

# 928 GARDEN ST

928 GARDEN ST, SANTA BARBARA, CA

## PROJECT DATA

SCOPE OF WORK -  
CHANGE OF USE - CONVERT 4 OFFICE UNITS TO 3 SHORT TERM RENTAL UNITS. UPDATE ON SITE PARKING TO INCLUDE ACCESSIBLE SPACE FOR ACCESSIBLE SHORT TERM RENTAL UNIT.  
REMOVE ALL UNPERMITTED AS-BUILT SITE WORK.  
REQUEST FOR LANDSCAPE DESIGN WAIVER.  
REQUEST FOR PARKING DESIGN WAIVER - MULTIPLE MANEUVERING.

LOCATION: 928 GARDEN ST

APN: 029-301-042

JURISDICTION: CITY OF SANTA BARBARA

LAND USE ZONE: C-G

LOT SIZE: 3,573 SF / 0.08 AC

AVERAGE SLOPE OF PROPERTY: 8 %

OCCUPANCY CLASSIFICATION (E): B

OCCUPANCY CLASSIFICATION (P): R-1

CONSTRUCTION TYPE: V-B

SPRINKLERS: YES

STORIES: 2

HEIGHT: 21'-6"

HIGH FIRE HAZARD AREA: NO

FLOOD ZONE: NO

PROJECT STATISTICS				
TYPE	STATUS	LEVEL	DESCRIPTION	NET FLR AREA
BUSINESS				
	Existing	1ST-FLR	(E) OFFICE	1,080
	Existing	2ND-FLR	(E) OFFICE	856
				1,936 ft²
RESIDENTIAL REMODEL				
	New	1ST-FLR	UNIT 1	573
	New	1ST-FLR	UNIT 2	507
	New	2ND-FLR	UNIT 3	856
				1,936 ft²
				1,820 ft²

### PARKING DATA/CALCULATION

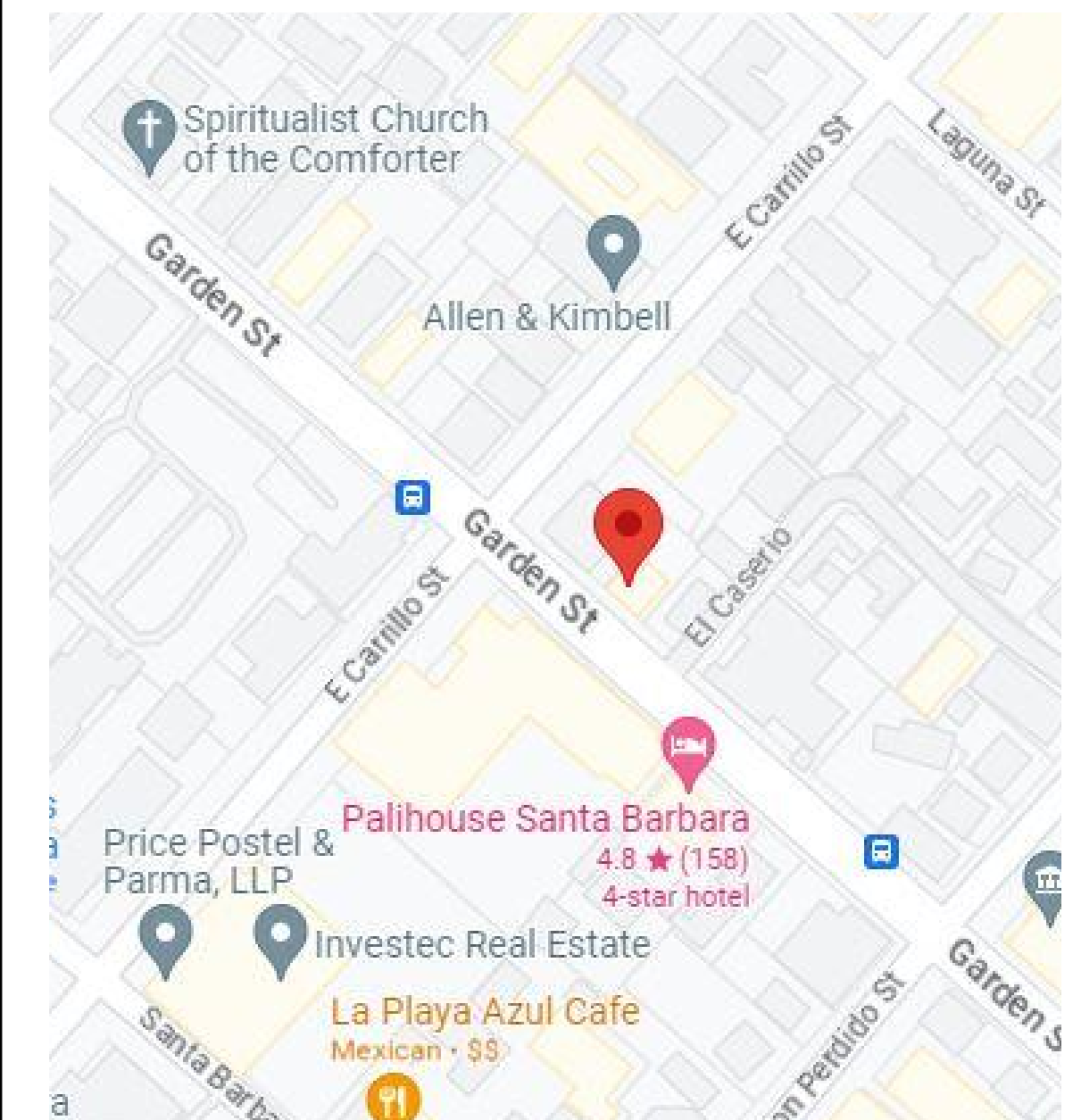
EXISTING REQUIRED PARKING IS CALCULATED AT 1/250 SQ FT:  
1803/250 = 7.2, ROUNDS DOWN TO 7. EXISTING PROVIDED IS 4;  
RESULTING IN A 3 SPACE NONCONFORMING "CREDIT"

PROPOSED PARKING IS CALCULATED AT 1.5 PER UNIT\* = 6. A  
MINIMUM OF 3 SPACES IS REQUIRED TO MEET PARKING  
REQUIREMENTS AND MAINTAIN THE SAME NONCONFORMITY

## PROJECT TEAM

CLIENT:  
RAY MAHBOOB  
P.O BOX 60521  
SANTA BARBARA, CA 93160  
EMAIL: RAYMAHBOOB@AOL.COM

DESIGN & ENGINEERING:  
WINDWARD DESIGN SERVICES, LLC  
1825 STATE STREET, STE 102  
SANTA BARBARA, CA 93101  
TEL: 805.845.6601  
EMAIL: INFO@WINDWARDENG.COM



VICINITY MAP

**WINDWARD**  
design services, llc  
moving forward

1825 STATE STREET, STE 102  
SANTA BARBARA, CA 93101  
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**928 GARDEN ST**  
REMODEL & ADDITION

928 GARDEN ST  
SANTA BARBARA, CA 93101

PROJECT NO: 4833

### CLIENT

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SANTA BARBARA, CA 93160

G001	GENERAL
G002	PHOTO SURVEY
L001	LANDSCAPE GENERAL
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A103	TRAFFIC STUDY
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A105	FLOOR PLAN
A201	(E) ELEVATIONS
A202	(P) ELEVATIONS
A601	SCHEDULES
A601	RENDERINGS

## GN- GENERAL NOTES

- 1.0 ALL CONSTRUCTION SHALL CONFORM TO THE 2022 CBC, 2022 CRC, 2022 CMC, 2022 DEC, 2022 CPC, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2022 CFC, 2022 CA ENERGY COMMISSION STANDARDS & ALL CITY OF SANTA BARBARA AMENDMENTS AS ADOPTED IN SANTA BARBARA CITY ORDINANCE 6093
- 2.0 UNLESS NOTED OTHERWISE, ALL MATERIALS AND EQUIPMENT TO BE INSTALLED PER THE APPLICABLE PROVISIONS OF THESE DOCUMENTS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS
- 3.0 THESE DOCUMENTS CONVEY MINIMUM CONSTRUCTION REQUIREMENTS AND ARE TO BE USED WHERE THE APPLICABLE CONDITIONS OCCUR. MORE STRINGENT REQUIREMENTS STIPULATED WITHIN RELEVANT MANUFACTURER'S INSTALLATION INSTRUCTIONS WILL SUPERSEDE
- 4.0 ALL WORK TO BE PERFORMED BY LICENSED & INSURED CONTRACTOR
- 5.0 THE CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, AND TECHNIQUES FOR CONSTRUCTION
- 6.0 ALL OSHA REGULATIONS SHALL BE FOLLOWED. GENERAL CONTRACTOR & EACH SUB-CONTRACTOR RESPONSIBLE FOR JOB-SITE SAFETY
- 7.0 EACH SUBCONTRACTOR IS RESPONSIBLE FOR DEPOSITING DEBRIS RESULTING FROM THEIR WORK IN THE JOB-SITE CONTAINER
- 8.0 ALL DIMENSIONS, UNLESS OTHERWISE INDICATED, ARE TO FACE OF STUD, CONCRETE, OR MASONRY
- 9.0 SEE FORMS CF-1R & MF-1R SPECIFYING THE REQUIRED/MANDATORY ENERGY FEATURES FOR: WALL/CEILING INSULATION, WINDOW AREAS AND TYPES, HVAC SYSTEMS AND EFFICIENCY, DUCT INSULATION AND TESTING, LIGHTING TYPE AND SWITCHING, AND PIPE/HEATER INSULATION. PROVIDE COMPLETED FORM CF-6R UPON FINAL INSTALLATION OF ALL ENERGY SYSTEMS
- 10.0 PROJECTS WITH ZONING MODIFICATION APPROVALS, WITHIN 12" OF A SETBACK, OR WHERE CONDITIONS WARRANT, MAY REQUIRE A SURVEY TO VERIFY PROPOSED FOOTPRINT OF THE STRUCTURE PRIOR TO FOOTING INSPECTION. PROVIDE SURVEYOR VERIFICATION TO INSPECTOR IF REQUESTED BY BUILDING OFFICIAL
- 11.0 UNO, ALL REFERENCED STRUCTURAL HARDWARE TO BE FROM SIMPSON STRONG-TIE (ESR-2523)
- 12.0 AT THE TIME OF FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL, COMPACT DISC, OR WEB BASED REFERENCE SHALL BE PLACED IN THE BUILDING. THE MANUAL SHALL INCLUDE ALL OF THE ITEMS LISTED ON THE CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 4.410.1 [CGBSC 4.410]

## BMP- STORMWATER BEST MANAGEMENT PRACTICES

- 1.0 DETAILED INFORMATION RELATING TO THE BEST MANAGEMENT PRACTICES SPECIFIED BELOW AND ELSEWHERE WITHIN THIS DOCUMENT CAN BE FOUND IN THE CALIFORNIA STORMWATER BMP HANDBOOK, AVAILABLE FOR DOWNLOAD AT WWW.CABMPHANDBOOKS.COM & HTTP://WWW.DOT.CA.GOV/HQ/CONSTRUCT/STORMWATER/MANUALS.HTM
- 2.0 GENERAL CONTRACTORS/CONTRACTORS AS APPLICABLE ARE RESPONSIBLE FOR THE TRAINING OF PERSONNEL IN THE PROPER DISPOSITION OF CONSTRUCTION WASTE & IMPLEMENTATION OF BMPS
- 3.0 ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- 4.0 STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- 5.0 FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- 6.0 EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS A SOLID WASTE.
- 7.0 TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- 8.0 SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- 9.0 ANY SLOPES WITH DISTURBED SOILS OR DEMANDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER
- 10.0 PRESERVE EXISTING VEGETATION AT AREAS ON THE SITE WHERE NO CONSTRUCTION ACTIVITY IS PLANNED OR WILL OCCUR AT A LATER DATE
- 11.0 WATER USED DURING CONSTRUCTION ACTIVITIES IS TO BE USED IN A MANNER THAT AVOIDS CAUSING EROSION AND/OR THAT TRANSPORTS POLLUTANTS OFF SITE
- 12.0 DO NOT CLEAN, FUEL, OR MAINTAIN VEHICLES ON-SITE, EXCEPT IN DESIGNATED AREA WHERE WASH WATER IS CONTAINED & TREATED

## SPECIAL INSPECTION & OBSERVATIONS GENERAL REQUIREMENTS

### NOTICE TO THE APPLICANT/OWNER/ OWNER'S AGENT/ARCHITECT OR ENGINEER OF RECORD -

BY USING THIS PERMITTED CONSTRUCTION DRAWING SET FOR CONSTRUCTION OR INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES

### NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/OWNER-BUILDER -

BY USING THIS PERMITTED CONSTRUCTION DRAWING SET FOR CONSTRUCTION OR INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES

THE SPECIAL INSPECTOR MUST BE RECOGNIZED BY THE CITY, IN THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION

THE CONSTRUCTION MATERIALS TESTING LABORATORY MUST BE APPROVED BY THE CITY FOR TESTING OF MATERIALS, SYSTEMS, COMPONENTS AND, EQUIPMENT

THE SPECIAL INSPECTIONS IDENTIFIED ON PLANS ARE, IN ADDITION TO, AND NOT A SUBSTITUTE FOR, THOSE INSPECTIONS REQUIRED TO BE PERFORMED BY THE LOCAL AUTHORITY BUILDING INSPECTOR

## SI- SPECIAL INSPECTIONS & STRUCTURAL OBSERVATIONS

- 1.0 ALL SPECIAL INSPECTIONS SHALL CONFORM TO CHAPTER 17 OF THE CALIFORNIA BUILDING CODE
- 3.0 CONTRACTOR TO OBTAIN APPROPRIATE SPECIAL INSPECTION/OBSERVATION REPORT DOCUMENTATION PRIOR TO REQUESTING AN INSPECTION BY THE LOCAL BUILDING AUTHORITY
- 4.0 WINDWARD TO OBSERVE REINFORCEMENT STEEL PRIOR TO CONCRETE PLACEMENT
- 5.0 WINDWARD TO OBSERVE FRAMING & SHEAR WALL NAILING AFTER PLUMBING, MECHANICAL & ELECTRICAL ROUGH-IN WORK HAS BEEN COMPLETED
- 6.0 EPOXY - UNO, PERIODIC INSPECTION REQUIRED FOR RETROFITTED ANCHOR BOLTS (13-S504 - CONC-EPOXY ANCHOR BOLT) OR DOWELS (14-S504 - CONC-DOWELS)
- 7.0 CALL 48 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS

PUBLISHED: 6/24/2024 11:59 AM

## DATES

06/24/2024 HLC FINAL

SCALE AS NOTED

CREATED BY: WDS

**SHEET**  
GENERAL

# G001

SHEET SIZE 24X36

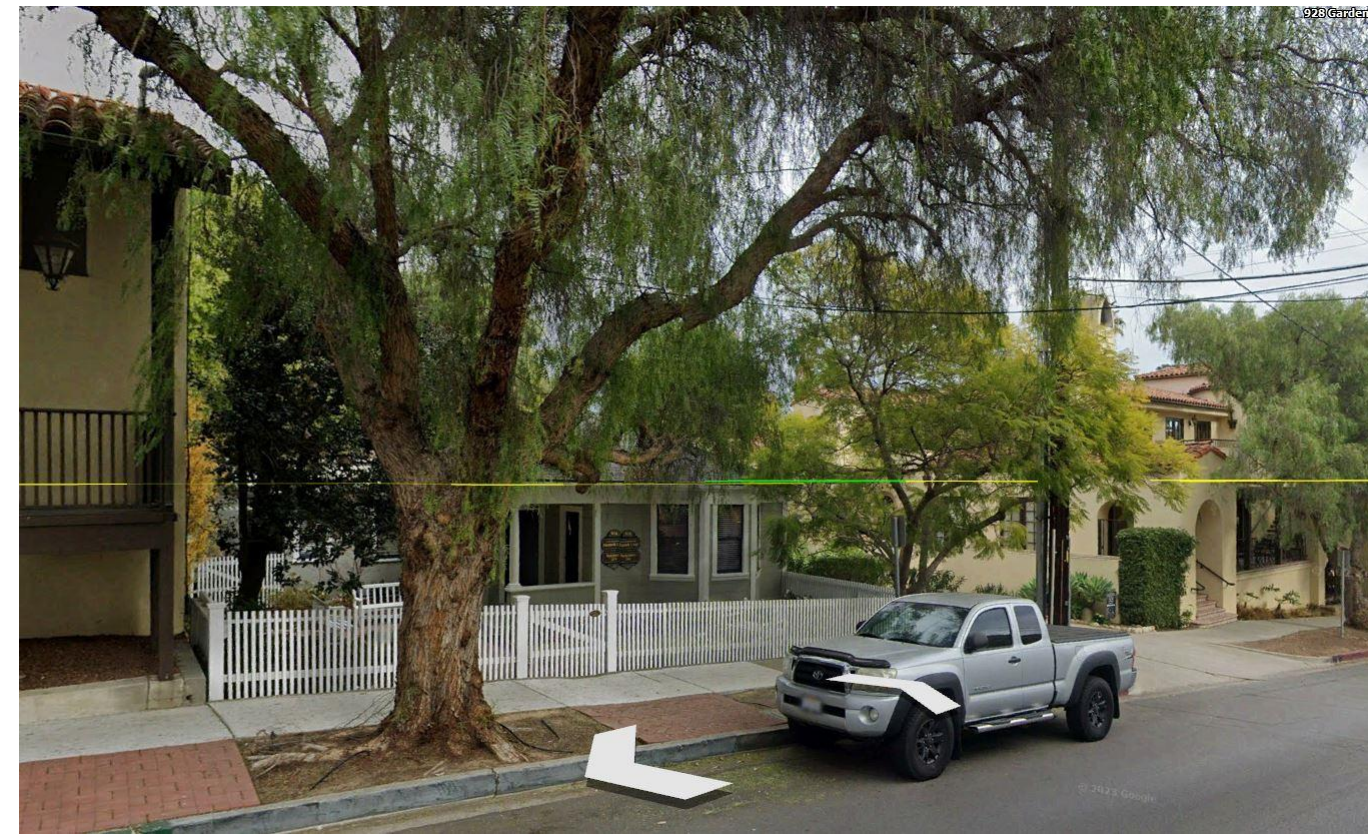




1 308 E CARRILLO ST  
NOT TO SCALE



2 928 GARDEN ST  
NOT TO SCALE



3 926/920 GARDEN ST  
NOT TO SCALE



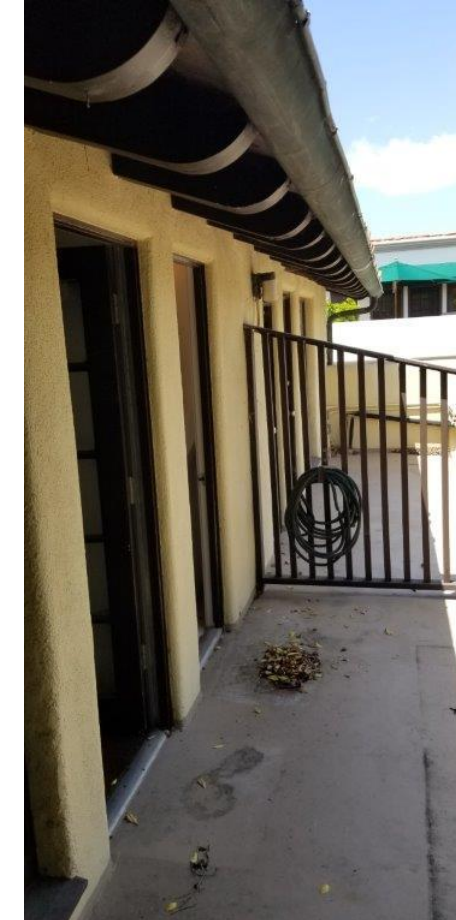
4 222 E CARRILLO ST  
NOT TO SCALE



5 NORTH ELEVATION  
NOT TO SCALE



6 NORTH ELEVATION  
NOT TO SCALE



7 NORTH ELEVATION  
NOT TO SCALE



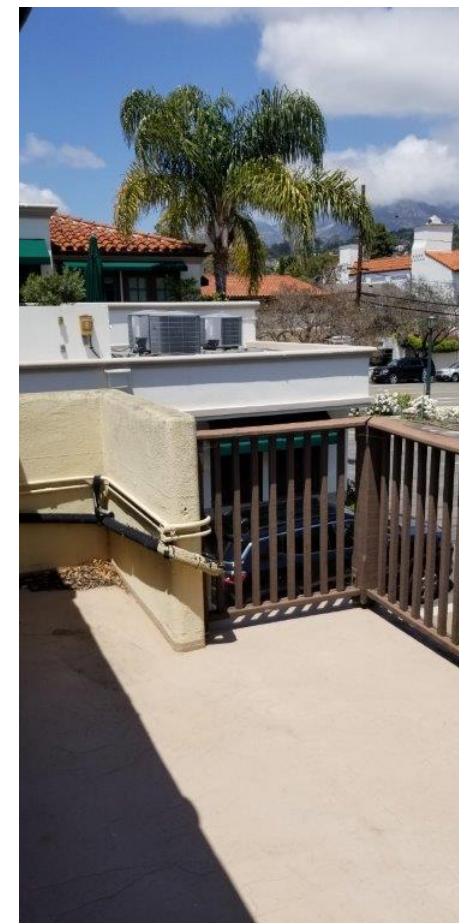
8 NORTH ELEVATION  
NOT TO SCALE



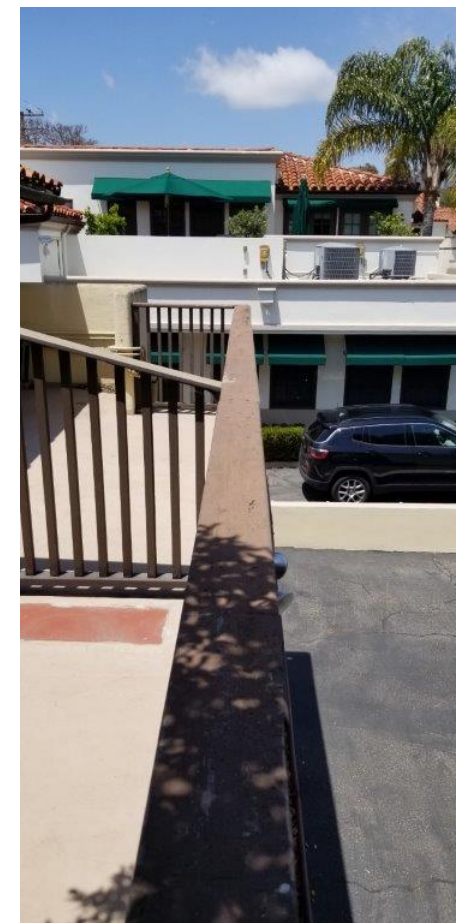
9 NORTH ELEVATION  
NOT TO SCALE



9 NORTH ELEVATION  
NOT TO SCALE



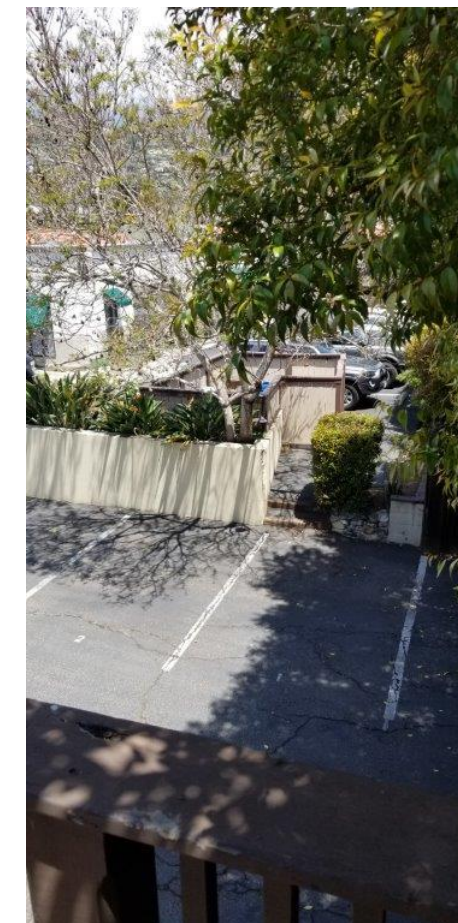
10 DECK  
NOT TO SCALE



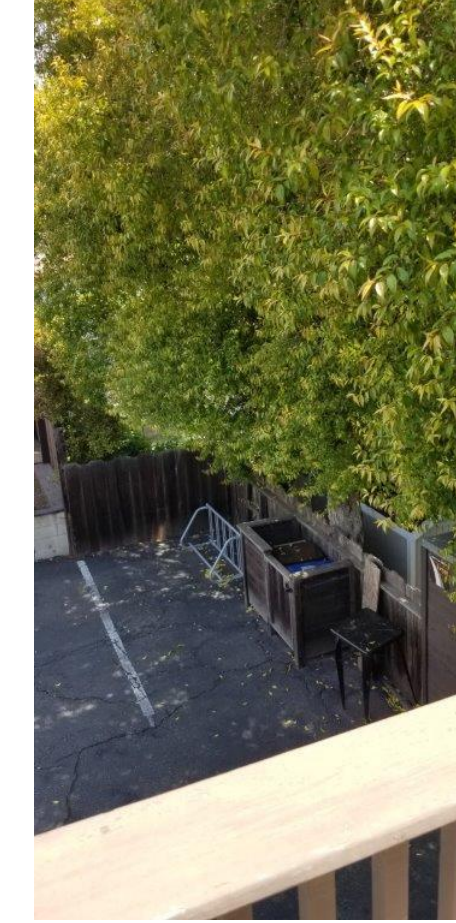
12 DRIVEWAY  
NOT TO SCALE



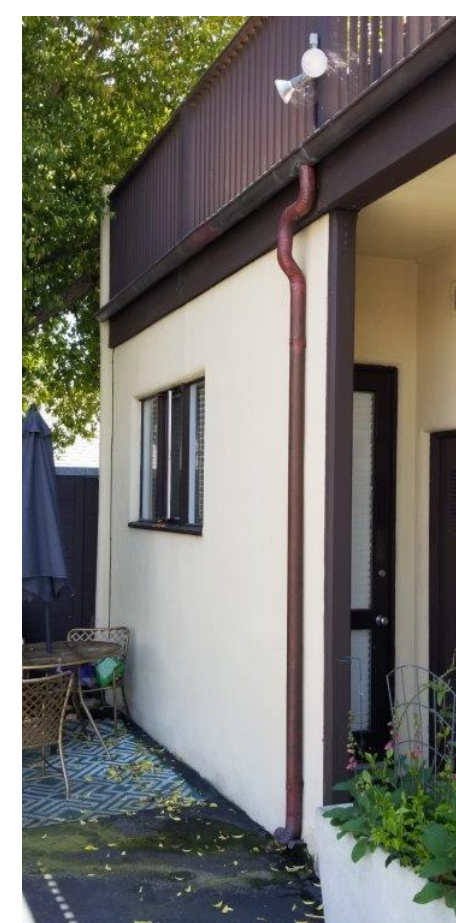
13 PARKING LOT  
NOT TO SCALE



14 PARKING LOT  
NOT TO SCALE



15 PARKING LOT  
NOT TO SCALE



16 NORTH ELEVATION  
NOT TO SCALE



17 NORTH ELEVATION  
NOT TO SCALE



18 NORTH ELEVATION  
NOT TO SCALE

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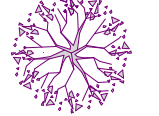
**IRRIGATION NOTES -**

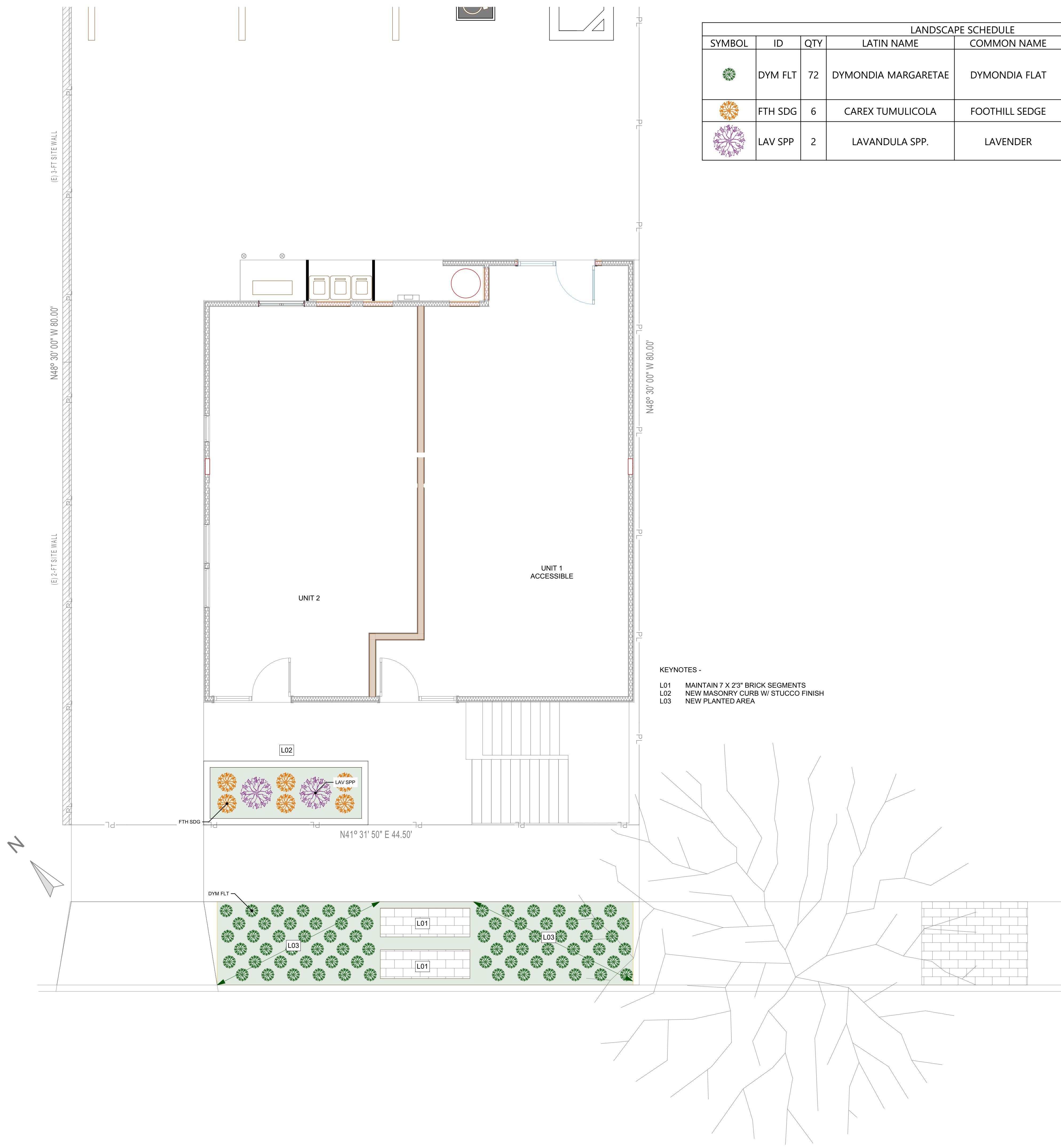
- 51 INDICATED PIPE LOCATIONS ARE SCHEMATIC REPRESENTATIONS ONLY. ADJUST PIPE LOCATIONS AS NEEDED TO SUIT FIELD CONDITIONS
- 52 INSTALL ALL VALVES IN PLASTIC GROUND VAULTS. INSTALL 1 VALVE PER VAULT
- 53 CONNECT IRRIGATION SYSTEM TO MAIN SUPPLY LINE, BEFORE BUILDING PRESSURE-REGULATOR & SHUTOFF VALVE. INSTALL PLASTIC BALL VALVE IN ROUND VALVE BOX AT CONNECTION
- 54 EMITTERS REQUIREMENTS PER PLANT
- |                                 |                     |
|---------------------------------|---------------------|
| a. 4" POT OR GROUND COVER FLAT: | 1-1 GPH EMITTER     |
| b. 1 GAL:                       | 2 - 1 GPH EMITTERS  |
| c. 5 GAL:                       | 2 - 2 GPH EMITTERS  |
| d. 15 GAL:                      | 3 - 2 GPH EMITTERS  |
| e. 24" BOX:                     | 16 - 2 GPH EMITTERS |
- 55 INSTALL FLUSH AIR/VACUUM VALVES AT ENDS OF ALL 1/2" DRIP LINE
- 56 IRRIGATION PIPE DEPTHS
- |                               |         |
|-------------------------------|---------|
| a. SCHEDULE 40 PVC, CLASS 315 | 18" MIN |
| b. SCHEDULE 40 PVC, CLASS 200 | 12" MIN |
| c. POLYETHYLENE TUBING        | 6" MIN  |
- 57 IRRIGATION PIPE MAX CAPACITIES - SCHED 40, PVC, CLASS 315
- |           |        |
|-----------|--------|
| a. 3/4"   | 9 GPM  |
| b. 1"     | 14 GPM |
| c. 1 1/4" | 22 GPM |
| d. 1 1/2" | 30 GPM |
| e. 2"     | 48 GPM |
- 58 IRRIGATION PIPE MAX CAPACITIES - SCHED 40, PVC, CLASS 200
- |           |        |
|-----------|--------|
| a. 1/2"   | 4 GPM  |
| b. 3/4"   | 7 GPM  |
| c. 1"     | 12 GPM |
| d. 1 1/4" | 22 GPM |
| e. 1 1/2" | 30 GPM |
- 59 ALL REMOTE CONTROL VALVES TO HAVE PLASTIC NUMBER TAGS CORRESPONDING TO THE CONTROLLER STATIONS
- 60 INSTALL IRRIGATION CONTROLLER AT READILY ACCESSIBLE LOCATION FOR EASY MAINTENANCE
- 61 ALL VALVE VAULTS TO BE NUMBERED TO CORRESPOND TO CONTROLLER STATIONS

**GENERAL LANDSCAPE NOTES -**

- 51 NO MORE THAN 20% OF LANDSCAPE AREA PLANTED TO BE TURF OR NON WATER-WISE PLANTS
- 52 TURF IS NOT TO BE INSTALLED IN PARKWAY, MEDIANS, OR OTHER AREAS WITHIN THE LANDSCAPED AREA WITH DIMENSIONS < 8-FT
- 53 TURF IS NOT TO BE LOCATED ON SLOPES > 20%
- 54 LANDSCAPED AREAS, EXCEPT THOSE PLANTED WITH TURF, GROUND COVER, SUCCULENTS, OR OTHER LOW LYING SHRUBS, TO BE COVERED WITH MULCH MATERIAL TO AN AVERAGE DEPTH ≥ 3", EXCEPT IN THE IMMEDIATE VICINITY OF WOODY TRUNKS
- 55 AUTOMATIC, WEATHER BASED, IRRIGATION SYSTEM TO BE PROVIDED WITH RAIN SHUTOFF SENSOR
- 56 IRRIGATION SYSTEM CIRCUITS TO BE INSTALLED TO COMBINE PLANTS WITH SIMILAR WATER NEEDS AND/OR SUN/SHADE REQUIREMENTS
- 57 SPRINKLER COVERAGE, IF ANY, SHALL BE LIMITED TO TURF AND INSTALLED TO AVOID OVERSPRAY & RUNOFF, INCLUDING OPTIMUM DISTRIBUTION UNIFORMITY, HEAD TO HEAD SPACING, AND SETBACKS FROM IMPERMEABLE SURFACES
- 58 AREAS < 8-FT WIDE TO BE IRRIGATED WITH BUBBLERS, ROTATING NOZZLES ON POP-UP BODIES, SUB-SURFACE, OR DRIP IRRIGATION
- 59 CHECK VALVES, AT THE LOW END OF IRRIGATION LINES, TO BE INSTALLED TO PREVENT UNWANTED DRAINING OF IRRIGATION LINES
- 60 PROVIDE PRESSURE REGULATOR FOR IRRIGATION SYSTEM
- 61 GRADING SHALL ENCOURAGE WATER RETENTION AND INFILTRATION BY PRESERVING OPEN SPACE AND CREATING DEPRESSED AREA/SWALES
- 62 GRADING SHALL MIMIC NATURAL, PRE-DEVELOPMENT HYDROLOGIC FLOW PATHS, AND MAINTAIN AND/OR INCREASE THE WIDTH OF FLOW PATHS TO DECREASE FLOW RATES
- 63 NO MAJOR IRRIGATION SYSTEM COMPONENTS SHALL BE LOCATED IN THE PUBLIC RIGHT OF WAY
- 64 SUBGRADE PREPARATION
- 65.1 EXCAVATE PLANTING AREAS TO A DEPTH OF 2-FT & STORE SOIL ON SITE
- 65.2 SCARIFY BASE OF EXCAVATED AREAS TO A DEPTH ≥ 6"
- 65.3 REPLACE SOIL
- 65.4 AMEND UPPER 6" OF SOIL
- 65 PLANTING
- 66.1 NOTIFY DESIGNER OF INTENDED PLANTING SCHEDULE AT LEAST TWO WEEKS BEFORE PLANTING.
- 66.2 LOCATE ALL PLANTS PER THE PLANTING PLAN PRIOR TO INSTALLATION. FINAL LOCATIONS TO BE APPROVED BY DESIGNER BEFORE PLANTING. NOTIFY DESIGNER AT LEAST 24 HOURS IN ADVANCE FOR SCHEDULING

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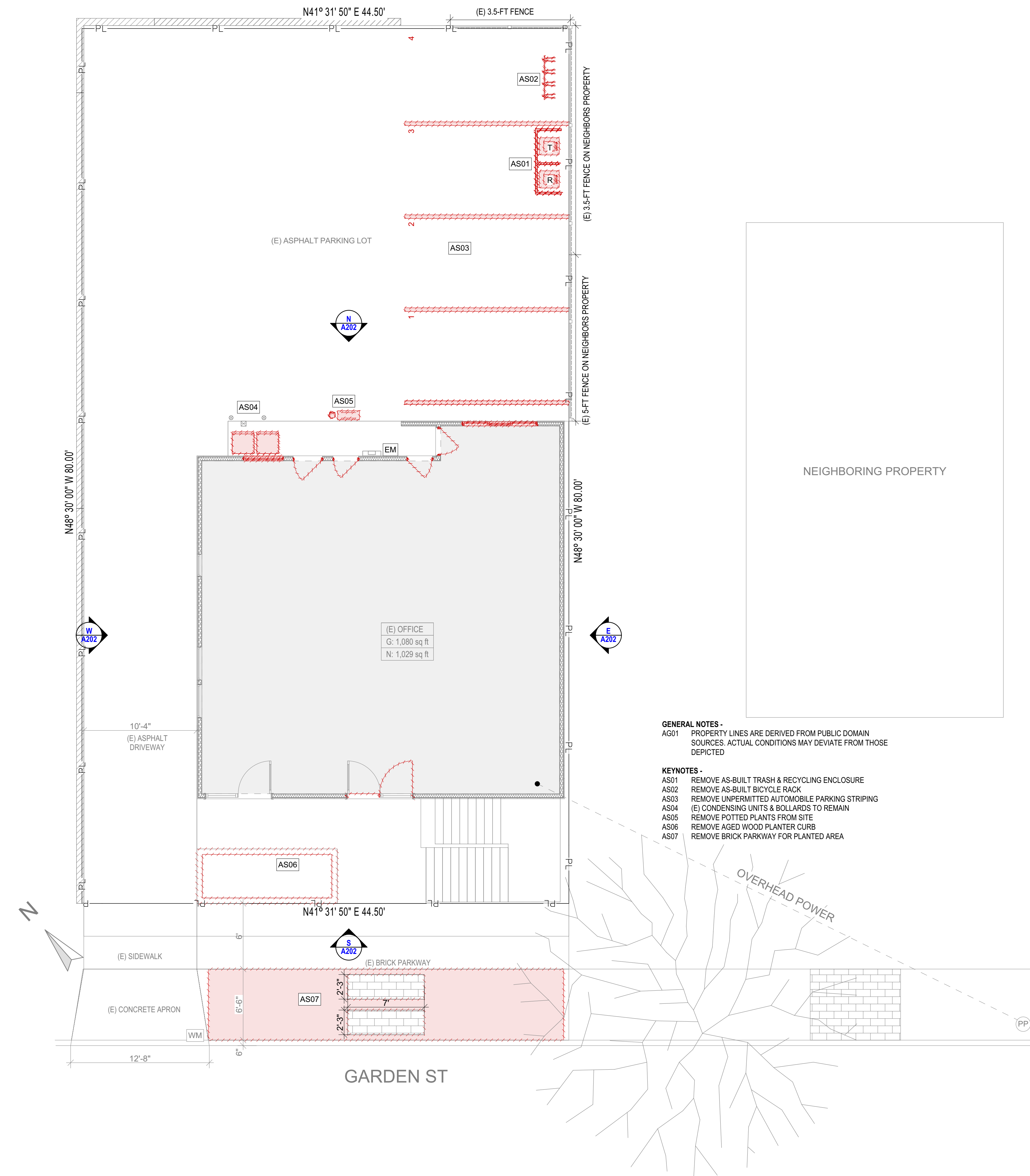
LANDSCAPE SCHEDULE								
SYMBOL	ID	QTY	LATIN NAME	COMMON NAME	SIZE	WUCOLS	SPACING	NOTES
	DYM FLT	72	DYMONDIA MARGARETAE	DYMONDIA FLAT	1 GAL	L	1	
	FTH SDG	6	CAREX TUMULICOLA	FOOTHILL SEDGE	1 GAL	L	1.5	
	LAV SPP	2	LAVANDULA SPP.	LAVENDER	5 GAL	L	2.5	



KEYNOTES -  
L01 MAINTAIN 7 X 23" BRICK SEGMENTS  
L02 NEW MASONRY CURB W/ STUCCO FINISH  
L03 NEW PLANTED AREA

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SITE PLAN LEGEND	
[AD]	AREA DRAIN
[BP]	BACKFLOW PREVENTION
[BV]	BALL VALVE
[BRI]	BIO RETENTION BASIN
[BRI]	BIO RETENTION INVERT
[BRO]	BIO RETENTION OVERFLOW
[CB]	CATCH BASIN
[CO]	CLEANOUT
[CUT]	CUT
[DD]	DECK DRAIN
[DZ]	DETENTION ZONE (DZ)
[DZI]	DETENTION ZONE INVERT
[DS]	DOWNSPOUT
[DRAINAGE SLOPE]	DRAINAGE SLOPE
[EM]	ELECTRIC METER
[ELEVATION (DEMO)]	ELEVATION (DEMO)
[ELEVATION (E)]	ELEVATION (E)
[ELEVATION (N)]	ELEVATION (N)
[EXCAVATE & COMPACT (E&C)]	EXCAVATE & COMPACT (E&C)
[EXCAVATION DEPTH]	EXCAVATION DEPTH
[FIBER ROLL]	FIBER ROLL
[FILL]	FILL
[FF]	FINISHED FLOOR ELEVATION
[FG]	FINISHED GRADE ELEVATION
[FH]	FIRE HYDRANT
[FB]	FREEBOARD
[GM]	GAS METER
[GV]	GROUND VAULT
[HH]	HANDHOLE
[OVRHD]	OVERFLOW INVERT
[OVRHD]	OVERHEAD WIRES
[PAP]	PER ARCH PLAN
[PLP]	PER LANDSCAPE PLAN
[PI]	PIPE INVERT
[PP]	POWER POLE
[PROPERTY LINE]	PROPERTY LINE
[RP]	REDUCED PRESSURE
[RBPB]	REDUCED PRESSURE / BACKFLOW
[RIP-RAP]	RIP-RAP TO PREVENT EROSION
[RC]	ROOF CHAIN
[RD]	ROOF DRAIN
[RG]	ROUGH GRADE ELEVATION
[SCPR]	SCUPPER
[SELF RETAINING]	SELF RETAINING
[SELF TREATING]	SELF TREATING
[SB]	SETBACK
[SMH]	SEWER MANHOLE
[SV]	SHUTOFF VALVE
[SLT]	SILT FENCE
[SLOPE OF GRADE 5% MIN FOR 10-FT]	SLOPE OF GRADE 5% MIN FOR 10-FT
[SI]	SPILLWAY INVERT
[SE XXX]	SPOT ELEVATION (E)
[SE XXX]	SPOT ELEVATION (N)
[SDMH]	STORM DRAIN MANHOLE
[SG]	SUBGRADE
[TOC]	TOP OF CURB
[TOD]	TOP OF DECK
[TOF]	TOP OF FENCE
[TOG]	TOP OF GRATE
[TOP]	TOP OF PAVEMENT (CONC, ETC)
[TORB]	TOP OF ROAD BASE
[TOW]	TOP OF WALL
[UDS]	UPPER DOWNSPOUT
[UNO]	UNLESS NOTED OTHERWISE
[WM]	WATER METER
[WD 4.00]	WALL DRAIN, 4"
[WH]	WALL HEIGHT
[WI]	WETTED INVERT



- GENERAL NOTES -**  
AG01 PROPERTY LINES ARE DERIVED FROM PUBLIC DOMAIN SOURCES. ACTUAL CONDITIONS MAY DEVIATE FROM THOSE DEPICTED
- KEYNOTES -**  
AS01 REMOVE AS-BUILT TRASH & RECYCLING ENCLOSURE  
AS02 REMOVE AS-BUILT BICYCLE RACK  
AS03 REMOVE UNPERMITTED AUTOMOBILE PARKING STRIPING  
AS04 (E) CONDENSING UNITS & BOLLARDS TO REMAIN  
AS05 REMOVE POTTED PLANTS FROM SITE  
AS06 REMOVE AGED WOOD PLANTER CURB  
AS07 REMOVE BRICK PARKWAY FOR PLANTED AREA

**1 AS-BUILT/DEMO SITE PLAN**  
SCALE: 3/16" = 1'-0"

PUBLISHED: 6/24/2024 11:59 AM

**DATES**  
06/24/2024 HLC FINAL

SCALE AS NOTED  
CREATED BY: WDS

**SHEET**  
AS-BUILT/DEMO SITE PLAN

**A101**  
SHEET SIZE 24X36



## 1-Loop Wave Style Bike Rack - 3 Bike Capacity, Black



Upscale stylish look for downtown shopping and business districts.

- For stadiums, parks and athletic fields.
- 10-gauge steel with attractive powder coating.
- 2 3/8" diameter bar.
- Mounting hardware included.

[More Images](#)

SPECIFY COLOR: ■ ■

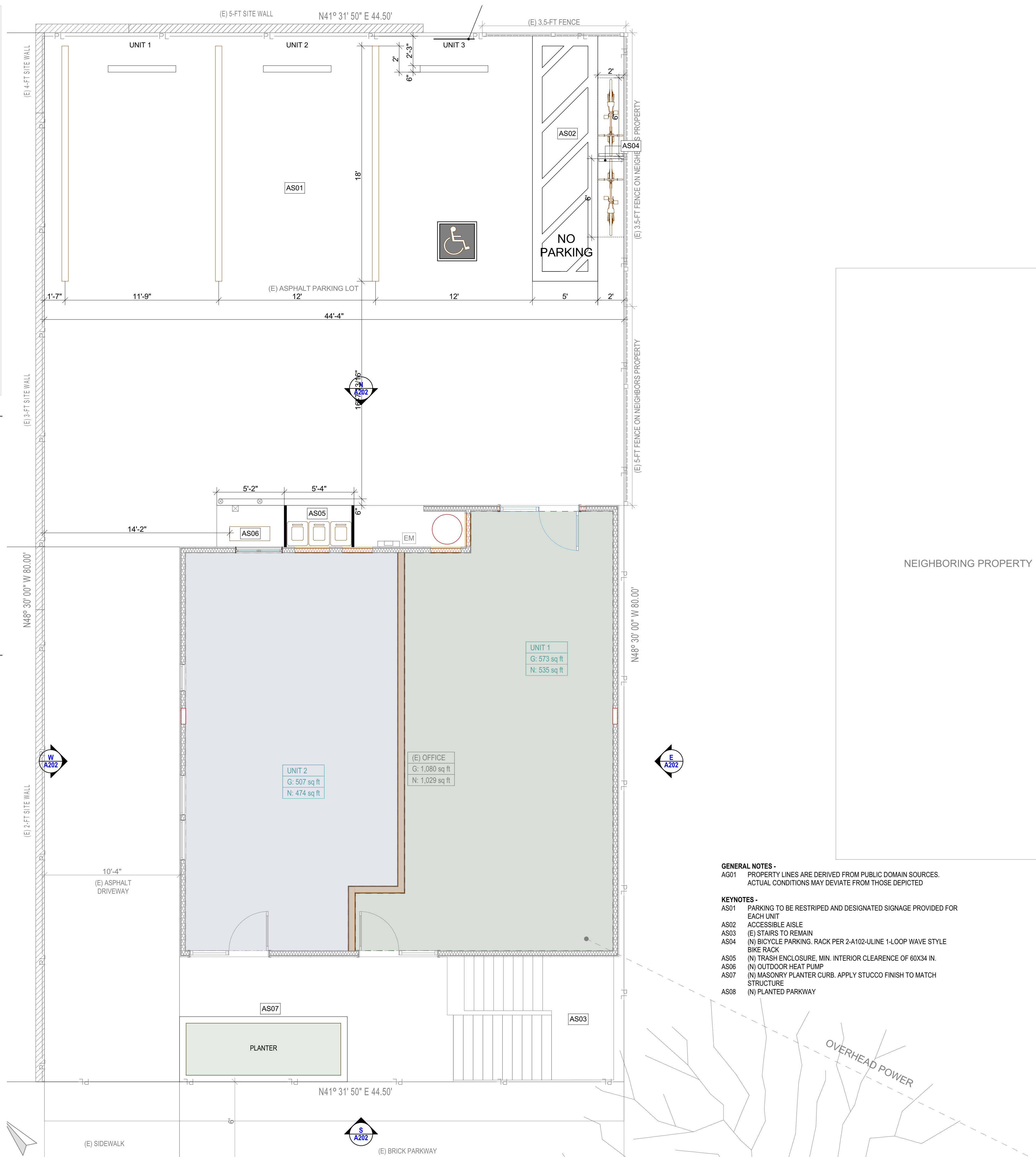
MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAPACITY	WT. (LBS.)	PRICE EACH		COLOR	IN STOCK SHIPS TODAY
					1	3+		
H-2892BL	1-Loop	22 x 2 1/2 x 34"	3	27	\$230	\$220	■ Black	1 <input type="button" value="ADD"/>

[Additional Info](#) [Parts](#) [Shopping Lists](#) [Request a Catalog](#)

## 2 ULINE 1-LOOP WAVE STYLE BIKE RACK

Equipment Sound Level Analysis				
Equipment Sound Level Rating db	Test Std Distance from Edge of Equipment ft	Edge of Equipment to Location Under Consideration ft	Sound level drop db	Sound level at Location Under Consideration
55.0	3.28	14.167	-13	42.3
Sound Blanket (Brimar or Equal) Adjusted with Sound Blanket				0
				42.3
Surrounds, Fences, Etc. TL=14.5logM+23				
Material	M (lb/ft <sup>3</sup> )	Surface M (lb/ft <sup>2</sup> )	Thickness (in)	TL (db)
None	0	0.0	1	NA
None	0	0.0	1	NA
None	0	0.0	1	NA
Adjusted Sound Level with Intermediates at Location Under Consideration				42.3

## 3 SOUND CALCULATIONS



1 PROPOSED SITE PLAN  
SCALE: 1/4" = 1'-0"

SITE PLAN LEGEND	
AD	AREA DRAIN
BP	BACKFLOW PREVENTION
BV	BALL VALVE
BRT	BIO RETENTION BASIN
BRI	BIO RETENTION INVERT
BRO	BIO RETENTION OVERFLOW
CB	CATCH BASIN
CO	CHANNEL/TRENCH DRAIN
CO	CLEANOUT
CUT	CUT
DD	DECK DRAIN
DZ	DETENTION ZONE (DZ)
DZI	DETENTION ZONE INVERT
DS	DOWNSPOUT
DS	DRAINAGE SLOPE
EM	ELECTRIC METER
XXX	ELEVATION (DEMO)
XXX	ELEVATION (E)
XXX	ELEVATION (N)
E&C	EXCAVATE & COMPACT (E&C)
ED	EXCAVATION DEPTH
FR 12.0	FIBER ROLL
+	FILL
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE ELEVATION
FH	FIRE HYDRANT
FB	FREEBOARD
GM	GAS METER
GV	GROUND VAULT
HH	HANDHOLE
OVRI	OVERFLOW INVERT
OVRHD	OVERHEAD WIRES
PAP	PER ARCH PLAN
PLP	PER LANDSCAPE PLAN
PI	PIPE INVERT
PP	POWER POLE
---	PROPERTY LINE
RP	REDUCED PRESSURE
RPBP	REDUCED PRESSURE / BACKFLOW
RRP	RIP-RAP TO PREVENT EROSION
RC	ROOF CHAIN
RD	ROOF DRAIN
RG	ROUGH GRADE ELEVATION
SCPR	SCUPPER
SR	SELF RETAINING
ST	SELF TREATING
SB	SETBACK
SMH	SEWER MANHOLE
SV	SHUTOFF VALVE
SLT	SILT FENCE
---	SLOPE OF GRADE 5% MIN FOR 10-FT
SI	SPILLWAY INVERT
SE XXX	SPOT ELEVATION (E)
SE XXX	SPOT ELEVATION (N)
SDMH	STORM DRAIN MANHOLE
SG	SUBGRADE
TOD	TOP OF CURB
TOD	TOP OF DECK
TOF	TOP OF FENCE
TOG	TOP OF GRATE
TOP	TOP OF PAVEMENT (CONC, ETC)
TORB	TOP OF ROAD BASE
TOW	TOP OF WALL
UDS	UPPER DOWNSPOUT
UNO	UNLESS NOTED OTHERWISE
WM	WATER METER
WD 4.00	WALL DRAIN, 4"
WH	WALL HEIGHT
WI	WETTED INVERT

**WINDWARD**  
design services, llc  
moving forward

1825 STATE STREET, STE 102  
SANTA BARBARA, CA 93101  
T: 805.845.6601  
E: INFO@WINDWARDENG.COM

**928 GARDEN ST**  
REMODEL & ADDITION

928 GARDEN ST  
SANTA BARBARA, CA 93101

PROJECT NO: 4833

**CLIENT**  
RAY MAHBOOB  
P.O BOX 60521  
SANTA BARBARA, CA 93160

G001	GENERAL
G002	PHOTO SURVEY
L001	LANDSCAPE GENERAL
L101	LANDSCAPE PLAN
A101	AS-BUILT/DEMO SITE PLAN
A102	PROPOSED SITE PLAN
A103	TRAFFIC STUDY
A104	DEMO PLAN
A105	FLOOR PLAN
A201	(E) ELEVATIONS
A202	(P) ELEVATIONS
A601	SCHEDULES
A601	RENDERINGS

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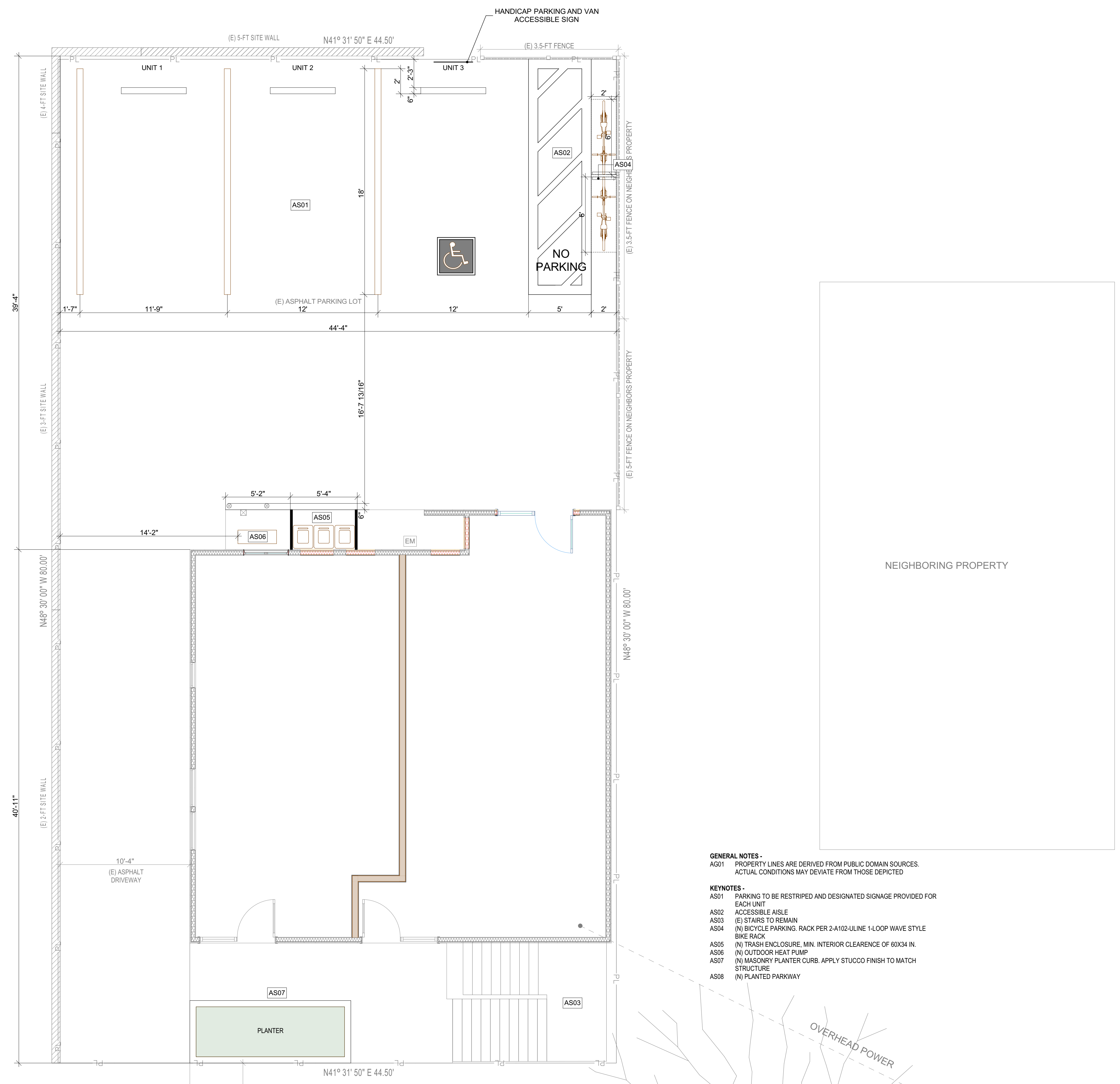
SCALE AS NOTED  
CREATED BY: WDS

**SHEET**  
PROPOSED SITE PLAN

**A102**

SHEET SIZE 24X36

G001	GENERAL
G002	PHOTO SURVEY
L001	LANDSCAPE GENERAL
L101	LANDSCAPE PLAN
A101	AS-BUILT/DEMO SITE PLAN
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A601	SCHEDULES
A801	RENDERINGS



- GENERAL NOTES -**  
AG01 PROPERTY LINES ARE DERIVED FROM PUBLIC DOMAIN SOURCES. ACTUAL CONDITIONS MAY DEVIATE FROM THOSE DEPICTED
- KEYNOTES -**  
AS01 PARKING TO BE RESTRIPTED AND DESIGNATED SIGNAGE PROVIDED FOR EACH UNIT  
AS02 ACCESSIBLE AISLE  
AS03 (E) STAIRS TO REMAIN  
AS04 (N) BICYCLE PARKING, RACK PER 2-A102-ULINE 1-LOOP WAVE STYLE BIKE RACK  
AS05 (N) TRASH ENCLOSURE, MIN. INTERIOR CLEARANCE OF 60X34 IN.  
AS06 (N) OUTDOOR HEAT PUMP  
AS07 (N) MASONRY PLANTER CURB, APPLY STUCCO FINISH TO MATCH STRUCTURE  
AS08 (N) PLANTED PARKWAY



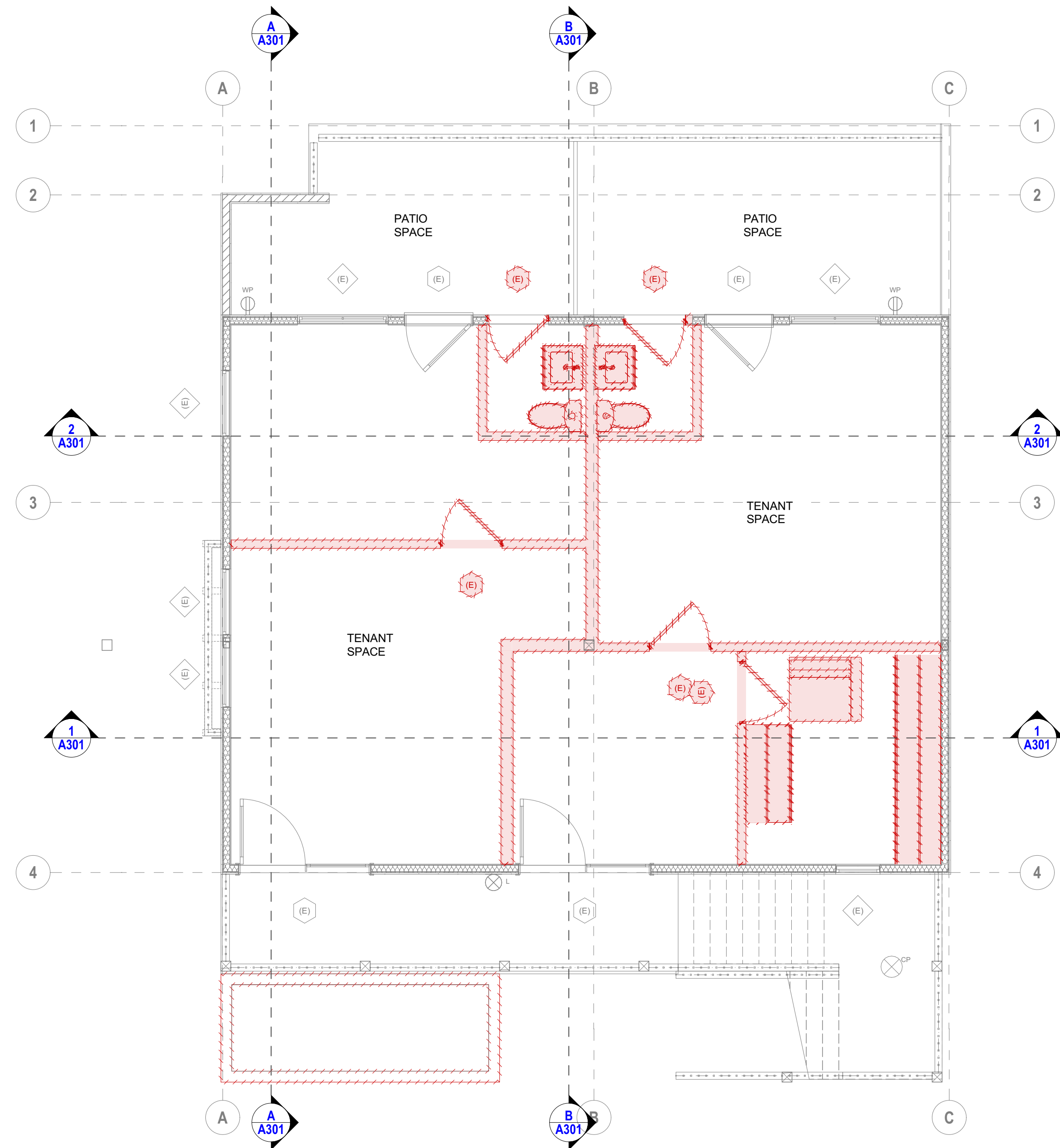
WALL LEGEND		
SYMBOL	TYPE	DESCRIPTION
	Existing	WALL GYP 26 GYP
	Existing	WALL STUCCO PLY 24 R15 GYP
	Existing	WALL STUCCO
	New	WALL GYP 24 GYP
	New	WALL GYP 26 GYP

**GENERAL NOTES -**

- AG01 DEMOLISH WALLS, DOORS, & WINDOWS AS INDICATED
- AG02 PROVIDE TEMPORARY SHORING AS REQUIRED IF LOAD-BEARING WALL OR SUPPORT BEING REMOVED

**KEYNOTES -**

A01



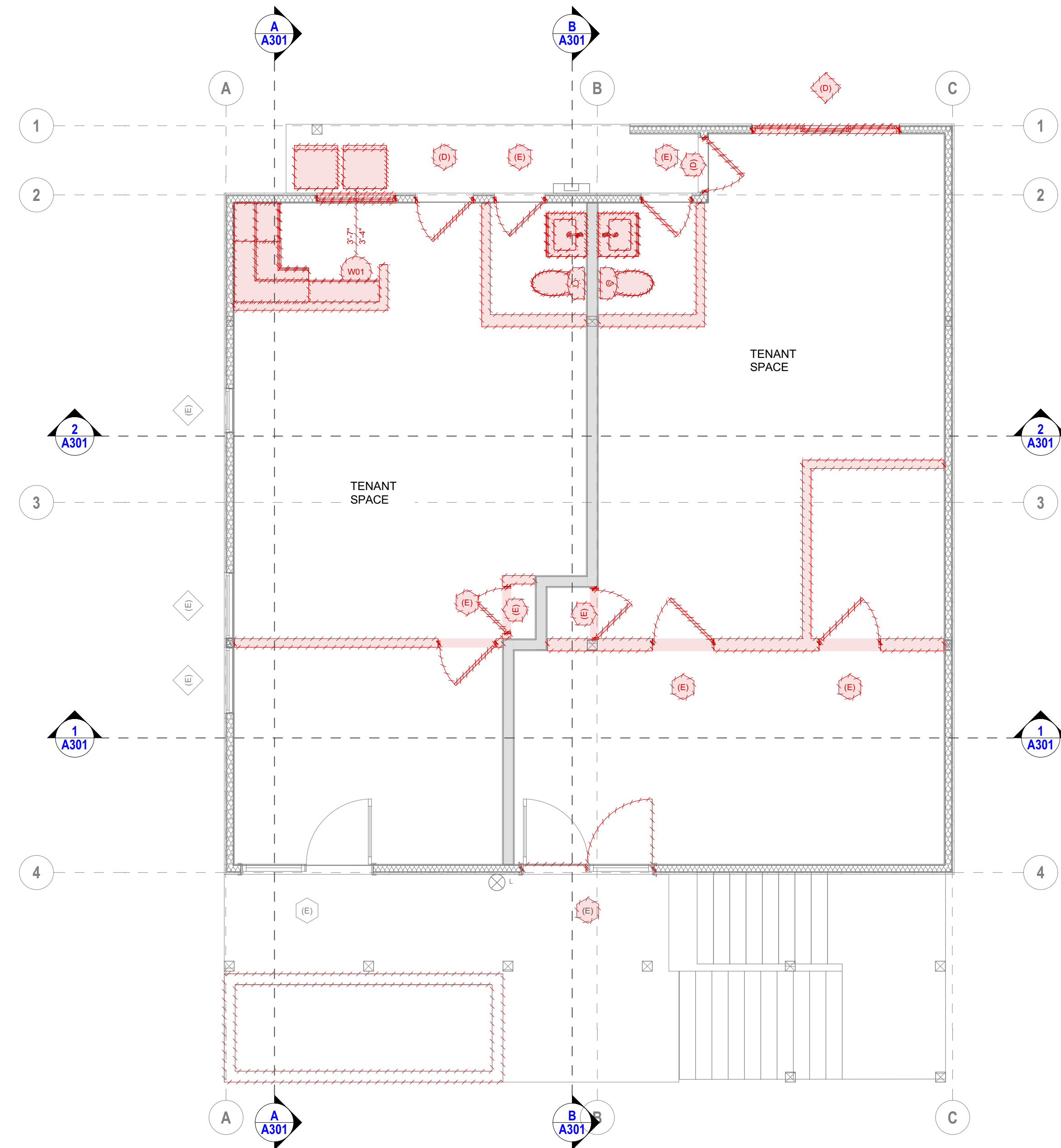
2 2ND-FLR DEMO PLAN  
SCALE: 1/4" = 1'-0"

**GENERAL NOTES -**

- AG01 DEMOLISH WALLS, DOORS, & WINDOWS AS INDICATED
- AG02 PROVIDE TEMPORARY SHORING AS REQUIRED IF LOAD-BEARING WALL OR SUPPORT BEING REMOVED

**KEYNOTES -**

A01



1 1ST-FLR DEMO PLAN  
SCALE: 1/4" = 1'-0"

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06/24/2024 HLC FINAL

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**SHEET**  
DEMO PLAN

**A104**

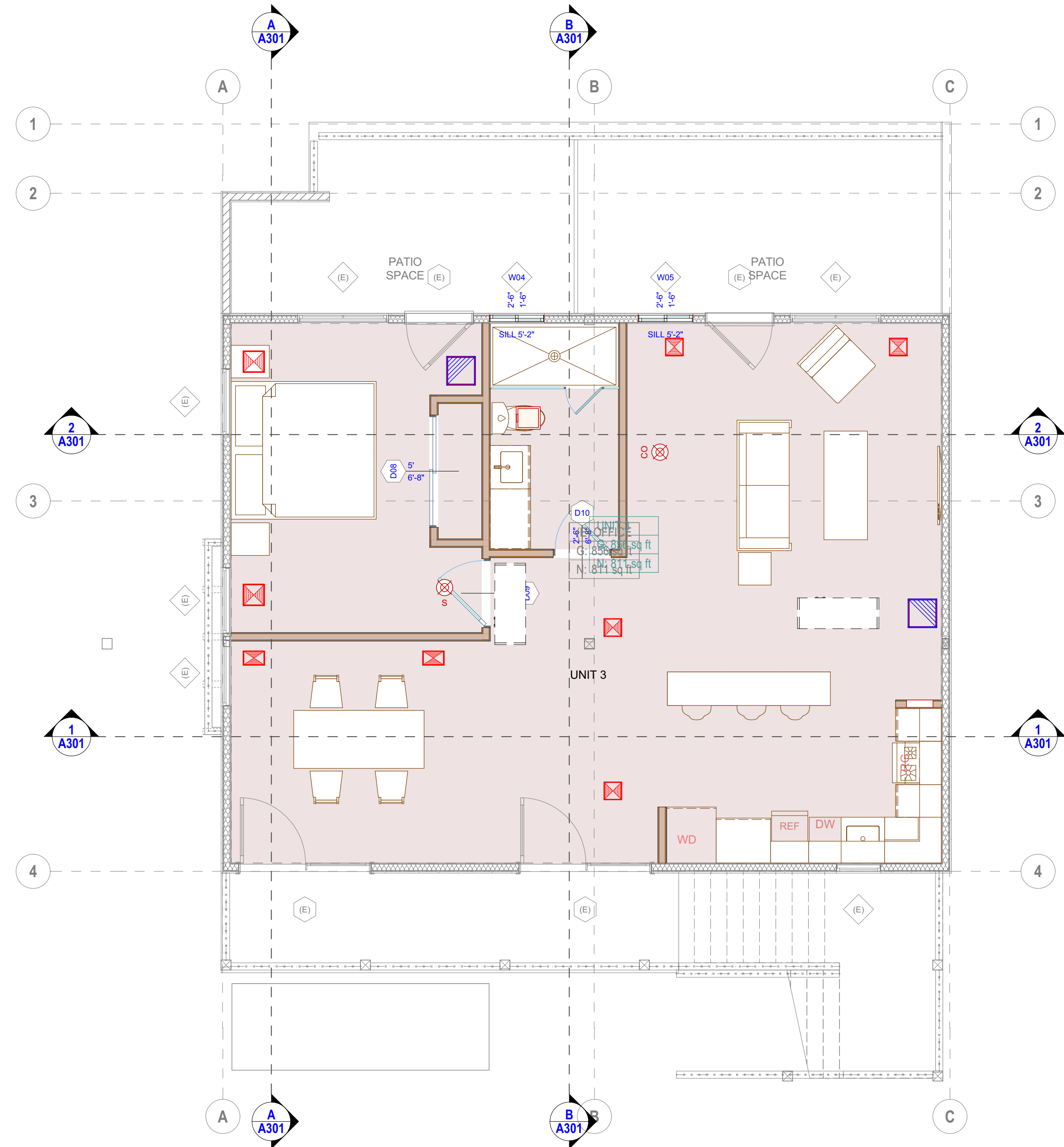
SHEET SIZE 24X36



WALL LEGEND		
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	Existing	WALL GYP 26 GYP
	Existing	WALL STUCCO PLY 24 R15 GYP
	Existing	WALL STUCCO
	New	WALL GYP 24 GYP
	New	WALL GYP 26 GYP

- GENERAL NOTES -**
- AG01 RESIDENTIAL CONSTRUCTION NOTES PER -A001
  - AG02 GENERAL PLUMBING NOTES PER P-P001
  - AG03 GENERAL MECHANICAL NOTES PER M-M001
  - AG04 GENERAL ELECTRICAL NOTES PER E-E001
  - AG05 UNO GENERAL ATTIC VENTILATION REQUIREMENTS PER 7-A501-ROOF-ATTIC VENTILATION
  - AG06 GENERAL CODE REQUIREMENTS FOR RESIDENTIAL STAIRS & GUARDS PER 5-A501-CONS-STAIR & GUARD RESIDENTIAL
  - AG07 UNO EXTERIOR FINISHES @ GRADE PER 8-A501-EXTERIOR FINISHES
  - AG08 UNO, WOOD SIDING EXTERIOR WALLS TO BE PER 5-A504-EXTERIOR MANUFACTURED SIDING @ GRADE
  - AG09 UNO, STUCCO EXTERIOR WALLS TO BE PER 6-A504-EXTERIOR STUCCO @ GRADE
- AC01 GENERAL CONSTRUCTION NOTES PER C-A002  
AC02 GENERAL CODE REQUIREMENTS FOR COMMERCIAL STAIRS & GUARDS PER 13-A502-CONS-STAIR & GUARD COMMERCIAL

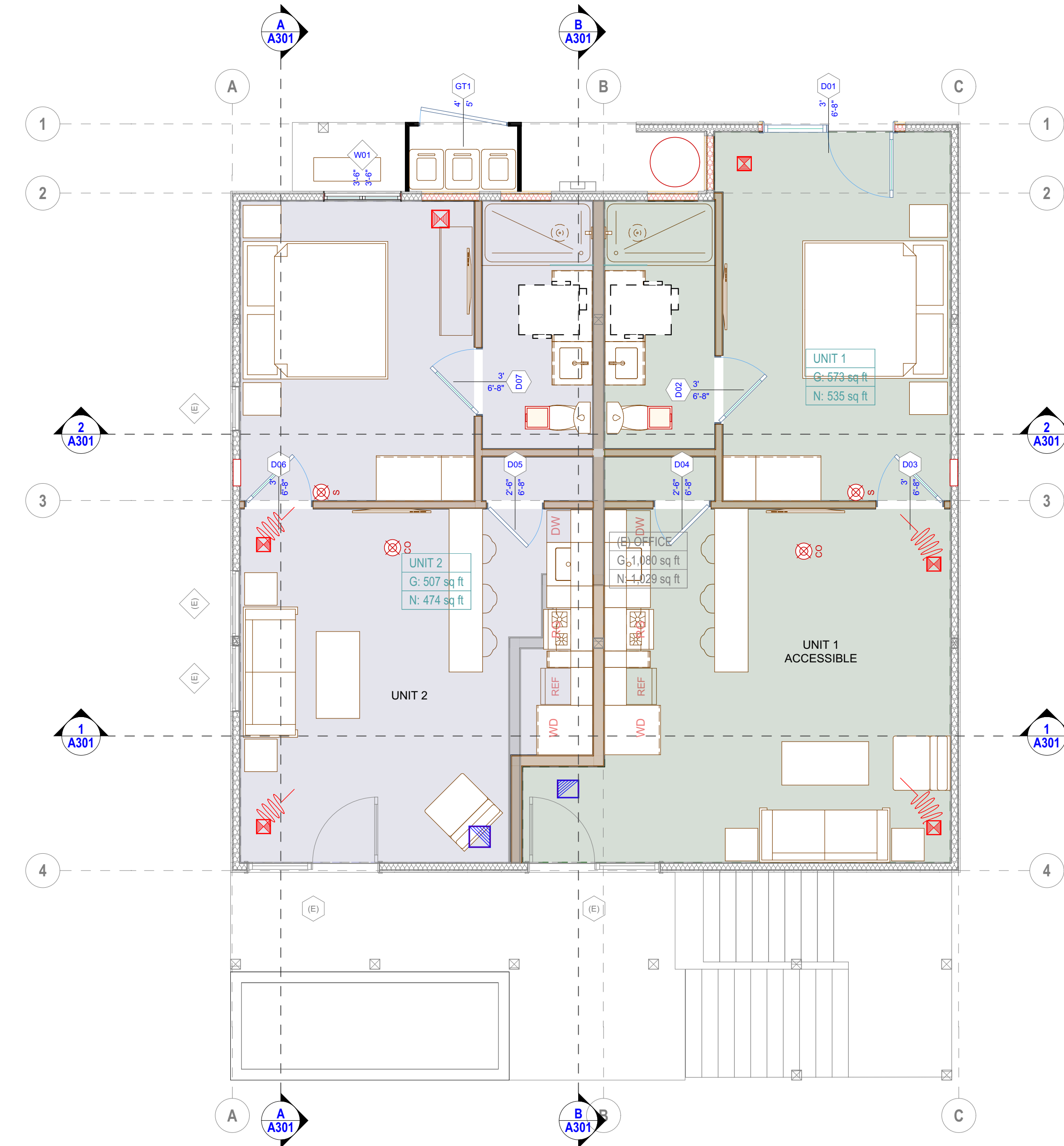
- KEYNOTES -**
- A01



3 2ND-FLR FLOOR PLAN  
SCALE: 1/4" = 1'-0"

- GENERAL NOTES -**
- AG01 RESIDENTIAL CONSTRUCTION NOTES PER -A001
  - AG02 GENERAL PLUMBING NOTES PER P-P001
  - AG03 GENERAL MECHANICAL NOTES PER M-M001
  - AG04 GENERAL ELECTRICAL NOTES PER E-E001
  - AG05 UNO GENERAL ATTIC VENTILATION REQUIREMENTS PER 7-A501-ROOF-ATTIC VENTILATION
  - AG06 GENERAL CODE REQUIREMENTS FOR RESIDENTIAL STAIRS & GUARDS PER 5-A501-CONS-STAIR & GUARD RESIDENTIAL
  - AG07 UNO EXTERIOR FINISHES @ GRADE PER 8-A501-EXTERIOR FINISHES
  - AG08 UNO, WOOD SIDING EXTERIOR WALLS TO BE PER 5-A504-EXTERIOR MANUFACTURED SIDING @ GRADE
  - AG09 UNO, STUCCO EXTERIOR WALLS TO BE PER 6-A504-EXTERIOR STUCCO @ GRADE
- AC01 GENERAL CONSTRUCTION NOTES PER C-A002  
AC02 GENERAL CODE REQUIREMENTS FOR COMMERCIAL STAIRS & GUARDS PER 13-A502-CONS-STAIR & GUARD COMMERCIAL

- KEYNOTES -**
- A01



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

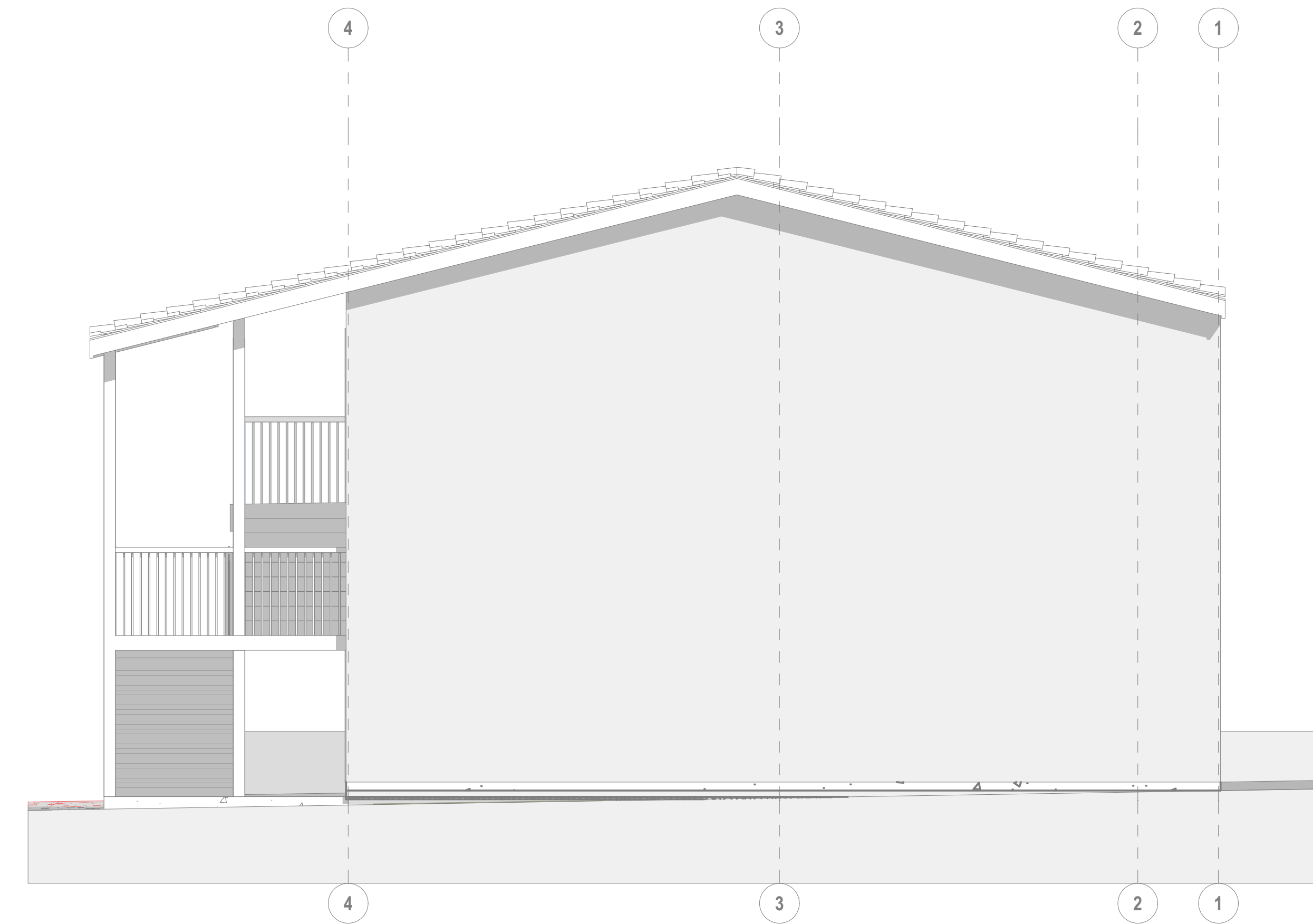
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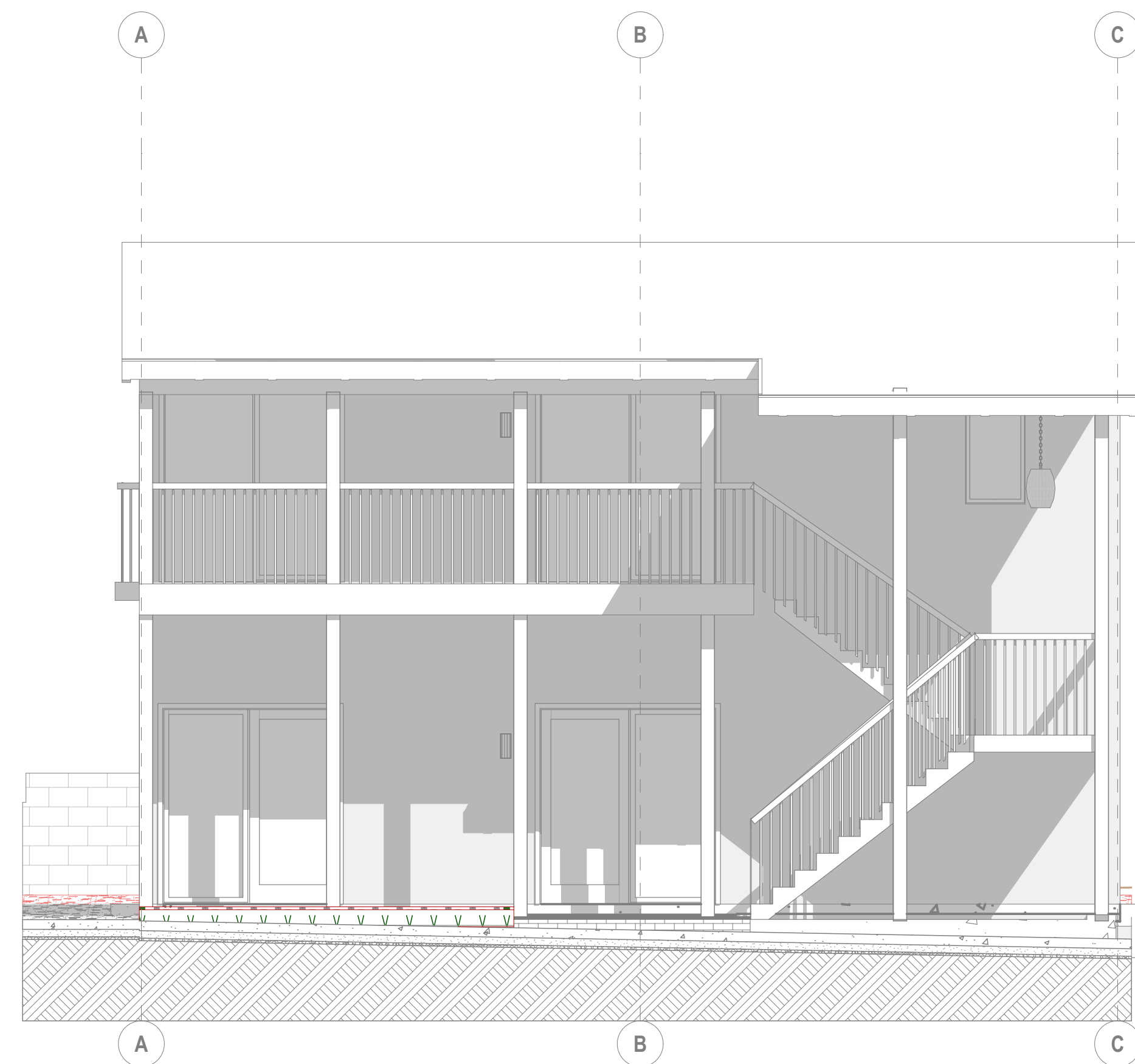
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**N** ELEVATION (E) NORTH  
SCALE: 1/4" = 1'-0"



**E** ELEVATION (E) EAST  
SCALE: 1/4" = 1'-0"



**S** ELEVATION (E) SOUTH  
SCALE: 1/4" = 1'-0"



**W** ELEVATION (E) WEST  
SCALE: 1/4" = 1'-0"

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**SHEET**  
(E) ELEVATIONS

**A201**

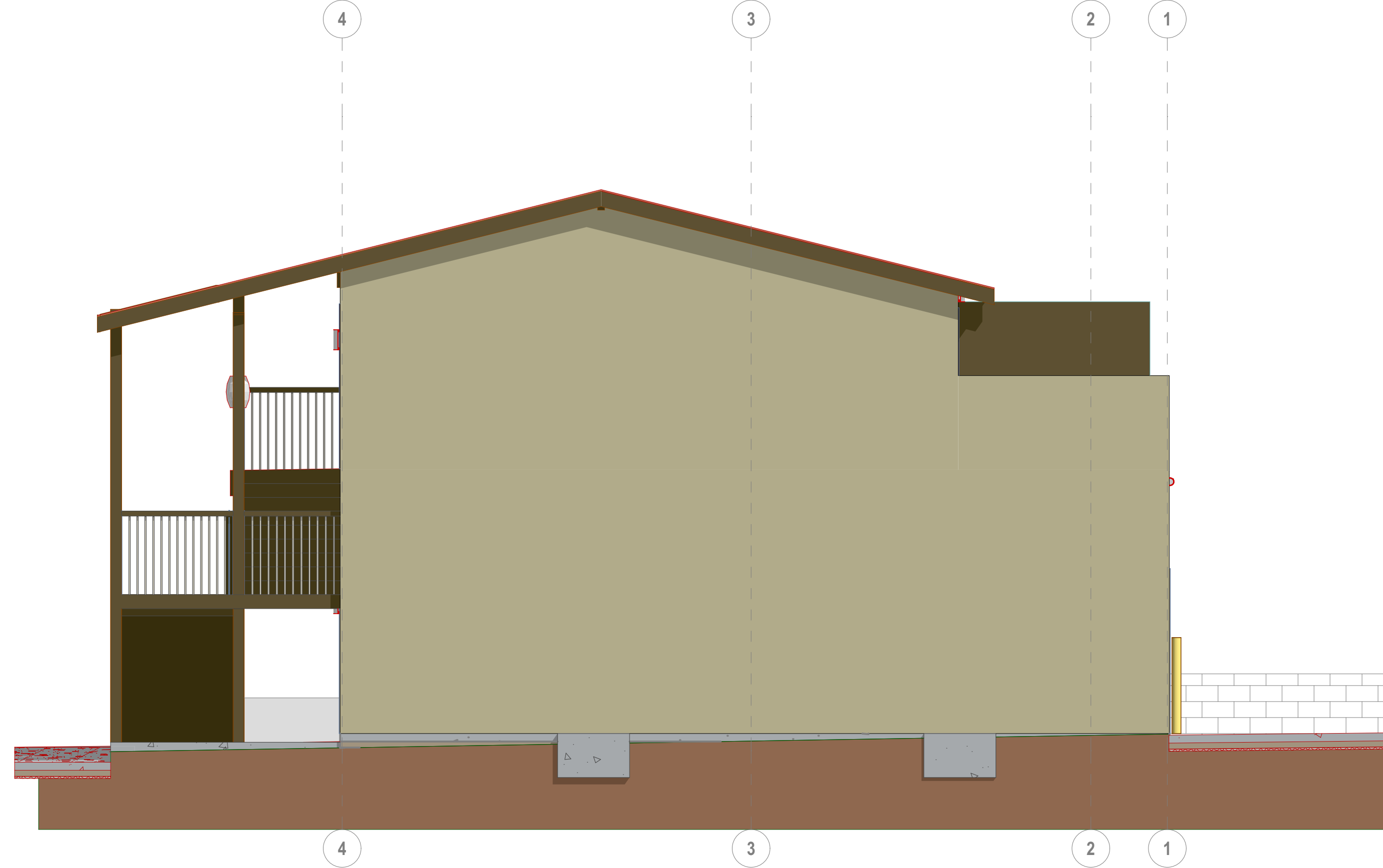
SHEET SIZE 24X36



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**(P) ELEVATION NORTH**  
SCALE: 1/4" = 1'-0"



**(P) ELEVATION EAST**  
SCALE: 1/4" = 1'-0"



**(P) ELEVATION SOUTH**  
SCALE: 1/4" = 1'-0"



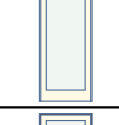
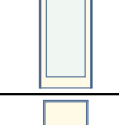
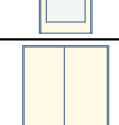
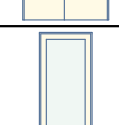
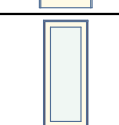
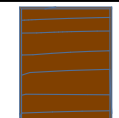

**(P) ELEVATION WEST**  
SCALE: 1/4" = 1'-0"


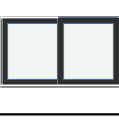



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DOOR SCHEDULE														
ID	LOCATION	ELEVATION	WIDTH	HT	THCK	QTY	DESCRIPTION	GLZ	TEMP	HINGES	LOCKSET	U-FACTOR	SHGC	COMMENTS
D01	EXTERIOR UNIT 1		3'	6'-8"	1 3/4"	1	EXT BEDROOM DOOR FOR ACCESSIBLE UNIT 1	DUAL	YES	OIL RUBBED BRONZE	LATCH & KEYE	0.30	0.23	
D02	BATHROOM UNIT 1		3'	6'-8"	1 3/4"	1	1-LITE SHAKER BATHROOM DOOR	DUAL	YES	OIL RUBBED BRONZE	PRIVACY			
D03	BEDROOM UNIT 1		3'	6'-8"	1 3/4"	1	1-LITE SHAKER BEDROOM DOOR	DUAL	YES	OIL RUBBED BRONZE	DUMMY			
D04	CLOSET UNIT 1		2'-6"	6'-8"	1 3/4"	1	HALLOW CLOSET DOOR	DUAL	NA	OIL RUBBED BRONZE	DUMMY			
D05	CLOSET UNIT 2		2'-6"	6'-8"	1 3/4"	1	HALLOW CLOSET DOOR	DUAL	NA	OIL RUBBED BRONZE	DUMMY			
D06	BEDROOM UNIT 2		3'	6'-8"	1 3/4"	1	1-LITE SHAKER BEDROOM DOOR	DUAL	YES	OIL RUBBED BRONZE	DUMMY			
D07	BATHROOM UNIT 2		3'	6'-8"	1 3/4"	1	1-LITE SHAKER BATHROOM DOOR	DUAL	YES	OIL RUBBED BRONZE	PRIVACY			
D08	CLOSET UNIT 3		5'	6'-8"	1 3/4"	1	CLOSET DOOR	NA	NA	NA	NA			
D09	BEDROOM UNIT 3		3'	6'-8"	1 3/4"	1	1-LITE SHAKER BEDROOM DOOR	DUAL	YES	OIL RUBBED BRONZE	DUMMY			
D10	BATHROOM UNIT 3		2'-6"	6'-8"	1 3/4"	1	1-LITE SHAKER BATHROOM DOOR	DUAL	YES	OIL RUBBED BRONZE	PRIVACY			
GT1	TRASH ENCLOSURE		4'	5'	1 3/4"	1	WOOD GATE	NA	NA	OIL RUBBED BRONZE	LATCH			

WINDOW SCHEDULE													
ID	ELEVATION	WIDTH	HT	HEAD HT	TYPE	DESCRIPTION	GLZ	U-FACTOR	SHGC	TEMP	EGRESS	HARDWARE	NOTES
W01		3'-6"	3'-6"	6'-8"	DOUBLE HUNG	ALUMINUM CLAD W/STAIN GRADE INTERIOR	DUAL	0.30	0.23	NA	NO	OIL RUBBED BRONZE	
W04		2'-6"	1'-6"	6'-8"	SLIDER	ALUMINUM CLAD W/STAIN GRADE INTERIOR	DUAL	0.30	0.23	NA	NA	OIL RUBBED BRONZE	
W05		2'-6"	1'-6"	6'-8"	SLIDER	ALUMINUM CLAD W/STAIN GRADE INTERIOR	DUAL	0.30	0.23	NA	NA	OIL RUBBED BRONZE	

THE NFRC THERMAL PERFORMANCE LABELS SHALL REMAIN ON THE WINDOWS AND DOORS UNTIL FINAL INSPECTION

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**SHEET SCHEDULES**

**A601**

SHEET SIZE 24X36



G001	GENERAL
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FRONT LEFT VIEW  
SCALE: 1:0.45



FRONT RIGHT VIEW  
SCALE: 1:0.45



REAR RIGHT VIEW  
SCALE: 1:0.46



REAR LEFT VIEW  
SCALE: 1:0.46

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**SHEET**  
RENDERINGS

**A901**

SHEET SIZE 24X36