**PROJECT TEAM**

- **ARCHITECT:** Chris Cottrell, AIA, LEED AP
- **ENGINEER:** Mounir S. El-Koussa, PE
- **PLUMBING:** Ingber Associates
- **ELECTRICAL:** Mounir S. El-Koussa, PE
- **SOILS:** Brad Bucher, Geosolutions, Inc.
- **RADON TESTING:** David Inger, Daivinger Associates
- **THERMAL COMFORT:** David Inger
- **RADON TESTING:** David Inger

**SITE PLAN NOTES:**

- **Eroded sediments and other pollutants must be retained on site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses or wind.**
- **Fire Sprinkler: Required**
- **Parcel Size: 0.24 acres/10,647.05 SF**
- **Average Lot Slope: 13%**

**SITE PLAN:**

- **Remodel and Addition**
  - **Primary Residence:** 2 COVERED/0 UNCOVERED PARKING SPACES
  - **ADU:** 0 COVERED/0 UNCOVERED
  - **10' - 0" SETBACK**
  - **10' - 0" SETBACK**
  - **4' - 4 1/2" SETBACK**
  - **49' - 2 1/2" PROPERTY LINE**
  - **49' - 2 1/2" PROPERTY LINE**
  - **25' - 5" A10 A10**

**PLUMBING FIXTURES**

- **Lavatory Faucets - 1.2 GPM, Max.**
- **Showerheads - 2.5 GPM, Max.**

**STORM WATER MANAGEMENT**

- **Rainwater to be captured with the irrigation system.**

**CODE COMPLIANCE**

- **California Residential Code, 2019 Edition**
- **California Energy Code, 2019 Edition**
- **California Green Building Standards Code, 2019 Edition and All Amendments as Adopted in Santa Barbara City Ordinance 5919**

**SHEET INDEX**

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**DATE:** 3/8/2022

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**STORM WATER MANAGEMENT**

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DEMO PLAN

DEMOLITION NOTES

1. DEMO AND REMOVE ALL INTERIOR GWB EXCEPT WHERE REQUIRED FOR INSTALLATION OF NEW CONSTRUCTION.

2. PROTECT EXISTING LANDSCAPE AS DIRECTED BY LANDSCAPE ARCHITECT & OWNER.

3. DEMO & REMOVE ALL HVAC COMPONENTS INCLUDING DUCTWORK EXCEPT WHERE POTENTIAL FOR REUSE EXISTS. FAU TO REMAIN.

4. DEMO & REMOVE ROOFING AS NEEDED FOR ADDITION.

5. DEMO & REMOVE ROOF FRAMING AND SHEATHING AS NEEDED FOR ADDITION.

6. SEE LANDSCAPE & CIVIL PLAN FOR SITE DEMOLITION ITEMS.
FLOOR PLAN NOTES
1. ADDitions TO EXISTING RESIDENTIAL PROJECTS, AND ADDITIONS GREATER THAN 1,000 SF, ARE REQUIRED BY THE CALIFORNIA ENERGY EFFICIENCY STANDARDS TO MEET A MINIMUM INTERIOR VENTILATION RATE ESTABLISHED BY ASHRAE STANDARD 62.2. ADDITIONS MUST VENTILATE BASED UPON THE FLOOR AREA OF THE ENTIRE DWELLING. THE RATE IS CALCULATED BY COMBINING THE FOLLOWING TWO FACTORS: (NUMBER OF BEDROOMS + ONE) x 7.5 CFM ADDED TO 1 CFM / 100 SF OF CONDITIONED FLOOR AREA TO EQUAL THE TOTAL CONTINUOUS VENTILATION RATE.

2. THE RATE IS CALCULATED BY COMBINING THE FOLLOWING TWO FACTORS: (NUMBER OF BEDROOMS + ONE) x 7.5 CFM ADDED TO 1 CFM / 100 SF OF CONDITIONED FLOOR AREA TO EQUAL THE TOTAL CONTINUOUS VENTILATION RATE.

3. WINDOWS ARE NOT AN EFFICIENT OR CODE COMPLIANT METHOD OF VENTILATION.

4. LOCAL EXHAUST FANS MUST BE INSTALLED IN EACH KITCHEN AND BATHROOM. MINIMUM EXHAUST RATES:

- 100 CFM.
- RANGE HOOD VENTED TO THE OUTDOORS MUST BE INSTALLED IF WHOLE HOUSE EXHAUST AIR FLOW IS LESS THAN 5 AIR CHANGES PER HOUR.

5. MEANS FOR INTERRUPTING THE ELECTRICAL SUPPLY TO THE AIR CONDITIONING EQUIPMENT AND TO ITS ASSOCIATED COOLING TOWER SHALL BE PROVIDED WITHIN SIGHT OF AND NOT OVER 50FT FROM THE AIR CONDITIONER AND COOLING TOWER.

6. WHOLE HOUSE EXHAUST FAN SHALL HAVE INSULATED HOODS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2

RESIDENTIAL VENTILATION REQ'S
1. ALL NEW RESIDENTIAL PROJECTS, AND ADDITIONS GREATER THAN 1,000 SF, ARE REQUIRED BY THE CALIFORNIA ENERGY EFFICIENCY STANDARDS TO MEET A MINIMUM INTERIOR VENTILATION RATE ESTABLISHED BY ASHRAE STANDARD 62.2. ADDITIONS MUST VENTILATE BASED UPON THE FLOOR AREA OF THE ENTIRE DWELLING. THE RATE IS CALCULATED BY COMBINING THE FOLLOWING TWO FACTORS: (NUMBER OF BEDROOMS + ONE) x 7.5 CFM ADDED TO 1 CFM / 100 SF OF CONDITIONED FLOOR AREA TO EQUAL THE TOTAL CONTINUOUS VENTILATION RATE.

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FLOOR PLAN NOTES

1. DIMENSIONS ARE GIVEN TO GRIDLINES, FACE OF FRAMING, CENTERLINE OF OPENING, OR CENTER OF COLUMN.

2. DRAWN AT PROPORTION OF 1"=20" SCALE OF FLOOR PLAN.

3. DIMENSIONS GIVEN TO EXISTING STRUCTURAL ELEMENTS ARE DERIVED FROM ORIGINAL CONSTRUCTION DRAWINGS, TOPOGRAPHIC SURVEY, AND FIELD MEASUREMENTS TO PROVIDE SURFACE. THESE DIMENSIONS MUST BE FIELD VERIFIED.

4. FACTORY-BUILT FIREPLACES AND CHIMNEYS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS AND THE MANUFACTURER'S INSTRUCTIONS.

5. HINGED SHOWER DOORS SHALL OPEN OUTWARD AND MAINTAIN A 22" OPENING FOR EGRESS. SHOWER AND/OR TUB ENCLOSURES SHALL BE TEMPERED GLAZING OR OTHER APPORVED SHATTER PROOF MATERIAL SPECIFICALLY FOR USE.

6. PROVIDE MINIMUM 5/8" TYPE X GYPSUM BOARD ON THE GARAGE SIDE OF THE FLOOR/CEILING ASSEMBLY SUPPORTING HABITABLE ROOMS ABOVE THE GARAGE.

7. GARAGE FLOOR TO BE SLOPED IN ORDER TO FACILITATE THE MOVEMENT OF LIQUID TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.

8. SHOWER COMPARTMENTS AND BATHTUBS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE THAT EXTENDS TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE FLOOR.

9. BATHROOM EXHAUST FANS. PROVIDE BATHROOM EXHAUST FANS.

10. A PLUMBING FIXTURE CERTIFICATION MUST BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR, OR A PLUMBING SUBCONTRACTOR OR THE BUILDING OWNER CERTIFYING THE FLOW RATE OF THE FIXTURES INSTALLED.

11. PAD SUPPORTING COMPRESSOR/CONDENSER SHALL BE A MINIMUM OF 3" ABOVE GRADE.

12. MEANS FOR INTERRUPTING THE ELECTRICAL SUPPLY TO THE AIR CONDITIONING EQUIPMENT AND TO ITS ASSOCIATED COOLING TOWER SHALL BE PROVIDED WITHIN SIGHT OF AND NOT OVER 50FT FROM THE AIR CONDITIONER AND COOLING TOWER.

13. CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. MINIMUM 4" DIA. SMOOTH METAL DUCT. DRYER EXHAUST DUCT SHALL TERMINATE NO LESS THAN 3'-0" FROM OPENINGS INTO THE BUILDING.

14. KITCHEN HOODS SHALL BE DIRECTLY EXHAUSTED TO OUTSIDE.

15. WHOLE HOUSE EXHAUST FAN SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. LOUVERS OR COVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2.

16. VENTS TERMINATING IN THE ATTIC SPACE MUST BE COVERED WITH VENTS OF MATERIAL NOT SUBJECT TO COMBUSTION OR FEEDING OF INSECTS. VENTS TERMINATING OUTSIDE THE BUILDING MUST BE COVERED WITH VENTS OF MATERIAL NOT SUBJECT TO COMBUSTION OR FEEDING OF INSECTS.

17. PRIMARY BEDROOM 14' - 5 1/2"X11' - 5 1/2"

18. PRIMARY BATH 9' - 1 1/2"X6' - 6"X7' - 0"

19. PRIMARY CLOSET 12' - 10 1/2"X9' - 1 1/2"

20. VAULTED 14' - 5 1/2"X11' - 5 1/2"

21. DECK 202 8' - 0"/98 SF

22. COVERED Deck 206 5' - 0"X16 - 7 1/2"

23. COVERED Deck 205 3' - 6"X14 - 5 1/2"

24. COVERED Deck 204 2' - 0"X12 - 10 1/2"

25. PRIMARY BEDROOM 11' - 2"X8' - 0"

26. BEDROOM 3 11' - 2"X8' - 0"

27. BEDROOM 4 11' - 2"X8' - 0"

28. BEDROOM 5 11' - 2"X8' - 0"

29. BATH 3 8' - 0"X3' - 0"

30. BATH 4 8' - 0"X3' - 0"

31. LINEN BUILT-IN 7' - 0"X3' - 0"

32. STAIR 7' 2"X3' - 0"

33. LAUNDRY 8' - 0"X4' - 0"

34. LAUNDRY 8' - 0"X4' - 0"

35. LAUNDRY 8' - 0"X4' - 0"

36. LAUNDRY 8' - 0"X4' - 0"

37. LAUNDRY 8' - 0"X4' - 0"

38. GARAGE 19' - 0"X20' - 0" (2 CARS)
ATTIC VENTILATION

1. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. ALL GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS.

2. VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO.72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.

3. PROVISED: 9 x 135 S.I. ATTIC VENTS = 1,215 S.I.

PROVIDED: 1,144 SF x 1/150 = 1,099 S.I. (7.6 S.F.) VENT REQUIRED

SEE 1/A2.3 FOR LOCATIONS
EXTERIOR FINISH SCHEDULE

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NOTE: ALL SIDING TO BE REPLACED. DOORS AND WINDOWS WITH TAGS ARE PROPOSED, WITHOUT TAGS ARE EXISTING TO REMAIN.