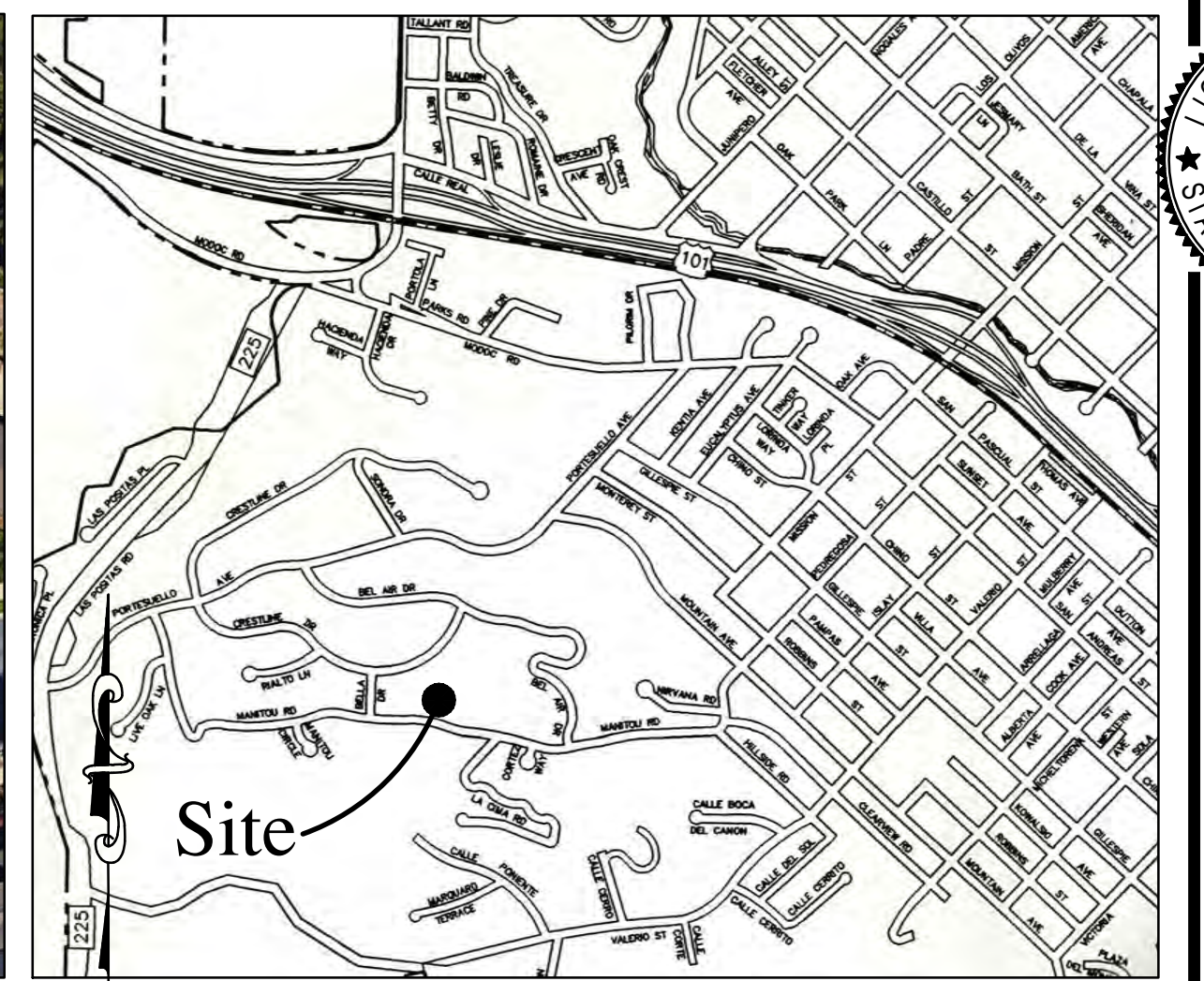
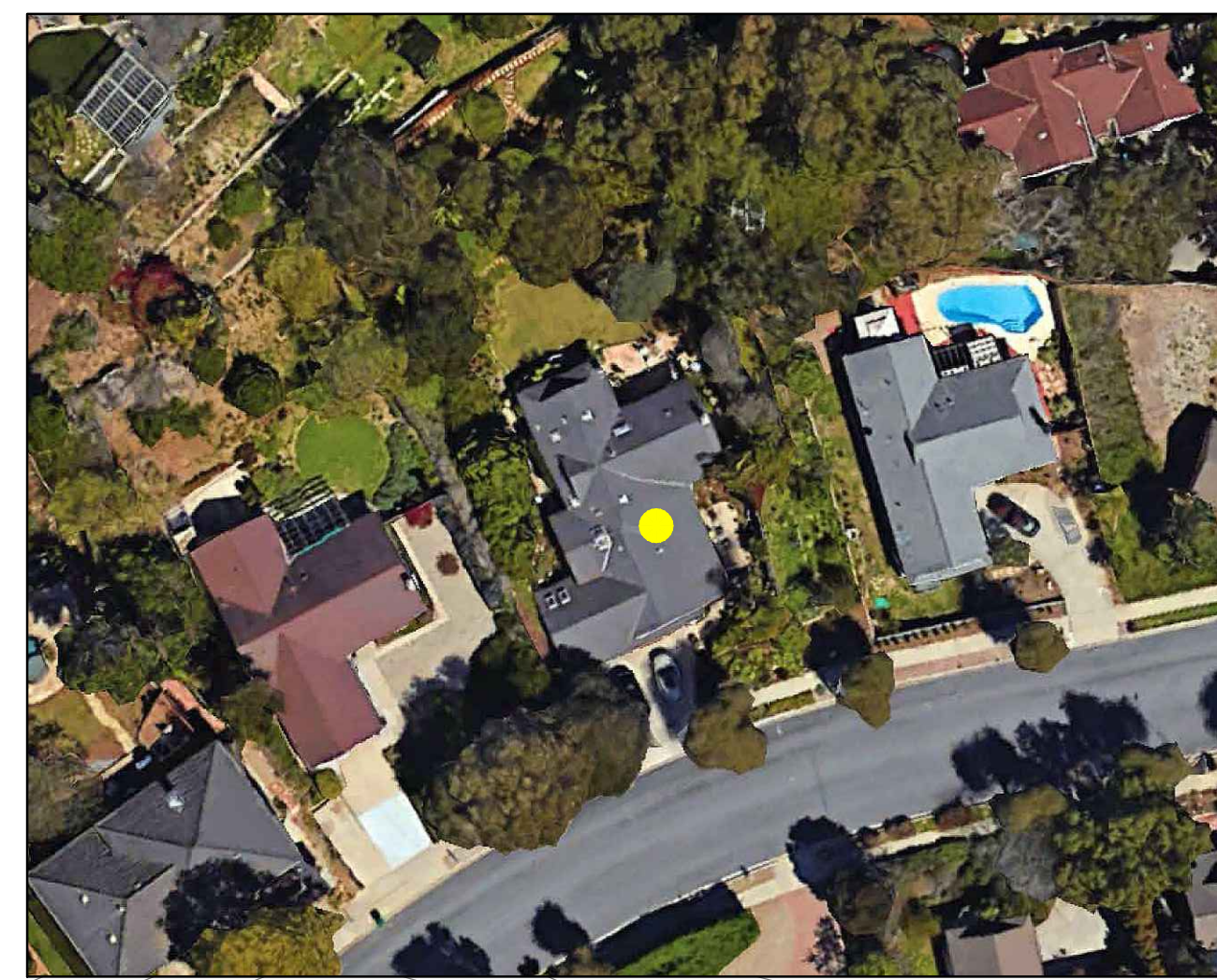
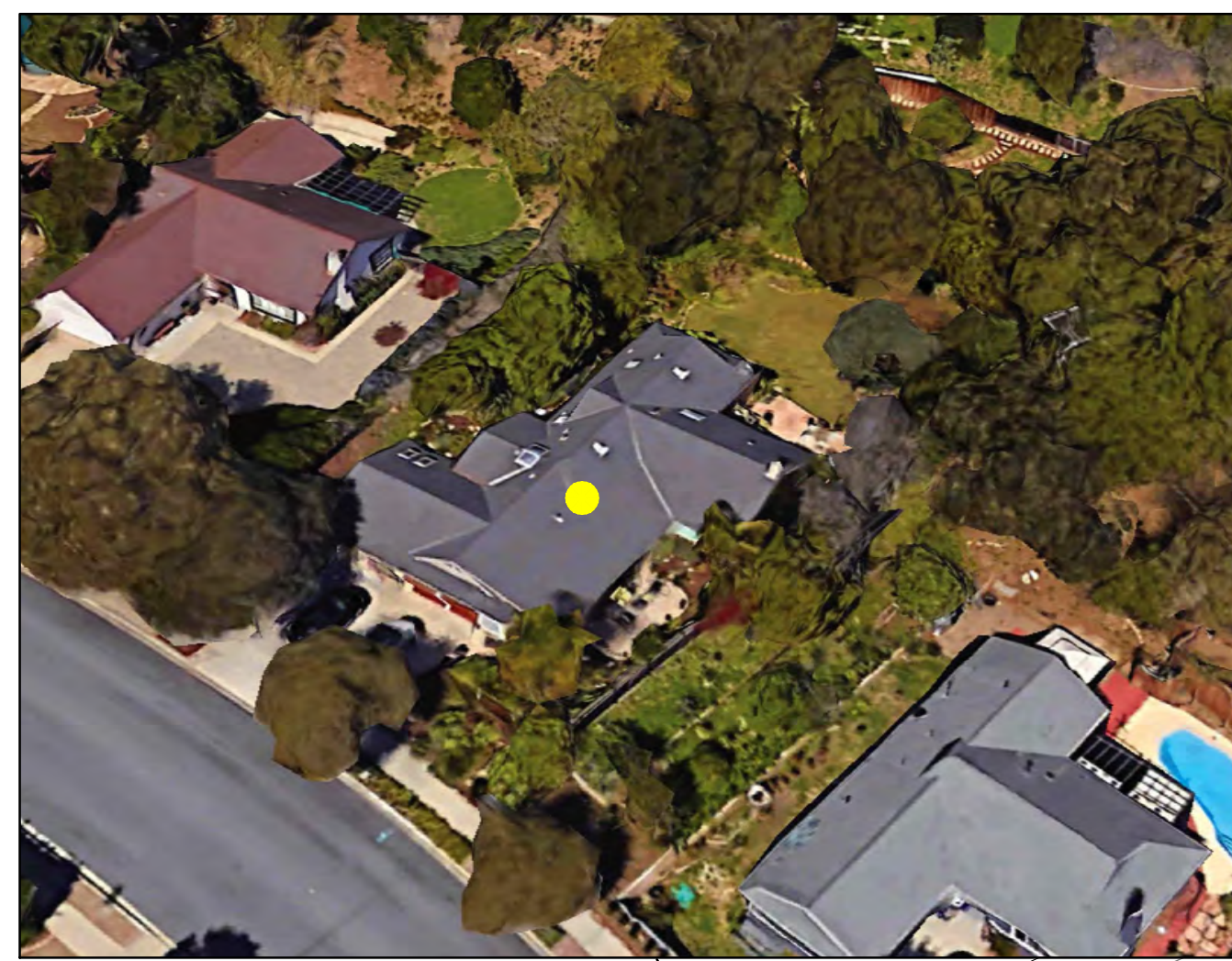
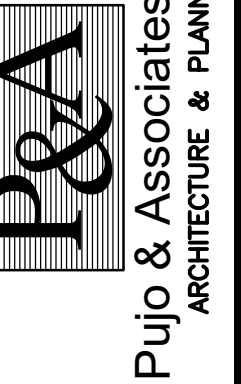


VIEW FROM MANITOU ROAD



2425 CHAPALA STREET
SANTA BARBARA, CALIFORNIA 93105
(805) 637-7384
alex@pujo.net



Shetty Residence Additions & Remodel
1416 MANITOU ROAD
Santa Barbara, CA 93105

049-222-013
RS-15 (E-1)

TITLE SHEET
SITE PLAN

ISSUE
DRAWN 4/17/24
CHECKED
JOB
SHEET
T-1

F.A.R. Calculator

Instructions: Enter the information in the white boxes below. The spreadsheet will calculate the proposed FAR (floor area ratio), the 100% max FAR (per the Zoning Ordinance for "Required FAR"), and the 85% max FAR (per the Zoning Ordinance for "Required FAR"). Additionally, it will determine whether a FAR Modification is required. *Guideline FAR calculations are as outlined in the "Applicability" section of the Single Family Residence Design Guidelines, page 23-4.

The **Net Lot Area** does not include any Public Road Easements or Public Road Right-of-Way areas. The proposed **TOTAL Net FAR Floor Area** shall include the net floor area of all stories of all buildings, but may or may not include basement/cellar floor area. For further clarification on these definitions please refer to SBMC §20.15.083 & §20.200. This form has not yet been updated for current Title 20 zone designations, see SBMC §30.05.010 for comparison.

ENTER Project Address:	1416 Manitou Road
Is there a basement or cellar existing or proposed?	No
ENTER Proposed TOTAL Net FAR Floor Area (in sq. ft.):	3,078
ENTER Zone ONLY from drop-down list:	E-1 or RS-15
ENTER Net Lot Area (in sq. ft.):	18,472
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:	GUIDELINE**
ENTER Average Slope of Lot:	32.00%
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 SBMC §28.15 or §30.20.030	
FLOOR AREA RATIO (FAR):	0.167
Lot Size Range:	15,000 - 19,999 sq. ft.
MAX FAR Calculation (in sq. ft.):	4,180 + (0.013 x lot size in sq. ft.)
100% MAX FAR:	0.239
100% MAX FAR (in sq. ft.):	4,420
85% of MAX FAR (in sq. ft.):	3,757
80% of MAX FAR (in sq. ft.):	3,536
The 3078 square foot proposed total is 70% of the MAX FAR.*	

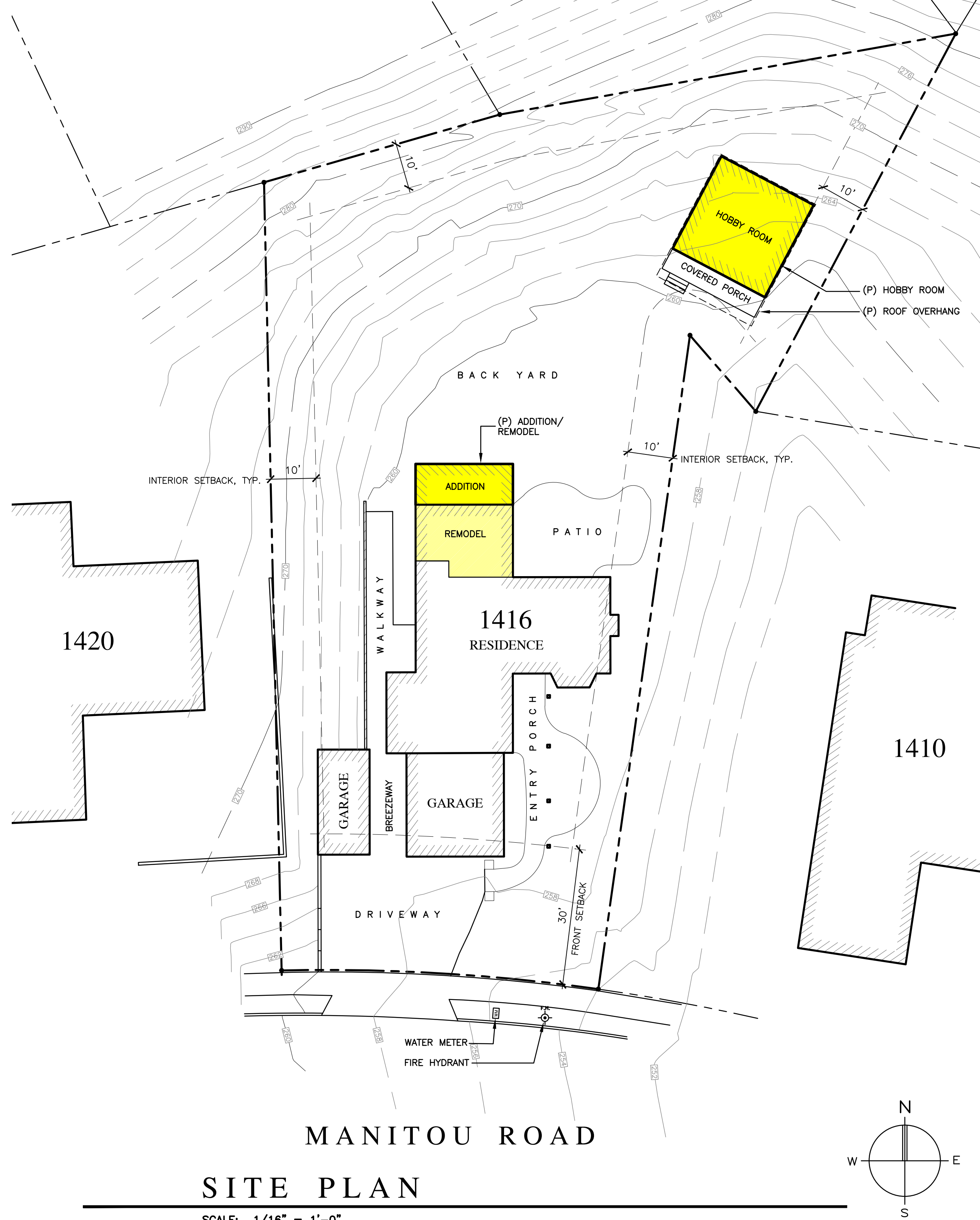
MANDATORY INSPECTIONS

- GEOTECHNICAL ENGINEER TO OBSERVE ALL EXCAVATIONS PRIOR TO PLACEMENT OF COMPACTED SOIL, GRAVEL BACKFILL, OR REBAR AND CONCRETE.
- SEE SHEET SO FOR ADDITIONAL INSPECTIONS OF STRUCTURAL WORK.

SPECIFIC INSPECTIONS FOR ALL STORM WATER POST CONSTRUCTION IMPROVEMENTS:

- 1) PRE-CONSTRUCTION MEETING.
- 2) EXCAVATION AND SUB-GRADE INSPECTION OF PERMEABLE PAVERS' AREA.
- 3) FINAL INSPECTION OF COMPLETED STORM WATER IMPROVEMENTS.

Inspections shall be called in by Contractor 72 hours prior to needed inspection. The City will then route to the Qualified Stormwater Practitioner Inspector (QSP) or third party Company.



INDEX OF DRAWINGS

T-1:	TITLE SHEET
---	SITE PLAN
T-2:	TOPOGRAPHICAL SURVEY
T-24:	TITLE 24 DOCUMENTS
BMP:	BEST MANAGEMENT PRACTICES
Ex-1:	EXISTING CONDITIONS
SD-1:	STORM WATER MANAGEMENT
SD-2:	PARTIAL SITE/UTILITY PLAN
A-1:	MASTER SUITE PLANS
A-2:	MASTER SUITE ELEVATIONS AND SECTION
B-1:	HOBBY ROOM PLANS
B-2:	HOBBY ROOM ELEVATIONS AND SECTION
D-1:	ARCHITECTURAL DETAILS
GB-1:	Green Building Standards
GB-2:	Green Building Standards
S0:	STRUCTURAL NOTES
S1:	FOUNDATION PLAN
S2:	ROOF FRAMING PLAN
S3:	FOUNDATION DETAILS
S4:	FRAMING DETAILS

DESIGN TEAM

ARCHITECT:
PUJO & ASSOCIATES, Inc.
H. ALEXANDER PUJO, C-19275
2425 CHAPALA STREET
SANTA BARBARA, CA 93105
(805) 637-7384
alex@pujo.net

STRUCTURAL ENGINEER:
CORRIE PUTNEY ENGINEER, INC.
698 WESTFIELD COURT
VENTURA, CA 93004
(805) 901-2078
engineer@corrie.com

SURVEYOR:
CHRIS GILMOUR, PLS 7643
7127 HOLLISTER AVENUE
GOLETA, CA 93117
(805) 685-4500
info@gilmourlandssurveying.com

GEOTECHNICAL ENGINEER:
PACIFIC MATERIALS LABORATORY
RONALD J. PIKE, G.E. 2291
35-A SOUTH LA PATERA LANE
GOLETA, CA 93116
(805) 964-6901
pml@pml.sbcocxmail.com

ENERGY CONSULTANT:
GARY D. FAUCETTE
A.V. ENERGY & ASSOCIATES
43915 GINGHAM AVENUE
LANCASTER, CA 93535
(661) 723-6694
gary@avenergy-associates.com

ARBORIST:
DUKE MCPHERSON
201 MOUNTAIN DRIVE,
SANTA BARBARA, CA 93108
(805) 705-9529
treemanduke@cox.net

PROJECT DATA

Site Data:
1416 MANITOU ROAD, SANTA BARBARA, CA 93105
APN: 049-222-013
ZONE: Title 30 (Inland) – RS-15
LAND USE: LOW DENSITY RESIDENTIAL
NEIGHBORHOOD: BEL AIR
LOT AREA: 18,472 SF
HIGH FIRE AREA: YES (Coastal Interior)
FLOOD ZONE: NO

SLOPE: Overall site (City GIS): 29%
At Master Suite Addition: 3%
At (P) Hobby Room: 19%

Owner:
UK AND VIJAYA SHETTY.
SAME ADDRESS
udaya101@gmail.com

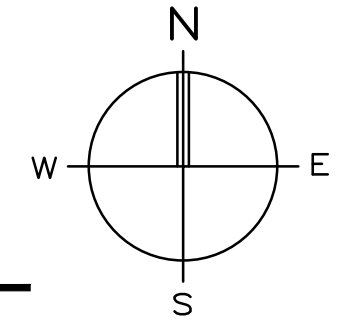
- #### Existing Conditions:
- SINGLE FAMILY DWELLING, 1-STORY. (1,766 sf gross, 1,696 sf net)
 - ATTACHED 2-CAR GARAGE. (524 sf gross, 493 sf net)
 - DETACHED 1-CAR GARAGE. (Connected by breezeway) (268 sf gross, 238 sf net)

- #### Project Description:
- ADDITION TO MASTER SUITE. (174 sf net, 192 sf gross)
 - MASTER BDRM/BATH INTERIOR REMODEL (317 sf).
 - DETACHED HOBBY ROOM. (477 sf net, 529 sf gross)
 - HOBBY ROOM PORCH. (115 sf gross)
- CUMULATIVE FLOOR AREA OF (E) COVERED PARKING AND (P) DETACHED ACCESSORY BUILDING:
(E) 2-CAR GARAGE: 493 SF
(E) 1-CAR GARAGE: + 238 SF
(P) HOBBY ROOM: 477 SF
1,208 SF (<1,750 SF)
- 'AS BUILT' REPLACEMENT OF EXTERIOR DOORS AND WINDOWS WITH VINYL UNITS.
 - PROPOSED GRADING:
CUT: 29 CU YD, FILL: 17 CU YD.
 - (2) 24" BOX QUERCUS AGRIFOLIA TREES WITH THEIR OWN DESIGNATED IRRIGATION SYSTEM.
 - (N) IMPERVIOUS SURFACE:
HOBBY ROOM: 726 SF
MASTER SUITE: 236 SF
REDEVELOPED IMPERVIOUS SURFACE PER BLD2023-01938: 856 SF
1,818 SF
- THIS IS A TIER 2 SWMP PROJECT.
BMPs EMPLOYED ON THIS PROJECT:
1. DOWNSPOUT DISCHARGE ONTO VEGETATED AREAS
2. PERMEABLE DRIVEWAY PAVERS (BLD2023-01938)

Code Analysis:
OCCUPANCY: R-3
TYPE OF CONST.: V-B

Governing Codes:
ALL WORK SHALL COMPLY WITH THE 2022 EDITION OF THE CALIFORNIA RESIDENTIAL CODE (C.R.C.), 2022 C.M.C., 2022 C.P.C., 2022 G.E.C., 2022 BUILDING ENERGY EFFICIENCY STANDARDS AND SANTA BARBARA MUNICIPAL CODE.

MANITOU ROAD
SITE PLAN
SCALE: 1/16" = 1'-0"



20. BY PUJO & ASSOCIATES, INC. ALL COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS RESERVED. THIS DOCUMENT SHALL NOT BE DUPLICATED, COPIED, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT HAS BEEN PREPARED. FOR FURTHER INFORMATION, CONTACT PUJO & ASSOCIATES AT 2425 CHAPALA STREET, SANTA BARBARA, CA 93105. (805) 637-7384. PUJO & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR DIMENSIONS AND CONDITIONS ON THE JOB. AND SHALL NOTIFY PUJO & ASSOCIATES IMMEDIATELY UPON DISCOVERY OF ANY VARIATION, DISCREPANCY, OR OMISSION.

1526 CRESTLINE DR
SANTA BARBARA, CA 93105-4611
BASHIR MASHAL / KOBRA MASHAL
APN 049-234-011

1532 CRESTLINE DR
SANTA BARBARA, CA 93105-4611
DUNN KENT & ROSEMARY TRUS
049-TEES DUNN KENT & ROSEMA
APN 049-234-006

1520 CRESTLINE DR
SANTA BARBARA, CA 93105-4611
RUSSELL LIVING TRUST
APN 049-234-004

1420 MANITOU RD
SANTA BARBARA, CA 93105-4600
SARAH STRETZ / GRADY STRETZ
APN 049-222-004

1352 MANITOU RD
SANTA BARBARA, CA 93101-4942
LARRY & JUDY JONES TRUST
JONES JONES JUDITH M.
APN 049-210-017

1410 MANITOU RD
SANTA BARBARA, CA 93105-4600
JOSEPH AND JILL FONTE FAMILY
TRUST FONTE FONTE JILL RUSHING
APN 049-222-010

MANITOU ROAD
(60' WIDE PUBLIC)

SURVEY NOTES:

BOUNDARY SHOWN PER RECORD MAP SANTA BARBARA CITY LOT SPLIT BOOK E, PAGE 085 AS FILLED IN THE OFFICE OF THE COUNTY SURVEYOR, AND TRACT MAP 059, PAGES 55 - 57, AND WFG NATIONAL TITLE INSURANCE COMPANY PRELIMINARY REPORT 18-221334 DATED OCTOBER 11, 2018, MONUMENTS FOUND IN SIDE WALK "RE 10103" ARE 1' OFFSETS TO TRUE CORNER. CERTIFICATE OF CORRECTION 2249, 1395 O.R.

BENCHMARK: LOCAL BENCHMARKS SHOWN AS "CP" BASED ON USGS OPUS OBSERVATION, DATUM NAVD88

SURROUNDING TOPOGRAPHY SUPPLEMENTED WITH CITY OF SANTA BARBARA PUBLIC WORKS TOPOGRAPHY.

LEGEND:
EP = EDGE OF PAVEMENT
FL = FLOWLINE
TC = TOP OF CURB
DI = DRAIN INLET
CONC = CONCRETE
TW = TOP OF WALL
FOW = FACE OF WALL
BOW = BACK OF WALL
BLDG = BUILDING CORNER
CL = CENTERLINE
DW = DRIVEWAY
PP = UTILITY POLE
FF = FINISH FLOOR
M = MEASURED
R = RECORD PER SBCLS E, PG 85

LEGEND:
X-X-X-X-X = FENCE
--- = BUILDING LINE
U-U-U-U-U = OVER HEAD UTILITIES
--- = OAK DRIPLINE
--- = SCHEMATIC TREE
--- = RETAINING WALLS
WM = WATER METER
WV = WATER VALVES



TOPOGRAPHIC SURVEY
OF 1416 MANITOU ROAD
A.P.N. 049-222-13
IN THE CITY OF SANTA BARBARA
WESTSIDE
AS SHOWN ON SBC LOT SPLIT BK. E, PG. 85
AT THE REQUEST OF UDAYA SHETTY
JANUARY 2023 SCALE 1" = 10'

Christopher Gilmour, PLS 7643

Gilmour Land Surveying inc.
7127 Hollister Ave. #25A-301
Goleta, CA, 93117
ph. 805.685.4500
info@gilmourlandsurveying.com



PRELIMINARY CONCLUSIONS AND RECOMMENDATIONS

It is the opinion of this Laboratory the proposed construction is feasible from a soil-engineering perspective provided the recommendations contained in this soil engineering report are incorporated into the design and implemented during construction.

It is the understanding of this Laboratory the proposed additions will include a second-floor addition and a detached studio. Based upon this understanding, we present the following preliminary recommendations:

FOUNDATIONS

- 1. The new loads from a second-story addition, placed over an existing one-story structure, shall be collected to point loads and supported by new column footings.
2. The new column footings and new continuous spread footing excavations shall extend a minimum depth of 24 inches below the exterior grade, shall penetrate old fill and porous topsoil, shall extend 12 inches below the interior crawl space grade, or shall penetrate to a depth necessary to achieve a 12-inch-deep embedment into firm undisturbed native soil.
3. The subgrade below the proposed concrete slab-on-grade floor shall be prepared by removing all surface vegetation and at least the top 12 inches of surface soils.
4. This Laboratory shall be requested to perform compaction tests on the subgrade and bottom of the footing when 90% relative compaction has been achieved.
5. An allowable soil bearing value of 2,000 psf is recommended for the new footings specified in this report with a one-third increase when considering wind or seismic forces.

May 23, 2023 Revised March 28, 2024 -4- Lab No: 140725-2 Revised File No: 24-15928-2

- 6. All new footings shall be doweled into the existing footings using epoxied rebar.
7. The Geotechnical Engineer shall be requested to observe the footing excavations after the compaction tests are completed and prior to placement of the rebar reinforcing.
8. All continuous footings shall contain a minimum of two No. 4 horizontal continuous rebar; one placed near the bottom and one near the top of the footings.
9. As a minimum, concrete slabs on grade shall be a full 4 inches thick and shall contain No. 3 rebar spaced 24 inches on center each way.
10. If footings are to be located on, adjacent to, or within 10 feet of the top of a slope, these footings shall extend to such a depth so that the horizontal distance between the bottom outside edge of the footing and the face of the adjacent slope is a minimum distance of 10 feet.
11. Footings placed near the retaining side of retaining walls shall penetrate below a 1:1 line projected up from the base of the wall and penetrate all backfill soil.
12. Floor space elevations located lower than the surrounding exterior grades are recommended to be protected from moisture intrusion.

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RETAINING WALLS

The following retaining wall recommendations assume a single wall on level ground or a slope of less than 25 degrees. If there is more than one retaining wall, creating a multilevel terraced condition, the upper footing must be at a depth that passes below a 50 percent sloping line projected up from the top of the footing of the retaining wall below.

Cantilevered - For cantilevered retaining walls, such as site walls and garden walls, which do not form part of the structure, we recommend the following:

- 1. The cantilevered retaining wall shall be designed assuming an active soil pressure equivalent to a fluid (EFP) whose weight is 35 pcf for level backfill conditions and 52 pcf for backfill slopes, which are constructed at an angle of up to 27 degrees.
2. Retaining walls having a backfill height that exceeds 6 feet may be designed using pseudostatic analyses based on a modified Seed Whitman (1970) approach.
3. The bottom of the retaining wall footing shall extend a minimum distance of 24 inches below the lowest adjacent undisturbed natural grade or 12 inches into firm, undisturbed original ground.

1 Marshal Lew and Nicolas Sitar, et al, "Seismic Earth Pressures on Deep Building Basements", SEAOC 2010 Convention Proceedings
2 Linda Al Atik, M. ASCE and Nicolas Sitar, M. ASCE, "Seismic Earth Pressures on Cantilever Retaining Structures", Journal of Geotechnical and Geoenvironmental Engineering, October 2010

May 23, 2023 Revised March 28, 2024 -6- Lab No: 140725-2 Revised File No: 24-15928-2

- 4. A passive soil pressure equivalent to a fluid whose weight is 350 pcf and a coefficient of friction against sliding of 0.35 may be assumed for the footing excavation described in the recommendation above.
5. The use of equipment to compact soil within the wedge of backfill defined by a 1:1 line projected up from behind the retaining wall to the surface shall be limited to handheld rammer plate compactors, such as a Wacker BS 45Y.
6. The finish covering on the face of the wall, such as stucco or paint, may be adversely affected by moisture intrusion from the backfill through the back of the wall.
7. Retaining wall backfill shall be a clean, coarse sand or gravel wrapped in a filter fabric.
8. It is assumed that the rough grade excavation behind the retaining wall is to be cut at a temporary slope angle of 1 horizontal to 1 vertical in order to comply with Cal-OSHA safety requirements.
9. All soil backfill shall be compacted to a minimum of 90% relative compaction.

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required, such as, but not limited to, placing a planter between the wall and slab, or connecting the slab to the wall, creating a retaining wall which is pinned at the top, not cantilevered.

Partially Restrained - For restrained or partially restrained retaining walls or cantilevered retaining walls which form a portion of the foundation system of the structure, we recommend the wall be designed as a braced wall utilizing at-rest pressures in accordance with the following recommendations:

- 1. The retaining wall shall be designed assuming an at-rest soil pressure equivalent to a fluid (EFP) whose weight is 60 pcf for level backfill conditions and 73 pcf for backfill slopes, which are constructed at an angle of up to 27 degrees.
2. The retaining wall footing shall conform to the FOUNDATIONS recommendations and may be designed assuming an allowable soil bearing value of 2,000 psf.
3. A passive soil pressure equivalent to a fluid whose weight is 350 pcf and a coefficient of friction against sliding of 0.35 may be assumed for the footing excavation described in the recommendation above.
4. The retaining wall shall be serviced by a perforated drain which is located a minimum of 12 inches below top of the adjacent interior concrete slab-on-grade floor.
5. Walls, foundations, and connections between walls and foundations forming interior finished rooms of the structure shall be waterproofed by the proper application of a moisture barrier.
6. It is assumed that the rough grade excavation behind the retaining wall is to be cut at a temporary slope angle of 1 horizontal to 1 vertical in order to comply with Cal-OSHA safety requirements.
7. Footings located near the retaining wall stem and in the zone of the granular backfill material shall extend through the retaining wall backfill, shall be supported on the firm underlying undisturbed ground, and below a 1 horizontal to

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- 1 vertical line projected upward from the base of the wall; whichever is deeper. As an alternative, the footing can be designed to span across the backfill area and be supported by footings able to receive the reaction load of the spanning member.
8. Retaining wall backfill shall include 2 cubic feet per linear foot of wall of 3/8- to 1-inch gravel placed around a 4-inch perforated rigid PVC drainpipe.
9. Retaining wall backfill above the drainpipe shall be a clean, coarse sand or gravel, creating an inverted triangular wedge.
10. The use of equipment to compact soil within the wedge of backfill defined by a 1:1 line projected up from behind the retaining wall to the surface shall be limited to handheld rammer plate compactors, such as a Wacker BS 45Y.
11. The engineer designing the retaining wall shall address the following conditions:

- A. When a retaining wall is backfilled without a top restraint, such as a wood floor diaphragm, the stem of the retaining wall acts as a cantilever.
B. Depending on the rigidity of the top restraint, the wall may act as a beam spanning between the top and bottom points, reversing the tension side of the stem to the front of the wall as opposed to the back as in the case of a cantilever condition.
C. Structure members deflect when loaded. The users guide to the widely used computer program RetainPro recommends the deflection of the wall be checked because the program does not calculate deflection.

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stems of cantilevered retaining walls will deflect a horizontal distance at the top of the wall equal to the height of the wall divided by 240. We recommend the appropriate deflection equation and values corresponding to load, condition, and material be employed to determine the deflection corresponding to the lateral loads recommended herein such that appropriate connections, tiebacks, bracing, or construction joints can be placed within the structural design to properly account for the deflection.

RESISTANCE TO LATERAL LOADS

Lateral loads may be resisted by frictional resistance along the foundation base and passive earth pressures along the foundation sides. An allowable friction coefficient of 0.35 may be used. The passive pressures of 350 pcf of footing may be used. A triangular distribution should be used. The frictional resistance and the passive pressure may be combined without reduction.

ADJACENT LOADS

Where footings are placed at varying elevations, the effect of adjacent loads may be calculated using the widely published Formulas for Stresses in Semi-infinite Elastic Foundations or the Boussinesq figures and equations for both vertical and horizontal surcharge loads.

SETTLEMENT

It is the intent of the recommendations contained in this report to achieve angular distortions of approximately 1/480. A total settlement of approximately 1 inch or less is anticipated for foundations supported on the undisturbed native soil.

CONSTRUCTION OBSERVATION

The owner or his agent shall request the Project Geotechnical Engineer to observe all excavations prior to placement of compacted soil, gravel backfill, or rebar and concrete.

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PLAN REVIEW

We request the grading and foundation plans be submitted to our office for a general review to verify substantial compliance to the recommendations contained in this report.

CLOSURE

The recommendations contained herein are for the sole use of our client and are based upon this Laboratory's understanding of the project which has been described herein. If the project scope, location, or conceptual design is subsequently altered, this Laboratory shall be requested to modify, as necessary, the recommendations contained herein as is appropriate for the new development concept.

The recommendations contained herein are based upon the assumption that Pacific Materials Laboratory shall be requested to perform the testing and observation services which will be required during the grading and foundation operations in order to verify that the actual soil conditions encountered and the construction procedures are consistent with the recommendations contained herein.

Thank you for the opportunity of providing this service. If you have any questions regarding this matter, please do not hesitate to call.

Respectfully submitted, PACIFIC MATERIALS LABORATORY, INC. Ronald J. Pike Geotechnical Engineer, G. E. 2291

Shetty Residence Additions & Remodel 1416 MANITOU ROAD Santa Barbara, CA 93105 049-222-013 RS-15 (E-1)

Soils Report Recommendations

Preliminary Geotechnical Investigation - Recommendations

Pacific Materials Laboratory Revised March 28, 2024



#1: RETAINING WALL AND GARAGE #2



#2: GARAGE #2, BREEZEWAY AND GARAGE #1



#3: GARAGE #1 FRONT



#4: GARAGE #1 CORNER WINDOW



#5: EAST ELEVATION (LIVING ROOM DOORS)



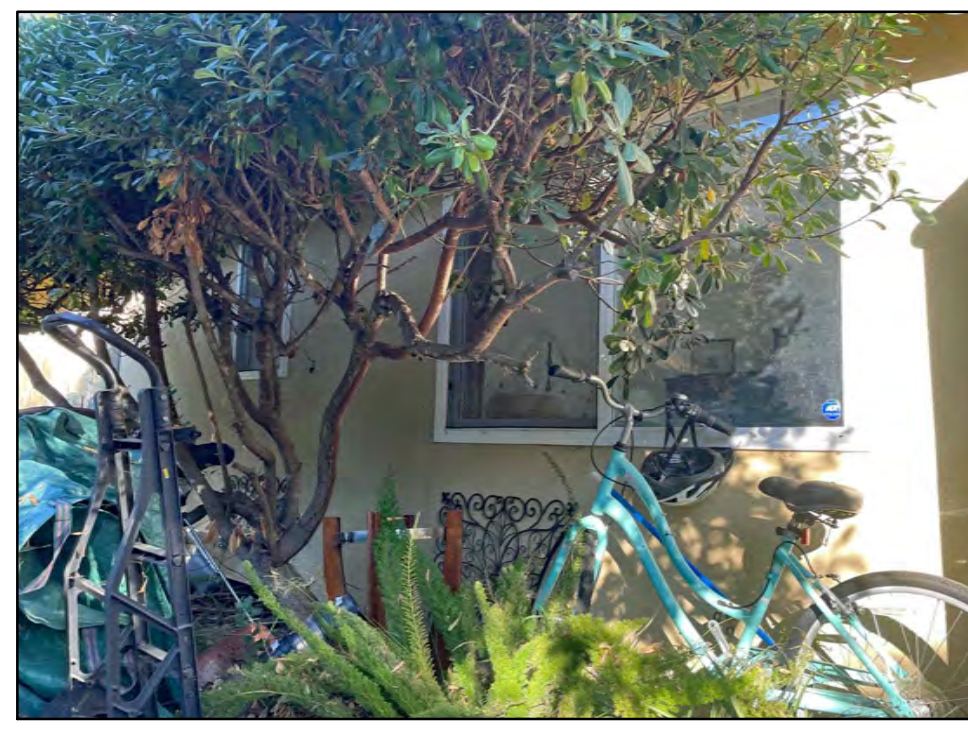
#6: EAST ELEVATION (LIVING ROOM CLERESTORY WINDOWS)



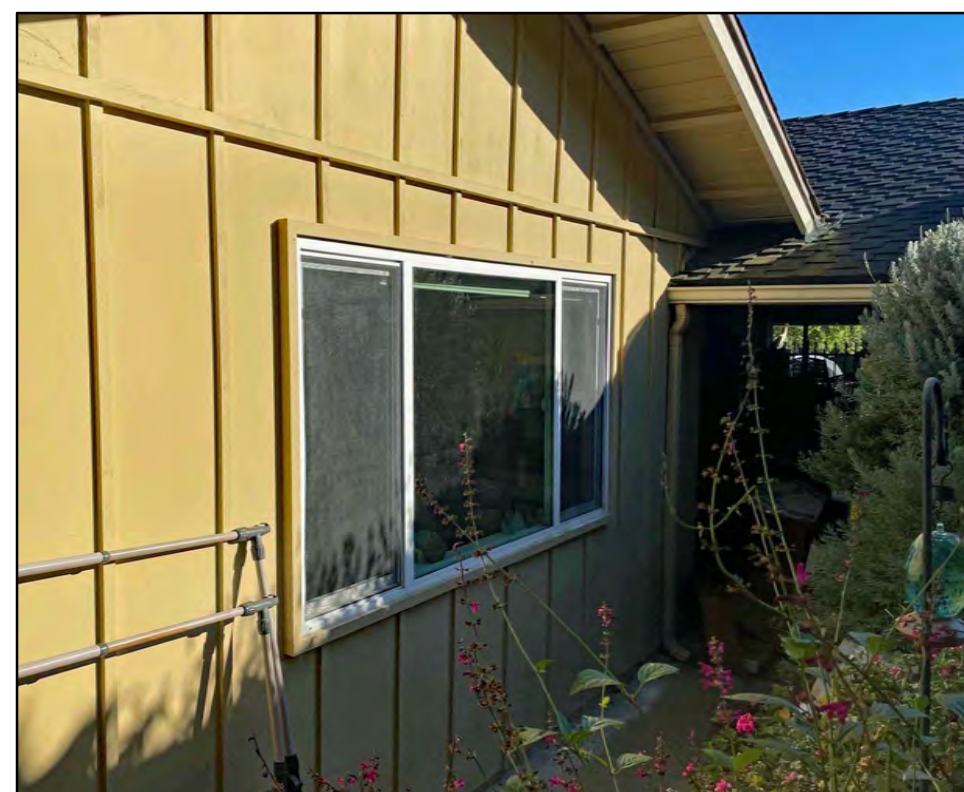
#7: NORTH ELEVATION (LIVING & BEDROOM DOORS)



#8: NORTH ELEVATION (MASTER BEDROOM DOOR)

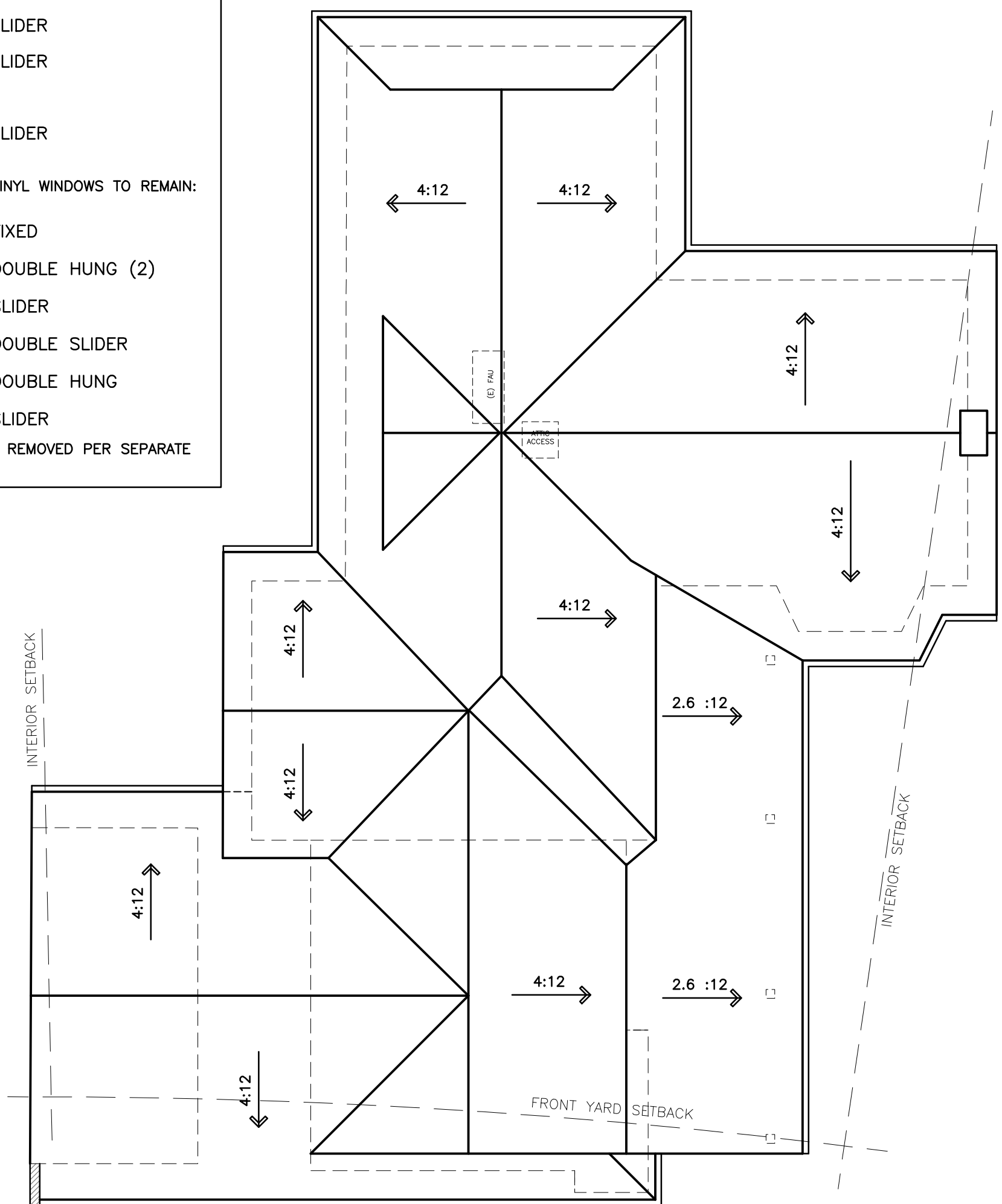


#9: WEST ELEVATION (BEDROOM & BATH WINDOWS)

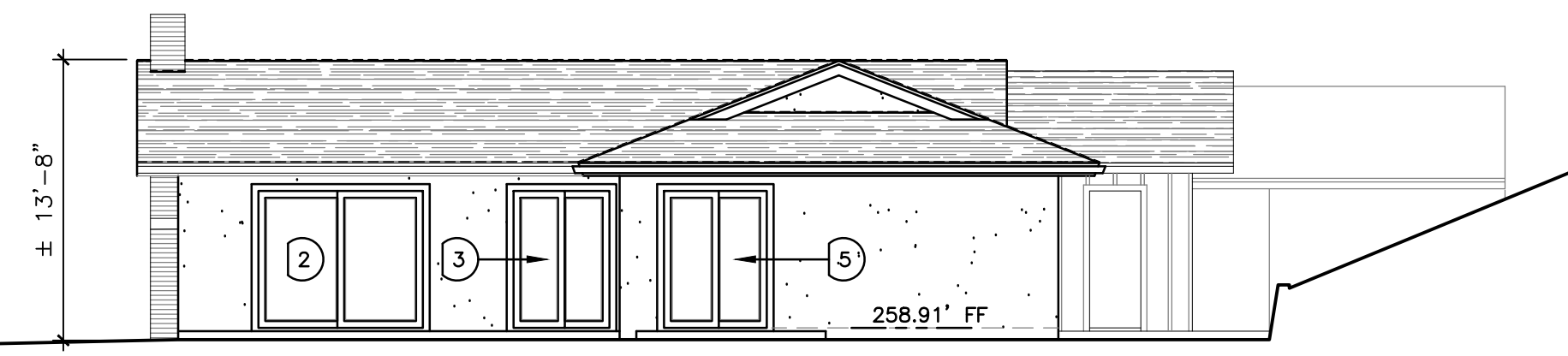
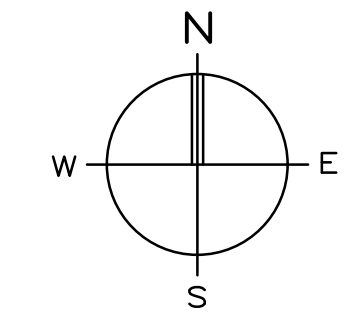


#10: WEST ELEVATION (KITCHEN WINDOW)

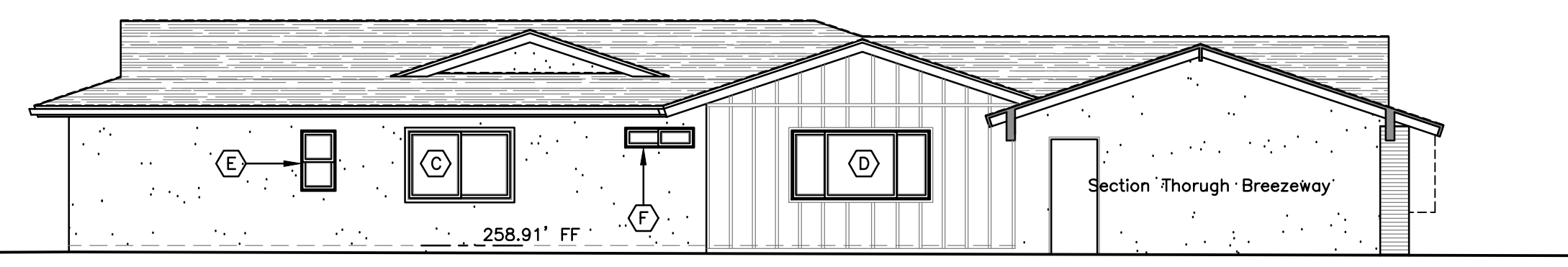
- 'AS BUILT' VINYL DOORS TO REMAIN:
- ① 89 68 SLIDER
 - ② 89 68 SLIDER
 - ③ 48 68 SLIDER
 - ④ 24 68
 - ⑤ 59 68 SLIDER
- 'AS BUILT' VINYL WINDOWS TO REMAIN:
- Ⓐ 69 59 FIXED
 - Ⓑ 29 59 DOUBLE HUNG (2)
 - Ⓒ 69 49 SLIDER
 - Ⓓ 89 49 DOUBLE SLIDER
 - Ⓔ 29 38 DOUBLE HUNG
 - Ⓕ 19 49 SLIDER
 - Ⓖ WINDOW REMOVED PER SEPARATE PERMIT.



ROOF PLAN



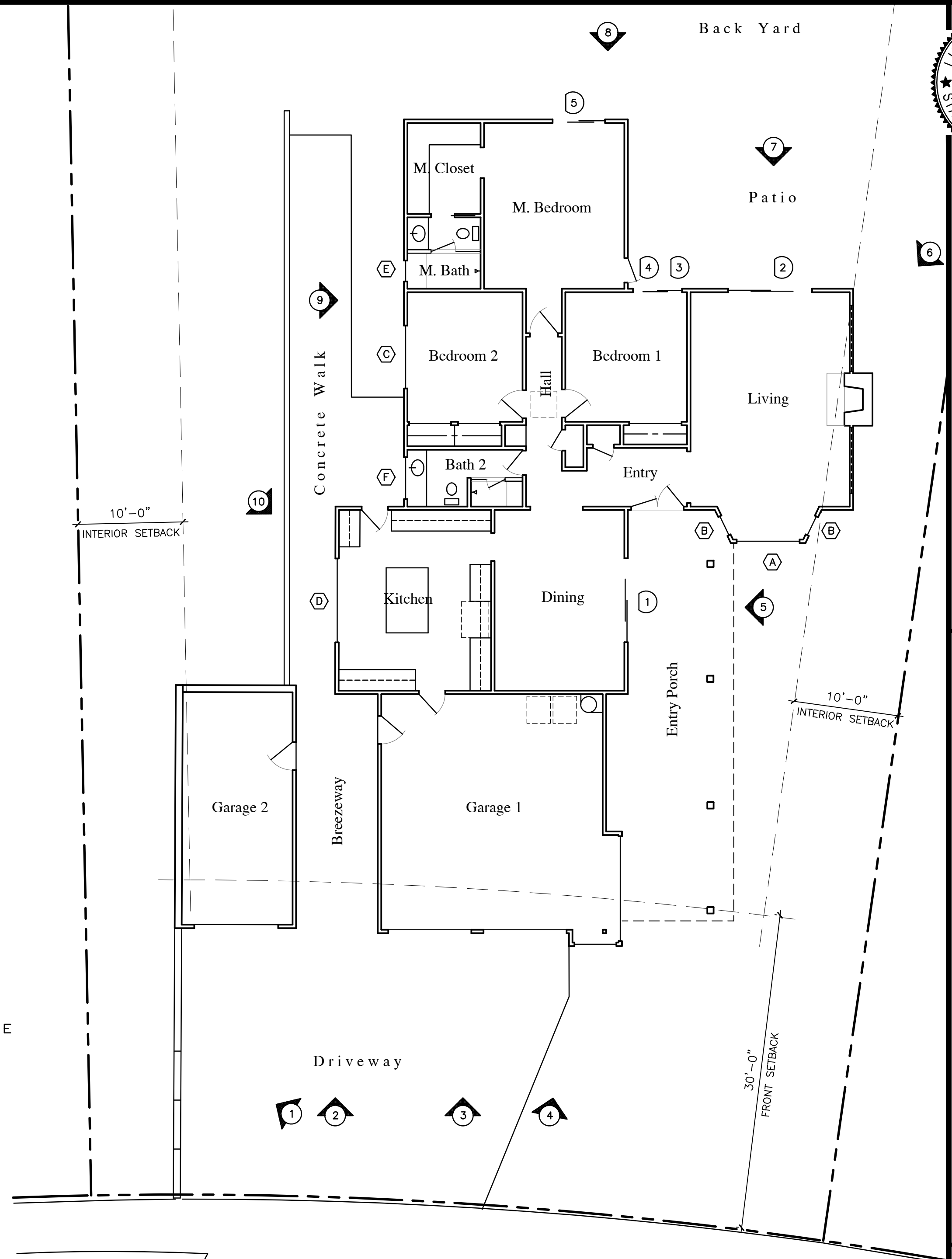
NORTH (Rear)



WEST (Side)

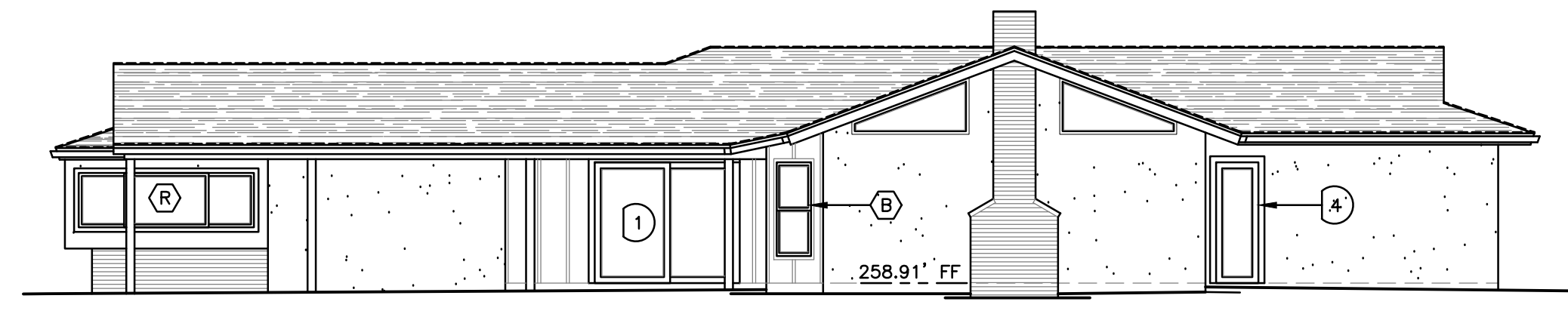
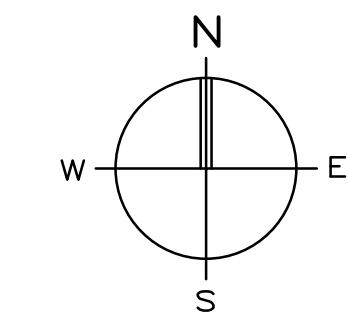


SOUTH (Front)



MANITOU ROAD

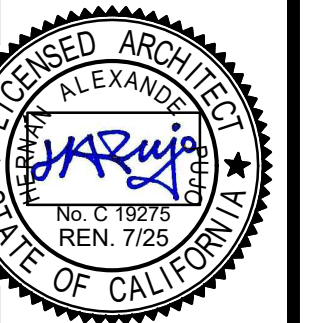
FLOOR PLAN



EAST (Side)

SCALE: 1/8" = 1'-0"

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 SANTA BARBARA, CALIFORNIA 93105
 Pujos & Associates Inc. (805) 637-7384
 alex@pujo.net

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 1416 MANITOU ROAD
 Santa Barbara, CA 93105

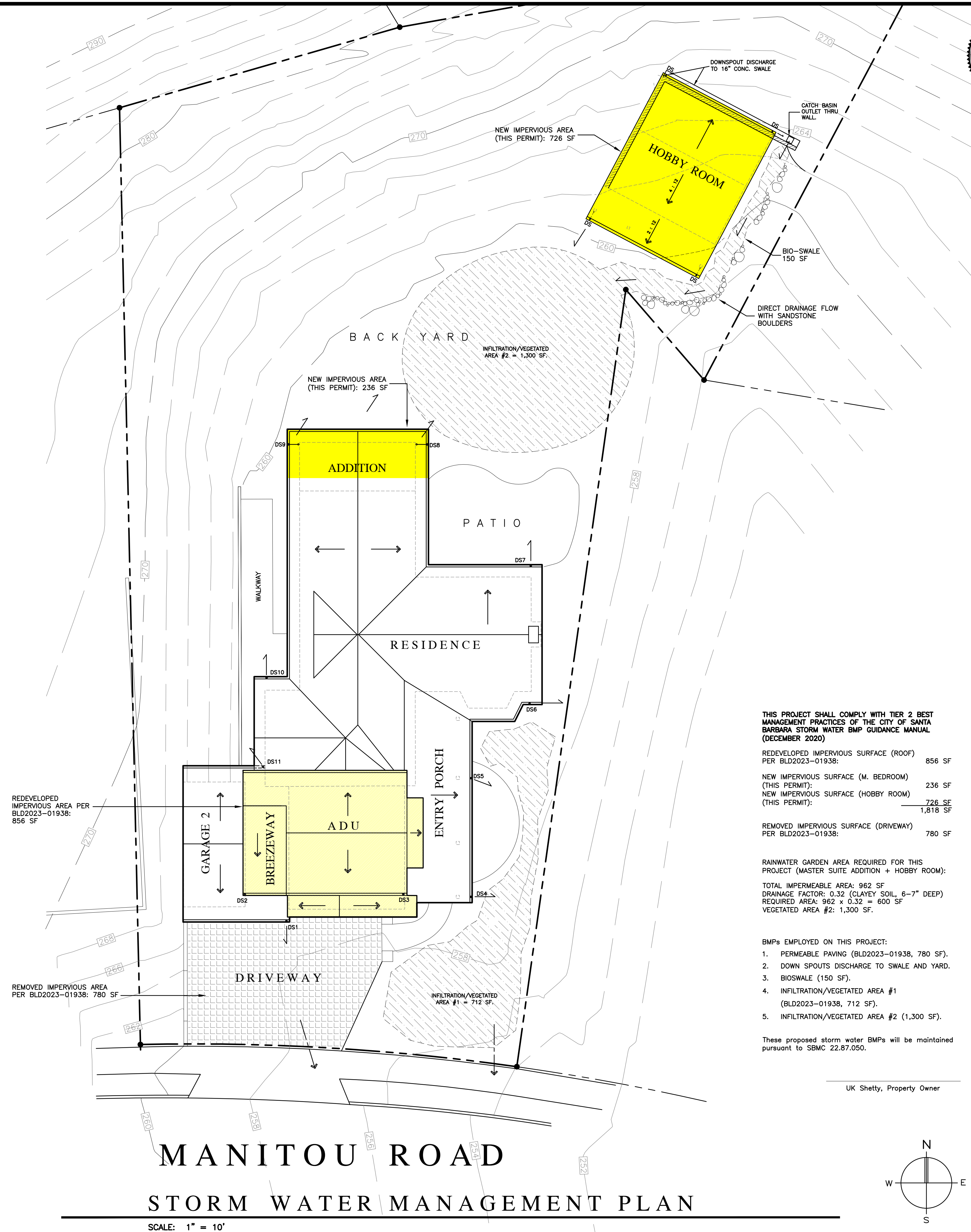
048-222-013
 RS-15 (E-1)

EXISTING CONDITIONS
 'As Built' Doors & Windows

ISSUE	
DRAWN	4/17/24
CHECKED	
JOB	
SHEET	

Ex-1

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THIS PROJECT SHALL COMPLY WITH TIER 2 BEST MANAGEMENT PRACTICES OF THE CITY OF SANTA BARBARA STORM WATER BMP GUIDANCE MANUAL (DECEMBER 2020)

REDEVELOPED IMPERVIOUS SURFACE (ROOF) PER BLD2023-01938:	856 SF
NEW IMPERVIOUS SURFACE (M. BEDROOM) (THIS PERMIT):	236 SF
NEW IMPERVIOUS SURFACE (HOBBY ROOM) (THIS PERMIT):	726 SF
TOTAL IMPERVIOUS SURFACE (THIS PERMIT):	1,818 SF
REMOVED IMPERVIOUS SURFACE (DRIVEWAY) PER BLD2023-01938:	780 SF

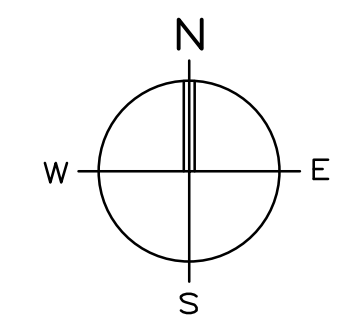
RAINWATER GARDEN AREA REQUIRED FOR THIS PROJECT (MASTER SUITE ADDITION + HOBBY ROOM):

TOTAL IMPERMEABLE AREA: 962 SF
 DRAINAGE FACTOR: 0.32 (CLAYEY SOIL, 6-7" DEEP)
 REQUIRED AREA: 962 x 0.32 = 600 SF
 VEGETATED AREA #2: 1,300 SF.

- BMPs EMPLOYED ON THIS PROJECT:
- PERMEABLE PAVING (BLD2023-01938, 780 SF).
 - DOWN SPOUTS DISCHARGE TO SWALE AND YARD.
 - BIO-SWALE (150 SF).
 - INFILTRATION/VEGETATED AREA #1 (BLD2023-01938, 712 SF).
 - INFILTRATION/VEGETATED AREA #2 (1,300 SF).

These proposed storm water BMPs will be maintained pursuant to SBMC 22.87.050.

UK Shetty, Property Owner



MANITOU ROAD

STORM WATER MANAGEMENT PLAN

SCALE: 1" = 10'



2425 CHAPALA STREET
 SANTA BARBARA, CALIFORNIA 93105
 (805) 637-7384
 alex@pujo.net

P&A
 Pujo & Associates Inc.
 ARCHITECTURE & PLANNING

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ISSUE	
DRAWN	4/17/24
CHECKED	
JOB	
SHEET	SD-1

Introduction and Purpose of the Report

I was asked by Alex Pujo, noted above, to meet him and the owners of the subject property to determine what affect a small structure (23' X 23' plus a 5' wide porch termed a hobby room) would have on Coast Live Oaks, *Quercus agrifolia* located nearby. We met on site on September 13 of this year.

The Site and Trees

The property is relatively level except for a steep slope in the back yard. There are two Coast Live Oaks situated 14' apart on the slope. One is 9" in trunk diameter at 4.5' up from grade level (tree #1), the other is 14" (tree #2).

Potential Impact from Proposed Construction

Both trees will be affected by the construction of the small structure (See Figure 1, page 2 for a site plan section). The Critical Root Zone (CRZ) of both trees was arrived at by measuring from trunk center to canopy dripline and adding 6'. Of concern is whether 20% or more of their CRZ would be encroached upon by the outline of the structure's foundation. At 20% or more, mitigation requirements would be triggered. I concluded that the CRZ of tree #1 did not approach the 20% mark. That of tree #2 will be significantly affected and will necessitate the planting of new oaks on the property.

Mitigation Recommendations

I recommend that two 24" boxed Coast Live Oak nursery specimens be planted on the slope east of the new structure as shown in Figure 2. They are to receive their own designated drip irrigation system regulated with a remote timer for a period of two years.



1. LOCATION OF THE PROPOSED HOBBY ROOM SEEN FROM THE SOUTH.



2. VIEW OF IMPACTED OAKS: #1 (LEFT) & #2 (RIGHT).
 SEE TREE REPORT'S RECOMMENDATIONS AND PROPOSED MITIGATION.

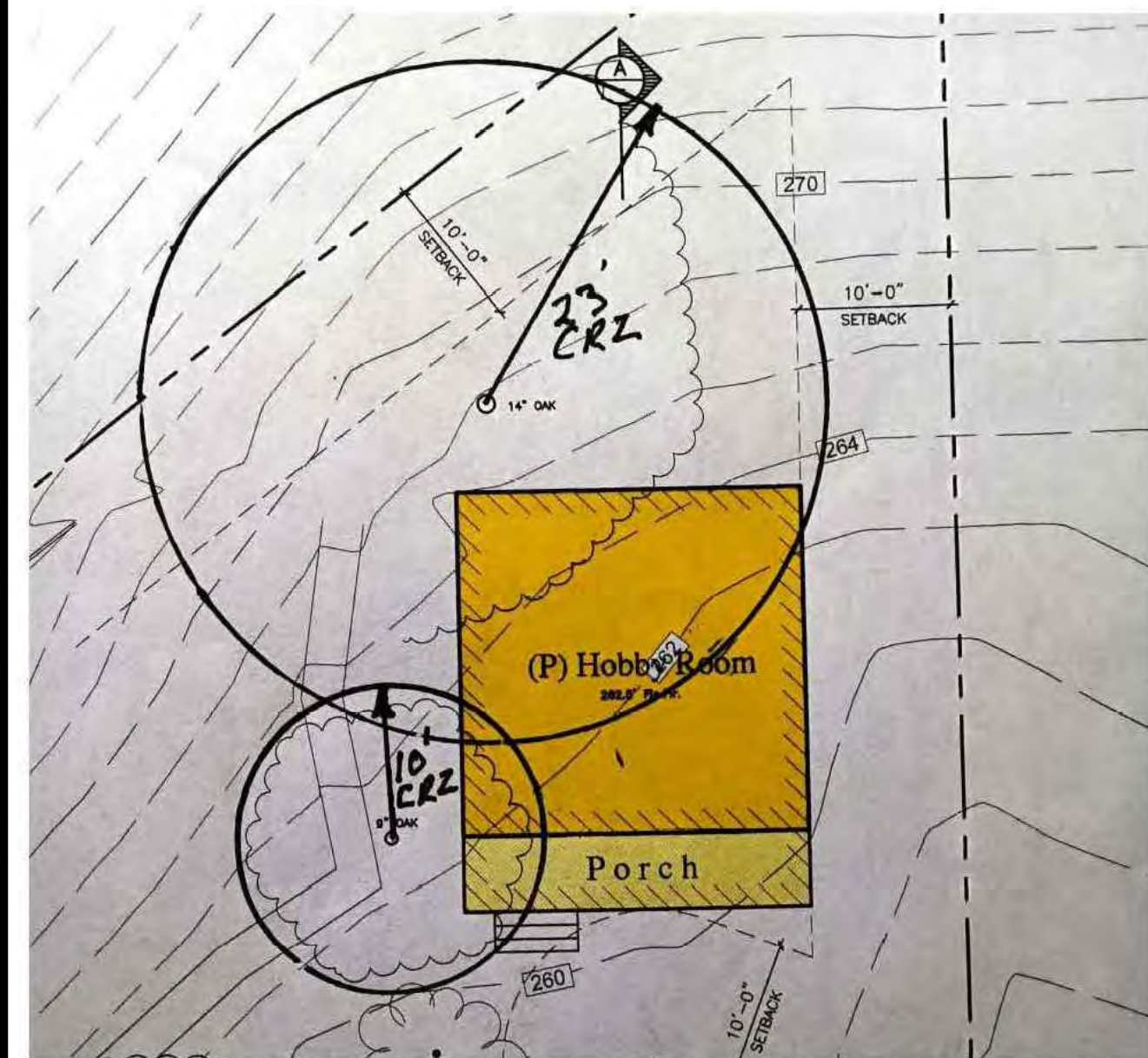


Figure 1. Plan section shows the Critical Root Zones of the two subject Coast Live Oak trees and their relationship to the new structure. Taken from a plan with a scale of 1/8"=1'.

Site Plan Showing Tree Protection Fencing and Planting Area

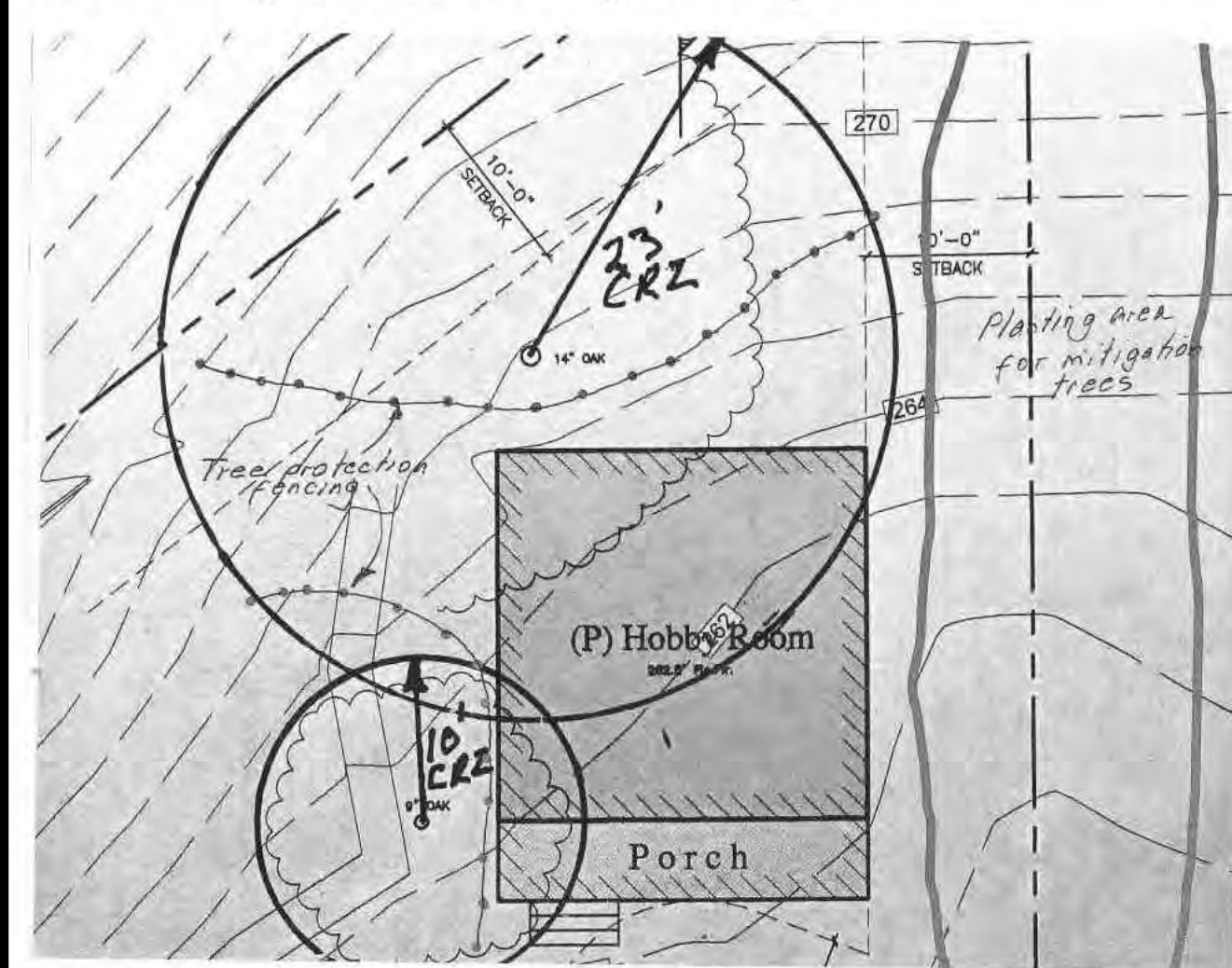


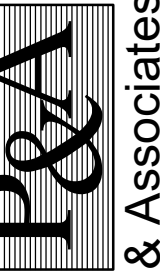
Figure 2. Tree protection fencing is shown as dotted lines. There is a good area, though a steep slope, outlined to the east of the proposed building for mitigation planting.

Tree Protection Measures to be taken during the Construction Phase

1. Tree protection fencing is to be installed in the manner shown above in figure 2. It is to remain undisturbed during the entire construction phase.
2. There is space for a portable tool washout basin on the level part of the rear property well away from the two subject trees. It is to be removed at the termination of the project.
3. All roots exposed which are 2" and larger in diameter are to be cut even to help prevent decay.



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 (805) 637-7384
 alex@pujo.net



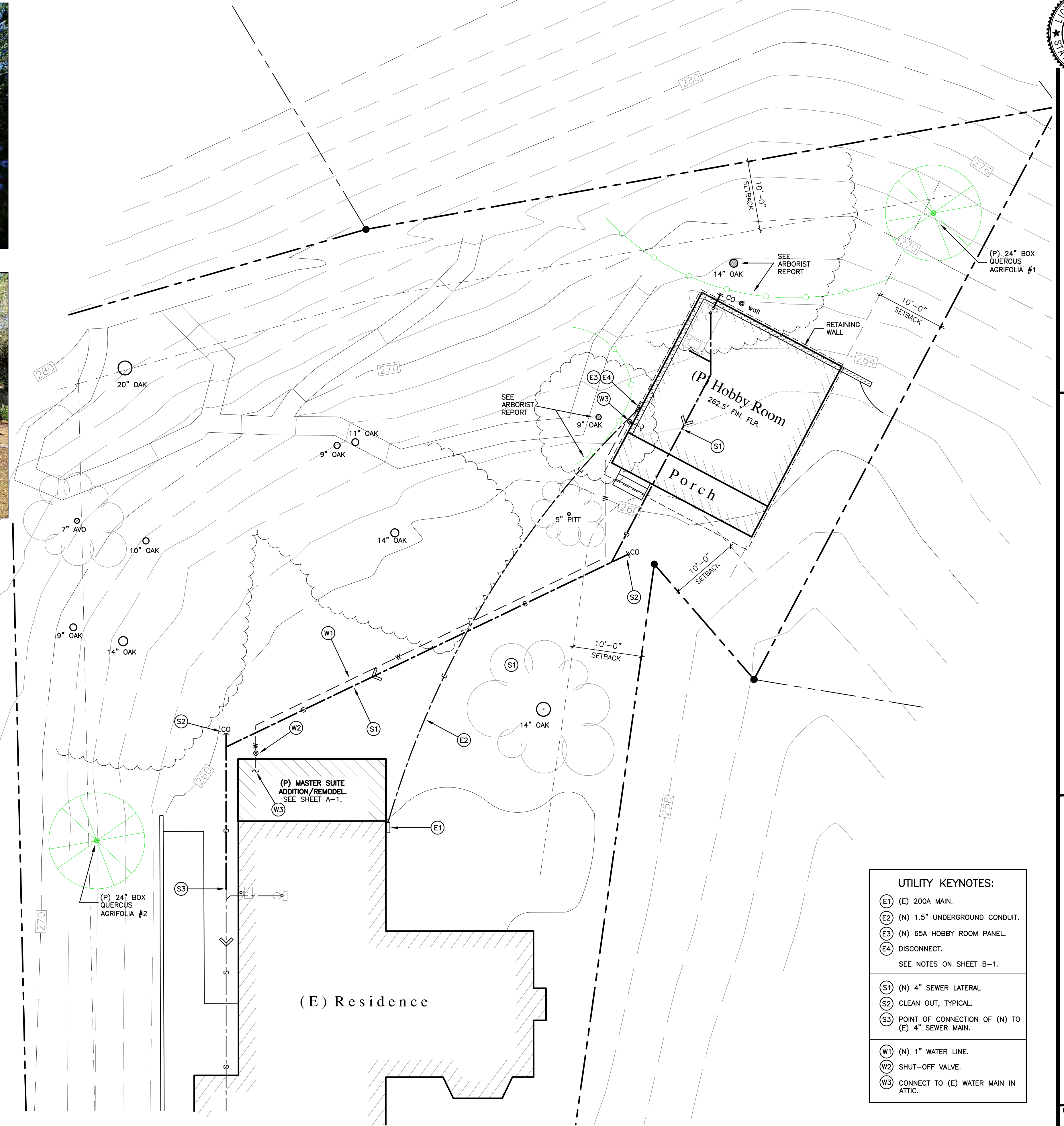
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PARTIAL SITE PLAN
UTILITY PLAN

ISSUE
DRAWN 4/17/24
CHECKED
JOB
SHEET SD-2



PARTIAL SITE / UTILITY PLAN

SCALE: 1/8" = 1'-0"

UTILITY KEYNOTES:

(E1)	(E) 200A MAIN.
(E2)	(N) 1.5" UNDERGROUND CONDUIT.
(E3)	(N) 65A HOBBY ROOM PANEL.
(E4)	DISCONNECT. SEE NOTES ON SHEET B-1.
(S1)	(N) 4" SEWER LATERAL.
(S2)	CLEAN OUT, TYPICAL.
(S3)	POINT OF CONNECTION OF (N) TO (E) 4" SEWER MAIN.
(W1)	(N) 1" WATER LINE.
(W2)	SHUT-OFF VALVE.
(W3)	CONNECT TO (E) WATER MAIN IN ATTIC.

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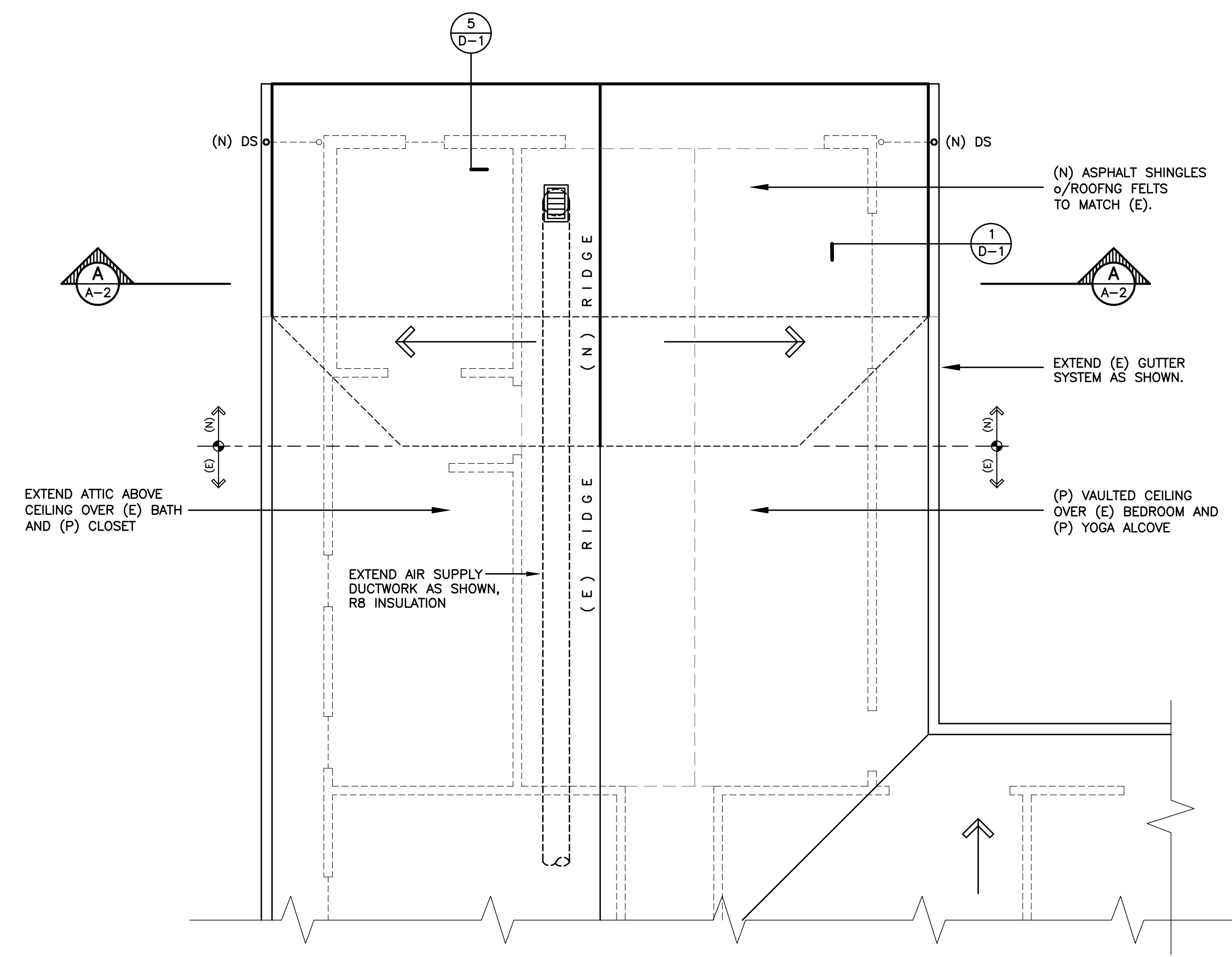
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 SANTA BARBARA, CALIFORNIA 93105
 Pujo & Associates Inc. (805) 637-7384
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MATER SUITE PLANS

ISSUE	
DRAWN	4/17/24
CHECKED	
JOB	
SHEET	

A-1



(P) ROOF PLAN

SCALE: 1/4" = 1'-0"

WALL LEGEND	
	REMOVE PORTION OF (E) STUD WALL
	(E) STUD WALL TO REMAIN
	2x6 STUD WALL
	2x4 STUD INTERIOR WALL
	WALL INSULATION.

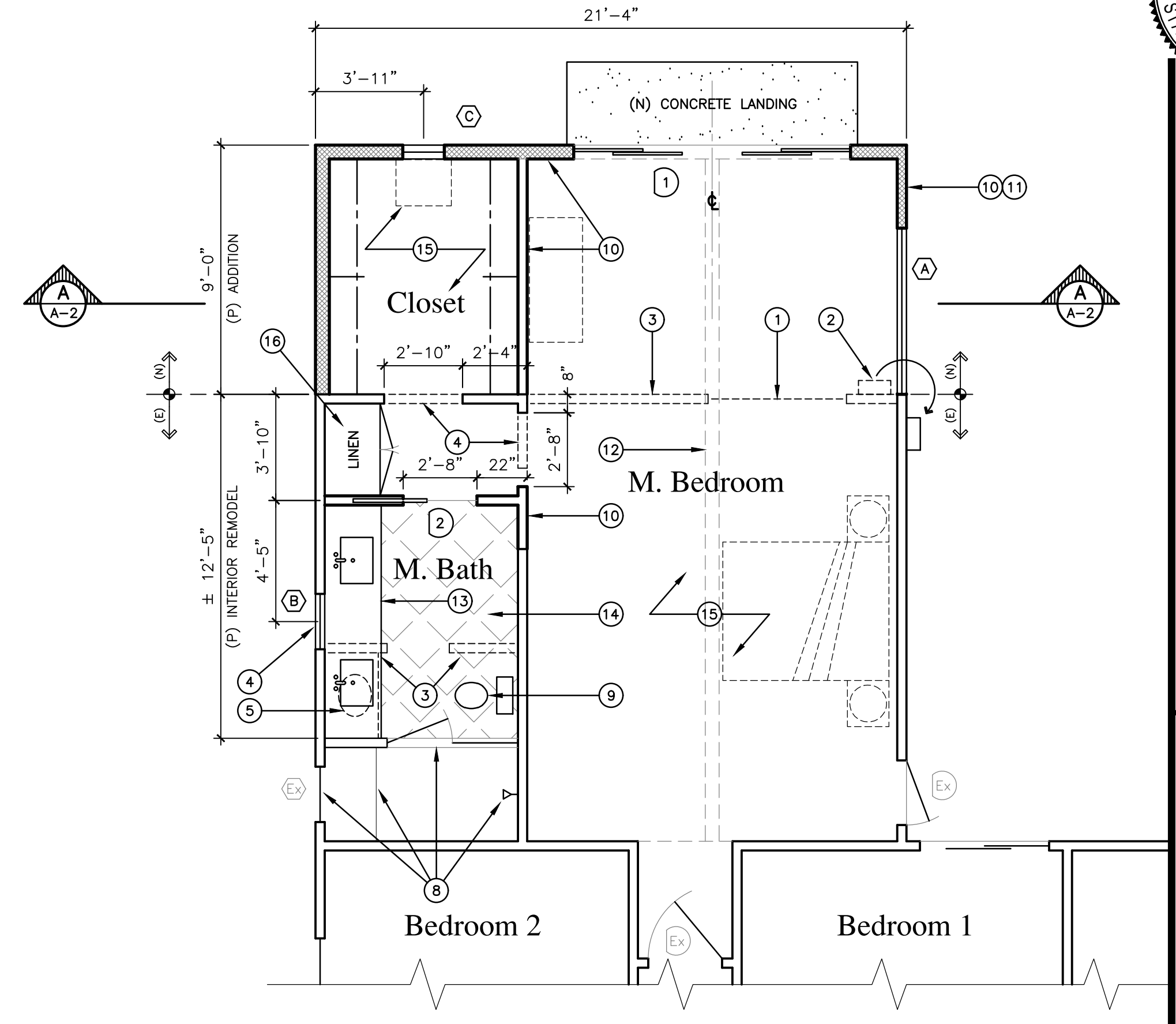
INTERIOR WALL FINISH:
 5/8" GYPSUM WALL BOARD (GWB),
 TEXTURE: "CAT'S PAW"

SEE STRUCTURAL PLANS FOR SHEATHING.
 SEE T-24 AND A2.1 FOR INSULATION.

WATER CONSERVING FIXTURE REQUIREMENTS	
• TOILET:	MAX. 1.28 GAL. PER FLUSH.
• LAVATORY FAUCET:	MAX. 1.5 GAL. PER MINUTE (GPM).
• KITCHEN FAUCET:	MAX. 1.8 GPM.
• SHOWER HEAD:	MAX. FLOW RATE 2.0 GPM.

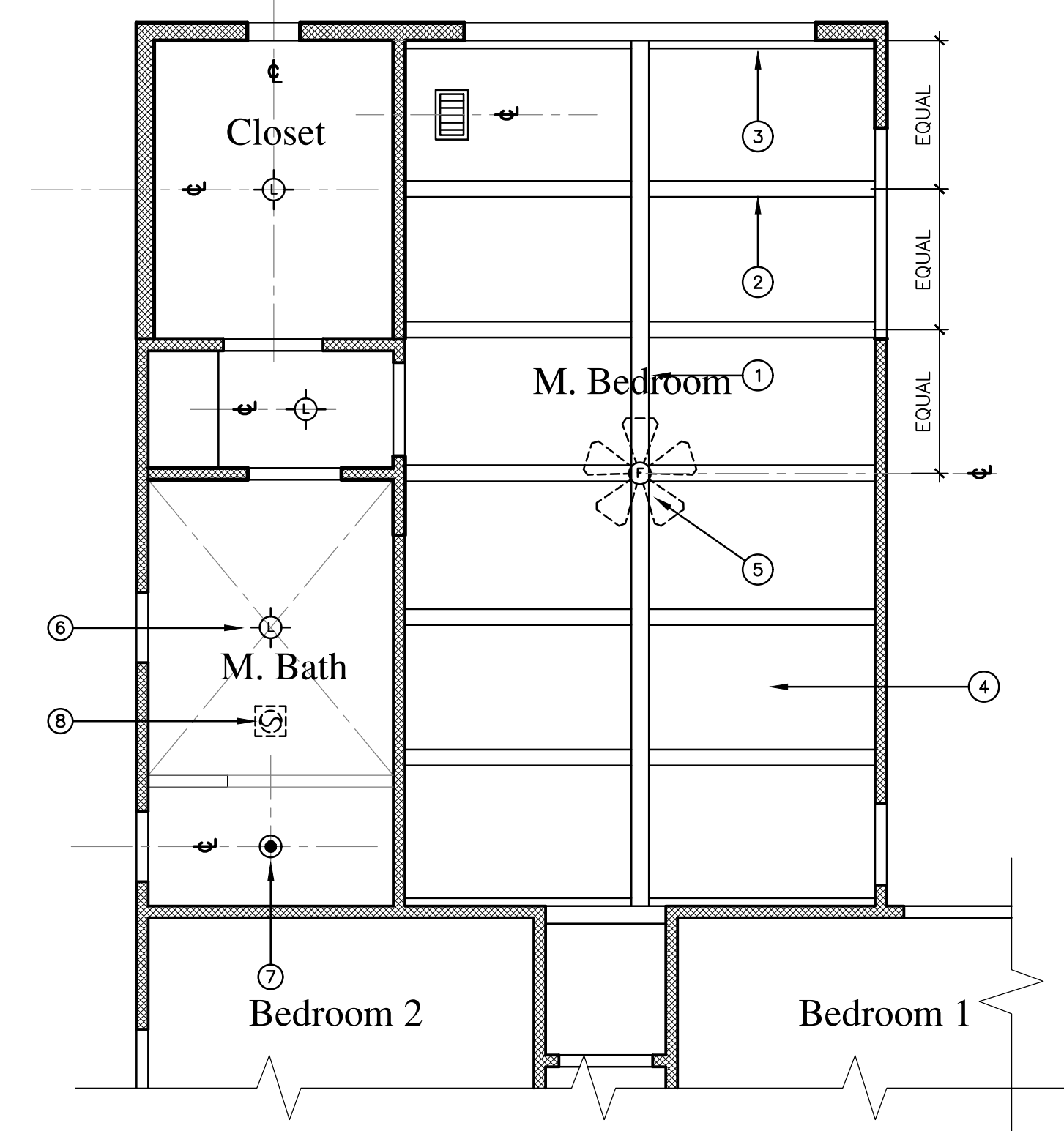
PLAN KEYNOTES:

- REMOVE DOOR.
- RELOCATE ELECTRICAL PANEL.
- REMOVE PORTION OF (E) STUD WALL.
- (N) OPENING IN (E) WALL.
- REMOVE (E) SINK.
- REMOVE PORTION OF (E) ROOF.
- REMOVE CEILING OVER MASTER BEDROOM - SEE STRUCTURAL.
- (E) TILED SHOWER ENCLOSURE, FIXTURES, SAFETY GLAZING AND (E) WINDOW TO REMAIN.
- (E) TOILET TO REMAIN.
- (N) 2x WALL PER STRUCTURAL.
- INSULATION PER SHEET A-2.
- (N) COUNTERTOP AND PLUMBING FIXTURES.
- (N) TILE FLOORING @ BATHROOM.
- (N) WOOD FLOORING @ BEDROOM AND CLOSET.
- (N) LINEN CABINET, 8' H.



(P) FLOOR PLAN

SCALE: 1/4" = 1'-0"



(P) REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

CEILING KEYNOTES:	
①	RIDGE BEAM PER STRUCTURAL.
②	6x6 ORNAMENTAL WOOD BEAM.
③	HALF BEAM (3x6) AT END, TYPICAL.
④	DRYWALL CEILING.
⑤	SURFACE-MOUNTED JUNCTION BOX AT CENTER OF BEAM FOR FAN.
⑥	SURFACE MOUNTED LIGHT FIXTURE.
⑦	RECESSED LIGHT FIXTURE.
⑧	EXHAUST FAN.

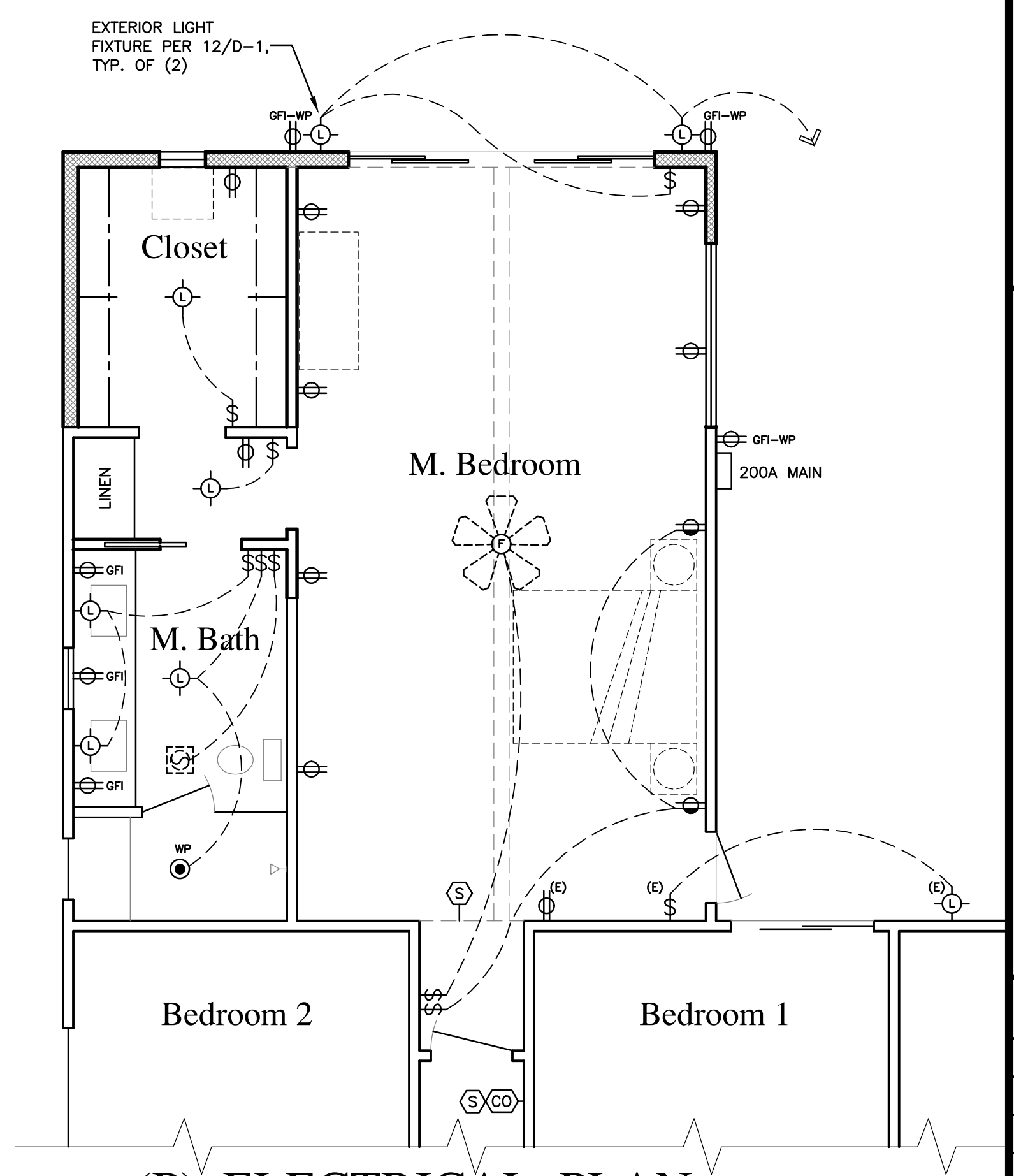
ELECTRICAL NOTES:

- AT LEAST ONE 20-A CIRCUIT SHALL SUPPLY BATHROOM RECEPTACLES ONLY.
- ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, 15 AND 20-A OUTLETS SHALL BE PROTECTED BY AN ARC-FAULTED CIRCUIT INTERRUPTER(S). CEC SEC. 210L.12(B).
- RECEPTACLE OUTLET LOCATIONS SHALL COMPLY W/NEC ART. 210-52(a).
- ALL NON-LOCKING TYPE 15- & 20-A RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
- OVERHANGING LIGHT FIXTURES OR WALL FIXTURES PROJECTING MORE THAN 4" FROM THE WALL SURFACE SHALL BE MOUNTED AT A MINIMUM OF 80" ABOVE THE WALKING SURFACE.
- EXHAUST FANS SHALL HAVE A RATE OF 50 CFM MINIMUM AND DUCTED TO THE EXTERIOR, CONTROLLED BY A READILY ACCESSIBLE HUMIDISTAT THAT IS ENERGY STAR COMPLIANT.
- ALL LIGHT FIXTURES TO HAVE LED LAMPS.
- RECESSED LUMINAIRES INSTALLED IN INSULATED CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) BY UL OR OTHER TESTING RECOGNIZED BY BUILDING OFFICIAL AND SHALL BE CERTIFIED AIR TIGHT TO SHOW AIR LEAKAGE LESS THAN 2.0 CFM AT 1.57 PSF, SEALED WITH GASKET OR CAULK BETWEEN HOUSING AND CEILING.

ENERGY CONSERVATION REQUIREMENTS:

- ALL LIGHTING SHALL BE HIGH EFFICACY.
- THE FOLLOWING LIGHTING IS HIGH EFFICACY: PIN-BASED COMPACT FLUORESCENT, PULSE-START METAL HALIDE, HIGH PRESSURE SODIUM, CU-24 (OTHER THAN LED'S), INSEPARABLE SOLID STATE LUMINAIRES (SSL'S) INSTALLED OUTDOORS OR INSEPARABLE SSL LUMINAIRES WITH COLORED LIGHT SOURCES FOR DECORATIVE LIGHTING PURPOSES.
- RECESSED DOWNLIGHTS IN CEILINGS: 1) SHALL NOT HAVE SCREW BASED SOCKETS, 2) SHALL CONTAIN JAB-CERTIFIED LIGHT SOURCES AND 3) SHALL MEET PERFORMANCE REQUIREMENTS OF CEC SECTION 150.0(k)1c.
- MANUFACTURER'S LITERATURE INDICATING THAT PROPOSED LED AND/OR LOW VOLTAGE LIGHT FIXTURES ARE HIGH EFFICACY AND CALIFORNIA CERTIFIED SHALL BE PROVIDED ON SITE AT THE TIME OF FIELD INSPECTION. SEE LISTING OF CERTIFIED FIXTURES AT: <http://appliances.energy.ca.gov/advancedsearch.aspx>
- EXCEPT FOR CLOSETS LESS THAN 70 SQUARE FEET AND HALLWAYS, ALL LUMINAIRES THAT ARE INSTALLED WITH JAB-CERTIFIED LIGHT SOURCES ARE REQUIRED TO BE CONTROLLED BY EITHER A DIMMER OR VACANCY SENSOR.
- AT LEAST ONE BATH LUMINAIRE SHALL BE CONTROLLED BY A MANUAL ON/AUTOMATIC-OFF VACANCY SENSOR. [CEC 150(k) 2(j)]
- OUTDOOR LIGHTING PERMANENTLY MOUNTED SHALL BE HIGH EFFICACY AND MUST BE CONTROLLED BY AN ON/OFF SWITCH THAT OVERRIDES TO 'ON' THE ITEMS LISTED BELOW. ALSO, THE LIGHTING MUST BE ONE OF THE FOLLOWING METHODS:
 - CONTROLLED BY PHOTOCELL AND MOTION SENSOR.
 - CONTROLLED BY PHOTOCELL AND AUTOMATIC TIME SWITCH CONTROL.

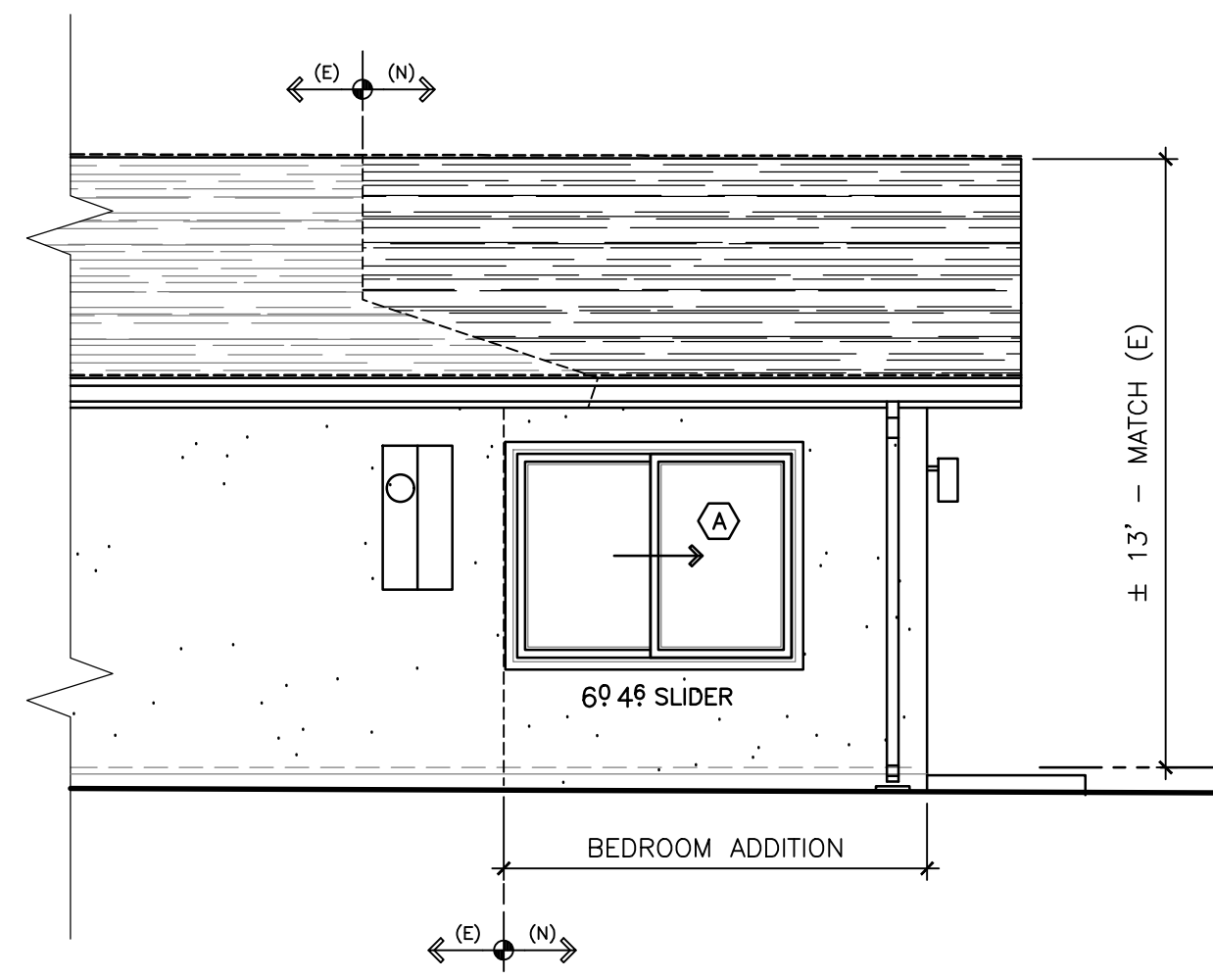
ELECTRICAL SYMBOLS	
ALL LAMPS TO BE LED	
	OUTLET
	OUTLET CONNECTED TO SWITCH
	FLOOR OR COUNTER MOUNTED OUTLET
	GROUND FAULT INTERRUPTOR
	OUTLET w/WATERPROOF COVER
	LIGHT FIXTURE SUITABLE FOR DAMP LOCATIONS
	SWITCH
	3-WAY SWITCH
	SWITCH w/DIMMER
	SWITCH w/OCCUPANT SENSOR
	LIGHT FIXTURE (SURFACE MOUNTED)
	LIGHT FIXTURE (RECESSED IN CEILING)
	DIRECTIONAL LIGHT FIXTURE (RECESSED IN CEILING)
	STEP LIGHT FIXTURE (RECESSED IN WALL)
	DIRECTIONAL LIGHT FIXTURE (SURFACE MOUNTED)
	UNDER COUNTER STRIP w/SWITCH
	COMBINATION EXHAUST FAN/HEAT LAMP
	EXHAUST FAN 50 CFM min. intermittent or 20 CFM continuous, ducted to the exterior.
	SMOKE DETECTOR
	CARBON MONOXIDE ALARM
	ELECTRICAL METER
	ELECTRICAL PANEL
	CABLE TV OUTLET
	TELEPHONE OUTLET
	CEILING FAN



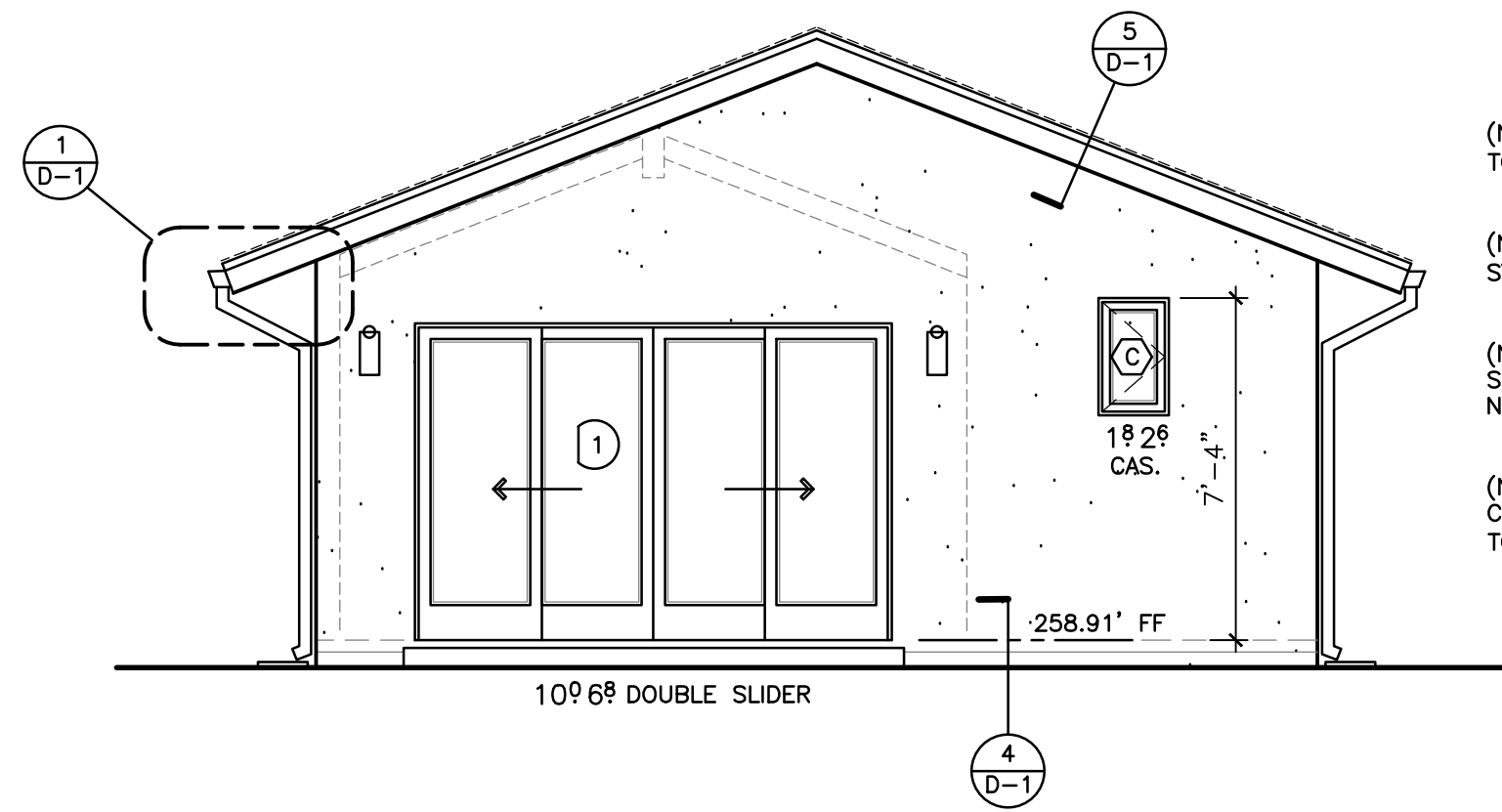
(P) ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

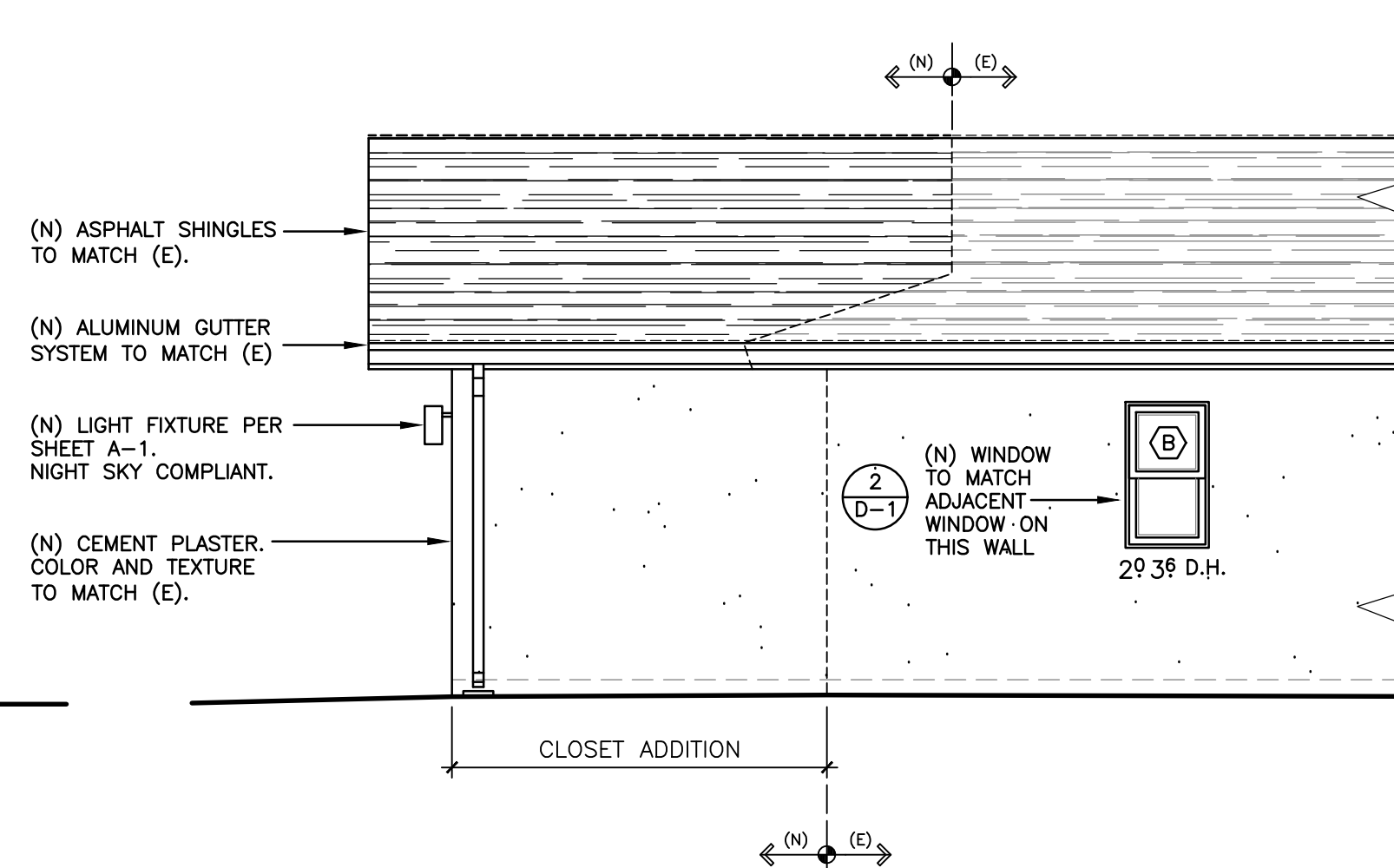
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WEST



NORTH



EAST

EXTERIOR FINISH SCHEDULE
SEE SHEET D-1

- ROOF: COMPOSITION ASPHALT SHINGLES TO MATCH (E).
- EAVES/RAKES: RAFTERS/BARGER BOARD AND T&G TO MATCH (E). PAINT TO MATCH (E).
- GUTTERS AND DOWNSPOUTS: ALUMINUM TO MATCH (E).
- WALLS: 3-COAT CEMENT PLASTER o/STUCCO WRAP BY DUNLOP, COLOR AND TEXTURE TO MATCH (E).
- DOORS AND WINDOWS: VINYL, WHITE, TO MATCH (E). (SEE SHEET EX-1).
- EXTERIOR LIGHT FIXTURES: NIGHT SKY COMPLIANT. SEE ELECTRICAL PLAN.

WHITE VINYL WINDOWS AND DOORS TO MATCH (E)
U-FACTOR: 0.3 SHGC: 0.23 SEE TITLE 24 DOCUMENTATION
THE NFRC THERMAL PERFORMANCE LABELS SHALL REMAIN ON THE WINDOWS AND/OR DOORS UNTIL FINAL INSPECTION

ELEVATIONS

SCALE: 1/4" = 1'-0"

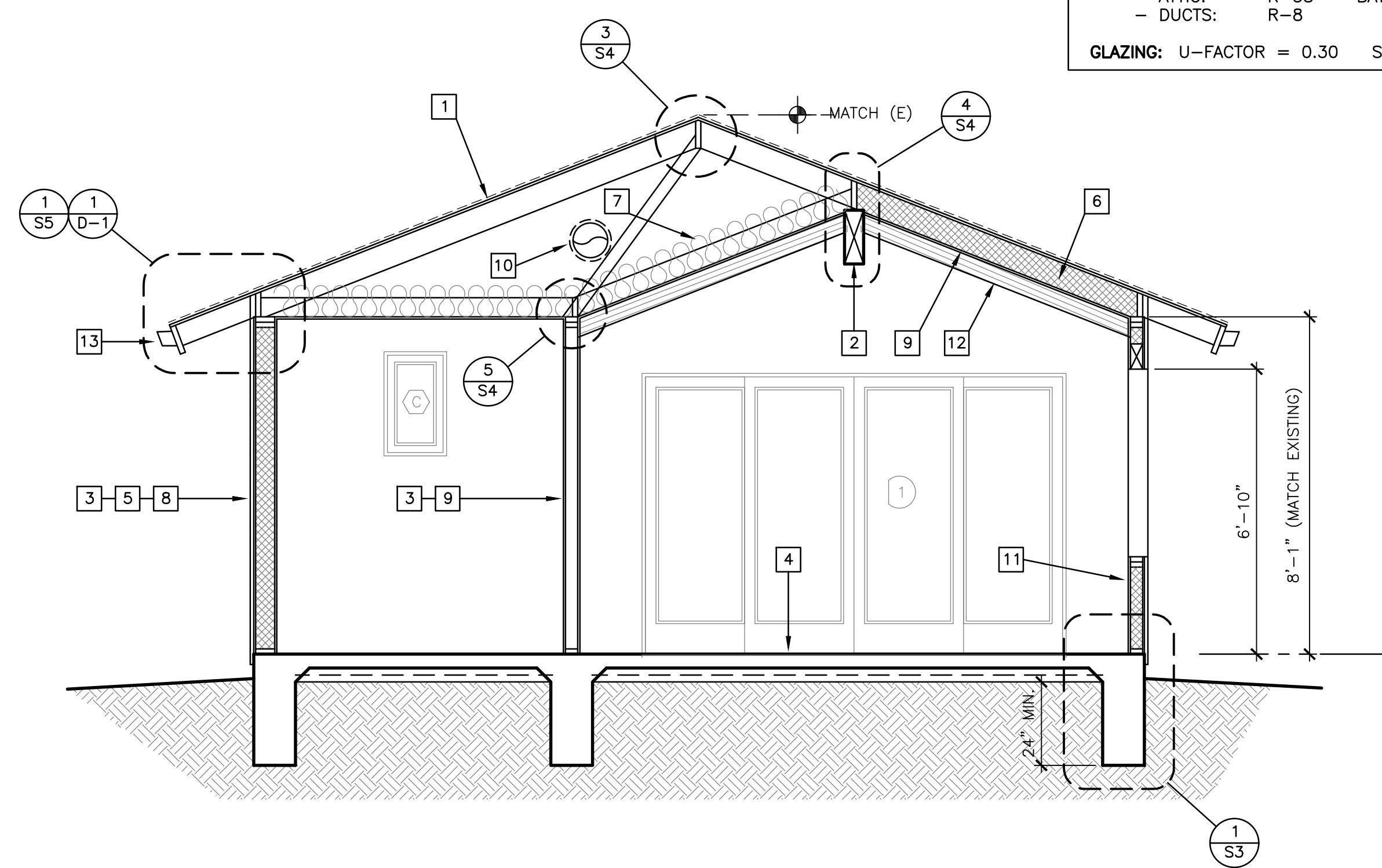
- KEYNOTES:**
- 1 ASPHALT SHINGLES o/UNDERLAYMENT o/ROOFING PLY PER STRUCTURAL.
 - 2 RIDGE BEAM PER STRUCTURAL.
 - 3 2x STUD WALL PER STRUCTURAL.
 - 4 CONCRETE SLAB PER STRUCTURAL.
 - 5 CEMENT PLASTER SYSTEM.
 - 6 ROOF INSULATION.
 - 7 ATTIC INSULATION.
 - 8 WALL INSULATION.
 - 9 GYPSUM WALL BOARD, 5/8" THICK, TYPICAL.
 - 10 EXTEND (E) HVAC DUCTWORK.
 - 11 (N) 2x4 STUD WALL TO LINE-UP WITH (E) STUD WALL.
 - 12 ORNAMENTAL WOOD BEAM PER REFLECTED CEILING PLAN.
 - 13 GUTTER SYSTEM TO MATCH (E).
 - 14

- NOTES:**
1. A MINIMUM OF ONE LAYER OF #15 ASPHALT FELT, FREE FROM HOES AND BREAKS, COMPLYING WITH ASTM D226 FOR TYPE 1 FELT SHALL BE APPLIED OVER STUDS OR SHEATHING OF ALL EXTERIOR STUDS. (2) LAYERS OF GRADE D OR 60-MINUTES GRADE D PAPER SHALL BE APPLIED OVER ALL WOOD-BASED SHEATHING. (CRC R703.7.2.1)
 2. INSTALL A MINIMUM 0.019" GALVANIZED SHEET GAGE CORROSION RESISTANT OR PLASTIC WEEP SCREED LOCATED BELOW FOUNDATION SILL PLATE LINE, 4" ABOVE GRADE ON ALL EXTERIOR STUD WALLS OR 2" ABOVE PAVED AREAS. (CRC R2512.1.2)

MINIMUM INSULATION LEVELS:

- WALLS:	R-25	FOAM
- ROOF:	R-38	FOAM
- ATTIC:	R-38	BATT
- DUCTS:	R-8	

GLAZING: U-FACTOR = 0.30 SBGC = 0.23



SECTION A-A

SCALE: 3/8" = 1'-0"

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 SANTA BARBARA, CALIFORNIA 93105
 (805) 637-7384
 alex@pujo.net

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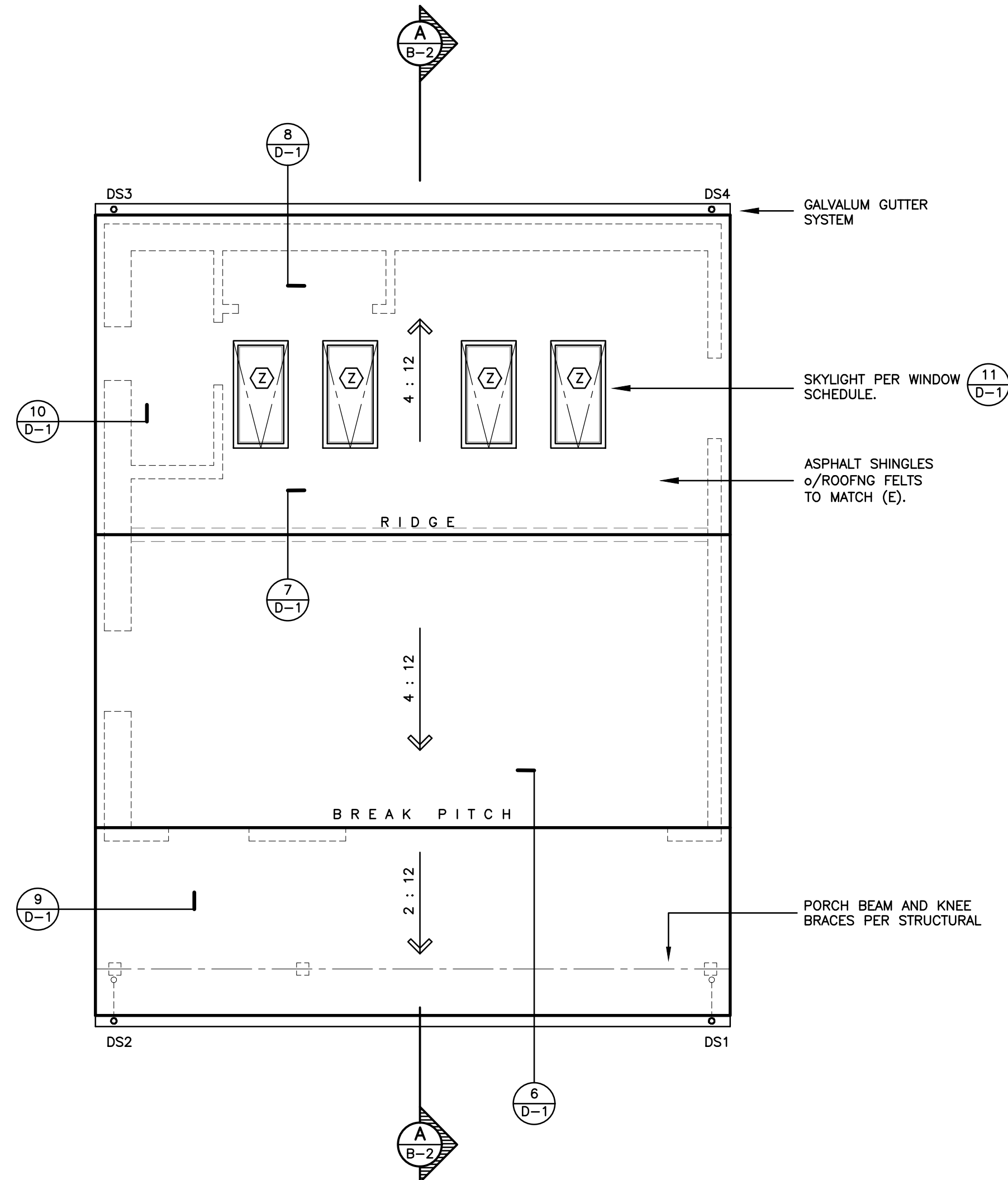
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MASTER SUITE
ELEVATIONS & SECTION

ISSUE	
DRAWN	4/19/24
CHECKED	
JOB	
SHEET	

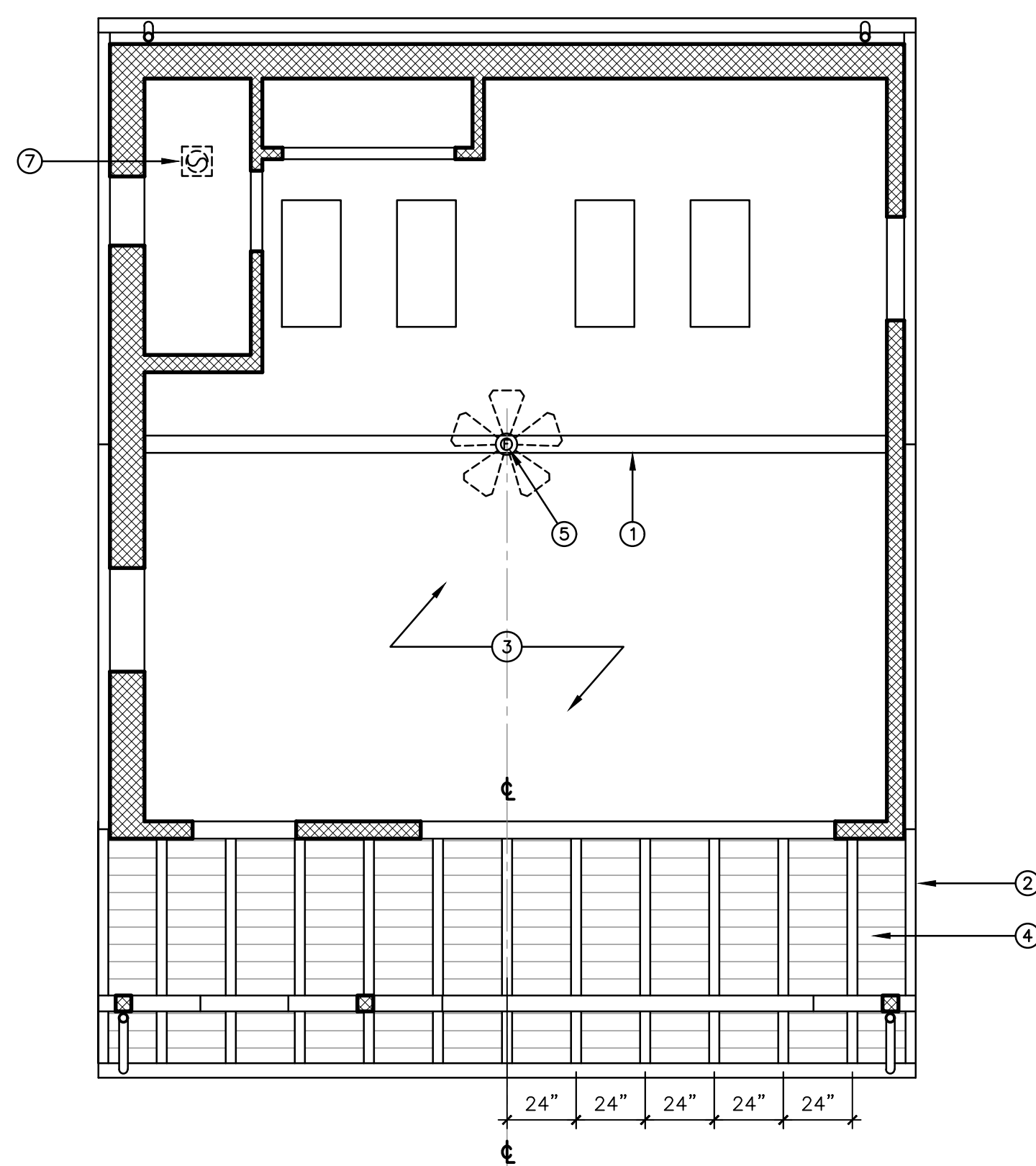
A-2

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ROOF PLAN

SCALE: 1/4" = 1'-0"



REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

CEILING KEYNOTES:

- 1 RIDGE BEAM PER STRUCTURAL.
- 2 4x RAFTER PER STRUCTURAL.
- 3 DRYWALL CEILING.
- 4 2x6 T&G (GROOVE SIDE UP).
- 5 SURFACE-MOUNTED JUNCTION BOX AT CENTER OF BEAM FOR FAN.
- 6 SURFACE MOUNTED FIXTURE.
- 7 EXHAUST FAN.

WALL LEGEND

- CMU RETAINING WALL (2x6 WALL ABOVE)
- 2x6 STUD WALL
- 2x4 STUD INTERIOR WALL
- WALL INSULATION.

INTERIOR WALL FINISH:
 5/8" GYPSUM WALL BOARD (GWB),
 TEXTURE: "CAT'S PAW"
 SEE STRUCTURAL PLANS FOR SHEATHING.
 SEE T-24 AND A2.1 FOR INSULATION.

WATER CONSERVING FIXTURE REQUIREMENTS

- TOILET: MAX. 1.28 GAL. PER FLUSH.
- LAVATORY FAUCET: MAX. 1.5 GAL. PER MINUTE (GPM).

ELECTRICAL KEYNOTES:

- 1 EXHAUST FAN: PANASONIC WHISPER GREEN SELECT 110 CFM 0.8 SONE CEILING MOUNTED ENERGY STAR RATED WHOLE HOUSE VENTILATION - BATHROOM FAN.
- 2 HEAT PUMP WATER HEATER: RHEEM, 40-GAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. FLOOR DRAIN LINE TO SEWER.
- 3 DAIKIN MINI SPLIT 17 WALL-MOUNTED EXTERIOR UNIT.
- 4 DAIKIN MINI SPLIT 17 WALL-MOUNTED EXTERIOR UNIT.
- 5 EXTERIOR LIGHT FIXTURE PER (12) TYP. OF (3)

ELECTRICAL NOTES:

1. AT LEAST ONE 20-A CIRCUIT SHALL SUPPLY BATHROOM RECEPTACLES ONLY.
2. ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, 15 AND 20-A OUTLETS SHALL BE PROTECTED BY AN ARC-FAULTED CIRCUIT INTERRUPTER(S). CEC SEC. 210L.12(E).
3. RECEPTACLE OUTLET LOCATIONS SHALL COMPLY W/NEC ART. 210-52(c).
4. ALL NON-LOCKING TYPE 15- & 20-A RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.
5. OVERHANGING LIGHT FIXTURES OR WALL FIXTURES PROJECTING MORE THAN 4" FROM THE WALL SURFACE SHALL BE MOUNTED AT A MINIMUM OF 80" ABOVE THE WALKING SURFACE.
6. EXHAUST FANS SHALL HAVE A RATE OF 50 CFM MINIMUM AND DUCTED TO THE EXTERIOR, CONTROLLED BY A READILY ACCESSIBLE HUMIDISTAT THAT IS ENERGY STAR COMPLIANT.
7. ALL LIGHT FIXTURES TO HAVE LED LAMPS.
8. RECESSED LUMINAIRES INSTALLED IN INSULATED CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC) BY UL OR OTHER TESTING RECOGNIZED BY BUILDING OFFICIAL AND SHALL BE CERTIFIED AIR TIGHT TO SHOW AIR LEAKAGE LESS THAN 2.0 CFM AT 1.57 PSF, SEALED WITH GASKET OR CAULK BETWEEN HOUSING AND CEILING.

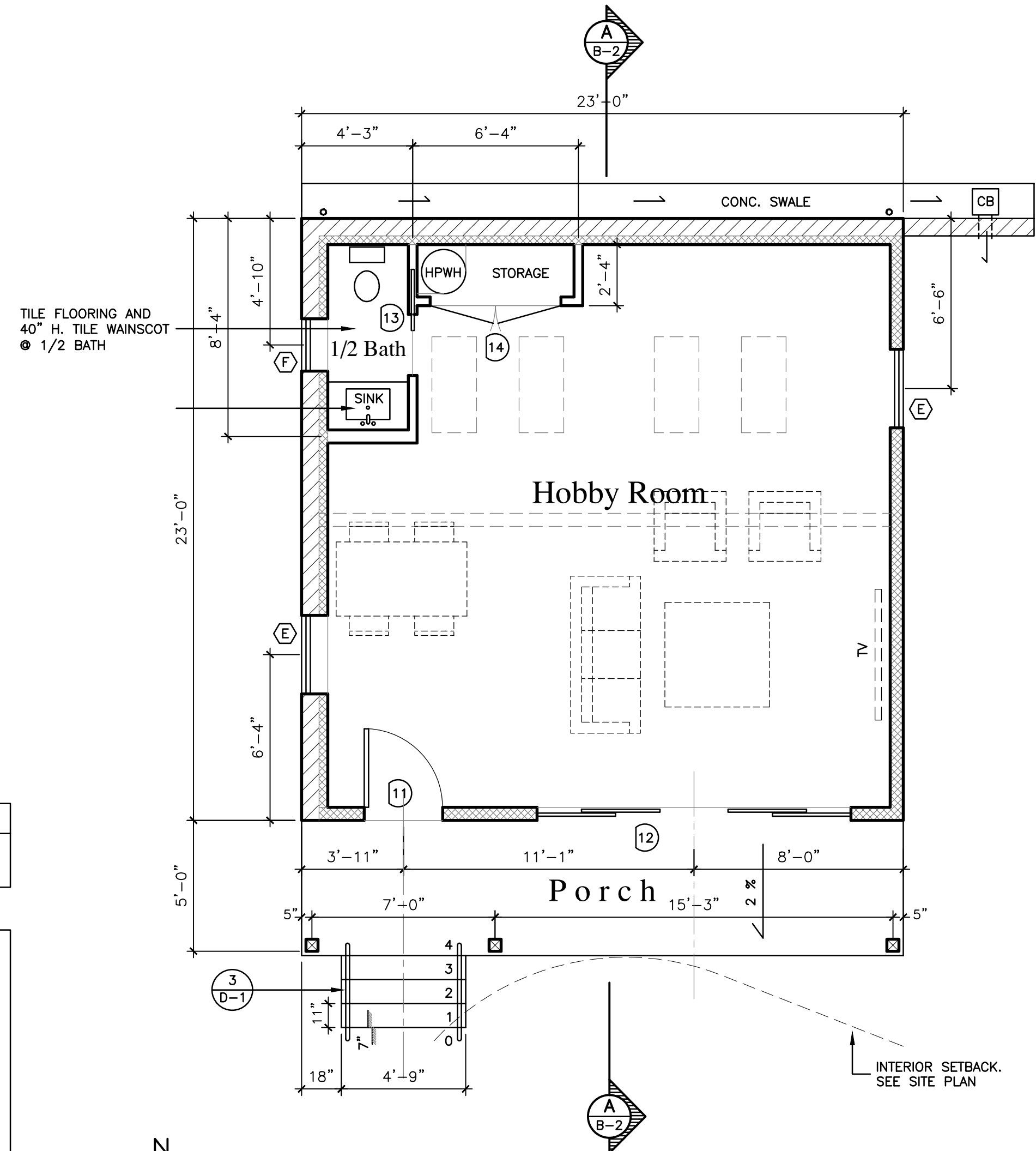
ENERGY CONSERVATION REQUIREMENTS:

1. ALL LIGHTING SHALL BE HIGH EFFICACY.
2. THE FOLLOWING LIGHTING IS HIGH EFFICACY: PIN-BASED COMPACT FLUORESCENT, PULSE-START METAL HALIDE, HIGH PRESSURE SODIUM, QU-24 (OTHER THAN LED'S), INSEPARABLE SOLID STATE LUMINAIRES (SSL'S) INSTALLED OUTDOORS OR INSEPARABLE SSL LUMINAIRES WITH COLORED LIGHT SOURCES FOR DECORATIVE LIGHTING PURPOSES.
3. RECESSED DOWNLIGHTS IN CEILINGS: 1) SHALL NOT HAVE SCREW BASED SOCKETS, 2) SHALL CONTAIN JAB-CERTIFIED LIGHT SOURCES AND 3) SHALL MEET PERFORMANCE REQUIREMENTS OF CEC SECTION 150.0(A)1(C).
4. MANUFACTURER'S LITERATURE INDICATING THAT PROPOSED LED AND/OR LOW VOLTAGE LIGHT FIXTURES ARE HIGH EFFICACY AND CALIFORNIA CERTIFIED SHALL BE PROVIDED ON SITE AT THE TIME OF FIELD INSPECTION. SEE LISTING OF CERTIFIED FIXTURES AT: <http://appliances.energy.ca.gov/advancedsearch.aspx>
5. EXCEPT FOR CLOSETS LESS THAN 70 SQUARE FEET AND HALLWAYS, ALL LUMINAIRES THAT ARE INSTALLED WITH JAB-CERTIFIED LIGHT SOURCES ARE REQUIRED TO BE CONTROLLED BY EITHER A DIMMER OR VACANCY SENSOR.
6. AT LEAST ONE BATH LUMINAIRE SHALL BE CONTROLLED BY A MANUAL ON/AUTOMATIC-OFF VACANCY SENSOR. [CEC 150(k) 2(i)]
7. OUTDOOR LIGHTING PERMANENTLY MOUNTED SHALL BE HIGH EFFICACY AND MUST BE CONTROLLED BY AN ON/OFF SWITCH THAT OVERRIDES TO 'ON' THE ITEMS LISTED BELOW. ALSO, THE LIGHTING MUST BE ONE OF THE FOLLOWING METHODS:
 - i) CONTROLLED BY PHOTOCELL AND MOTION SENSOR.
 - ii) CONTROLLED BY PHOTOCELL AND AUTOMATIC TIME SWITCH CONTROL.

ELECTRICAL SYMBOLS

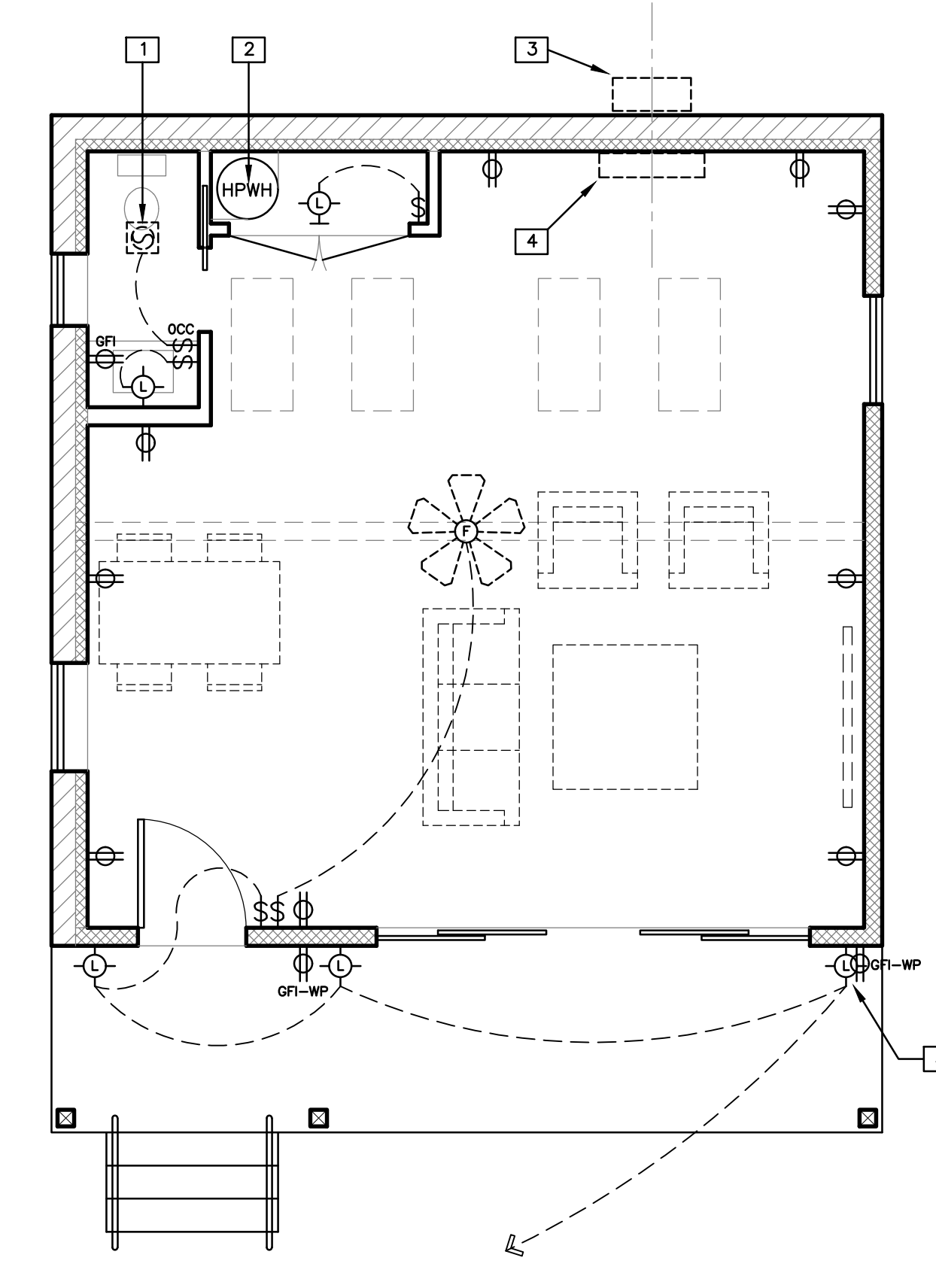
ALL LAMPS TO BE LED

- OUTLET
- OUTLET CONNECTED TO SWITCH
- FLOOR OR COUNTER MOUNTED OUTLET
- GROUND FAULT INTERRUPTOR
- OUTLET w/WATERPROOF COVER
- LIGHT FIXTURE SUITABLE FOR DAMP LOCATIONS
- SWITCH
- 3-WAY SWITCH
- SWITCH w/DIMMER
- SWITCH w/OCCUPANT SENSOR
- LIGHT FIXTURE (SURFACE MOUNTED)
- LIGHT FIXTURE (RECESSED IN CEILING)
- DIRECTIONAL LIGHT FIXTURE (RECESSED IN CEILING)
- STEP LIGHT FIXTURE (RECESSED IN WALL)
- DIRECTIONAL LIGHT FIXTURE (SURFACE MOUNTED)
- UNDER COUNTER STRIP w/SWITCH
- COMBINATION EXHAUST FAN/HEAT LAMP
- EXHAUST FAN 50 CFM min. intermittent or 20 CFM continuous, ducted to the exterior.
- SMOKE DETECTOR
- CARBON MONOXIDE ALARM
- ELECTRICAL METER
- ELECTRICAL PANEL
- CABLE TV OUTLET
- TELEPHONE OUTLET
- CEILING FAN



FLOOR PLAN

SCALE: 1/4" = 1'-0"



ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"



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 SANTA BARBARA, CALIFORNIA 93105
 Pujol & Associates Inc.
 ARCHITECTURE & PLANNING
 (805) 637-7384
 alex@pujol.net

Shetty Residence Additions & Remodel
 1416 MANITOU ROAD
 Santa Barbara, CA 93105

049-222-013
 RS-15 (E-1)

HOBBY ROOM PLANS

ISSUE
 DRAWN 4/19/24
 CHECKED
 JOB
 SHEET
B-1



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alex@pujo.net

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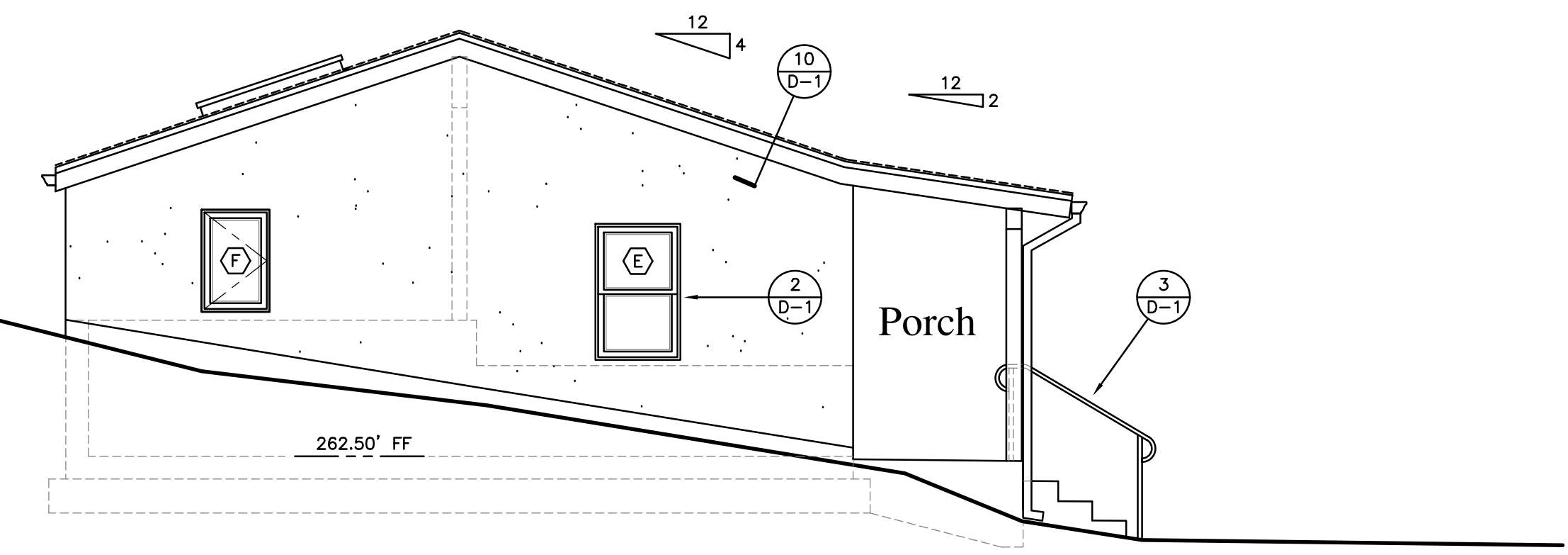
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HOBBY ROOM:
SECTION AND ELEVATIONS

ISSUE
DRAWN 4/19/24
CHECKED
JOB
SHEET

B-2

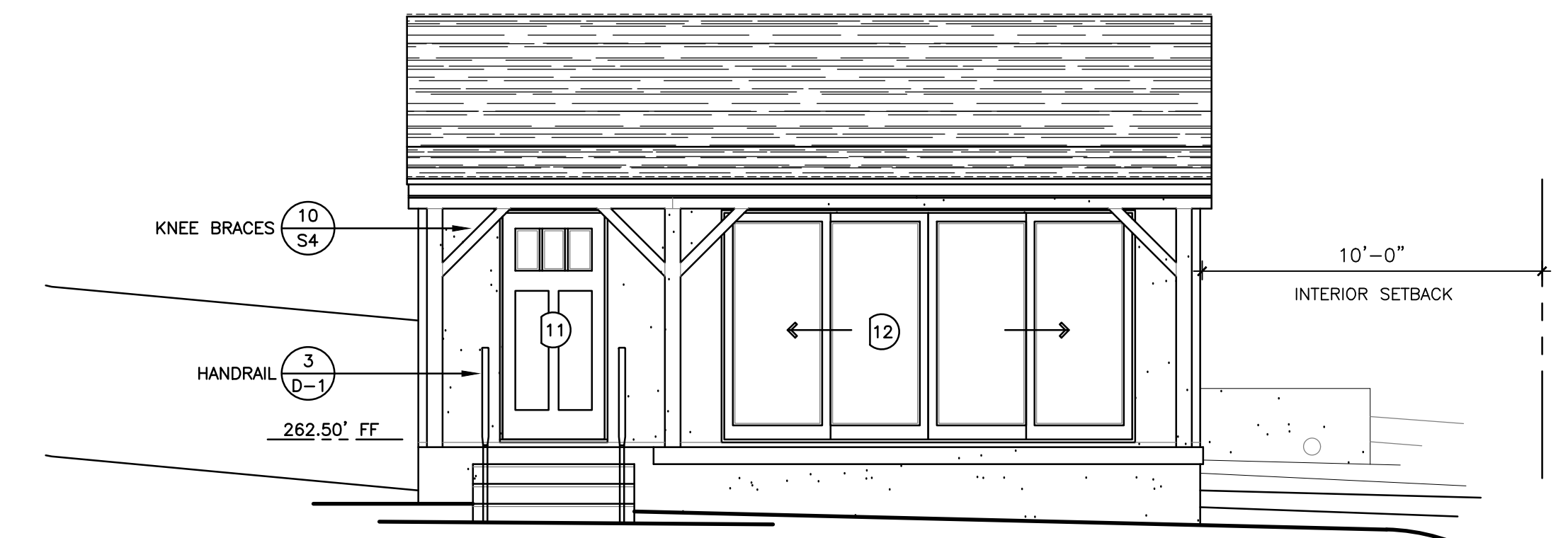


WEST ELEVATION

SCALE: 1/4" = 1'-0"

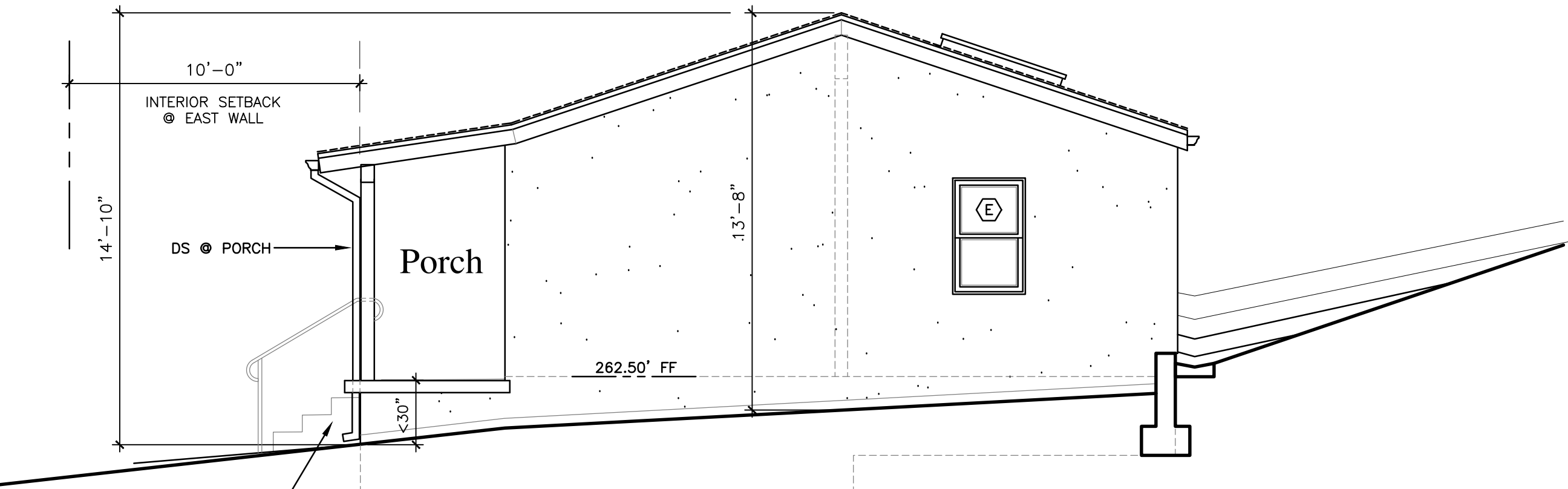
EXTERIOR FINISH SCHEDULE
SEE SHEET D-1

- ROOF: COMPOSITION ASPHALT SHINGLES TO MATCH (E).
- EAVES/RAKES: RAFTERS/BARGER BOARD AND T&G TO MATCH (E). PAINT TO MATCH (E).
- GUTTERS AND DOWNSPOUTS: ALUMINUM TO MATCH (E).
- WALLS: 3-COAT CEMENT PLASTER o/STUCCO WRAP BY DUNLOP. COLOR AND TEXTURE TO MATCH (E).
- DOORS AND WINDOWS: VINYL, WHITE, TO MATCH (E). (SEE SHEET EX-1).
- EXTERIOR LIGHT FIXTURES: NIGHT SKY COMPLIANT. SEE ELECTRICAL PLAN.



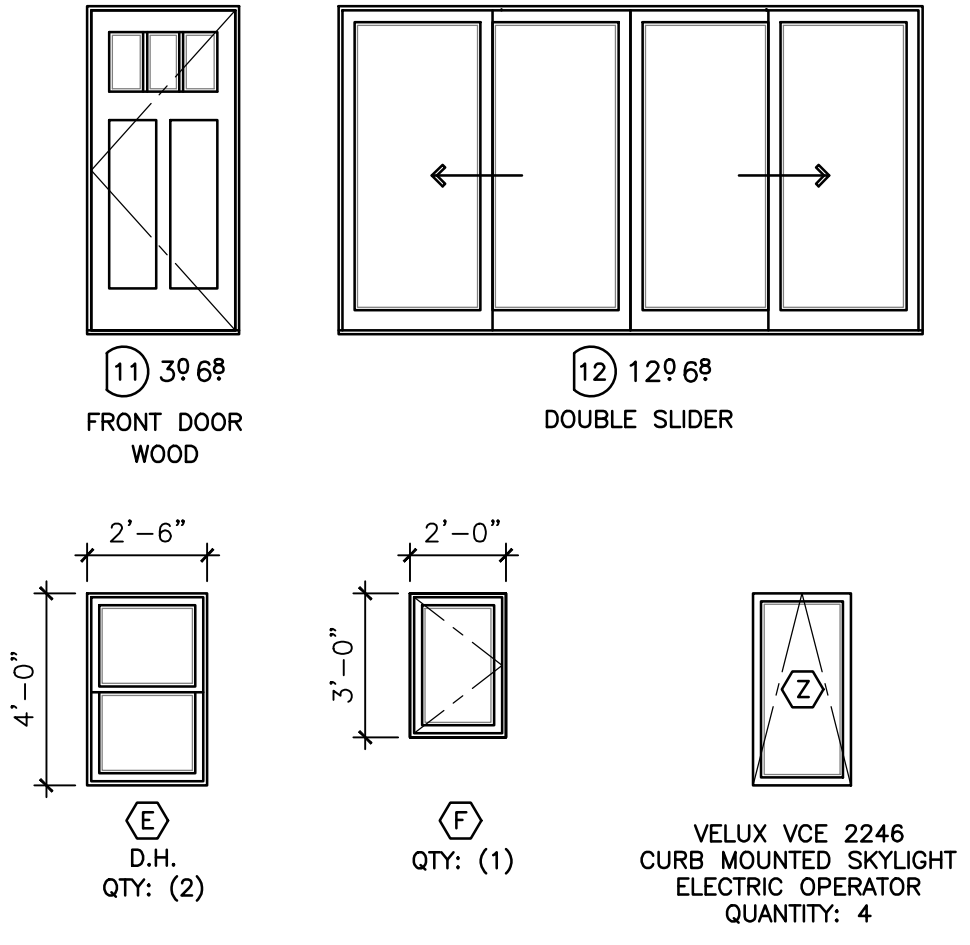
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

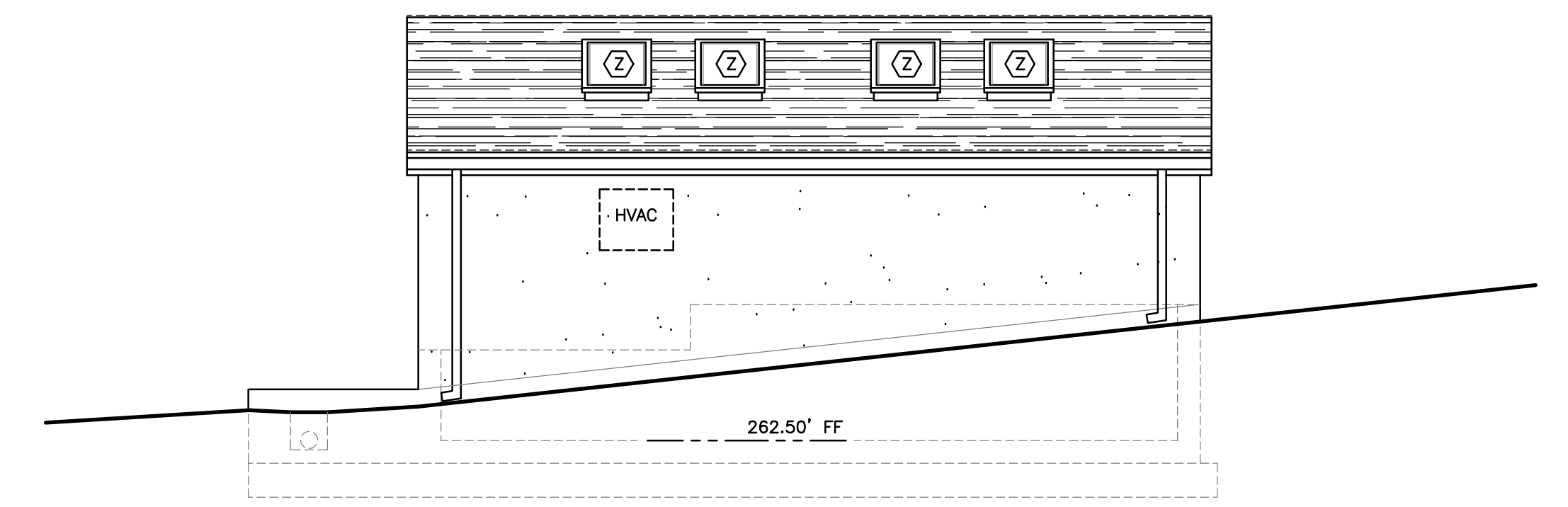


EAST ELEVATION

SCALE: 1/4" = 1'-0"

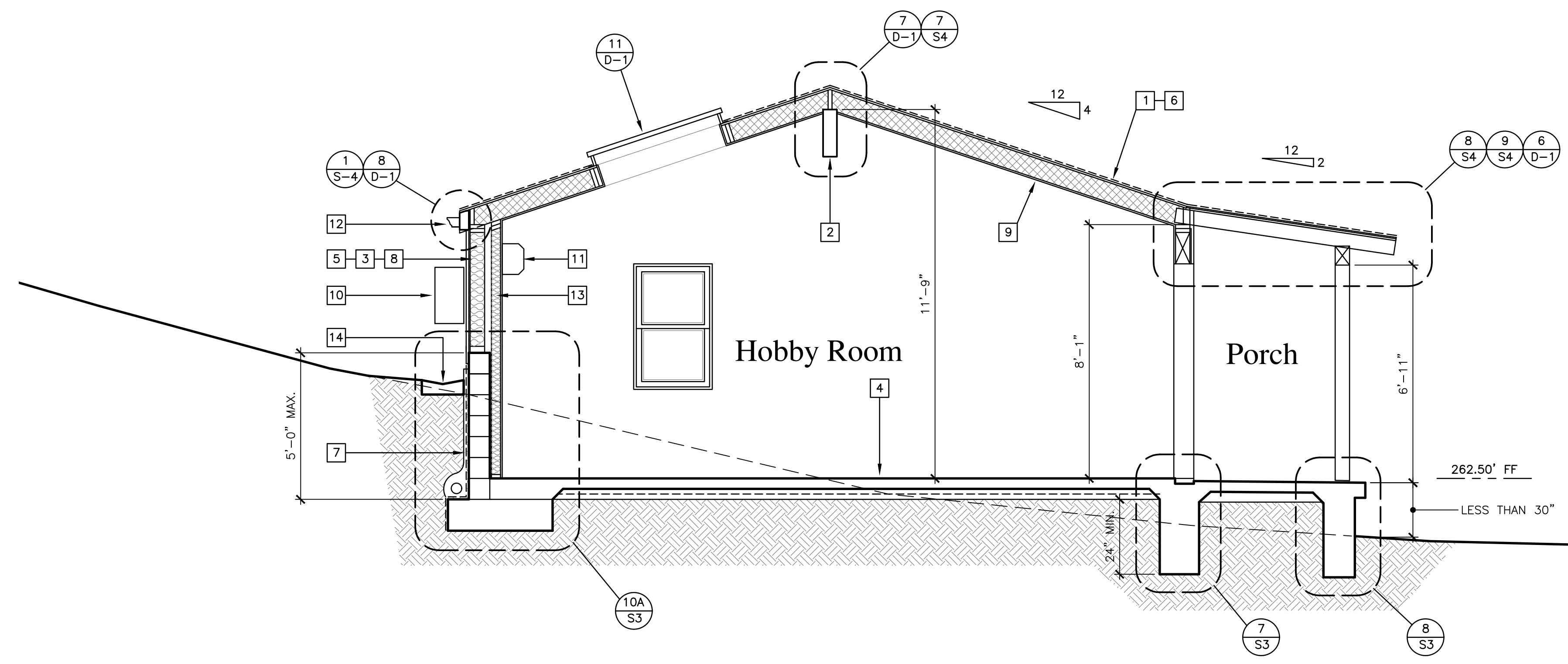


WHITE VINYL WINDOWS AND DOORS TO MATCH (E)
U-FACTOR: 0.3 SHGC: 0.23 SEE TITLE 24 DOCUMENTATION
THE NFRC THERMAL PERFORMANCE LABELS SHALL REMAIN ON THE WINDOWS AND/OR DOORS UNTIL FINAL INSPECTION



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



SECTION A-A

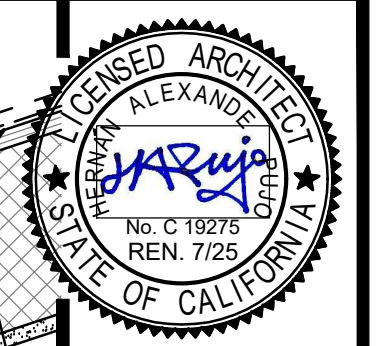
SCALE: 3/8" = 1'-0"

KEYNOTES:

- 1 ASPHALT SHINGLES o/UNDERLAYMENT o/ROOFING PLY PER STRUCTURAL.
- 2 RIDGE BEAM PER STRUCTURAL.
- 3 2x STUD WALL PER STRUCTURAL.
- 4 CONCRETE SLAB PER STRUCTURAL.
- 5 CEMENT PLASTER SYSTEM.
- 6 ROOF INSULATION.
- 7 RETAINING WALL PER STRUCTURAL.
- 8 WALL INSULATION.
- 9 GYPSUM WALL BOARD, 5/8" THICK, TYPICAL.
- 10 HEAT PUMP EXTERIOR UNIT.
- 11 HEAT PUMP INTERIOR UNIT.
- 12 GUTTER SYSTEM.
- 13 2x4 INTERIOR WALL o CMU.
- 14 CONCRETE SWALE.

SEE ADDITIONAL NOTES ON A-2.

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 (805) 637-7384
 alex@pujo.net



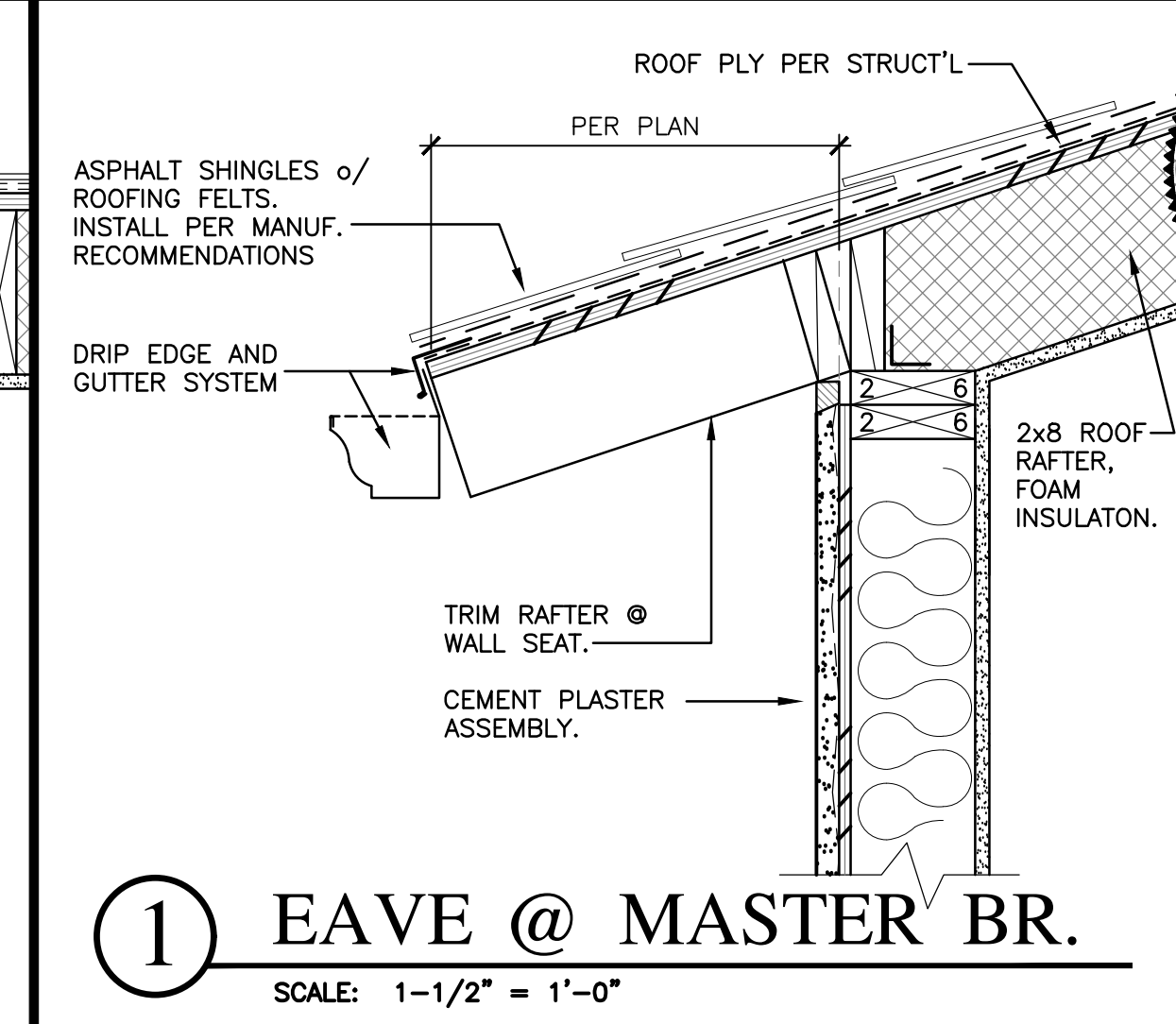
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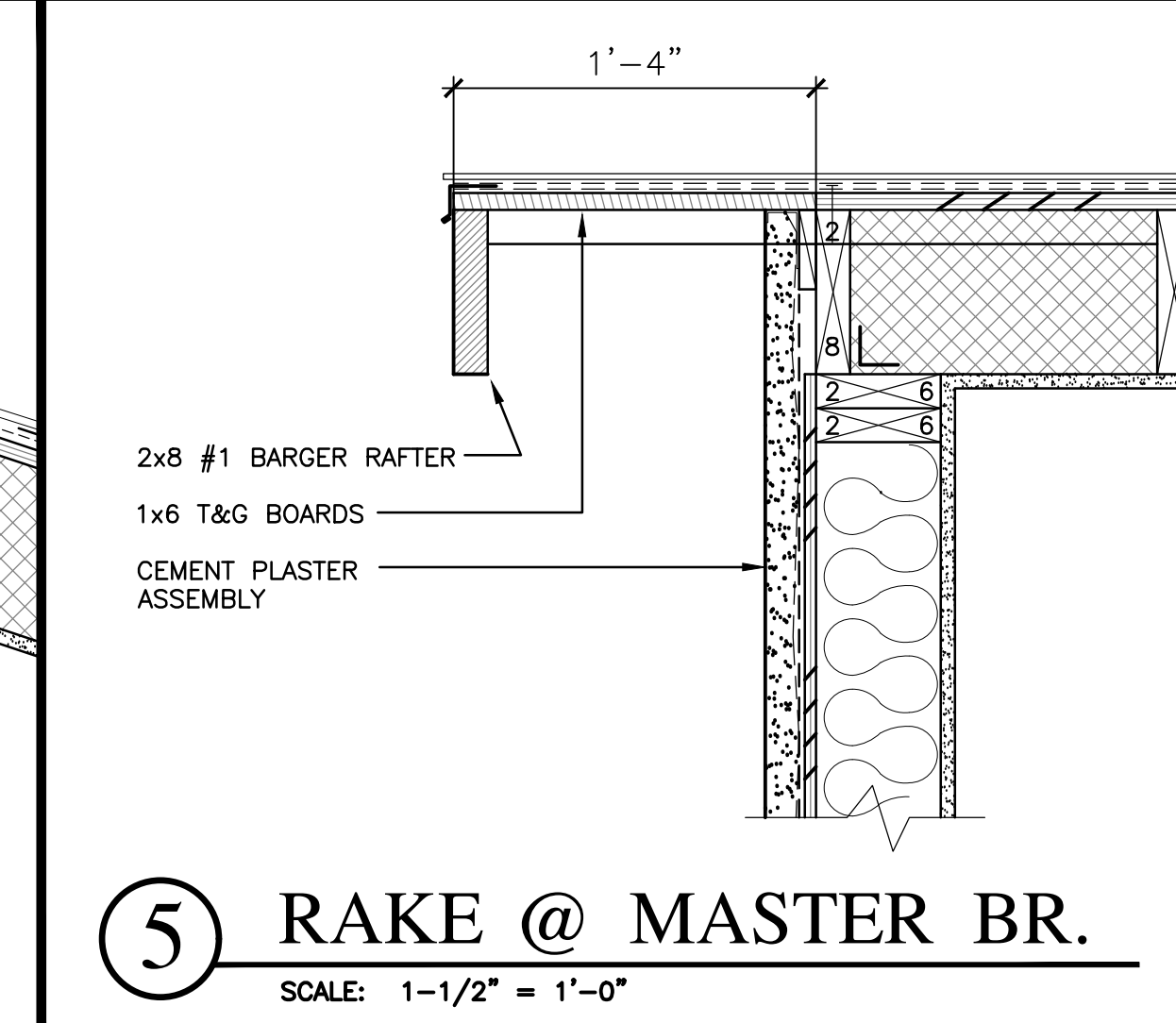
DETAILS

ISSUE
 DRAWN 4/17/24
 CHECKED
 JOB
 SHEET

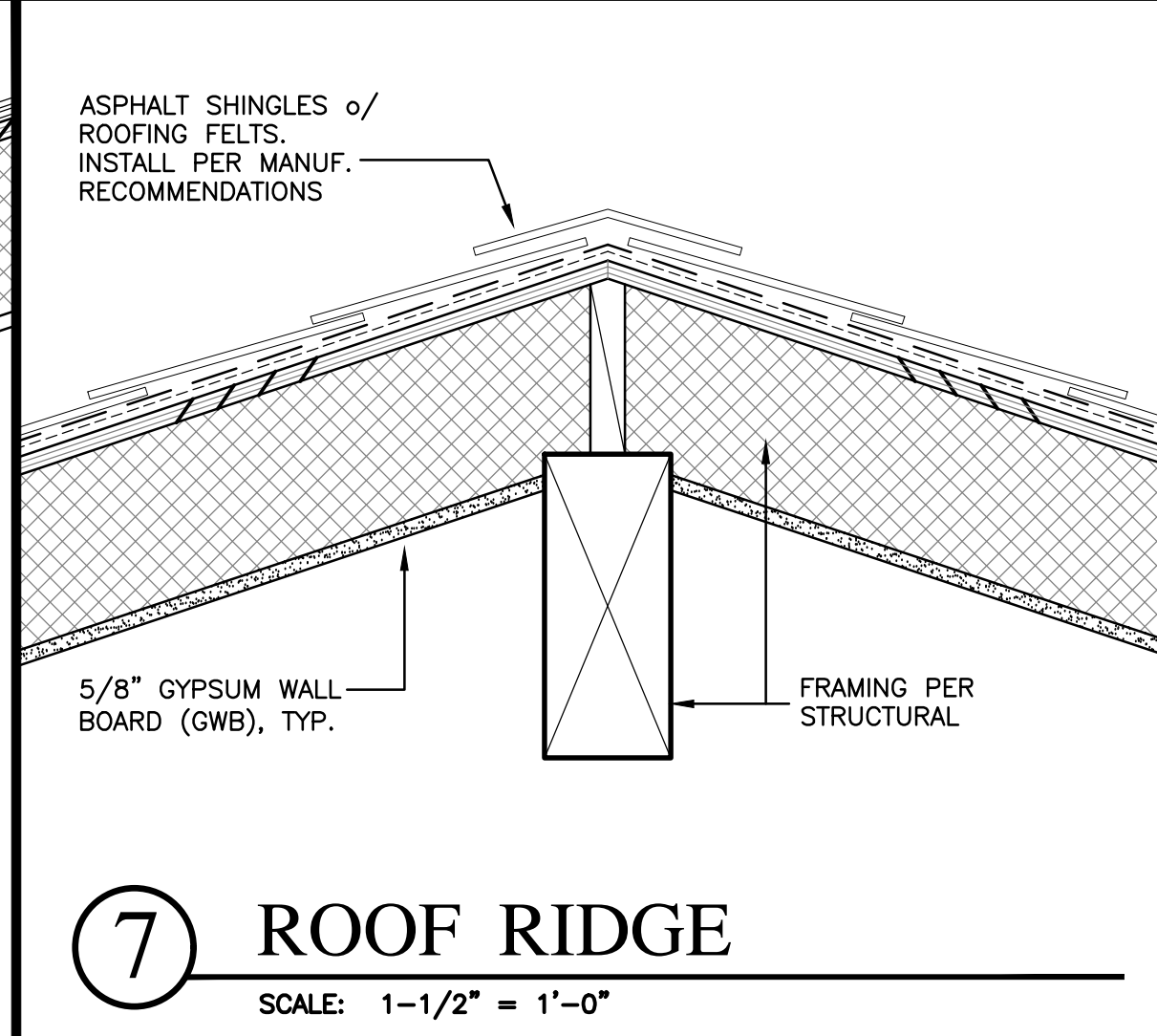
D-1



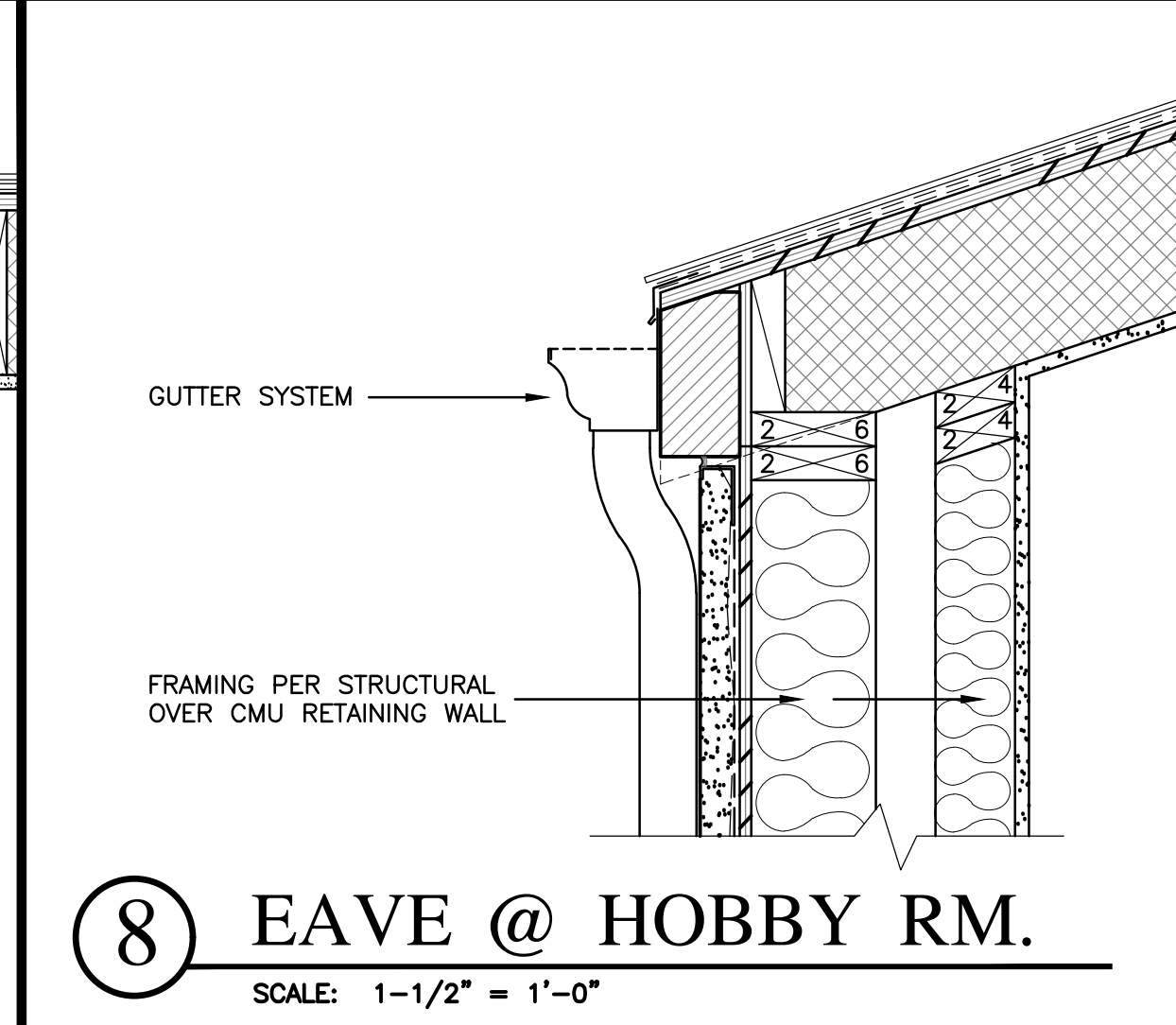
1 EAVE @ MASTER BR.
 SCALE: 1-1/2" = 1'-0"



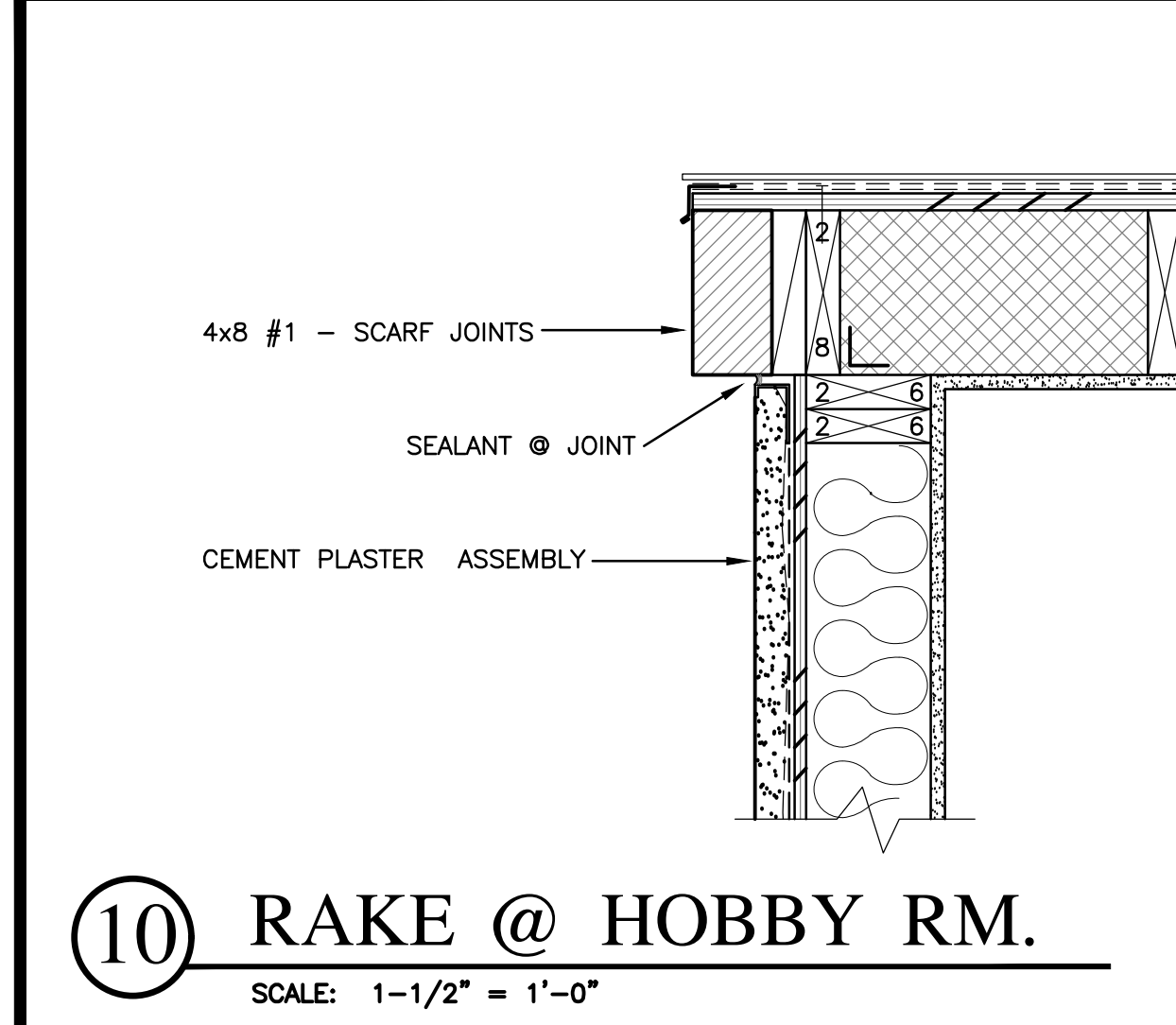
5 RAKE @ MASTER BR.
 SCALE: 1-1/2" = 1'-0"



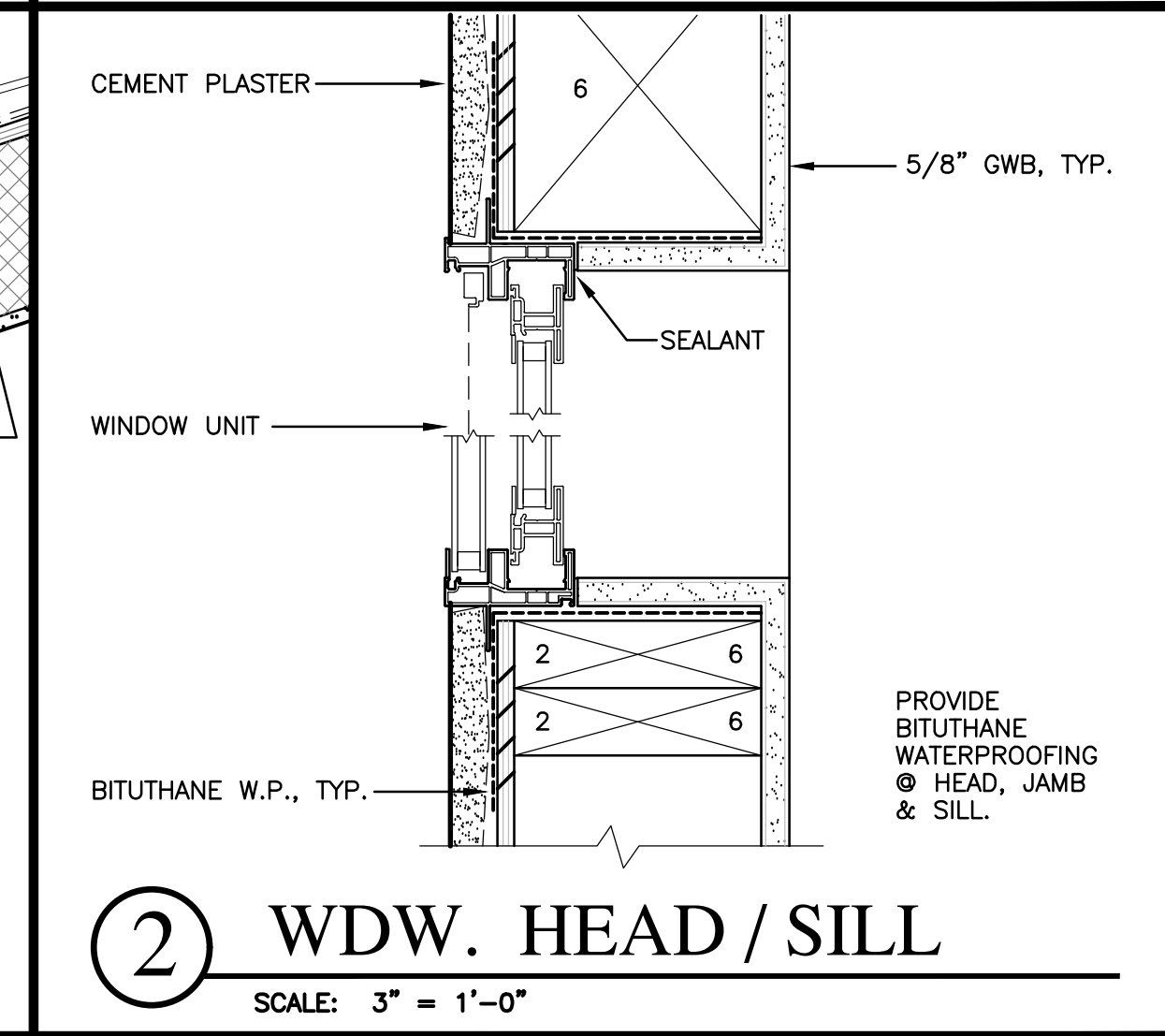
7 ROOF RIDGE
 SCALE: 1-1/2" = 1'-0"



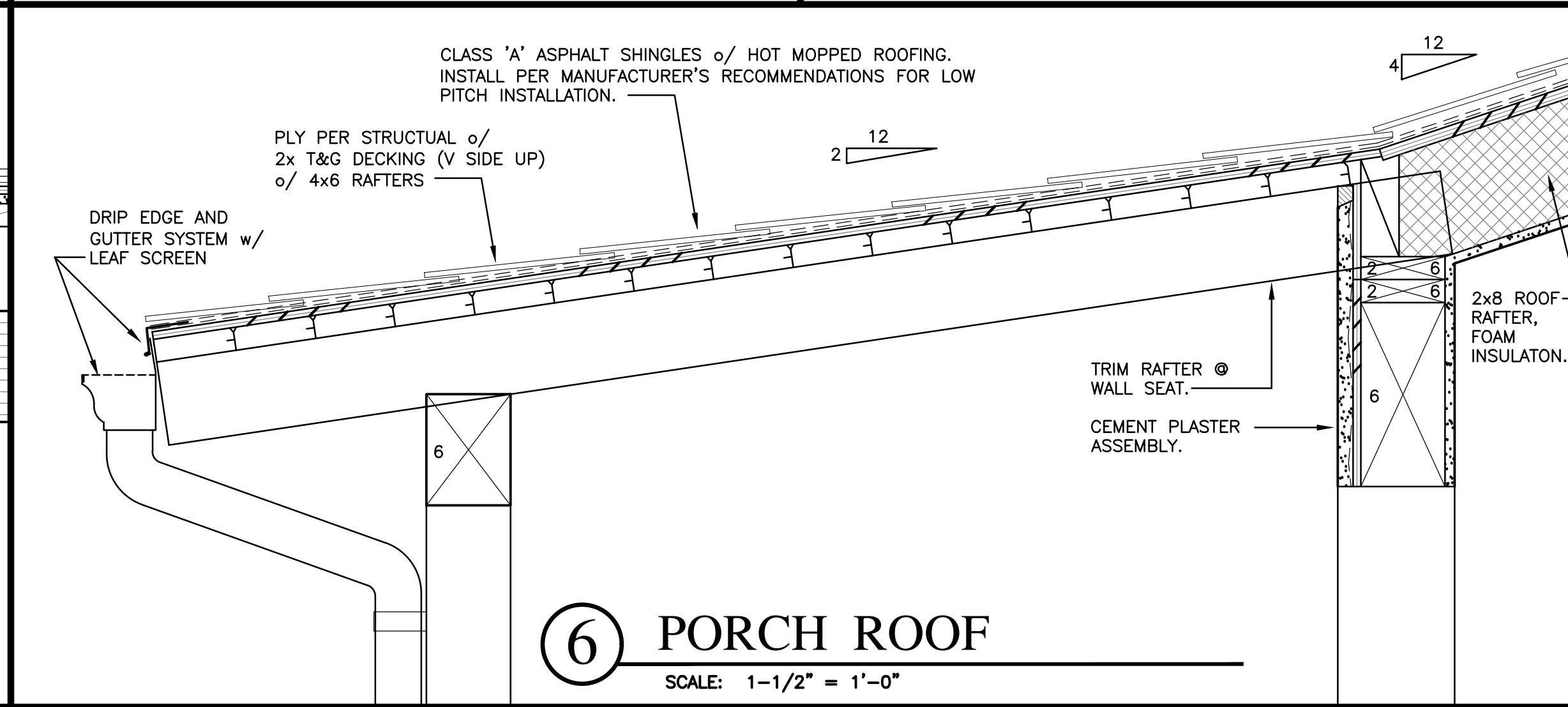
8 EAVE @ HOBBY RM.
 SCALE: 1-1/2" = 1'-0"



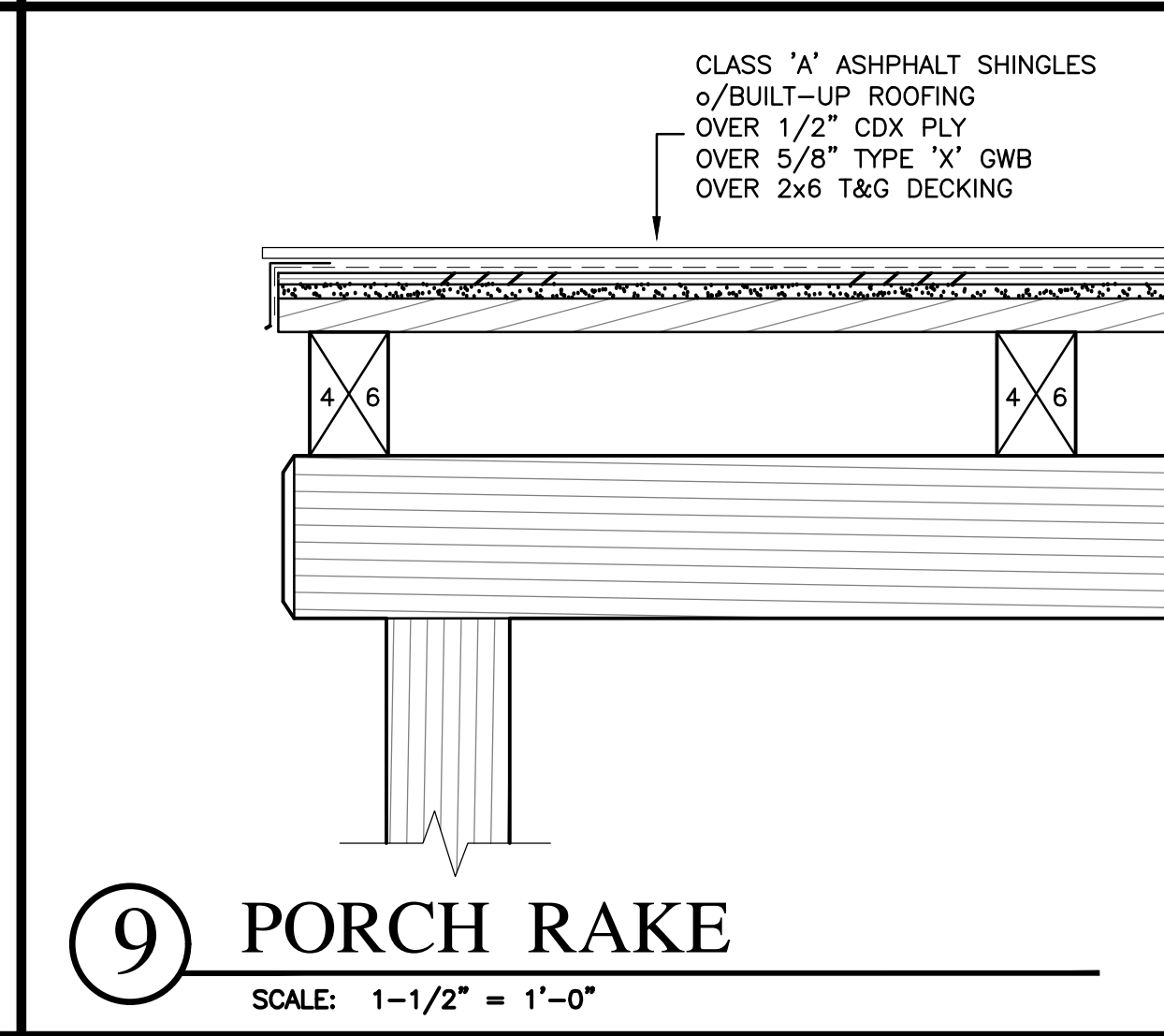
10 RAKE @ HOBBY RM.
 SCALE: 1-1/2" = 1'-0"



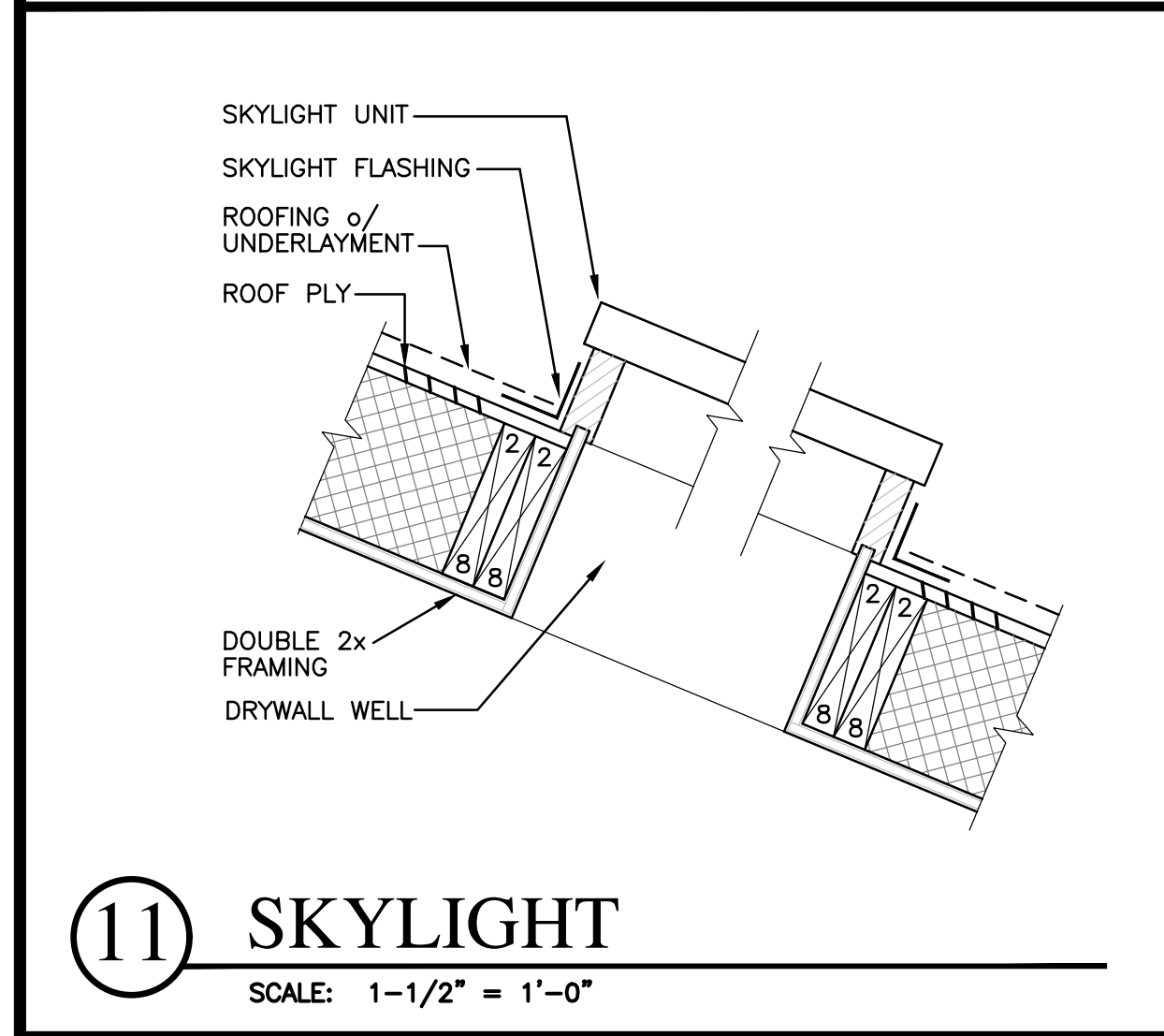
2 WDW. HEAD / SILL
 SCALE: 3" = 1'-0"



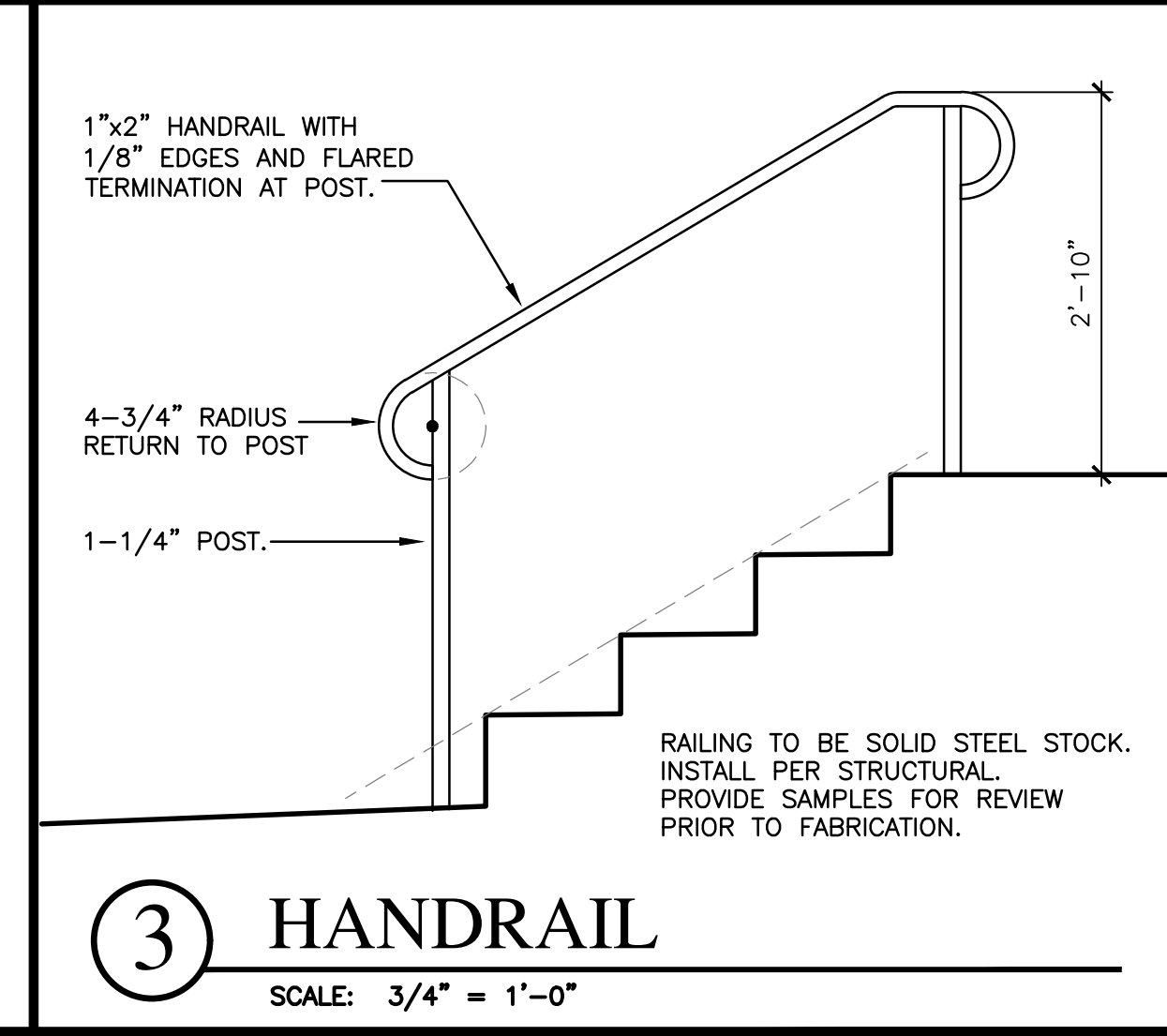
6 PORCH ROOF
 SCALE: 1-1/2" = 1'-0"



9 PORCH RAKE
 SCALE: 1-1/2" = 1'-0"



11 SKYLIGHT
 SCALE: 1-1/2" = 1'-0"



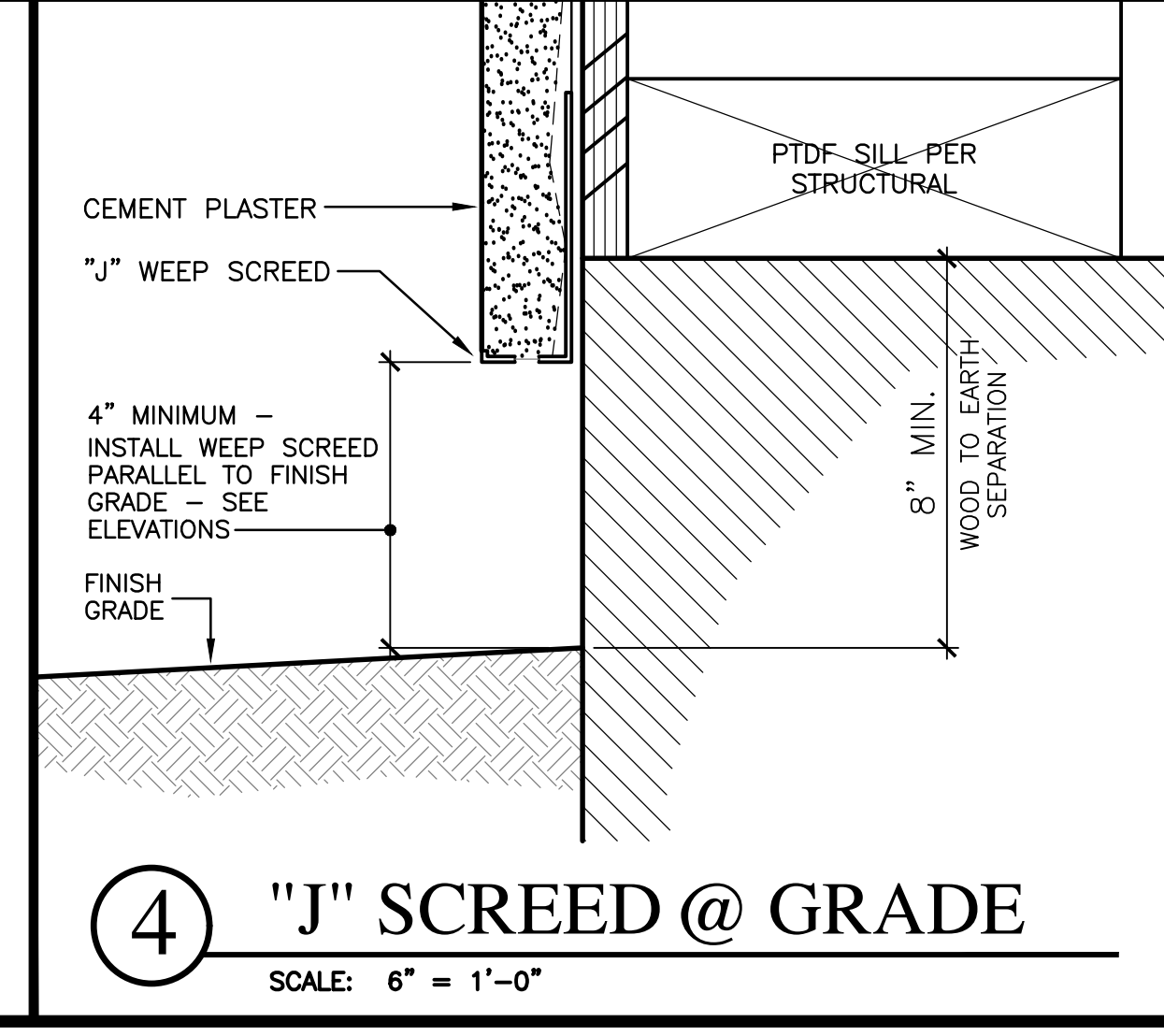
3 HANDRAIL
 SCALE: 3/4" = 1'-0"



12 LIGHT FIXTURE
 NO SCALE



13 COLORS & MATERIALS
 NO SCALE



4 "J" SCREED @ GRADE
 SCALE: 6" = 1'-0"

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES N/A = NOT APPLICABLE RESPON. PARTY = RESPONSIBLE PARTY (i.e. ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

Table with 2 columns: Y (Yes), N/A (Not Applicable), RESPON. PARTY (Responsible Party). Contains text for 4.503 FIREPLACES, 4.504 POLLUTANT CONTROL, and 4.504.2.1 Adhesives, Sealants and Caulks.

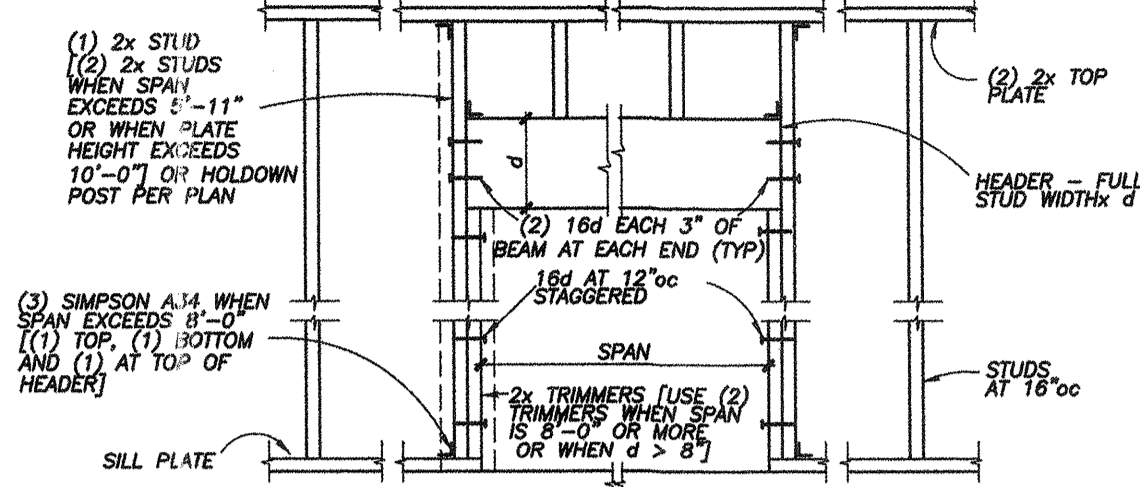
Table with 2 columns: Y (Yes), N/A (Not Applicable), RESPON. PARTY (Responsible Party). Contains text for 4.504.2.2 Paints and Coatings, 4.504.2.3 Aerosol Paints and Coatings, and 4.504.2.4 Verification. Includes tables 4.504.1 - ADHESIVE VOC LIMIT and 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS.

Table with 2 columns: Y (Yes), N/A (Not Applicable), RESPON. PARTY (Responsible Party). Contains text for 4.504.3 CARPET SYSTEMS, 4.504.3.1 Carpet cushion, 4.504.3.2 Carpet adhesive, 4.504.4 RESILIENT FLOORING SYSTEMS, 4.504.5 COMPOSITE WOOD PRODUCTS, 4.505 INTERIOR MOISTURE CONTROL, 4.505.1 General, 4.505.2 CONCRETE SLAB FOUNDATIONS, 4.505.2.1 Capillary break, 4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS, 4.506 INDOOR AIR QUALITY AND EXHAUST, 4.506.1 Bathroom exhaust fans, and 4.507 ENVIRONMENTAL COMFORT.

Table with 2 columns: Y (Yes), N/A (Not Applicable), RESPON. PARTY (Responsible Party). Contains text for CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS, 702 QUALIFICATIONS, 702.1 INSTALLER TRAINING, 702.2 SPECIAL INSPECTION [HCD], 703 VERIFICATIONS, and 703.1 DOCUMENTATION.

HEADER SCHEDULE		
SPAN	HEADER	d (NOMINAL)
TO - 3'-11"	WIDTH OF STUDx 4	
4'-0" - 5'-11"	WIDTH OF STUDx 6	
6'-0" - 7'-11"	WIDTH OF STUDx 8	
8'-0" - 10'-0"	WIDTH OF STUDx 10	

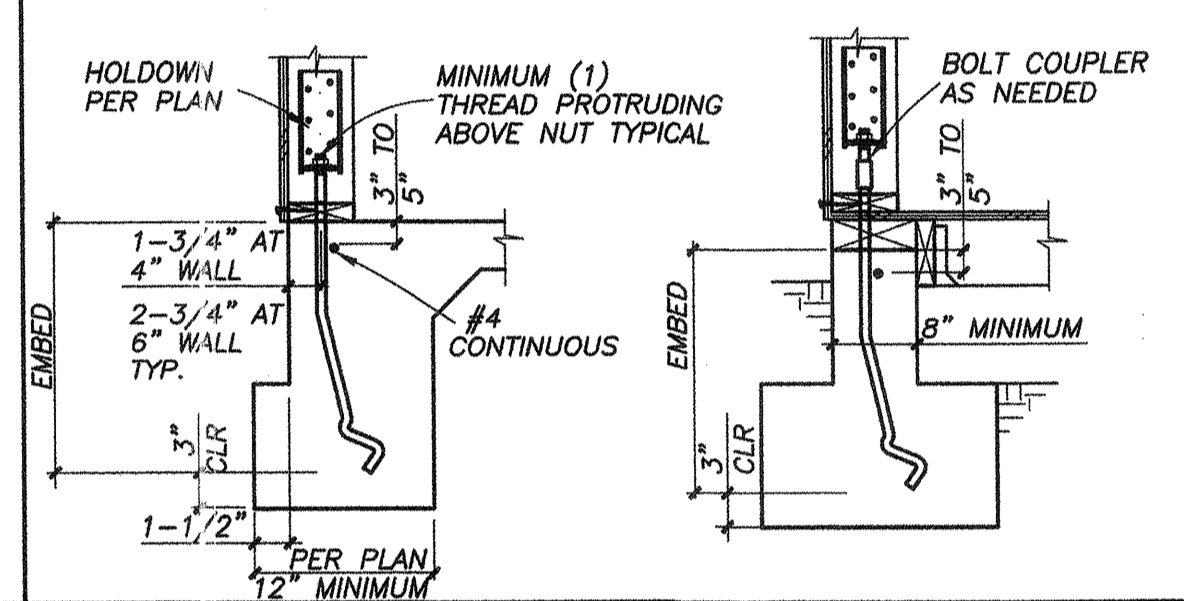
FOR SPANS GREATER THAN 10'-0" HEADER SHALL BE AS DIRECTED BY ENGINEER.



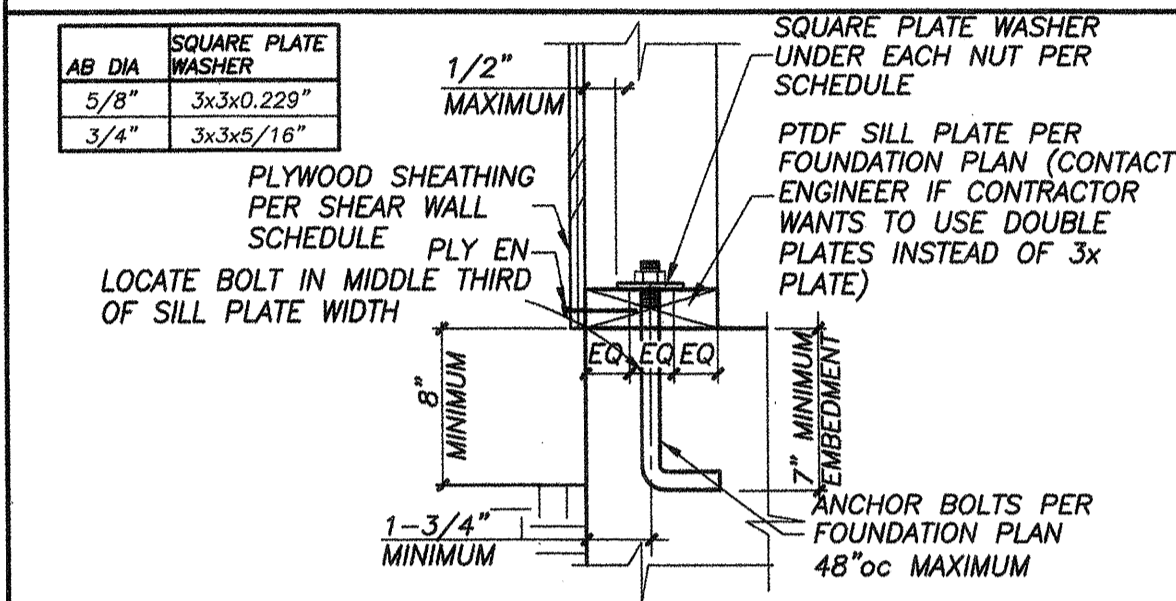
TYPICAL MINIMUM HEADERS FOR EXTERIOR AND BEARING WALLS NO SCALE 4

SPAN	SSB	POST EMBEDMENT	DIAMETER ANCHOR
HO14 (10)	4x4	SS1824	20-5/8" 5/8"
HO15 (14)	4x4	SS1824	20-5/8" 5/8"
HO16 (20)	4x4 UNO	SS1834	28-7/8" 3/4"

- NOTES:
1. SSB OR AL. THREAD SHALL BE INSTALLED PRIOR TO FOUNDATION INSPECTION
 2. THE BOTTOM OF THE FOOTING SHALL BE A MINIMUM OF 3" BELOW THE BOTTOM OF THE ANCHOR
 3. USE SIMPSON SDS1/4x 2-1/2" WOOD SCREWS.
 4. FOR 4x SIL PLATES USE SSB FOR SSB20 AND SSB24

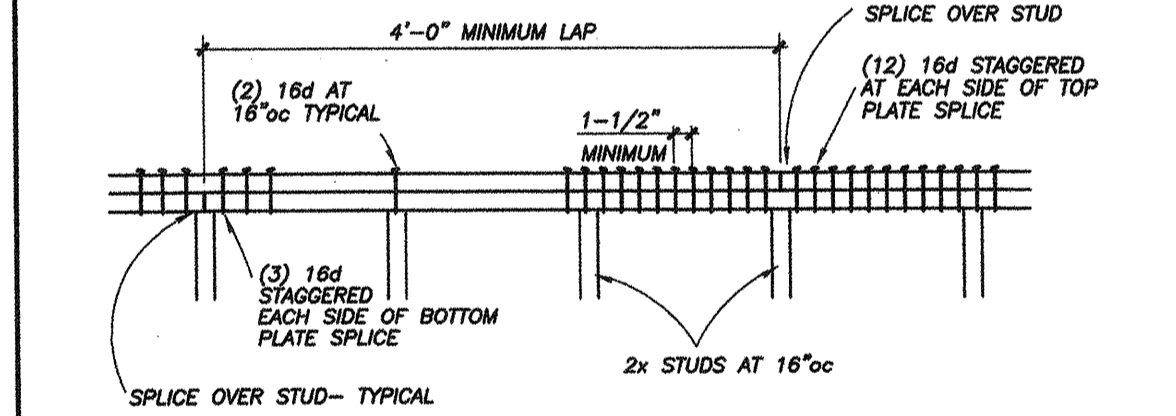


TYPICAL HOLDOWN BOLT NO SCALE 3

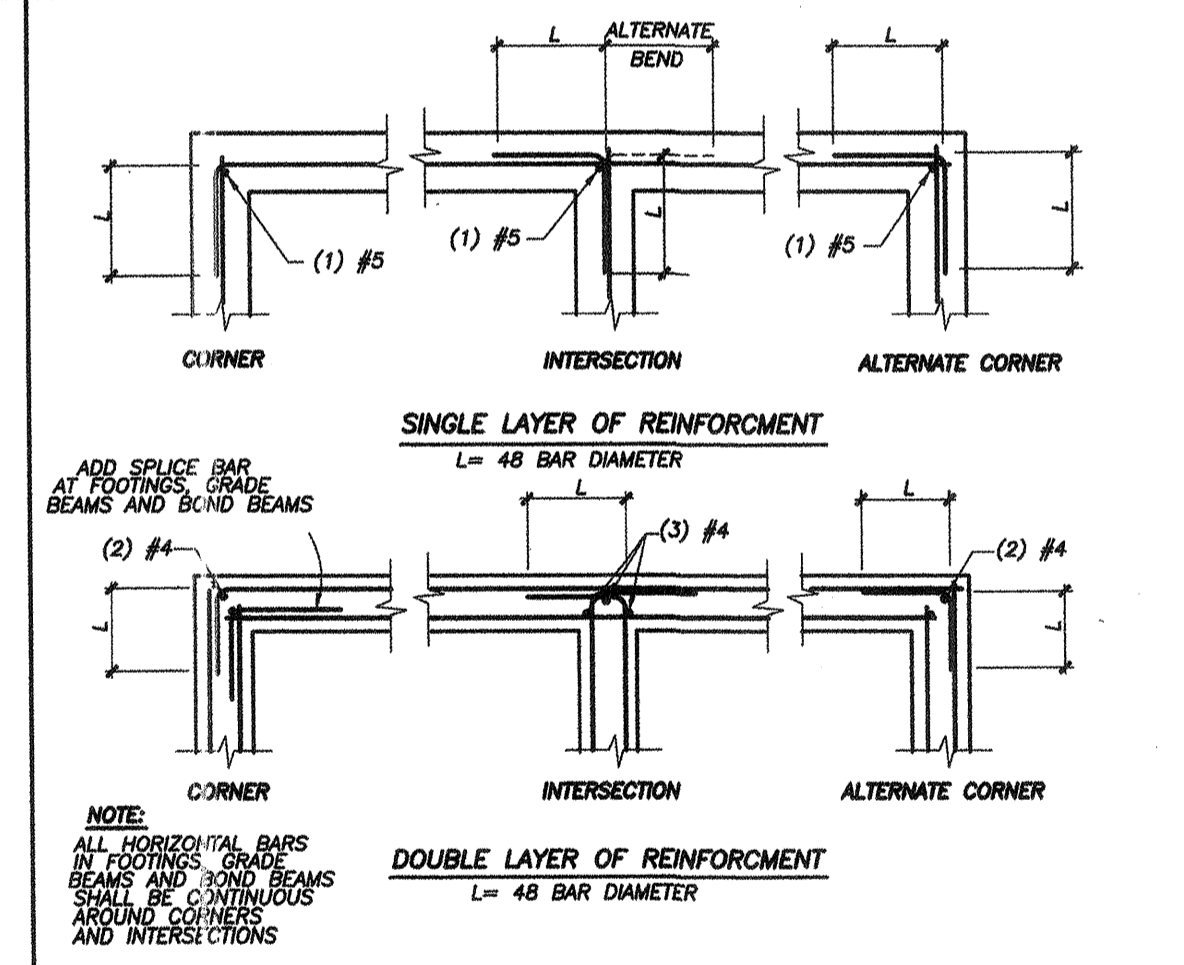


- NOTES:
1. THERE SHALL BE A MINIMUM OF (2) BOLTS PER SILL PLATE PIECE WITH (1) BOLT LOCATED WITHIN 12" OF EACH END OF EACH PIECE AND 4" MINIMUM EDGE DISTANCE
 2. FASTENERS IN CONTACT WITH PRESERVATIVE TREATED WOOD SHALL COMPLY WITH I.B.C. 2304.10.5.1
 3. THE HOLE IN THE WASHER IS PERMITTED TO BE DIAGONALLY SLOTTED 1-3/4" MAXIMUM LENGTHx 3/16" WIDTH + BOLT DIAMETER 1/2" STANDARD CUT WASHER
 4. THE 1/2" MAXIMUM FROM EDGE OF SILL PLATE TO EDGE OF SQUARE PLATE WASHER ON PLYWOOD SHEATHING SIDE IS NOT REQUIRED ON SHEAR WALL TYPES AND
 5. AT 3x PLATE STAGGER PLY EN. ROWS SHALL BE 1/2" MINIMUM FROM EDGE OF PLATE AND MINIMUM 1/2" BETWEEN ROWS

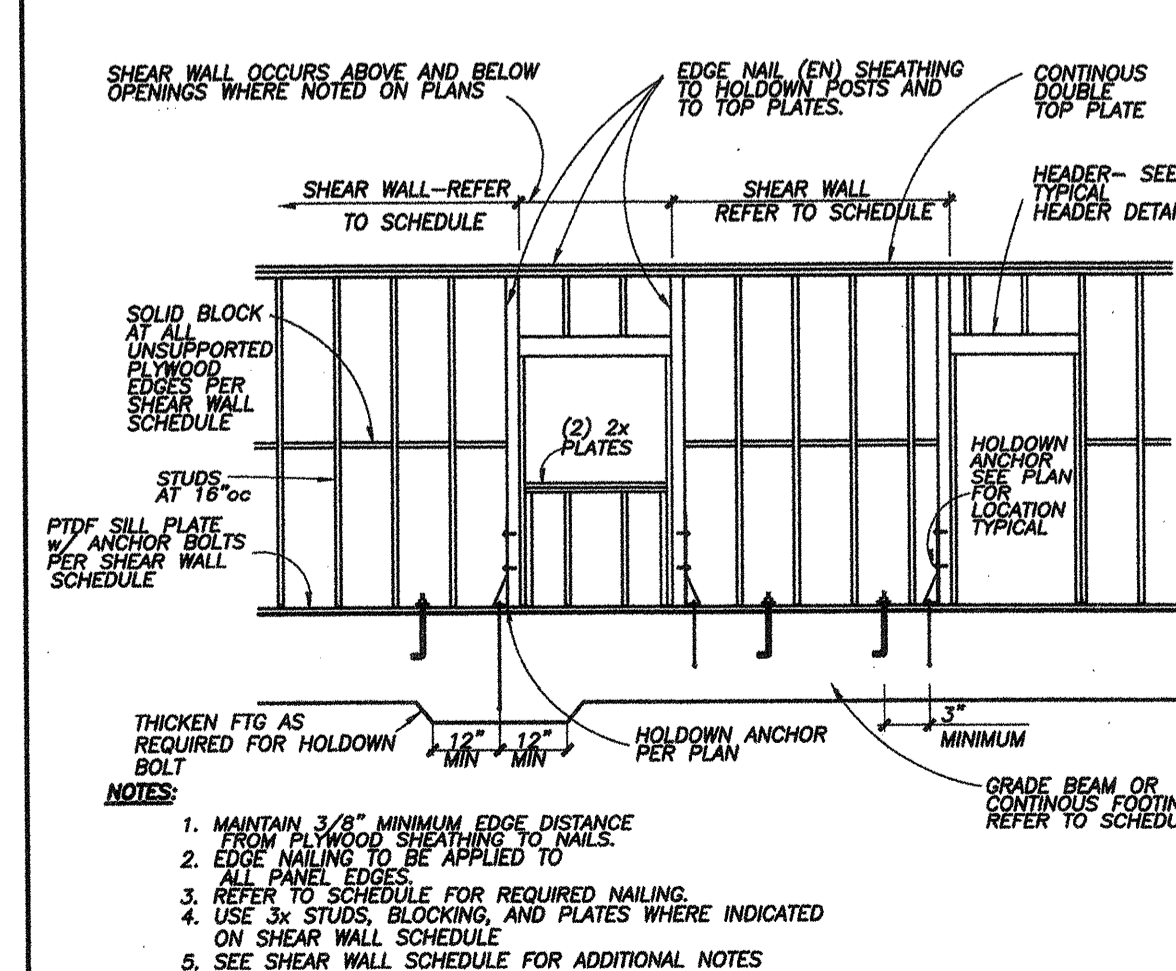
TYPICAL ANCHOR BOLT NO SCALE 7



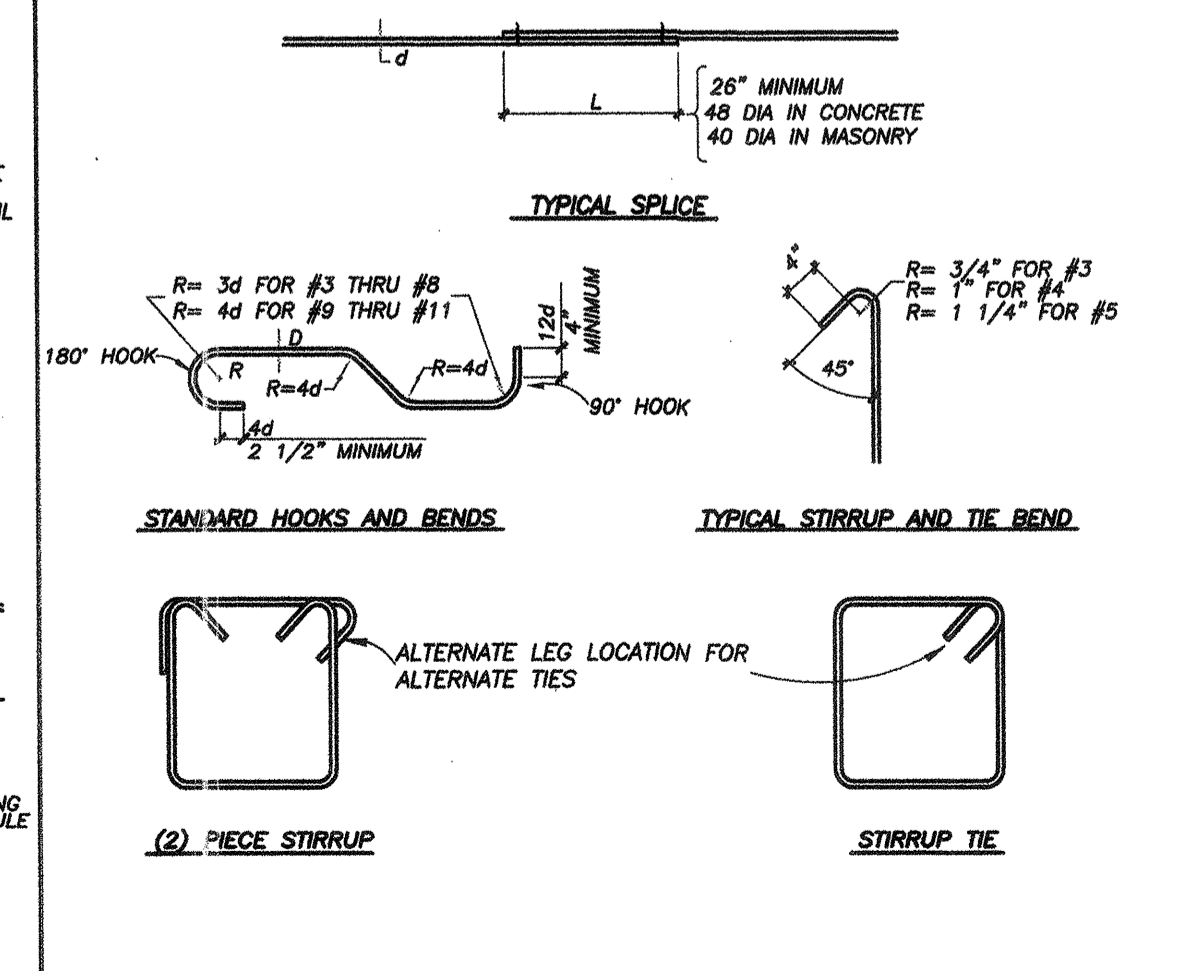
TYPICAL TOP PLATE SPLICE NO SCALE 6



MINIMUM REINFORCEMENT AT CORNERS AND INTERSECTIONS NO SCALE 2



TYPICAL STUD AND SHEAR WALL NO SCALE 5



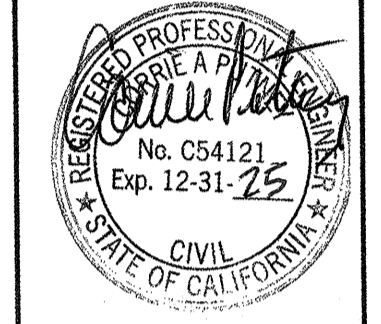
REINFORCING DETAILS NO SCALE 1

GENERAL STRUCTURAL NOTES

1. General
 - a. Details shown on engineering drawings are typical, similar details apply to similar conditions, contractor shall verify existing conditions. Any existing conditions requiring construction different from that shown shall be reported to the architect or engineer immediately.
 - b. All drawings shall be read in conjunction with architectural, mechanical and electrical and all other contract drawings and specifications.
 - c. Dimensions shown shall take precedence over scale on plans, sections and details. Notes and detail on the drawings shall take precedence over general notes and typical details. Discrepancies shall be brought to the attention of the architect or engineer immediately.
 - d. The contract structural drawings and specifications represent the finished structure. Unless otherwise indicated, they do not indicate the method of construction. The contractor shall provide all measures necessary to protect the structure, workmen or other persons during construction per OSHA regulations.
 - e. Not all general notes apply, notes shall be used where applicable. The details on this sheet shall be used whenever applicable, unless noted otherwise (UNO).
2. Foundation Notes
 - a. Soils Report by: Pacific Materials Laboratory of SB, Inc
Dated: 3/28/24 Revised
File Number: 23-15928-2 Revised
This Report shall be made part of these plans.
 - b. Foundation design is based on soils bearing pressure of 2000 psf and an expansion index of LOW.
 - c. All earthwork, excavations and site preparations shall be performed as per recommendations outlined in the soils report.
 - d. Soil engineer shall inspect foundation prior to the placement of any concrete and Soil compaction report shall be provided to the building inspector at the job site prior to placement of concrete in the foundation (if soils report is noted above).
3. Concrete
 - a. All Concrete work shall be performed in accordance with the current edition of the ACI 318 and the 2022 California Building Code (CBC).
 - b. Minimum compressive strength at 28 days shall be:
2500 psi for slabs on grade
2500 psi for footings
2500 psi for retaining walls
Deputy inspection is not required unless specifically noted on details and where compressive strength exceed 2500 psi.
 - c. Mix designs shall be submitted and approved by the Architect and Engineer prior to starting the work.
 - d. All concrete UNO shall be regular weight hard rock type (150 pcf). Aggregates shall be natural sand and rock conforming to ASTM C33 with proven shrinkage characteristics of less than 0.05%. Aggregates for exposed exterior slabs shall conform to ASTM C289. Maximum size of aggregate is to be 1". Pea gravel is not allowed.
 - e. Cement for all concrete shall be Type 2, Low Alkali conforming to ASTM C150. Use a minimum of 5 1/2 sacks per yard.
 - f. Slump shall not exceed 4" but shall be greater than 2 1/2". Concrete for slabs on grade may be placed with a maximum slump of 5".
 - g. All reinforcing steel, anchor bolts, holdown bolts, dowels and other inserts shall be securely fastened in the forms before concrete is poured. All penetrations through grade beams and all penetrations greater than 6" in diameter shall be approved by the engineer.
 - h. Concrete slabs on grade shall be maintained in a moist condition for 7 days after placement. Alternate methods may be approved by the architect or engineer if satisfactory performance can be assured.
 - i. Vibrate all concrete in place with a mechanical vibrator in accordance with the general provisions outlined in "309R-05: Guide for Consolidation of Concrete" by ACI Committee 309.
 - j. Finish interior slabs with a smooth trowel. Finish exterior slabs with a light broom perpendicular to travel to provide a non-slip surface. Slabs shall be planar to within 1/8" in 10 feet.
 - k. For post installed anchors, use Simpson SET XP Epoxy (ICC-ES ESR-2508), install per manufacturer's instructions. Special Inspection is required, see note 8.
4. Reinforcing Steel
 - a. Reinforcing steel shall be ASTM A615 Grade 60 for #4 bars and larger and ASTM A615 Grade 40 for #3 bars and smaller.
 - b. Reinforcement hooks and bends shall comply with Chapter 25 of ACI & detail 11-. Bends to #6 bars and larger shall be done in a shop. Make all bends cold.
 - c. Splices in concrete shall be 30 bar diameters (26" min.) UNO in details. Splices in masonry shall be 40 bar diameters (26" min.) UNO in details.
 - d. Specified concrete cover for reinforcing bars for:
(Except as noted otherwise in details)
Footings 3"
Slab on Grade 1 1/2"
Retaining Wall 3" on dirt side
2" on exposed side

5. Masonry
 - a. Concrete Masonry units (CMU) shall be Grade "N" lightweight units f'c= 1500 psi conforming to ASTM C90. All masonry units shall be laid true, level and plumb and in accordance with Chapter 21 of the CBC.
 - b. Mortar shall be Type M with compressive strengths of 1250 psi at 7 days and 2500 psi at 28 days, in accordance with ASTM C270 and CBC Section 2103.2. Do not use masonry cement.
 - c. Grout shall be in accordance with CBC 2103.3 with a compressive strength of 1250 psi at 7 days and 2000 psi at 28 days. All Masonry units shall be solid grouted UNO. Consolidate all grout using an electrical mechanical vibrator. Grout lifts shall not exceed 4' without cleanouts and 6' feet with cleanouts.
 6. Structural Steel
 - a. All structural steel and miscellaneous metals shall conform to ASTM A36. Pipe columns shall conform to ASTM A53, Grade B. Steel Tubing shall conform to ASTM A500, Grade B. Anchor Bolts shall conform to ASTM A307, Grade A. Nuts and bolts shall conform to ASTM A325N.
 - b. All fabricators shall submit shop drawings to the architect and engineer prior to fabrication. All fabrication and erection shall be performed in accordance with the latest AISC Specification. Steel fabricator shall field check all dimensions prior to erection for a proper fit.
 - c. All welding and fabrication shall comply to AWS Specifications and to be performed by welders certified by local Building Official. All welding shall be performed by electric arc process as required per AWS D1.1. Welds are designed at full stress and must be performed in the shop of a licensed fabricator approved by the local Building Department.
 - d. Continuous deputy inspection is required for all field welding.
 - e. All Structural steel not embedded in concrete and not covered by fire resistive elements shall be shop painted.
 - f. Field cutting or burning of structural steel shall not be permitted unless written approval is obtained by the architect or engineer.
 7. Structural Wood
 - a. All lumber shall be Douglas Fir Larch (DF) UNO. The following grades shall be used and complies with DOC PS 20:
Wood in contact with masonry or concrete PTDF (pressure treated)
Joists, plates, nailers, blocking and posts #2 DF or better
3X and 4X beams #2 DF UNO
6X beams #1 DF UNO
2X and 3X studs #2 DF
All lumber shall be grade marked. Structural members shall not be cut or drilled unless specifically noted or detailed. Obtain engineer's written approval for any notches or holes not detailed.
 - b. All joists and rafters shall be solid blocked at all points of bearing. Solid blocking is required at 8'-0" oc unless continuously braced at bottom edge. Stud partitions over 10' high shall have 2x bridging, same width as stud, at midheight, but not to exceed 8'-0" oc vertically.
 - c. Glu-laminated beams shall be fabricated by a licensed fabricator and shall have AITC certifications. Simple span glu-lams shall be a combination 24F-V4 and cantilever glu-lams shall be a combination 24F-V8.
 - d. TJI's, Microlams and Parallams shall be manufactured by Trus-Joist. Submit shop drawings and calculations for each different joist, span and loading condition. Use 1.8E WS Microlam LVL where Microlam (ML) is called out and 2.0E WS Parallam PSL where parallam (PSL) is called out UNO. Install all joists and beams per manufacturer's specifications including all necessary stiffeners, bridging, blocking and hangers except where plans and details exceed manufacturer's recommendations. Do not notch or bore joists or beams unless written approval is obtained from engineer.
 - e. All plywood sheathing shall be APA rated and comply with DOC PS 1 or PS 2, thicknesses are noted on plans. Use exterior glue on roof sheathing. Glue all contact surfaces at floor sheathing and use screw shank or ring shank nails. See shearwall schedule for wall sheathing requirements. Plywood machine nailing will not be accepted if nailheads penetrate outer ply or if minimum edge distances are not maintained.
 - f. Nailing shall be in accordance with CBC Table 2304.10.2 except where nailing is exceeded in shearwall schedule and on plans and details. Where necessary to prevent splitting of wood, bore a hole 75% the diameter of the nail. Use common nails only, do not use sinkers or clipped head nails:
8d diameter = 0.131", 10d diameter = 0.148", 16d diameter = 0.162"
 - g. Use ASTM A307 bolts with washers at each head and nut. Use 3" sq. x 0.229" plate washers or equal at anchor bolts in. All bolt holes in wood shall be a maximum of 1/32" to 1/16" oversized. Lag bolts and wood screws shall be screwed in and not driven. Re-tighten all bolts just prior to enclosing walls.
 - i. Prefabricated connectors shall be Simpson Strong-Tie Connectors. A current Simpson Wood Construction Connectors Catalog shall be at the job site at all times.
 8. Special Inspections
 - a. In addition to regular inspections, the following checked items will also require Special Inspection in accordance with CBC Sec 1704 and 1705:

1. Soils compliance prior to foundation inspection	_____
2. Structural Concrete over 2500 psi	_____
3. Plywood shearwalls 2, 3, 4	_____
4. Field Welding	_____
5. High Strength Bolts	_____
6. Expansion Anchors/Epoxy	_____
7. Special Masonry	_____
8. Piles/Caissons	_____
9. Steel Frame	_____
10. Metal Plate Connected Wood Trusses over 60" tall	_____
- A report shall be given to the Building Inspector at framing inspection.



SHETTY RESIDENCE ADDITION/ REMODEL
 AND HOBBY ROOM
 1418 MANITOU RD.
 SANTA BARBARA, 93105

STRENGTH DESIGN INFORMATION:
Code: 2022 Calif. Building Code (CBC)
Loads:
Roof: 20 psf
Risk Category: II
Importance Factor, Ie: 1.00
Wind Design Data:
Basic Design Wind Speed, V: 100 mph
ASD Wind Speed, Vasd: 78 mph
Wind Exposure: C
Seismic Design Data:
Mapped Ss: 2.282
Mapped S1: 0.812
Ss1: 1.521
Sd1: 0.920
Site Class: (Default see ASCE 11.4.3) D
Seismic Design Category: E
Basic Seismic force resisting system:
Bearing walls system - wood shearwalls
Cs: 0.2341
R: 6.5
Analysis Procedure Used:
Equivalent Lateral Force Analysis

4/18/24

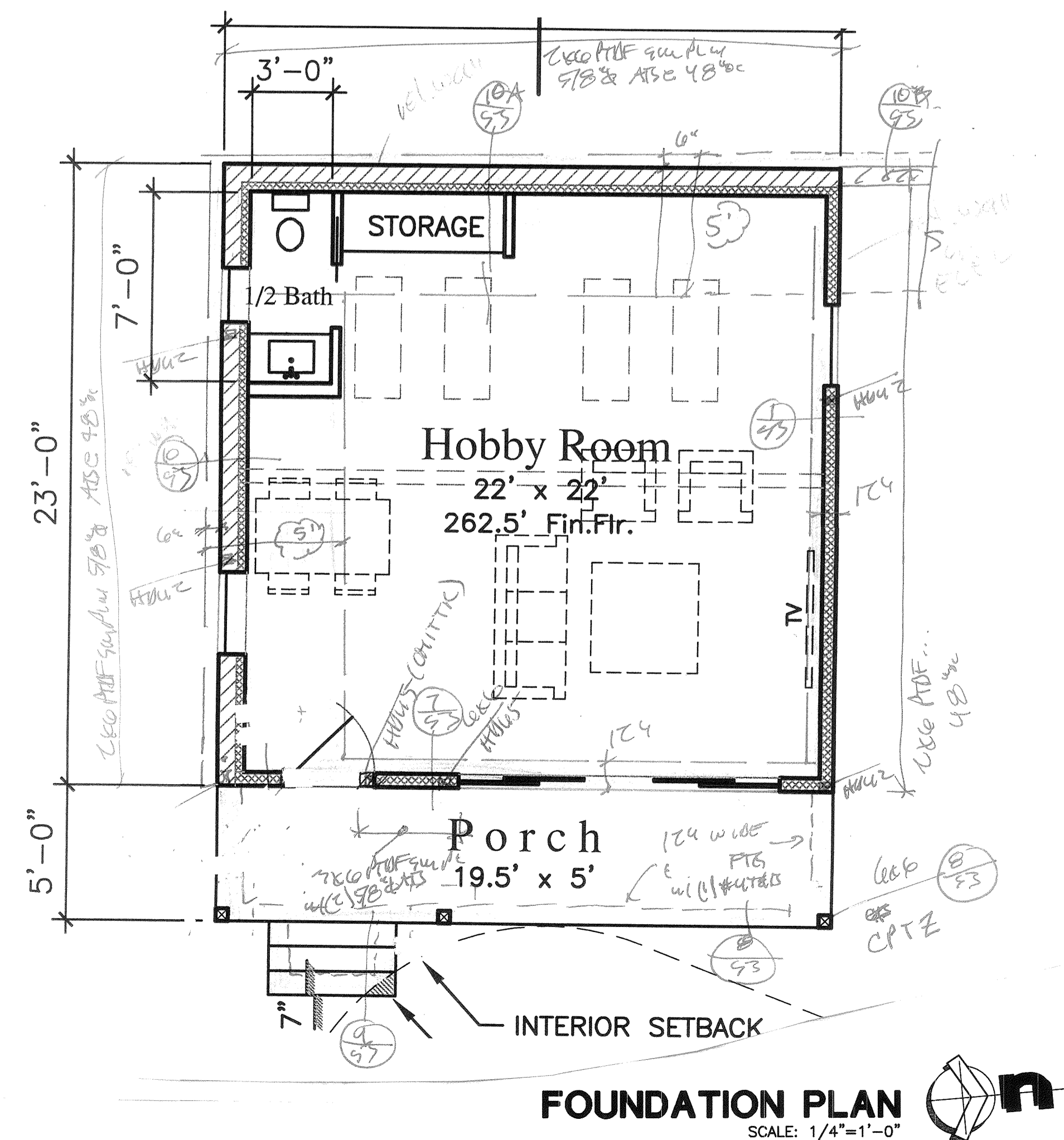
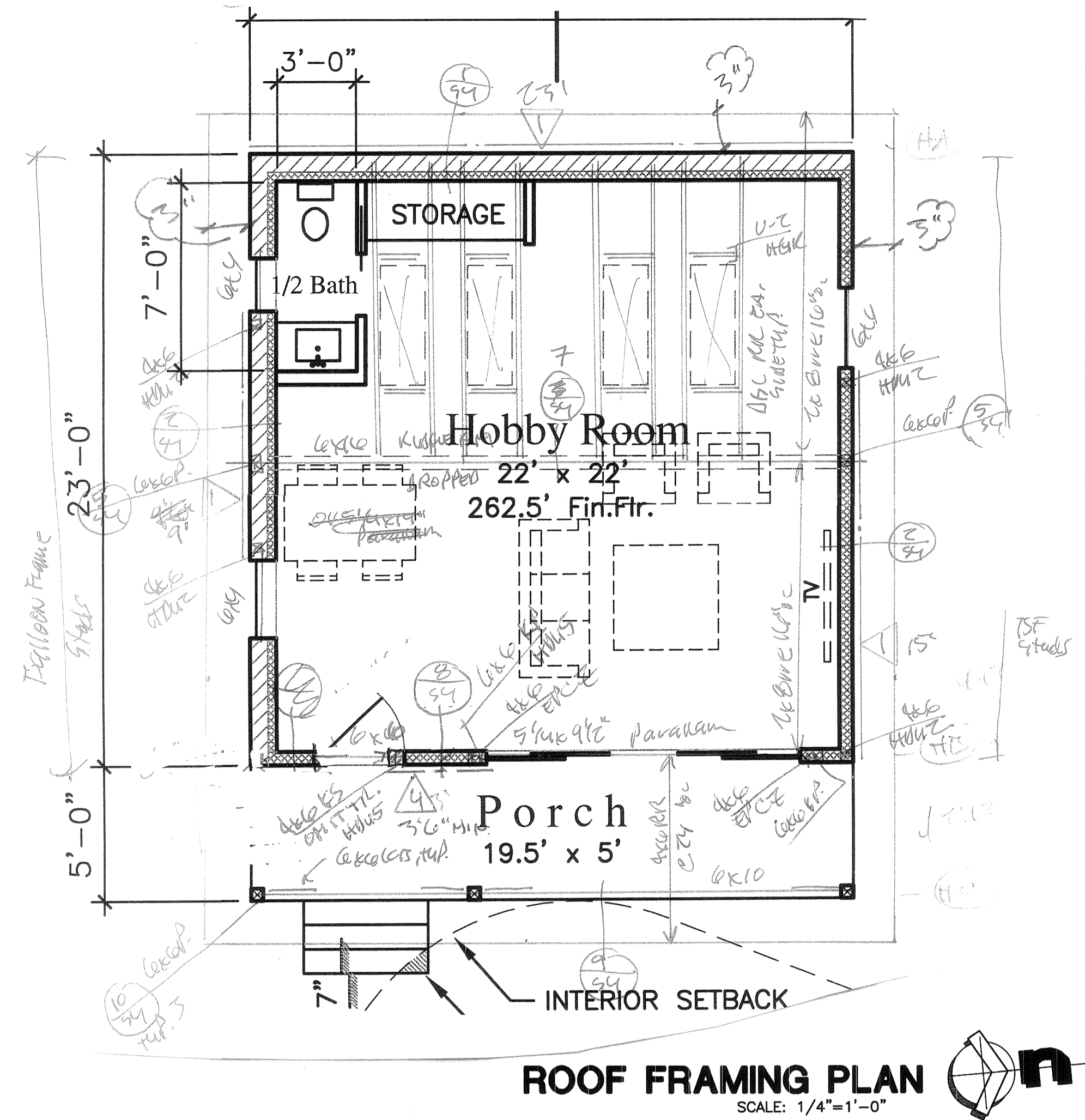
drawn by: **F**

S H E A R W A L L S C H E D U L E

SHEAR-WALL	1/2" STRUC. I PLYWOOD, see note 2 for nail size	RIM/BLKG TO PL. CONN.	BOTTOM PL. CONN.	SILL PL. AND ANCHOR BOLTS	ALLOW. SHEAR see note 1
1	10d @ 6"oc BN, EN 10d @ 12"oc FN	A35 @ 16"oc	2x SILL PL w/ 16d @ 4"oc	2x FDN SILL PL w/ 5/8" DIA. @ 48"oc	310 plf
2	10d @ 4"oc BN, EN 10d @ 12"oc FN Spec. Insp. Reqd.	A35 @ 16"oc	3x SILL PL w/ SDS1/4x6" SCREW @ 6"oc	3x FDN SILL PL w/ 5/8" DIA. @ 32"oc	460 plf
3	10d @ 3"oc BN, EN 10d @ 12"oc FN Spec. Insp. Reqd.	A35 @ 12"oc	3x SILL PL w/ 3/8" DIA. LAG BOLT @ 6"oc	3x FDN SILL PL w/ 5/8" DIA. @ 24"oc	610 plf
4	10d @ 2"oc BN, EN 10d @ 12"oc FN Spec. Insp. Reqd.	A35 @ 8"oc	3x SILL PL w/ 3/8" DIA. LAG BOLT @ 4"oc	3x FDN SILL PL w/ 5/8" DIA. @ 16"oc	800 plf

Shearwall Schedule Notes:

- Use 15/32" or 1/2" Structural Plywood (5 ply), Product Standard Doc PS1 or PS2 on all shearwalls or equivalent wood structural panel. Where plywood is indicated on any portion of a wall line, continue the same installation on the entire wall line, including around doors and windows. Allowable shear includes 0.92 factor for Holdowns attached to inside face of end post.
- Use common carbon steel smooth shanked nails, do not use sinkers or clipped head nails (10d common= 3"x 0.148" dia. x 0.312" head dia.), 16d = 3.5" x 0.162" dia. x 0.344" head dia.). Galvanized box nails may be substituted (10d galv box = 3"x 0.128" dia. x 0.312" head dia.). All bolt holes in wood shall be a maximum of 1/32" to 1/16" oversized.
- The following applies to shearwalls 2, 3 and 4:
 - Shearwall Periodic Special Inspection Required per IBC Sec 1705.12.2.2. The following elements of the shearwall shall be inspected: nailing, bolting, anchoring and other fastening of elements of the lateral resisting system including shearwalls, roof and floor diaphragms, drag struts, braces, shear panels and holdowns. See also note 8 on sheet S0.
 - Use 3x PTDf foundation sill plates over concrete and masonry at new construction. Use 3/8" diameter lag bolts to 3x minimum blocking or rim joist with 4" minimum embedment. Pre-drill 3/16" diameter hole for threaded shank and 3/8" diameter for unthreaded shank.
 - Use 3x studs at all plywood panel edges or double 2x studs faced together with 10d staggered and spaced per shearwall BN spacing.
 - Provide 1/2" edge distance for plywood nailing, stagger nailing in double top plates, at plywood joints and at sill plate nailing.
- Use PTDf sill plates. Sill plates shall be attached with 5/8" diameter anchor bolts embed 7" minimum at 48"oc, UNO in shearwall schedule. There shall be a minimum of 2 bolts per sill plate piece with one bolt located within 9" of each end of each piece. Anchor bolts shall have square plate washers 3" square x 0.229", see detail 7/S0. Note that a holdown bolt does not count as an anchor bolt, see detail 5/S0.
- Holdown anchor and nut shall be tightened just prior to covering the wall framing. Use 2 layers of Grade D paper between plywood shear panel and exterior lath.



Corrie Putney Engineer, Inc.

698 Westfield Ct. Ventura, CA 93004

805-901-2078
engineer@corrie.com

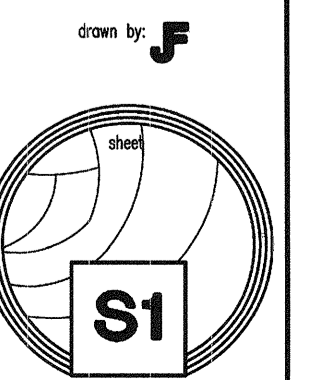
SHETTY RESIDENCE ADDITION/ REMODEL AND HOBBY ROOM
1418 MANITOU RD.
SANTA BARBARA, 93105

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Checked by: _____

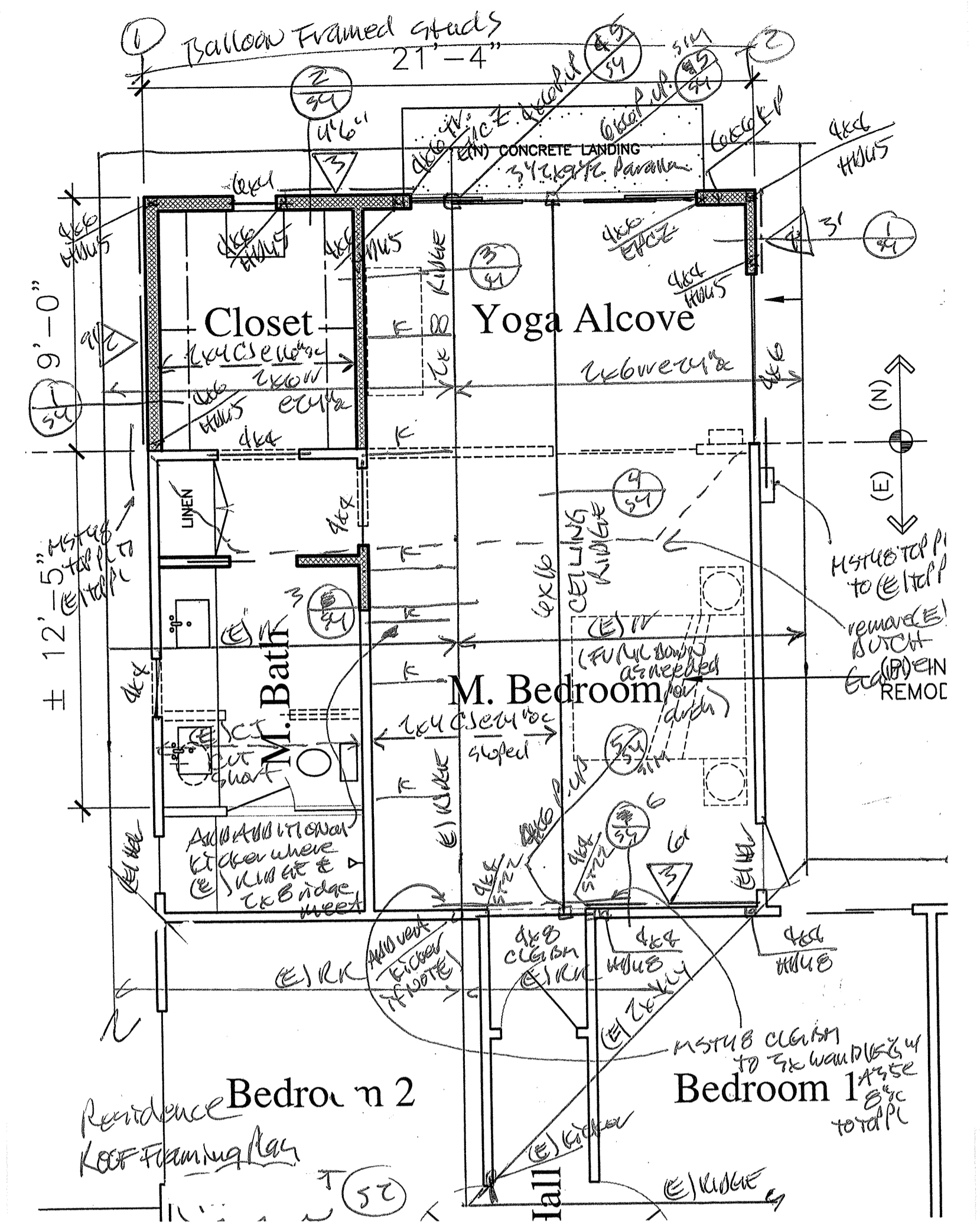
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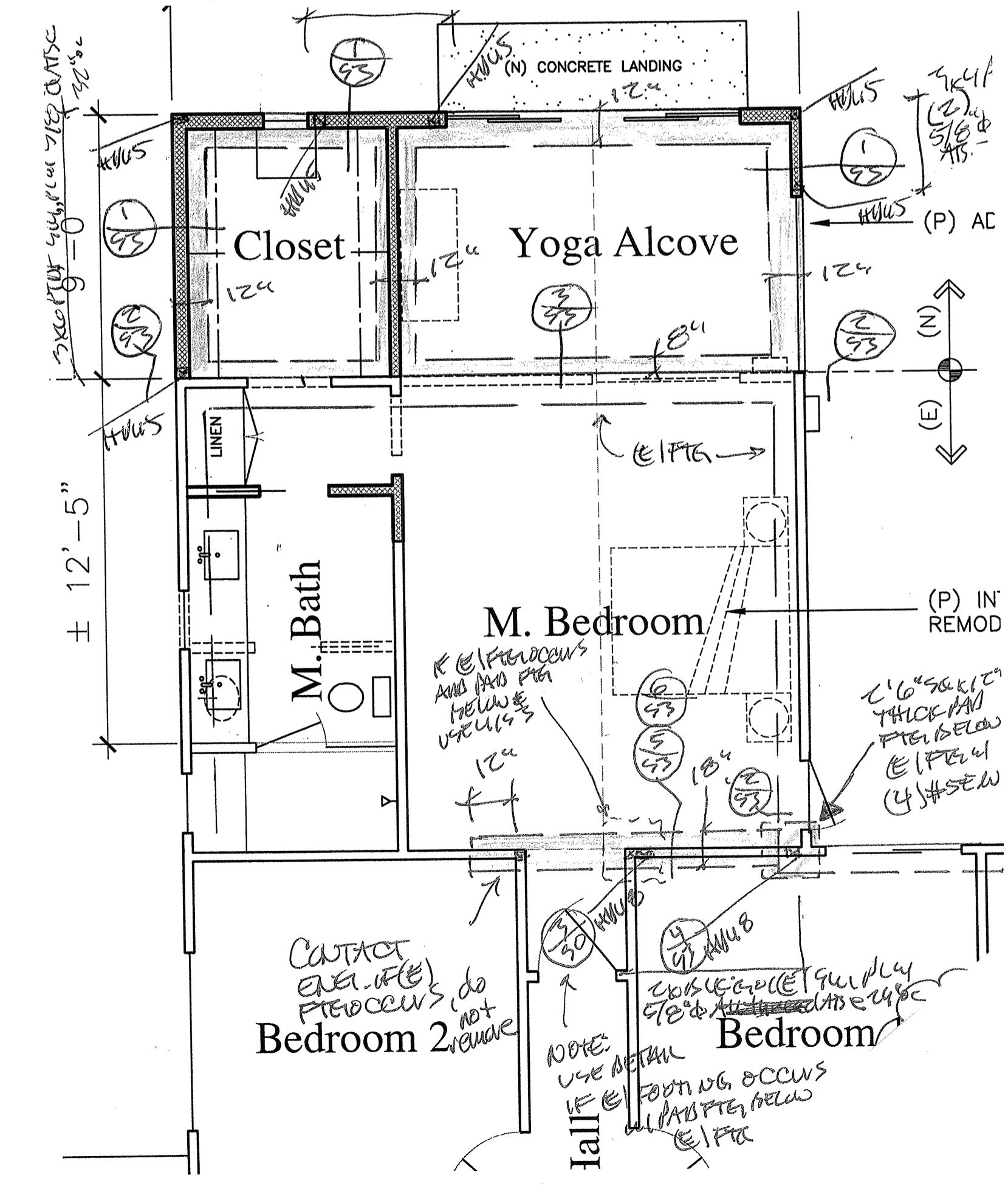
SHEAR WALL SCHEDULE

SHEAR WALL	1/2" STRUC I PLYWOOD, see note 2 for nail size	RIM/BLKG TO PL CONN.	BOTTOM PL. CONN.	SILL PL. AND ANCHOR BOLTS	ALLOW. SHEAR see note 1
1	10d @ 6"oc BN, EN 10d @ 12"oc FN	A35 @ 16"oc	2x SILL PL w/ 16d @ 4"oc	2x FDN SILL PL w/ 5/8" DIA. @ 48"oc	310 plf
2	10d @ 4"oc BN, EN 10d @ 12"oc FN Spec. Insp. Reqd.	A35 @ 16"oc	3x SILL PL w/ SDS1/4x6" SCREW @ 6"oc	3x FDN SILL PL w/ 5/8" DIA. @ 32"oc	480 plf
3	10d @ 3"oc BN, EN 10d @ 12"oc FN Spec. Insp. Reqd.	A35 @ 12"oc	3x SILL PL w/ 3/8" DIA. LAG BOLT @ 6"oc	3x FDN SILL PL w/ 5/8" DIA. @ 24"oc	610 plf
4	10d @ 2"oc BN, EN 10d @ 12"oc FN Spec. Insp. Reqd.	A35 @ 8"oc	3x SILL PL w/ 3/8" DIA. LAG BOLT @ 4"oc	3x FDN SILL PL w/ 5/8" DIA. @ 16"oc	800 plf

- Shearwall Schedule Notes:
- Use 15/32" or 1/2" Structural Plywood (5 ply), Product Standard Doc PS1 or PS2 on all shearwalls or equivalent wood structural panel. Where plywood is indicated on any portion of a wall line, continue the same installation on the entire wall line, including around doors and windows. Allowable shear includes 0.92 factor for Holdowns attached to inside face of end post.
 - Use common carbon steel smooth shanked nails, do not use sinkers or clipped head nails (10d common= 3"x 0.148" dia. x 0.312" head dia.), 16d = 3.5" x 0.162" dia. x 0.344" head dia.). Galvanized box nails may be substituted (10d galv box = 3"x 0.126" dia. x 0.312" head dia.). All bolt holes in wood shall be a maximum of 1/32" to 1/16" oversized.
 - The following applies to shearwalls 2, 3 and 4:
 - Shearwall Periodic Special Inspection Required per IBC Sec 1705.12.2.2. The following elements of the shearwall shall be inspected: nailing, bolting, anchoring and other fastening of elements of the lateral resisting system including shearwalls, roof and floor diaphragms, drag struts, braces, shear panels and holdowns. See also note 8 on sheet S0.
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 - Holdown anchor and nut shall be tightened just prior to covering the wall framing.
 - Use 2 layers of Grade D paper between plywood shear panel and exterior lath.



ROOF FRAMING PLAN
SCALE: 1/4"=1'-0"

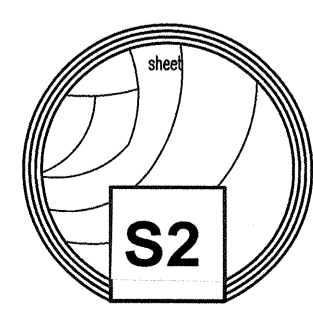


FOUNDATION PLAN
SCALE: 1/4"=1'-0"

SHETTY RESIDENCE ADDITION/ REMODEL
AND HOBBY ROOM
1418 MANITOU RD.
SANTA BARBARA, 93105

INFO DESIGN INC.
 I hereby certify that I am a duly licensed professional engineer in the State of California, No. 45127. I am the author of the design shown on this drawing. I am not providing any services on this drawing without the written permission and consent of INFO DESIGN INC.
 INFO DESIGN INC.

drawn by: **F**

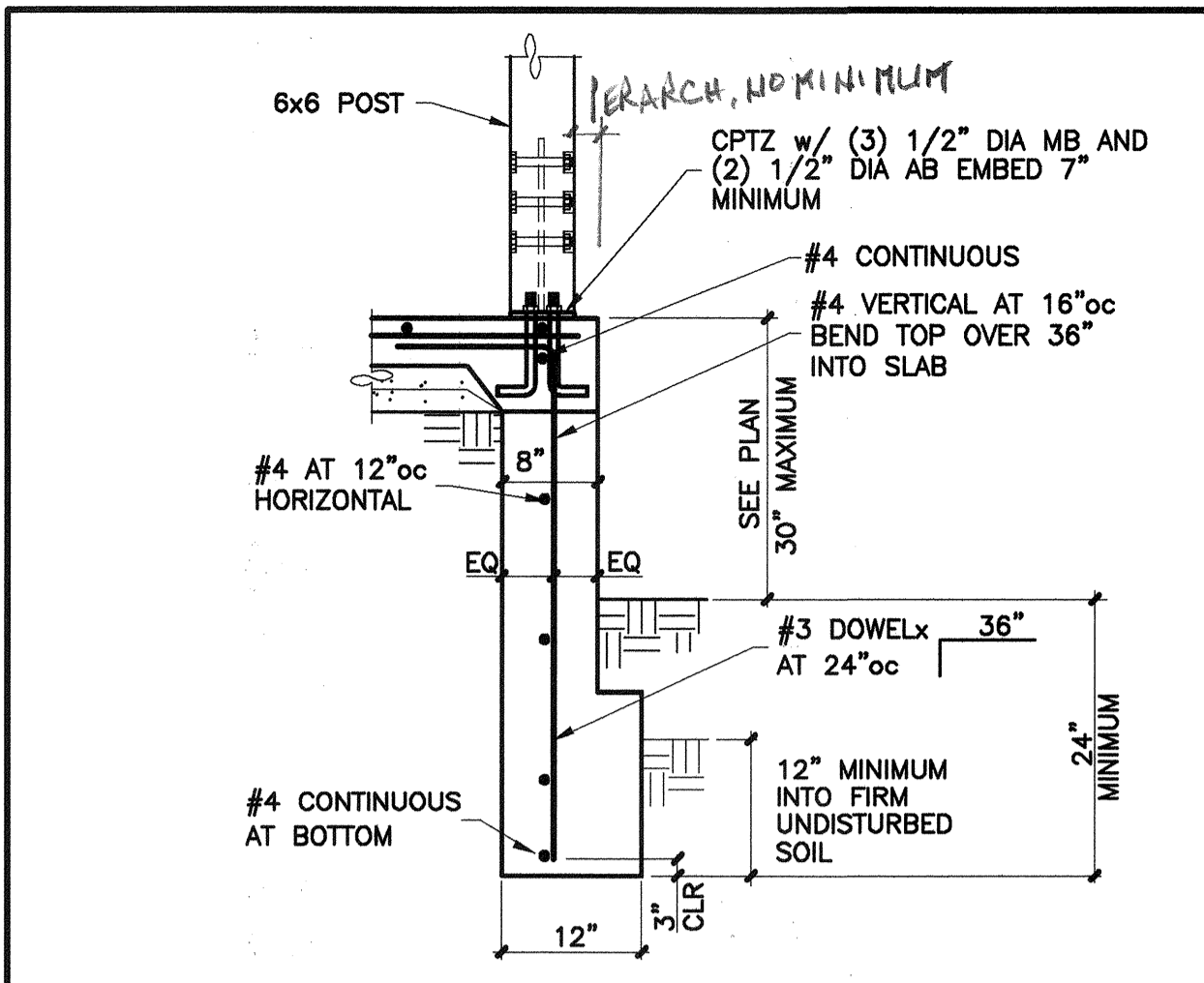
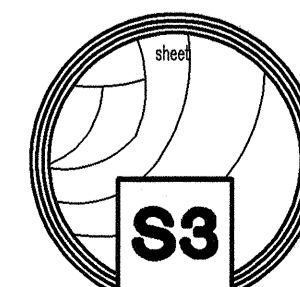




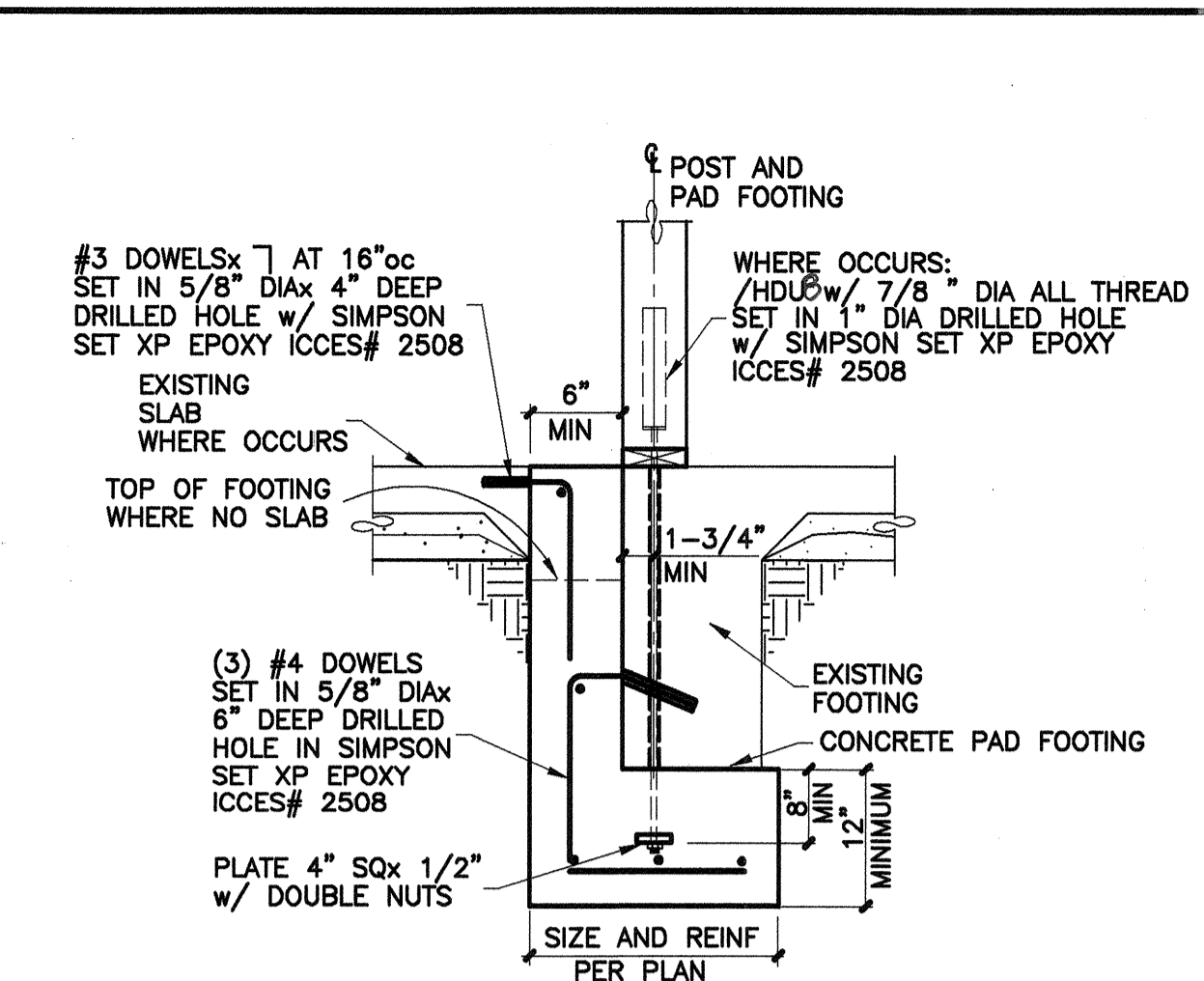
SHETTY RESIDENCE ADDITION/ REMODEL
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1418 MANITOU RD.
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JEPA DESIGN INC.
I hereby represent the company
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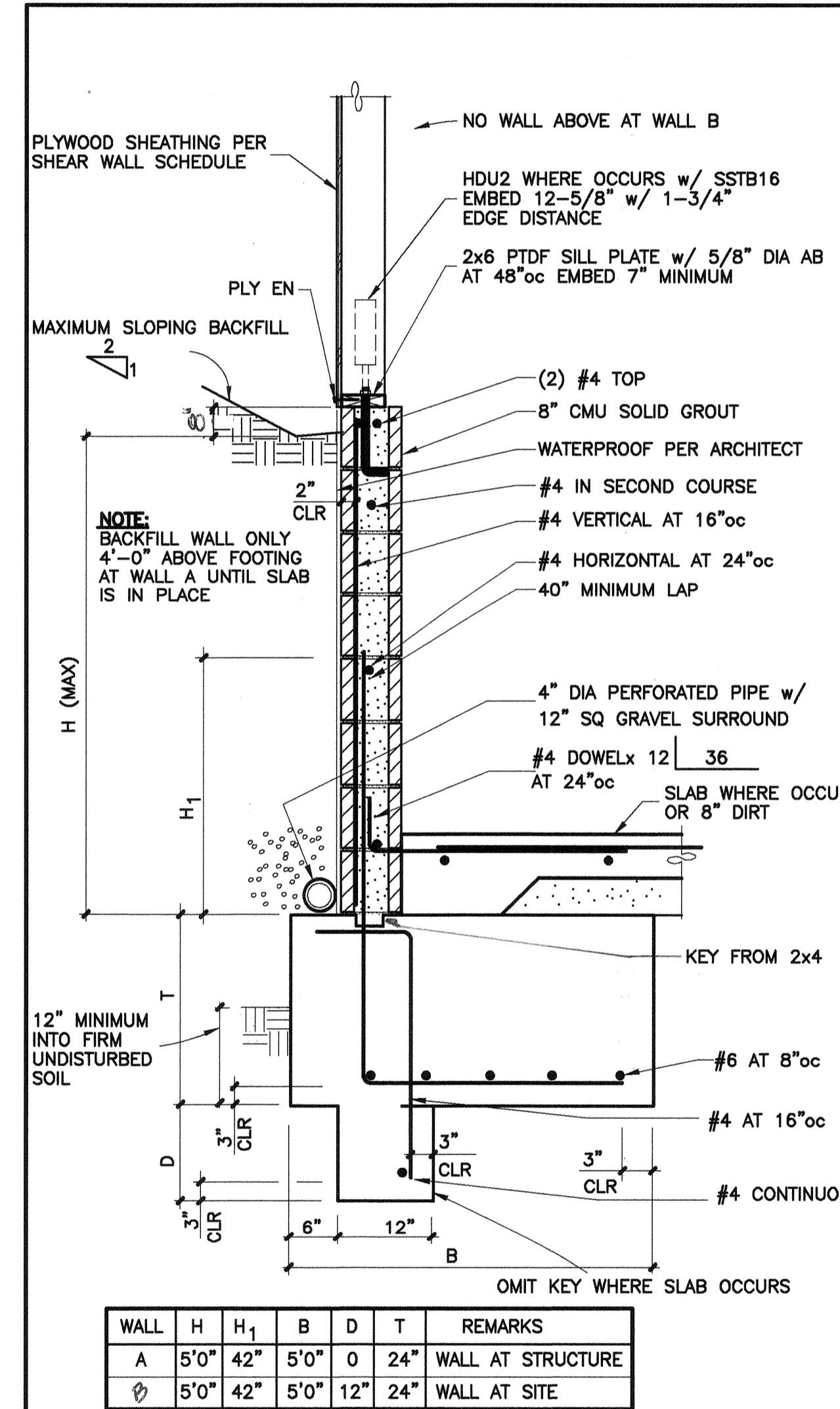
drawn by:



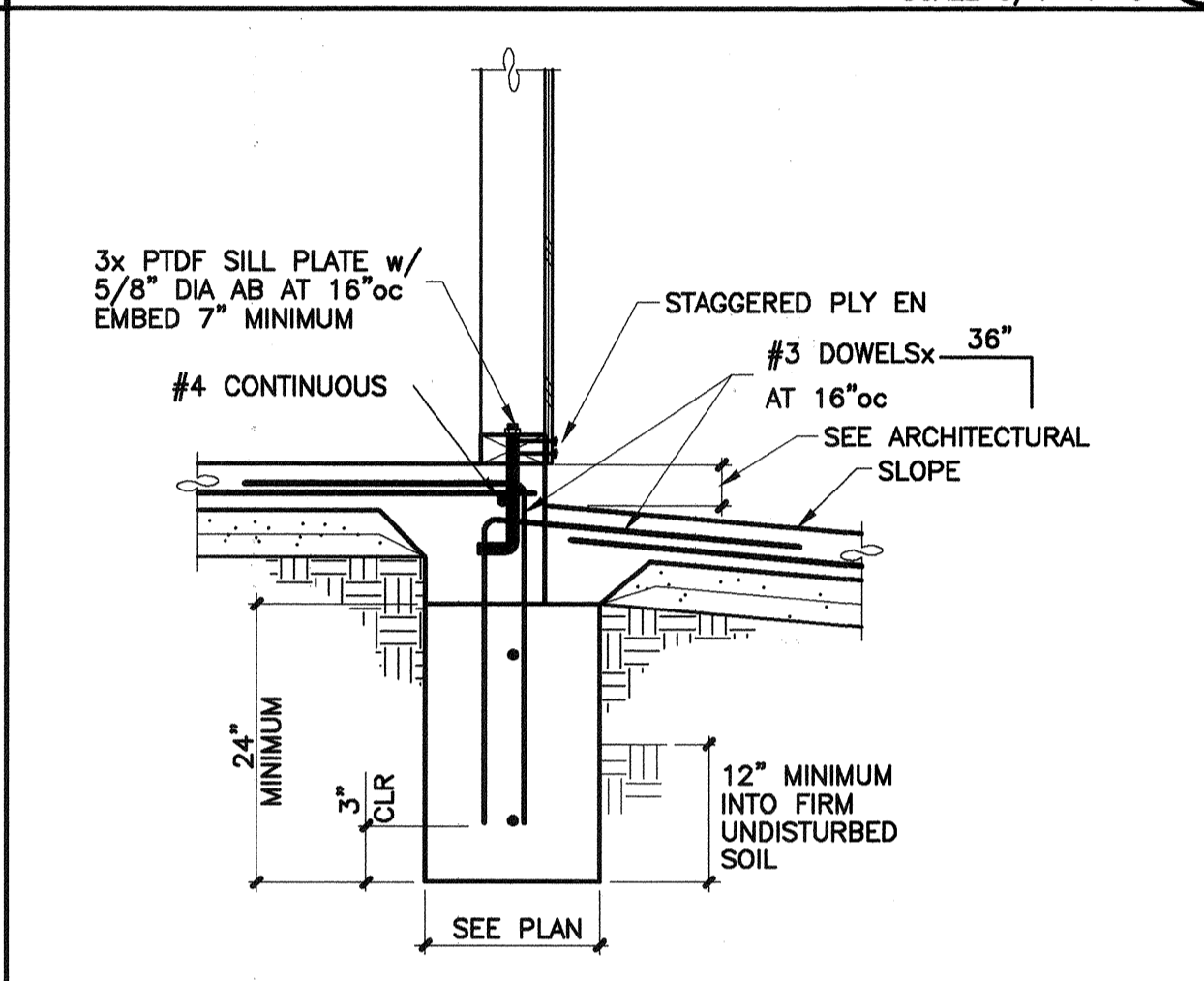
PORCH FOOTING SCALE 3/4"=1'-0" **8**



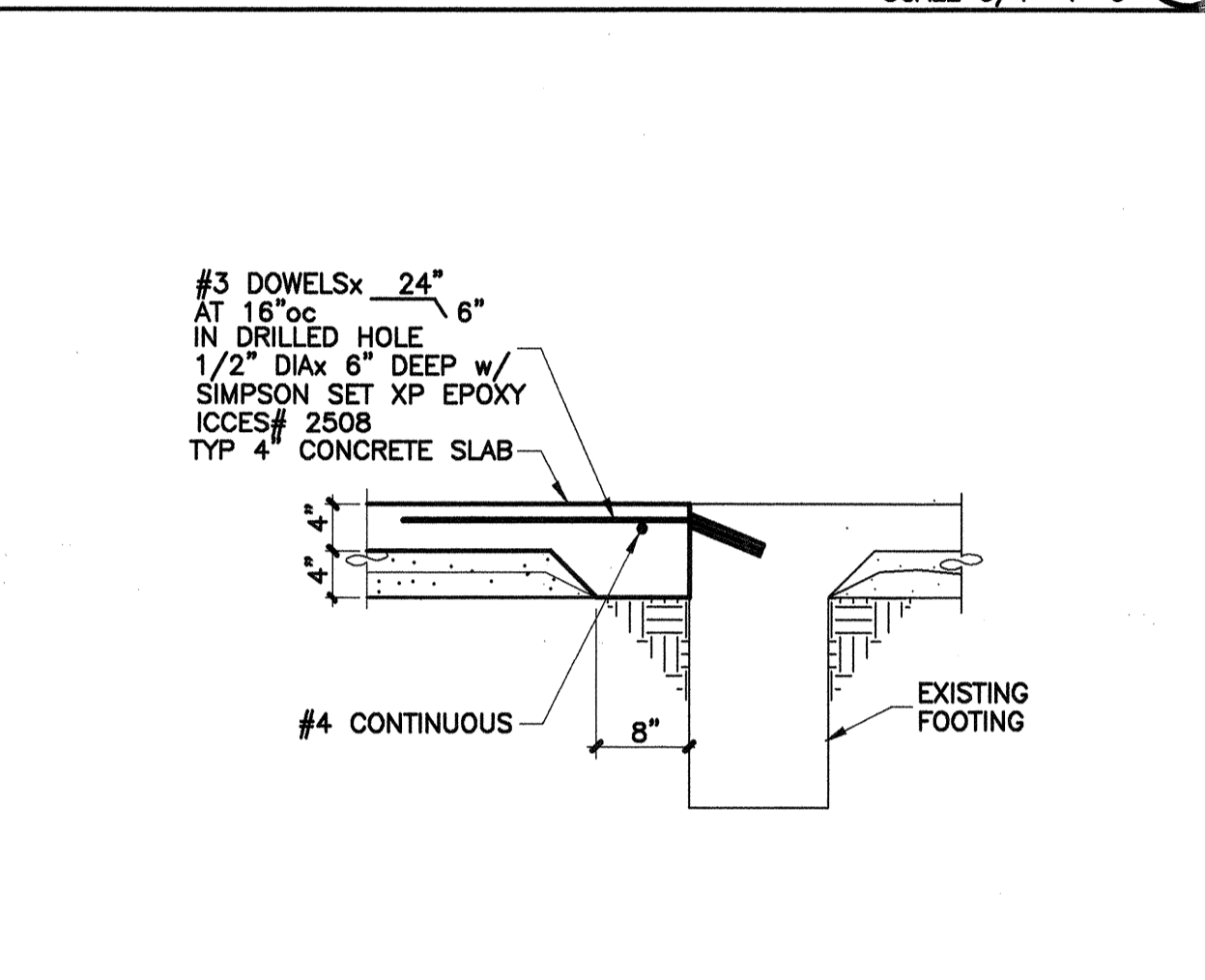
PAD FOOTING AT EXISTING FOOTING SCALE 3/4"=1'-0" **4**



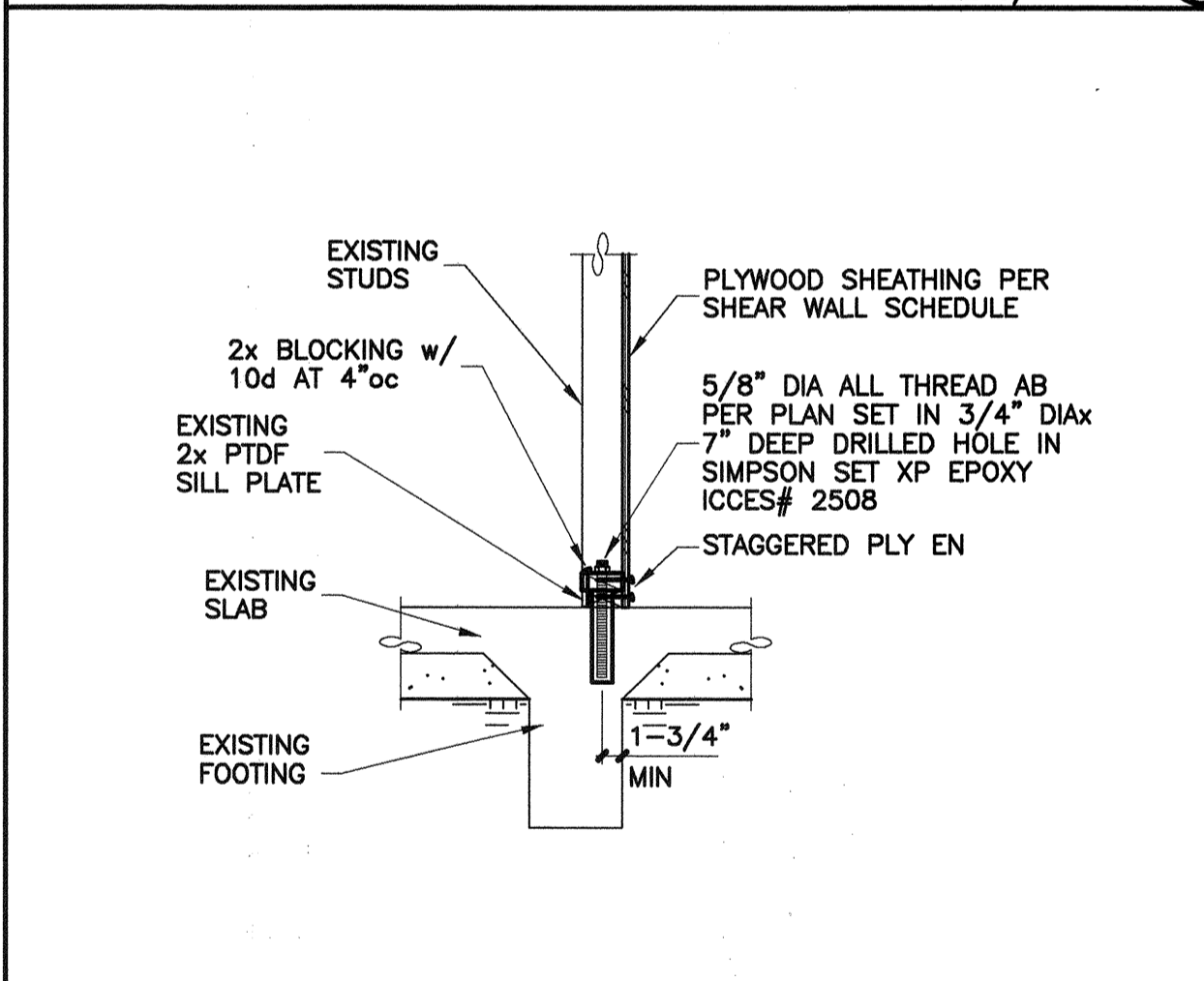
RETAINING WALL SCALE 3/4"=1'-0" **10**



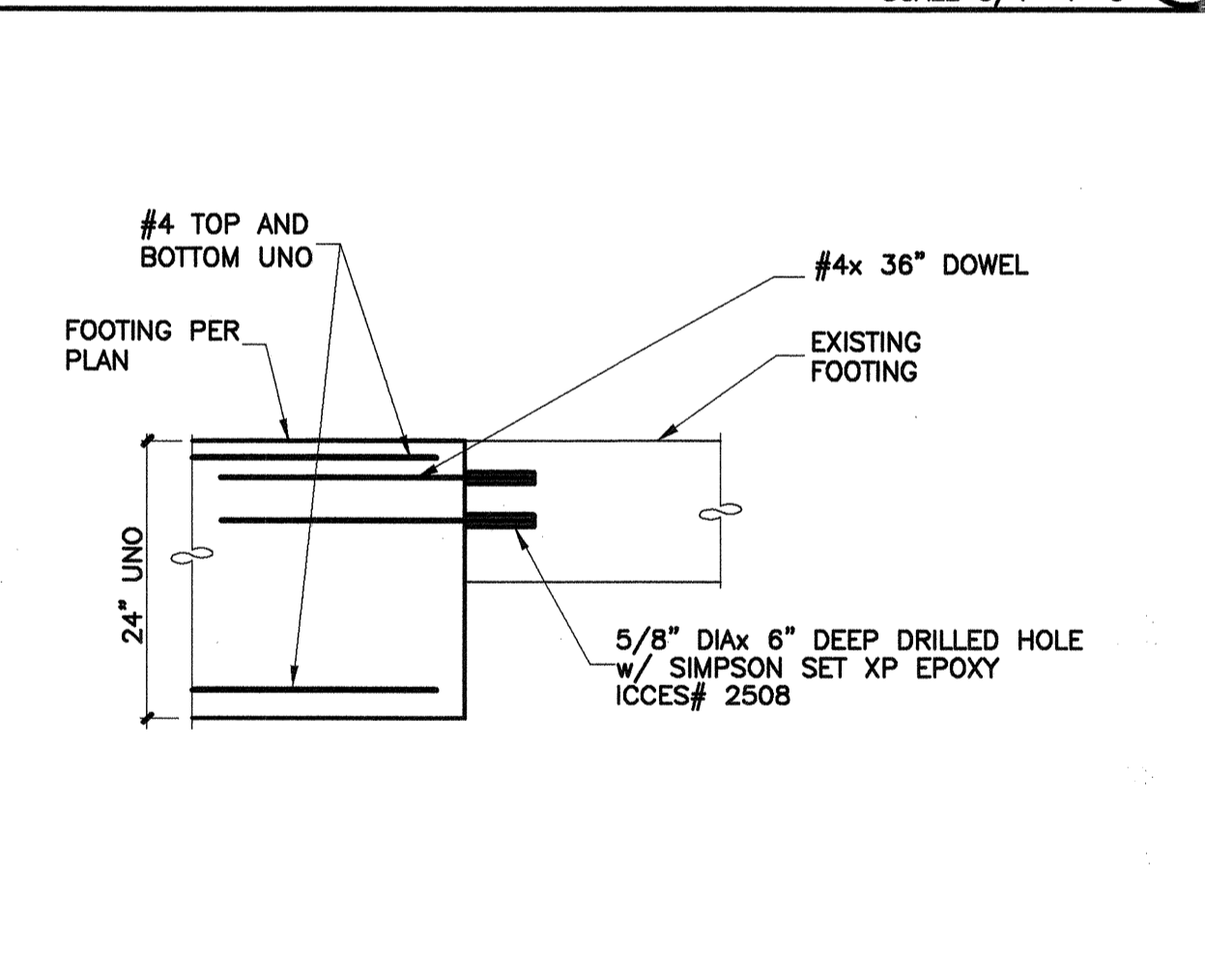
SLAB TRANSITION SCALE 3/4"=1'-0" **7**



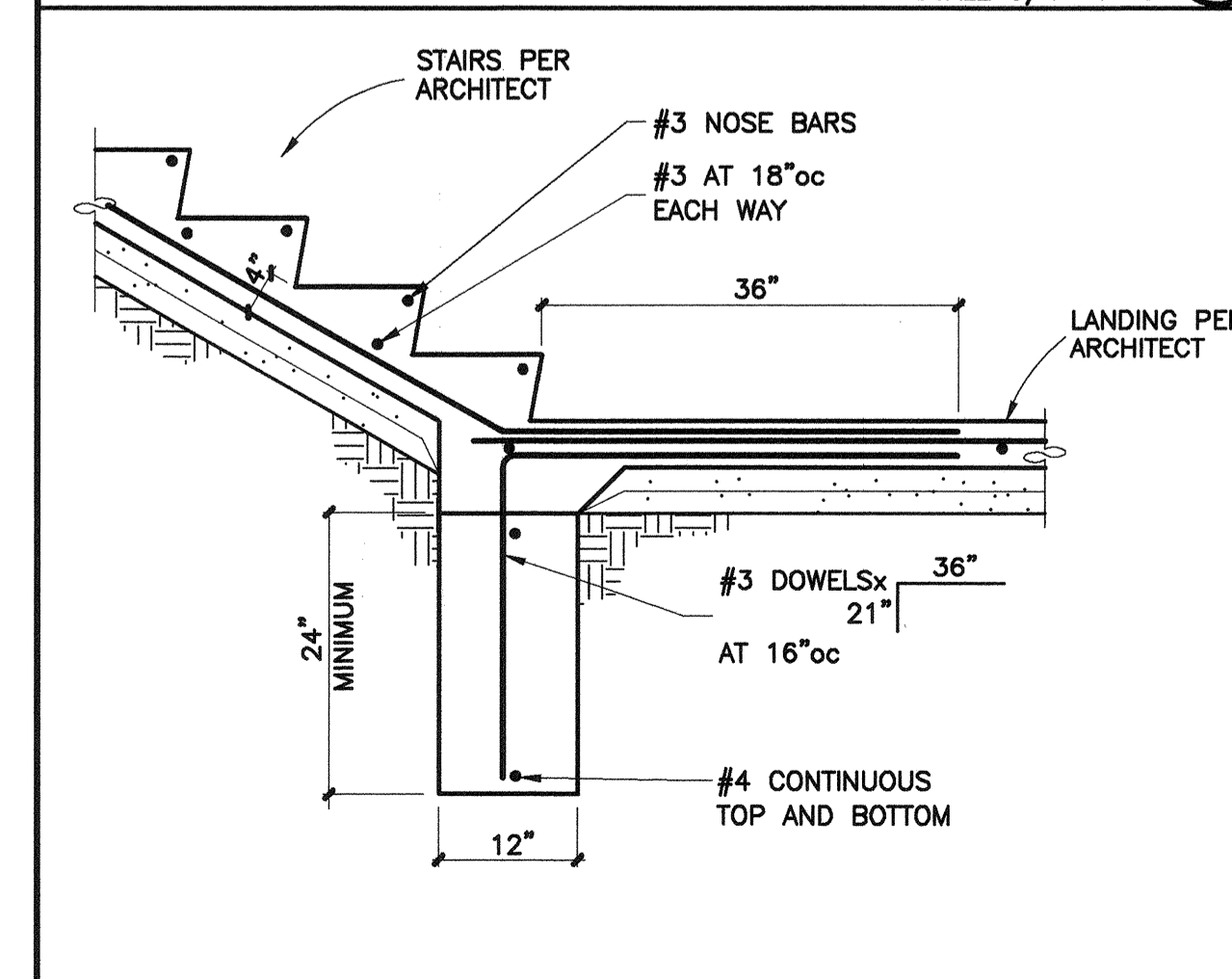
SLAB TO EXISTING FOUNDATION SCALE 3/4"=1'-0" **3**



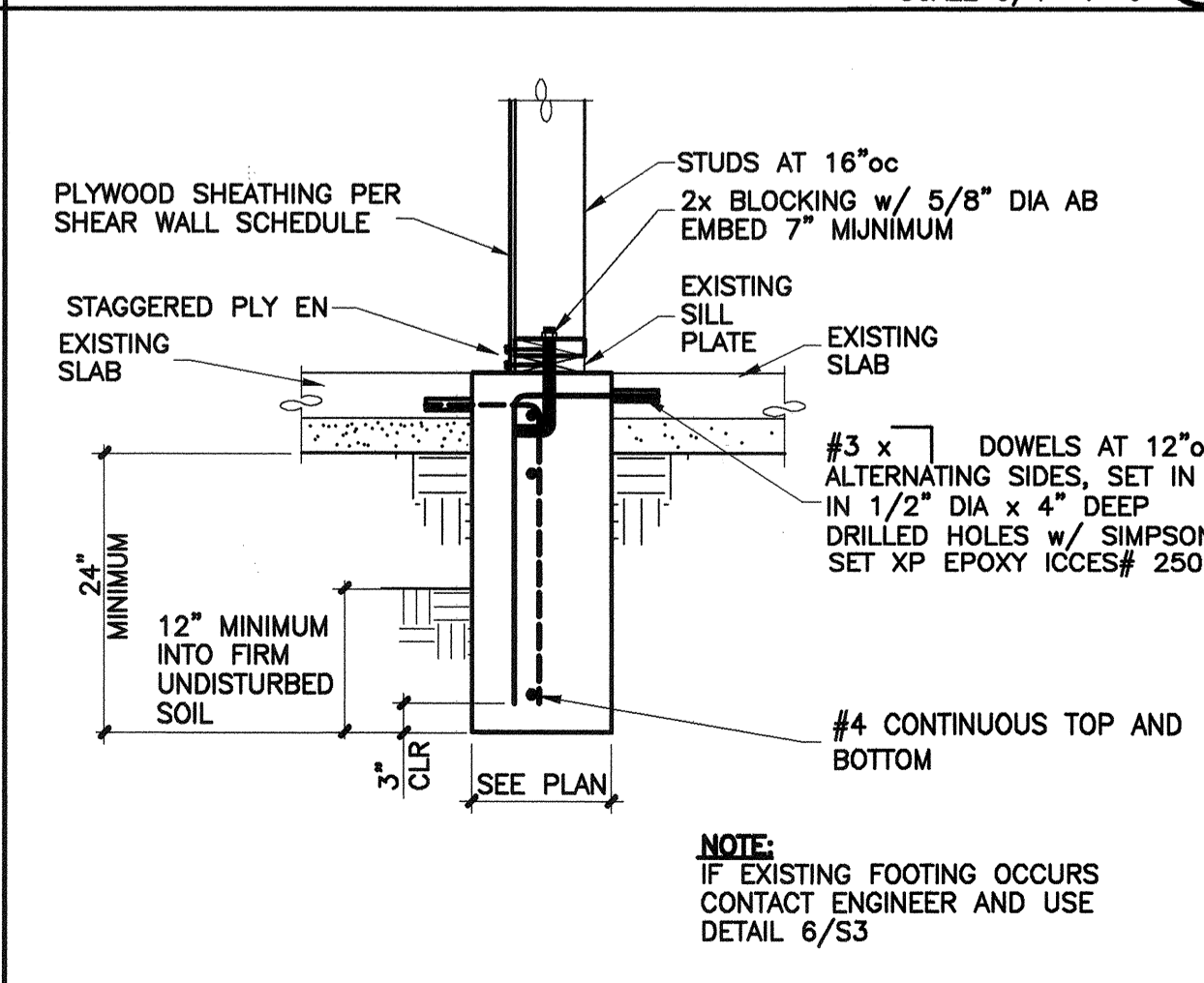
SHEAR WALL AT EXISTING FOOTING SCALE 3/4"=1'-0" **6**



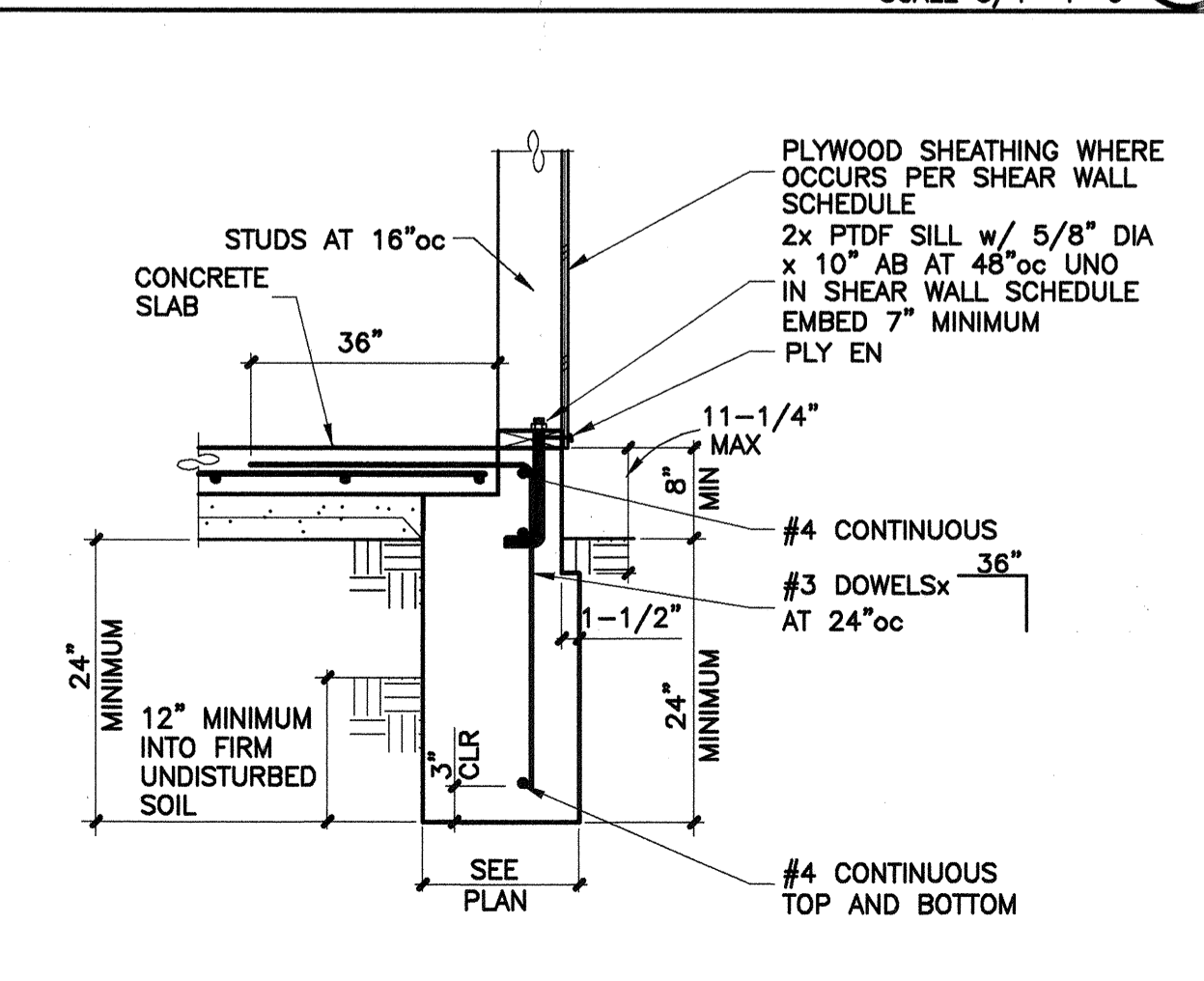
FOOTING TO EXISTING FOOTING SCALE 3/4"=1'-0" **2**



CONCRETE STAIRS, BOTTOM AT CONTINUOUS FOOTING SCALE 3/4"=1'-0" **9**



INTERIOR FOOTING SCALE 3/4"=1'-0" **5**

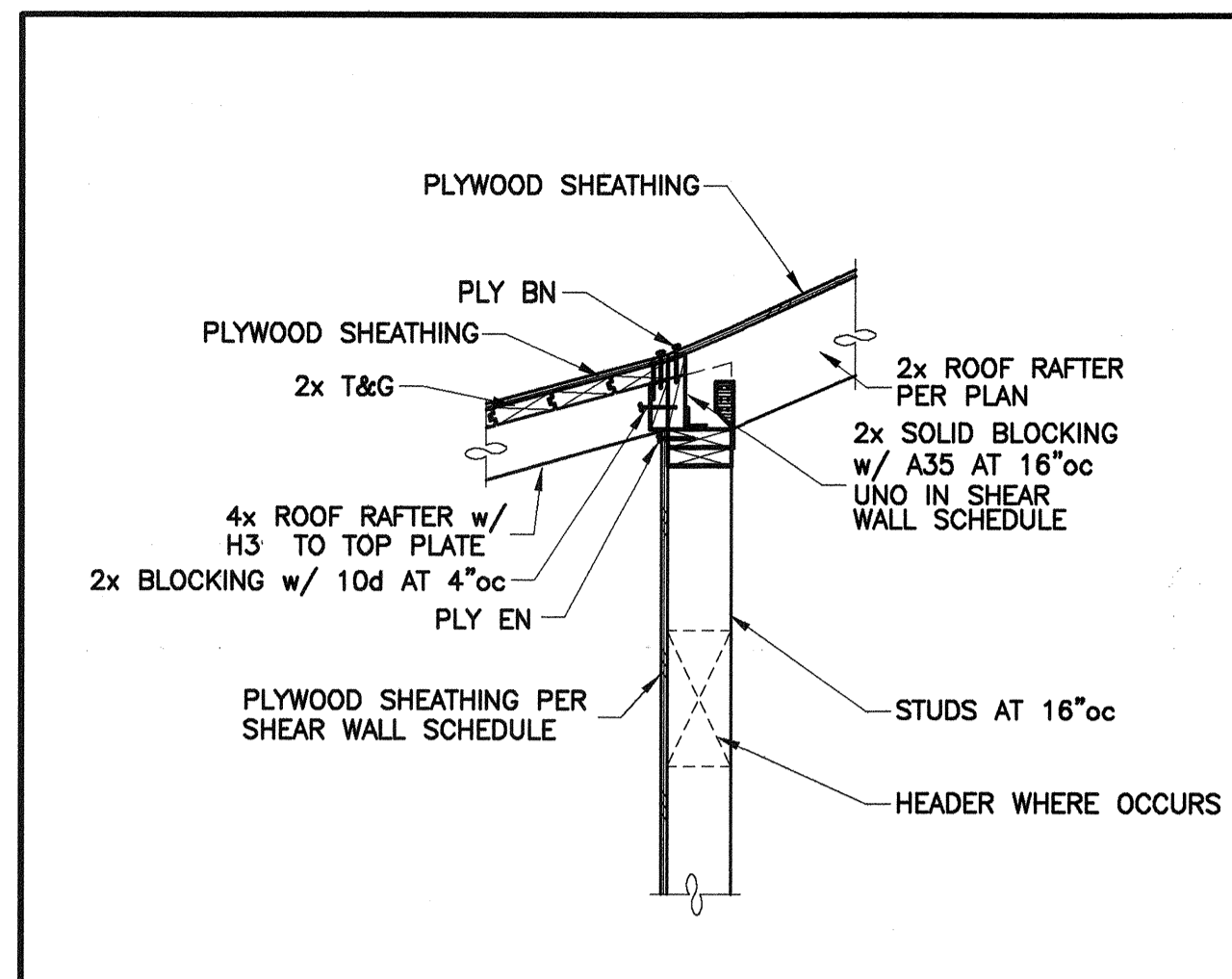
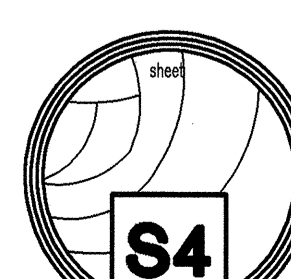


TYPICAL EXTERIOR FOOTING SCALE 3/4"=1'-0" **1**

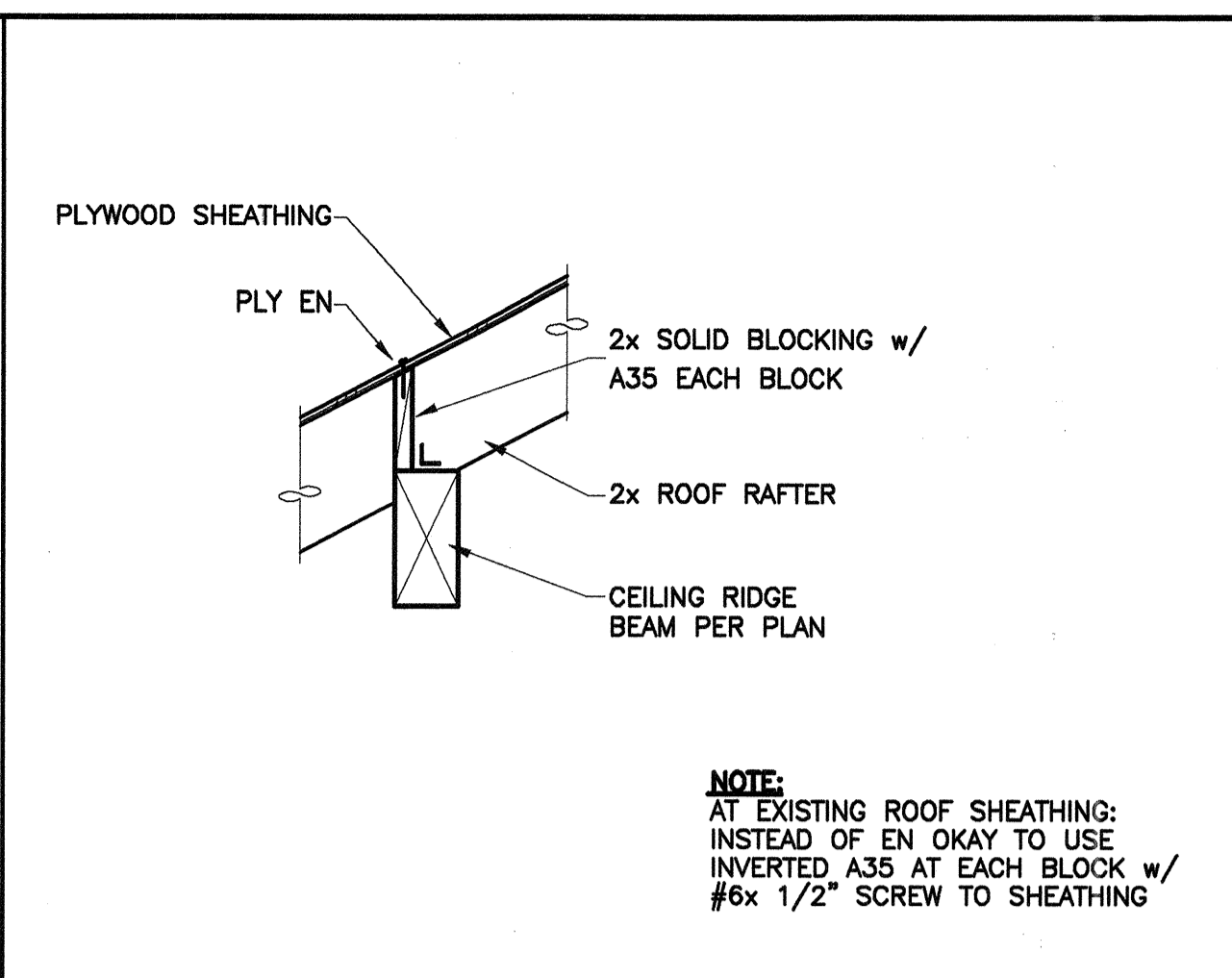


J&F DESIGN INC.
I hereby certify that the above
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original as shown to me in my
own handwriting and that I am
not aware of any other copies
being made or of any other
person having access to the
original or any other copy.
J&F DESIGN INC.

drawn by: _____
checked by: _____
approved by: _____

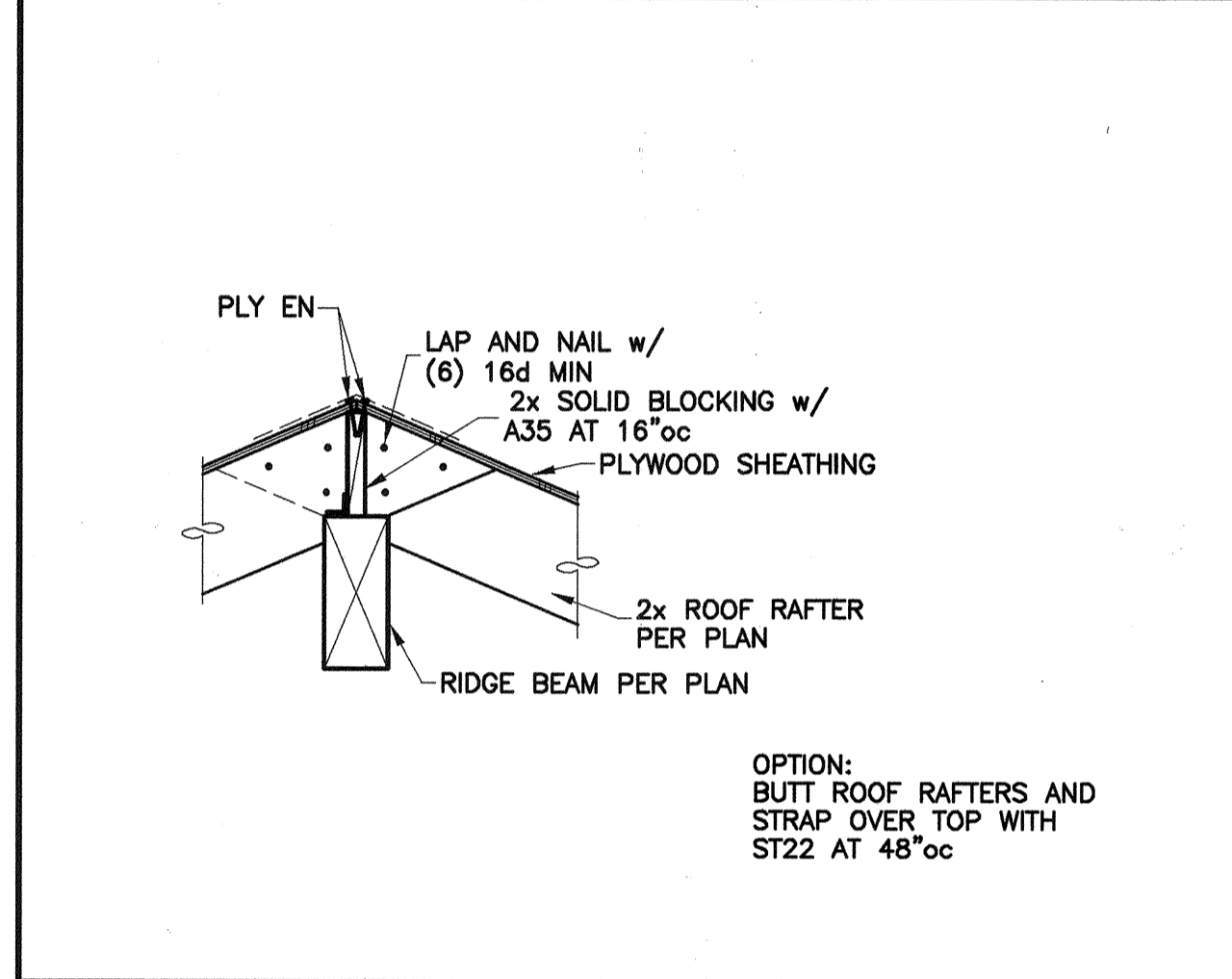


ROOF TRANSITION SCALE 3/4"=1'-0" **8**

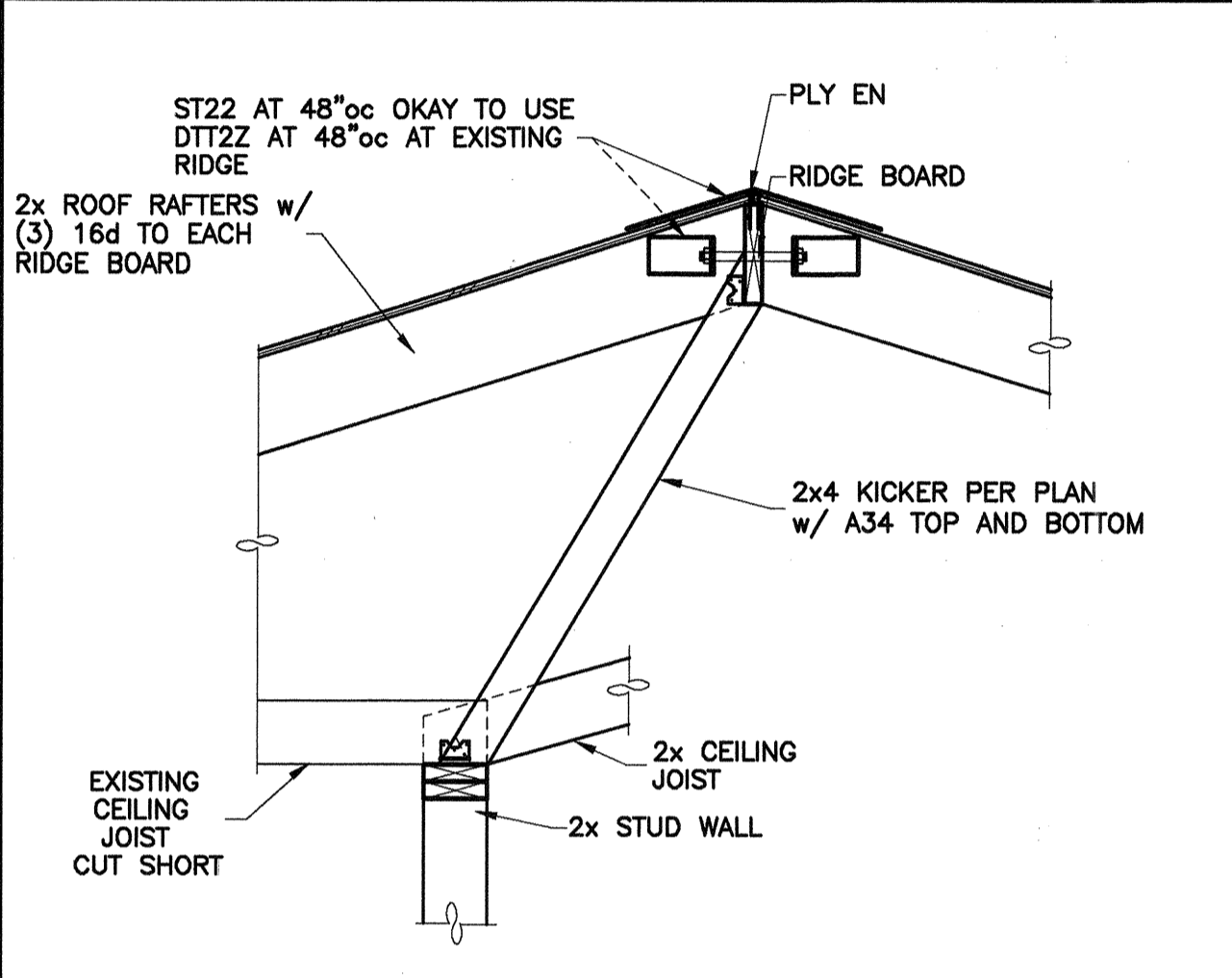


ROOF RAFTER AT CEILING RIDGE SCALE 3/4"=1'-0" **4**

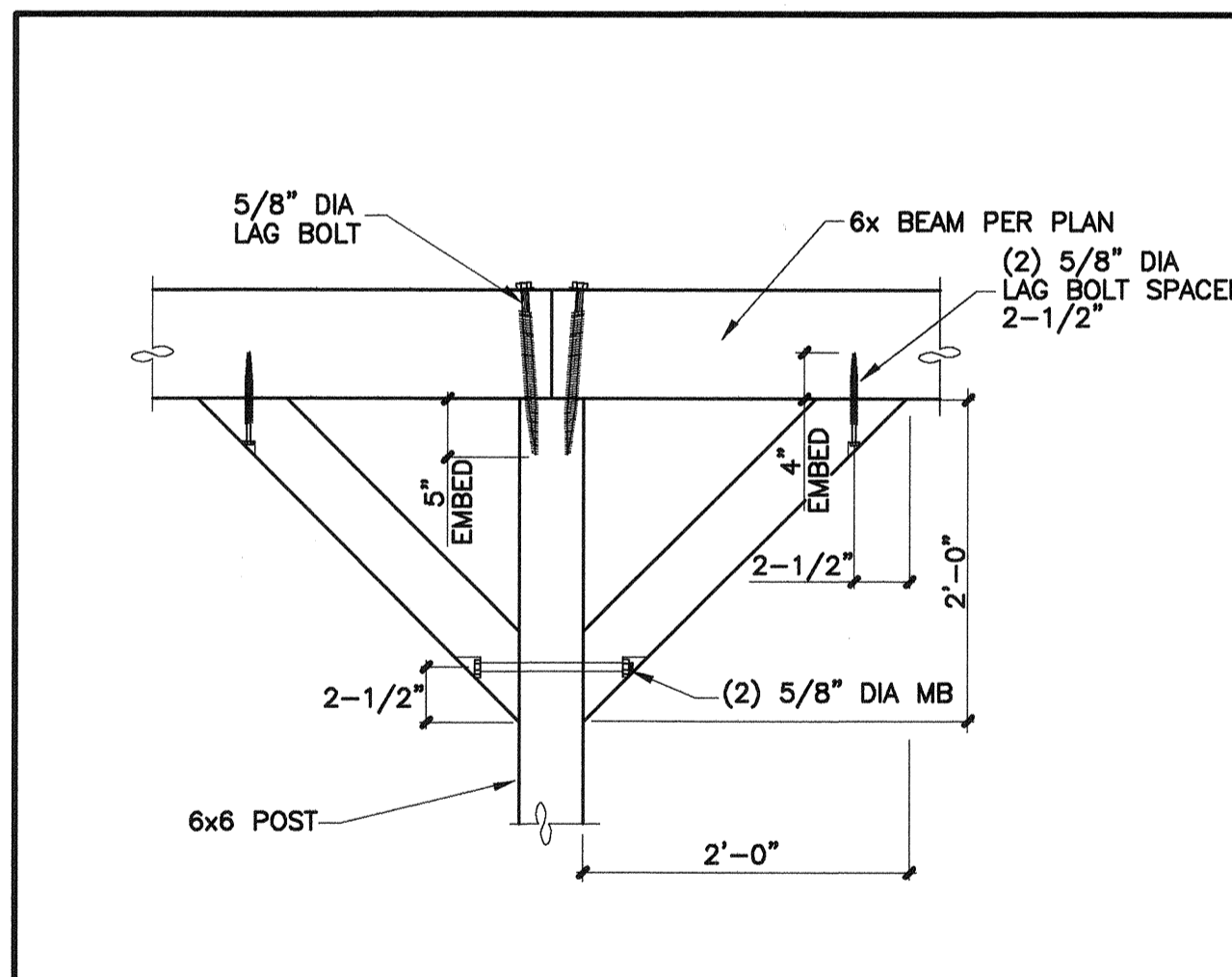
NOTE:
AT EXISTING ROOF SHEATHING:
INSTEAD OF EN OKAY TO USE
INVERTED A35 AT EACH BLOCK w/
#6x 1/2" SCREW TO SHEATHING



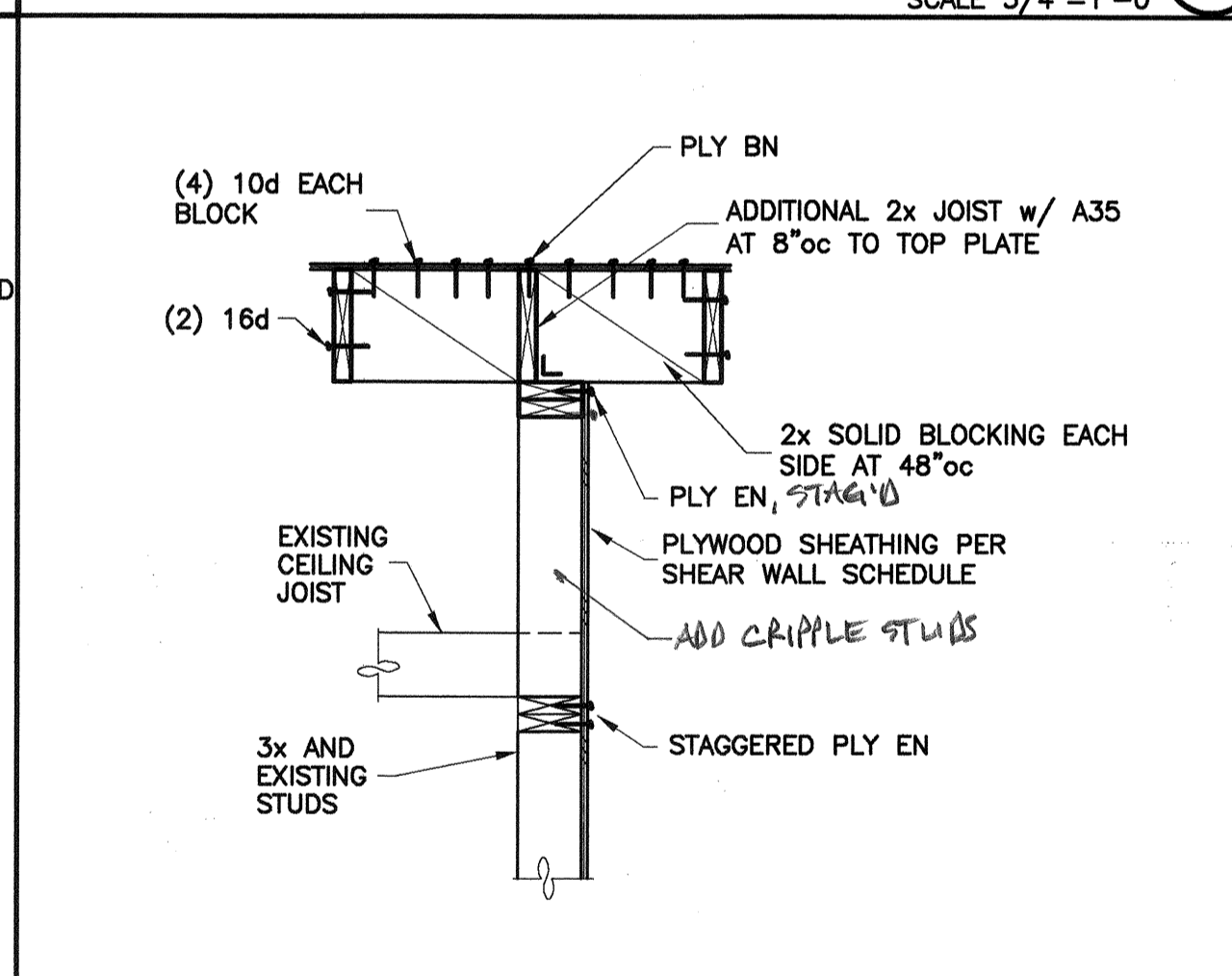
RIDGE BEAM, DROPPED SCALE 3/4"=1'-0" **7**



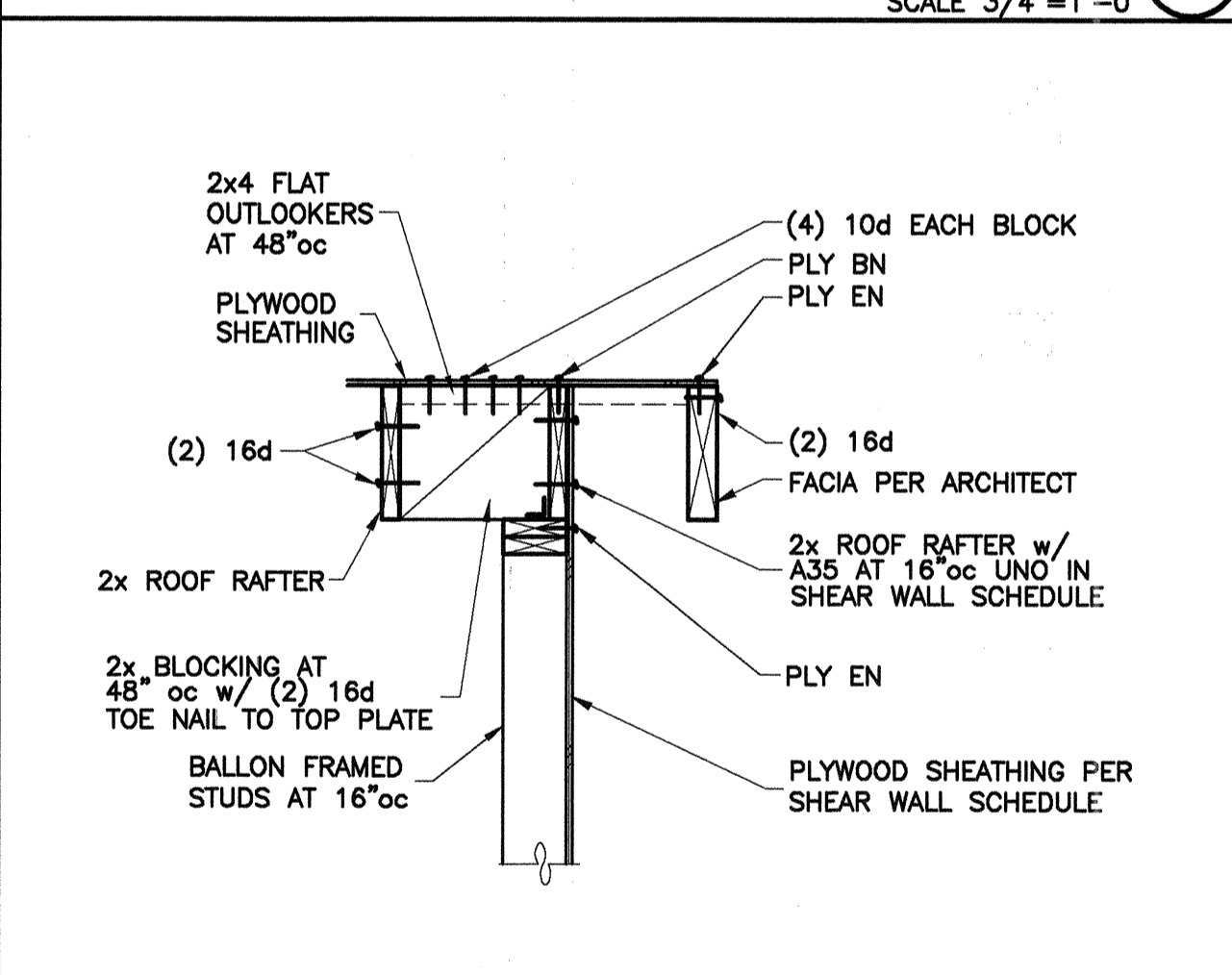
RIDGE BOARD SCALE 3/4"=1'-0" **3**



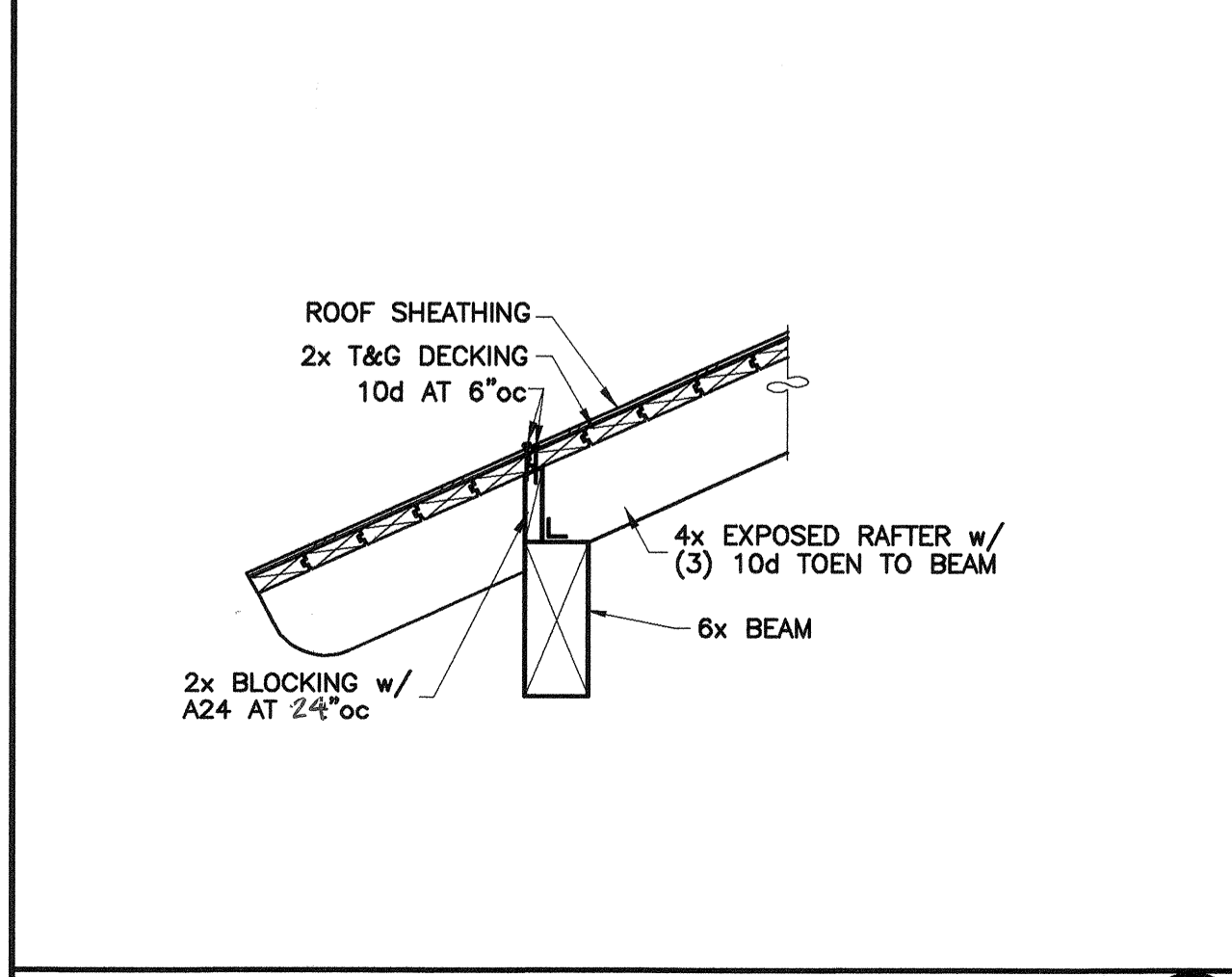
KNEEBRACES SCALE 3/4"=1'-0" **10**



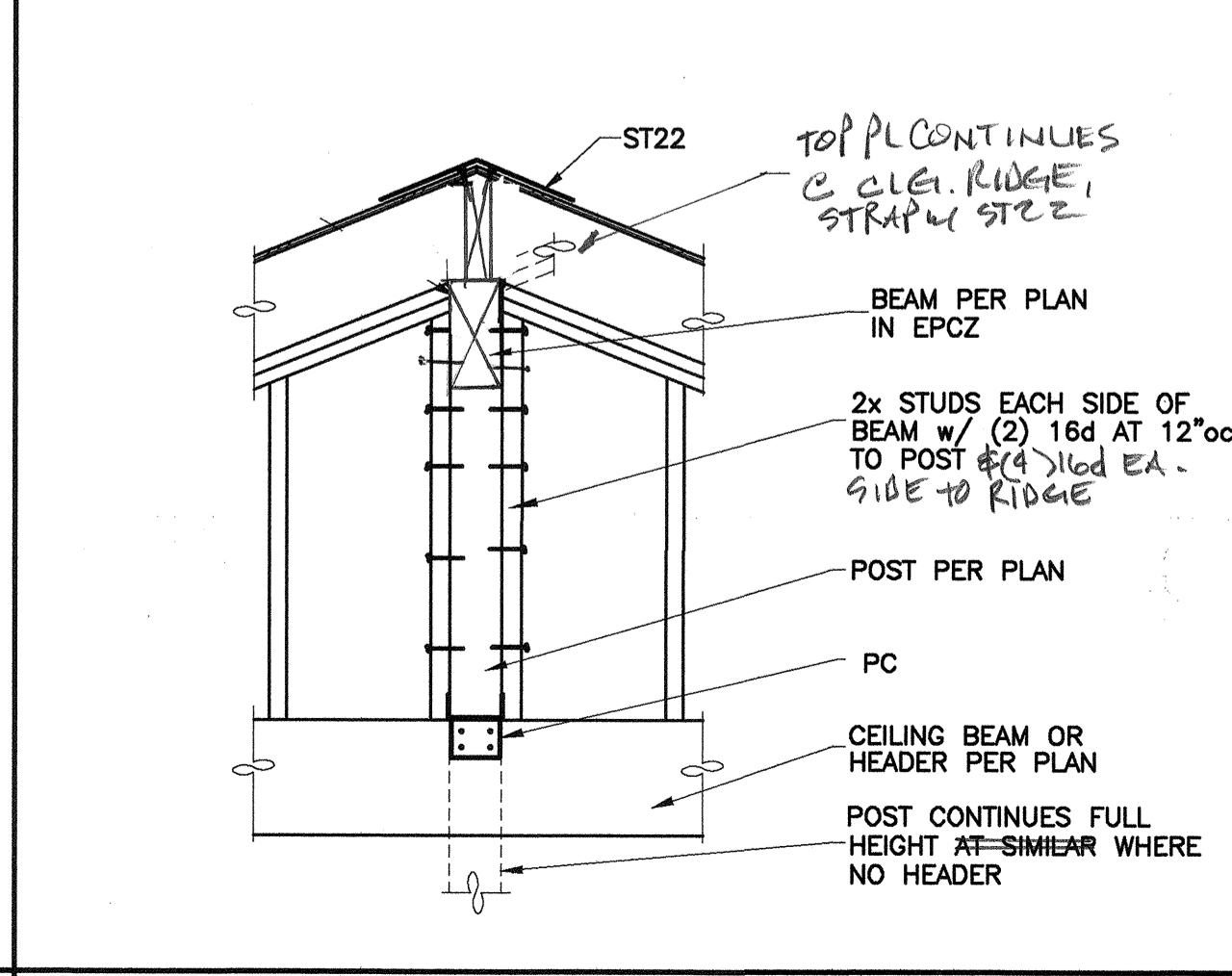
JOISTS PARALLEL AT INTERIOR SHEAR WALL SCALE 3/4"=1'-0" **6**



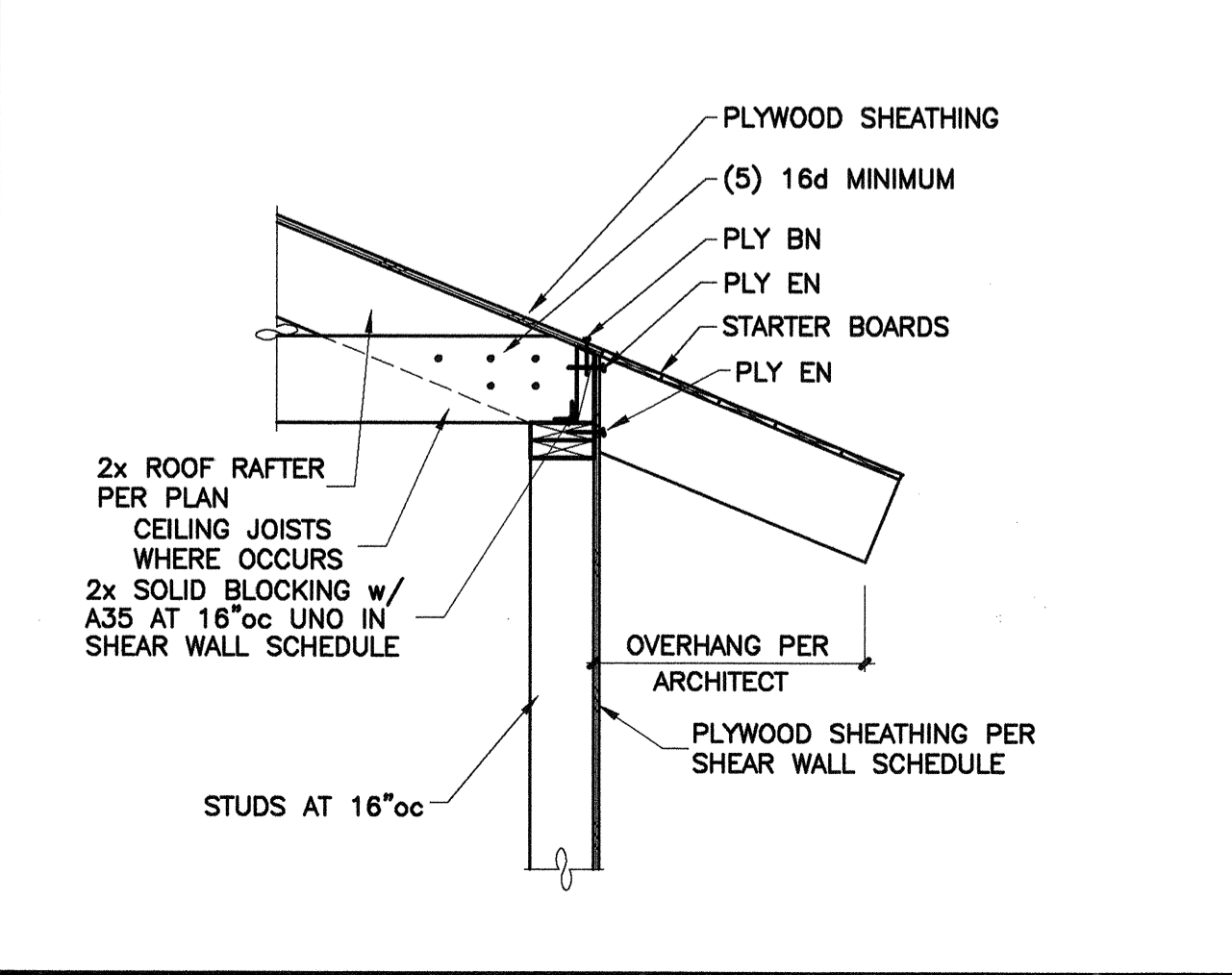
RAKE WITH FACIA BOARD SCALE 3/4"=1'-0" **2**



RIDGE BEAM SUPPORT AT END WALL SCALE 3/4"=1'-0" **9**



EAVE SCALE 3/4"=1'-0" **5**



EAVE SCALE 3/4"=1'-0" **1**



FINAL APPROVAL CHECKLIST

SUPPLEMENTAL APPLICATION



GENERAL INFORMATION

WHAT IS FINAL APPROVAL?

Final approval is the last level of design review before applying for a Building Permit (BLD) application. Final approval generally occurs at a separate hearing, after project design approval, and includes a complete set of working drawings with all details, color samples, door hardware, and exterior lighting fixtures for review. Applicants may also request project design approval and final approval on the same hearing date, if sufficient details are provided.

HOW DOES THE PROCESS WORK?

Once a project receives project design approval, it shall constitute the substantive design approval of the project. If substantial changes to the plans are proposed after project design approval, a new project design approval will be required. Design review comments on final approval should only address whether the design substantially conforms to the project design approval, and comments on details and landscaping.

WHEN IS A COMPLETED CHECKLIST REQUIRED?

A completed **Final Approval Submittal Checklist** is required when you submit for final approval. To resubmit an application, upload documents, like plans and letters, into the record in the City's Accela Citizen Access Portal (ACA) system, along with the [Resubmittal Form](#). All forms must be completed, signed, and submitted as a PDF attachment to your electronic submittal.



FINAL APPROVAL CHECKLIST

Provide required details and sheet references with your submittal for final approval. Fill in the blank or indicate N/A if “not applicable”. Final approval does not permit the omission of any required information.

PROJECT ADDRESS: _____ PLN RECORD ID: _____

ALL BUILDING ELEVATIONS

Sheet #

Sheet #

- | | | | |
|--|-------|---|-------|
| <input type="checkbox"/> Exterior Details | _____ | <input type="checkbox"/> Paint or Stain Color (trim, etc.) | _____ |
| <input type="checkbox"/> Exterior Finishes | _____ | <input type="checkbox"/> Materials (roofing, plaster, etc.) | _____ |
| <input type="checkbox"/> Parapet Heights | _____ | <input type="checkbox"/> Exterior Lighting (incl. cut sheets) | _____ |
| <input type="checkbox"/> Roof/Attic/Understory Vents | _____ | <input type="checkbox"/> Specification Sheets, as applicable | _____ |

CONSTRUCTION DETAILS

Sheet #

Sheet #

- | | | | |
|---|-------|--|-------|
| <input type="checkbox"/> Retaining Wall | _____ | <input type="checkbox"/> Ironwork | _____ |
| <input type="checkbox"/> Window/Door detail | _____ | <input type="checkbox"/> Stairs | _____ |
| <input type="checkbox"/> Roof Details (eaves) | _____ | <input type="checkbox"/> Handrails | _____ |
| <input type="checkbox"/> Decks | _____ | <input type="checkbox"/> Skylights | _____ |
| <input type="checkbox"/> Fences/Arbors/Trellis | _____ | <input type="checkbox"/> Awnings | _____ |
| <input type="checkbox"/> Trash/Recycling Enclosures | _____ | <input type="checkbox"/> Gutters and Down Spouts | _____ |

ELECTRICAL/MECHANICAL/PLUMBING EQUIPMENT

Sheet #

- | | |
|---|-------|
| <input type="checkbox"/> Transformer Vault | _____ |
| <input type="checkbox"/> Utility Service Meter | _____ |
| <input type="checkbox"/> Screening Elements | _____ |
| <input type="checkbox"/> Generators/Electrical/Mechanical/HVAC (including cut sheets & dBA at property lines) | _____ |
| <input type="checkbox"/> Fire Valves (Verify Fire Sprinkler Ordinance per SBMC §8.04 requirements) | _____ |
| <input type="checkbox"/> Cross Connection Control Devices (backflow device) | _____ |

CONSULTANT/ENGINEER SHEETS

Sheet #

Sheet #

- | | | | |
|-------------------------------------|-------|-------------------------------------|-------|
| <input type="checkbox"/> Electrical | _____ | <input type="checkbox"/> Structural | _____ |
| <input type="checkbox"/> Mechanical | _____ | <input type="checkbox"/> Plumbing | _____ |

ROOFTOP ARCHITECTURAL DETAILS

Sheet # _____

- HVAC Equipment (exhaust fans, condensing units, air conditioning units, etc.) _____
- Dimensions of equipment and screening _____
- Mission tile roofing installation specifications _____
- Specification Sheets, if applicable _____
- Parapet Height _____
- Screens _____
- Chimney Caps _____
- Flashing _____
- Gutters/ Scuppers _____
- Solar panel location or potential future solar panel installation (if applicable) _____
- High fire roof coverings, valleys, gutters _____

COLOR AND MATERIAL BOARDS

Sheet # _____

- Paint and Stain Color Names and Numbers _____
- Material Type, Brand and Inventory Number _____

LANDSCAPE PLAN

Sheet # _____

Sheet # _____

- | | |
|---|---|
| <input type="checkbox"/> Irrigation Plan _____ | <input type="checkbox"/> High Fire/Defensible Space _____ |
| <input type="checkbox"/> Plant Species/Number/Sizes _____ | <input type="checkbox"/> Water Conservation Standards _____ |
| <input type="checkbox"/> Planters, Pots, Furniture _____ | <input type="checkbox"/> Site Walls (materials and color) _____ |
| <input type="checkbox"/> Paving Materials _____ | <input type="checkbox"/> Backflow Device _____ |
| <input type="checkbox"/> Erosion Control Measures _____ | <input type="checkbox"/> Rooftop Garden/Landscaped Roof _____ |

Storm Water Management Program (SWMP)

Sheet # _____

- Location of filtration devices _____
- Cross-section details _____
- Drainage flow from all impervious areas _____
- Amounts of new, replaced, or removed impervious areas _____
- Hydrology/Storm Water Report _____