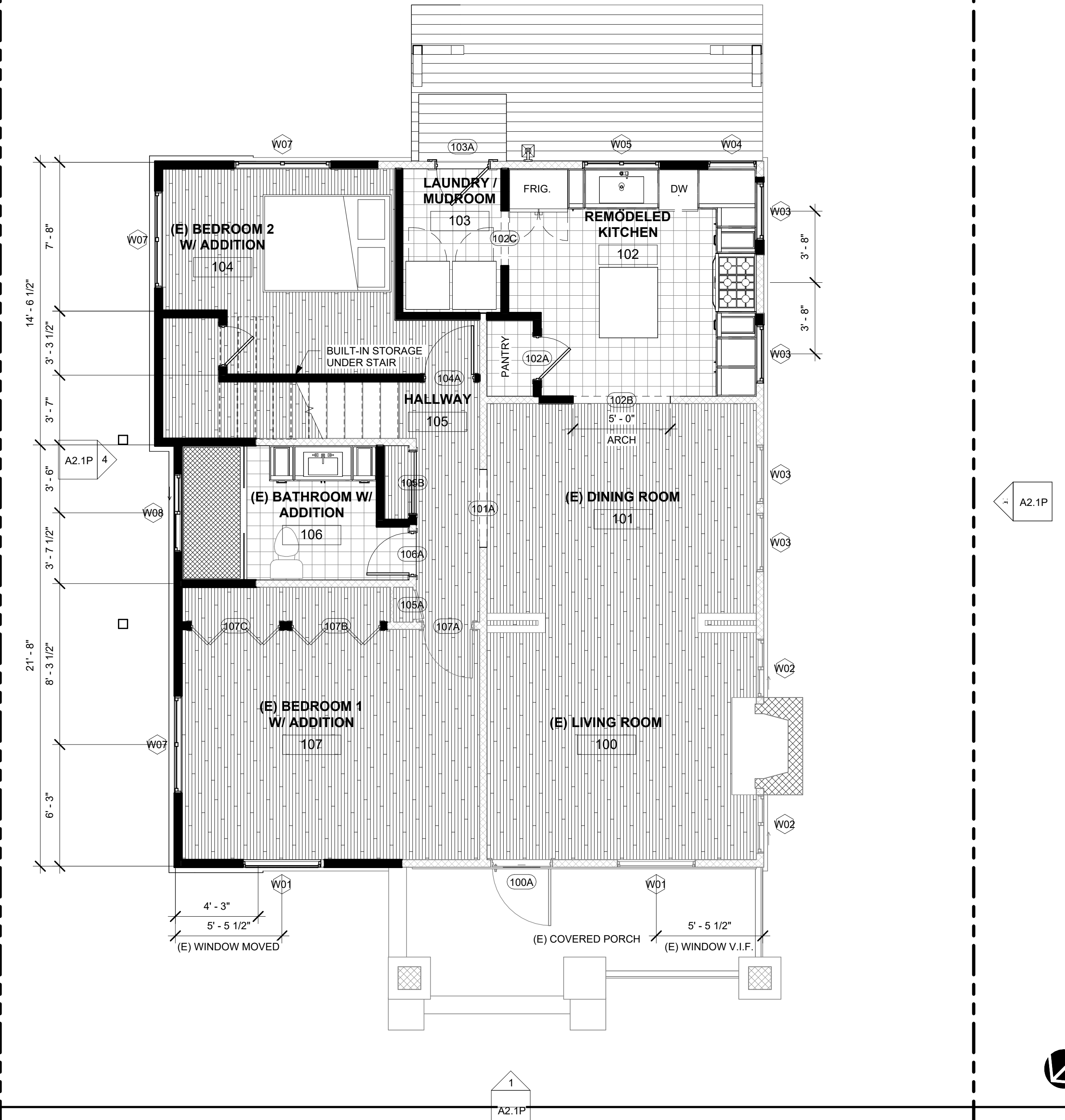
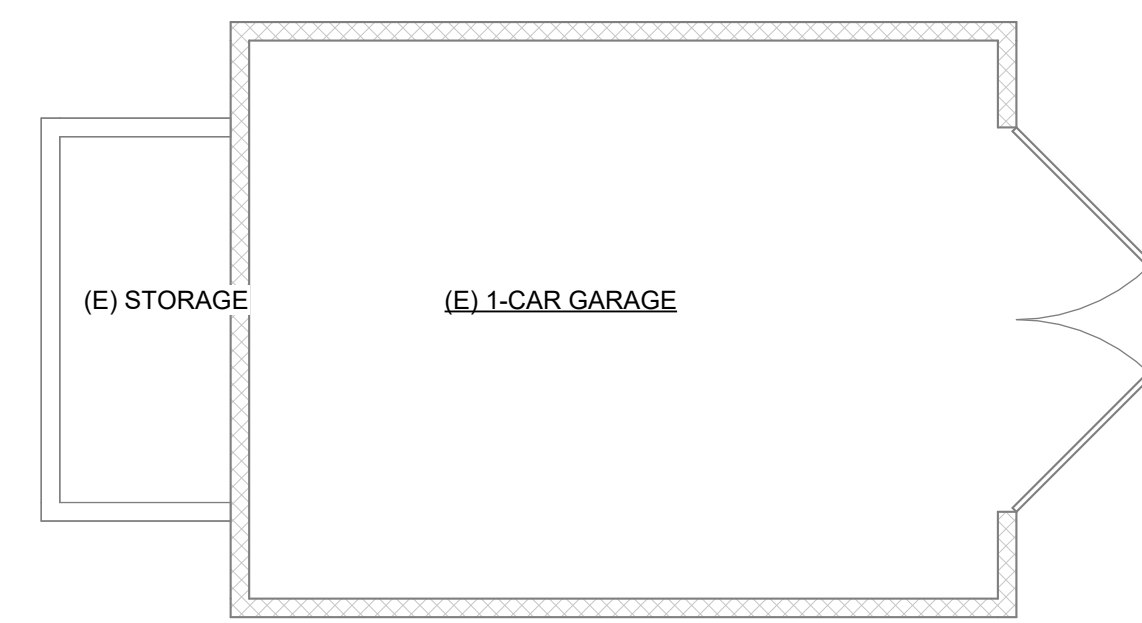
SCALE: 1/4" = 1'-0" 1

FLOOR PLAN GENERAL NOTES:

- ALL NEW INTERIOR WALLS ARE "P1" U.O.N. FOR MORE INFORMATION REFER TO SHEET A4.1
- CENTER NEW DOORS IN ROOMS OR PROVIDE 6 INCH RETURNS U.O.N.
- ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD
- NEW CONTROL VALVES FOR SHOWERS OR TUB-SHOWERS TO BE THERMOSTATIC MIXING OR PRESSURE BALANCE VALVES TYPE PER [CRC P2708.3]
- ALL NEW GLASS SHOWER ENCLOSURES AND DOORS TO BE CLEAR TEMPERED GLASS PER [CRC R308.4]
- PROVIDE COMBUSTION AIR OPENINGS FOR GAS-BURNING APPLIANCES PER [CRC M1701]
- PROVIDE LATERAL SUPPORT FOR WATER HEATER AT TOP AND BOTTOM PER [CRC P2801.7]
- NEW EQUIPMENT (FAU/WH/DRYER) WHICH HAS A FLAME, GENERATES A SPARK, OR USES A GLOWING IGNITION SOURCE SHALL BE ELEVATED A MINIMUM 18 INCHES ABOVE GARAGE FLOOR PER [CRC P2801.6]
- PROVIDE ACCESS PANEL (12 INCHES BY 12 INCHES) FOR ALL PLUMBING FIXTURES HAVING CONCEALED SLIP JOINT
- NEW TOILETS SHALL NOT USE MORE THAN 1.2 GALLONS OF WATER PER FLUSH. FAUCETS AND SHOWERS HEAD FLOW RATES SHALL NOT EXCEED 2.0 GALLONS PER MINUTE PER [CPC 424]
- FUEL-FIRED WATER HEATERS ARE NOT TO BE PERMITTED IN BATHROOMS, CLOTHES CLOSETS, OR BEDROOMS UNLESS LISTED AS A DIRECT VENT APPLIANCE PER [CRC M2005.2]
- PROVIDE 30 INCH BY 30 INCH MINIMUM UNOBSTRUCTED ATTIC ACCESS (BUT NOT LESS THAN THE LARGEST EQUIPMENT SIZE WHEN FAU IS LOCATED) IN THE ATTIC. PROVIDE 30 INCH BY 30 INCH MINIMUM CLEAR AND MAXIMUM 20 FEET IN LENGTH UNOBSTRUCTED PASSAGE TO REMOVE EQUIPMENT. FAU ACCESS FLOORING SHALL PROVIDE A MINIMUM 2 FEET WIDE SOLID SURFACE 30 INCH BY 30 INCH SURFACE IN FRONT OF SERVICE SIDE OF EQUIPMENT. MECHANICAL ROOM TO HAVE REQUIRED SWITCHING AND LIGHTING
- NEW GAS PIPING SHALL NOT BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING OR STRUCTURE. GAS LINES MAYBE RUN IN AN APPROVED SLEEVE
- DOOR BETWEEN DWELLING AND PRIVATE GARAGE ARE TO BE SOLID WOOD, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK OR 20-MINUTE FIRE-RATED. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. (EXCEPTION: DOORS NEED ONLY TO BE SELF-CLOSING AND SELF-LATCHING WHEN BOTH DWELLING AND GARAGE HAVE APPROVED FIRE SPRINKLERS) [CRC R302.5]
- SHOWERS ARE TO HAVE A MINIMUM INTERIOR AREA OF 1,024 SQUARE INCHES AND SHALL BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE [CPC 411.7]
- SHOWERS AND SHOWER WALLS ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FINISHED FLOOR [SR307.2 CRC]

WALL LEGEND

- PROPOSED WOOD STUD WALL
- EXISTING WOOD STUD WALL
- EXISTING WALL TO BE DEMOLISHED



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835 ALBERTA AVENUE,
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PROPOSED LOWER FLOOR PLAN

No.	Descript.	Date

PROJECT NUMBER: 2022.019.00
DATE: 07/16/2024
DRAWN BY: JEV
SHEET NO.

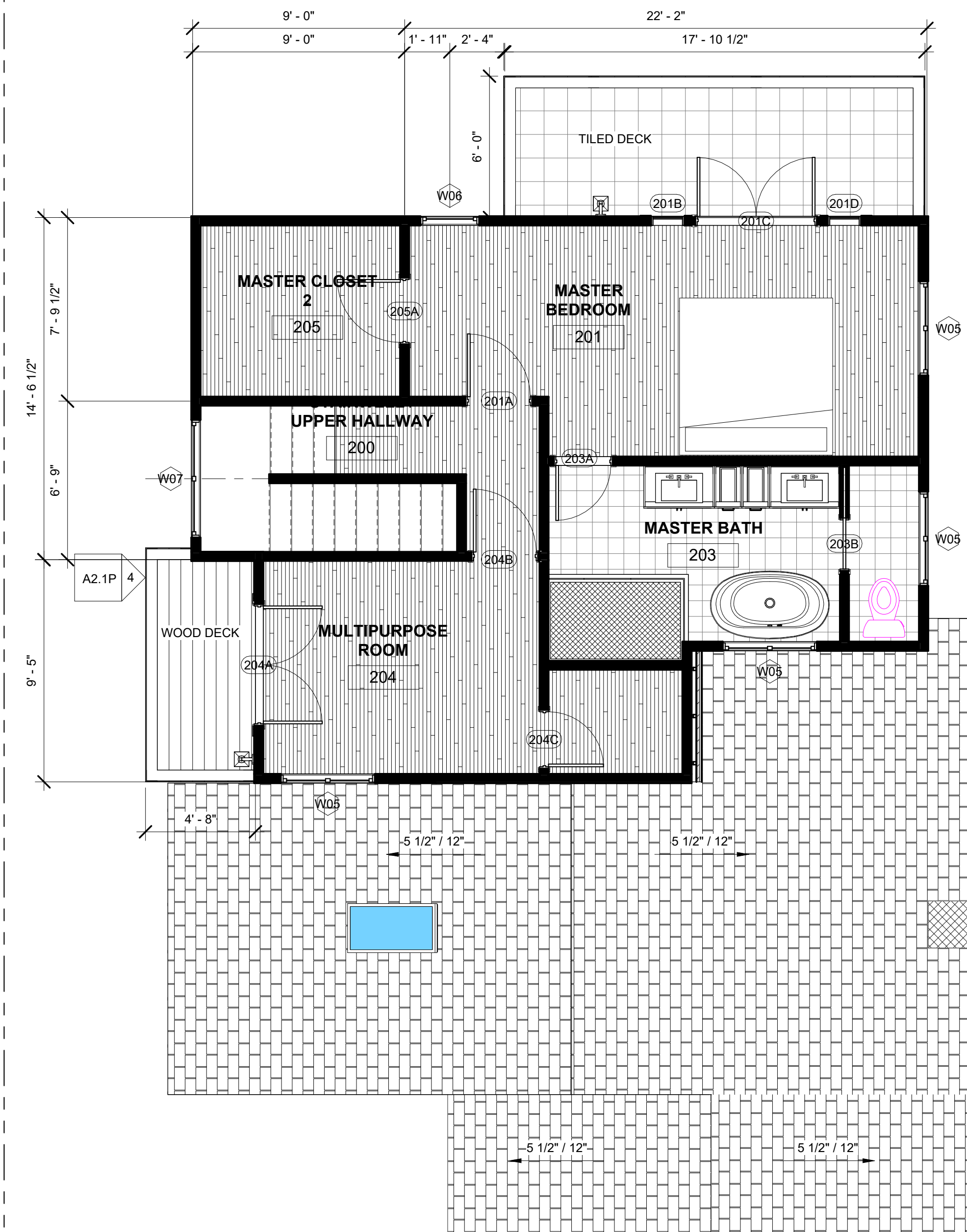
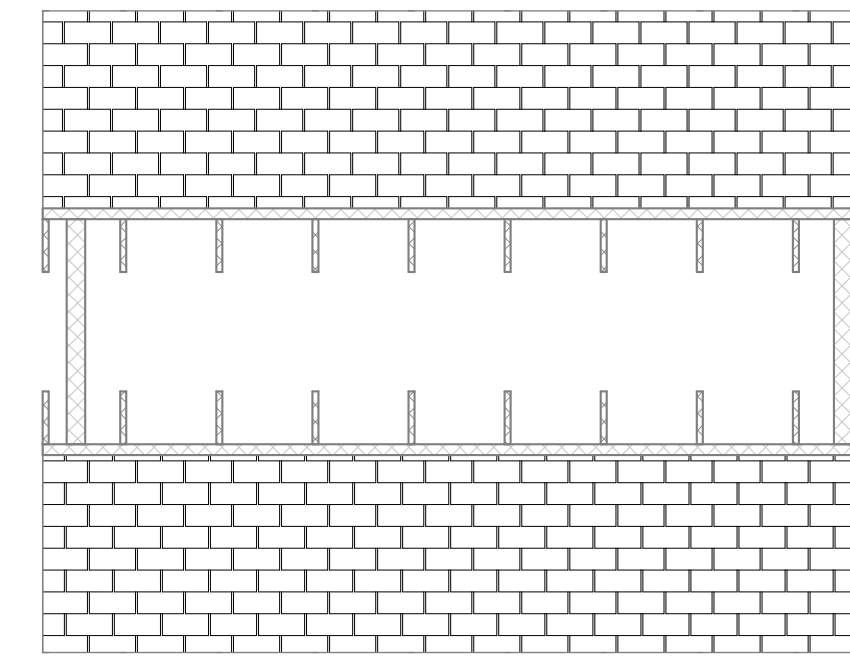
A1.1P

FLOOR PLAN GENERAL NOTES:

1. ALL NEW INTERIOR WALLS ARE "P1" U.O.N. FOR MORE INFORMATION REFER TO SHEET A4.1
2. CENTER NEW DOORS IN ROOMS OR PROVIDE 6 INCH RETURNS U.O.N.
3. ALL INTERIOR WALL DIMENSIONS ARE TO FACE OF STUD
4. NEW CONTROL VALVES FOR SHOWERS OR TUB-SHOWERS TO BE THERMOSTATIC MIXING OR PRESSURE BALANCE VALVES TYPE PER [CRC P2708.3]
5. ALL NEW GLASS SHOWER ENCLOSURES AND DOORS TO BE CLEAR TEMPERED GLASS PER [CRC R308.4]
6. PROVIDE COMBUSTION AIR OPENINGS FOR GAS-BURNING APPLIANCES PER [CRC M1701]
7. PROVIDE LATERAL SUPPORT FOR WATER HEATER AT TOP AND BOTTOM PER [CRC P2801.7]
8. NEW EQUIPMENT (FAU/WH/DRYER) WHICH HAS A FLAME, GENERATES A SPARK, OR USES A GLOWING IGNITION SOURCE SHALL BE ELEVATED A MINIMUM 18 INCHES ABOVE GARAGE FLOOR PER [CRC P2801.6]
9. PROVIDE ACCESS PANEL (12 INCHES BY 12 INCHES) FOR ALL PLUMBING FIXTURES HAVING CONCEALED SLIP JOINT
10. NEW TOILETS SHALL NOT USE MORE THAN 1.2 GALLONS OF WATER PER FLUSH. FAUCETS AND SHOWERS HEAD FLOW RATES SHALL NOT EXCEED 2.0 GALLONS PER MINUTE PER [CPC 424]
11. FUEL-FIRED WATER HEATERS ARE NOT TO BE PERMITTED IN BATHROOMS, CLOTHES CLOSETS, OR BEDROOMS UNLESS LISTED AS A DIRECT VENT APPLIANCE PER [CRC M2005.2]
12. PROVIDE 30 INCH BY 30 INCH MINIMUM UNOBSTRUCTED ATTIC ACCESS (BUT NOT LESS THAN THE LARGEST EQUIPMENT SIZE WHEN FAU IS LOCATED IN THE ATTIC. PROVIDE 30 INCH BY 30 INCH MINIMUM CLEAR AND MAXIMUM 20 FEET IN LENGTH UNOBSTRUCTED PASSAGE TO REMOVE EQUIPMENT. FAU ACCESS FLOORING SHALL PROVIDE A MINIMUM 2 FEET WIDE SOLID SURFACE 30 INCH BY 30 INCH SURFACE IN FRONT OF SERVICE SIDE OF EQUIPMENT. MECHANICAL ROOM TO HAVE REQUIRED SWITCHING AND LIGHTING
13. NEW GAS PIPING SHALL NOT BE INSTALLED IN OR ON THE GROUND UNDER ANY BUILDING OR STRUCTURE. GAS LINES MAYBE RUN IN AN APPROVED SLEEVE
14. DOOR BETWEEN DWELLING AND PRIVATE GARAGE ARE TO BE SOLID WOOD, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" THICK OR 20-MINUTE FIRE-RATED. DOORS SHALL BE SELF-CLOSING AND SELF-LATCHING. (EXCEPTION: DOORS NEED ONLY TO BE SELF-CLOSING AND SELF-LATCHING WHEN BOTH DWELLING AND GARAGE HAVE APPROVED FIRE SPRINKLERS) [CRC R302.5]
15. SHOWERS ARE TO HAVE A MINIMUM INTERIOR AREA OF 1,024 SQUARE INCHES AND SHALL BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE [CPC 411.7]
16. SHOWERS AND SHOWER WALLS ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FINISHED FLOOR [SR307.2 CRC]

WALL LEGEND

- PROPOSED WOOD STUD WALL
- EXISTING WOOD STUD WALL
- EXISTING WALL TO BE DEMOLISHED



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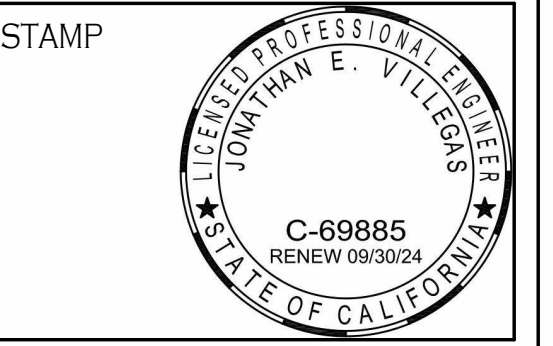
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PROPOSED UPPER FLOOR PLAN

No.	Descript.	Date

PROJECT NUMBER: 2022.019.00
DATE: 07/16/2024
DRAWN BY: JEV
SHEET NO.

A1.2P



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1 EXISTING NORTHWEST ELEVATION
A2.1E 3/16" = 1'-0"



2 EXISTING SOUTHEAST ELEVATION
A2.1E 3/16" = 1'-0"



3 EXISTING SOUTHWEST ELEVATION
A2.1E 3/16" = 1'-0"



5 EXISTING NORTHEAST ELEVATION
A2.1E 3/16" = 1'-0"

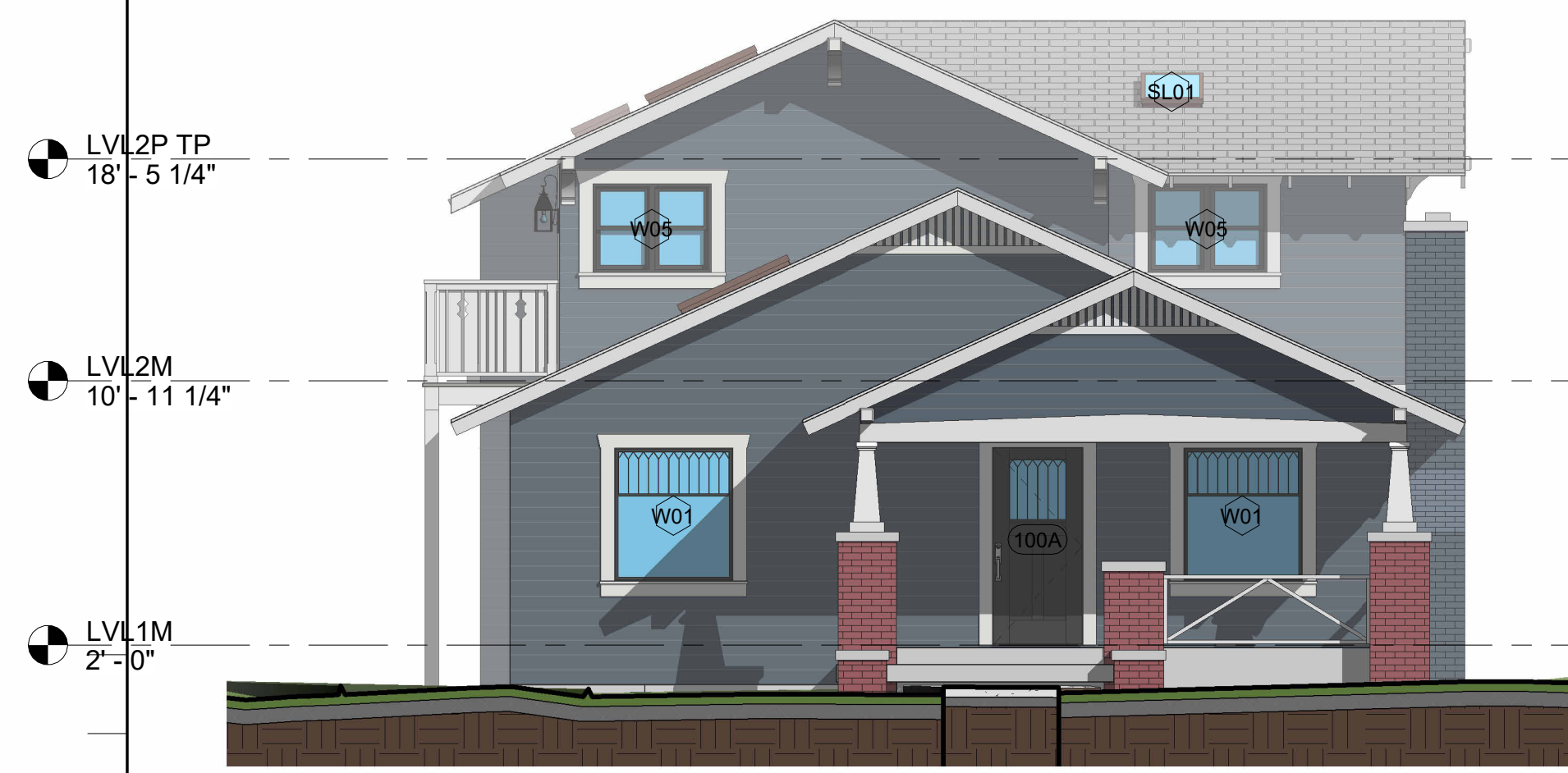
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EXISTING EXTERIOR ELEVATIONS

No.	Descript.	Date

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SHEET NO.

A2.1E



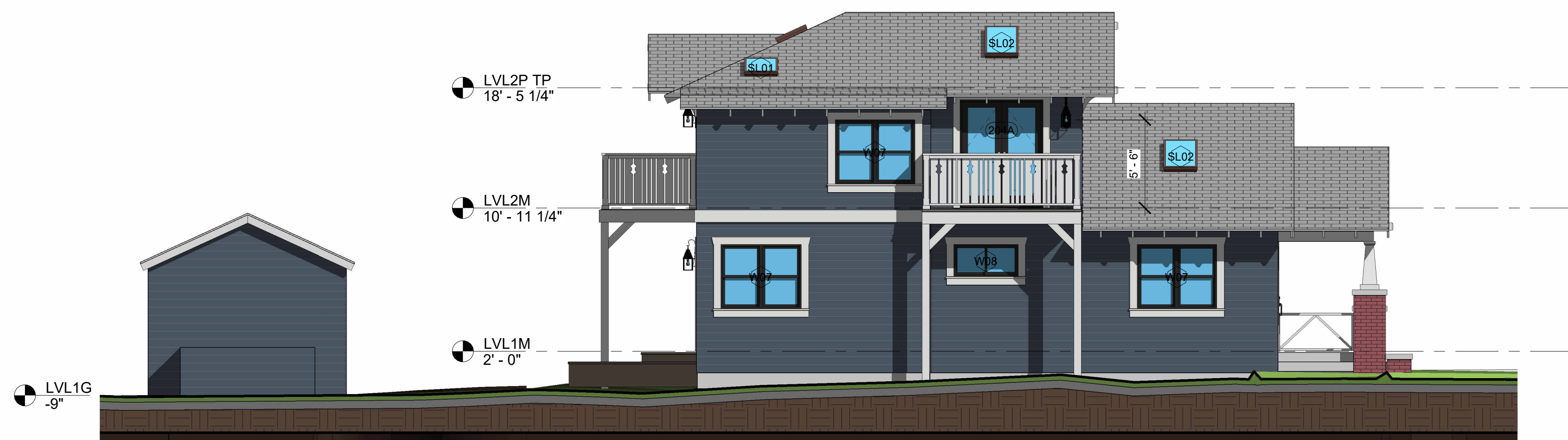
1 PROPOSED NORTHWEST ELEVATION
A2.1P 3/16" = 1'-0"



2 PROPOSED SOUTHEAST ELEVATION
A2.1P 3/16" = 1'-0"



3 PROPOSED SOUTHWEST ELEVATION
A2.1P 3/16" = 1'-0"



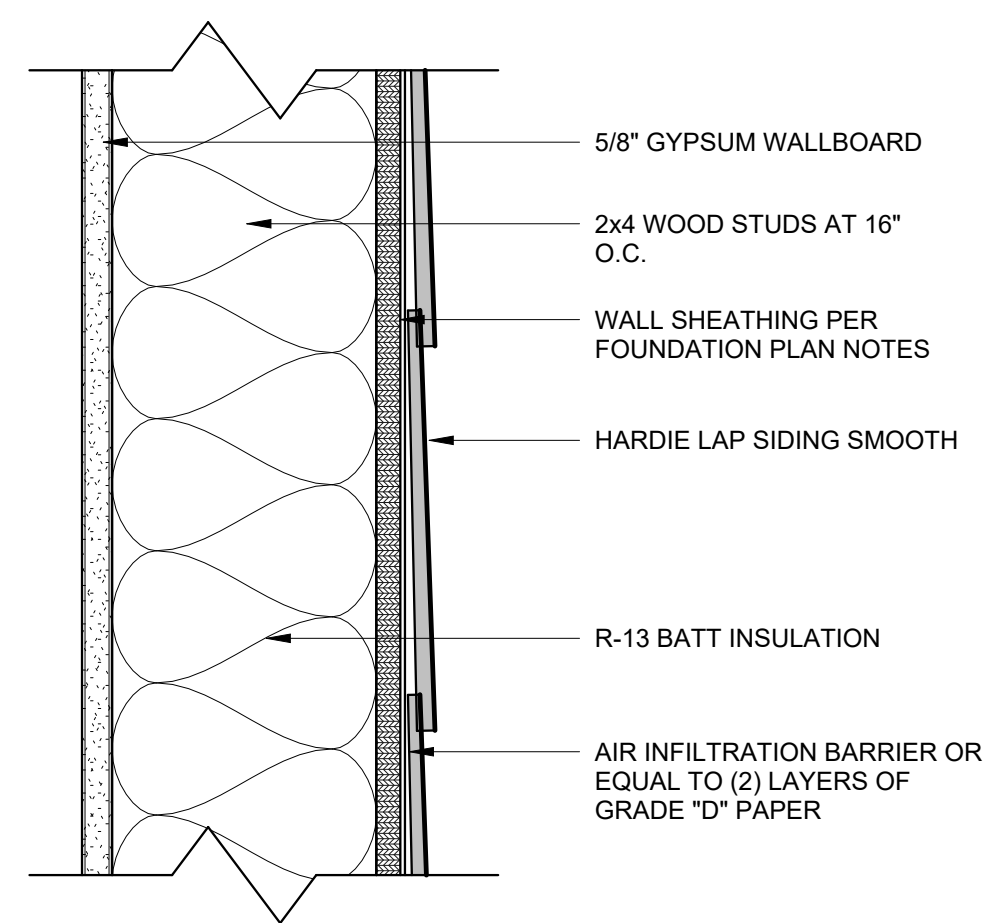
4 PROPOSED NORTHEAST ELEVATION
A2.1P 3/16" = 1'-0"

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 PROPOSED EXTERIOR ELEVATIONS

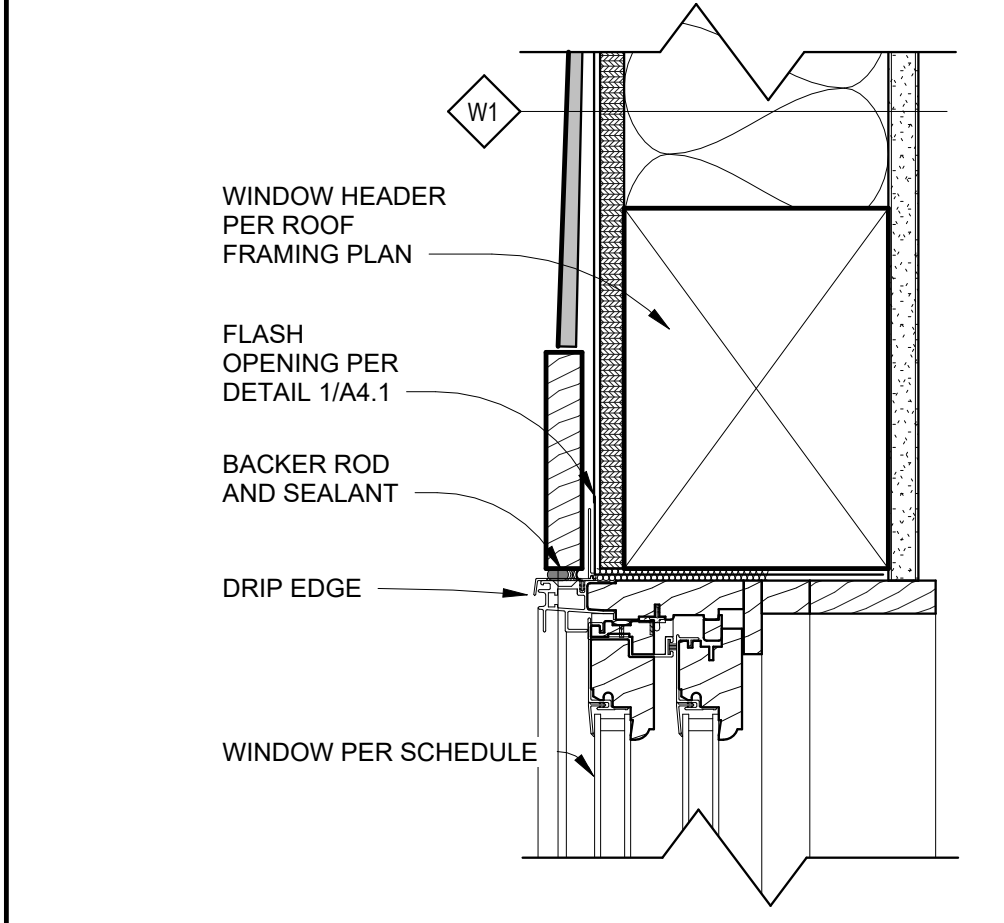
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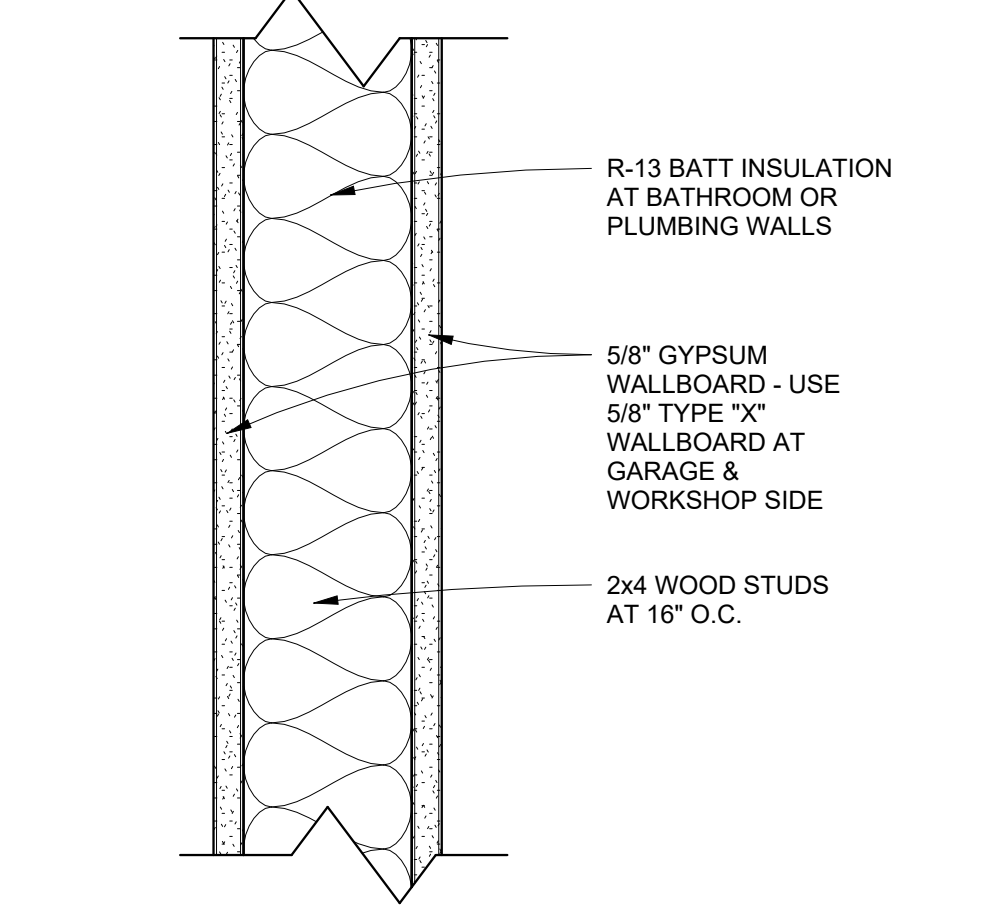
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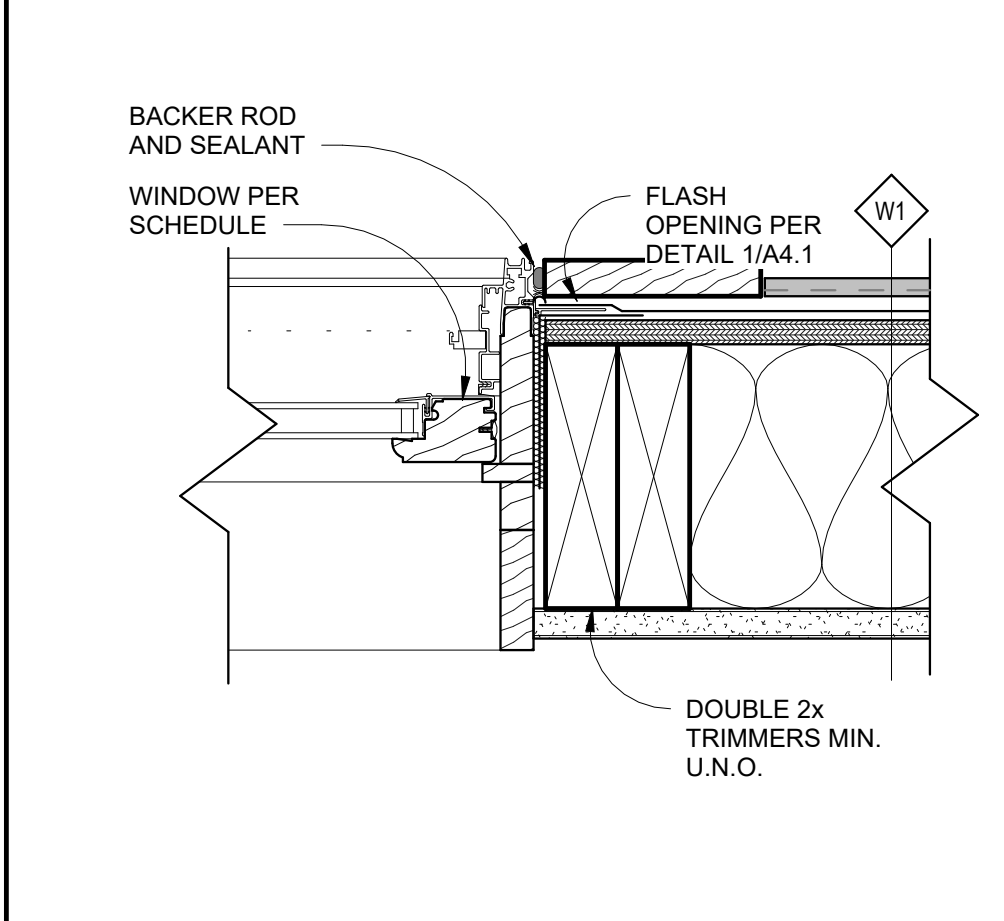
WALL ASSEMBLY (WDI) SCALE 3" = 1'-0" 6



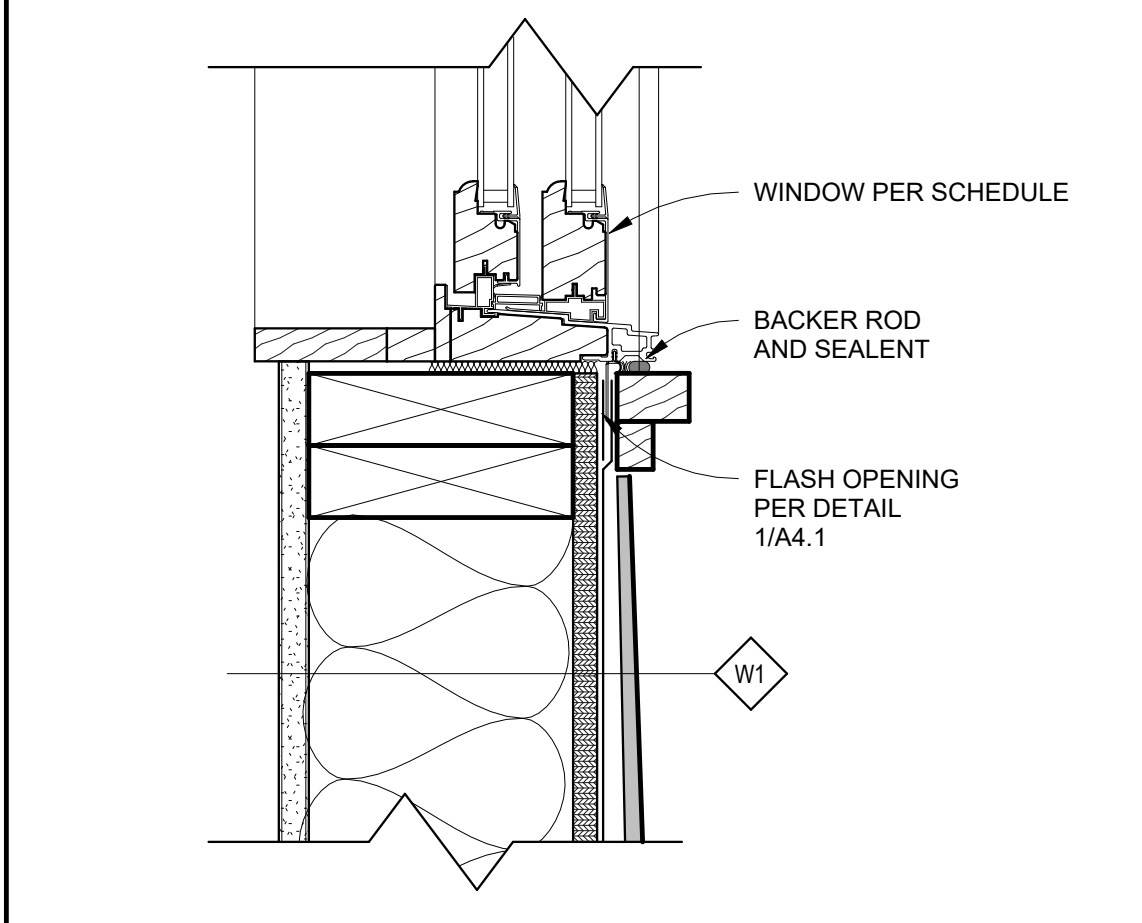
DOOR / WINDOW HEAD SCALE 3" = 1'-0" 2



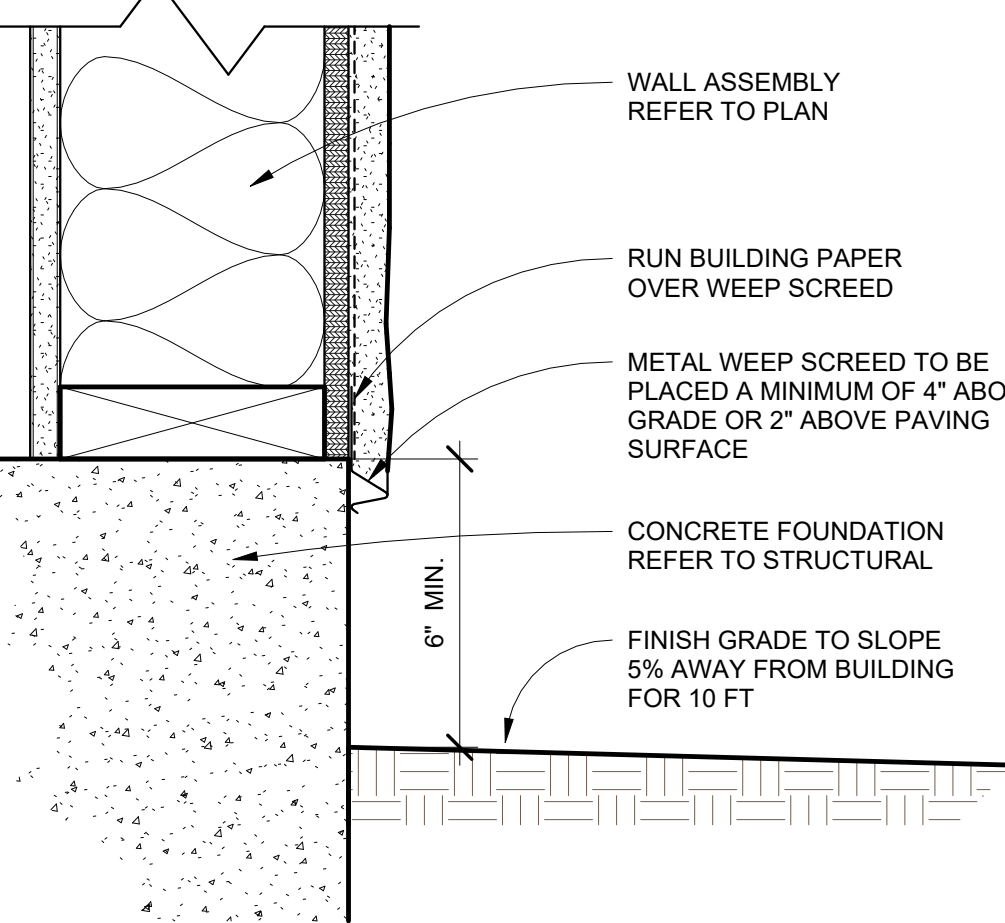
WALL ASSEMBLY (PD) SCALE 3" = 1'-0" 7



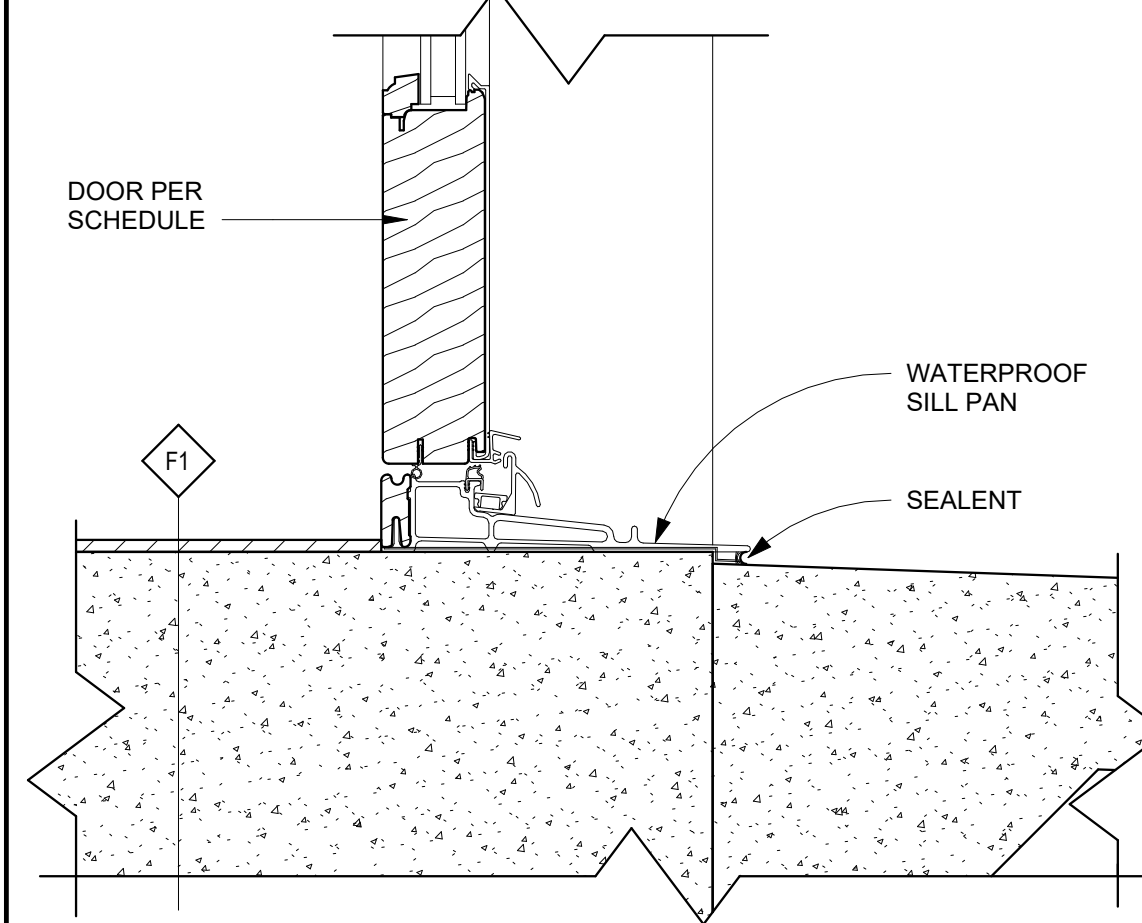
DOOR / WINDOW JAMB SCALE 3" = 1'-0" 3



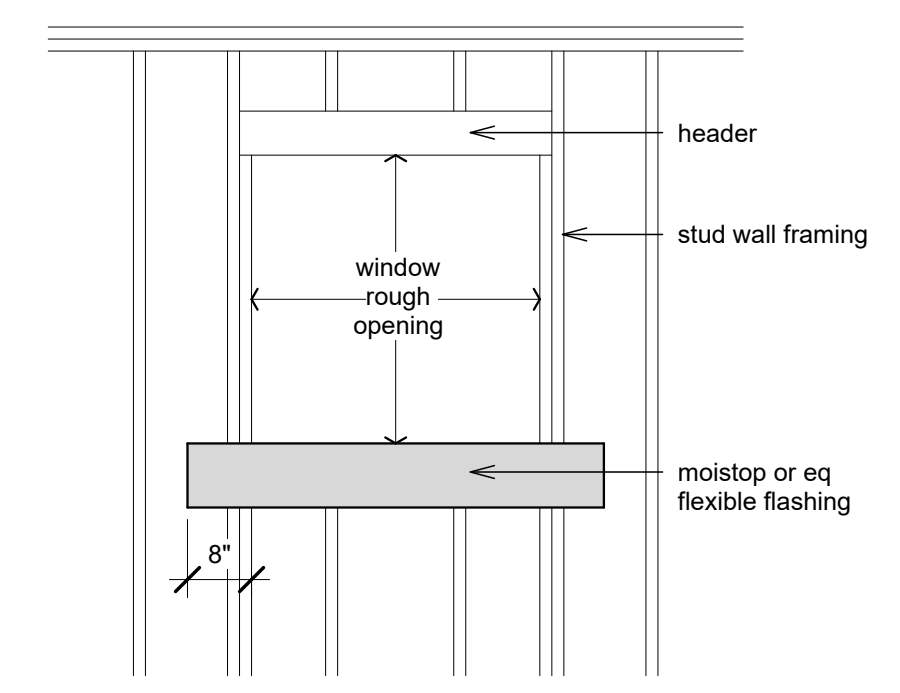
WINDOW SILL SCALE 3" = 1'-0" 4



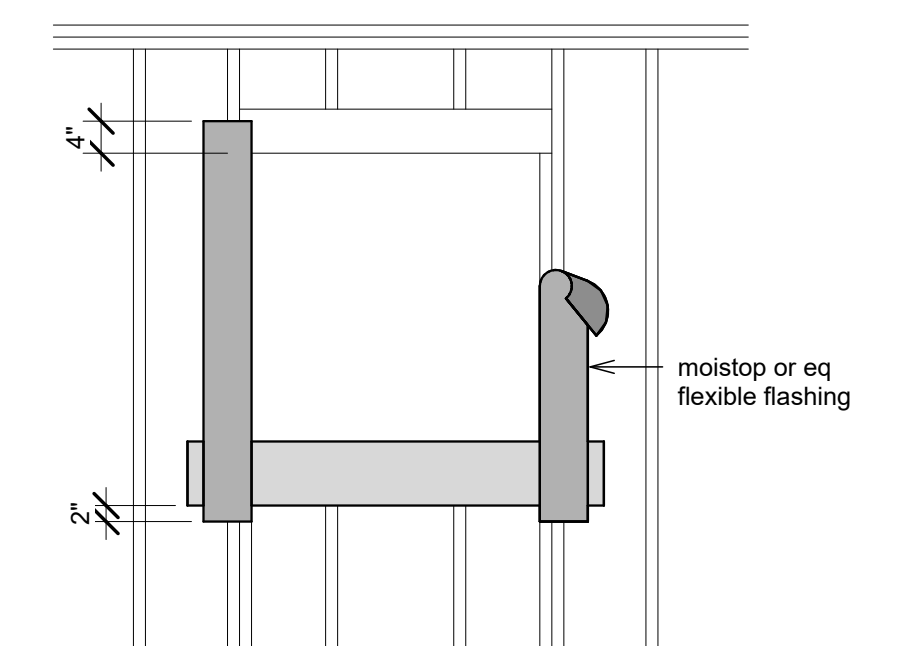
WEEP SCREED SCALE 3" = 1'-0" 9



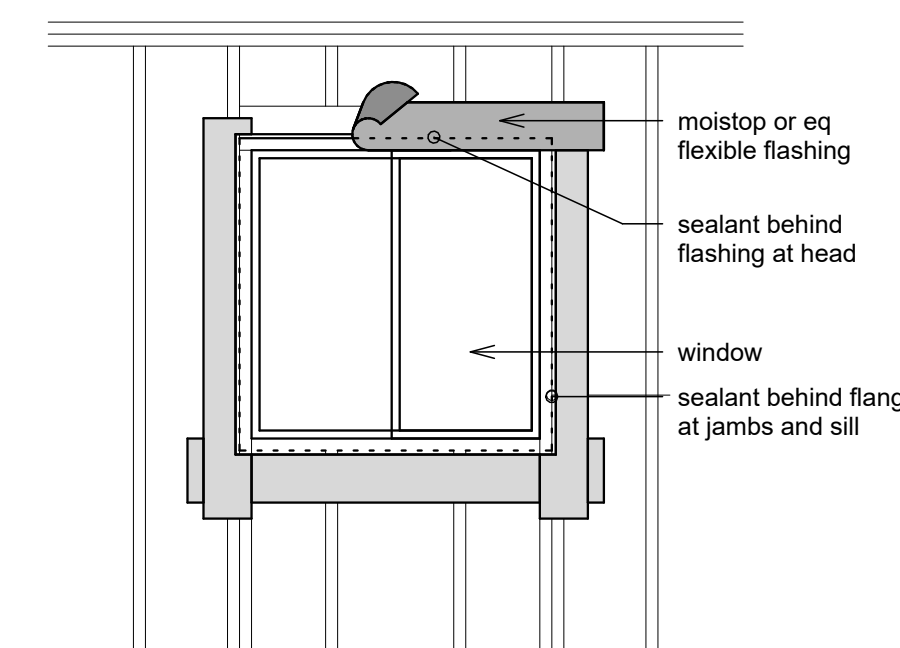
DOOR SILL AT CONCRETE SLAB AND STOOP SCALE 3" = 1'-0" 5



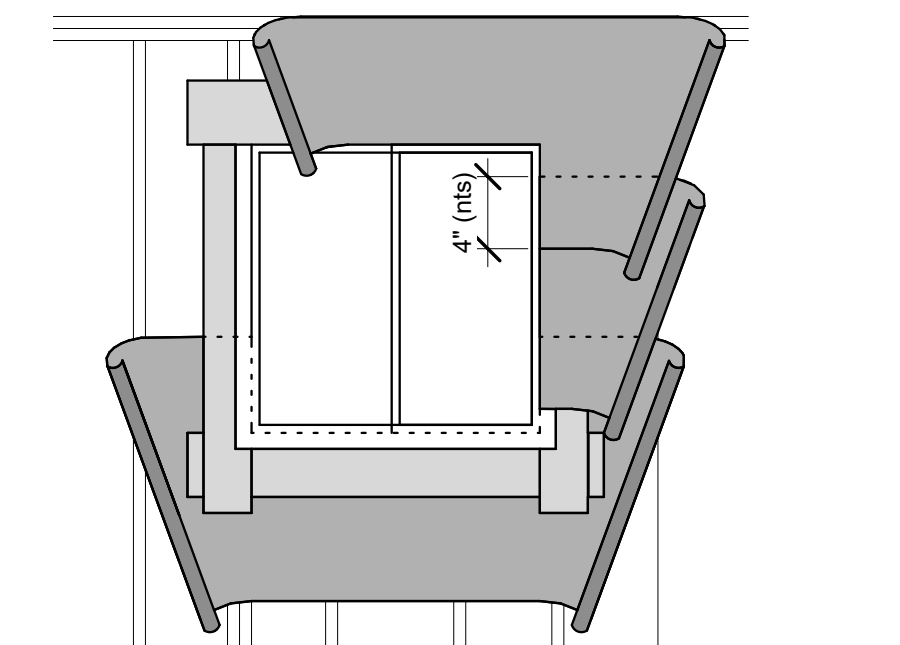
1. attach flexible flashing sill strip with top edge level with rough sill, extend beyond edge of rough opening at least 8", secure all moistop (or eq) with galvanized nails or power-driven staples.



2. attach flexible flashing jamb strip with side edge even with rough jamb framing, start strip 1" below lower edge of sill strip and extend 4" above lower edge of header, secure moistop (or eq) with galvanized nails or power-driven staples.



3. install window and jamb flanges over a continuous bead of sealant on the moistop (or eq), install the window head flexible flashing on a continuous bead of sealant applied to the window head flange, secure all moistop (or eq) with galvanized nails or power-driven staples.



4. commencing at the bottom (sole plate) of the wall, lay weather resistive barrier under sill strip, install successive layers over window jamb and head flanges, with 4" lap at each horizontal overlap and 12" at each vertical overlap

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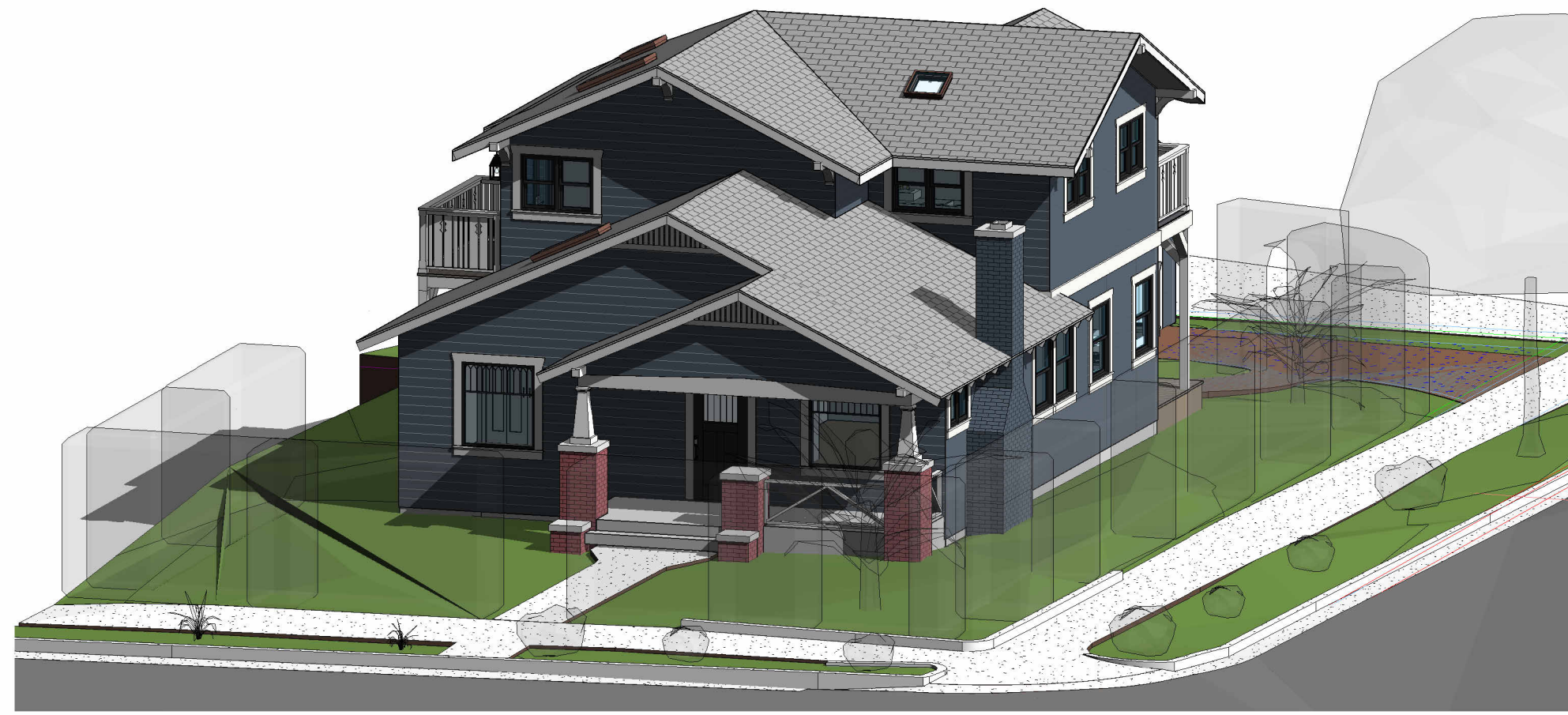
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ARCHITECTURAL DETAILS

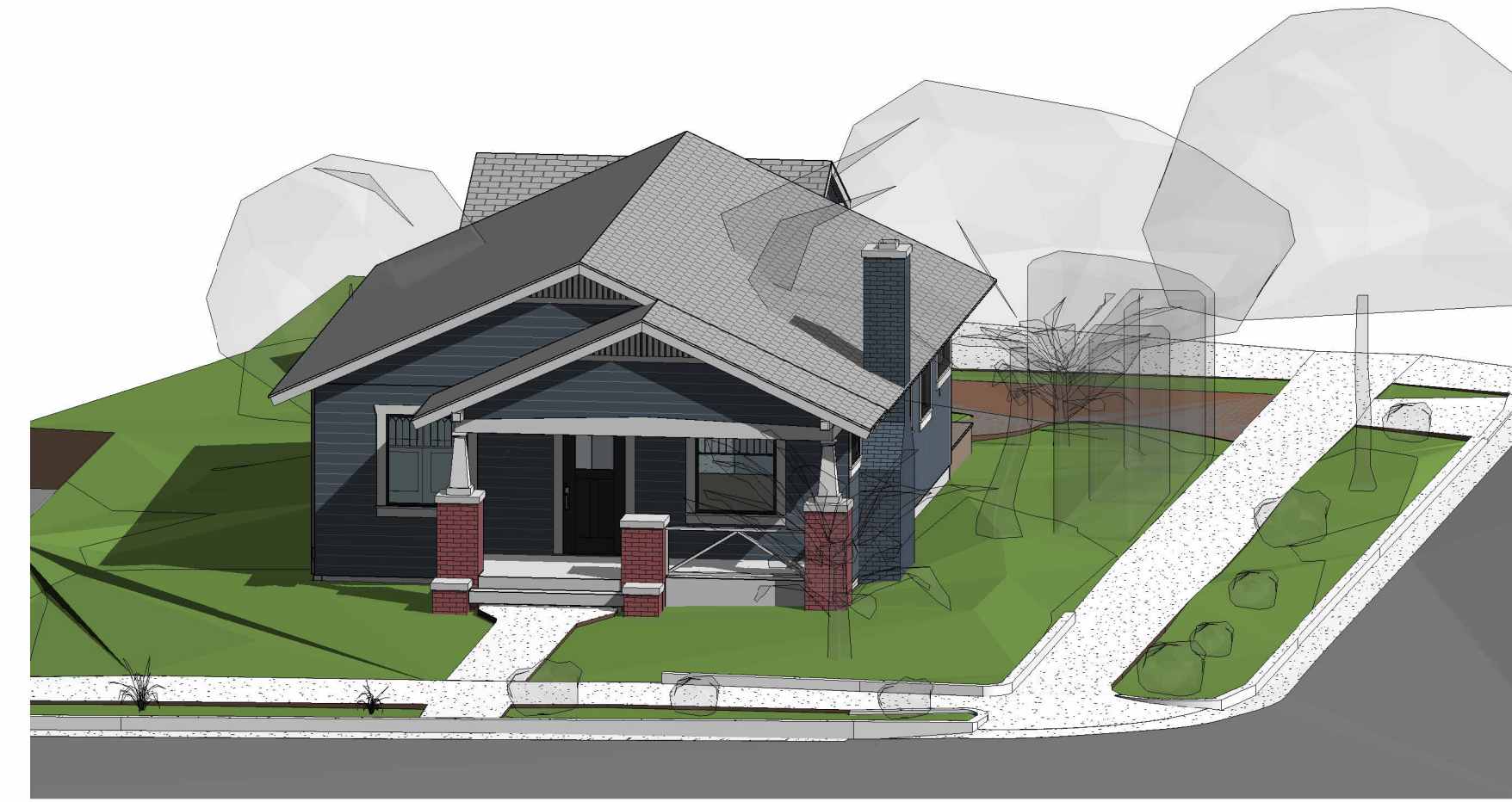
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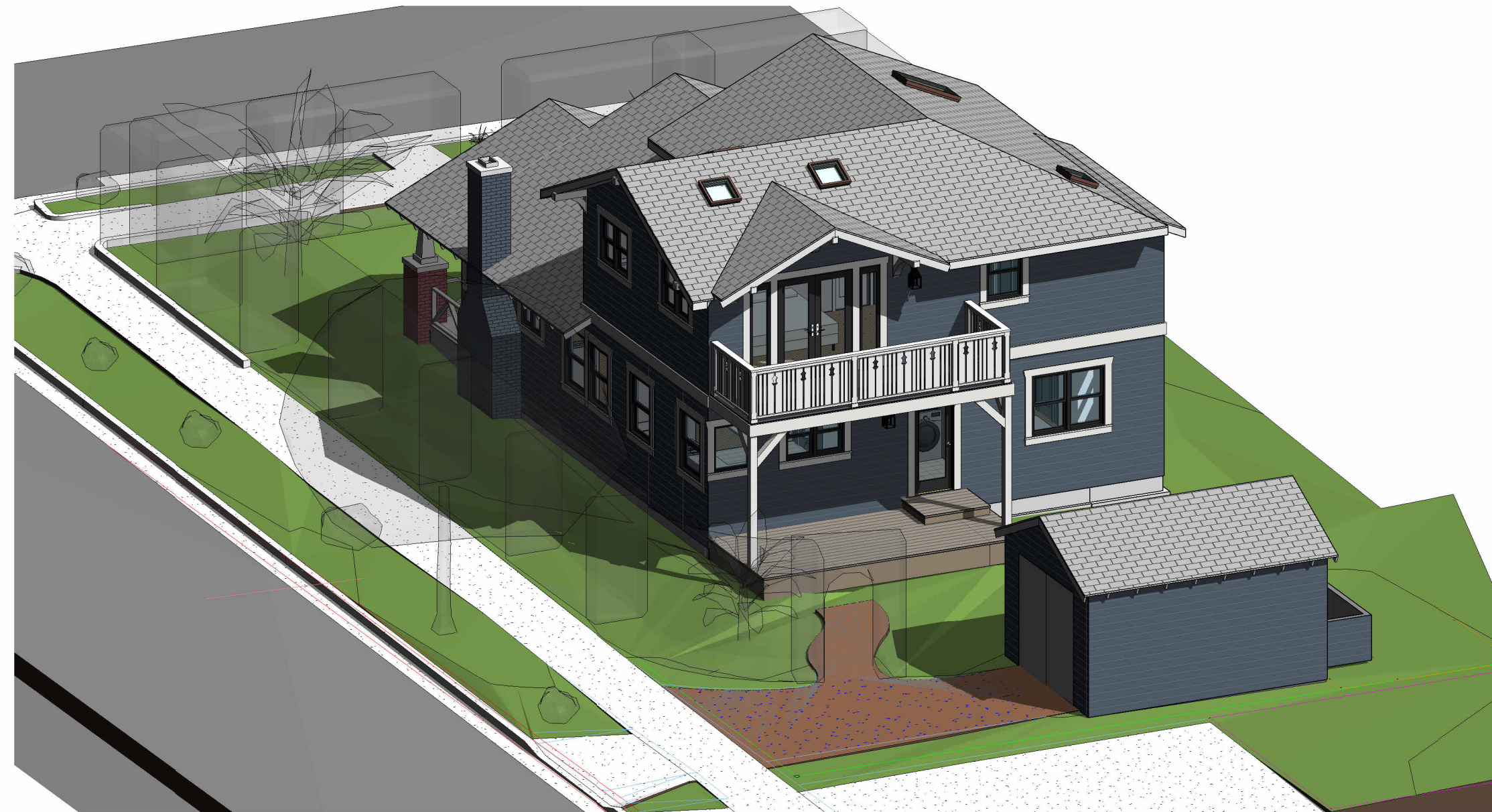
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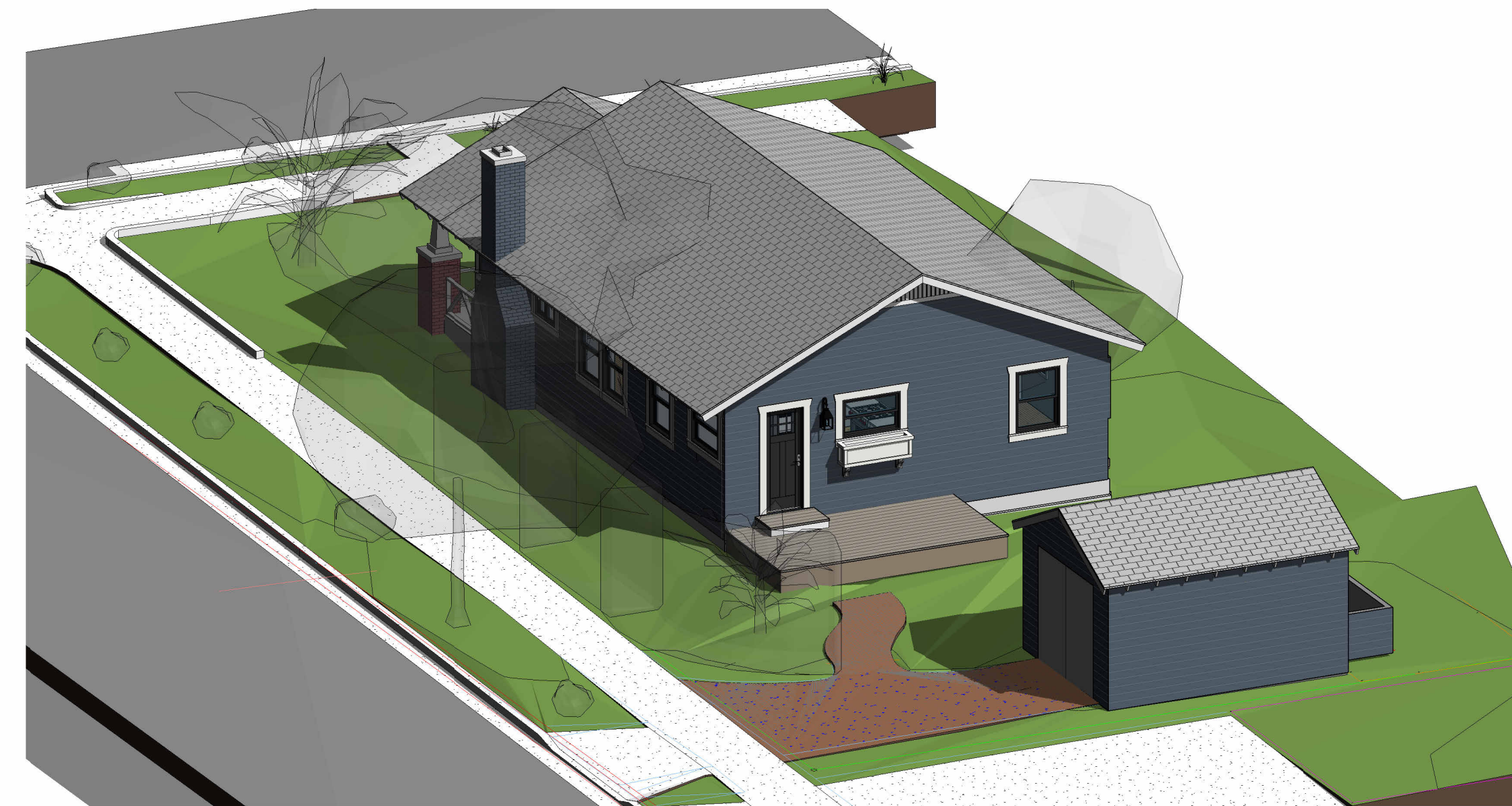
3 PROPOSED 3D VIEW 1
A7.1



1 EXISTING 3D VIEW 1
A7.1



4 PROPOSED 3D VIEW 2
A7.1



2 EXISTING 3D VIEW 2
A7.1

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LICENSED PROFESSIONAL ENGINEER
C-69885
RENEW 09/30/24
STATE OF CALIFORNIA

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3D VIEWS

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A7.1