

GENERAL NOTES

INTENT TO COMPLY: ALL CONSTRUCTION SHALL COMPLY WITH THE CALIFORNIA RESIDENTIAL CODE, 2019 EDITION; THE CALIFORNIA PLUMBING CODE, 2019 EDITION; THE CALIFORNIA ELECTRICAL CODE, 2019 EDITION; THE CALIFORNIA MECHANICAL CODE, 2019 EDITION; THE CALIFORNIA FIRE CODE, 2019 EDITION; THE CALIFORNIA **ENERGY CODE, 2019 EDITION; THE CALIFORNIA GREEN** BUILDING STANDARDS CODE, 2019 EDITION AND ALL AMENDMENTS AS ADOPTED IN SANTA BARBARA CITY **ORDINANCE 5780**

THE CONTRACTOR SHALL INVESTIGATE, VERIFY, AND BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND INCONSISTENCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND EXISTING CONDITIONS PRIOR TO SUBMITTING BID.

CONTRACTOR SHALL NOTIFY THE ARCHITECT ABOUT ANY CONDITIONS REQUIRING A MODIFICATION OR CHANGE BEFORE PROCEEDING WITH THE WORK. ALL CONSTRUCTION TO PROVIDE A WATERPROOF WEATHER TIGHT BUILDING. CONTRACTOR SHALL FLASH

AND CAULK AS NECESSARY TO ACHIEVE THIS CONTRACTOR SHALL MEET ALL CBC AND LOCAL CODE CROSS VENTILATION AND ATTIC CROSS VENTILATION. ALL BUILDING FOUNDATION WALLS ON THE EXTERIOR

SIDE, BELOW GRADE, SHALL BE WATERPROOFED. MATERIALS USED TO ACHIEVE THIS REQUIREMENT SHALL BE APPROVED BY ARCHITECT PRIOR TO ORDERING OR INSTALLING MATERIAL FINISH GRADE SHALL SLOPE AWAY FROM BUILDINGS A MIN. OF 2% FOR A MIN. 10 FT. TO A DRAINAGE SWALE OR

HARD PIPE SYSTEM DIRECTING WATER OUT AND AWAY FROM BUILDING TO A SUITABLE OUTLET (U.N.O.). ALL EXTERIOR WALLS TO BE OPENED DURING CONSTRUCTION SHALL HAVE KRAFT FACED BATT INSULATION OR AS CALLED OUT IN THE TITLE 24 REPORT.

ALL JOIST SPACES BETWEEN FLOORS SHALL BE INSULATED PER TITLE-24 ENERGY COMPLIANCE REQUIREMENTS ALL 2X4 INTERIOR WALLS SHALL BE INSULATED PER TITLE-24 ENERGY COMPLIANCE REQUIREMENTS ALL 2X6 INTERIOR WALLS SHALL BE INSULATED PER

TITLE-24 ENERGY COMPLIANCE REQUIREMENTS OPEN SIDES OF LANDINGS, DECKS AND BALCONIES MORE THAN 30" ABOVE ADJACENT GRADE SHALL HAVE 42" MIN. HEIGHT GUARDRAILS AND HAVE NO OPENING THAT WILL ALLOW PASSAGE OF A 4" DIAMETER SPHERE. CONTRACTOR SHALL NOT SCALE DRAWINGS.

BEST MANAGEMENT PRACTICES

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES:

STOCKPILES OF EARTH, SAND AND OTHER **CONSTRUCTION RELATED MATERIALS MUST BE** PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. THIS INCLUDES SAND FOR STUCCO, DRYWALL DEMOLITION DEBRIS, DRYWALL "MUD" PACKAGING, ETC.

FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED INACCURACIES 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.

NON-STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE

CONTAINED AT THE SITE. 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.

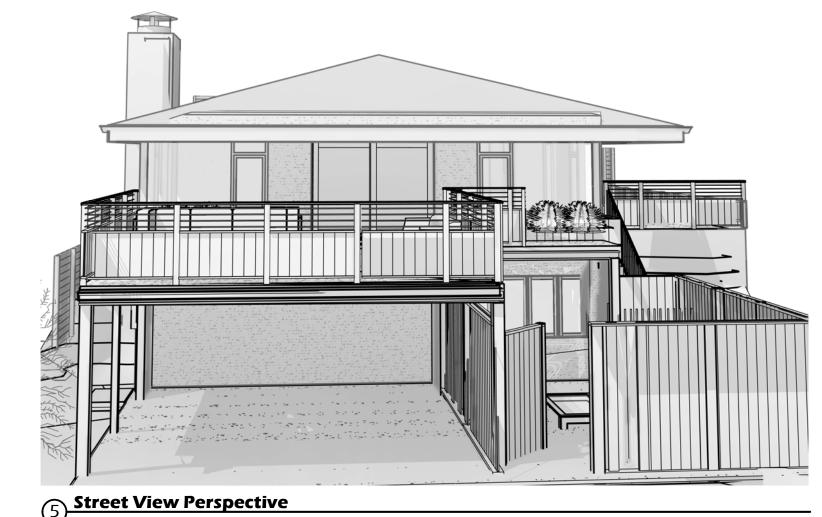
TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

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 SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.

PROJECT PERSPECTIVE



Rear Perspective 1



PROJECT STATISTICS

./ 1,961 s.f. s.f. / 761 s.f. (Converted to e: 367 s.f. / 385 s.f. hop: 231 s.f. / 264 s.f. er & Storage: 65 s.f / 87 s.f. ell (Infilled): 38 / 25 s.f. 701 s.f. / 761 s.f. nce: 1,142 s.f. / 1,200 s.f.	
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, .	
01 s.f.	85 (No Change to Footprint)
615 s.f. / 637 s.f.	
(ition: 214 s.f. / 236 s.f. 01 s.f. 0 ADU under BLD21-0226 615 s.f. / 637 s.f. able Floor Area on Site

PARKING TABLE PER SBMC 30.175		
Existing:	2 Covered Parking Spaces	
Required:	2 Covered Parking Spaces	
Provided:	2 Covered Parking Spaces	

EXISTING	REPLACED		NEW
(E) PERMEABLE SURFACES			(P) PERMEABLE SURFACES
PERMEABLE TOTAL 4,264 SF			PERMEABLE TOTAL 4,417
(E) NON-PERMEABLE SURACES	NON-PERMEABLE SURAC	ES	(P) NON-PERMEABLE SURACES
(E) RESIDENCE (ROOF) 1,600 SF	ROOF AT ADDITION	99 SF	(P) RESIDENCE (ROOF) 1,864 SF
(E) CONC. DRIVEWAY 1,025 SF	CARPORT	296 SF	(P) CONC. DRIVEWAY 585 SF
(E) HARDSCAPE / PATH 285 SF	NON DEDMEABLE TOTAL	205 5 5	(P) CARPORT/DECK 321 SF
(E) HARDSCAPE / PATH 163 SF	NON-PERMEABLE TOTAL	395 S.F	(P) CONC. PAD 70 SF
(E) SITE WALL 36 SF			(P) CONC. STAIRS 24 SF
(E) NON-PERMEABLE TOTAL 3,109 S.	F		(P) SITE WALLS 92 SF
			(P) NON-PERMEABLE TOTAL 2,956 S
SITE TOTAL 7,373 S.F			SITE TOTAL 7,373 S.F

POST PROJECT PROPOSED: NEW IMPERVIOUS- 475 SF STORMWATER TIER DETERMINATION: TIER 2 REPLACED IMPERVIOUS- 395 SF REMOVED IMPERVIOUS- 498 SF

F.A.R CALCULATOR

┸		
	ENTER Project Address:	469 Scenic Drive
	Is there a basement or cellar existing or proposed?	Yes
	ENTER Proposed TOTAL Net FAR Floor Area (in sq. ft.):	2,458
l	ENTER Zone ONLY from drop-down list:	E-3
	ENTER Net Lot Area (in sq. ft.):	7,373
	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:	REQUIRED**
	ENTER Average Slope of Lot:	21.00%
	Does the height of existing or proposed buildings exceed 25 feet?	No
	Is the site in the Hillside Design District?	YES
	Does the project include 500 or more cu. yds. of grading outside the main building footprint?	No
	An FAR MOD is not required per SE	BMC §28.15 or §30.20.030
	FLOOR AREA RATIO (FAR):	0.333

4,000 - 9,999 sq.ft. Lot Size Range: MAX FAR Calculation (in sq. ft.): 1,200 + (0.25 x lot size in sq.ft.) 100% MAX FAR: 0.413 3,043 100% MAX FAR (in sq. ft.): 85% of MAX FAR (in sq. ft.): 2,587 80% of MAX FAR (in sq. ft.): 2,435

The 2458 square foot proposed total is 81% of the MAX FAR.



CONCURRENT PERMIT APPLICATION BLD2021-02285 FOR AN ADU CONVERSION OF AN (E)

ATTACHED GARAGE IS PROPOSED. WORK IS PROPOSED BY OTHERS NEW CONSTRUCTION OF 214 SQUARE FOOT PRIMARY BEDROOM AT REAR OF PRIMARY

RESIDENCE INTERIOR REMODEL CONSTRUCTION OF 200 S.F.

South East Perspective Cover

SCOPE OF WORK

PROJECT PERSPECTIVE

466 S.F. SECOND LEVEL DECK TWO-CAR CARPORT BENEATH PROPOSED DECK

PRIVACY FENCING PROPOSED AT ENTRY TO ADU

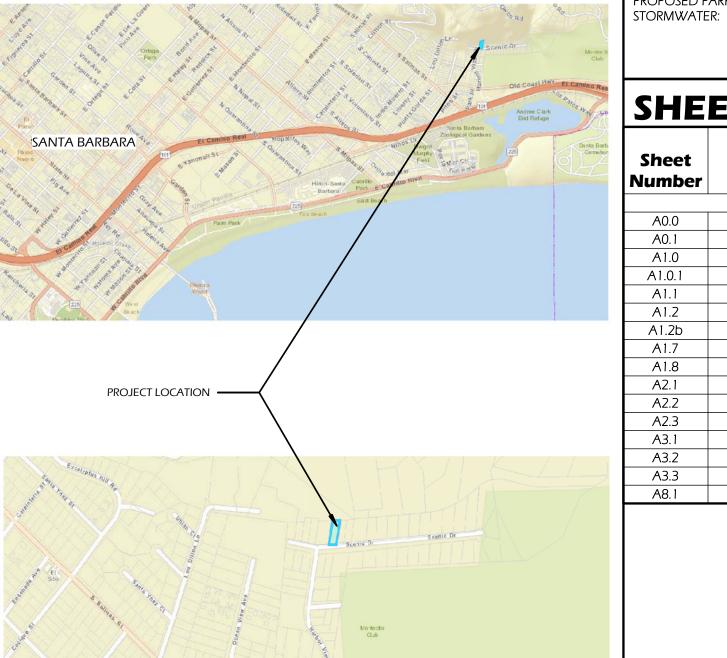
12' X 12' FREE STANDING PERGOLA SITE WALLS (NO TALLER THAN 3'-6") AS OCCURS PER SITE PLAN GAS FIRE PIT ON PROPOSED DECK

CITY OF S.B. REQUIREMENTS

PLANNING "CONDITIONS OF APPROVAL": NONE REQUIRED & NONE SUBMITTED ZONING "MODIFICATION LETTER": NONE REQUIRED & NONE SUBMITTED BUILDING & SAFETY "NOTICE OF VIOLATION": NONE REQUIRED & NONE SUBMITTED

CODE MODIFICATION APPROVAL LETTER : NONE REQUIRED & NONE SUBMITTED EROSION CRONTROL PLAN: NONE REQUIRED & NONE SUBMITTED GRADING: GRADING PROPOSED IN REAR YARD SEE PLANNING APPLICATION FOR

VICINITY MAP



List of applicable Building Codes for the project 2019 California Residential Code

• 2019 CA Building Code 2019 CA Green Building Code

2019 CA Fire Code

 2019 CA Mechanical Code 2019 CA Electrical Code

 2019 CA Plumbing Code • 2019 CA Energy Code

High Fire Hazard Area provisions of CRC Section R337

PROJECT INFORMATION

OWNER: SITE ADDRESS:

YEAR BUILT: ZONING: GENERAL PLAN: SLOPE:

HIGH FIRE ZONE:

FLOOD ZONE:

OCCUPANCY TYPE:

EXISTING PARKING: PROPOSED PARKING:

CONSTRUCTION TYPE: FIRE SPRINKLERS REQUIRED:

RICHARD COFFIN 469 SCENIC DRIVE SANTA BARBARA, CA 93103 015-271-002 RS-7.5 A-1

7,373 SF, .17 ACRES 21% YES - FOOTHILL ZONE R-3, U

NO- LESS THAN 75% REMODEL 2 COVERED (2 REQUIRED SBMC 30.175 / 28.90) 2 COVERED (2 REQUIRED SBMC 30.175 / 28.90)

SHEET LIST

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision	
A0.0	Cover Sheet & Plan Set Information	12/13/2021	<u> </u>	
A0.0	Building Perspectives	12/13/2021		
A1.0	Plan Set Notes	12/13/2021		
A1.0.1	Mech., Electrical, Plumbing Notes	12/13/2021		
A1.1	Survey	12/13/2021		
A1.2	Site Plan & Landscape Plan	12/13/2021		
A1.2b	Stormwater Control Plan	12/13/2021		
A1.7	California Green Building Code	12/13/2021		
A1.8	California Green Building Code	12/13/2021		
A2.1	Existing and Proposed Floor Plans	12/13/2021		
A2.2	Roof Plan	12/13/2021		
A2.3	Reflected Ceiling Plans	12/13/2021		
A3.1	Existing Elevations	12/13/2021		
A3.2	Elevations	12/13/2021		
A3.3	Elevations & Sections	12/13/2021		
A8.1	Door & Window Schedule	12/13/2021		

SALT ARCHITECTURE SANTA BARBARA, CA 805.729.4276



PROJECT TEAM

PROPERTY OWNER

Parker Coffin 2070 Creekside Rd Santa Barbara, Ca 93108

ARCHITECT

Architect: Dylan Henderson 590 East Gutierrez Suite D Santa Barbara, CA 93103 Office: 805.729.4276 e-mail: dylan@saltarchitect.com

STRUCTURAL ENG.

Hume Engineers Thom Hume PO Box 15238 San Luis Obisbo, CA 93406 Phone: 805-543-6311

ENERGY CONSULTANT

NRG Compliance, LP PO Box 3777 Santa Rosa, CA 95402 Phone: 707-237-6957

SURVEYOR

Prober Land Surveyor Jeffery Prober L.S. 8101 645 Flora Vista Drive Santa Barbara, CA 93109 Phone: 805-452-9690

PROJECT DESCRIPTION

2 Level - 3 Bedroom, 3 Bath + 1 Powder Bath

PROJECT ZONING

Zoning District - Single Family Residence - 2019 CRC or 2018 IRC- Occ. Class R-3

PROJECT LEGAL DESCRIPTION

Name Street Road Drive Avenue City, State zip

Description	Date
Planning Submittal	10/27/2021
Planning Submittal 2	12/13/2021

Date Description

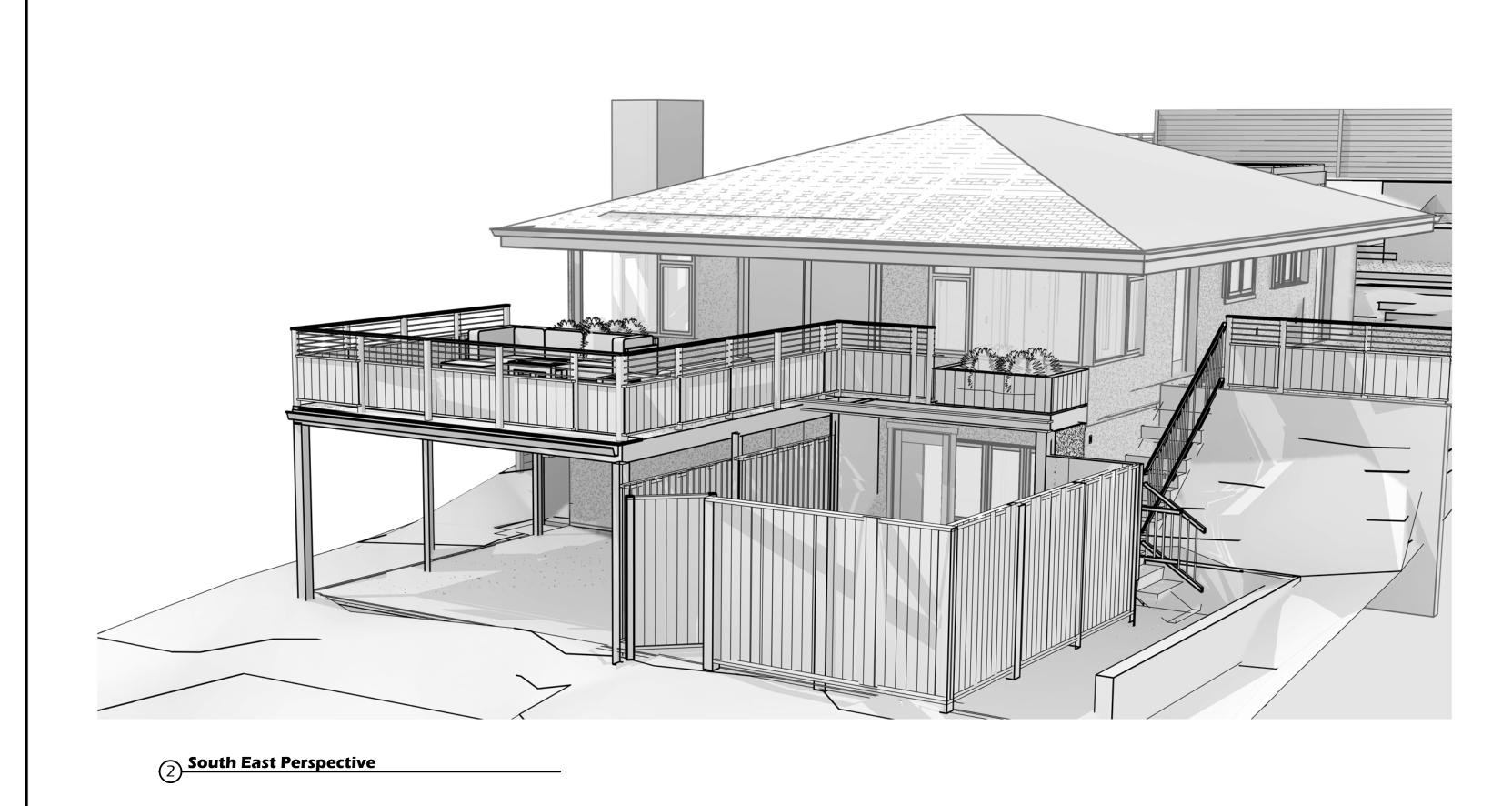
COFFIN

469 Scenic Drive

Cover Sheet & Plan Set Information

Date:	12/13/2021
Drawn by:	DH / BF
Checked by:	DH / BF

A0.0



NOTE: EXISTING SHOWN HALFTONE. TYPICAL ENTIRE PLAN SET





SALT ARCHITECTURE SANTA BARBARA, CA 805.729.4276



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PROPERTY OWNER

Parker Coffin 2070 Creekside Rd Santa Barbara, Ca 93108

ARCHITECT

Architect: Dylan Henderson 590 East Gutierrez Suite D Santa Barbara, CA 93103 Office: 805.729.4276 e-mail: dylan@saltarchitect.com

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Name Street Road Drive Avenue City, State zip

No.	Drawing Set Description	lssued Date
1	Planning Submittal	10/27/2021
Ź	Planning Submittal 2	12/13/2021
3		
4		
5		
6		
7		
8		
9		
10		

o. Description Date

COFFIN

469 Scenic Drive

Building Perspectives

ate:	12/13/2021
rawn by:	DH / BF
hecked by:	DH / BF

A0.1

3/8" = 1'-(

SITE PLAN NOTES:

- ONLY EXISTING TREES SHOWN. SEE LANDSCAPE PLAN FOR NEW PLANTINGS
- SITE IS NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA; SITE HAS NO ROCK OUT CROPPINGS OR
- CONTRACTOR RESPONSIBLE FOR LOCATING AND ROUTING EXISTING UTILITIES TO PROPOSED LOCATIONS. INSTALLATION TO BE REVIEWED AND APPROVED BY UTILITY COMPANY
- SEE LANDSCAPE LIGHTING PLAN FOR ALL EXTERIOR LIGHTING INFORMATION
- SEE LANDSCAPE PLAN FOR ALL PLANTING DETAILS
- NO ROOF TOP EQUIPMENT SHOWN, AS NONE WILL BE INSTALLED
- ALL DRAINAGE TO COMPLY WITH PUBLIC WORKS REQUIREMENTS ALL RETAINING WALLS 4' ABOVE GRADE AND TALLER SHALL BE ENGINEERED BY A LICENSED ENGINEER
- FINISH GRADE AROUND THE BUILDING SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5 % FOR THE FIRST 10 FEET. 2% IF SURFACE IS IMPERVIOUS
- STORM WATER RUNOFF SHALL NOT DISCHARGE FROM THE CONSTRUCTION SITE TO THE CITY STREETS OR MUNICIPAL STORM DRAIN SYSTEM WITHOUT TREATMENT BY A SUITABLE POLLUTION CONTROL DEVICE. STORM WATER RUNOFF DISCHARGES WITHOUT TREATMENT IS A VIOLATION OF THE CITY'S STORM WATER ORDINANCE. DISCHARGING ANY MATERIAL OTHER THAN UNCONTAMINATED STORM WATER RUNOFF TO CITY STREETS OR TO
- THE MUNICIPAL STORM DRAIN SYSTEM IS PROHIBITED AND IS A VIOLATION OF THE MUNICIPAL CODE. SITE MANAGER TO CONTACT: DYLAN HENDERSON - PHONE: 805-729-4276 R401.3 DRAINAGE. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER
- APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES (152MM) WITHIN THE FIRST 10 FEET (3048 MM). EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES (152 MM)
- OF FALL WITHIN 10 FEET (3048 MM), DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

LANDSCAPE NOTES:

- SUBSOIL SURFACE SHALL BE TILLED TO A 4" DEPTH ON NON FILL AREAS.
- TOPSOIL SHALL BE SPREAD AT A MINIMUM DEPTH OF 4" OVER ALL AREAS TO BE REVEGETATED (EXCEPT ON SLOPES GREATER THAN 3:1) AND AMENDMENTS ROTOTILLED AT A RATE OF THREE CUBIC YARDS PER THOUSAND SQUARE
- BROADCASTING OF SEED SHALL BE DONE IMMEDIATELY AFTER TOPSOIL IS APPLIED (WITHIN TEN DAYS) TO MINIMIZE EROSION AND WEEDS.
- AREAS WHICH HAVE BEEN COMPACTED, OR ARE RELATIVELY UNDISTURBED, NEEDING SEEDING, SHALL BE SCARIFIED BEFORE BROADCASTING OF SEED.
- BROADCAST WITH SPECIFIED SEED MIX AND FOLLOW WITH DRY MULCHING. STRAW OR HAY SHALL BE UNIFORMLY APPLIED OVER SEEDED AREA AT A RATE OF 1.5 TONS PER ACRE FOR HAY
- AND 2 TONS PER ACRE FOR STRAW, CRIMP IN. ON SLOPES GREATER THAT 3:1 EROSION CONTROL BLANKET SHALL BE APPLIED IN PLACE OF STRAW MULCH AND
- ALL UTILITY CUTS SHALL BE REVEGETATED WITHIN TWO WEEKS AFTER INSTALLATION OF UTILITIES TO PREVENT WEED INFESTATION. SEED ALL AREAS LABELED NATIVE GRASS SEED WITH THE FOLLOWING MIXTURE AT A RATE OF 12 POUNDS PER ACRE
- REFER TO LANDSCAPE PLANS FOR ALL SPECIFIC INFORMATION REGARDING PLANS AND SPECIFICATIONS. <u>LANDSCAPE GENERAL NOTES</u>
- ALL TREES AND SHRUBS SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT.
- ALL TREES AND SHRUBS SHALL BE BACK FILLED WITH A TOPSOIL / ORGANIC FERTILIZER MIXTURE AT A 2:1 RATIO. NECESSARY TREES SHALL BE STAKED WITH 4 FOOT METAL POSTS. TREES SHALL BE GUYED WITH 12 GAUGE
- GALVANIZED WIRE AND POLYPROPYLENE TREE RACE STRAPS. PERENNIAL PLANTING BEDS SHALL BE TILLED TO A 6" DEPTH AND AMENDED WITH TOPSOIL AND ORGANIC
- FERTILIZER AT A 2:1 RATIO. SEE PLANTING DETAILS FOR ALL DECIDUOUS AND EVERGREEN TREES. MULCH ALL PERENNIAL BEDS WITH A PINE
- BARK SOIL CONDITIONER; SHREDDED BARK. ALL PLANT MATERIAL TO MEET THE AMERICAN STANDARD FOR NURSERY STOCK.
- ALL PLANTED MATERIALS SHALL BE A NON-NOXIOUS SPECIES.
- T TAP WITH RAINBIRD PVB-075 BACKFLOW PREVENTER
- RAINBIRD RCM-12 ELECTROMECHANICAL CONTROLLER
- 1 1/2" WILKINS MODEL 500 PRESSURE REGULATOR RAINBIRD 150 ELECTRIC REMOTE CONTROL VALVE
- 1" CLASS 200 PVC MAINLINE
- 1" NSF POLYLATERAL LINE
- WATER SENSOR RAINBIRD POP-UP DRIP LINE
- TREES AND SHRUBS TO BE DRIP ONLY-DRIP ZONES TO BE SHUT OFF (2) FULL GROWING SEASONS AFTER PLANT **ESTABLISHMENT**
- TEMPORARY IRRIGATION OF REVEGETATED AREAS

ROOF PLAN NOTES:

R337.5.1 GENERAL. ROOFS SHALL COMPLY WITH THE REQUIREMENTS OF SECTIONS R337 AND R902. ROOFS SHALL HAVE A ROOFING ASSEMBLY INSTALLED IN ACCORDANCE WITH ITS LISTING AND THE MANUFACTURER'S INSTALLATION

INSTRUCTIONS. R337.5.2 ROOF COVERINGS. WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING R337.5.3 ROOF VALLEYS. WHERE VALLEY FLASHING IS INSTALLED, THE FLASHING SHALL BE NOT LESS THAN 0.019-INCH (0.48

MINIMUM 72- POUND (32.4 KG) MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909, AT LEAST 36-INCH-WIDE (914 MM) RUNNING THE FULL LENGTH OF THE VALLEY. R337.5.4 ROOF GUTTERS. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

MM) NO. 26 GAGE GALVANIZED SHEET CORROSION-RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF

SECTION R337.6 VENTS R337.6.1 GENERAL. WHERE PROVIDED, VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND

UNDERFLOOR VENTILATION SHALL BE IN ACCORDANCE WITH SECTION 1203 OF THE CALIFORNIA BUILDING CODE AND SECTIONS R337.6.1 THROUGH R337.6.3 OF THIS SECTION TO RESIST BUILDING IGNITION FROM THE INTRUSION OF BURNING EMBERS AND FLAME THROUGH THE VENTILATION OPENING. R337.6.2 REQUIREMENTS. VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDERFLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATERIALS, OR OTHER DEVICES THAT MEET ONE OF THE FOLLOWING REQUIREMENTS:

- 1. LISTED VENTS COMPLYING WITH ASTM E2886 WITH THE FOLLOWING TEST RESULTS:
- 1.1. THE EMBER INTRUSION TEST SHALL HAVE NO FLAMING IGNITION OF THE COTTON MATERIAL 1.2. THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME
- INTRUSION TEST. THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED
- 2. VENTS COMPLYING WITH ALL OF THE FOLLOWING:
- 2.1. THE DIMENSIONS OF THE OPENINGS THEREIN SHALL BE A MINIMUM OF 1/16 INCH (1.6 MM) AND SHALL NOT EXCEED 1/8 INCH (3.2 MM). 2.2. THE MATERIALS USED SHALL BE NONCOMBUSTIBLE.

EXCEPTION: VENTS LOCATED UNDER THE ROOF COVERING. ALONG THE RIDGE OF ROOFS. WITH THE EXPOSED SURFACE OF THE VENT COVERED BY NONCOMBUSTIBLE WIRE MESH, MAY BE OF COMBUSTIBLE MATERIALS.

2.3. THE MATERIALS USED SHALL BE CORROSION RESISTANT GC TO CONFIRM ROOF VENTILATION REQUIREMENTS OF EXISTING ROOFS

R806.2 MINIMUM VENT AREA. THE MINIMUM NET FREE VENTILATING AREA SHALL BE 1/150 OF THE AREA OF THE VENTED SPACE.

EXCEPTION: THE MINIMUM NET FREE VENTILATION AREA SHALL BE 1/300 OF THE VENTED SPACE PROVIDED ONE OR MORE OF THE FOLLOWING CONDITIONS ARE MET: 1. IN CLIMATE ZONES 14 AND 16, A CLASS I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE

CEILING. 2. NOT LESS THAN 40 PERCENT AND NOT MORE THAN 50 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE ATTIC OR RAFTER SPACE. UPPER VENTILATORS SHALL BE LOCATED NOT MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE. MEASURED VERTICALLY, WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. WHERE THE LOCATION OF WALL OR ROOF FRAMING MEMBERS CONFLICTS WITH THE INSTALLATION OF UPPER VENTILATORS, INSTALLATION MORE THAN 3 FEET (914 MM) BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE SHALL BE PERMITTED. R806.3 VENT AND INSULATION CLEARANCE. WHERE EAVE OR CORNICE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. NOT LESS THAN A 1-INCH (25 MM) SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING AND AT THE LOCATION OF THE VENT.

STAIR NOTES:

- STAIRWAY RISERS ARE TO BE 4" MINIMUM AND 7 3/4" MAXIMUM. TREADS ARE TO HAVE A DEPTH OF 10" MINIMUM PER CRC R311.7. SEE A5 SHEETS FOR STAIR DETAILS
- HANDRAIL PROVIDED AT EACH STAIRWAY WITH 4 OR MORE RISERS PER CRC R311.7.8

FRAMING NOTES:

- DO NOT SCALE DIMENSIONS FROM PLANS. ANY MISSING OR UNCLEAR DIMENSIONS ARE TO BE CONFIRMED WITH THE ARCHITECTS
- FRAMING PLANS DIMENSIONS SHOWN TO FACE OF STUD OR OBJECTS CENTER, TYPICALLY U.N.O. SOUND BATT INSULATION AT ALL INTERIOR WALLS & FLOOR, TYP.
- SEE A5 SERIES FOR STAIR DETAILS
- SEE A7 FOR ALL ASSEMBLY DETAILS ALL EXTERIOR FLOORS TO BE 1" BELOW ADJACENT INTERIOR FINISH FLOOR ELEVATION
- ALL EXTERIOR SLABS AND SURFACES TO BE SLOPED TO DRAIN APPROPRIATELY REFER TO A8.1 FOR SPECIFIC WINDOWS & DOORS LOCATIONS THAT REQUIRE SAFETY GLAZING. SAFETY GLAZING
- TO BE PROVIDED AS REQUIRED BY LOCAL CODES, (CRC 308.4) LOCATE THE TOP OF THE CHIMNEY AT LEAST 2 FEET ABOVE ANY ROOF WITHIN 10 FEET OF CHIMNEY. CRC SEC.
- THE CHIMNEY SHALL BE EQUIPPED WITH A SPARK ARRESTER . THE NET FREE AREA OF THE SPARK ARRESTER SHALL BE NOT LESS THAN FOUR TIMES THE NET FREE AREA OF THE OUTLET OF THE CHIMNEY. SPARK ARRESTER SCREEN
- SHALL BE CORROSION RESISTANT AND SHALL HAVE OPENINGS LESS THAN 1/2 INCH AND GREATER THAN 3/8" IN SIZE. CRC SEC. R1003.9.1
- FACTORY BUILT FIREPLACES SHALL BE LISTED, LABELED AND INSTALLED PER LISTING APPROVAL
- SHOWERS AND SHOWER-TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. CPC 408.3 NON SLIP JOINT TRAPS SHALL BE USED
- TILE WALL FINISH TO EXTEND 72" VERTICAL MIN. A.F.F. PER CBC SEC. R307.2. STAIRWAY RISERS ARE TO BE 4" MINIMUM AND 7 3/4" MAXIMUM. TREADS ARE TO HAVE A DEPTH OF 10" MINIMUM
- PER CRC R311.7. SEE A5 SHEETS FOR STAIR DETAILS HANDRAIL PROVIDED AT EACH STAIRWAY WITH 4 OR MORE RISERS PER CRC R311.7.8
- SEE A1.0.1 FOR ALL PLUMBING, ELECTRICAL, & MECHANICAL NOTES
- EGRESS DOORS SHALL BE READILY OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. (CRC R 311.2)

EXTERIOR ELEVATION NOTES:

- ALL MECHANICAL VENTING TO BE PAINTED TO MATCH ADJACENT MATERIALS TO CONCEAL VENTS AS
- ALL WINDOWS & DOORS TO HAVE ALUMINUM CLAD EXTERIORS U.N.O.
- ALL WINDOW & DOOR SDL BARS SHOWN ARE TO BE INTEGRAL & NOT REMOVABLE
- NO ROOF TOP EQUIPMENT SHOWN AS NONE WILL BE INSTALLED SEE A8.1 WINDOW & DOOR SCHEDULE FOR HEADER HEIGHTS
- SEE A4 SERIES BUILDING SECTIONS FOR DETAIL LOCATIONS
- DASHED LINES REPRESENT WINDOW & DOOR OPERATIONS
- USE GRADES SHOWN AS GUIDES ONLY. FINAL SITE GRADES TO HAVE POSITIVE DRAINAGE AWAY FOR BUILDING AT ALL SIDES, WITH REQUIRED MINIMUM 6" CONCRETE FOUNDATION EXPOSED. PROVIDE GRAVEL/ TRENCH DRAINAGE AS NEEDED.
- KNOWLEDGE OR EFFORT. (CRC R 311.2) **WUI REQUIREMENTS**

EGRESS DOORS SHALL BE READILY OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL

- R337.7.3 EXTERIOR WALLS. THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:
- NONCOMBUSTIBLE MATERIAL IGNITION-RESISTANT MATERIAL
- HEAVY TIMBER EXTERIOR WALL ASSEMBLY
- LOG WALL CONSTRUCTION ASSEMBLY.
- WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1 EXCEPTION: ANY OF THE FOLLOWING SHALL BE DEEMED TO MEET THE ASSEMBLY PERFORMANCE CRITERIA
- AND INTENT OF THIS SECTION: ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.
- THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR EXTERIOR FIRE EXPOSURE INCLUDING ASSEMBLIES USING THE GYPSUM PANEL AND SHEATHING PRODUCTS LISTED IN THE GYPSUM ASSOCIATION FIRE RESISTANCE DESIGN MANUAL.
- R337.7.3.1 EXTENT OF EXTERIOR WALL COVERING. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF, AND TERMINATE AT 2 INCH (50.8 MM) NOMINAL SOLID WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS, OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE

DOOR & WINDOW NOTES:

- HEAD HEIGHTS LISTED IN WINDOW SCHEDULE REFERENCE T.O. WINDOW FRAME. BUILDER TO ADD R.O. PER WINDOW MANUFACTURER RECOMMENDATIONS AND ADJUST HEADER HEIGHTS ACCORDING
- NAIL FINS & PENETRATIONS TO BE WRAPPED WITH GRACE BITUTHENE WINDOW WRAP OR EQUAL ALL WINDOWS AND DOORS TO BE 1 3/4" THICK MINIMUM
- EGRESS DOORS SHALL BE READILY OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. (CRC R 311.2)

- R337.8.2 EXTERIOR GLAZING. THE FOLLOWING EXTERIOR GLAZING MATERIALS AND/OR ASSEMBLIES SHALL COMPLY WITH THIS SECTION:
- EXTERIOR WINDOWS.
- **EXTERIOR GLAZED DOORS.**
- GLAZED OPENINGS WITHIN EXTERIOR DOORS GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS.
- EXTERIOR STRUCTURAL GLASS VENEER.
- R337.8.2.1 EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLY REQUIREMENTS. EXTERIOR WINDOWS AND EXTERIOR GLAZED DOOR ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS: BE CONSTRUCTED OF MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE
- REQUIREMENTS OF SECTION R308 SAFETY GLAZING, OR
- BE CONSTRUCTED OF GLASS BLOCK UNITS, OR HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA
- BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2.

PLAN SET INFORMATION & GENERAL NOTES:

CONTRACT DOCUMENTS:

- CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT, GENERAL CONDITIONS, SPECIFICATIONS, AND DRAWINGS WHICH ARE COOPERATIVE AND CONTINUOUS. WORK INDICATED OR REASONABLY IMPLIED IN ANY ONE OF THE DOCUMENTS SHALL BE SUPPLIED AS THOUGH FULLY COVERED IN ALL. ANY DISCREPANCIES BETWEEN THE PARTS
- THESE DRAWINGS ARE PART OF THE CONTRACT DOCUMENTS FOR THIS PROJECT. THESE DRAWINGS ARE THE GRAPHIC ILLUSTRATION OF THE WORK TO BE ACCOMPLISHED.

THE DRAWINGS FOLLOW A LOGICAL, INTERDISCIPLINARY FORMAT: ARCHITECTURAL DRAWINGS (A SHEETS),

SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

INTERIOR DRAWINGS (A10 SHEETS), STRUCTURAL DRAWINGS (S SHEETS), MECHANICAL AND PLUMBING DRAWINGS (M & P SHEETS), & ELECTRICAL (E SHEETS). THESE DRAWINGS ARE ORGANIZED BY BUILDING UNIT. **CODE COMPLIANCE:**

ALL WORK, MATERIALS, AND ASSEMBLIES SHALL COMPLY WITH APPLICABLE STATE AND LOCAL CODES,

ORDINANCES, AND REGULATIONS. THE CONTRACTOR, SUBCONTRACTORS AND JOURNEYMEN OF THE APPROPRIATE TRADES SHALL PERFORM WORK TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP.

THESE DOCUMENTS ARE INTENDED TO INCLUDE ALL LABOR. MATERIALS. EQUIPMENT AND SERVICES REQUIRED TO COMPLETE THE WORK DESCRIBED HEREIN COORDINATION:

AND REPORT ANY DISCREPANCIES, ERRORS, OR OMISSIONS TO THE ARCHITECT IN A TIMELY MANNER. THE ARCHITECT SHALL CLARIFY OR PROVIDE REASONABLE ADDITIONAL INFORMATION REQUIRED FOR SUCCESSFUL EXECUTION. THE CONTRACTOR SHALL VERIFY AND COORDINATE ALL OPENINGS THROUGH FLOORS, CEILINGS AND WALLS WITH ALL ARCHITECTURAL, INTERIOR, STRUCTURAL, MECHANICAL AND PLUMBING, ELECTRICAL, AND LIGHTING DRAWINGS. SHOWER COMPARTMENT WALLS:

THE CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE DOCUMENTS, VERIFY THE ACTUAL CONDITIONS,

SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 70 INCHES ABOVE THE DRAIN INLET BUILT-IN TUBS WITH SHOWERS SHALL HAVE WATERPROOF JOINTS BETWEEN THE TUB AND ADJACENT WALL. TILE WALL FINISH TO EXTEND 72" VERTICAL MIN. A.F.F. PER CBC SEC. R307.2.

PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. CPC 408.3 NON SLIP JOINT TRAPS SHALL BE USED WALL AND CEILING FINISHES:

INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E 84. SUCH INTERIOR FINISH MATERIALS SHALL BE GROUPED IN THE FOLLOWING CLASSES IN ACCORDANCE WITH THEIR FLAME SPREAD AND SMOKE-DEVELOPED INDEXES

SHOWERS AND SHOWER-TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE

CLASS A: FLAME SPREAD 0-25; SMOKE-DEVELOPED 0-450. CLASS B: FLAME SPREAD 26-75; SMOKE-DEVELOPED 0-450.

ALL INTERIOR FINISH MATERIALS OTHER THAN TEXTILES SHALL HAVE A CLASS C RATING

CLASS C: FLAME SPREAD 76-200: SMOKE-DEVELOPED 0-450.

(TEXTILE WALL COVERINGS SHALL HAVE A CLASS A FLAME SPREAD INDEX IN ACCORDANCE WITH ASTM E 84 AND BE PROTECTED BY AUTOMATIC SPRINKLERS.)

SEE RCP SERIES FOR CEILING, SOFFIT, BEAM AND COFFER HEIGHTS.

PRIVATE ELEVATOR - PRIVATE RESIDENTIAL ELEVATOR TO COMPLY WITH ASME A 17.1/CSA B44 MANUFACTURER TO PROVIDE SPECIFICATION SHOWING COMPLIANCE

ABBREVIATIONS USED IN SET:

A.F.F. =Above Finish Flooring **=Unless Noted Otherwise** U.N.O.

=Top Of T.O.F.F. =Top Of Finish Flooring

=Bottom Of T.B.D. =To Be Determined / To Be Designed

=Existina =Finish Clearance FIN. CLR.

CALIFORNIA GREEN CODE NOTES

- MATERIALS ARE TO BE CONSERVED AND RESOURCES ARE TO BE EFFICIENT AND COMPLIANT WITH CA GREEN CODE
- ALL FINISH MATERIALS MUST COMPLY WITH GBC SECTION 4.504
- ADHESIVES, SEALANTS, AND ARCHITECTURAL CONTENTS ARE TO HAVE A VOC LIMIT COMPLIANT WITH CA GREEN BUILDING CODES SHOWN IN TABLE 4.504.1-3 A1.5. A1.6

FIRE SPRINKLER NOTES:

- SYSTEM DESIGN- AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL MEET THE REQUIREMENTS OF NFPA 13D. ENGINEER DESIGNED SHOP DRAWINGS, HYDRAULIC CALCULATIONS, DEVICE CUT SHEETS, ETC. TO BE SUBMITTED FOR REVIEW
- AND APPROVAL PRIOR TO THE START OF INSTALLATION. COORDINATE FIRE SPRINKLER PIPING AND HEADS WITH LIGHTING, DUCT WORK AND ARCHITECTURAL CEILINGS
- PLACE FIRE SPRINKLER PIPING IN SPACE ABOVE CEILING WHERE POSSIBLE. SIDE WALL PLACEMENT MUST BE CONFIRMED BY LOCATION WITH ARCHITECT.

- **CEILING NOTES:** ALL CEILING TO BE PAINTED GYPSUM WALLBOARD, UNLESS NOTED OTHERWISE
 - MINIMUM HEADROOM OF 6'-8" AT ALL AREAS PER BC27-375 PROVIDE ATTIC ACCESS WITH MINIMUM SIZE OF 22" X 30" WITHIN 20' OF ANY ATTIC EQUIPMENT
 - CARBON MONOXIDE AND SMOKE DETECTORS TO COMPLY WITH THE FOLLOWING PER 907.2.10.1.1: INSTALLED ON CEILING OR WALL OUTSIDE OF EACH ROOM USED FOR SLEEPING PURPOSES AND WITHIN 15'
- OF SUCH ROOMS
- INSTALLED IN EACH ROOM USED FOR SLEEPING PURPOSES INSTALLED IN EACH STORY WITHIN DWELLING INCLUDING BELOW-GRADE STORY
- THE REQUIRED SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS OR DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE

ALARM OR DETECTOR WILL ACTIVATE ALL OF THE ALARMS OR DETECTORS IN DWELLING UNIT

SMOKE & CO2 DETECTION NOTES:

- SMOKE DETECTORS REQUIRED AS SHOWN IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE HALLWAY OR AREA GIVING ACCESS TO EACH SLEEPING AREA. IN NEW CONSTRUCTION, THE REQUIRED SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE DETECTORS MAY BE SOLELY BATTERY OPERATED WHEN INSTALLED IN EXISTING SLEEPING ROOMS AND HALLWAYS. SMOKE ALARMS OR DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM OR DETECTOR WILL ACTIVATE ALL OF THE ALARMS OR DETECTORS IN DWELLING
- PROVIDE A CENTRALLY LOCATED CARBON MONOXIDE ALARM OUTSIDE THE DWELLING SLEEPING AREA AND AT EVERY FLOOR LEVEL AS APPLICABLE. I.E. LOCATE AT BEDROOM(S) AREA HALLWAY AND AT EVERY FLOOR LEVEL.



SALT ARCHITECTUR SANTA BARBARA, CA 805.729.4276



PROPERTY OWNER

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ARCHITECT

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STRUCTURAL ENG

Hume Engineers Thom Hume PO Box 15238 San Luis Obisbo, CA 93406

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NRG Compliance, LP PO Box 3777 Santa Rosa, CA 95402

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Prober Land Surveyor

645 Flora Vista Drive

Jeffery Prober L.S. 8101

SURVEYOR

Santa Barbara, CA 93109 Phone: 805-452-9690

2 Level - 3 Bedroom, 3 Bath + 1 Powder Bath

PROJECT DESCRIPTION

PROJECT ZONING

Zoning District - Single Family Residence - 2019

CRC or 2018 IRC- Occ. Class R-3

City, State zip

Drawing Set

Description

PROJECT LEGAL DESCRIPTION # Name Street Road Drive Avenue

о.	Description	Date
	Planning Submittal	10/27/2021
	Planning Submittal 2	12/13/2021

Date

469 Scenic Drive

Plan Set Notes

12/13/2021 DH / BF DH / BF Checked by:

MECHANICAL NOTES:

- 2.2. CONDITIONED AIR SUPPLY SIZED TO DELIVER AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE (0.47 L/S) FOR EACH 50 SQUARE FEET (4.7 M2) OF UNDER-FLOOR AREA, INCLUDING A RETURN AIR PATHWAY TO THE COMMON AREA (SUCH AS A DUCT OR TRANSFER GRILLE). CRAWL SPACE PERIMETER WALLS SHALL BE INSULATED IN ACCORDANCE WITH THE MINIMUM INSULATION REQUIREMENTS ESTABLISHED IN THE CALIFORNIA ENERGY CODE CRAWL SPACE INSULATION SHALL BE PERMANENTLY FASTENED TO THE WALL AND EXTEND DOWNWARD FROM THE FLOOR TO THE FINISHED GRADE LEVEL AND THEN VERTICALLY AND/OR HORIZONTALLY FOR AT LEAST AN ADDITIONAL 24 INCHES (610 MM).
- ALL NEW DUCTS WILL BE SEALED AND INSULATED WITH R-6 INSULATION
- THE NEW HVAC SYSTEM SHALL BE TESTED FOR DUCT LEAKAGE BY A HERS RATER PER T-24 REQUIREMENTS. MECHANICAL VENTILATION TO BE PROVIDED IN CONDITIONED ATTIC SPACES. IN ZONES 3 THROUGH 8 AS DEFINED • IN N1101.2 SUFFICIENT INSULATION IS INSTALLED TO MAINTAIN THE MONTHLY AVERAGE TEMPERATURE OF THE CONDENSING SURFACE ABOVE 45°F. THE CONDENSING SURFACE IS DEFINED AS EITHER THE STRUCTURAL ROOF DECK OR THE INTERIOR SURFACE OF AN AIR-IMPERMEABLE INSULATION APPLIED IN DIRECT CONTACT TO THE UNDERSIDE/INTERIOR OF THE STRUCTURAL ROOF DECK. "AIR-IMPERMEABLE" IS QUANTITATIVELY DEFINED BY ASTM • E 283. FOR CALCULATION PURPOSES, AN INTERIOR TEMPERATURE OF 68°F IS ASSUMED. THE EXTERIOR TEMPERATURE IS ASSUMED TO BE THE MONTHLY AVERAGE OUTSIDE TEMPERATURE.
- PROVIDE ATTIC VENTILATION: 1/150 OF ATTIC AREA, OR 1/300 IF 50% OF VENTS ARE 3 FT. ABOVE EAVE AND BALANCE ARE AT EAVE (CBC 1203.2)(R806.2). BAFFLES ARE REQUIRED AT VENTS FOR INSULATION. WHERE TWO OR MORE CODES CONFLICT, THE MOST RESTRICTIVE SHALL APPLY. NOTHING IN THESE PLANS AND

SPECIFICATIONS SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO APPLICABLE CODES. SCOPE OF WORK MECHANICAL WORK INCLUDES THE FOLLOWING: INSTALLATION OF NEW MECHANICAL EQUIPMENT, THERMOSTATS, DUCTING, AND AIR DISTRIBUTION. INCLUDES INSTALLING NEW FURNACES AND EXHAUST FANS. CONTRACTOR SHALL

FURNISH AND INSTALL, MAKE OPERABLE, AND TEST ALL MECHANICAL EQUIPMENT SHOWN ON THE PLANS. IN CONNECTION THEREWITH, CONTRACTOR SHALL ALSO FURNISH AND INSTALL ALL NECESSARY DEVICES, HARDWARE, AND SYSTEMS REQUIRED TO MAKE SAID EQUIPMENT PROPERLY AND SAFELY OPERABLE, INCLUDING BUT NOT LIMITED TO, MOUNTING HARDWARE, INSULATION, FILTERS, VIBRATION CONTROL DEVICES, DUCT SYSTEMS, AND CONTROL SYSTEMS.

- BUILDING CONTRACT INCLUDES THE INSTALLATION OF NEW EQUIPMENT INCLUDING NEW FURNACES AND THE DUCTING SHOWN ON THE MECHANICAL DRAWINGS. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND DUCTING IN A MANNER THAT SHALL RESIST VERTICAL AND HORIZONTAL MOVEMENT CAUSED BY SEISMIC ACTIVITY.
- EXAMINATION OF SITE AND CONTRACT DOCUMENTS. EACH BIDDER SHALL, AT ITS SOLE COST AND EXPENSE, INSPECT THE SITE OF THE PROPOSED WORK TO BECOME FULLY ACQUAINTED WITH CONDITIONS RELATING TO THE WORK AND TO FULLY UNDERSTAND THE FACILITIES, DIFFICULTIES AND RESTRICTIONS ATTENDING THE EXECUTION OF THE WORK UNDER THE CONTRACT DOCUMENTS AND COST THEREOF. BIDDERS SHALL THOROUGHLY REVIEW AND BE FAMILIAR WITH THE CONTRACT DOCUMENTS, INCLUDING WITHOUT LIMITATION, THE SPECIFICATIONS AND THE DRAWINGS. THE FAILURE OR OMISSION OF ANY BIDDER TO RECEIVE OR EXAMINE ANY OF THE CONTRACT DOCUMENTS, FORMS, INSTRUMENTS, ADDENDA, OR OTHER DOCUMENTS OR TO INSPECT THE SITE SHALL NOT RELIEVE SUCH BIDDER FROM ANY OBLIGATIONS WITH RESPECT TO THE BID PROPOSAL, THE CONTRACT OR THE WORK REQUIRED UNDER THE CONTRACT DOCUMENTS. THE OWNER ASSUMES NO RESPONSIBILITY OR LIABILITY TO ANY BIDDER FOR, NOR SHALL THE OWNER BE BOUND BY, ANY UNDERSTANDINGS, REPRESENTATIONS OR AGREEMENTS OF THE OWNER'S AGENTS, EMPLOYEES OR OFFICERS CONCERNING THE CONTRACT DOCUMENTS OR THE WORK MADE PRIOR TO EXECUTION OF THE CONTRACT. THE SUBMISSION OF A BID PROPOSAL SHALL BE DEEMED PRIMA FACIE EVIDENCE OF THE BIDDER'S FULL COMPLIANCE WITH THE REQUIREMENTS OF THIS SECTION.
- INTERPRETATION OF DRAWINGS, SPECIFICATIONS OR CONTRACT DOCUMENTS. IF ANY BIDDER IS IN DOUBT AS TO THE TRUE MEANING OF ANY PART OF THE DRAWINGS, THE SPECIFICATIONS OR OTHER PORTIONS OF THE CONTRACT DOCUMENTS; FINDS DISCREPANCIES, ERRORS OR OMISSIONS THEREIN; OR FINDS VARIANCES IN ANY OF THE CONTRACT DOCUMENTS WITH APPLICABLE RULES, REGULATIONS, ORDINANCES AND/OR LAWS, A WRITTEN
- REQUEST FOR AN INTERPRETATION OR CORRECTION THEREOF MAY BE SUBMITTED TO THE ENGINEER. DIMENSIONS. ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE. ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD. ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS BEFORE PROCEEDING WITH WORK. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON WORKING DRAWINGS. ALL SIZES OF EQUIPMENT AND MATERIALS SHALL BE VERIFIED WITH EQUIPMENT MANUFACTURER.
- CODES AND STANDARDS: ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE 2019 CALIFORNIA PLUMBING CODE, THE 2019 CALIFORNIA MECHANICAL CODE, THE 2019 CALIFORNIA BUILDING CODE, THE STATE OF CALIFORNIA, THE LOCAL JURISDICTION, AND STANDARD CONSTRUCTION PRACTICES. ALL MECHANICAL EQUIPMENT SHALL BE IN STRICT ACCORDANCE WITH THE EQUIPMENT SCHEDULE, AND SHALL BE NEW AND FREE FROM DEFECTS. CONTRACTOR SHALL OBTAIN APPROVED INSPECTIONS FOR ALL WORK AS REQUIRED BY OWNER AND LOCAL JURISDICTION. CONTRACTOR SHALL MAINTAIN IN EFFECT ALL INSURANCE REQUIRED BY STATE LAWS, LOCAL JURISDICTION, AND GENERAL CONTRACTOR/OWNER. WHERE CONFLICT OR VARIATION EXISTS AMONGST
- CODES, SPECIFICATIONS, OR DRAWINGS, THE MOST STRINGENT SHALL GOVERN. SUBMITTALS REQUIRED: PRIOR TO ORDERING EQUIPMENT AND MATERIALS, CONTRACTOR SHALL FURNISH TO ENGINEER / OWNER SUBMITTALS AND SHOP DRAWINGS OF ALL EQUIPMENT AND MATERIALS PROPOSED FOR USE IN THIS PROJECT. ORDERING OF EQUIPMENT AND MATERIALS SHALL ONLY PROCEED AFTER SATISFACTORY REVIEW OF ALL SUBMITTALS BY CONTRACTOR / ENGINEER / OWNER. COPIES OF ALL OWNER'S MANUALS, WARRANTIES AND OTHER WRITTEN INFORMATION REGARDING SYSTEMS SHALL BE PRESENTED TO OWNER PRIOR TO THE COMPLETION OF THE PROJECT.
- CONSTRUCTION OBSERVATION: IN ADDITION TO THE REQUIREMENT FOR OBTAINING INSPECTIONS BY THE LOCAL JURISDICTION, CONTRACTOR SHALL NOTIFY ENGINEER AT APPROPRIATE TIMES DURING THE CONSTRUCTION PROCESS SO THAT ENGINEER CAN VISIT SITE TO RECOME GENERALLY EAMILIAR WITH THE PROGRESS AND OLIALIT OF CONTRACTOR'S WORK AND TO DETERMINE IF THE WORK IS PROCEEDING IN GENERAL ACCORDANCE WITH THE
- UNIT LOCATIONS: EQUIPMENT AND SYSTEM LOCATIONS SHOWN ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL STRUCTURAL MEMBERS AND EXISTING CONDITIONS IN THE FIELD, AND LOCATE UNITS AND DUCTWORK TO AVOID INTERFERENCE. ANY SIGNIFICANT DEVIATIONS FROM THE PLANS SHALL BE CALLED TO THE ATTENTION OF THE ENGINEER. ALLOW CLEARANCE FOR DUCTWORK AND PIPING. ALL CLEARANCES REQUIRED BY UNIT MANUFACTURER SHALL BE MAINTAINED. ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH CODES AND THE RECOMMENDED INSTALLATION PROCEDURES PUBLISHED BY THE MANUFACTURER.
- DUCTWORK: CONTRACTOR SHALL INSTALL NEW DUCTWORK IN THE APPROXIMATE LOCATIONS SHOWN ON THE DRAWINGS. ALL DUCTWORK SHALL BE SECURELY ANCHORED TO THE BUILDING IN AN APPROVED MANNER THAT WILL RENDER IT ABSOLUTELY FREE FROM VIBRATION AND LATERAL MOVEMENT.
- MATERIALS DUCTWORK: ALL NEW DUCTWORK FOR HVAC SYSTEMS SHALL BE CALFLEX WITH 24 GA. GALVANIZED FITTINGS COMPLYING WITH THE REQUIREMENTS OF CEC TITLE 24. DUCT AND FITTINGS SHALL HAVE A MINIMUM INSULATION VALUE OF R-6 ALL DUCTWORK SHALL BE INSTALLED NEATLY. ALL DUCTWORK SHALL BE SEALED IN COMPLIANCE WITH CURRENT CEC TITLE 24 REQUIREMENTS.
- SUPPLY AND RETURN AIR PLENUMS AND OTHER DUCTWORK WHERE INDICATED SHALL BE INTERNALLY LINED WITH 1" THICK LINER. LINER SHALL BE 1-1/2 POUND PER CUBIC FOOT DENSITY GLASS FIBER DUCT LINER WITH A VINYL COATING, WITH A FLAME SPREAD OF LESS THAN .25 AS PER NFPA NO 90A.
- DUCT SUPPORTS AND HANGERS: DUCT SUPPORTS SHALL BE PER TABLE 6E OF THE 2019 CALIFORNIA MECHANICAL CODE
- BALANCING: FOLLOWING INSTALLATION, CONTRACTOR SHALL START UP AND BALANCE ALL HVAC SYSTEMS TO CONFORM TO AIR VOLUMES INDICATED ON PLANS. COPIES OF BALANCING RECORDS SHALL BE FURNISHED TO BUILDING OWNER AND PROJECT ARCHITECT. SEE BOOK SPECIFICATIONS FOR FURTHER REQTS.
- EXHAUST FAN AND FLUE DISCHARGE: ALL EXHAUST FAN DUCTWORK AND FLUES SHALL BE RUN TO A POINT AT LEAST 10 FEET FROM AIR INTAKES OR OTHER OPENINGS TO THE BUILDING.
- COORDINATION: MECHANICAL CONTRACTOR SHALL COORDINATE WORK WITH PROJECT MANAGER AND ALL
- CLEANUP: EVERY DAY, AND AFTER ALL WORK HAS BEEN COMPLETED, CONTRACTOR SHALL CLEAN ENTIRE JOB-SITE OF ALL DEBRIS ASSOCIATED WITH MECHANICAL SYSTEMS. EXPOSED PARTS WHICH ARE TO BE PAINTED SHALL BE THOROUGHLY CLEANED READY FOR PAINTING.
- COORDINATION DURING CONSTRUCTION: THE CONTRACTOR SHALL COORDINATE ANY NECESSARY CHANGES IN WORK SCHEDULING TO MINIMIZE THE DISRUPTION. THE CONTRACTOR SHALL COORDINATE WITH OTHER TRADES. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED BY HIS WORK TO BUILDING(S) AND EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER.
- CORRECTION OF WORK: THE CONTRACTOR SHALL PROMPTLY CORRECT ALL WORK THE OWNER FINDS DEFECTIVE OR FAILING TO CONFORM TO THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BEAR ALL COSTS REQUIRED BY THE CONTRACT DOCUMENTS, IF ANY OF THE WORK IS FOUND TO BE DEFECTIVE OR NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL CORRECT IT PROMPTLY AFTER RECEIPT OF A WRITTEN NOTICE FROM THE OWNER TO DO SO.
- PROVIDE A MINIMUM OF 4" OF CLEARANCE BETWEEN EARTH AND ANY DUCTS. PROVIDE 18" VERTICAL CLEARANCE UNDER DUCT AT PATHWAYS IN CRAWL SPACE. CMC 603.0

ELECTRICAL NOTES:

- THE LIGHTING FIXTURES THAT ARE RECESSED INTO INSULATED CEILINGS ARE REQUIRED TO BE RATED FOR INSULATION CONTACT(IC RATED) SO THAT INSULATION CAN BE PLACED OVER THEM. THE HOUSING OF THE FIXTURE SHALL BE AIRTIGHT TO PREVENT CONDITIONED AIR FROM ESCAPING INTO THE CEILING CAVITY OR ATTIC
- SPACE OR PREVENT UNCONDITIONED AIR FROM INFILTRATING INTO CONDITIONED SPACE. ALL EXHAUST FANS TO BE 50CFM & INSTALLED W/ HUMIDISTAT PER CRC R303.3.1.
- ALL CAN LIGHT FIXTURES TO BE L.E.D. -I.C. RATED AIR TIGHT FIXTURES ON DIMABLE SWITCH LEGS
- ALL CLOSET FIXTURES TO BE LOW USAGE LED CEILING MOUNT
- EXCEPT FOR CLOSETS LESS THAN 70 SQUARE FEET AND HALLWAYS, ALL LUMINARIES THAT ARE INSTALLED WITH JA8-CERTIFIED LIGHT SOURCES ARE REQUIRED TO BE CONTROLLED BY EITHER A DIMMER OR VACANCY SENSOR. AT LEAST ONE LUMINAIRE EACH BATHROOM, GARAGE, LAUNDRY ROOM, AND UTILITY ROOM SHALL BE CONTROLLED BY A MANUAL ON/AUTOMATIC-OFF VACANCY SENSOR PER CALIFORNIA ENERGY CODE SECTION 150
- NEW FOOTINGS TO HAVE UFER GROUND PER 2019 CEC 250.52.
- SERVICE GROUNDING SHALL BE PROVIDED PER CEC ART. 250-52 (3) UFFER GROUND OR 250-52 (5) GROUND ROD. CHANGE OF LOCATION TO BE COORDINATED WITH UTILITY COMPANY. REFERENCE LIGHTING CUT SHEETS FOR LUMEN OUTPUT AND ENERGY USAGE
- TAMPER RESISTANT RECEPTACLES SHALL BE USED AT ALL LOCATIONS WHERE THE RECEPTACLE IS LESS THAN 65" ABOVE FINISHED FLOOR (CEC 406.11)
- ALL NON-LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.

(EXCEPTIONS: (1) RECEPTACLES MORE THAN 5'-6" ABOVE THE FLOOR, (2) RECEPTACLES PART OF A LUMINAIRE OR APPLIANCE, (3) A SINGLE RECEPTACLE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES THAT ARE NOT EASILY MOVED AND LOCATED WITHIN DEDICATED SPACE AND ARE CHORD-AND-PLUG CONNECTED AS PER CEC 400.7 AND (4) NON-GROUNDING RECEPTACLES USED FOR REPLACEMENTS AS PERMITTED IN CEC 406.4 (D) (2) (A)(CEC 406.11)(CEC 406.12)

- REFERENCE LIGHTING CUT SHEETS FOR LUMEN OUTPUT AND ENERGY USAGE IF ANY LIGHTS OTHER THAN WHAT IS SPECIFIED ARE INSTALLED. MEANING ANY INCANDESCENT LIGHTING. THOSE
- FIXTURE MUST BE CONTROLLED BY A "MANUAL-ON" OCCUPANT SENSOR OR DIMMER SWITCH. ANY INCANDESCENT OUTDOOR LIGHTING SHALL BE CONTROLLED BY A PHOTO-CONTROL/MOTION SENSOR ALL OUTLET & GFI LOCATIONS TO BE LOCATED PER CODE AS FOLLOWS:
- 210.12 ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION.

(A) DWELLING UNITS. ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOMS. DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS. BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

EXCEPTION NO. 1: IF RMC, IMC, EMT, TYPE MC, OR STEEL ARMORED TYPE AC CABLES MEETING THE REQUIREMENTS OF 250.118 AND METAL OUTLET AND JUNCTION BOXES ARE INSTALLED FOR THE PORTION OF THE BRANCH CIRCUIT BETWEEN THE BRANCHCIRCUIT OVERCURRENT DEVICE AND THE FIRST OUTLET, IT SHALL BE PERMITTED TO INSTALL AN OUTLET BRANCH-CIRCUIT TYPE AFCI AT THE FIRST OUTLET TO PROVIDE PROTECTION FOR THE REMAINING PORTION OF THE BRANCH CIRCUIT.

ALL INTERIOR RESIDENTIAL LIGHTING IS TO BE HIGH EFFICACY AS REQUIRED

THE FOLLOWING LIGHTING IS HIGH EFFICACY: PIN-BASED LINEAR FLUORESCENT, PIN-BASED COMPACT FLUORESCENT, PULSE-START METAL HALIDE, HIGH PRESSURE SODIUM, GU-24 (OTHER THAN LED'S), INSEPARABLE SOLID STATE LUMINARIES (SSL'S) INSTALLED OUTDOORS OR INSEPARABLE SSL LUMINARIES WITH COLORED LIGHT SOURCES FOR DECORATIVE LIGHTING PURPOSES. THE FOLLOWING LAMPS AND LIGHT SOURCES ARE HIGH EFFICACY IF THEY ARE JOINT APPENDIX JA8-CERTIFIED. JA-8 CERTIFIED LAMPS AND LIGHT SOURCES ARE MARKED AS "JA8-2019" OR "JA8-2019-E". THESE FIXTURES INCLUDE: LED LUMINARIES WITH INTEGRAL SOURCES THAT ARE CERTIFIED TO THE ENERGY COMMISSION, SCREW-BASED LED LAMPS (A-LAMPS, PAR LAMPS, ETC.), PIN-BASED LED LAMPS (MR-16, AR-111, ETC.), GU-24 BASED LED LIGHT SOURCES AND OTHER LUMINARIES. ADDITIONAL REQUIREMENTS FOR ANY RECESSED DOWNLIGHTS IN CEILINGS ARE AS FOLLOWS. THEY 1) SHALL NOT HAVE SCREW BASED SOCKETS, 2) SHALL CONTAIN JA8-CERTIFIED LIGHT SOURCES AND 3) SHALL MEET PERFORMANCE REQUIREMENTS OF CEC SECTION 150.0(K) 1C.

- **OUTDOOR LIGHTING**
 - 60.01 OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A SINGLE FAMILY DWELLING OR OTHER BUILDINGS IN THE SAME LOT SHALL BE HIGH EFFICACY AND MUST BE CONTROLLED BY AN ON/OFF SWITCH THAT DOES NOT OVERRIDE TO ON AS LISTED BELOW. ALSO, THE LIGHTING MUST BY ONE OF THE FOLLOWING METHODS:
 - CONTROLLED BY PHOTOCELL AND MOTION SENSOR. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS, OR
 - CONTROLLED BY ANY OF THE FOLLOWING: PHOTOCELL AND AUTOMATIC TIME SWITCH CONTROL. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURN THE PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL TO ITS NORMAL
 - OPERATION WITHIN 6 HOURS, OR ASTRONOMICAL TIME CLOCK. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY RETURN THE ASTRONOMICAL CLOCK ITS NORMAL OPERATION WITHIN 6 HOURS AND WHICH IS PROGRAMMED TO AUTOMATICALLY TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT
 - HOURS, OR ENERGY MANAGEMENT CONTROL SYSTEM WHICH MEETS ALL OF THE FOLLOWING REQUIREMENTS. AT A MINIMUM PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK IN ACCORDANCE WITH SECTION 110.9 OF THE STANDARDS; MEETS THE INSTALLATION CERTIFICATION REQUIREMENTS IN SECTION 130.4 OF THE STANDARDS: MEETS THE REQUIREMENTS FOR AN EMCS IN SECTION 130.5 OF THE STANDARDS; DOES NOT HAVE AN OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINAIRE TO BE ALWAYS ON; AND, IS PROGRAMMED TO

AUTOMATICALLY TURN THE OUTDOOR LIGHTING OFF DURING DAYLIGHT HOURS.

LIGHTING NOTES:

- ALL LIGHTING TO BE HIGH EFFICACY L.E.D.
- MANUFACTURER'S LITERATURE SHOWING PROPOSED LED LIGHT FIXTURES ARE HIGH EFFICACY AND CALIFORNIA CERTIFIED MUST BE ON SITE AT TIME OF INSPECTION
- LIGHTING IN GARAGES, LAUNDRY ROOMS AND UTILITY ROOMS ARE TO BE HIGH EFFICACY AND CONTROLLED BY A VACANCY SENSOR

PLUMBING NOTES:

- MAXIMUM WATER USAGE FOR NEW CONSTRUCTION FOR ADDITIONS AND INTERIOR ALTERATIONS WITH PLUMBING FIXTURES PER CPC SEC. 403 AND CAL. GREEN STANDARD CODE
- TANK TYPE TOILETS SHALL HAVE A MAXIMUM FLUSH OF 1.28 GAL / FLUSH
- WATER SAVING SHOWER HEADS SHALL HAVE A MAXIMUM FLOW OF 1.8 GAL / MIN. WATER SAVING SINK AND LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.5 GAL / MIN.
- KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GAL / MIN. WATER USAGE FOR EXISTING PLUMBING FIXTURES (CALIF. CIVIL CODE SEC. 1101.1 - 1101.8)
- AS REQUIRED EXISTING TOILETS OF GREATER THAN 1.6 GAL./FLUSH; SHOWER HEADS WITH FLOW CAPACITY OF MORE THAN 2.5 GAL./MIN.: AND INTERIOR FAUCETS WITH FLOW CAPACITY OF MORE THAN 2.2 GAL./MIN.. WILL NEED TO BE REPLACED TO AT LEAST THE MINIMUM STANDARD INDICATED.CGBSC 301; California Civil Code Section
- VENT DRYER TO THE OUTSIDE WITH A VENT EQUIPPED WITH A BACK DRAFT DAMPER CMC SEC. 504.3.1 AUTOMATIC IRRIGATION REQUIRES A REDUCED PRESSURE PRINCIPAL BACKFLOW PREVENTION ASSEMBLY TO BE
- INSTALLED AT THE IRRIGATION POINT OF CONNECTION. SBMC 14.21.070 (20)



SALT ARCHITECTURE SANTA BARBARA, CA 805.729.4276



PROPERTY OWNER

Parker Coffin 2070 Creekside Rd Santa Barbara, Ca 93108

ARCHITECT

Architect: Dylan Henderson 590 East Gutierrez Suite D Santa Barbara, CA 93103 Office: 805.729.4276 e-mail: dylan@saltarchitect.com

STRUCTURAL ENG.

Hume Engineers Thom Hume PO Box 15238 San Luis Obisbo, CA 93406 Phone: 805-543-6311

ENERGY CONSULTANT

NRG Compliance, LP PO Box 3777 Santa Rosa, CA 95402 Phone: 707-237-6957

SURVEYOR

Prober Land Surveyor

Jeffery Prober L.S. 8101

645 Flora Vista Drive Santa Barbara, CA 93109 Phone: 805-452-9690

2 Level - 3 Bedroom, 3 Bath + 1 Powder Bath

PROJECT DESCRIPTION

PROJECT ZONING

Zoning District - Single Family Residence - 2019 CRC or 2018 IRC- Occ. Class R-3

PROJECT LEGAL DESCRIPTION

Name Street Road Drive Avenue City, State zip

No.	Drawing Set Description	Issued Date
1	Planning Submittal	10/27/2021
Ź	Planning Submittal 2	12/13/2021
3		
4		
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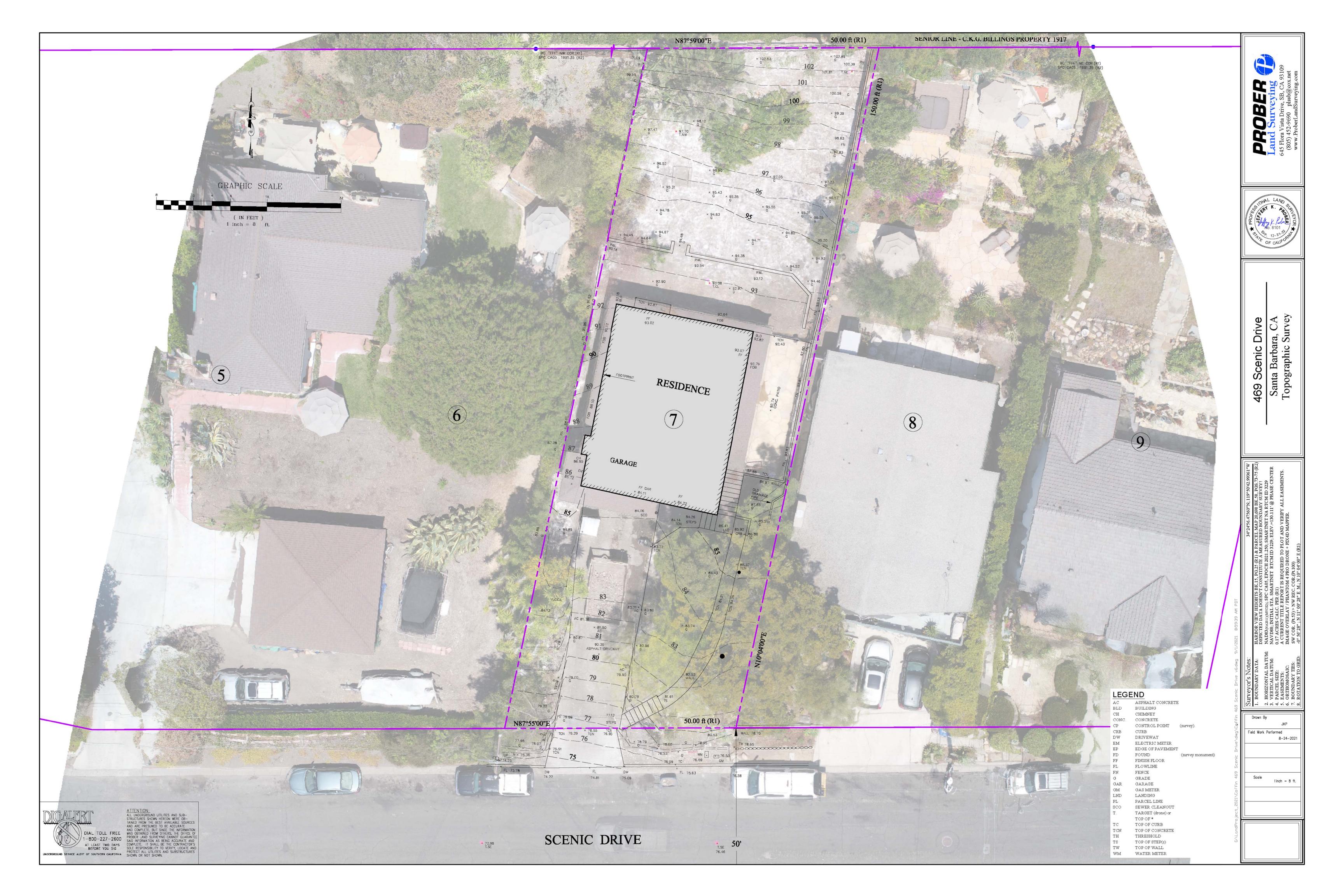
Description Date

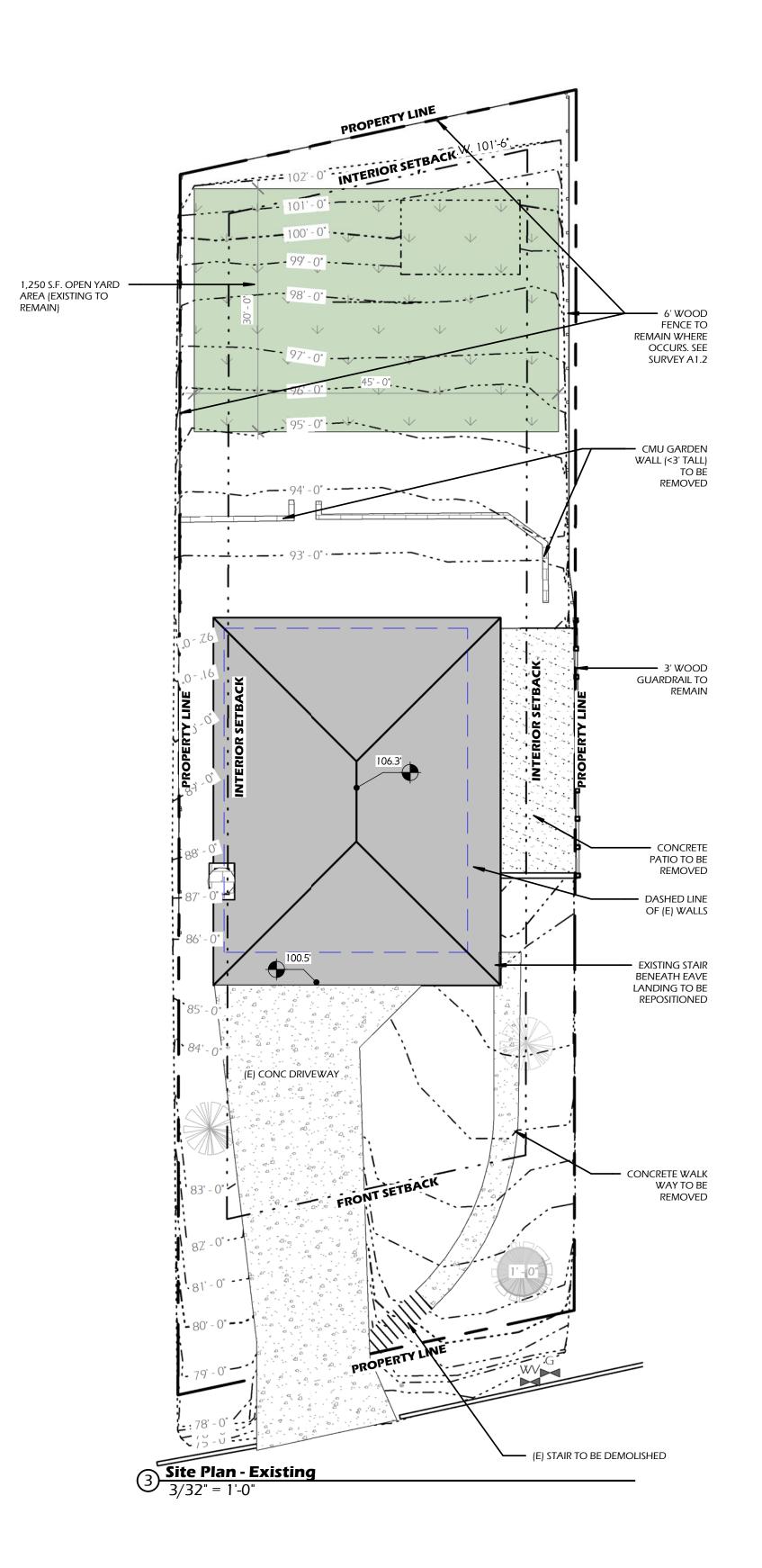
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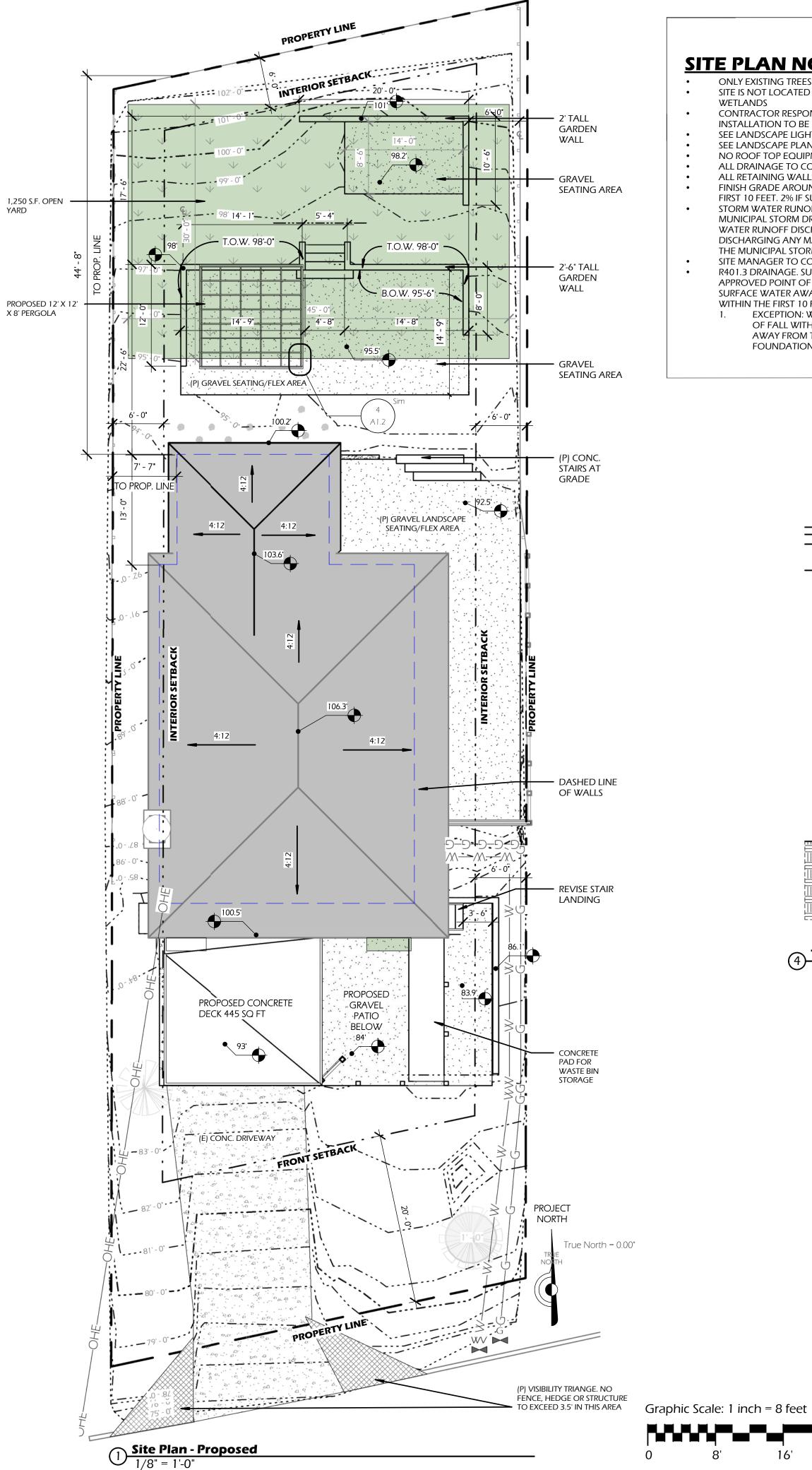
469 Scenic Drive

Mech., Electrical Plumbing Notes

Date:	12/13/202
Drawn by:	DH/BF
Checked by:	DH / BF

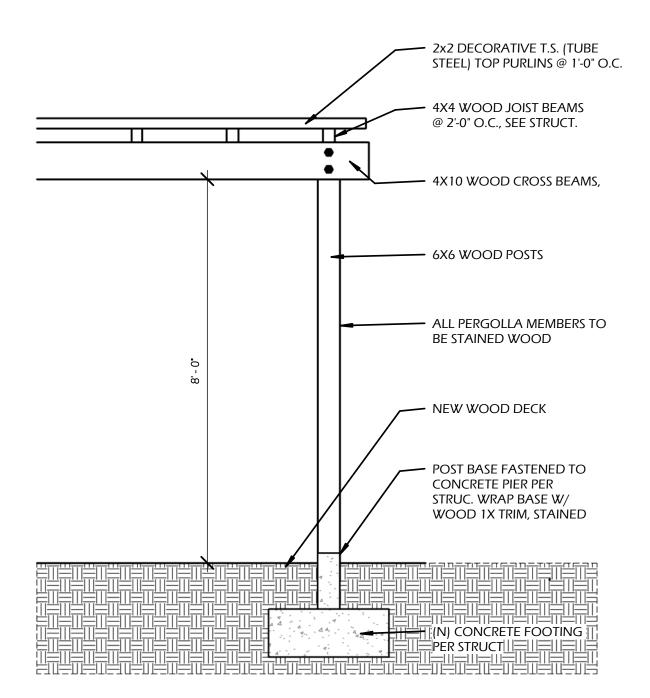


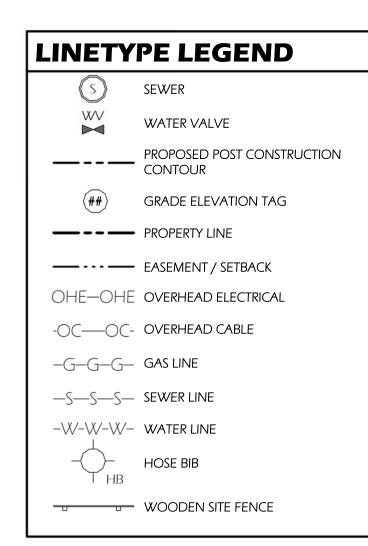




SITE PLAN NOTES:

- ONLY EXISTING TREES SHOWN. SEE LANDSCAPE PLAN FOR NEW PLANTINGS
- SITE IS NOT LOCATED WITHIN THE SPECIAL FLOOD HAZARD AREA; SITE HAS NO ROCK OUT CROPPINGS OR
- CONTRACTOR RESPONSIBLE FOR LOCATING AND ROUTING EXISTING UTILITIES TO PROPOSED LOCATIONS,
- INSTALLATION TO BE REVIEWED AND APPROVED BY UTILITY COMPANY SEE LANDSCAPE LIGHTING PLAN FOR ALL EXTERIOR LIGHTING INFORMATION
- SEE LANDSCAPE PLAN FOR ALL PLANTING DETAILS
- NO ROOF TOP EQUIPMENT SHOWN, AS NONE WILL BE INSTALLED ALL DRAINAGE TO COMPLY WITH PUBLIC WORKS REQUIREMENTS
- ALL RETAINING WALLS 4' ABOVE GRADE AND TALLER SHALL BE ENGINEERED BY A LICENSED ENGINEER FINISH GRADE AROUND THE BUILDING SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 5 % FOR THE
- FIRST 10 FEET. 2% IF SURFACE IS IMPERVIOUS STORM WATER RUNOFF SHALL NOT DISCHARGE FROM THE CONSTRUCTION SITE TO THE CITY STREETS OR MUNICIPAL STORM DRAIN SYSTEM WITHOUT TREATMENT BY A SUITABLE POLLUTION CONTROL DEVICE. STORM
- WATER RUNOFF DISCHARGES WITHOUT TREATMENT IS A VIOLATION OF THE CITY'S STORM WATER ORDINANCE. DISCHARGING ANY MATERIAL OTHER THAN UNCONTAMINATED STORM WATER RUNOFF TO CITY STREETS OR TO THE MUNICIPAL STORM DRAIN SYSTEM IS PROHIBITED AND IS A VIOLATION OF THE MUNICIPAL CODE. SITE MANAGER TO CONTACT: DYLAN HENDERSON - PHONE: 805-729-4276 R401.3 DRAINAGE. SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM SEWER CONVEYANCE OR OTHER
- APPROVED POINT OF COLLECTION THAT DOES NOT CREATE A HAZARD. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES (152MM) EXCEPTION: WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES (152 MM)
 - OF FALL WITHIN 10 FEET (3048 MM), DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.







SALT ARCHITECTURE SANTA BARBARA, CA 805.729.4276



PROJECT TEAM

PROPERTY OWNER

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ARCHITECT

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STRUCTURAL ENG.

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SURVEYOR

Phone: 707-237-6957

Prober Land Surveyor Jeffery Prober L.S. 8101

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2 Level - 3 Bedroom, 3 Bath + 1 Powder Bath

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Zoning District - Single Family Residence - 2019 CRC or 2018 IRC- Occ. Class R-3

PROJECT LEGAL DESCRIPTION

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Drawing Set Planning Submittal 12/13/2021 Planning Submittal 2

Date

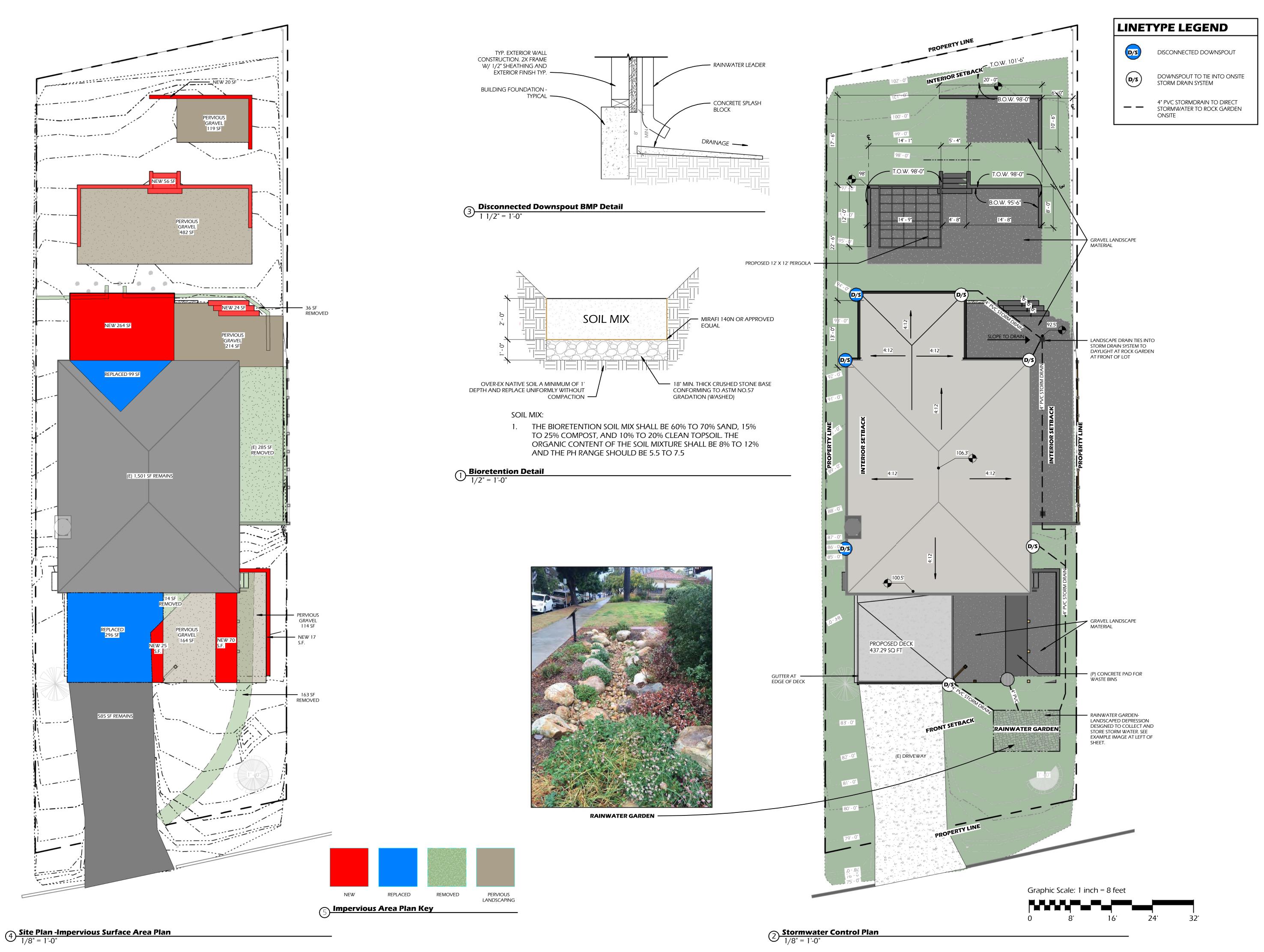
Description

COFFIN

469 Scenic Drive

Site Plan & Landscape Plan

12/13/2021 DH / BF Drawn by: Checked by: DH / BF





SALT ARCHITECTURE SANTA BARBARA, CA 805.729.4276



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2 Level - 3 Bedroom, 3 Bath + 1 Powder Bath

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8		
9		
10		

Description Date

COFFIN

469 Scenic Drive

Stormwater Control Plan

12/13/2021 DH / BF Drawn by: Checked by: DH / BF

Instructions:

This checklist is to be used on an individual project basis and may be modified by the applicant to meet the needs of their specific project. The applicant shall strike out those sections that are not applicable to their project and indicate the location of where this information is located. The applicant and property owner assume all responsibility associated with the use of this document.

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES. SHEET 1 (January 2020, Includes August 2019 Supplement)

owner assume all responsibility associated with the use of this document.	ENTIAL MANDATORY MEASUR	KES, SHEET 1 (January 2020, Includes Aug	gust 2019 Supplement)
GREEN BUILDING	N/A RESPON. PARTY	N/A RESPON. PARTY	N/A RESPON. PARTY
SECTION 301 GENERAL 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the	4.106.4.2.1.1 Electric Vehicle Charging Stations (EVCS) When EV chargers are installed, EV spaces required by Section 4.106.2.2, Item 3, shall comply with at least one of the following options:	DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION	DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.	The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.	4.303 INDOOR WATER USE 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.	4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such
301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.	The EV space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building. Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.1.1 and	Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential	openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency. 4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING 4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65
Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and	Section 4.106.4.2.2, Item 3. Note: Electric Vehicle charging stations serving public housing are required to comply with the California Building Code, Chapter 11B.	buildings affected and other important enactment dates. 4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.	percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.
other important enactment dates. 301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of	4.106.4.2.2 Electric vehicle charging space (EV space) dimensions. The EV space shall be designed to comply with the following: 1. The minimum length of each EV space shall be 18 feet (5486 mm).	Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.	Exceptions: 1. Excavated soil and land-clearing debris. 2. Alternate waste reduction methods developed by working with local agencies if diversion or
individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.	2. The minimum width of each EV space shall be 9 feet (2743 mm). 3. One in every 25 EV spaces, but not less than one EV space, shall have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).	4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush. 4.303.1.3 Showerheads.	recycle facilities capable of compliance wth this item do not exist or are not located reasonably close to the jobsite. 3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the naul boundaries of the diversion facility.
SECTION 302 MIXED OCCUPANCY BUILDINGS 302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building	Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.	4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.	4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.
shall comply with the specific green building measures applicable to each specific occupancy. ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development BSC California Building Standards Commission	4.106.4.2.3 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. The service panel and/or subpanel shall provide	4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.	 Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream). Identify diversion facilities where the construction and demolition waste material collected will be taken.
DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development LR Low Rise HR High Rise	capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. 4.106.4.2.4 Multiple EV spaces required. Construction documents shall indicate the raceway	Note: A hand-held shower shall be considered a showerhead. 4.303.1.4 Faucets.	 Identify construction methods employed to reduce the amount of construction and demolition waste generated. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.
AA Additions and Alterations N New	termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a	4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi. 4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory	4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.
CHAPTER 4 RESIDENTIAL MANDATORY MEASURES	40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction. 4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent	faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi. 4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver	Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company. 4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined
SECTION 4.102 DEFINITIONS 4.102.1 DEFINITIONS	4.106.4.2.5 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.	4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not	weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1
The following terms are defined in Chapter 2 (and are included here for reference) FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.	4.106.4.3 New hotels and motels. All newly constructed hotels and motels shall provide EV spaces capable of supporting future installation of EVSE. The construction documents shall identify the location of the EV spaces.	to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.	4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1
WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls. 4.106 SITE DEVELOPMENT	Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity or facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers	4.303.2 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.	4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4 Notes:
4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section. 4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less	4.106.4.3.1 Number of required EV spaces. The number of required EV spaces shall be based on the total number of parking spaces provided for all types of parking facilities in accordance with Table 4.106.4.3.1. Calculations for the required number of EV spaces shall be rounded up to the	NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.	1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section. 2. Mixed construction and demolition debris (C & D) processors can be located at the California
than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.	TABLE 4.106.4.3.1	TABLE - MAXIMUM FIXTURE WATER USE FIXTURE TYPE FLOW RATE	Department of Resources Recycling and Recovery (CalRecycle). 4.410 BUILDING MAINTENANCE AND OPERATION 4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the
Retention basins of sufficient size shall be utilized to retain storm water on the site. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.	TOTAL NUMBER OF PARKING NUMBER OF REQUIRED EV SPACES 0-9 0	SHOWER HEADS (RESIDENTIAL) LAVATORY FAUCETS (RESIDENTIAL) MAX. 1.2 GPM @ 60 PSI (RESIDENTIAL) MIN. 0.8 GPM @ 20 PSI	following shall be placed in the building: 1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure. 2. Operation and maintenance instructions for the following:
Compliance with a lawfully enacted storm water management ordinance. Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.	10-25 1 26-50 2	LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS KITCHEN FAUCETS 0.5 GPM @ 60 PSI 1.8 GPM @ 60 PSI	 a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment. b. Roof and yard drainage, including gutters and downspouts. c. Space conditioning systems, including condensers and air filters.
(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html) 4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface	51-75 4 76-100 5	METERING FAUCETS 0.2 GAL/CYCLE WATER CLOSET 1.28 GAL/FLUSH	d. Landscape irrigation systems. e. Water reuse systems. 3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
water include, but are not limited to, the following: 1. Swales 2. Water collection and disposal systems 3. French drains	101-150 7 151-200 10 201 and over 6 percent of total	URINALS 0.125 GAL/FLUSH	 Public transportation and/or carpool options available in the area. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. Information about water-conserving landscape and irrigation design and controllers which conserve water.
Water retention gardens Other water measures which keep surface water away from buildings and aid in groundwater recharge.	4.106.4.3.2 Electric vehicle charging space (EV space) dimensions. The EV spaces shall be designed to comply with the following:	4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.	7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation. 8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
Exception: Additions and alterations not altering the drainage path. 4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1, 4.106.4.2, or 4.106.4.3 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.	The minimum length of each EV space shall be 18 feet (5486mm). The minimum width of each EV space shall be 9 feet (2743mm) 4.106.4.3.3 Single EV space required. When a single EV space is recuired, the EV space shall be designed	Title 25, Chapter 2.7, Division 2. WWLLO and supporting documents, including water budget calculator, are	9. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this code. 4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the
Exceptions: 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no commercial power supply.	in accordance with Section 4.106.4.2.3. 4.106.4.3.4 Multiple EV spaces required. When multiple EV spaces are required, the EV spaces shall be designed in accordance with Section 4.106.4.2.4.	available at: https://www.water.ca.gov/	depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section
1.2 Where there is evidence substantiating that meeting the requirements will alter the local utility infrastructure design requirements on the utility side of the meter so as to increase the utility side cost to the homeowner or the developer by more than \$400.00 per dwelling unit. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional	 4.106.4.3.5 Identification. The service panels or sub-panels shall be identified in accordance with Section 4.106.4.2.5. 4.106.4.3.6 Accessible EV spaces. In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for the EV charging 		42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of this section.
parking facilities. 4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each	stations in the California Building Code, Chapter 11B.		DIVISION 4.5 ENVIRONMENTAL QUALITY
dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch crcuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.	DIVISION 4.2 ENERGY EFFICIENCY 4.201 GENERAL 4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.		SECTION 4.501 GENERAL 4.501.1 Scope The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors. SECTION 4.502 DEFINITIONS
4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".			5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference) AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.
4.106.4.2 New multifamily dwellings. If residential parking is available, ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the required number of EV spaces shall be rounded up to the nearest whole number.			COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section
Notes: 1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. 2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.			93120.1. DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.
4.106.4.2.1 Electric vehicle charging space (EV space) locations. Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least one EV space shall be located in the common use parking area and shall be available for use by all residents.			



SALT ARCHITECTURE SANTA BARBARA, CA 805.729.4276



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PROJECT DESCRIPTION

2 Level - 3 Bedroom, 3 Bath + 1 Powder Bath

PROJECT ZONING

Zoning District - Single Family Residence - 2019 CRC or 2018 IRC- Occ. Class R-3

PROJECT LEGAL DESCRIPTION

Name Street Road Drive Avenue City, State zip

No.	Drawing Set Description	lssued Date
1	Planning Submittal	10/27/2021
Ź	Planning Submittal 2	12/13/2021
3		
4		
5		
6		
7		
8		
9		
10		

Description Date

COFFIN

469 Scenic Drive

California Green **Building Code**

ate:	12/13/2021
rawn by:	DH / BF
hecked by:	DH / BF

A1.7

Instructions:

This checklist is to be used on an individual project basis and may be modified by the applicant to meet the needs of their specific project. The applicant shall strike out those sections that are not applicable to their project and indicate the location of where this information is located. The applicant and property owner assume all responsibility associated with the use of this document.

2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2020, Includes August 2019 Supplement)

Y N/A RESPON. PARTY	Y N/A RESPON. PARTY	Y N/A RESPON.	,	Y N/A RESPON. PARTY
		FAMI		
MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a	TABLE 4.504.2 - SEALANT VOC LIMIT		TABLE 4.504.5 - FORMALDEHYDE LIMITS	CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O³/g ROC).	(Less Water and Less Exempt Compounds in Grams per Liter)		MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION	702 QUALIFICATIONS
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.		OC LIMIT 250	PRODUCT CURRENT LIMIT HARDWOOD PLYWOOD VENEER CORE 0.05	702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper
MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.		760	HARDWOOD PLYWOOD COMPOSITE CORE 0.05	installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and
PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of	NONMEMBRANE ROOF	300	PARTICLE BOARD 0.09	responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:
product (excluding container and packaging). Note: PWMIR is the total product leactivity expressed to hundredths of a graff of ozofie formed per grafff of product (excluding container and packaging). Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).		250	MEDIUM DENSITY FIBERBOARD 0.11	State certified apprenticeship programs. Public utility training programs.
REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to		450	THIN MEDIUM DENSITY FIBERBOARD2 0.13 1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED	Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. Programs sponsored by manufacturing organizations.
ozone formation in the troposphere.	SEALANT PRIMERS		BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE	5. Other programs acceptable to the enforcing agency.
VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain			WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH	702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence
hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a). 4.503 FIREPLACES		250 775	93120.12.	to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be
4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as	7.5.1.5.5	500	2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).	considered by the enforcing agency when evaluating the qualifications of a special inspector:
applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.		760		 Certification by a national or regional green building program or standard publisher. Certification by a statewide energy consulting or verification organization, such as HERS raters, building
4.504 POLLUTANT CONTROL	OTHER	750		performance contractors, and home energy auditors. 3. Successful completion of a third party apprentice training program in the appropriate trade.
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component.			DIVISION 4.5 ENVIRONMENTAL QUALITY (continued) 4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the testing and product	Other programs acceptable to the enforcing agency. Notes:
startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.			requirements of at least one of the following:	 Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall compy with this section.			Carpet and Rug Institute's Green Label Plus Program. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile	HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).
4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the	TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS23	۱	Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350).	[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall
requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:	GRAMS OF VOC PER LITER OF COATING, LESS WATER & L	LESS EXEMPT	 NSF/ANSI 140 at the Gold level. Scientific Certifications Systems Indoor Advantage™ Gold. 	employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a
Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where	COMPOUNDS COATING CATEGORY VOI	OC LIMIT	4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.	recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.
applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic		50	4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.	Note: Special inspectors shall be independent entities with no financial interest in the materials or the
compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.	or parties to the processor and appropriate the processors	100	4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving	project they are inspecting for compliance with this code.
Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more	NONFLAT-HIGH GLOSS COATINGS SPECIALTY COATINGS	150	resilient flooring shall comply with one or more of the following:	703 VERIFICATIONS
units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17,		400	1. Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material	703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other
commencing with section 94507.	BASEMENT SPECIALTY COATINGS	400	in the Collaborative for High Performance Schools (CHPS) High Performance Products Database. 2. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program).	methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in
4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits	s	50	Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of	the appropriate section or identified applicable checklist.
apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss	DON'S SPEAKERS	350 350	Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350).	
coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.		350	4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard	
4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR		100	composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5	
compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of	DIVEWALGERO	150	4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested	
Regulations, Title 17, commencing with Section 94520, and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation		350	by the enforcing agency. Documentation shall include at least one of the following:	
8, Rule 49. 4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the	FIRE RESISTIVE COATINGS	350	Product certifications and specifications. Chain of custody certifications.	
enforcing agency. Documentation may include, but is not limited to, the following:		100	 Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.). Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered 	
Manufacturer's product specification. Field verification of on-site product containers.		500	Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.	
	HIGH TEMPERATURE COATINGS	420	Other methods acceptable to the enforcing agency.	
TABLE 4.504.1 - ADHESIVE VOC LIMIT _{1,2}		250	4.505 INTERIOR MOISTURE CONTROL 4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.	
(Less Water and Less Exempt Compounds in Grams per Liter)		120 □ □	4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by	
ARCHITECTURAL APPLICATIONS VOC LIMIT	NO JANA STRANDA COLO SE ACCIDANTA LA PROSE JANA SE LA COLO SE ACCIDADA DE COLO SE ACCI	100	California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.	
INDOOR CARPET ADHESIVES 50 CARPET PAD ADHESIVES 50		500	4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:	
OUTDOOR CARPET ADHESIVES 150		250 420	A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with	
WOOD FLOORING ADHESIVES 100	a succession of the second sec	100	a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute,	
RUBBER FLOOR ADHESIVES 60 SUBFLOOR ADHESIVES 50	REACTIVE PENETRATING SEALERS	350	ACI 302.2R-06. 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional.	
CERAMIC TILE ADHESIVES 65		250	4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage	
VCT & ASPHALT TILE ADHESIVES 50	1.20 3.31 1.112	250	shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:	
DRYWALL & PANEL ADHESIVES 50	SHELLACS		Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent	
COVE BASE ADHESIVES 50 MULTIPURPOSE CONSTRUCTION ADHESIVE 70		730	moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped and	
STRUCTURAL GLAZING ADHESIVES 100	SDECIALTY DDIMEDS SEALEDS 9	550	 Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified. At least three random moisture readings shall be performed on wall and floor framing with documentation 	
SINGLE-PLY ROOF MEMBRANE ADHESIVES 250	UNDERCOATERS	100	acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.	
OTHER ADHESIVES NOT LISTED 50 SPECIALTY APPLICATIONS		250 450	Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying	
PVC WELDING 510	JANA SENS STOP SE SE SESSE O TOMORDOSSESSES O	340	recommendations prior to enclosure.	
CPVC WELDING 490		100	4.506 INDOOR AIR QUALITY AND EXHAUST 4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:	
ABS WELDING 325		420	Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.	
PLASTIC CEMENT WELDING 250 ADHESIVE PRIMER FOR PLASTIC 550	THE STATE OF THE S	250 275	Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.	
CONTACT ADHESIVE 80		350	a. Humidity controls shall be capable of adjustment between a relative humidity range less than or	
SPECIAL PURPOSE CONTACT ADHESIVE 250		340	equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment. b. A humidity control may be a separate component to the exhaust fan and is not required to be	
STRUCTURAL WOOD MEMBER ADHESIVE 140 TOP & TRIM ADHESIVE 250	GRAMS OF VOC PER LITER OF COATING, INCLUDING W EXEMPT COMPOUNDS	WATER &	integral (i.e., built-in)	
SUBSTRATE SPECIFIC APPLICATIONS	2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REV ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.	EVISED LIMITS	Notes:	
METAL TO METAL 30	VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPI THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTUR		For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.	
PLASTIC FOAMS 50 POROUS MATERIAL (EXCEPT WOOD) 50	SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INI AVAILABLE FROM THE AIR RESOURCES BOARD.		Lighting integral to bathroom exhaust fans shall comply with the California Energy Code. TOT ENVIRONMENTAL COMFORT.	
POROUS MATERIAL (EXCEPT WOOD) 50 WOOD 30	AVAILABLE I NOM THE AIR NEGOCIOLO BOARD.		4.507 ENVIRONMENTAL COMFORT 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:	
FIBERGLASS 80			The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential	
			Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.	
I. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.			Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential	
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE			Equipment Selection), or other equivalent design software or methods. Exception: Use of alternate design temperatures necessary to ensure the system functions are	
THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.			acceptable.	



SANTA BARBARA, CA

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SED ARCHINGS CONTROL OF CALIFORNIA DATE

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Prober Land Surveyor Jeffery Prober L.S. 8101 645 Flora Vista Drive Santa Barbara, CA 93109 Phone: 805-452-9690

PROJECT DESCRIPTION

2 Level - 3 Bedroom, 3 Bath + 1 Powder Bath

PROJECT ZONING

Zoning District - Single Family Residence - 2019 CRC or 2018 IRC- Occ. Class R-3

PROJECT LEGAL DESCRIPTION

Name Street Road Drive Avenue City, State zip

No.	Drawing Set Description	Issued Date
1	Planning Submittal	10/27/2021
Ź	Planning Submittal 2	12/13/2021
3		
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10		

Description Date

COFFIN

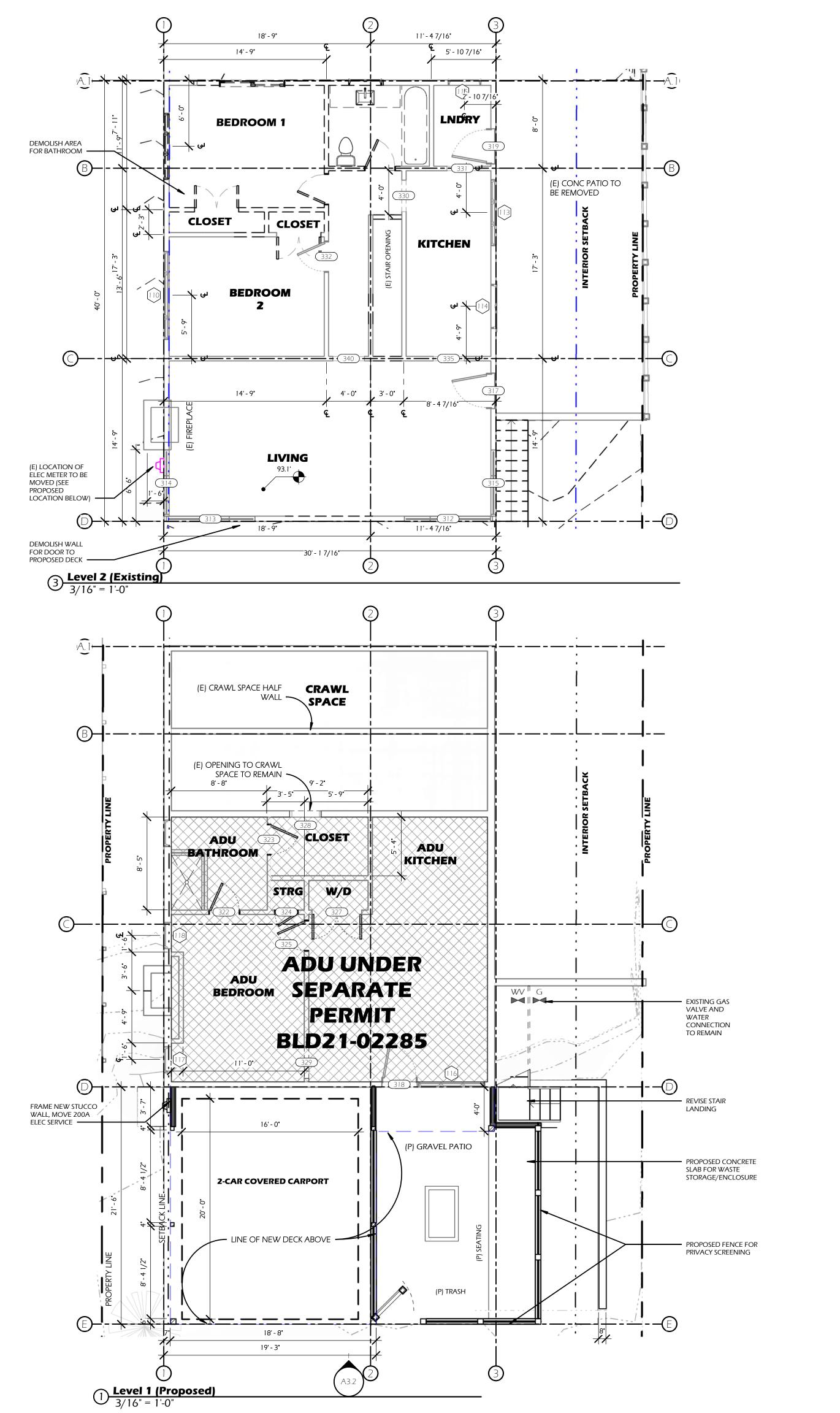
469 Scenic Drive

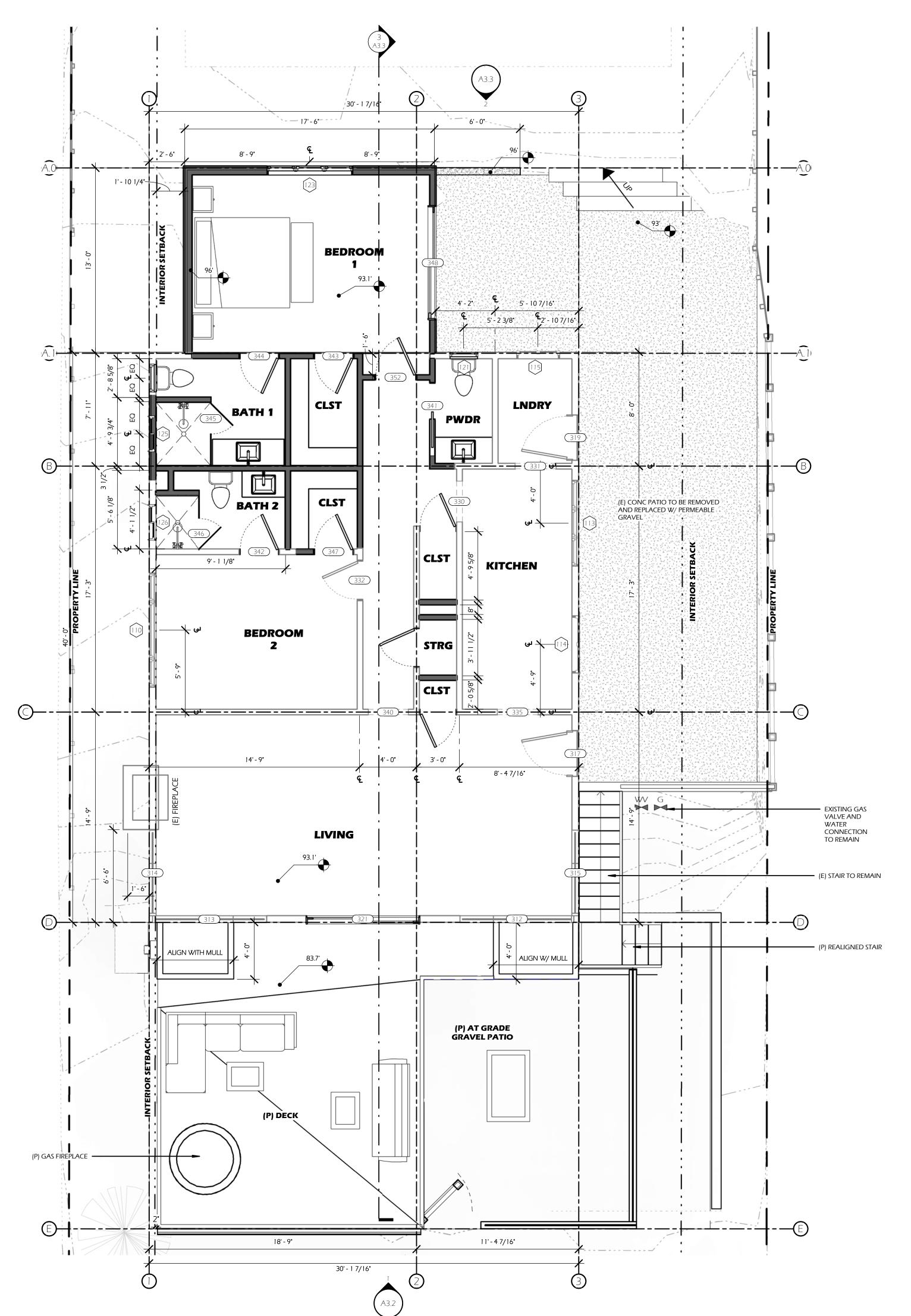
California Green Building Code

Date:	12/13/2021
Drawn by:	DH / BF
Checked by:	DH / BF

AI.

Scale:









PROJECT TEAM

PROPERTY OWNER

Parker Coffin 2070 Creekside Rd Santa Barbara, Ca 93108

ARCHITECT

Architect: Dylan Henderson 590 East Gutierrez Suite D Santa Barbara, CA 93103 Office: 805.729.4276 e-mail: dylan@saltarchitect.com

STRUCTURAL ENG.

Hume Engineers Thom Hume PO Box 15238 San Luis Obisbo, CA 93406

Phone: 805-543-6311 ENERGY CONSULTANT

NRG Compliance, LP PO Box 3777

Santa Rosa, CA 95402 Phone: 707-237-6957

SURVEYOR

Prober Land Surveyor Jeffery Prober L.S. 8101 645 Flora Vista Drive Santa Barbara, CA 93109 Phone: 805-452-9690

PROJECT DESCRIPTION

2 Level - 3 Bedroom, 3 Bath + 1 Powder Bath (New)

PROJECT ZONING

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Description Date

COFFIN

469 Scenic Drive

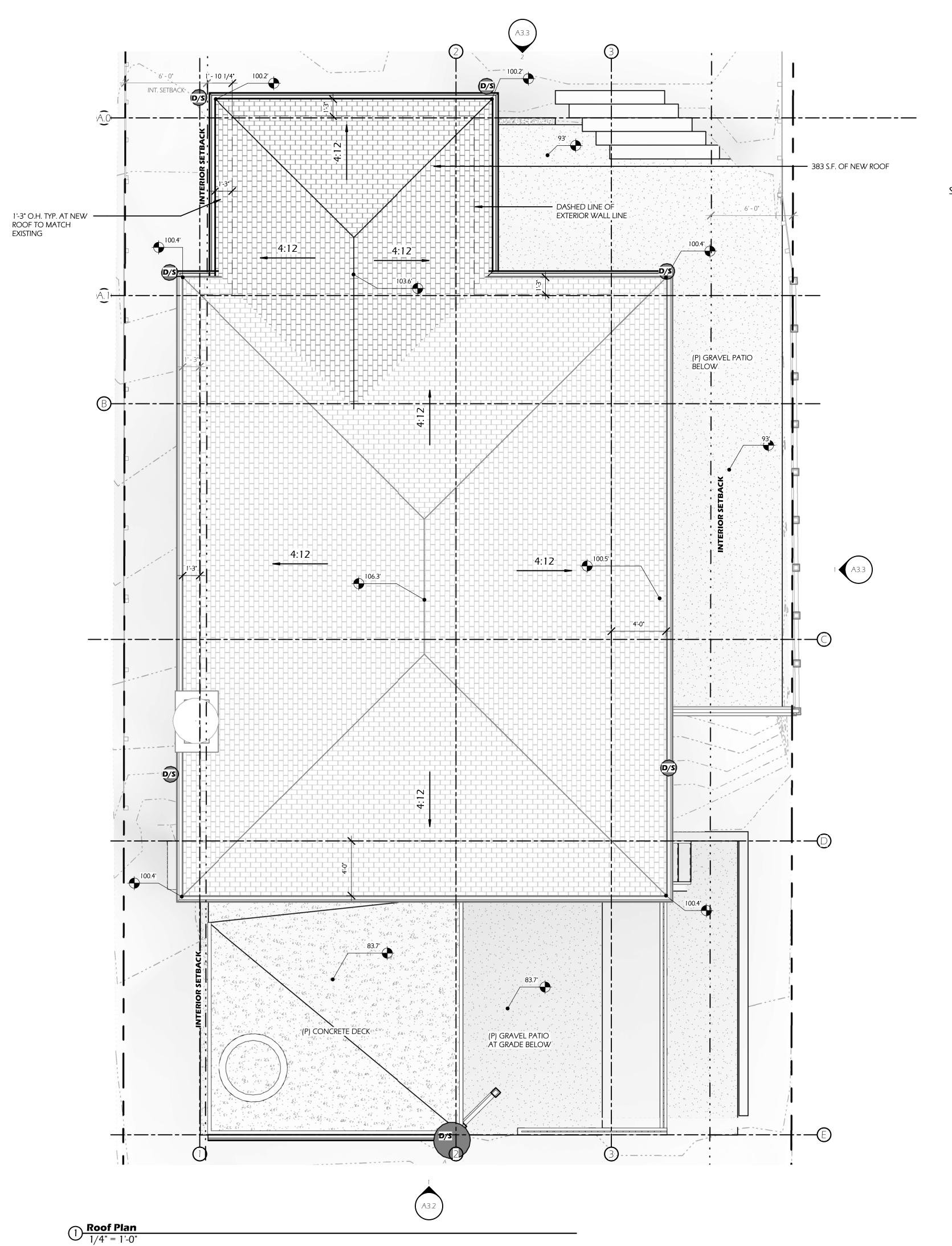
Existing and Proposed Floor Plans

		. 50
ate:	12/13/2021	2/13/20
rawn by:	DH / BF	12/
necked by:	DH / BF	2021
	_	\sim

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_____Level 2 (Proposed)







Roof Plan Material

SEE A 1.0 FOR ALL ROOF PLAN GENERAL NOTES





805.729.4276

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Date Description

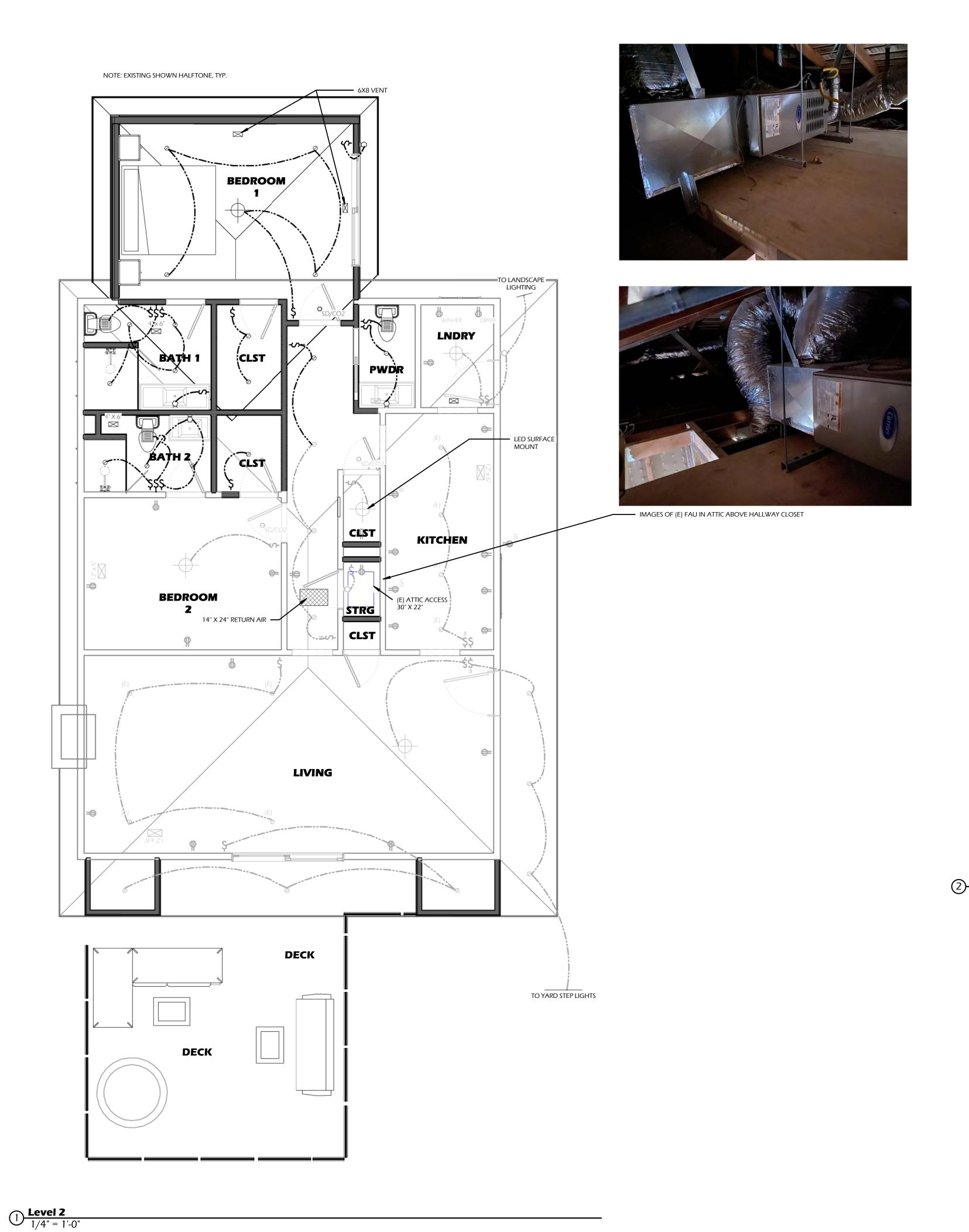
COFFIN

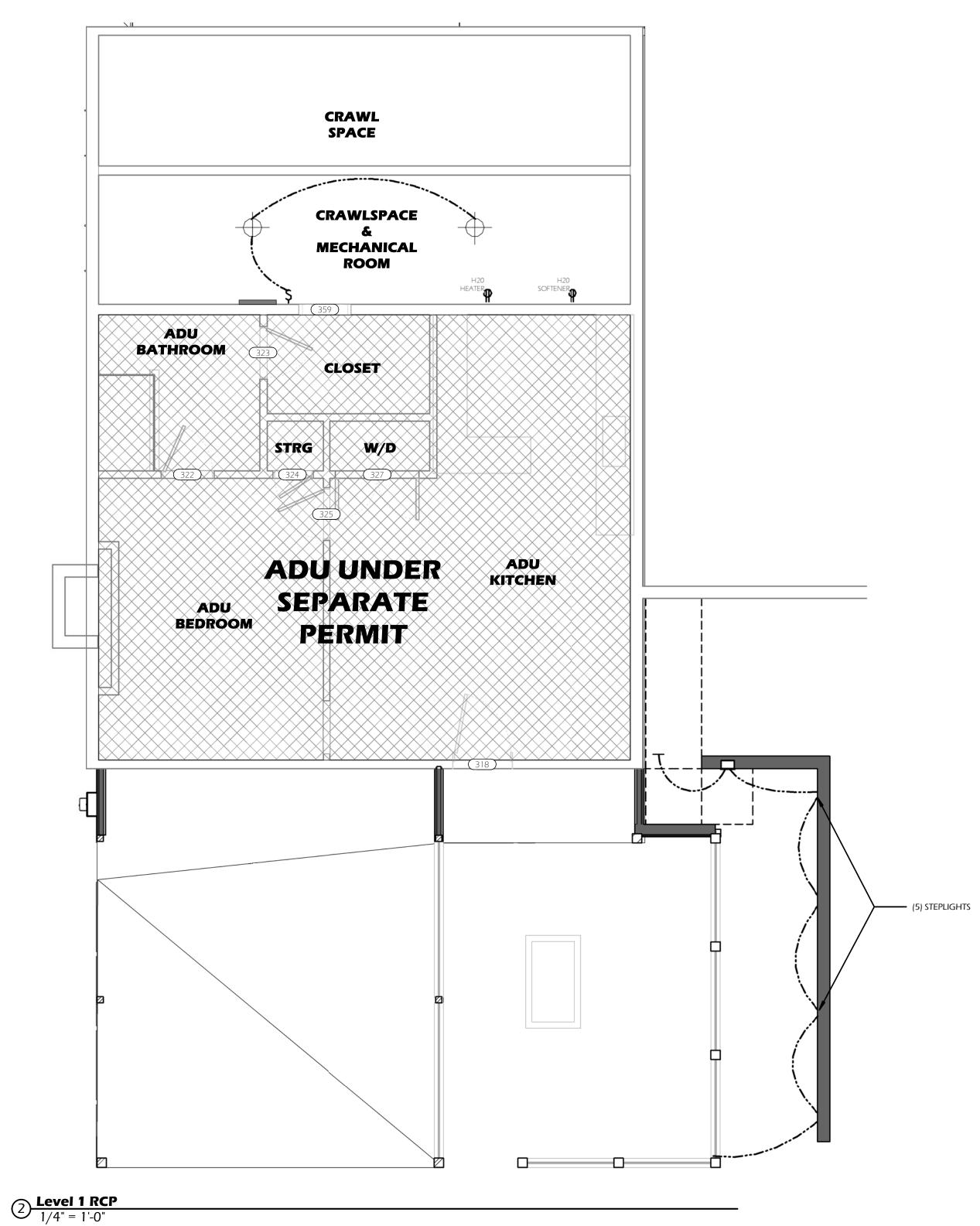
469 Scenic Drive

Roof Plan

Date:	12/13/2021
Drawn by:	DH / BF
Checked by:	DH / BF

A2.2





MECHANICAL & PLUMBING	LIGHTING	OUTL	ets & switches
RETURN AIR REGISTER	⊘ _{RC#} 3" RECESSED L.E.D. IC RATED	φ	STANDARD DUPLEX OUTLE
SUPPLY DIFFUSER	© _{rc#} 3" recessed directional l.e.d. ic rated	A P	AFCI OUTLET
SUPPLY REGISTER	O _{wrc#} 3" recessed l.e.d. IC & Wet rated	220 ⊕	220V OUTLET
THERMOSTAT	6" RECESSED L.E.D. IC RATED	GFI⊕	GFCI OUTLET
INTER CONNECTED SMOKE & CO2 DETECTOR	6" recessed directional l.e.d. ic rated	F	FLOOR OUTLET
BATH EXHAUST FAN W/ HUMIDISTAT	6" RECESSED L.E.D. IC & WET RATED	S	JAMB SWITCH
AND TIMERS (50 CFM MIN)	O _{P#} P1 = LOW VOLTAGE PENDANT LIGHT	S	TIMER SWITCH
HOSE BIB	F# = FLORESCENT	S	4 WAY LIGHT SWITCH
W.P. = WATER PROOF	SURFACE MOUNT L.E.D. LIGHT	S	3 WAY LIGHT SWITCH
GAS VALVE	SM#	S	LIGHT SWITCH W/ DIMMER
CEILING FAN	Q _{vs#} l.e.d. wall sconce	S	STANDARD LIGHT SWITCH
SURFACE MOUNT SPEAKER		rc	LIGHTING KEYPAD

M.E.P. & Ceiling Symbols Legend
3/8" = 1'-0"

SALT ARCHITECTURE SANTA BARBARA, CA 805.729.4276



PROJECT TEAM

PROPERTY OWNER

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PROJECT LEGAL DESCRIPTION

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COFFIN

469 Scenic Drive

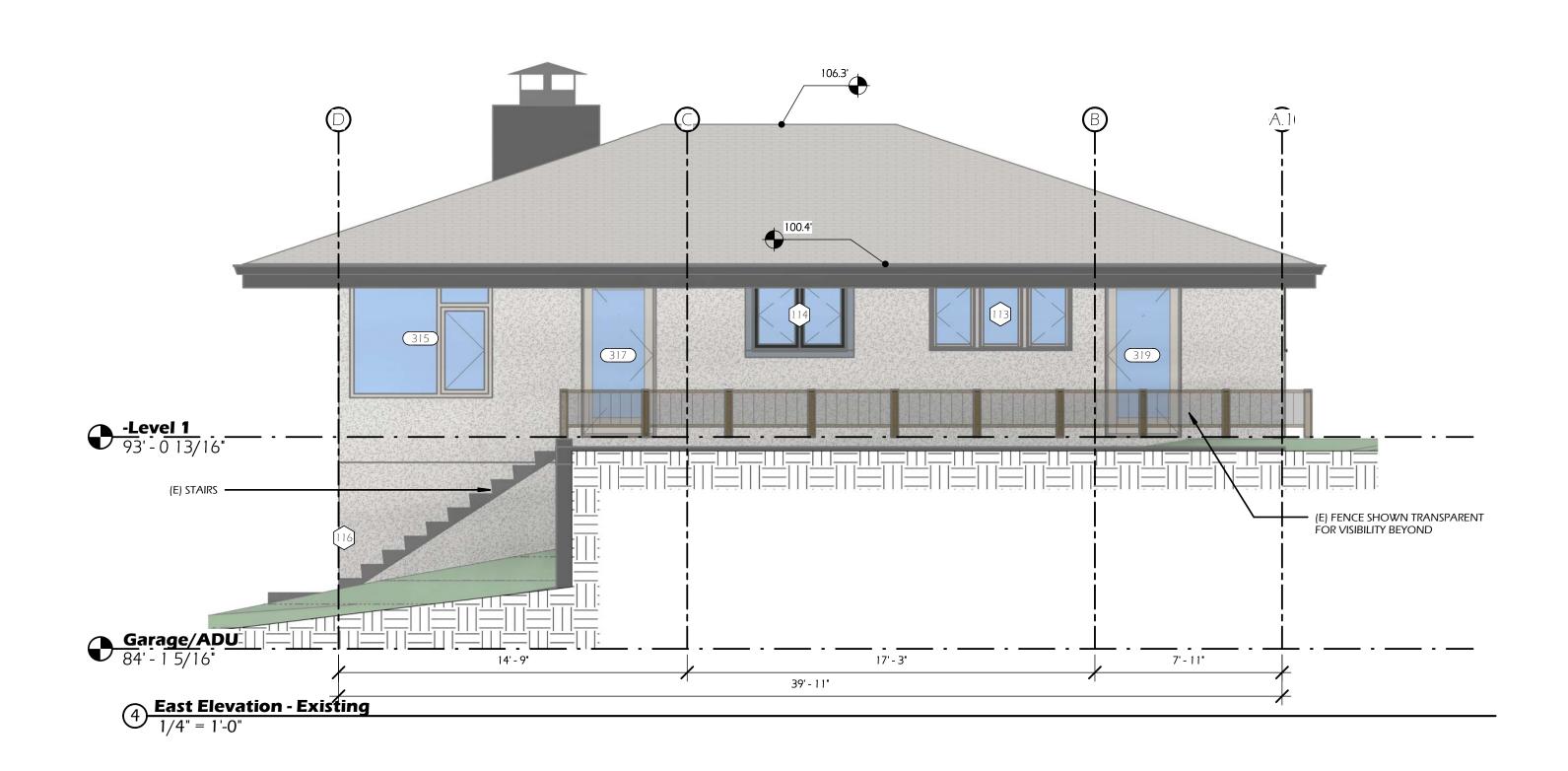
Reflected Ceiling Plans

12/13/2021 DH / BF

A2.3

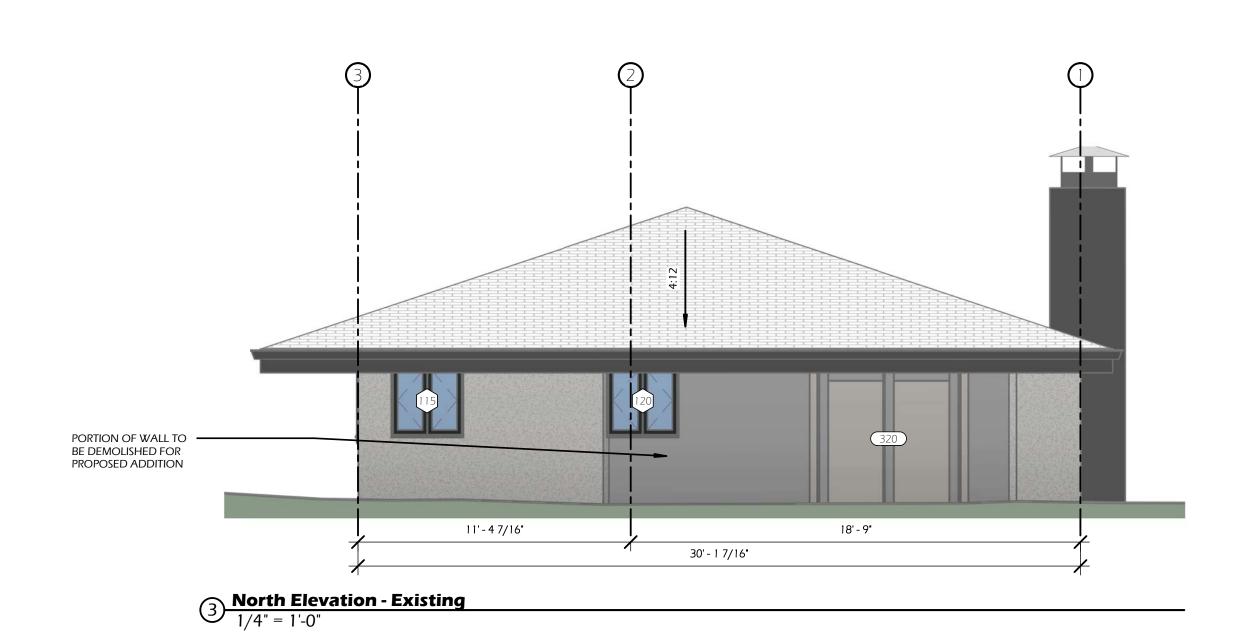
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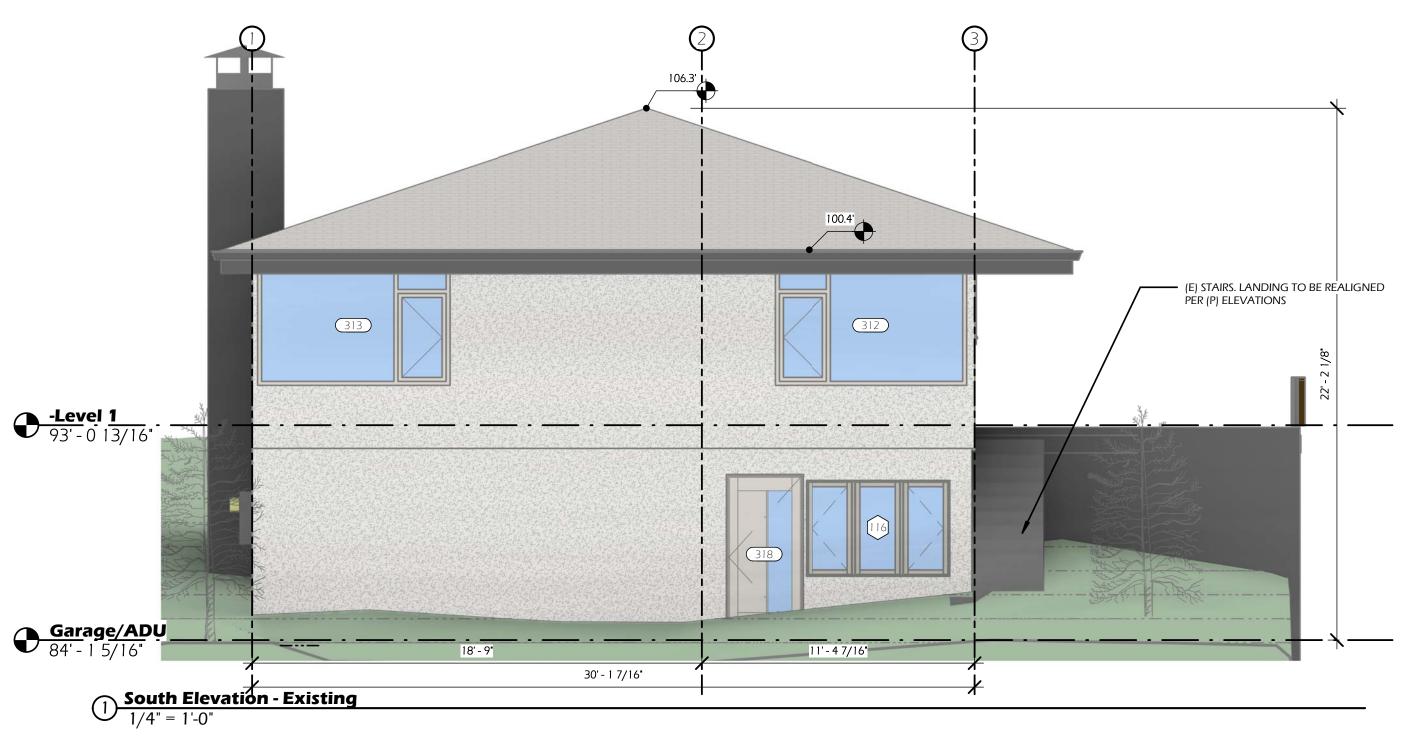
DH / BF

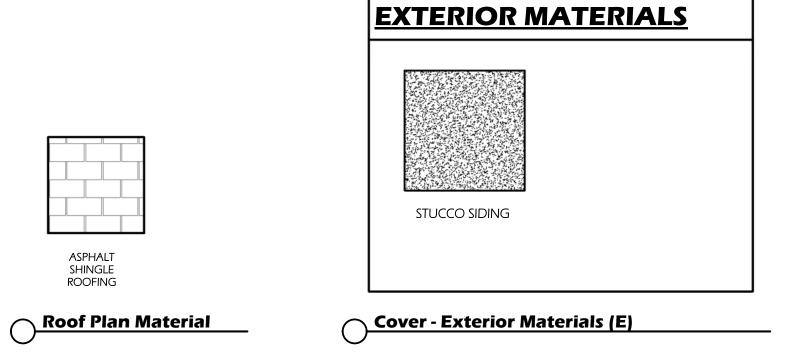
















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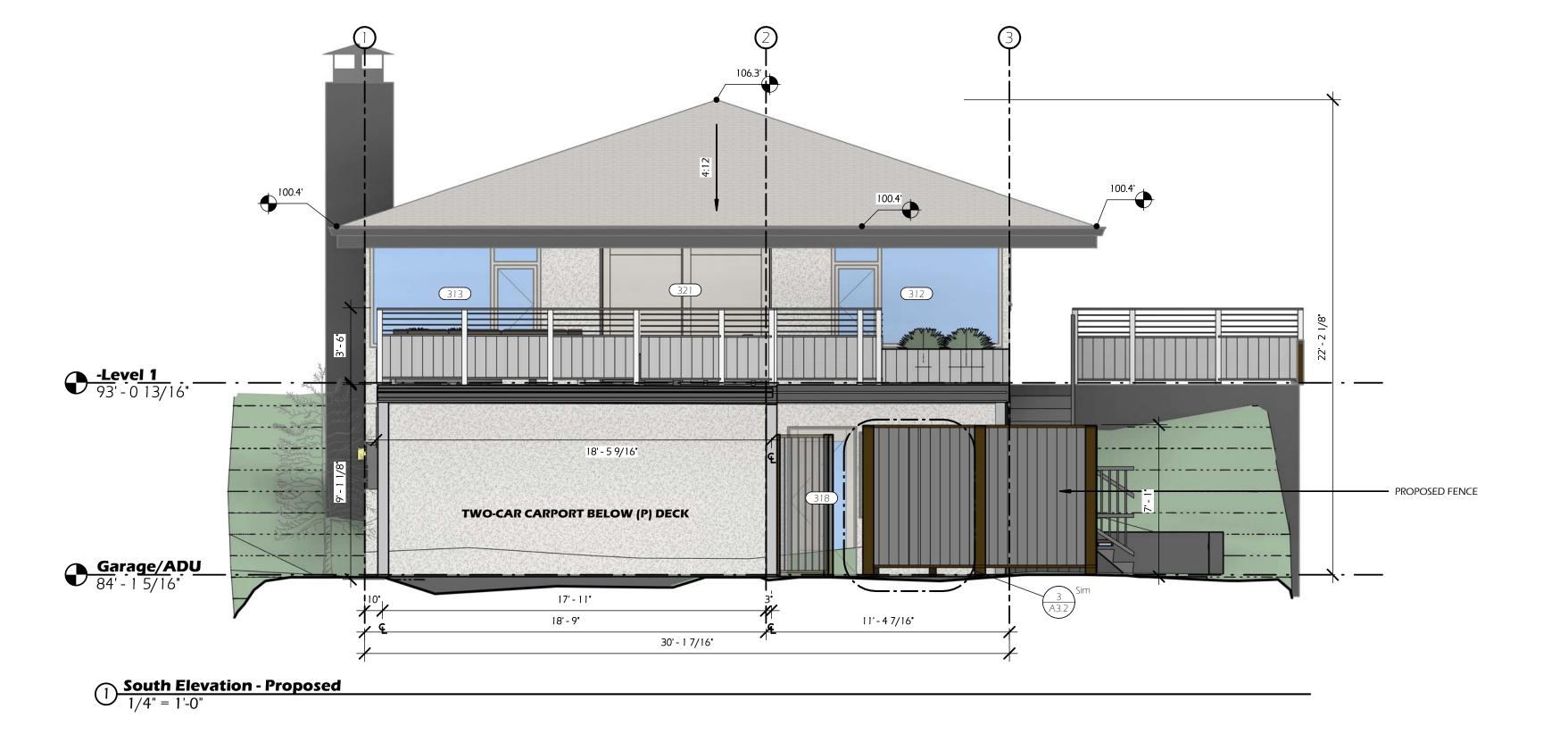
COFFIN

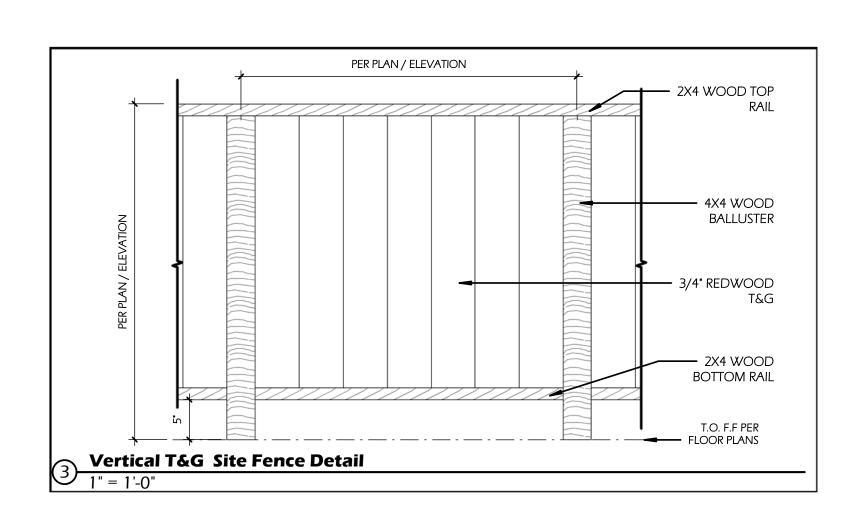
469 Scenic Drive

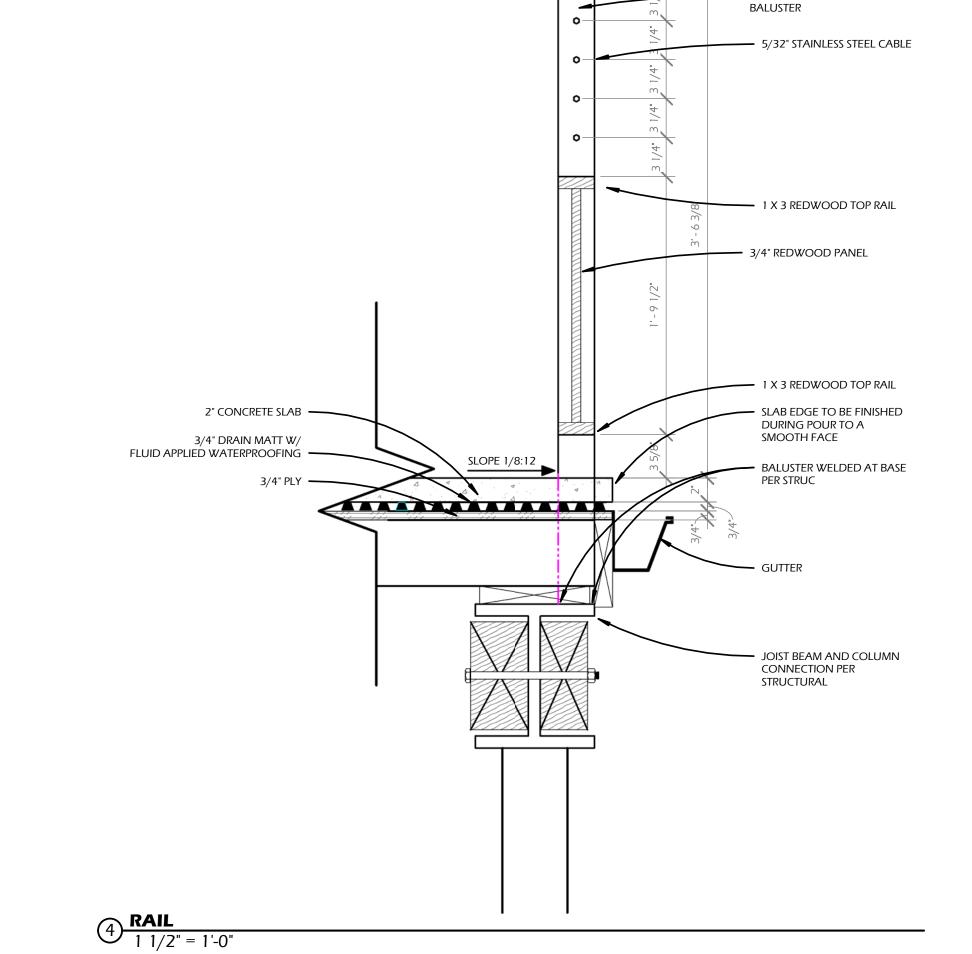
Existing Elevations

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te:	12/13/2021	
awn by:	DH / BF	12,
ecked by:	DH / BF	. 121

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asphalt Shingle

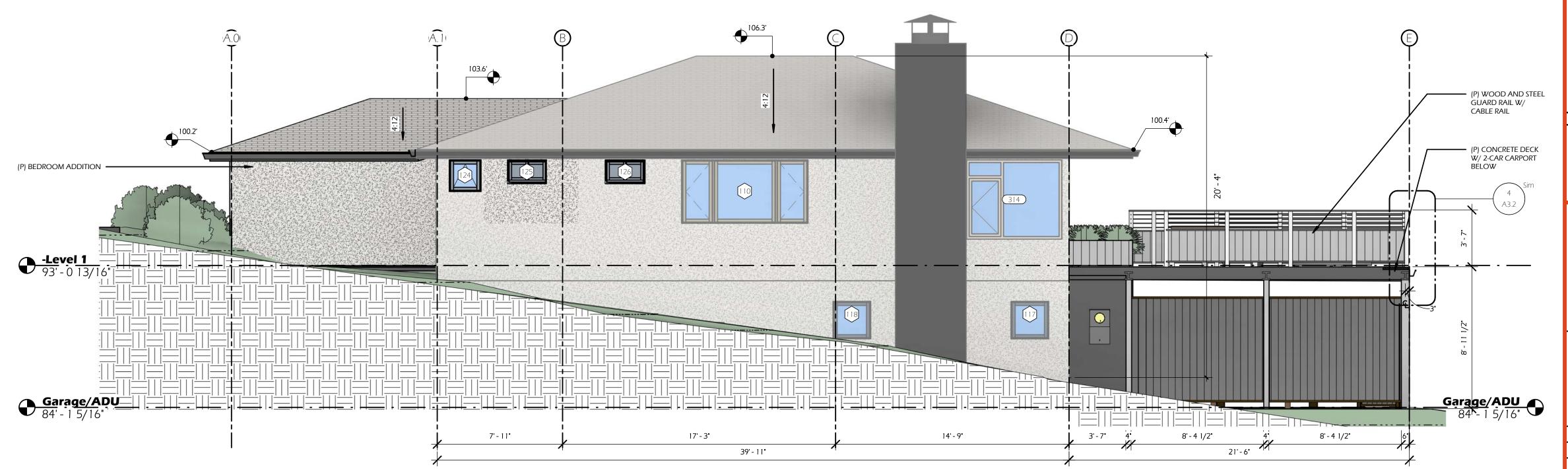
ROOFING

Roof Plan Material

EXTERIOR MATERIALS

STUCCO SIDING

— 1 X 6 TOP CAP





SALT ARCHITECTURE SANTA BARBARA, CA 805.729.4276



PROJECT TEAM

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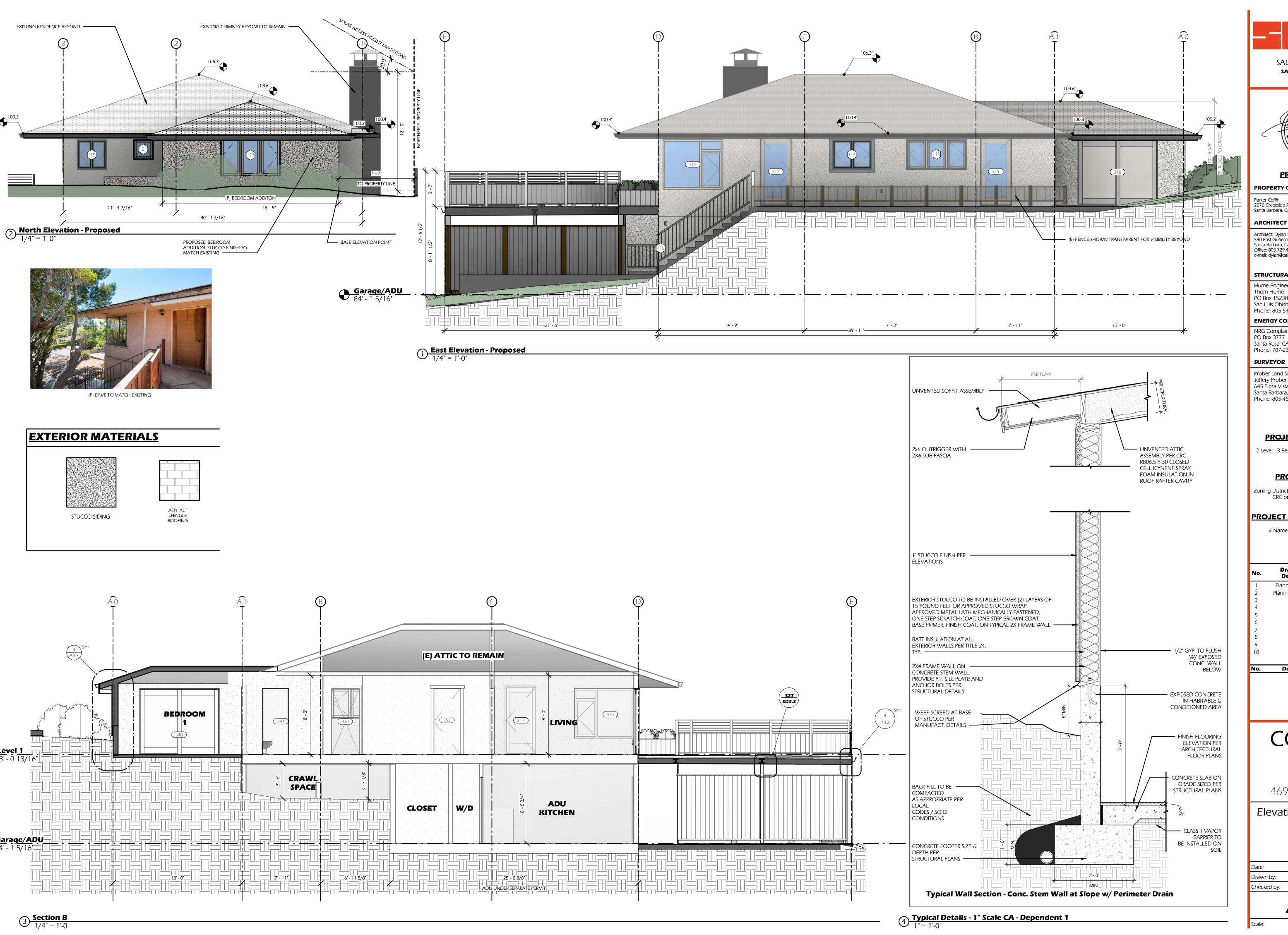
COFFIN

469 Scenic Drive

Elevations

Date:	12/13/2021	(, (,
Drawn by:	DH / BF	
Checked by:	DH / BF	,
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SALT ARCHITECTURE SANTA BARBARA, CA 805.729.4276



PROJECT TEAM

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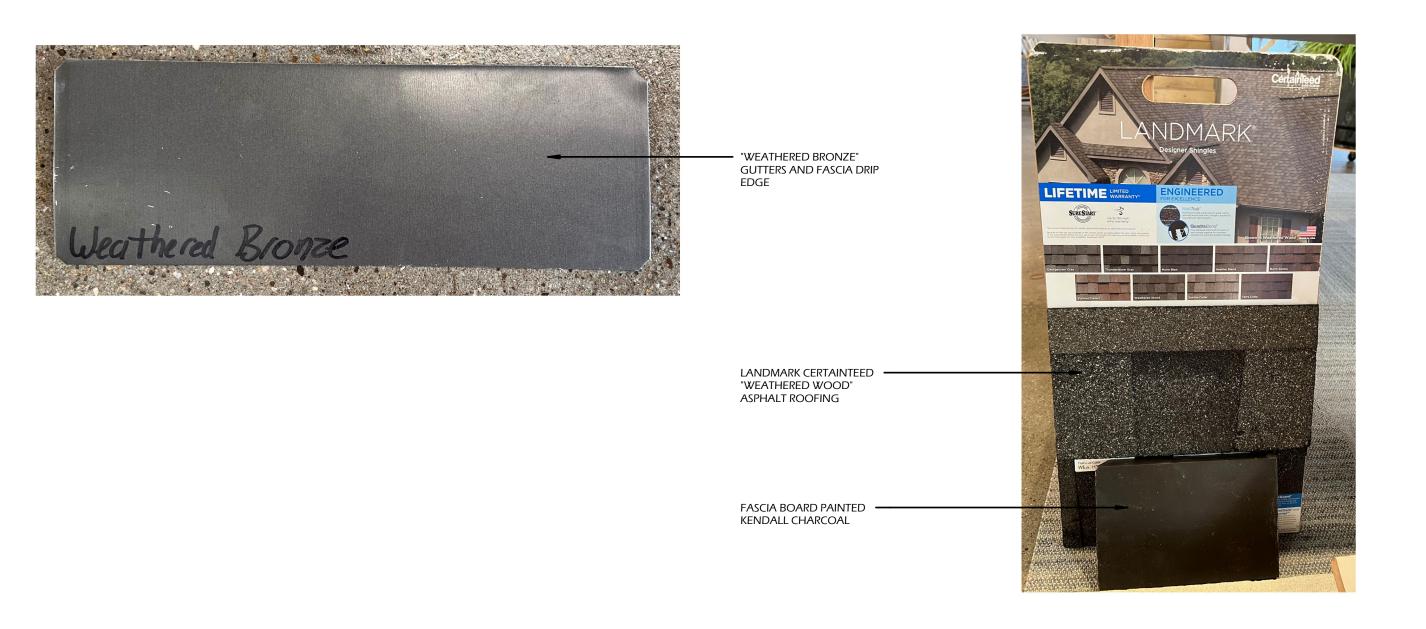
Date

COFFIN

469 Scenic Drive

Elevations & Sections

Date:	12/13/2021
Drawn by:	DH / BF
hecked by:	DH / BE



ROOFING & FASCIA



SIDING & LIGHTING



FENCING & ACCENTS



SAMPLE LAYOUT



SALT ARCHITECTURE SANTA BARBARA, CA 805.729.4276



PROJECT TEAM

PROPERTY OWNER

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Santa Rosa, CA 95402

Phone: 707-237-6957 **SURVEYOR**

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Description Date

COFFIN

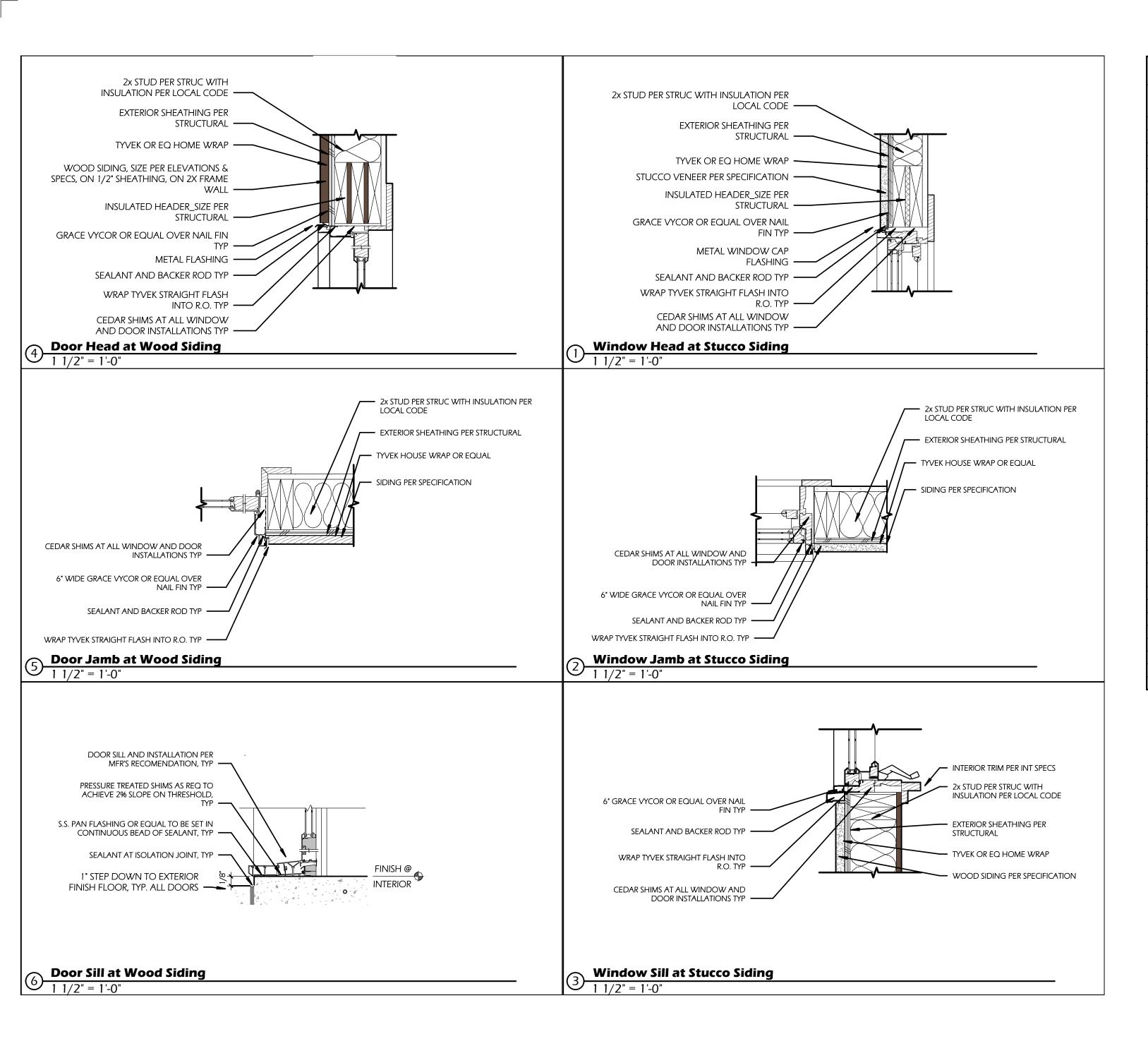
469 Scenic Drive

Materials Palette

)ate:	01/25/22
rawn by:	DH / BF
hecked by:	DH / BF

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Scale:



					Do	or Schedule - F	Post Project				
ID Mark	Level	Height	Width	Head Height	Sill Height	Operation	Type Comments	U-Factor	SHGC	Phase Created	Phase Demolished
312	Level 2	5' - 0"	8' - 0"	6' - 8"	1'-8"					Existing	None
313	Level 2	5' - 0 "	8' - 0"	6'-8"	1'-8"					Existing	None
314	Level 2	5' - 0"	6'-0"	6'-8"	1'-8"			+		Existing	None
315	Level 2	5' - 0"	6'-0"	6' - 8"	1'-8"					Existing	None
317	Level 2	6'-8"	3' - 0"	6' - 8"	0"	Inswing Single French	Exterior Aluminum Clad Flush Panel			Existing	None
318	Level 1	6'-8"	3' - 0"	6' - 8"	0"	Inswing Single French	Exterior Aluminum Clad Full Lite Panel			Existing	None
319	Level 2	6' - 8"	3' - 0"	6' - 8"	0"	Inswing Single French	Exterior Aluminum Clad Flush Panel			Existing	None
320	Level 2	6' - 8"	6' - 0"	6' - 8"	0"	Sliding Door - Left Panel Operable	Exterior Double Full Lite Panel Sliding Door			Existing	New Construction
321	Level 2	6' - 8"	8' - 0"	6' - 8"	0"	Sliding Door - Left Panel Operable	Exterior Double Full Lite Panel Sliding Door			New Construction	None
322	Level 1	7' - 0"	2' - 8"	7' - 0"	0"	Single French - Swing Per Plan	Typical Interior 3 Panel			New Construction	None
323	Level 1	7' - 0"	2' - 8"	7' - 0"	0"	Single French - Swing Per Plan	Typical Interior 3 Panel			New Construction	None
324	Level 1	7' - 0"	2' - 0"	7' - 0"	0"	Single French - Swing Per Plan	Typical Interior 3 Panel			New Construction	None
325	Level 1	7' - 0"	2' - 8"	7' - 0"	0"	Single French - Swing Per Plan	Typical Interior 3 Panel			New Construction	None
327	Level 1	6' - 8"	4' - 6"	6' - 8"	0"					New Construction	None
328	Level 1	0"	0"	0"	0"					New Construction	None
329	Level 1	0"	0"	0"	0"					New Construction	None
330	Level 2	0"	0"	0"	0"					Existing	None
331	Level 2	0"	0"	0"	0"					Existing	None
332	Level 2	7' - 0"	2' - 8"	7' - 0"	0"	Single French - Swing Per Plan	Typical Interior Flush Panel			Existing	None
333	Level 2	7' - 0"	2' - 8 "	7' - 0"	0"	Single French - Swing Per Plan	Typical Interior Flush Panel			Existing	New Construction
334	Level 2	7' - 0"	2' - 8 "	7' - 0"	0"	Single French - Swing Per Plan	Typical Interior Flush Panel			Existing	New Construction
335	Level 2	0"	0"	0"	0"					Existing	None
338	Level 2	6' - 8"	4' - 0"	6' - 8"	0"					Existing	New Construction
339	Level 2	6' - 8"	4' - 0 "	6' - 8"	0"					Existing	New Construction
340	Level 2	0"	0"	0"	0"					Existing	None
341	Level 2	6' - 8"	2' - 6"	6' - 8"	0"	Pocket Slider - See Plan	Typical Interior Flush Panel			New Construction	None
342	Level 2	7' - 0"	2' - 8"	7' - 0"	0"	Single French - Swing Per Plan	Typical Interior Flush Panel			New Construction	None
343	Level 2	7' - 0"	2' - 8"	7' - 0"	0"	Single French - Swing Per Plan	Typical Interior Flush Panel			New Construction	None
344	Level 2	7' - 0"	2' - 8"	7' - 0"	0"	Single French - Swing Per Plan	Typical Interior Flush Panel			New Construction	None
345	Level 2	6' - 8"	2' - 2"	6' - 8"	0"	Outswing - See Plan	Glass Single Panel at 4" Curb			New Construction	None
346	Level 2	6' - 8"	2' - 2"	6' - 8"	0"	Outswing - See Plan	Glass Single Panel at 4" Curb			New Construction	None
347	Level 2	7' - 0"	2' - 8"	7' - 0"	0"	Single French - Swing Per Plan	Typical Interior Flush Panel			New Construction	None
348	Level 2	6' - 8"	8' - 0"	6' - 8"	0"	Sliding Door - Left Panel Operable	Exterior Double Full Lite Panel Sliding Door			New Construction	None
352	Level 2	6' - 8"	2' - 10"	6' - 8"	0"	Single French - Swing Per Plan	Typical Interior Flush Panel			New Construction	None
353	Level 2	6' - 8"	2' - 6"	6' - 8"	0"	Single French - Swing Per Plan	Typical Interior Flush Panel	1		New Construction	None
354	Level 2	6' - 8"	2' - 6"	6' - 8"	0"	Single French - Swing Per Plan	Typical Interior Flush Panel	1		New Construction	None
355	Level 2	6' - 8"	2' - 8"	6' - 8"	0"	Single French - Swing Per Plan	Typical Interior Flush Panel	1		New Construction	None
356	Level 1	7' - 0"	2' - 8"	7' - 0"	0"	Single French - Swing Per Plan	Typical Interior Flush Panel			Existing	New Construction
357	Level 1	7' - 0"	2' - 8"	7' - 0"	0"	Single French - Swing Per Plan	Typical Interior Flush Panel			Existing	New Construction
358	Level 1	7' - 0"	2' - 8"	7' - 0"	0"	Single French - Swing Per Plan	Typical Interior Flush Panel	1		Existing	New Construction
359	Level 1	0"	0"	0"	0"					Existing	None

	Window Schedule - Post Project										
				Head							Phase
ID Mark	Level	Width	Height	Height	Sill Height	Type Comments	Operation	U-Factor	SHGC	Phase Created	Demolished
121	Level 2	2' - 0"	2' - 0"	6' - 8"	4' - 8"	Awning - 1 Wide	Awning - Outswing			New Construction	None
124	Level 2	2' - 0"	2' - 0"	6' - 8"	4' - 8"	Awning - 1 Wide	Awning - Outswing			New Construction	None
117	Level 1	2' - 4"	2' - 4"	6' - 8"	4' - 4"	Fixed - 1 Wide	Fixed			Existing	None
118	Level 1	2' - 4"	2' - 4"	6' - 8"	4' - 4"	Fixed - 1 Wide	Fixed			Existing	None
127	Level 1	2' - 4"	2' - 4"	5' - 4"	3' - 0"	Fixed - 1 Wide	Fixed			Existing	None
125	Level 2	2' - 6"	1'-6"	6' - 8"	5' - 2"	Slider - Double	Side Slider			New Construction	None
126	Level 2	2' - 6"	1'-6"	6' - 8"	5' - 2"	Slider - Double	Side Slider			New Construction	None
115	Level 2	3' - 0"	3' - 0"	6' - 8"	3' - 8"					Existing	None
120	Level 2	3' - 0"	3' - 0"	6' - 8"	3' - 8"					Existing	New Construction
114	Level 2	4' - 0"	3' - 0"	6' - 8"	3' - 8"					Existing	None
113	Level 2	6' - 0"	3' - 0"	6' - 8"	3' - 8"		Casement			Existing	None
116	Level 1	6' - 0"	4' - 0"	6' - 8"	2' - 8"		Casement			Existing	None
111	Level 2	6' - 0"	4' - 2"	6' - 10"	2' - 8"		Casement			Existing	New Construction
123	Level 2	6' - 0"	4' - 2"	7' - 2"	3' - 0"		Casement			New Construction	None
110	Level 2	8' - 0"	4' - 0"	6' - 8"	2' - 8"		Casement			Existing	None





PROJECT TEAM

PROPERTY OWNER

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Santa Barbara, Ca 93108 **ARCHITECT**

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ENERGY CONSULTANT NRG Compliance, LP

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PROJECT DESCRIPTION

2 Level - 3 Bedroom, 3 Bath + 1 Powder Bath

PROJECT ZONING

Zoning District - Single Family Residence - 2019 CRC or 2018 IRC- Occ. Class R-3

PROJECT LEGAL DESCRIPTION

Name Street Road Drive Avenue City, State zip

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Description Date

COFFIN

469 Scenic Drive

Door & Window Schedule & Details

Date:	01/25/22
Orawn by:	DH / BF
Checked by:	DH / BF

A8.1

1 1/2" = 1'-0"

0400 CONCRETE NOTES FOR RESIDENCE	(f'c)psi	Hardrock Aggregate size	Max Slump	Special Inspection Reg'd
Footings, slab on grade	2,500	1"	4"	No
Retaining Walls (UNO)	2,500	1"	4"	No
Raised Slabs (including slabs on CCB's)	3,000	1"	4"	Yes
Caissions Shafts	4,000	1"	4"	Yes
Topping Slab for steel deck	3,500	3/4"	4"	Yes
All other concrete	3,000	1"	4"	Yes

Admixtures Consult with architect for use of Xypex in mix design for exposed concrete walls and include in bid as required.

Plasticizers may be used per manufactures specifications.

c. For Marine enviroment where occurs refer to "0450 Marine Enviroment" general notes.

* All slabs connecting to grade beam shall be 3000 psi with special inspection, unless noted * Pea Gravel shall not be used unless written approval is obtained from Structural Engineer * Slump measured without plasticizer. If plasticizer is used a higher final slump may be allowed

upon Engineer's review. Concrete mix design shall be designed by an approved testing laboratory or Licensed Engineer and submitted to the Structural Engineer for approval. 1. Concrete shall have a minimum ultimate compressive strength (f'c) at 28 days as noted at the

following locations: [For structures that are three stories and less(latest edition section 1905)]

2. NOTE: Max water-to-cement ratio of 0.57 shall be used at all locations, Typical (UNO.)

. Concrete slabs shall have a maximum water to cement ratio of 0.5. 4. Fly Ash, where used, shall be limited to 20% of total cementitious mix.

5. Refer to "Marine Environment" notes for additional constraints. 6. Portland Cement shall conform to ASTM C-150, Type I or Type II. Aggregate for hardrock concrete shall conform to all requirements and tests of the latest ASTM C-33. Concrete mixing operations,

etc., shall conform to ASTM C-94. 7. All phases of concrete work shall conform to the latest approved edition of Building Code

Requirements for Reinforced Concrete: ACI-318.

8. Clear concrete coverage for reinforcing bars shall be as follows (U.N.O.): a. Concrete cast against and exposed to earth 3" min.

b. Concrete exposed to earth cast in forms 2" min. c. Concrete exposed to weather above grade 1" min.

Refer to "0450 Marine Environment" under general notes for projects near the ocean. 9. Before concrete is poured, check with all trades for proper placement of sleeves, curbs, conduits,

10. All reinforcing bars, anchor bolts, and other concrete inserts shall be well—secured in position prior to placing concrete. Additionally, the concrete should be thoroughly vibrated during placement.

11. Grout or Non-shrink grout called for on the drawing may be: a. Embeco or equal-below the slab-on-grade. b. Masterflow 713 grout or equal, above slab-on-grade.

12. Concrete shall not fall more than 1.8 m (6 feet).

13. Embedded anchor bolts shall conform to ASTM 1554 (old 325) grade 55 (75ksi tensile), U.N.O. See also "0300 Lumber Notes" and "0450 Marine Environment" under General Notes for more info. (1997 Green Book (Standard Specifications for Public Works Construction) specifies in Section 303-1.8.3)

0410 REINFORCING STEEL -Concrete & Masonry

Reinforcing steel shall conform to the requirements listed below for use noted:

Use	Bar size ASTM	<u>designation</u>	<u>Grade (7)</u> _
Footings, Stem walls, Slabs, Grade Beams & Retaining walls	All	ASTM A-615	60
All walls, Beams & Columns above Grade	All	ASTM A-615	60
Bars to be welded*	All	ASTM A-706	60
* Refer to 'Welding Requirements' notes for			

1. All reinforcing bar bends shall be made cold. See "Standard hooks, bends & lap" detail on Typical Detail Sheet for more information.

2. All horizontal bars at corners and intersections shall be lapped. See "Typical corner/intersection" detail on Typical Detail Sheet for more information. 3. Refer to "Standard hooks, bends & lap" detail for minimum lap splice lengths.

4. Welded wire fabric shall conform to ASTM A-185. Minimum lap shall be 6" for one full mesh. whichever is greater.

5. All slab-on-grade shall be tied to footings or walls. Verify with soils report where occurs for stricter requirements. Contact Soils Engineer for "floating" slabs a. Minimum dowels size and spacing shall match slab reinforcement U.N.O.

6. Reinforcing steel dowel's between footing and walls, columns or pilasters shall be the same grade, size. spacing and number as the vertical reinforcing, respectively.

7. #4 and #3 Bar size may use Grade 40 steel.

This list below is not to be used to select the material only to verify the assumed loads on the structure. Contractor shall verify the Total Load prior to ordering material Roof Loads 9/27/2021

JOB NAME: Scenic 469 JOB #: 21 075 Eng: AF Total Dead Load = (22.0psf

Asphalt Strip Shingles (6.0psf) Solar Panels (2.8psf)

2 Felt #30 (0.8psf) Plywood 5/8" (2.2psf) 2x10 24"oc (1.9psf) 2x8 24"oc (1.5psf) Rolled Insulation (0.5psf) 5/8" Gypsum Board (2.8psf) Sprinklers (1.5psf)

Misc (2.0psf)

Floor Loads 9/27/2021 JOB NAME: Scenic 469 JOB #: 21 075 Eng: A Total Dead Load, FDL= (19.6psf)

7/8" hardwood flooring in (4.0psf Plywood 1-1/8" (4.1psf) 2x12 16"oc (3.5psf) Rolled Insulation (0.5psf) 5/8" Gypsum Board (2.8psf) Sprinklers (1.5psf) Misc (3.2psf)

DESIGN PROCEDURE Equivalent Latera Force Analysis IMPORTANCE OCCUPANCY CATEGORY : 1.60 1.02 SITE CLASS : D SEISMIC DESIGN CATEGORY : E : 0.25 6.5 SEISMIC RESISTING SYSTEM : A15. Light-framed

BASIC WIND SPEED #REF! #REF! **EXPOSURE CATEGORY** INTERNAL PRESSURE COEFFICIENT : #REF!

0301 LUMBER . Framing lumber shall be Douglas Fir, Coast Region, grade marked by W.C.L.A. The moisture content (MC) shall be at 19% or less before any members are covered.

2. Lumber framing grades shall be as follows, except as otherwise noted on the structural drawings:

a. <u>Horizontal Framing Grade</u> 4x, 6x, 8x beams

- No.2 (Unless noted otherwise on plans) All header beams b. <u>Vertical Framing</u> construction grade

Studs - 2x4, 2x6

3. Approved bridging or solid blocking shall be spaced as follows, except as otherwise noted on the structural drawings: a. roof rafters more than 8" in depth at 10 feet o.c. maximum

b. 2x floor joists more than 16'-0'' in in length at 8 feet o.c. maximum except as otherwise

4. Nail connections shall conform to Table 2304.10.1 (page 279 of 2019 CBC) except as otherwise noted. All nails shall be common wire nails except as otherwise noted. 5. Kiln dried lumber shall be used when exposed beams and posts meet. Consult with architect for more information and alternatives.

6. Unless noted otherwise. Fasten 1½" members together with; FOR OFFICE USE ONLY Two plys: 3 rows of 16d @ 12"oc 705 plf 2 rows of SDS1/4"x3" WS @ 12"oc 995 plf Three plys: 3 rows of 16d @ 12"oc Both Sides 530 plf 2 rows of SDS¼"x4½" WS @ 12"oc Both Sides 745 plf Four plys: 2 rows of ½"ø MB @ 12"oc 680 plf 2 rows of SDS1/4"x6" WS @ 12"oc Both Sides 665 plf

PTDF LUMBER 7. All wood in contact with concrete or masonry shall be approved pressure treated Douglas Fir. Per Section 2303.1.9 of 2019 CBC a. Fasteners for pressure-preservative outdoor use and fire-retartant treated wood shall be of

hot-dipped zinc coated galvanized, stainless steel" or use Refer to typical details for alternate installation on anchor bolts. b. For pressure—preservative indoor use fasteners shall be subjected to the local building officials recommendation. "Advance Guard" does not have any requirement for fasteners. PTDF LUMBER INSIDE

8. All pressure treated lumber that is inside and continuously protected from water shall use "Advance Guard" w/.42DOT manufactured by Osmose, Inc. (NER-#648) (800)-241-0240. Refer to manufacturer for more information (www.osmose.com)

10. All pressure treated lumber that is outside shall use "Lifewood" manufactured by Osmose, Inc. Refer to manufacturer for more information (www.osmose.com) (ESR-#2240) (800)-241-0240.

0302 WALL FRAMING 1. "Header" or "HDR" indicates a continuous 2-2x (MIN) top plate over the member. Header posts/trimmers (single/top story level) shall be constructed and sized per typical details unless

All 2-2x and 3-2x posts shall be nailed together with 16d @ 8"oc each stud. Top plate splices at shear walls shall be 6'-0'' minimum in length with 28-16d nails. All double studs shall be nailed together with 16d @ 8"oc.

All studs shall be balloon framed to bottom of rafters, ceiling joists or truss. 2x king studs with 10-16d into header and 16d @ 8"oc to post/trimmer staggered. All studs shall be ballooned framed to bottom of rafter, ceiling joists, floor joists unless noted

"Header" or "HDR" indicates a continuous 2-2x top plate over the member. 9. All cripple walls under floors shall be 2x6 @ 16"oc unless noted otherwise and match shear

10. Contractor shall provide posts in cripple wall directly under posts above, regardless if shown or not. Match post size above unless noted otherwise. 11. Wall heights per Table 2308.5.1 PAGE 459 of **2019 CBC**

2x4 @ 16"oc----10'-0" maximum height. 2x6 @ 16"oc----14'-0" maximum height.

For wall heights taller then **14'-0"** please notify the engineer 12. All other posts shall be DF#1: minimum post size shall be: (unless noted otherwise). 4x6, 4x8, 4x10 beams ----- 2-2x DF STUD 4x12 and deeper beams ----- 4x DF #1 6x8, 6x10 beams ----- 2-2x DF STUD 6x12 and deeper beams ----- 4x DF #1

3½" PSL's. GLB's or 2-ML's----- 4x DF #1 5½" PSL's, GLB's or 3-ML's to 14" depth----- 4x DF#1 5½" PSL's. GLB's or 3-ML's over 14" depth---- 6x DF#1 Match beam width with post width. Max post height shall be 14'-0". Contact Engineer if greater.

Refer to typical details and specific details noted on plans for more information. 0307 NAILING:

All nailing shall be in compliance per latest edition Table 2303.6 of 2019 CBC 16d SINKERS (3¼"x.148)

10d COMMON (21/4"x.148) Shear Sheathing to PTDF sill plate GALVANIZED 8d COMMON (2½"x.131] Roof Sheathina Floor Sheathing 10d COMMON (3"x.148) Metal Connectors 10d COMMON (3"x.148) over plywood

directly to member(non plywood) (1½"x.148) 2. Diaphragm (Roof and Floor) sheathing and nailing shall be inspected by the local governing authority prior to contining framing. 0308 ANCHOR BOLTS

1. Anchor Bolts shall be placed 9" from ends and spaced at intervals noted on structural drawings and shear schedules with 7" minimum AB embedment into footings. All foundation AB's (Including Post installed anchors) shall have plate washers 3"x3"x0.229"

3. All exterior walls shall have anchor bolts spaced at 4'-0" o.c. maximum. Two min. per plate. 4. All fasteners (hold downs, anchor bolts ect.) shall be securely fastened in place prior to

5. Refer to Shear Sheathing Notes 0360 for more information.

0360 SHEAR SHEATHING

1. All shear sheathing shall be APA rated CDX or 5 ply Structural I, or CC with exterior glue per PS 2-10. All sheets shall be grade marked. 1.1. "LP FlameBlock Fire-Rated Structural 1 Sheathing (ESR #1365)(PER 06013) is allowed as a

1.2. Contractor may use existing shear wall per engineers review. 1.3. Either side of wall for shear sheathing per Engineer's and/or Architect's written approval.

1.4. Plywood sheets shall not be less than 16" each way. 1.5. Plywood shall have framing or blocking at all edges of all sheets in shearwalls.

2. Minimum of 2 layers of grade D paper between sheathing and exterior lath minimum (VWA). 3. Openings over 141/4"x141/2" wide, provide solid blocking at head and sill level, each side of opening. Strap with CS16 x 3 times the opening width. Maintain 24" min distance. 4. Finish edge nail of sole plate 7 days after roof is loaded. Refer to 0200 #3.

SHEAR PANEL FASTENERS 5. Panel nails shall be Common type with;

5.1. $\frac{1}{2}$ " minimum penetration into studs/posts. (2" minimum nail length) 5.2. Placed at least ¾" from shear panel edges. 5.3. At least 1/4" from edge of the connecting member

5.4. Nails shall be staggered in two rows along shear panel boundary edges. 5.5. All defective nails shall be removed and replaced with sound nailing. SHEAR PANEL SOLE PLATE FASTENERS

6. All fasteners to PTDF plates shall be hot dipped galvanized refer to PTDF for more information No electroplated galvanized fasteners 7. SDS screws shall have $1\frac{3}{4}$ " minimum penetration into member below plywood. Lag bolts shall have

5" minimum embed into pre-drilled 4x member below. 8. Contractors may use 16d common nails at sole plate in lieu of SDS screws, provided: a. Minimum nail embed into material below is 11/2"

b. Type "A" wall: 16d @ 5"oc staggered c. Type "B" wall: 16d @ 3"oc staggered

d. Type "C" and above walls: Not Allowed. 9. Anchor bolts have been designed for 50% load capacity, per exception in CBC section 2305.3.11

SHEAR PANEL STUDS

10. Space studs at 16"oc (max.) 11. Use 3x minimum stud at all abutting panels, except "A" type walls 12. Use 3x minimum members where ever all nail spacing is 2" or tighter in spacing

14. Abutting 2-2x members shall be connected with 2 rows of 16d. Type "A"=@16"oc. "B"=@10"oc Type "C"=@8"oc. Use 3x or 4x for other walls types 0408 FOOTINGS and/or GRADE BEAMS 1. All footings and grade beams shall be shall be centered under wall and/or post unless othewise

13. If splitting occurs in studs, contractor shall pre-bore $\frac{5}{32}$ pilot holes, $\frac{7}{32}$ shank is required.

2. All footings shall be placed level and into natural earth material or compacted fill approved by a

3. All gradebeams shall be placed level unless noted otherwise. 0415 HORIZ REINFORCING in WALLS-Concrete & Masonny

Minimum Horizontal Reinforcement. <u>Concrete</u> 1-#5 @ 18"oc 1-#4 @ 24"oc 1-#4 @ 12"oc 1-#5 @ 15"oc 12-16" 2-#4 @ 12"oc 2-#4 @ 24"oc <u>12-16" 2-#5 @ 18"oc</u>

0000 CODES AND REFERENCES All general structural notes and specifications reflect the providsions of the

0100 STRUCTURAL GENERAL NOTES

2019 CBC(California Building Code) ASCE 7-16 (Minimum Design Loads) ACI 318-14 (Concrete) AISC 360-16/AISC 341-16/AISC 358-16 (Steel) NDS-18/AWC-18 (Wood). ACI 530-16/ASCE5-16/TMS 402-16 (Masonry)

GENERAL 1. The plans provided will be acceptable for building for only two years after the date noted. Afterwards, Thom Hume Consulting Engineers will require a thorough review of the plans and details and make the changes as needed. This additional time will require one month of notice prior to beginning of construction.

2. The General Contractor shall be responsible for coordinating all the work of the Subcontractors indicated on the structural construction drawings and project specifications. The contractor shall discrepancies or inconsistencies.

verify all dimensions prior to starting construction. The Architect shall be notified of any

All omissions or conflicts between the various elements of the working drawings and/or specifications shall be brought to the attention of the Architect before proceeding with any work

so involved. 4. Site preparations and Temporary bracing:

a. The General Contractor shall investigate the site during clearing and earthwork operations for fill excavations or buried structures such as cesspools, cisterns, foundations, etc. Where such structures are found the Architect shall be notified immediately. b. The Contractor shall be solely responsible for all excavation procedures including lagging, shoring

and protection of adjacent property, structures, streets and utilities in accordance with all national state and local safety ordinances. c. The Contractor shall be responsible for and provide adequate shoring, bracing and guys in

accordance with all national state and local safety ordinances. All temporary bracing of structural elements (steel members, masonry, concrete or work walls, etc.) during construction shall conform with all applicable codes and safety requirements of all governing agencies. d. Any deviation from approved and permitted conditions must be approved by the local agencies prior to erection.

5. Deviations from the structural design as indicated on the structural construction drawings are not permitted without written approval from the Structural Engineer. It will be the Contractor's responsibility to request written approval, even if the Structural Engineer has provided verbal authorization. Approval from the local governing authority Building Inspector does not constitute authority to deviate from the contract documents. AUTHORITY OF WORK'

6. All work shall conform to the minimum standards of the latest edition of the California Building Code (2019 CBC) edition and any other regulating agencies which have authority over any portion of the work, including the State of California, Division of Industrial Safety. CAL O.S.H.A.

7. The General Contractor shall be solely responsible for following, maintaining and being familiar with Cal O.S.H.A. standards and procedures for all aspects of the construction, including, but not limited to, safety of the construction personnel, excavation procedures, temporary shoring of bracing, site safety procedures, etc. All erection procedures shall conform to OSHA Standards. Any deviation must be approved by OSHA prior to erection.

8. All details designated as standard or typical shall occur in addition to any other specific detail. A detail, section, elevation, etc. reference may be indicated only once on a structural construction drawing, but is to be used at all like and similar construction conditions.

9. The work typical adjacent to a detail, section, elevation, etc. reference is implied at each like and similar construction conditions. During the construction period the General Contractor may, at their convenience, request an interpretation and/or clarification of the structural construction drawing and project specifications. ASTM SPECIFICATION

10. All ASTM specification designations shall be of the latest revision, unless noted otherwise.

11. Nothing contained within the contract documents shall relieve the General Contractor and the subcontractor of: a.the responsibility to determine any aspect of how the work is to be performed b. dealing with matters of safety of personnel.

c.safety of property. d.superintending of the work. 12. It is the sole responsibility of the General Contractor to initiate, maintain and supervise: a.all safety instructions with regard to personnel

c.security of property and construction material in connection with any portion of the work as the work progresses d.During the construction period the Contractor shall be responsible for the safety of the building.

TRADES 13. The Contractor shall be responsible for coordinating the work of all trades and shall check all dimensions. All discrepancies shall be called to the attention of the Architect and be resolved before proceeding with the work. 0202 MOISTURE CONTROL:

Building materials with visible signs of water damage shall not be installed. Wall and floor framing and concrete slabs shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be verified in compliance with the following: Moisture content shall be determined witheither a probe-type or contact-type moisture meter. 2. Moisture readings shall be taken at a ppint 2 feet to 4 feet from the grade stamed end of each

3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclosed the

wall and floor framing and slab on grade. 0290 FOUNDATION INSPECTIONS ARCHITECT/DESIGNER

1. The Architect shall review all dimensions for adequacy and accuracy prior to submittal to the 2. The Architect shall submit the plans to the Soils Engineer for compliance with the Soils Report.

Please provide letter from the Soils Engineer to Thom Hume Consulting Engineers, Inc. of record for recommendations and/or concerns. GRADING 3. See Soils Report described and sheet 4. Grading shall be performed, per soils report.

b.safety precautions with regard to personnel

5. Remove and re-compact, per soils report. SITE GRADING & DEVELOPMENT See Soils Report described above SLOPE CONSTRUCTION See Soils Report described above UTILITY TRENCHES

See Soils Report described above CONTRACTOR 6. The Contractor shall review all dimensions for adequacy (FOS and/or FOC) and verify with Architect prior to construction 7. When existing conditions occur, the Contractor shall complete demolition then fully review all drawings, notes, details, etc. to ensure the connections will adequately work with the existing

condition as shown on the plans. Contractor shall notify the Architect of any discrepancies prior to 8. Prior to foundation inspection by the Building Department, The Contractor shall have the Soils Engineer's opinion to the Architect, Thom Hume Consulting Engineers, Inc. and the Building

Department in writing that: 1. The building pad was prepared in accordance with the Soils Report. 2. The utility trenches have been properly back filled and compacted.

3. Drainage system is in accordance with the Soils Report (where applicable) 0330 LUMBER HARDWARE 1. All lumber hardware (hangers, framing anchors, postcaps, fasteners, etc.) have been specified Simpson Strong Tie connectors as manufactured by Simpson company, San Leandro, California. Approved equal hardware may be substituted upon written approval by owner and The Engineer of

2. All fasteners with lumber hardware shall be per Simpson recommendations (fill all holes) unless noted otherwise. 3. All lumber hardware that is exposed to the exterior or other corrosive environments, or may come in contact with corrosive materials shall be Corrosion Resistant per Simpson's recommendations.

Fasteners of comparable material shall also be used to install the product. Refer to current Simpson Catalog. 4. All lumber hardware that is connected to PTDF shall be stainless steel or hot dipped galvanized or

per typical details as noted on sheets S1. a. Nails and bolts shall be of like material. . DO NOT INTERMIX coatings. 0306 BOLTS & LAG BOLTS

Bolt holes shall be 1/16" (maximum) larger than bolt size. a. Re—tighten all nuts prior to closing in. b. Standard cut washers shall be used under bolt heads and nuts against wood (UNO). All lag bolts shall be pre-drilled prior to placement.

Maximum countersink depth = 1" unless noted otherwise. HOLD DOWN ANCHORS Increase footing depths for anchor as required.

Anchor bolt nuts shall be finger tight plus ½ to ½ turn w/wrench. Do not over-torque nut. Re—tighten anchor bolts 7 days after roof is loded. All fasteners (hold downs, anchor bolts ect.) shall be securely fastened in place prior to inspections.

WOOD EPOXY 8. Wood epoxy where called for on plans or details shall conform to applicable standards. SPECIAL INSPECTION STATEMENT

_Plan Check #:____ Project: _____ Location:_____ This Statement of Special Inspections is submitted in fulfillment of the requirements of CBC Sections • Schedule of Special Inspections and tests applicable to this project

Special Inspections per Sections 1704 and 1705

• List of the Testing Agencies and other special inspectors that will be retained to conduct the tests and inspections. Special Inspections and Testing shall be performed in accordance with the approved plans and specifications, this statement and CBC sections 1704, 1705, 1707, and 1708. The Schedule of Special Inspections summarizes the Special Inspections and tests required. Special Inspectors will refer to the approved plans and specifications for detailed special inspection requirements. Any additional tests and inspections required by the approved plans and specifications will also be performed.

Interim reports will be submitted to the Building Official and the Registered Design Professional in Responsible Charge in accordance with CBC Section 1704.2.4 • A Final Report of Special Inspections documenting required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy (Section 1704.2.4). The Final Report will document: • Required special inspections. • Correction of discrepancies noted in inspections.

he Owner recognizes his or her obligation to ensure that the construction complies with the approved permit documents and to implement this program of special inspections. In partial fulfillment of these bligations, the Owner will retain and directly pay for the Special Inspections as required in CBC Section

his plan has been developed with the understanding that the Building Official will: Review and approve the qualifications of the Special Inspectors who will perform the inspections. • Monitor Special Inspection activities on the job site to assure that the Special Inspectors are qualified and are performing their duties as called for in this Statement of Special Inspection. Review Structural Observation reports and insure contractor complied with corrections.

 Review submitted Inspection reports. • Perform inspections as required by the local building code epared by:

THOM HUME CONSULTING ENGINEERS Registered Design Professional in Responsible Charge Building Official's Acceptance: Signature wner's Authorization:

SPECIAL INSPECTION SUMMARY

Signature

<u>Notation Used in Table:</u> Indicates continuous inspection is required.

Signature

Indicates periodic inspections are required. The notes and or contract documents should clarify.

X Is placed in the appropriate column to denote either "C" continuous or "P" periodic inspections. --- Denotes an activity that is either a one-time activity or one whose frequency is defined in some other manner dditional detail regarding inspections and tests are provided in the project specifications or notes on the drawings.

LIST OF WORK & INDIVIDUALS

2101 01 1101111 01120		
SOIL: INSPECTION OF SOILS See list below for Table 1705.6 special inspectors	C*	P
1. Verify material below footings 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 materials.		X
SHEAR SHEATHING Thom Hume Consulting CBC 1705.10.1 Engineers Inc.	C*	P
 Inspect nailing, bolting, anchoring, and other fastening of components within the seismic—force—resisting system, including: wood shear walls, drag struts, braces, shear panels and holdowns. Refer to "Shear Panel Schedule" for more information 		×

Note: Special Inspection is to be provided in addition to the inspections conducted by the Department of Buildina and Safety and shall not be construed to relieve the owner or his authorized agent fror requesting the periodic and called inspections required by Chapter 17 of 2019 CBC

NO STRUCTURAL OBSERVATION REQUIRED

NO SHOP DRAWING SUBMITTALS

NO DEFERRED SUBMITTALS

0200 CONTRACTOR NOTES: These notes are intended to help the Contractor locate special areas of consideration. They are not to be solely relied on. A complete review of the Construction Documents, including: Structural, Architectural, Mechanical, Electrical and Plumbing is required to construct this project.

1. Per Civil Code § 832. Lateral and subjacent support a. If at any time it appears that the excavation is to be of a greater depth than are the walls or foundations of any adjoining building or other structure, and is to be so close as to endanger the building or other structure in any way, then the owner of the building or other structure must be allowed at least 30 days, if he so desires, in which to take measures to protect the same from any damage, or in which to extend the foundations thereof, and he must be given for the same purposes reasonable license to enter on the land on which the

excavation is to be or is being made. 2. Special fasteners to Pressure Treated Douglas Fir is required a. Refer to General Notes/Lumber/Nailing #7 and Lumber Hardware #4.

3. Drywall and shear sheathing nailing. Our office recommends the roof be loaded and drywall stacked 7 days prior to final edge nailing of the sole plate and hanging drywall. This will allow the framing members to "settle" and tighten

up and reduce the plaster cracking. 4. Each Contractor responsible for the construction of the main wind or seismic force resisting system designated seismic system or a wind or seismic resisting component listed in the statement of special inspections shall submit a written statem Owner prior to the commencement of work on the of responsibility shall contain the following:

b. Acknowledgement that control will be exer documents approved by the Building Official. of reporting and the distribution of the repo

a. Acknowledgement of awareness of the

special inspections.

the organization. 0250 CONTRACTOR NOTES EXISTING STRUCTURES: 1. Verify that existing footings do not have significal 2. Contractor shall meet with soils engineer at site to bidding project.

3. Contractor shall complete demo work including cracks or floors out of level. The engineer of I to any construction commencing.

AN IN-HOUSE BACK CHECK HAS NOT BEEN

c. Procedures for exercising control within the COMPLETED AND BLDG. DEPT. REVISIONS d. Identification and qualifications of the Perso HAVE NOT BEEN ADDED TO THESE PLANS. THE ENGINEER AND THE ARCHITECT ASSUME NO RESPONSIBILITY FOR CONSTRUCTION BIDS TAKEN FROM THESE PLANS.

NGINEER San Luis Obispo, Ca. 93406 Fax: (805) 781-9476 e-mail: mail@thengineers.com SB Phone: 962-6311 www.thengineers.com

San Luis Obispo CA 93406 805 595 1737

ALL DRAWINGS BEARING THE STRUCTURAL DRAFTING SERVICES LOGO AND INFORMATION CONTAINED WITHIN THE DRAWINGS ARE THE SOLE PROPERTY OF STRUCTURAL DRAFTING SERVICES. INFORMATION IS FOR USE ON THE SPECIFIED PROJECT AND ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WITHOUT THE WRITTEN CONSENT OF STRUCTURAL DRAFTING SERVICES. DRAWINGS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED.

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PLOT DATE: 11/18/2021

Engineer: TWH Drafter: AL

NO. DATE: ISSUED FOR: PRELIM SET #01 10/15/2021 11/17/2021 PRELIM SET #02

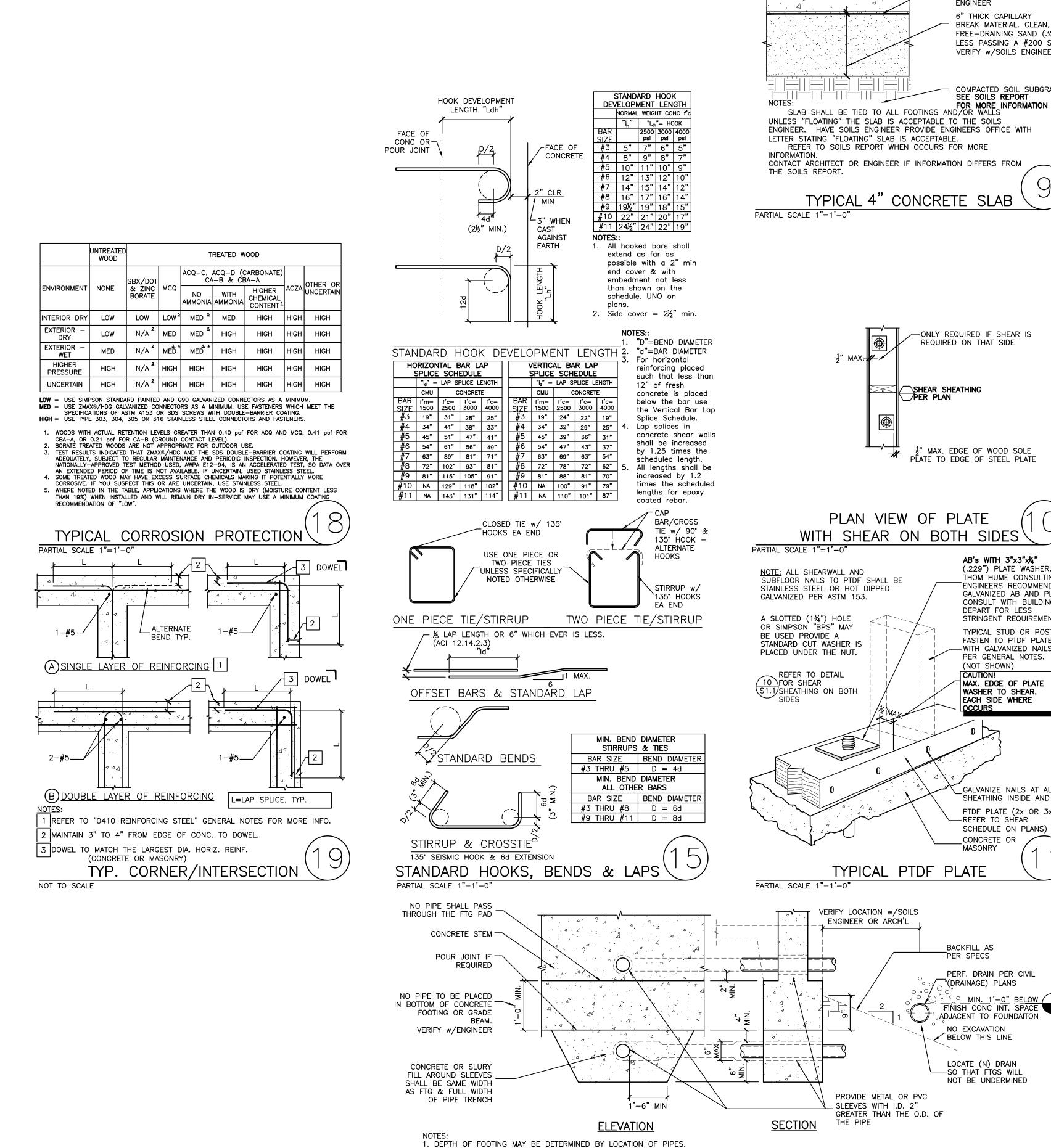
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SHEET NAME GENERAL NOTES

PROJECT: SHEET NO. 21 075. DRAWN BY:

PAGE ---- OF 00

S0.1



2. GENERAL CONTRACTOR SHALL REVIEW MECH'L/PLUMBING DRAWINGS AND SPECIFICATIONS AND

LARGEST ADJACENT SLEEVE SIZE. (ie 6"0 SLEEVE WILL REQUIRE 1'-0" DISTANCE BETWEEN)

TYPICAL SMALL PENETRATION AT FOOTINGS

3. MULTIPLE OPENINGS SHALL HAVE A MINIMUM CLEAR SPACE BETWEEN SLEEVES OF 2x THE

CONSULT WITH MECH'L CONTRACTOR

NOT TO SCALE

TO DETERMINE EXACT DEPTH AND LOCATION OF PIPES.

CONC. SLAB w/REINF PER

TIE SLAB TO ALL FOOTINGS

MATCH SLAB REINF.

ENGINEER

_\shear sheathing _∕per plan

CAUTION!

MASONRY

BACKFILL AS

PER SPECS

PERF. DRAIN PER CIVIL

° ° ° MIN. 1'-0" BELOW FINISH CONC INT. SPACE

ADJACENT TO FOUNDAITON

"(DRAINAGE) PLANS

NO EXCAVATION

BELOW THIS LINE

LOCATE (N) DRAIN

-SO THAT`FTGS WILL

NOT BE UNDERMINED

PARTIAL SCALE 1"=1'-0

NEW SET-XP EPOXY

FOOTING. MATCH NEW —

FOOTING REINF. (#4

TOP & BOTT. MIN.)

EXISTING SLAB FOOTING VERIFY THE CONDITION WITH THE

MATCH EXISTING

FOOTING DEPTH OR

REFER TO OTHER

DETAILS AND NOTES

EXTEND FOOTING BELOW EXISTING IF OCCURS.

FOR MORE INFORMATION

PARTIAL SCALE 1"=1'-0

ENGINEER

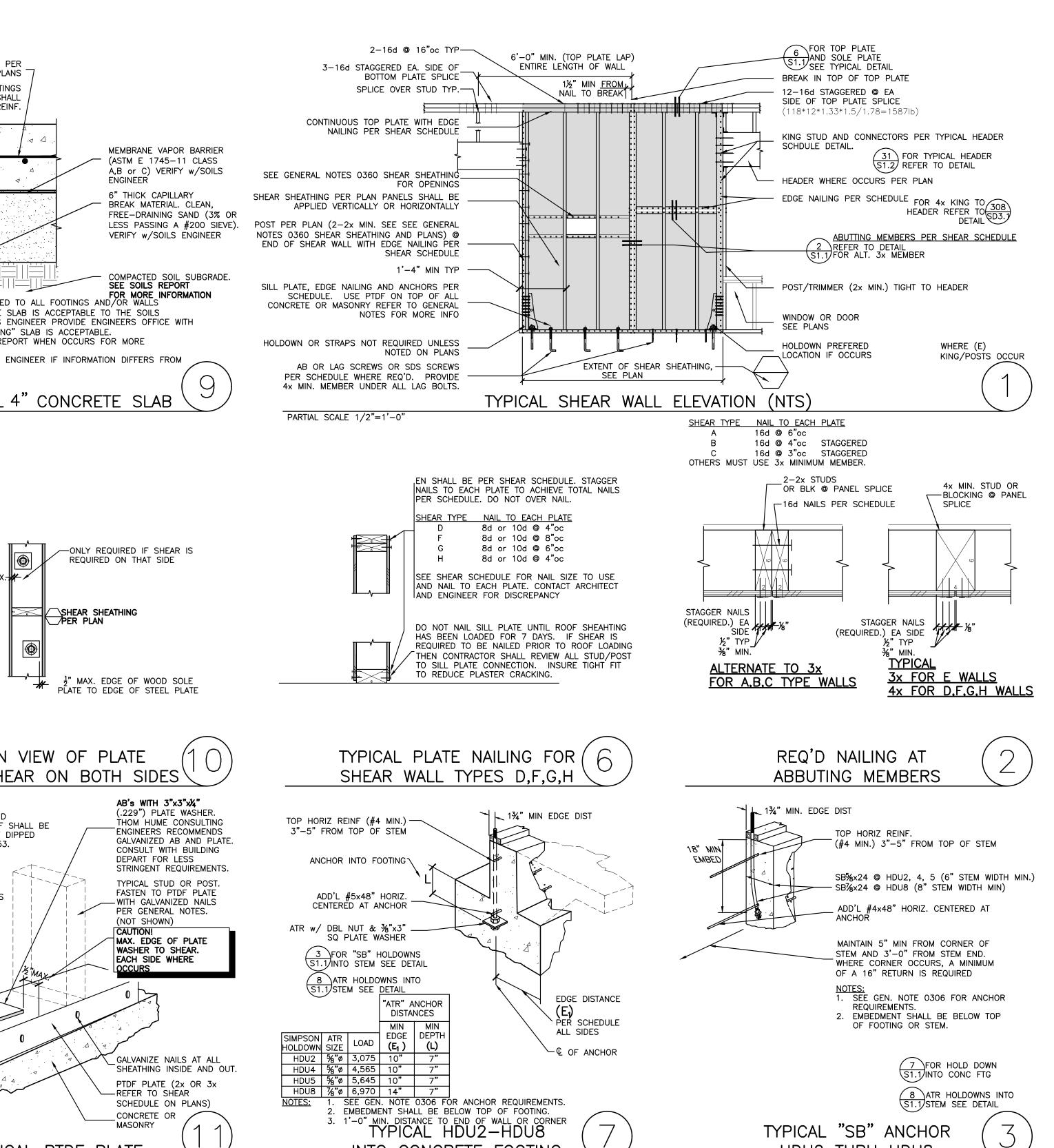
DEEPER

(N) FTG TO (E) FTG $^{\setminus}$

DOWELS INTO EXISTING

NOTES ON FOUNDATION PLANS

WITH DOWELS. DOWELS SHALL



INTO CONCRETE FOOTING HDU2 THRU HDU8 PARTIAL SCALE 1"=1'-0' NOT FOR CONSTRUCTION . . 4 AN IN-HOUSE BACK CHECK HAS NOT BEEN COMPLETED AND BLDG. DEPT. REVISIONS EMBED HAVE NOT BEEN ADDED TO THESE PLANS

TAKEN FROM THESE PLANS.

SHEET NAME THE ENGINEER AND THE ARCHITECT ASSUME NO RESPONSIBILITY FOR CONSTRUCTION BIDS PROJECT: SHEET NO.

51.1

NGINE San Luis Obispo, Ca. 93406 Fax: (805) 781-9476 e-mail: mail@thengineers.com SB Phone: 962-6311 www.thengineers.com

San Luis Obispo CA 93406 805 595 1737

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> 0 DRIVI BARA, II OF COF 469 SAN

PLOT DATE: 11/18/2021

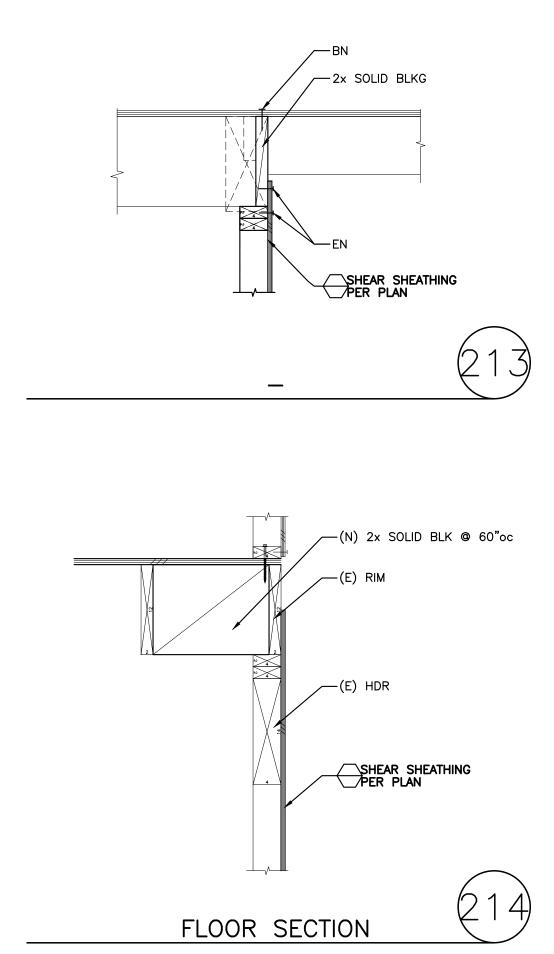
Engineer: TWH Drafter: AL

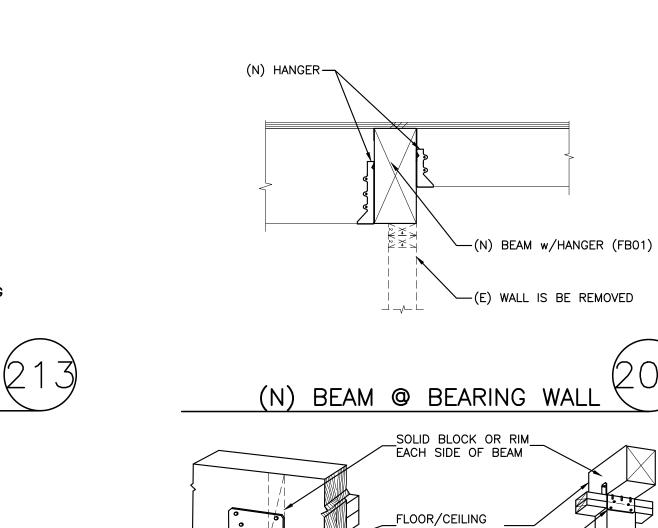
ISSUED FOR: NO. DATE: PRELIM SET #01 10/15/2021 11/17/2021 PRELIM SET #02

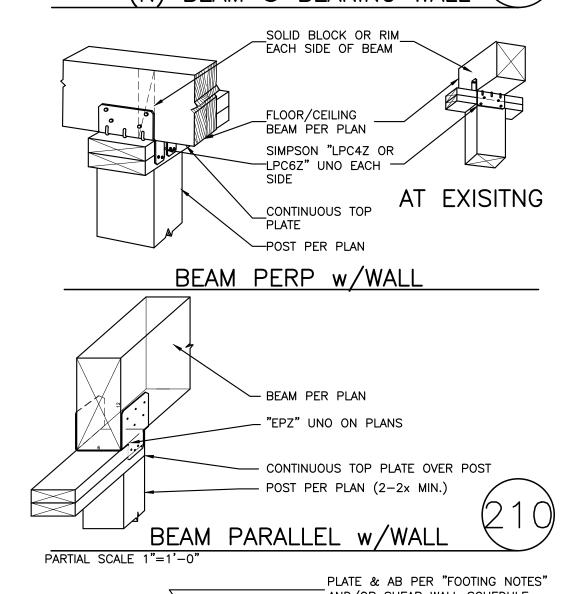
TYPICAL DETAILS

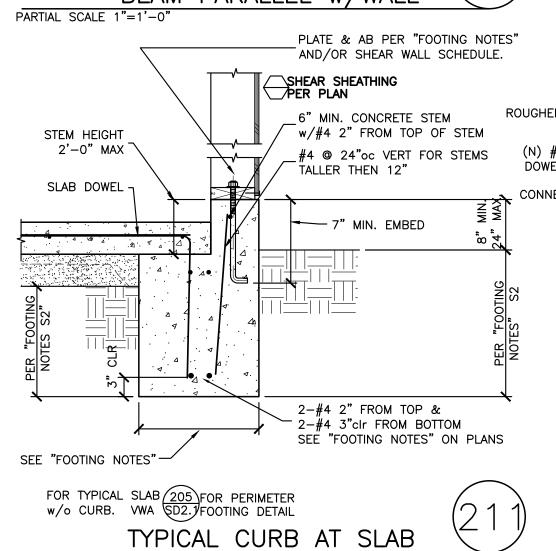
21 075. DRAWN BY

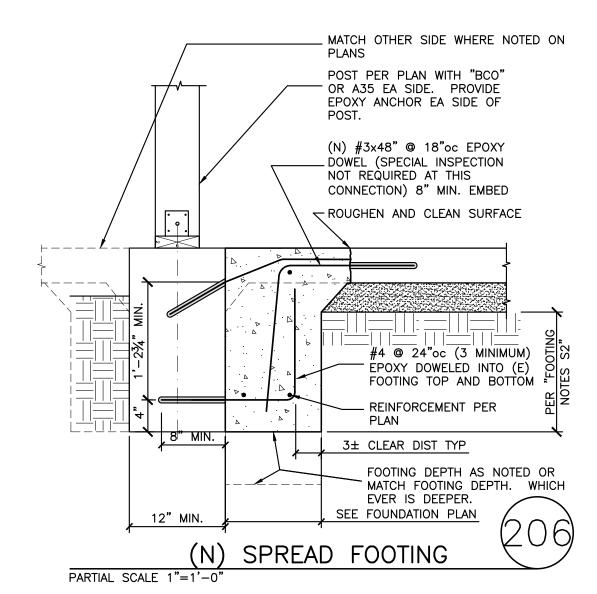
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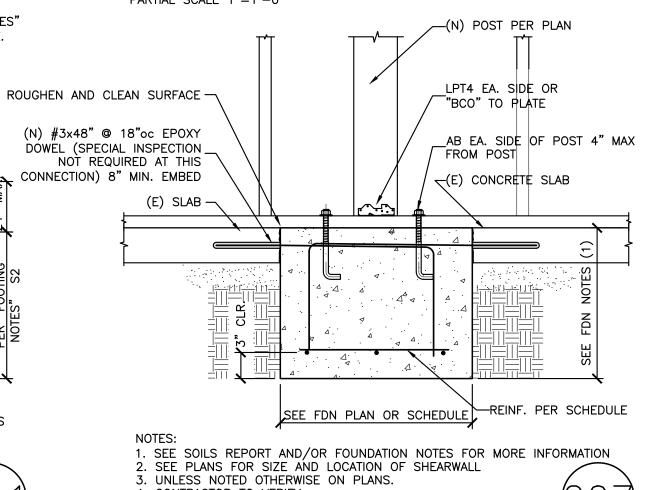


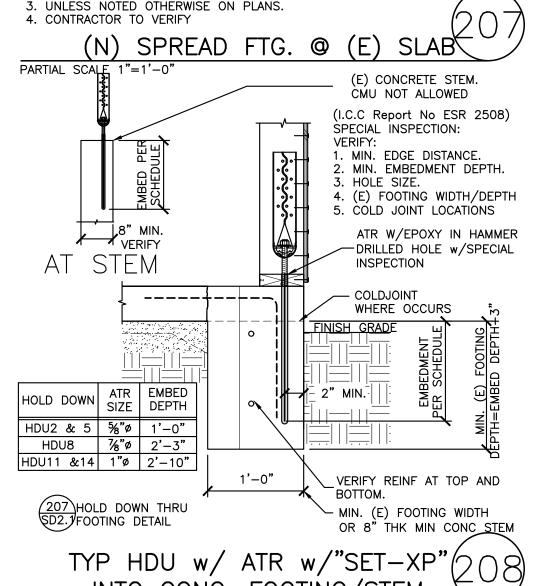






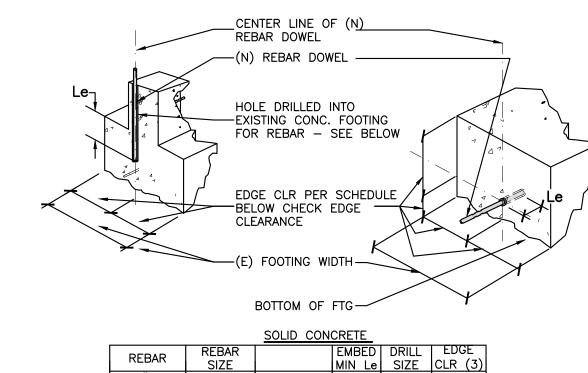




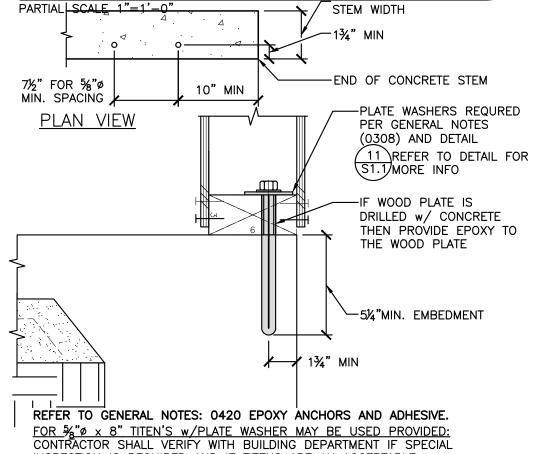


INTO CONC. FOOTING/STEM

PARTIAL SCALE 1"=1'-0"



DEDAD	REBAR		EMBED	DRILL	EDGE	
REBAR	SIZE		MIN Le	SIZE	CLR (3)	
#3	¾"ø		5"	½"	5"	
#4	½"ø		5"	5∕8"	6¾"	
# 5	5⁄8"ø		5"	3/4"	7½"	
#6	¾"ø		7¾"	%"	10"	
# 7	%"ø		7¾"	1"	12"	
#8	1"ø		9	1½"	13½"	
					-	
T 45		"o				
TYPICAL "SET-XP" EPOXY						
DEDAD IN CONODETE						
REBAR IN CONCRETE						



FOR \$\frac{1}{8}"\phi \times 8" TITEN'S \times \rangle PLATE WASHER MAY BE USED PROVIDED: CONTRACTOR SHALL VERIFY WITH BUILDING DEPARTMENT IF SPECIAL INSPECTION IS REQUIRED AND IF TITENS ARE AN ACCEPTABLE 1 TO 1 REPLACEMENT FOR CAST-IN-PLACE ANCHORS

TYPICAL "SET-XP" EPOXY ANCHOR BOLT IN CONCRETE PARTIAL SCALE 1"=1'-0"

> NOT FOR CONSTRUCTION AN IN-HOUSE BACK CHECK HAS NOT BEEN COMPLETED AND BLDG. DEPT. REVISIONS HAVE NOT BEEN ADDED TO THESE PLANS. THE ENGINEER AND THE ARCHITECT ASSUME NO RESPONSIBILITY FOR CONSTRUCTION BIDS TAKEN FROM THESE PLANS.

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COF 469 SAN

PLOT DATE: 11/18/2021

Engineer: TWH Drafter: AL

NO. DATE: ISSUED FOR: PRELIM SET #01 11/17/2021 PRELIM SET #02

SHEET NAME: - DETAILS

PROJECT: SHEET NO. 21 075. DRAWN BY SDS

PAGE ---- OF 00



RAMING LEGE	END S2							
(SIZE & TYPE)	BEAM			w/	½ (15/ ₃₂ ") S	HEAR	PA	NEL SCHEDULE
(BEAM #)	(SEE PLANS AND BEAM SCHED)	CVADO	PLYWOOD TYPE SB OR CDX	o N N	COMMON NAILS	UD OF ST) 일 (BOTTOM (SILL) PLATE & CONN.
	VERTICAL STRAP	SYMBOL	YWO(SPECIAL INSPECTION	FIELD NAILING	END ()		STAGGER SDS¼" SCREWS
	FRAMING DIRECTION		PL) OSB	SNI	COMMON NAILS FIELD NAILING 10d @12"oc EDGE NAIL SEE BELOW	AN WAL	AB	<u>w/21⁄4" MIN EMBEDMENT</u> <u>& w/1⁄2" MIN. OFFSET)</u>
•	HOLDOWN	A	ONE	NO	10d @ 6"oc	2-2x	~	2x w/% Ø AB @ 48 oc AND/OR
	POST BELOW FRAMING*		SIDE		(340 lb/ft)		× 2-	2x w/SDS¼" @ 16"oc 2x w/%"
\boxtimes	POST ABOVE FRAMING	$\left\langle \begin{array}{c} B \\ \end{array} \right\rangle$	ONE SIDE	YES	10d @ 4"oc (510 lb/ft)	2-2x	2-2	3x w/% Ø AB @ 40 oc and/or 2x w/SDS¼ @ 10 oc
+	BEARING WALL BELOW FRAMING	C	ONE SIDE	YES	10d @ 3"oc (665 lb/ft)	2-2x	2-2×	2x w/%"ø AB @ 24"oc AND/OR 3x w/%"ø AB @ 32"oc AND/OR 2x w/SDS¼" @ 8"oc
	SHEARWALL BELOW FRAMING*	D	ONE SIDE	YES	10d @ 2"oc (870 lb/ft)	4x	* *	3x w/%"ø AB @ 24"oc AND/OR 3x w/SDS¼" @ 6"oc
	MASONRY OR CONCRETE WALL	E	вотн	NO	10d @ 6"oc	4x	3×	3x w/5%"Ø AB @ 32"oc AND/OR
Δ Δ Δ Δ Δ Δ Δ Δ Δ Δ Δ Δ Δ Δ Δ Δ Δ Δ Δ	CONCRETE WALL		SIDES		(680 lb/ft)	'^	''	3x w/SDS¼" @ 8"oc
7 <i>7777</i> 77 2 <i>22/2/2</i> 2	CONC/CMU LINTEL (OR WALL ABV)	F	BOTH SIDES	YES	10d @ 4"oc (1020 lb/ft)	4×	4 ×	3x w/‰"ø AB @ 16"oc AND/OR 3x w/SDS¼" @ 5"oc
SIZE	PAD FOOTING (SIZE PER SCHED)	G	BOTH SIDES	YES	10d @ 3"oc (1330 lb/ft)	4×	*	3x w/% # AB @ 16 oc and/or 3x w/SDS # @ 4 oc
WALL	VENEER	H	BOTH SIDES	YES	10d @ 2"oc (1740 lb/ft)	4x	*	3x w/% "Ø AB @ 12"oc AND/OR 3x w/SDS¼" @ 3"oc
	HORIZONTAL HOLDOWN	PRE-MANUFACTURED SHEAR PANEL TOP & BOTT. CONNECTIONS PER REFERENCED DETAILS SEE 0390 GENERAL NOTES FOR MORE INFO						
STEP	STEP, VWA			YPE OF Y	WALL	EASE DI		R GENERAL 1
EMODEL AND ADDIT	ION WALL LECEND		7	ELOW FR IN LENGT	NOTES	0360 A	AND	TO DETAIL (S1 1)
	EXISTING FRAMING	WALL LEGEND WALL (feet)						

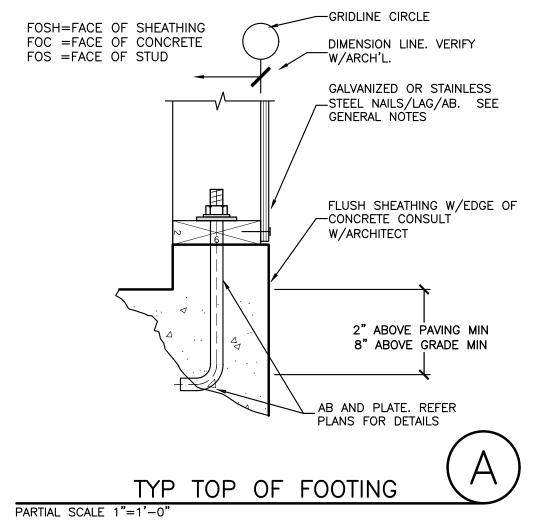
\vdash $ -$	EXISTING FRAMING
† †	(TO BE REMOVED)
	VERIFY BEARING LOCATIONS
	EXISTING FRAMING
<u>† </u>	(TO REMAIN)
<u> </u>	VERIFY BEARING LOCATIONS
	EXISTING FRAMING
	(TO REMAIN)
· · · · · · · · · · · · · · · · · · ·	BEARING NEW FRAMING
	(IN EXISTING STRUCTURE) BEARING
L	NEW FRAMING
	(IN EXISTING STRUCTURE)
××××××××××××××××××××××××××××××××××××××	NON-BEARING
	EXISTING CONCRETE
<i>ト//////</i> ト	OR CMU WALL
	VERIFY IN FIELD
[[A]A]A]	
	(N) SLAB ON
1) GRADE
المنت المنتان	0
∇	EXISTING
	VERTICAL STRAP
	VENTIONE STRAP

DETAIL & NOTES SHEET SCHEDULE						
SPECIAL INSPECTION NOTES	S0.1					
1 TO 20 REFER TO SHEET	S1.1					
201 TO 220 REFER TO SHEET	SD2.1					
221 TO 240 REFER TO SHEET	SD2.2					
301 TO 320 REFER TO SHEET	SD3.1					
321 TO 340 REFER TO SHEET	SD3.2					

PAD FOOTING SCHEDUL SYMBOL SIZE		IO) DEINE		Details (
STMIDUL SIZE	THICK (2)(UN	io) Keine.	_	COUNT	DET#
A 24"SQUARE x	12" THICK	3-#4 EA. WAY		10	
A.	28" THICK	3-#5 EA. WAY	TOP & BOTT.	1	203
⟨B⟩ 30"SQUARE x		3-#4 EA. WAY		1	206
∕ D 1 \		3-#5 EA. WAY	TOP & BOTT.	1	207
36"SQUARE x		4-#4 EA. WAY	TOD A DOTT	1	208
D 42"SQUARE x	28" THICK	4-#5 EA. WAY	TOP & BOTT.	1	211
\checkmark A \gt	28" THICK	5-#4 EA. WAY 5-#5 EA. WAY	TOP & BOTT.	1	222
48"SQUARE x		5-#5 EA. WAY	τοι ω Βοττ.	1	225
€. }		5-#5 EA. WAY	TOP & BOTT.	2	227
NOTE			_	2	229
NOTE 1. ALL PAD FOOTINGS	SHALL EXTE	ND TO MINIMUM		4	3
DEPTH INDICATED	OR BOTTOM	OF CONTINUOUS		3	8
FOOTINGS, WHICH 2. THICKEN FOOTING				3	9

CONNEN	CONNENCTOR SCHEDULE							
COUNT	CONNECTOR	NOTES						
2	HDU2	w/SB ⁵ / ₈ x24						
2	HDU5	w/SB ⁵ / ₈ x24						

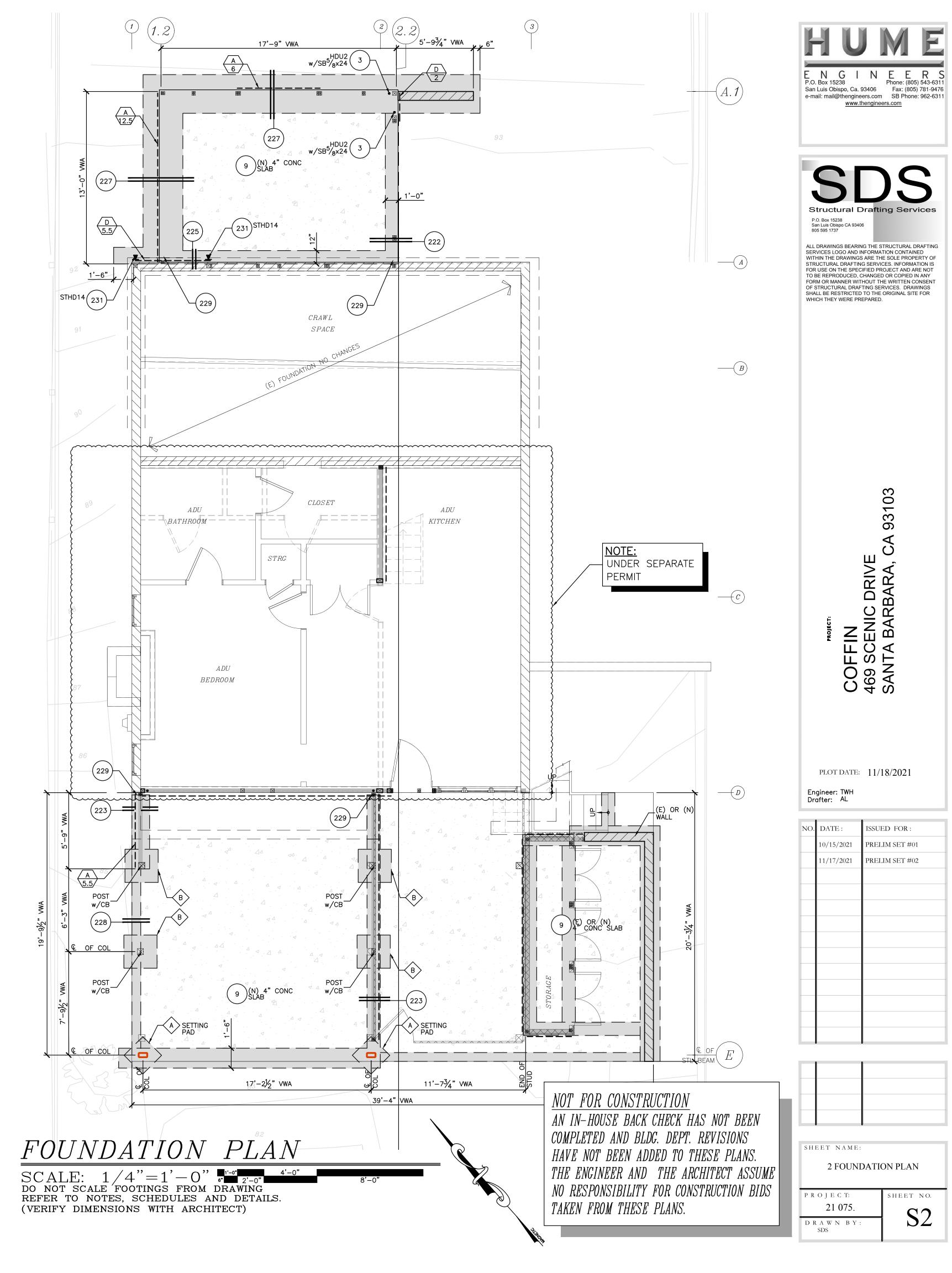
NO REMOVE AND RE-COMPACT

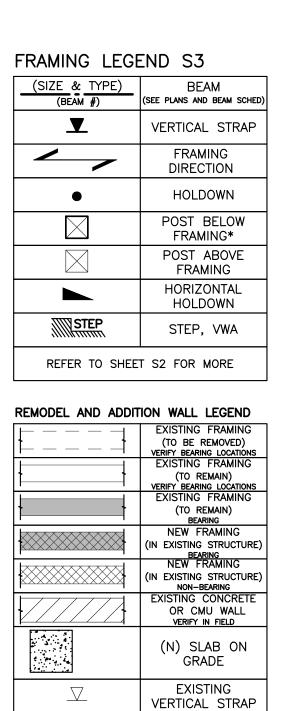


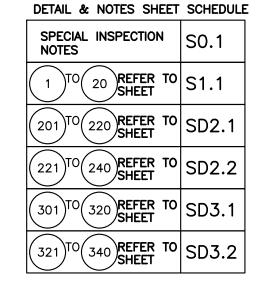
SPECIFIC FOUNDATION NOTES:

- For exact (wall) height refer to the architectural plans. Architectural plans shall take precedence. If the height is different by more than 3" as noted on plans contact engineer.
- engineer.

 2 Post per plan at end of shear wall. Provide two Rows of EN entire post length







Details Using						
Count	DET#					
9						
5	313					
1	322					
1	326					
3	327					
2	331					
3	333					
3	335					

SFN USING SFN Count

SYMBOL	PLYWOOD TYPE OSB OR CDX	SPECIAL /M	· · · · · · · · · · · · · · · · · · ·			ANEL SCHEDULE BOTTOM (SILL) PLATE & CONN. STAGGER SDS¼" SCREWS W/2¼" MIN EMBEDMENT & W/½" MIN. OFFSET)
A	ONE SIDE	NO	10d @ 6"oc (340 lb/ft)	2-2x		2x w/5%"ø AB @ 48"oc AND/OR 2x w/SDS1/4" @ 16"oc
\bigcirc B	ONE SIDE	YES	10d @ 4"oc (510 lb/ft)	2-2x	2-2×	2x w/%/8"Ø AB @ 32"oc AND/OR 3x w/%/8"Ø AB @ 40"oc AND/OR 2x w/SDS/4" @ 10"oc
C	ONE SIDE	YES	10d @ 3"oc (665 lb/ft)	2-2x	2-2×	2x w/%%"Ø AB @ 24"oc AND/OR 3x w/%%"Ø AB @ 32"oc AND/OR 2x w/SDS¼" @ 8"oc
D	ONE SIDE	YES	10d @ 2"oc (870 lb/ft)	4×	* *	3x w/5%" AB @ 24" oc AND/OR 3x w/SDS1/4" @ 6" oc
E	BOTH SIDES	NO	10d @ 6"oc (680 lb/ft)	4×	3×	3x w/5%"ø AB @ 32"oc AND/OR 3x w/SDS1/4" @ 8"oc
F	BOTH SIDES	YES	10d @ 4"oc (1020 lb/ft)	4×	**	3x w/5%"ø AB @ 16"oc AND/OR 3x w/SDS1/4" @ 5"oc
G	BOTH SIDES	YES	10d @ 3"oc (1330 lb/ft)	4×	4×	3x w/5%"ø AB @ 16"oc AND/OR 3x w/SDS1/4" @ 4"oc
$\overline{\mathbb{H}}$	BOTH SIDES	YES	10d @ 2"oc (1740 lb/ft)	4×	*	3x w/% AB @ 12"oc AND/OR 3x w/SDS¼" @ 3"oc
PMW -			PRE-MANUF & BOTT. CONNEC SEE 0390 GENE	CTIONS P	ER	REFERENCED DETAILS
	BE	(PE OF \ ELOW FR, IN LENGT ALL (feet	AMING PL NOTES 'H OF FO	0360 A	AND	R GENERAL 1 TO DETAIL S1.1

EXISTING CONDITIONS

a. Prior to removing walls, contractor shall review all walls. Contact Engineer if any wall is supporting any roof or floor members that does not have a detail showing new support. b. The contractor shall complete demolition then fully review all drawings, notes, details, etc. to ensure the connections will adequately work with the existing condition as shown on the plans. Contractor shall notify the architect of any

FLOOR FRAMING NOTES:

discrepancies prior to any construction.

PRIOR TO FLOOR JOISTS INSTALLATION: a. Contractor shall install all straps that cannot be installed after joists are in place. b. Coordinate joists location with "can" light locations.m

c. All non bearing walls shall be connected to floor joists per details. (20 PRIOR TO FLOOR SHEATHING INSTALLATION: a. Contractor shall install all straps that cannot be installed after sheathing is in place. b. Contractor shall check the locations where blocks will be required under posts above. See detail.

c. Contractor shall check the locations where blocks will be required under shearwall with lag bolts above. See detail on plans.

Use $1\frac{1}{8}$ " T&G Plywood C-D EXP 1 (Index $3\frac{1}{16}$) sheathing w/10d (.148x3")($1\frac{1}{2}$ "penetration) @ 6"oc edge nailing and 10"oc field nailing. Contact engineer for use of $\frac{3}{4}$ " T&G Plywood C-D EXP 1 (Index 40/20) sheathing w/10d (.148x23%") @ 6"oc boundary (BN) and @ 6"oc edge (EN) nailing and 10"oc

field nailing (FN). Blocking not required unless noted on plans. a. Stagger sheets. o. Face grain perpendicular to trusses or joists. c. Plywood sheets shall be not less then 4 feet by 8 feet. Except;

At boundaries (minimum size is 24"). At changes in framing direction (minimum size is 24").

FLOOR SHEATHING NOTES: (2009 IBC Table 2306.3.1 page 445.)

For sizes less then 24" block all edges.

d	. Glue	to	framing	with	PL4000	construction	subfloor	adhesive.
	320 I	b/ft	t.					

STRUCTURAL	BEAM SCHEDULE							
NUMBER	BEAM	STEEL	LENGTH	GRID	TYPE	HANGER1	BEAM NOTES	HANGER2
FB?-04	2-2x FJ		17'-8"	С				?
FB?-01		(N) W6x25	28'-9"	D.3				
FB?-02		(N) W6x25	17'-11"	D.6				
FB?-03		(N) W6x25	17'-3"	Е				

BEAM SCHEDULE SPECIFIC NOTES

(1) Verify all beams/headers with plan. Not all beams/headers shown in schedule. (2) All spans are estimated plan length, not actual length. Contact Engineer if length is greater than 3" noted.

(3) Match trimmers/posts on either end of beam unless noted otherwise on plans/details. or "WALL FRAMING NOTES" (g)

(4) Provide two rows of BN where floor and/or roof sheathing occurs on member.

Members $< 3\frac{1}{2}$ " wide only require one row. (5) Continuous member w/EN entire length or provide strap (contact engineer).

(6) Verify beam heights and exposed beam sizes with Arch'l. Contact engineer if information varies greater than 3" noted.

(7) Rafter/Joist/Truss per plan in line with wall beyond. Align for strap. (8) Use max nailing for hangers.

(9) Refer to General Notes sheet S0.1 for Hanger Schedule.

BEARING WALL HEADER SCHEDULE HEADER # COUNT SIZE SPAN (2) TRIMMER (3) NOTES HDR49 3 6x6 #1 4'-9" 2x

HEADER SCHEDULE SPECIFIC NOTES

(1) Verify all beams/headers with plan. Not all beams/headers shown in schedule. (2) All spans are estimated plan length, not actual length. Contact Engineer if length is greater than 3" noted.

(3) Match trimmers/posts on either end of beam unless noted otherwise on plans/details.

0305 ROOF SHEATHING:

1. Use ¹¾2"(½) sheathing STRUCT I w/8d (.131x2½") or 10d(.148x3") (13%"and 11/2" min. penetration respectively) 6"oc edge nailing (EN)

> 6"oc boundary nailing (BN) 12"oc field nailing (FN)

Index shall be 32/16 Stagger sheets.

Face grain perpendicular to trusses or rafters.

5. Use sheathing clips (Simpson "PSCL") between rafters for rafter spacing greater than 16"oc.

Scenic Res Job No: 21 075.2 11/18/2021

VENEER: No veneer allowed.

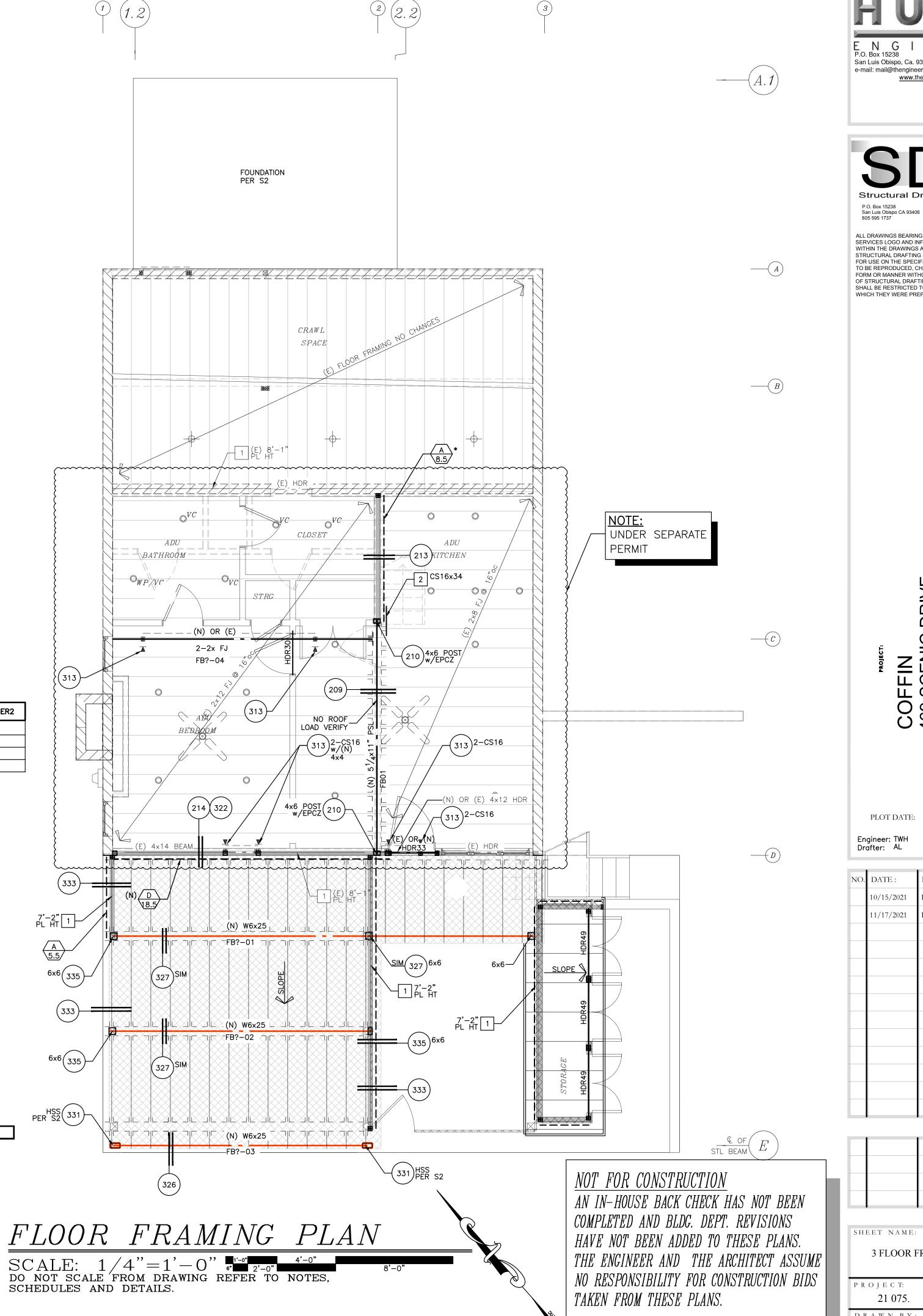
TYP Deck Joist a) 4x6 #2 @ 16"oc (MAX SPAN =10'-0") (DL=40, LL =60 psf) (mom. 84%)

Framing for Sheet S3

Use "LUS46" 1030lbs hanger. Nail face 4-16d, joist 4-16d(65%)

SPECIFIC FLOOR FRAMING NOTES:

For exact (wall) height refer to the architectural plans. Architectural plans shall take precedence. If the height is different by more than 3" as noted on plans contact



NGINEERS

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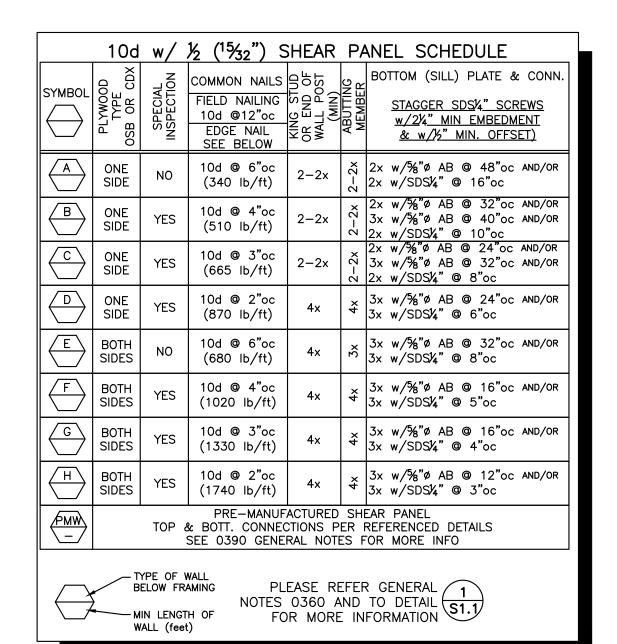
PLOT DATE: 11/18/2021

Engineer: TWH Drafter: AL

NO.	DATE :	ISSUED FOR:
	10/15/2021	PRELIM SET #01
	11/17/2021	PRELIM SET #02

SHEET NAME: 3 FLOOR FRAMING PLAN

PROJECT: SHEET NO. 21 075. DRAWNBY: SDS



DETAIL & NOTES SHEET SCHEDULE

(201)TO(220) REFER TO SD2.

SD3.2

REFER TO SD2.2

NO SCALE

SLOPE = 4:12" UNO

SPECIAL INSPECTION

NOTES

FRAMING LEGEND SA

FRAMING LEGI	END 54
(SIZE & TYPE)	BEAM (SEE PLANS AND BEAM SCHED)
(BEAM #)	(SEE PLANS AND BEAM SCHED)
▼	VERTICAL STRAP
	FRAMING
	DIRECTION
•	HOLDOWN
	POST BELOW FRAMING*
	POST ABOVE FRAMING
	HORIZONTAL HOLDOWN
STEP	STEP, VWA

REFER TO SHEET S2 FOR MORE

REMODEL AND ADDIT	
	EXISTING FRAMING (TO BE REMOVED) VERIFY BEARING LOCATIONS
	EXISTING FRAMING (TO REMAIN) VERIFY BEARING LOCATIONS
	EXISTING FRAMING (TO REMAIN) BEARING
	NEW FRAMING (IN EXISTING STRUCTURE) BEARING
	BEARING NEW FRAMING (IN EXISTING STRUCTURE) NON-BEARING
	EXISTING CONCRETE OR CMU WALL VERIFY IN FIELD
	(N) SLAB ON GRADE
\Box	EXISTING VERTICAL STRAP

EXISTING CONDITIONS

- a. Prior to removing walls, contractor shall review all walls. Contact Engineer if any wall is supporting any roof or floor members that does not have a detail showing new support. b. The contractor shall complete demolition then fully review all drawings, notes, details, etc. to ensure the connections will adequately work with the existing condition as shown on the plans. Contractor shall notify the architect of any
- discrepancies prior to any construction. 0305 ROOF SHEATHING:
- 1. Use 1 5/32"($\frac{1}{2}$) sheathing STRUCT $w/8d (.131x2\frac{1}{2}") \text{ or } 10d(.148x3")$
- (1%"and1½" min. penetration respectively) 6"oc edge nailing (EN)
- 6"oc boundary nailing (BN) 12"oc field nailing (FN)
- Index shall be 32/16
- Face grain perpendicular to trusses or rafters. Use sheathing clips (Simpson "PSCL") between rafters for rafter spacing greater than 16"oc.
- **CEILING JOISTS:**
- a. Refer to arch'l plans for correct ceiling heights.
- b. Refer to ceiling joist schedule (sheet S0.1) for correct size, spacing c. Coordinate ceiling joists location with "can" light locations.
- PREMANUFACTURED TRUSS REQUIREMENTS

a. Refer to General Notes for truss requirements **VENEER:** No veneer allowed.

NUMBER	BEAM	LENGTH	GRID	TYPE	HANGER1	BEAM NOTES	HANGER2
HB01-1	2-2x10 #2	12'-5"		HIP			
RB?-02	BEAM	5'-3"	Α	СВ			
RB01	$2-1^{3}/_{4} \times 9^{1}/_{4}$ " ML	15'-0"	1.5	RIDGE			
RB02	4x8 #1	9'-0"	2.2	HDR			
RB03	$3^{1}/_{2} \times 9^{1}/_{4}$ " PSL	9'-0"	D	HDR			

BEAM SCHEDULE SPECIFIC NOTES

- (1) Verify all beams/headers with plan. Not all beams/headers shown in schedule. (2) All spans are estimated plan length, not actual length. Contact Engineer if length is
- (3) Match trimmers/posts on either end of beam unless noted otherwise on plans/details.
- or "WALL FRAMING NOTES" (g) (4) Provide two rows of BN where floor and/or roof sheathing occurs on member.
- Members $< 3\frac{1}{2}$ " wide only require one row. (5) Continuous member w/EN entire length or provide strap (contact engineer).
- (6) Verify beam heights and exposed beam sizes with Arch'l. Contact engineer if information varies greater than 3" noted.
- (7) Rafter/Joist/Truss per plan in line with wall beyond. Align for strap.
- (8) Use max nailing for hangers. (9) Refer to General Notes sheet S0.1 for Hanger Schedule.

HEADER SCHEDULE SPECIFIC NOTES

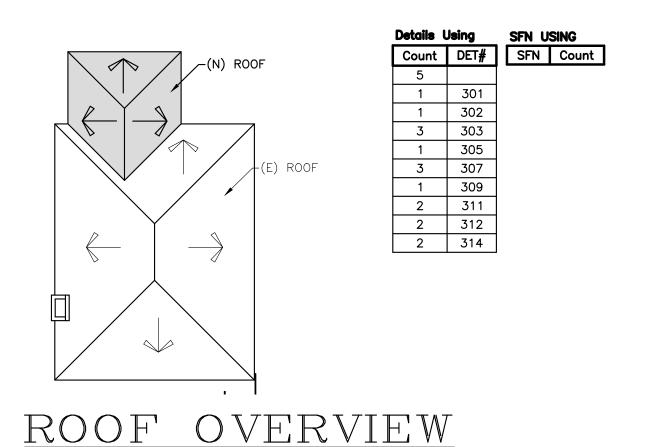
- (1) Verify all beams/headers with plan. Not all beams/headers shown in schedule. (2) All spans are estimated plan length, not actual length. Contact Engineer if length is greater than 3" noted.
- (3) Match trimmers/posts on either end of beam unless noted otherwise on

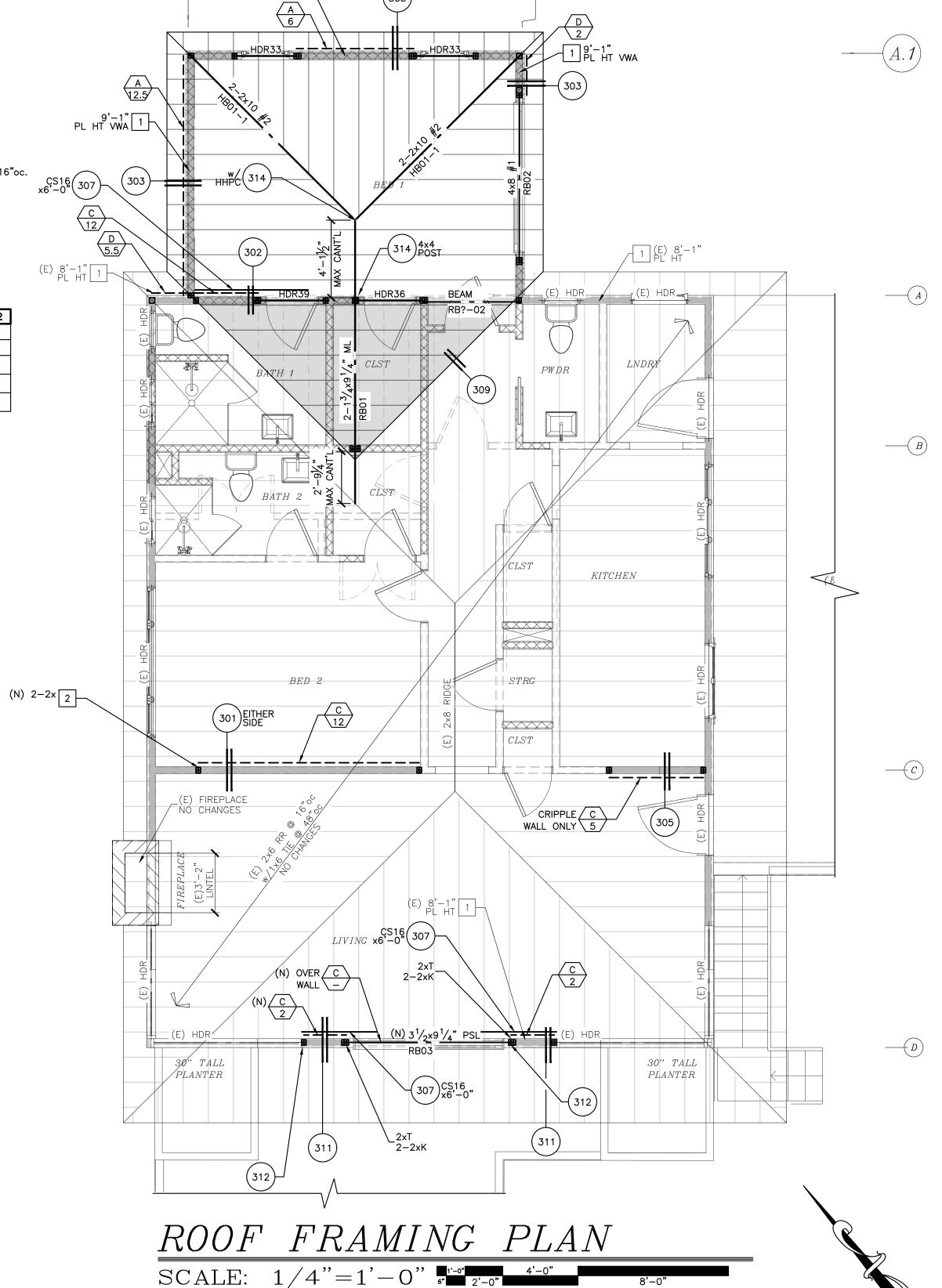
plans/details.





Use "LUS28" 1100lbs hanger. Nail face 6-10d, joist 4-10d(54%)





DO NOT SCALE FROM DRAWING REFER TO NOTES, SCHEDULES AND DETAILS.

SPECIFIC ROOF FRAMING NOTES:

9'-1" PL HT VWA 1

- For exact (wall) height refer to the architectural plans. Architectural plans shall take $oldsymbol{ol{oldsymbol{oldsymbol{oldsymbol{oldsymbol{ol{oldsymbol{ol}}}}}}}}}}}}}}}$
- Post per plan at end of shear wall. Provide two Rows of EN entire post length

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DRIVI BARA, COF 469 S SAN

PLOT DATE: 11/18/2021

Engineer: TWH Drafter: AL

NO. DATE: ISSUED FOR: PRELIM SET #01 PRELIM SET #02 11/17/2021

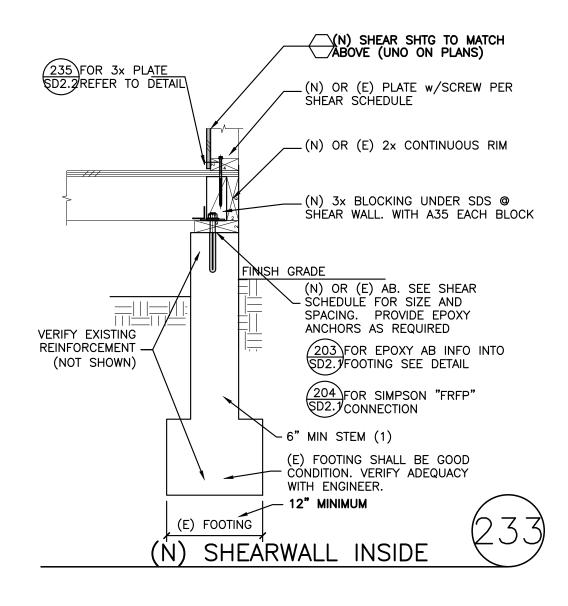
SHEET NAME:

DRAWNBY: SDS

PROJECT: SHEET NO. 21 075.

4 ROOF FRAMING PLAN

S4



(2 ROWS @ 12"oc) OR 6-10dx11/2" PER BLOCK

SDS1/4" @ 6"oc

|(2 ROWS @ 14"oc)| OR 5-10dx11/2" PER BLOCK

SHEAR SHEATHING
PER PLAN

%"ø AB @ 24"oc

%"ø AB ⊚ 16"oc

(N) 2x BLKG. NOTCH FOR AB. W/SDS1/4"X3

(N) 2x BLKG. NOTCH FOR AB. W/SDS1/4"x6"

REFER TO SCHED. ABV. FOR SPACING

REFER TO SCHED. ABV. FOR SPACING

203 FOR EPOXY AB INFO INTO SD2.7 FOOTING SEE DETAIL

IF EPOXY AB'S ARE REQUIRED.

— (E) 2x PTDF SILL PLATE. SEE

EACH SIDÈ WHERE OCCURS

EN PER SHEAR SCHEDULE (10d @

— 4"oc)OR (8d @ 3"oc) MIN SPACING.

NOTE (4) BELOW

CONCRETE FOUNDATION

— 4-16d PER BLOCK

- MEMBER/BLOCK FOR

SOLID WOOD

SDS SCREWS

WOOD FLOOR

3x PLATE FIX

1. REFER TO FOUNDATION NOTES FOR MORE INFO.

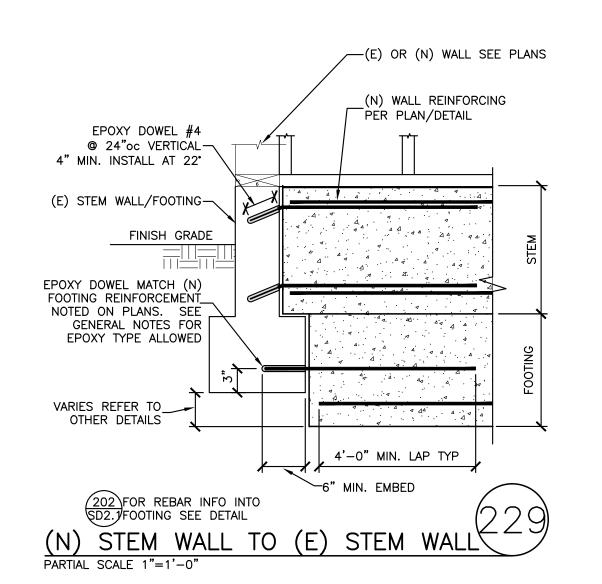
4. CONTRACTOR SHALL VERIFY SIZE, CONDITION TO ENGINEER.

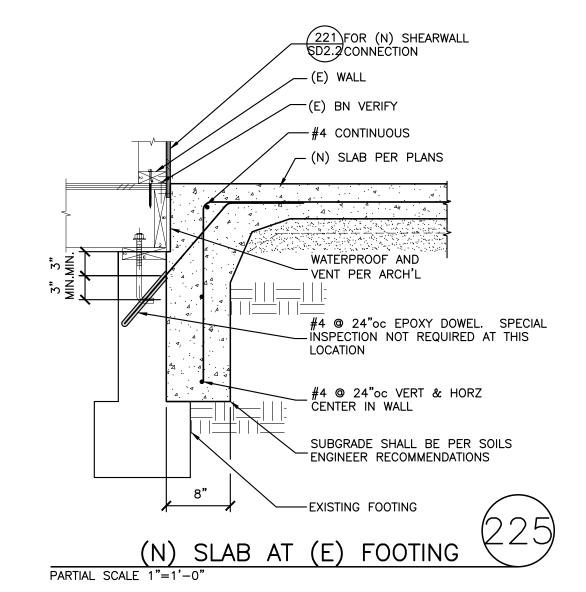
5. SEE GENERAL NOTES FOR TYPES OF EPOXY ALLOWED

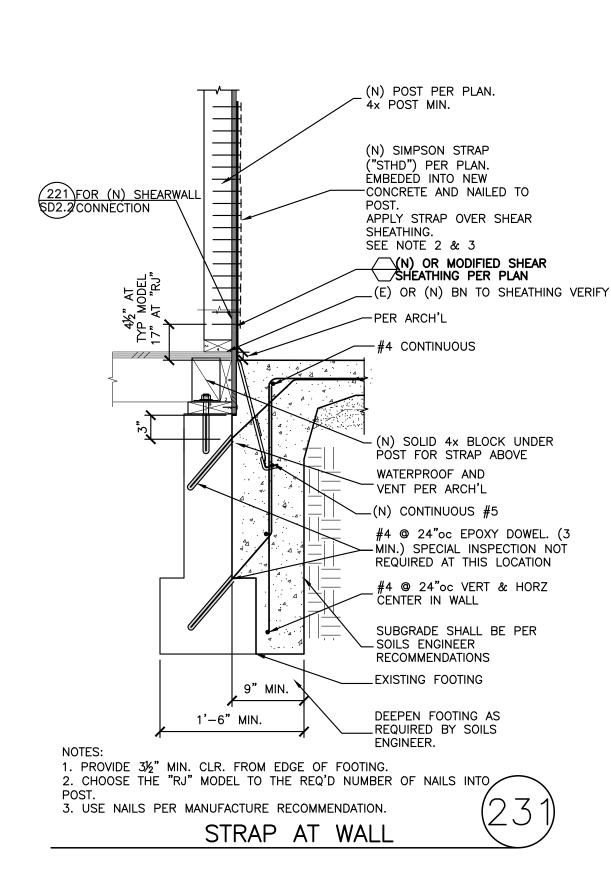
2. REFER TO SHEAR WALL SCHEDULE.

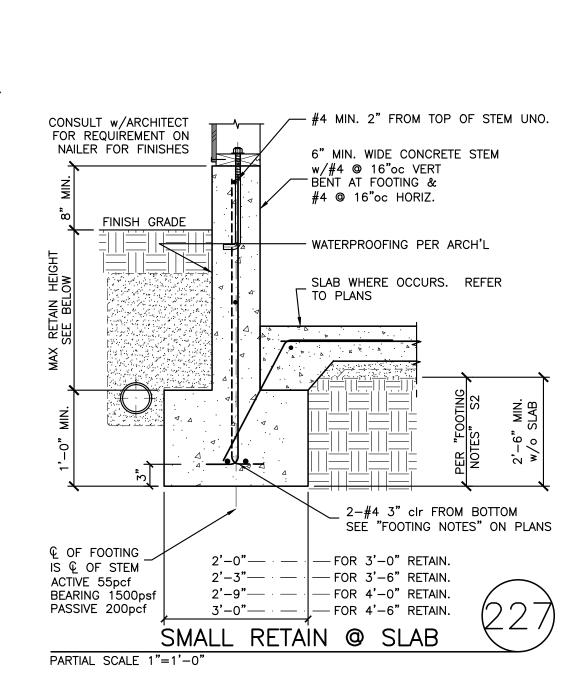
PARTIAL SCALE 1"=1'-0"

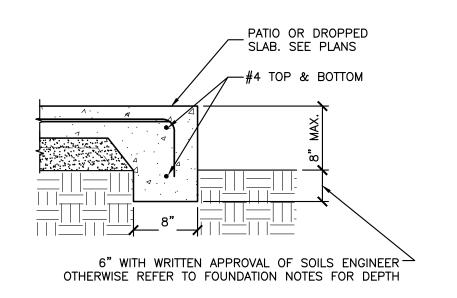
3. UNLESS NOTED OTHERWISE ON PLANS.



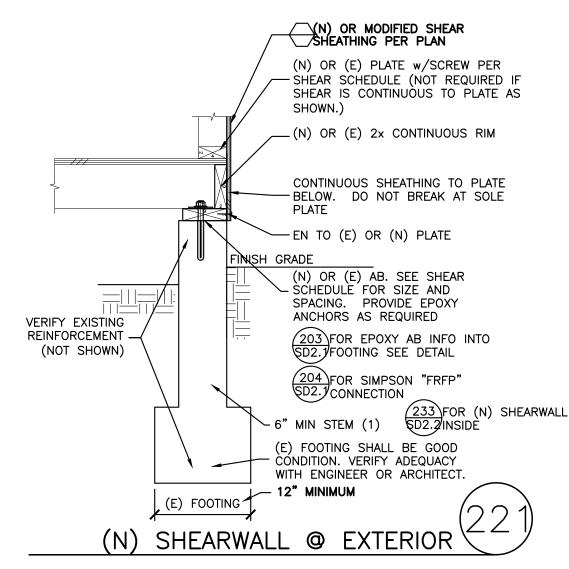


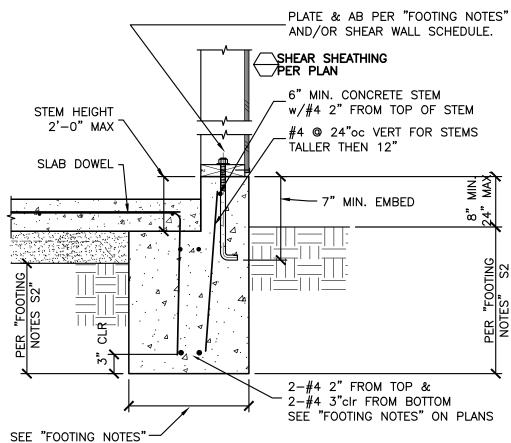




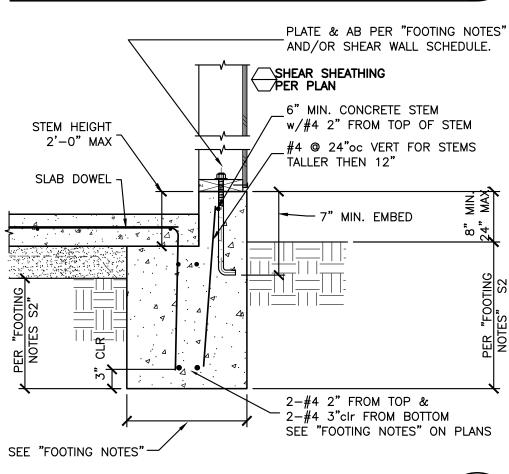








FOR TYPICAL SLAB 205 FOR PERIMETER W/o CURB. VWA SD2. FOOTING DETAIL TYPICAL CURB AT SLAB



FOR TYPICAL SLAB 205 FOR PERIMETER W/o CURB. VWA SD2.7 FOOTING DETAIL TYPICAL CURB AT SLAB

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> DRIVE BARA, (\square $S \vdash$ COF 469 S SAN

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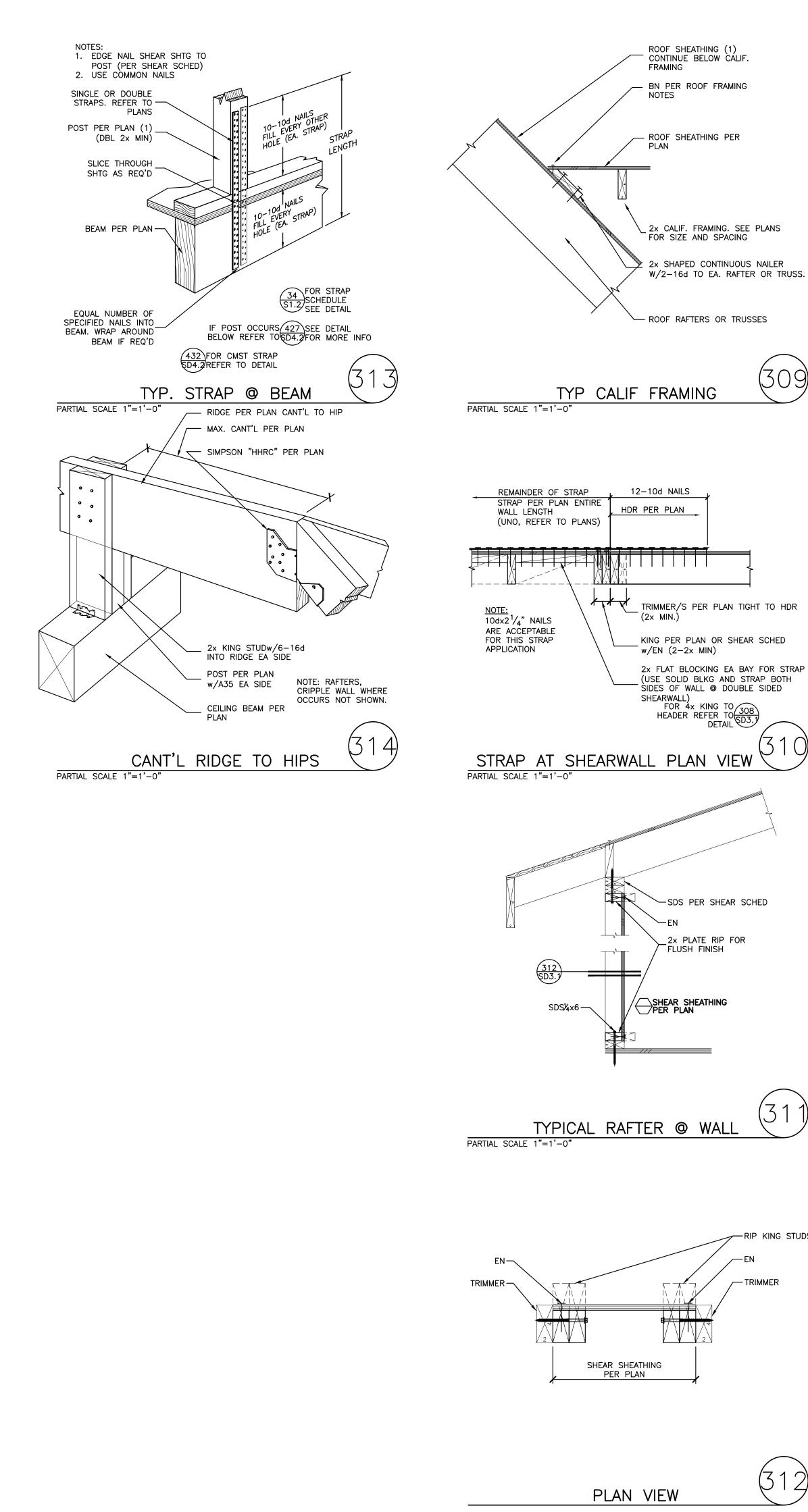
NO.	DATE :	ISSUED FOR:
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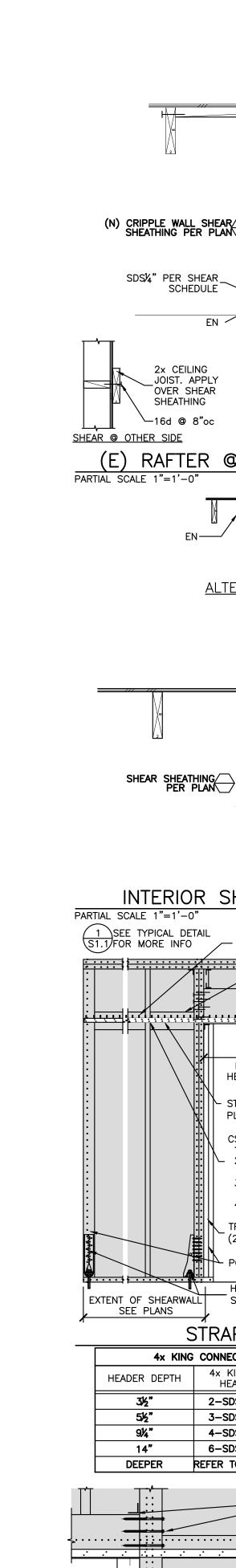
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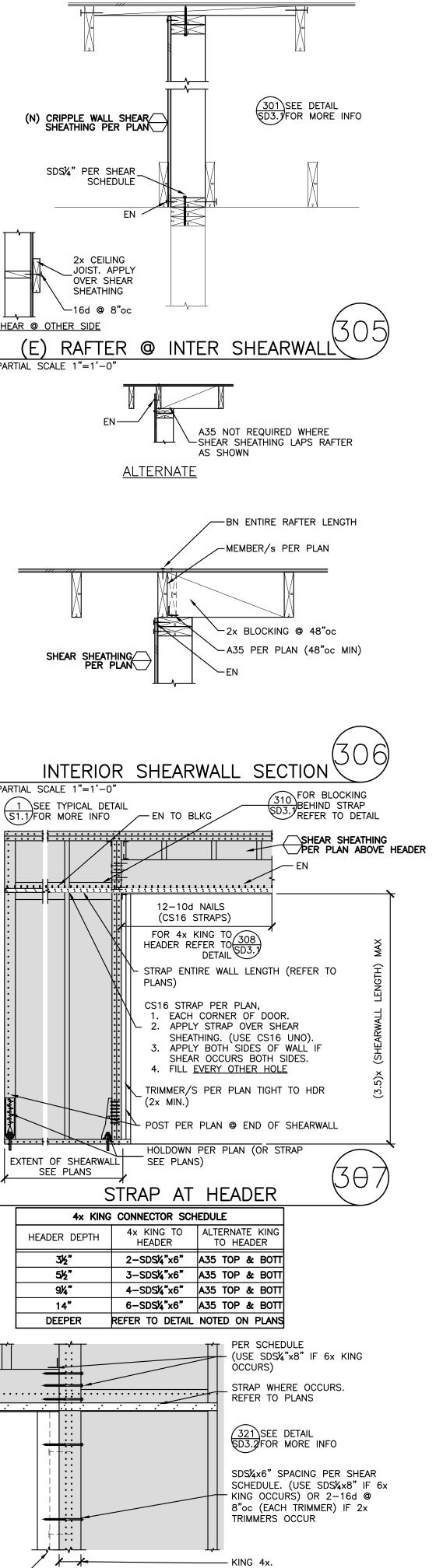
DRAWN BY SDS





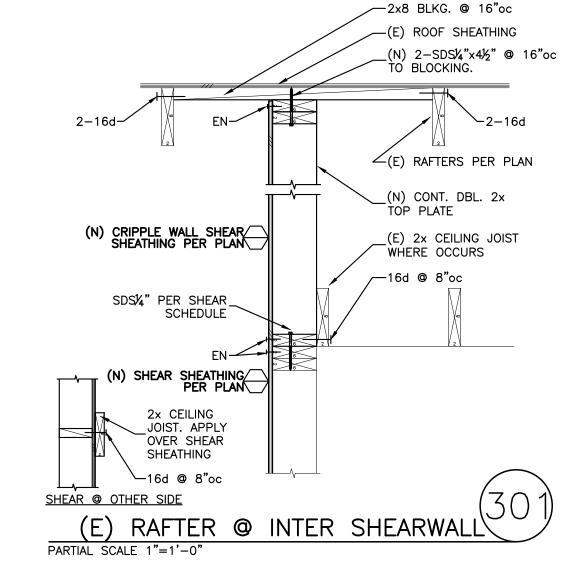
2x PLATE RIP FOR

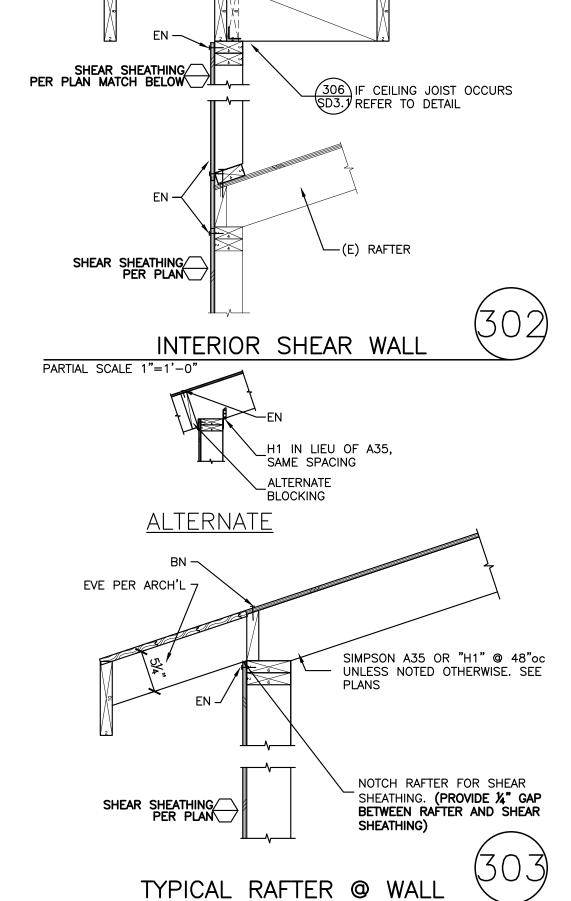
RIP KING STUDS



TYPICAL HEADER

@ 4x or 6x KING





PARTIAL SCALE 1"=1'-0"

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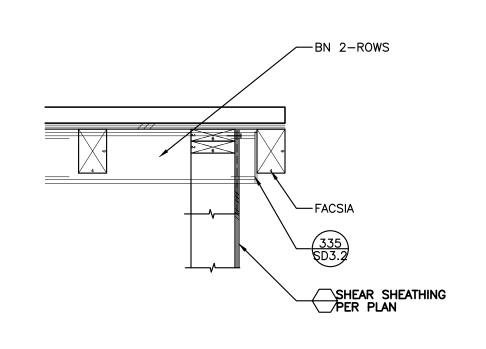
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21 075.

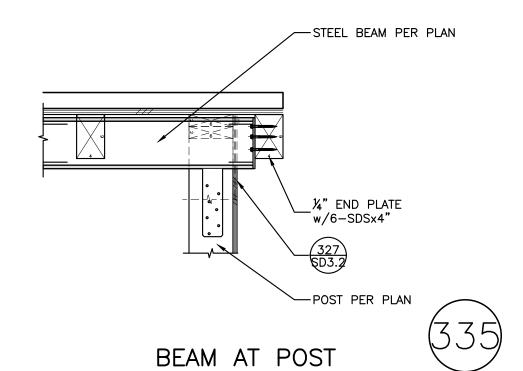
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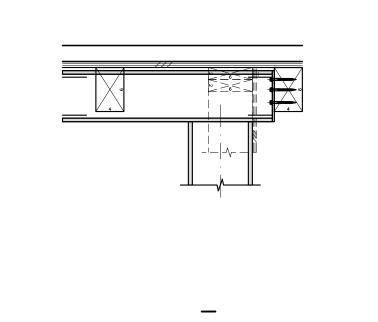
SHEET NO.

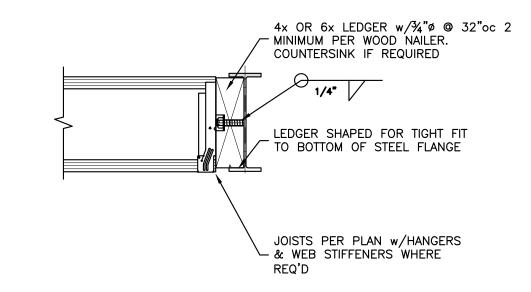


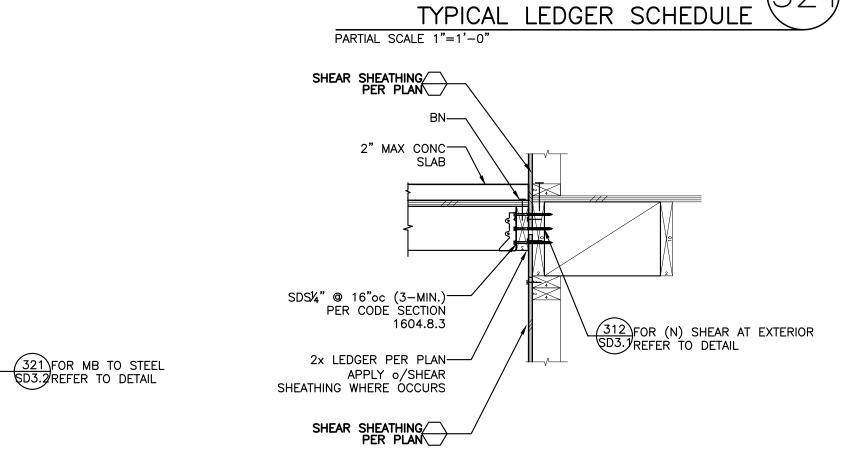
DECK ST SHEARWALL 33

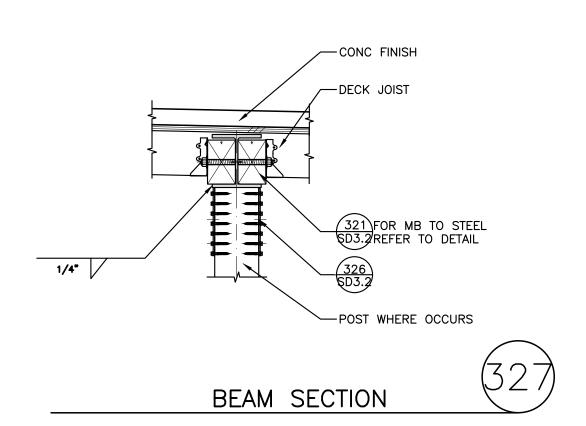
BEAM AT POST 33











DECK RIM



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COFFIN 469 SCENIC DRIVE SANTA BARBARA, CA 93103

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