**Intent to comply with**

WEST METAL MANUAL

FOUNDATION PLAN

ROOF FRAMING PLAN

MIN SHOWN OR NOTED FOOT OR FEET

SMACNA NORTH LIGHT OTHERWISE

NET SQUARE FEET

TITLE SHEET

852 TCB 1,021 PR VB POUND

EAST PL 230

W MAX TYPICAL UNLESS

KIEL & EMILY KELLOW 1,094 0

CEILING JOIST YES LT R-M 8%

NET SHTH'G 0

FAR Modification is required. “Guideline FAR” calculations are as outlined in the “Applicability” section of the Single Family Residence Design Guidelines.

NOTE: Percentage total is rounded up.

Does the height of existing or proposed buildings grading outside the main building footprint?

ENTER

PORTABLE FIRE EXTINGUISHERS RATED 2A10BC SHALL BE LOCATED WITHIN 75 FEET TRAVEL THE PROPOSED SPRINKLER SYSTEM SHALL BE SUBMITTED UNDER A SEPARATE PERMIT

PROJECT ADDRESS: 310 E. Micheltorena

Santa Barbara, CA 93101

G-000

PROFESSIONALS

ASHLEY & VANCE ENGINEERING, INC.

310 E. MICHELTORENA

SANTA BARBARA, CA 93101

805.962.9966
CHAPTER 4 RESIDENTIAL MANDATORY MEASURES

DIVISION 4.1 PLANNING AND DESIGN

4.201 GENERAL

4.201.1 SCOPE. For the purposes of... RESPONS. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

4.106 New one- and two-family dwellings and townhouses with attached private garages. California Building Code

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. California Building Code

4.106.4.2 Electric vehicle charging space (EV space) locations.

4.106.4.3.6 Accessible EV spaces.

4.106.4.3.7 Identification.

4.106.4.3.5 Identification.
**CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS**

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of mechanical systems. Training shall be based on the U.S. Green Building Council’s LEED for Homes Rating System. The training shall be conducted by a certified installer training provider and shall include but not be limited to the following:

1. Data and monitoring systems.

2. Outdoor units, cooling coils, and heat exchangers.

3. Furnaces, boilers, and water heaters.

4. Heat pumps and air conditioning.

5. Domestic water heating systems.

6. Tankless water heating systems.

7. Heat recovery systems.


1.2 SPECIAL INSPECTION (MDR). When required by the enforcing agency, the installer shall ensure that the HVAC systems are properly installed and that the design and installation specifications are met. This shall include:

1. A written report documenting the inspection findings.

2. A certificate of compliance with the commissioning protocol.

3. A certificate of acceptance from the enforcing agency.


5. A final report on the commissioning.

6. A final report on the acceptance.


703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation to ensure compliance with this code shall be provided to the enforcing agency. Documentation shall include but not be limited to:

1. A written report of the inspection findings.

2. A certificate of compliance with the installation protocol.

3. A certificate of acceptance from the enforcing agency.


5. A final report on the commissioning.

6. A final report on the acceptance.


8. A final report on the testing.


10. A final report on the certification.

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10. A final report on the certification.
§ 150.0(o)1F: Requirements for Ventilation and Indoor Air Quality

- Building Cooling and Heating Loads.
- Isolation Valves.
- Thermostats.
- Minimum U-value requires installation of insulation in all exterior walls, vented attics, and unvented attics with air openings.
- Vapor Retarder.
- Connections of metal ducts and inner core of flexible ducts must be mastic-sealed.
- Output frequency no less than 20 kHz.
- Gas or Propane Kitchen Range Hood.
- Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Vapor Retarder.
- Labeling.
- Interior Switches and Controls. Lighting controls must comply with the applicable requirements of § 110.9.
- Slab edge insulation must meet the following: have a water vapor retarder capable of withstanding 750 mm Hg pressure or have a U-value in 2x4 inch wood framing wall or have a U-value in walls with five layers of rigid insulation.
- Minimum R-factor must not exceed 0.043.
- Pool and Spa Insulation.
- Liquid Line Drier.
- Residential Outdoor Lighting.
- White goods for single family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch) and the requirements in either § 150.0(k)6 or § 150.0(k)7.
- Automatic Drapes.
- Misting Equipment.
- Weatherstripping.
- Multi-scene Programmable Controllers.
- Storage Tank Insulation.
- Water heating recirculation loops serving multiple dwelling units must be equipped with liquid line filter driers if required, as specified by the ACCA Manual J or are factory controlled.
- For single family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must meet the requirement in item § 150.0(k)3Ai (ON and OFF switch).
SITE PLAN NOTES

1. (E) STAIRS TO REMAIN
2. (E) CONCRETE STAIRS TO BASEMENT
3. CONCRETE STAIRS TO BASEMENT
4. 30" EAVE OVERHANG < MAX 36" ALLOWED IN SETBACK
5. (E) STAIRS TO REMAIN
6. (E) 20 FT TALL BAMBOO HEDGE
7. INDEPENDENT EXTERIOR ACCESS FOR ACCESSORY DWELLING UNIT
8. (E) LANDSCAPING TO REMAIN
9. NEW COVERED CONCRETE PORCH
10. CONCRETE STAIRS
11. PRIMARY UNIT A (OWNER OCCUPIED)
12. JUNIOR ACCESSORY DWELLING UNIT B

PER SBMC 30.185.040, THE REQUIRED 1,250 SQ. FT. OPEN YARD FOR THIS SITE WAS REDUCED TO 500 SQ. FT. IN ORDER TO CONSTRUCT AN ACCESSORY DWELLING UNIT. IF FOR ANY REASON THE ACCESSORY DWELLING UNIT IS NOT MAINTAINED ON THE LOT IN CONFORMANCE WITH SBMC 30.185.040, THE LOT SHALL BE BROUGHT INTO COMPLIANCE WITH CURRENT REQUIREMENTS INCLUDING OPEN YARD, SETBACKS AND COVERED PARKING. NO REMAINING OPEN YARD AREA ON THE SITE MAY BE FURTHER REDUCED BY ADDITIONS OR ALTERATIONS TO THE PRIMARY RESIDENCE.
Proposed project/remodel for:
Kellow Addition
310 E. Micheltorena
Santa Barbara, CA 93101

Living Rm
Bedroom
Bedroom
Bath
Kitchen

1st Floor Plan
Scale: 1/4" = 1'-0"
GENERAL DOOR NOTES

A. EVERY EXIT DOOR SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY OTHER MEANS TO OPEN THE DOOR. ALL EXIT DOORS SHALL BE HAND ACTIVATED AND WHICH ARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE DOOR." 

B. ALL CATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE DOOR." 

C. PROVIDE WEATHERSTRIPPING FOR ALL EXTERIOR WINDOW OPENINGS.

D. PROVIDE WEATHERSTRIPPING FOR ALL EXTERIOR DOOR OPENINGS.

GENERAL WINDOW NOTES

A. ALL WINDOW SIZES TO BE VERIFIED IN FIELD BY GC PRIOR TO FABRICATION.

B. WINDOW SCHEDULE TO BE REFERRED TO FLOOR PLANS FOR SWINGING OF DOORS.

C. REFER TO FLOOR PLANS FOR SWINGING OF DOORS.

D. DOORS TO BE CENTERED IN WALL OR OFFSET 4" FROM WALL AS SHOWN ON FLOOR PLANS, UNLESS NOTED OTHERWISE.

E. HEAD HEIGHTS ARE FROM FINISH FLOOR.

F. SAFETY GLAZING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: 5'0" - 8'0"

G. FIXTURES AND EQUIPMENT LOCATION:

1. ALL SHOWER/TUB ENCLOSURE GLAZING WITHIN 36" OF STANDING SURFACE.
2. ALL GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" OF STANDING SURFACE.
3. ALL SHOWER/TUB ENCLOSURE GLAZING WITHIN 5' OF STANDING SURFACE.
4. ALL WINDOW SIZES TO BE VERIFIED IN FIELD BY GC PRIOR TO FABRICATION.
5. TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.

H. LEVER HANDLES SHALL BE CENTERED BETWEEN 36" AND 60" FROM THE GROUND.

I. UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR.

J. HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34" AND 38" FROM THE GROUND.

K. HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED BETWEEN 34" AND 38" FROM THE GROUND.

L. COMPLY WITH SUBSECTION (f): LEVERS MUST BE CURVED AND SHALL RETURN TO THE CENTER PLANE OF SLIDING DOORS.

M. OPENING HARDWARE.

N. DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE DOOR." 

O. ALL GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" OF STANDING SURFACE.

P. ALL GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" OF STANDING SURFACE.

Q. SAFETY GLAZING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS: 5'0" - 8'0"

R. FRAME FINISH.

S. WINDOW MATERIAL.

T. WINDOW GLAZING.

U. WINDOW SCHEDULE TO BE REFERRED TO FLOOR PLANS FOR SWINGING OF DOORS.

V. DOOR SIZES TO BE VERIFIED IN FIELD BY GC PRIOR TO FABRICATION.

W. DOORS TO BE CENTERED IN WALL OR OFFSET 4" FROM WALL AS SHOWN ON FLOOR PLANS, UNLESS NOTED OTHERWISE.

X. HEAD DETAIL.

Y. JAMB DETAIL.

Z. SILL DETAIL.

PLAN NOTES

A. AREA OF 1ST FLOOR ADDITION.

B. REFINEMENT INTERIOR ACCESS FOR JUNIOR ACCESSORY DWELLING UNIT.

C. 27 INCH REFRIGERATOR/RECIPE.

D. 36" X 17" UNDERCOUNTER KITCHEN SINK.

E. BLACK SUMMER.

F. ELECTRIC WATER HEATER.

G. 30 GALLON TANK.

H. RECYCLING BIN.

I. 10 X 10 X 10."
Proposed project/remodel for:
Kellow Addition
310 E. Micheltorena
Santa Barbara, CA 93101

Proposed Roof Plan
Scale: 1/4" = 1'-0"

Existing Roof Plan
Scale: 1/4" = 1'-0"

PLAN NOTES
- ASPHALT SHINGLE ROOFING
- 1X4 WOOD DECKING

SUBMITTALS
- DATE
- SFDB
- TYPE
- JOB NUMBER
- CONTENTS
- LICENSE
- JOB NUMBER
- ISSUE DATE
- REVISIONS

A-103
License

Job Number
21.009

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Issue Date
21-31-20

Revision
A-203
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### 21.009

**SUBMITTALS**

**DATE**

**TYPE**

- 01.31.22
- 09.28.21
- 11.29.21
- 01.31.22

**JOB NUMBER**

**CONTENTS**

**LICENSE**

**Proposed project/remodel for:**

Kellow Addition

310 E. Micheltorena

Santa Barbara, CA 93101

**A-501**

**DOOR/WINDOW**

**DETAILS**

- **DOOR SILL**
  - 08210-208-12033
  - 3"=1'-0"
  - SCORED COLORED CONCRETE
  - DOOR PER SCHEDULE
  - SLOPE
  - METAL PAN FLASHING
  - FACE OF JAMB BEYOND PEMKO 94518-WNT
  - THRESHOLD SET IN MASTIC
  - INTERIOR FLOOR FINISH PER PLAN
  - PEMKO 216 DOOR BOTTOM
  - EXTERIOR WALL FINISH
  - GYPSUM WALLBOARD FRAMING PER STRUCTURAL DOOR PER SCHEDULE
  - SHIM AS REQUIRED
  - 1X4 WOOD DECKING
  - WOOD JAMB W/ EASED EDGES
  - WOOD CASING. VERIFY WITH OWNER & INT. DESIGNER

- **POCKET DOOR HEAD/JAMB**
  - 08260-009-07007
  - 3"=1'-0"
  - POCKET DOOR HEAD/JAMB
  - POCKET DOOR FRAMES PER SCHEDULE
  - WOOD/FRAME PER SCHEDULE
  - DOOR CASING
  - EXTERIOR DOOR HEAD/JAMB
  - 08210-041-07007
  - 3"=1'-0"
  - INTERIOR WINDOW TRIM
  - SHEET METAL DRIP EDGE FLASHING @ HEAD
  - EXTERIOR SIDING PER ELEVATIONS WINDOW PER SCHEDULE
  - EXTERIOR TRIM
  - STUD WALL W/ SHEATHING PER STRUC. DWGS.
  - WRAP ROUGH OPENING W/ RUBBERIZED WATERPROOF MEMBRANE
  - WINDOW SILL @ SINGLE HUNG
  - 08560-010
  - 3"=1'-0"
  - INTERIOR CASING/TRIM
  - WINDOW PER SCHEDULE
  - GYPSUM WALLBOARD
  - EXTERIOR TRIM (BLOCK AS REQUIRED TO PROJECT TRIM BEYOND SIDING 1/4" MIN.)
  - EXTERIOR SIDING PER ELEVATIONS
  - STUD WALL W/ SHEATHING PER STRUC. DWGS.
  - WRAP ROUGH OPENING W/ RUBBERIZED WATERPROOF MEMBRANE
  - 1" X 4 DOOR CASING

- **SLIDING DOOR HEAD/JAMB**
  - 08262-003
  - 3"=1'-0"
  - SLIDING BALCONY DOOR SILL
  - 08262-005
  - 3"=1'-0"
  - SLIDING DOOR HEAD/JAMB
  - 08262-008
  - 3"=1'-0"
  - METAL HEAD/JAMB DOOR TRACK
  - GYPSUM WALLBOARD FRAMING PER STRUCTURAL DOOR PER SCHEDULE
  - DOOR TRACK
  - INTERIOR DOOR HEAD/JAMB
  - 08210-041-07007
  - 3"=1'-0"
  - INTERIOR WINDOW TRIM
  - SHEET METAL DRIP EDGE FLASHING @ HEAD
  - EXTERIOR SIDING PER ELEVATIONS WINDOW PER SCHEDULE
  - EXTERIOR TRIM
  - STUD WALL W/ SHEATHING PER STRUC. DWGS.
  - WRAP ROUGH OPENING W/ RUBBERIZED WATERPROOF MEMBRANE
  - WINDOW SILL @ SINGLE HUNG
  - 08560-010
  - 3"=1'-0"
  - INTERIOR CASING/TRIM
  - WINDOW PER SCHEDULE
  - GYPSUM WALLBOARD
  - EXTERIOR TRIM (BLOCK AS REQUIRED TO PROJECT TRIM BEYOND SIDING 1/4" MIN.)
  - EXTERIOR SIDING PER ELEVATIONS
  - STUD WALL W/ SHEATHING PER STRUC. DWGS.
  - WRAP ROUGH OPENING W/ RUBBERIZED WATERPROOF MEMBRANE
  - 1" X 4 DOOR CASING

- **CLOSET DOOR JAMB**
  - 08260-007
  - 3"=1'-0"
  - WOOD JAMB W/ EASED EDGES
  - GYPSUM WALLBOARD FRAMING PER STRUCTURAL DOOR PER SCHEDULE
  - DOOR TRACK
  - 1X4 WOOD CASING
  - 1/2" - 3/4" THICK

- **BI-PASS DOOR HEAD/SILL**
  - 08260-008
  - 3"=1'-0"
  - MTL. HEAD/JAMB DOOR TRACK
  - GYPSUM WALLBOARD FRAMING PER STRUCTURAL DOOR PER SCHEDULE
  - DOOR TRACK
  - WOOD CASING. VERIFY WITH OWNER & INT. DESIGNER
  - 1X4 WOOD DOOR CASING
  - SHEET METAL DRIP EDGE FLASHING
  - EXTERIOR WALL FINISH
  - FIBER CEMENT TRIM

- **POCKET DOOR JAMB**
  - 08260-010-07007
  - 3"=1'-0"
  - DOOR/FRAME PER SCHEDULE
  - DOOR CASING
  - 1 1/4"

- **DOOR TRACK**
  - 11 2/3"
  - SHEET METAL DRIP EDGE FLASHING BETWEEN WOOD SUBFLOOR AND FLASHING @ THE THRESHOLD
  - 1X4 WOOD DECKING

- **INTERIOR DOOR HEAD/JAMB**
  - 08210-041-07007
  - 3"=1'-0"
  - INTERIOR DOOR HEAD/JAMB
  - 08210-004
  - 3"=1'-0"
  - DOOR HEAD/JAMB
  - 08262-003
  - 3"=1'-0"
  - SLIDING DOOR HEAD/JAMB
  - 08262-008
  - 3"=1'-0"
  - DECK SURFACING / WATERPROOFING PER SPECS
  - INTERIOR FINISH/TRIM BEYOND METAL PAN FLASHING
  - 2" SLOPE
  - PLACE LAYER OF SELF-ADHERING SHEET FLASHING BETWEEN WOOD SUBFLOOR AND FLASHING @ THE THRESHOLD
  - 1X4 WOOD DECKING
  - WOOD JAMB W/ EASED EDGES
  - WOOD CASING. VERIFY WITH OWNER & INT. DESIGNER
  - 1X4 WOOD CASING
**SCHEDULE OF TESTING AGENCIES & SPECIAL SPECIFICATIONS**

<table>
<thead>
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<th>Details</th>
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<td><strong>Testing Agencies</strong></td>
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<td><strong>Building Officials</strong></td>
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<td><strong>Material Testing Laboratories</strong></td>
<td></td>
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<tr>
<td><strong>Governmental Testing Laboratories</strong></td>
<td></td>
</tr>
</tbody>
</table>

**CERTIFICATIONS**

- All work performed in accordance with the governing codes and standards.
- All materials shall conform to standards and specifications in the plans and specifications.
- All work shall be supervised by a registered professional engineer.
- All work shall be performed in accordance with the American National Standards Institute (ANSI) and associated codes and standards.
- All work shall be inspected and approved by the Building Official.

**Additional Inspections**

- Additional inspections may be required at the discretion of the Building Official.

**NOTES**

- *Note: Additional notes are provided in the notes section of the plans.*
GENERAL FRAMING NOTES

1. All shear walls to have 5/8" anchor bolts, embedded 7" into concrete foundations, with 3" x 3" x 0.229" thick plate washers, washer shall extend within 1/2" of the edge of the bottom plate on the sheathed side. At walls sheathed on 2 sides, anchor bolts shall be staggered by 6". Walls shall be sheathed on both sides.

2. All nails to be COMMONS.

3. All shear walls to have 5/8" anchor bolts, embedded 7" into concrete foundations, with 3" x 3" x 0.229" thick plate washers, washer shall extend within 1/2" of the edge of the bottom plate on the sheathed side. At walls sheathed on 2 sides, anchor bolts shall be staggered by 6". Walls shall be sheathed on both sides.

4. Simpson SDS 1/4" x 5" Screws through 2x sill, or SDS 1/4" x 8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ESR 2236]

5. Simpson SDWS 0.22" x 5" Screws through 2x sill, or SDWS 0.22" x 8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ES AC233]

6. See details for permitted transfer clip types and locations.

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6. See details for permitted transfer clip types and locations.

GENERAL FOUNDATION NOTES

1. Please see site records for additional specifications and recommendations. It is the contractor’s responsibility to adhere to these requirements. Failure to do so may result in non-compliance with the building permit or a fine.

2. The contractor shall ensure that all materials, equipment, and workmanship comply with the specifications and requirements outlined herein. Failure to comply may result in the rejection of the work or the imposition of penalties.

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GENERAL FRAMING NOTES

1. Connections, framing, and details not shown shall be in accordance with the plans and specifications, and 2" Simpson SDS 1/4"x5" Screws through 2x sill, or SDS 1/4"x8" Screws through 3x sill or double plates. Install into minimum 1-1/2" thick members (rim and/or blocking). [ICC ESR 2236]

2. All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6" oc, stagger clips on each side. Use box type nails. All "field" nailing to be 12"oc, UNO. Penetration shall be 1-1/2" Min. in framing.

3. Minimum 1-1/2" thick member (rim and/or blocking). Washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. At walls sheathed on 2 sides, use box type nails. All "field" nailing to be 12"oc, UNO. Penetration shall be 1-1/2" Min. in framing.

WALL SCHEDULE

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<thead>
<tr>
<th>SHEARWALL SCHEDULE</th>
<th>DESCRIPTION</th>
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FOOTNOTES:

1. Install screws into Glulams or solid sawn member. LSL, LVL, or PSL members are NOT acceptable, UNO.

2. All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6" oc, stagger clips on each side. Use box type nails. All "field" nailing to be 12"oc, UNO. Penetration shall be 1-1/2" Min. in framing.

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8. Where LTP4 clips are installed over shear wall sheathing, fasten with full length 8d common nails.

9. Orient LTP4 and LTP5 clips such that the long dimension is horizontal.

10. Use box type nails. All "field" nailing to be 12"oc, UNO. Penetration shall be 1-1/2" Min. in framing.

11. Install screws into Glulams or solid sawn member. LSL, LVL, or PSL members are NOT acceptable, UNO.