857 Sea Ranch Drive
Residential Renovation & Addition

CODE COMPLIANCE

PROJECT SCOPE

1. 1,500 SF RENOVATION TO (E) 2,378 SF 1-STORY RESIDENCE.
2. 3. 234 SF COVERED DECK
3. 4. 475 SF COVERED PATIO

PROJECT DIRECTORY

DMHA Architecture & Interiors
Edward DeVicente CPHC AIA
1 N. Calle Cesar Chavez #102
Ph: 805.965.7777
Santa Barbara, CA 93103
www.dmha.com

F.A.R. Calculator

<table>
<thead>
<tr>
<th>Item</th>
<th>Net Building Area</th>
<th>Net Parking Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXISTING</td>
<td>2,253 sq ft</td>
<td>0 sq ft</td>
</tr>
<tr>
<td>PROPOSED</td>
<td>2,686 sq ft</td>
<td>0 sq ft</td>
</tr>
</tbody>
</table>

SITE SURFACE CALCULATIONS

<table>
<thead>
<tr>
<th>Item</th>
<th>Existing</th>
<th>Proposed</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cut &amp; fill under main building</td>
<td>-200 yd³</td>
<td>0 yd³</td>
<td>-200 yd³</td>
</tr>
<tr>
<td>Cut &amp; fill outside main building</td>
<td>100 yd³</td>
<td>0 yd³</td>
<td>-100 yd³</td>
</tr>
<tr>
<td>Required setbacks</td>
<td>35'</td>
<td>0'</td>
<td>-35'</td>
</tr>
<tr>
<td>Maximum height limit</td>
<td>35'</td>
<td>0'</td>
<td>-35'</td>
</tr>
<tr>
<td>Required open yard area</td>
<td>0'</td>
<td>32'</td>
<td>32'</td>
</tr>
</tbody>
</table>

PROJECT INFORMATION

Lot size: 433 ft²

High fire hazard

Grading

Construction type: B

Occupancy group: 3/U

Storwater Tier: 4.0

NON RESIDENTIAL FLOOR AREA (GMP)

<table>
<thead>
<tr>
<th>Location</th>
<th>Floor Area (Net)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residence</td>
<td>433 sq ft</td>
</tr>
<tr>
<td>Attached Garage</td>
<td>0 sq ft</td>
</tr>
<tr>
<td>(N) Addition - Main Level</td>
<td>1,040 sq ft</td>
</tr>
<tr>
<td>(N) Addition - Lower Level</td>
<td>764 sq ft</td>
</tr>
</tbody>
</table>

FLOOR AREA CALCULATIONS

<table>
<thead>
<tr>
<th>Location</th>
<th>Residence Floor Area (Net)</th>
<th>Residence Floor Area (Gross)</th>
</tr>
</thead>
<tbody>
<tr>
<td>EXISTING</td>
<td>2,253 sq ft</td>
<td>2,253 sq ft</td>
</tr>
<tr>
<td>PROPOSED</td>
<td>2,686 sq ft</td>
<td>4,490 sq ft</td>
</tr>
</tbody>
</table>

G001
COVER SHEET

NOT FOR CONSTRUCTION

1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103
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PROJECT #: 21R106

857 SEA RANCH

DRIVE

Enter address here

857 SEA RANCH

DNA 2021/04/06

3/17/2022 9:10:07 AM

Y:\Shared\DMHA\DMHA Projects\21R106 - 857 Sea Ranch\11 Drawings and Presentations - Archives and Reference Files\21R106 - 857 Sea Ranch.rvt

1/8" = 1'

MAIN LEVEL FLOOR PLAN

02

LOWER LEVEL FLOOR PLAN

01

EXISTING / DEMO MAIN LEVEL FLOOR PLAN

03

FLOOR PLANS
General Roof Notes:
1. Contractor shall review and coordinate with architectural, MEP, & structural plans to ascertain exact conditions and components related to the work described by these documents.
2. All work shall be in accordance with accepted manufacturer's printed instructions and NRCA standards.
3. Dimensions, details, equipment size and location shown on this plan and roof details are for information and reference only. Exact size, location, type of material and type of construction are the responsibility of the subcontractor to confirm and general contractor to coordinate.
4. General contractor to coordinate location and orientation on roof hatch and access ladder, where applicable.
5. Provide personal fall arrest system protection per osha for the duration of roof construction.
6. Provide 'warning line system' which shall consist of a colored rope on stanchion which shall be erected not less than 6 feet from the roof edge for the duration of roof construction.
7. Upon substantial completion the general contractor shall examine and ensure drain lines, gutters and downspouts are free of debris and blockage, flush with water to ensure that drains flow freely, where applicable.
8. General contractor and structural engineer to inspect roof.

Existing Roof Notes:
1. Roof membrane for existing low-slope built up roof membrane to be water tested per ASTM d5957, or equivalent evaluation protocol.
2. All existing roof primary and overflow roof drains to be inspected and cleaned/cleared as required to ensure proper working condition.
3. All missing or removed drain covers to be replaced.
4. Add splash blocks/diversion to existing outlets near building exterior wall.
5. All proposed work to maintain or improve existing drainage configurations.
6. New roof curbs or penetrations to be flashed and cricketed as required to maintain existing drainage configurations.
7. Repair or replace any visibly damaged existing roof finish materials.

New Roof Notes:
1. Cricket the up-slope side of all square curbs and projections over 20” in width. All new cricket and tapered insulation shall be installed with a finish 1/4” per foot min. Slope. Cricket the up-slope side of all square curbs and projections.
2. General contractor to ensure all rooftop penetrations (equip, soil stacks, etc.) Are installed min. 2'-0” from other deck penetrations, rise walls, and 10'-0” from roof edge. Through wall base flashing min. Height 10” and max. Height 20” from finish deck. Do not step through wall flashing closer than 5'-0” from corners.
3. Roof penetrations shall be prohibited within 24” of valleys to avoid conflict with flashings.
4. Provide rain diverter at eave to wall interfaces (e.g. Kick-out flashing). Diverter to be galvanized sheet metal soldered water-tight or pre-manufactured vinyl with flashing pan or step flashing lapped over.
5. Hold ends of gutters 2” min. Away from wall to allow for cladding installation without interference.

PROPOSED - ROOF PLAN
1. See Title 24 sheets for energy and envelope compliance.

2. Provide thermal insulation as shown on the drawings, with the following minimums:
   a. (N) Exterior walls and walls between heated and unheated spaces: R-21 batt insulation
      • 4" Icynene = R-14.8
      • 6.25" Batt Insulation = R-19
      • Total Achieved R Value = R-33.8
   d. Ceilings between heated and unheated spaces: R-19 batt insulation
   e. Bathroom walls: R-11 sound insulation
   f. Kitchen walls: R-11 sound insulation
   g. Mechanical/electrical closets: R-11 sound insulation
   h. Drop ceilings under mechanical units: R-11 sound insulation

3. Insulate all pipe chases for sound.

4. Provide rock wool insulation or equivalent between all window and exterior door frame and rough framing.
ST32D
5'-1"
Per Sched.

ST11D
5'-6"
Per Sched.

2'-8"
5'-2"
5'-8"
8'-7"
5'-5 1/4"

2021/02/19

1. Dimensions shown are nominal - window vendor shall be responsible for field verifying all opening sizes &
2. Field verify all conditions for placement, size & details.
3. Per 2019 CRC Section R308, all glazing installed in hazardous locations to be safety glass.
4. Contractor to verify wall thickness & coordinate jamb width accordingly.
5. All window systems shall meet the U-factor and SHGC requirements shown in the Title 24 documents in
6. The NFRC thermal performance labels shall remain on the doors until final inspection.
7. Contractor shall furnish standard strike plates with extended lips where required to protect trim from being
8. Doors with applied film or shade in and/or out meet 70% solar control and shall be covered by manufacturer's
9. Door handles, pulls, latches, locks & other operating devices on doors required to be accessible shall not
10. The attached hardware schedule is intended to cover all doors in the project and establish a type and
11. All pin type hinges which are accessible from outside the secured area when the door is closed shall have
12. Use only nails that comply with the Cal Code 1603.9.2(4) if environmental hazard exists such as
13. All hardware shall comply with the CA Code and applicable NFRC standards.
14. All swing doors must be equipped with 90° hinges. All doors up to 5’ in height shall have
15. Window Notes:

<table>
<thead>
<tr>
<th>NUM</th>
<th>TYPE</th>
<th>DESCRIPTION</th>
<th>WIDTH</th>
<th>HEIGHT</th>
<th>MANUFACTURER</th>
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</thead>
<tbody>
<tr>
<td>W12</td>
<td>A</td>
<td>Fixed</td>
<td>2'-6&quot;</td>
<td>7'-0&quot;</td>
<td>2'-7&quot;</td>
</tr>
<tr>
<td>W13</td>
<td>A</td>
<td>Fixed</td>
<td>2'-6&quot;</td>
<td>4'-0&quot;</td>
<td>2'-7&quot;</td>
</tr>
<tr>
<td>W14</td>
<td>A</td>
<td>Fixed</td>
<td>2'-6&quot;</td>
<td>1'-6&quot;</td>
<td>2'-7&quot;</td>
</tr>
<tr>
<td>W18</td>
<td>A</td>
<td>Fixed</td>
<td>2'-6&quot;</td>
<td>1'-6&quot;</td>
<td>1'-11 3/4&quot;</td>
</tr>
<tr>
<td>W20</td>
<td>B</td>
<td>Double Slider</td>
<td>8'-0&quot;</td>
<td>4'-5 1/2&quot;</td>
<td>8'-1 &quot;</td>
</tr>
</tbody>
</table>

DOOR HARDWARE NOTES

1. All hardware shall be selected and specified per project drawings and manufacturer's literature. All hardware shall be
2. Use only nails that comply with the Cal Code 1603.9.2(4) if environmental hazard exists such as
3. All swing doors must be equipped with 90° hinges. All doors up to 5’ in height shall have
4. Door handles, pulls, latches, locks & other operating devices on doors required to be accessible shall not
5. Doors with applied film or shade in and/or out meet 70% solar control and shall be covered by manufacturer's
6. Contractors are responsible for providing the necessary rough opening for proper setting &
7. Header heights are as noted.

ST61D
8'-5 1/4"

ST42D
9'-10"

ST32D
9'-10"

ST11D
8'-10"

ST11
8'-9 7/8"

BFR = BIFOLD ROLLER

DL = DOOR LEAF

SP = Screwed Permanently

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