BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES:

1. Eroded sediments and other pollutants must be contained and not transported from the site via sheet flow, swales, stockpiles of earth and other construction related materials.

2. For forces of wind or water. Spills may not be washed down by rain or other means.

3. Any slopes with disturbed soils or denuded of vegetation must be stabilized as to inhibit erosion by wind and water.

4. Should construction reveal any unforeseen hazard or condition, the architect and the appropriate consulting engineer must be notified in order to address the condition.

CONSTRUCTION NOTES:

1. All construction is to provide a waterproof, weather protected foundation.

2. A reference to structural, mechanical, plumbing, and electrical drawings for other general requirements.

3. The contractor shall not scale the drawings.

4. The contractor shall notify the architect of conditions requiring modifications or changes in site, provisions for the work.

5. The contractor shall provide access to all structural, mechanical, plumbing, and electrical drawings for other general requirements.

6. The contractor shall not scale the drawings.

7. The contractor shall notify the architect of conditions requiring modifications or changes in site, provisions for the work.

8. All construction is to provide a waterproof, weather protected foundation.

9. The contractor shall not scale the drawings.

10. The contractor shall notify the architect of conditions requiring modifications or changes in site, provisions for the work.

VICINITY MAP

PROJECT DESCRIPTION:

OWNER:

ARCHITECT:

ENGINEER:

ENERGY CONSULTANT:

PROJECT ADDRESS:

APN #:

EXISTING FLOOR AREAS:

GROSS

NET

RESIDENCE

1,152 sq ft

770 sf

GARAGE:

440 sq ft

1055 sf

TOTAL with Garage:

1,592 sq ft

1,855 sf

PROP. FLOOR AREAS:

GROSS

NET

RESIDENCE

742 JUANITA AVENUE, SANTA BARBARA, CA.

1,152 sq ft

236 sq ft

GARAGE:

440 sq ft

506 sq ft

TOTAL with Garage:

1,592 sq ft

742 sq ft

PARKING:

REQUIRED:

2 SPACES

PROVIDED:

2 SPACES

STORM WATER CALCULATIONS:

Change in area at site elevation component

F.E.

E.F.

Area of existing or proposed buildings in square feet

The F.E.R.

Rules

F.E.R. is not required per SBEC q 311 ( perform calculation for)

Floor area ratio (F.A.R.)

Baseline Code

1.40

Calculation

1.20

Buildings

2,400 sq ft

1,000 sq ft

Stormwater Area

1,200 sq ft

400 sq ft

Not to be a Design Basis

400 sq ft

350 sq ft

SBEC Footnote:

Survey, topography and property line verification.
NEW EXTERIOR LIGHT FIXTURE

NOTE:
ALL EXTERIOR COLORS & MATERIALS TO MATCH EXISTING
NOTE:
INCLUDE EXISTING EAVE AND BARGE
DETAILS, SIDING AND WINDOWS TRIM

Floor Assembly:
- Wood Floor
- Sound Matt
- Plywood
- Batt Insulation
- QuietRock GWB

Roof Assembly:
- Class "A" Shingles
- Ply & 1x6 at Eaves
- 2x8 Roof Rafters @ 16" o.c.
- Icenyne Spray-on Insulation
- cavities

Wall Assembly:
- Board & Batten
- Building paper
- Plywood
- 2x6 Studs @ 16" o.c.
- Icenyne Spray-on Insulation @ cavities (extra for sound on South wall)
- QuietRock GWB

CALIFORNIA ROOF FRAMING
VENTILATE

8' - 0"
1' - 1 3/4"
9' - 0 1/4"
6' - 9 1/4"
0' - 11 1/4"
**NOTE:**

MATCH EXISTING DOOR & WINDOW DETAILS

---

**DOOR NOTES:**

1. DOOR DIMENSIONS AND NOTES IN EXISTING SIZE - VARY.

2. DOORS OPENING FROM RESIDENTIAL OCCUPANCIES TO GARAGES SHALL BE 20 MIN. FIRE RATED AND SELF-CLOSING.

3. DOORS IN A HIGH FIRE HAZARD AREAS SHALL BE ONE OR MORE OF THE FOLLOWING:
   - A. NON-COMBUSTIBLE
   - B. CONFORM TO STATE FIRE MARSHALL STANDARD
   - C. 3" = 1'-0" 1/4" THICK MIN. FIELD PANELS.

4. EXTERIOR DOORS IN STRUCTURED SPACE AREAS SHALL BE DUAL GLAZED AND FULLY SEALED ON ALL FACES, INCLUDING TOP AND BOTTOM.

5. EXTERIOR GLAZED OPENINGS IN A STRUCTURED SPACE ARE TO BE NFRC LABELS.

6. ALL WINDOWS/DOORS WITH SINGLE PANE TEMPERED NOTED T; ALL WINDOWS/DOORS WITH BOTH PANE TEMPERED NOTED TT.

**WINDOW NOTES:**

1. WINDOW GLAZING SHALL BE IMPACT RESISTANT WHEN:
   - ▪ WITHIN 24" OF THE VERTICAL EDGE OF A DOOR IF WITHIN 60" OF A WALKING SURFACE.
   - ▪ IN A BATH, SHOWER, SPA, SAUNA OR SIMILAR ENCLOSURE.
   - ▪ ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WHEN WITHIN 36" HORIZONTALLY OF A WALKING SURFACE AND LESS THAN 36" ABOVE THE SURFACE.
   - ▪ OTHER LOCATIONS AS DEFINED BY CBC 2406.3 CRC R308.4.

2. WINDOW DIMENSIONS AND NOTES IN EXISTING SIZE - VARY.

3. PROVIDE EMERGENCY EXIT WINDOW FROM BASEMENT AND OTHER OPENINGS.

4. WINDOW OPENING HEIGHT SHALL BE A MAXIMUM OF 44" ABOVE THE FINISHED FLOOR. THE MINIMUM NET CLEAR OPENING SHALL BE 20" WIDE AND 24" HIGH, WITH THE OPENING AREA NOT LESS THAN 5.0 S.F. FOR AT GRADE & BASEMENT OPENINGS AND 5.7 S.F. FOR OTHER OPENINGS.

5. TITLE 24 ENERGY STANDARD NOTE:
   - NFRC LABELS MUST REMAIN ON WINDOWS UNTIL FINAL INSPECTION TO ALLOW THE BUILDING INSPECTOR TO CONFORM WITH CBC 704A3.2.2.

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**Door Schedule**

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**Window Schedule**

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**Door and Window Details**

Addition for:

KISSLER RESIDENCE

742 JUANITA AVENUE. SANTA BARBARA. CA.

**Architect:**

THOMPSON NAYLOR INC.

**Sheet Title:**

A6.1

**Sheet Number:**

20290

**Job Number:**

20290

**Date:**

2022/01/12

**Drawn By:**

M.G.P.

**Sheet Title:**

A6.1

**Job Number:**

20290

**Date:**

2022/01/12

**Drawn By:**

M.G.P.
ELECTRICAL PLAN NOTES:

1. ALL SWITCH TYPES TO BE AS SHOWN ON PLAN. STACK TYPE SWITCHES TO BE COLORED WITH OWNER & ARCHITECT.
2. VERIFY ALL FLOOR OUTLET LOCATIONS WITH THE OWNER & ARCHITECT BEFORE POURING CONCRETE SLABS.
3. VERIFY ALL LIGHT FIXTURE LOCATION AND OUTLET LOCATIONS WITH THE OWNER & ARCHITECT BEFORE POURING CONCRETE SLABS.
4. PREMIER GFI INTERCONNECTS SHALT BE INSTALLED IN ALL BATH AND SLEEPING ROOMS.
5. PROVIDE EXHAUST FANS FOR VENTILATION OF BATH AND SLEEPING ROOMS.
6. PROVIDE VENTILATION FOR CONDENSER UNIT EXHAUST.
7. NO. C11887 STREN.1-31-23
8. PROVIDE 110V. INTERCONNECTED SIGNAL WIRE SMOKE DETECTORS WITH BATTERY BACKUP IN ALL SLEEPING ROOMS AND SMOKE/CARBON MONOXIDE DETECTORS IN ADJOINING HALLS.
9. VERIFY ALL ELECTRICAL FIXTURE LOCATIONS WITH THE ARCHITECT BEFORE INSTALLING CONDUIT OR PULLING WIRE.
10. VERIFY ALL FIXTURE LOCATIONS (DIMENSIONED, NOT DIMENSIONED, LOCATE FIXTURES IN CEILING FEATURES, OR SCALE LOCATION AS APPROPRIATE).

SYMBOLE LEGEND:

RECEPTACLES
- OUTLET
- GFI OUTLET
- DUPLEX OUTLET
- HORIZONTAL DUPLEX OUTLET
- WATERPROOF GFI OUTLET
- WATERPROOF DUPLEX OUTLET
- DUPLEX GFI OUTLET
- HORIZONTAL GFI OUTLET

COMMUNICATION DEVICES
- COMMUNICATION PHONE
- COMMUNICATION FAX
- COMMUNICATION EXHAUST FAN
- COMMUNICATION WATERPROOF GFI
- COMMUNICATION WALL MOUNTED SPEAKER
- COMMUNICATION CEILING MOUNTED SPEAKER

SWITCHES
- STANDARD SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- 3-WAY DIMMER SWITCH
- 4-WAY DIMMER SWITCH

LIGHT FIXTURES
- WALL MOUNTED FIXTURE
- CEILING MOUNTED FIXTURE
- RECESSED LIGHT FIXTURE
- ART FIXTURE

RCP NOTES:

- VERIFY ALL ELECTRICAL FIXTURE LOCATION AND OUTLET LOCATION WITH THE OWNER & ARCHITECT BEFORE POURING CONCRETE SLABS.
- VERIFY ALL LIGHT FIXTURE LOCATION AND OUTLET LOCATION WITH THE OWNER & ARCHITECT BEFORE POURING CONCRETE SLABS.

NOTE:
- ALL FIXTURES ARE LED OR PIN BASED FLUORESCENT