

CLIFF DRIVE RESIDENCE ADU

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-C.

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 building, but may or may not include basement/cetar floor area. For further clarification these definitions please refer to SBMC §28.15.083 & 30.300. This form has not yet been updated for current Title 30 zone designations, **ENTER Project Address:** 3239 Cliff Drive

Is there a basement or cellar existing or proposed?	Yes		
ENTER Proposed TOTAL Net FAR Floor Area (in sq. ft.):	5,548		
ENTER Zone ONLY from drop-down list:	A-1		
ENTER Net Lot Area (in sq. ft.):	60,751		
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:	33.00%		
Does the height of existing or proposed buildings exceed 25 feet?	Yes		
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?	Yes		
An FAR MOD is not required per SB	MC §28.15 or §30.20.030		
FLOOR AREA RATIO (FAR):	0.091		
Lot Size Range:	>= 20,000 sq. ft.		
MAX FAR Calculation (in sq. ft.):	4,430 + (0.013 x lot size in sq. ft.)		
100% MAX FAR:	0.086		
100% MAX FAR (in sq. ft.):	5,220		

"NOTE: If your project is located on a site with multiple or overlay zones, please contact Planning Staff to confirm whether the FAR limitations are "Required" or "Guideline".

The 5548 square foot proposed total is 107% of the MAX FAR.*

4,437

4,176

Committee of the

85% of MAX FAR (in sq. ft.):

80% of MAX FAR (in sq. ft.):

Acreage Conversion Calculator	
ENTER Acreage to Convert to square footage:	1.00
Net Lot Area (in sq. ft.):	43560

RELATED PERMITS

Building Permit: Main Residence BLD2022-02169 BLD2021-01311 Demolition Permit: CDP2021-00007 Coastal Development Permit: PLN2020-00252 (MAIN RESIDENCE) Planning Application: ADU Pln. Case: PLN2023-00310

24BDP-00903

Main House Permit Revision 1: SEPARATE PERMITS

1.) Pool, Spa, and related equipment, including Solar Thermal system.

2.) Fire Sprinklers

3.) Photo Voltaic System - Permit Number: BLD2023-00148

4.) Offsite Improvements

FLOOR AREA SUMMARY (NET)

PERMITTED MAIN RESIDENCE:

FIRST FLOOR: MAIN RESIDENCE: 2,435 SQ.FT.

GARAGE: 728 SF SQ.FT. SECOND FLOOR:

MAIN RESIDENCE: 1,185 SQ.FT. **SUBTOTAL:** 4,348 SQ.FT.

PROPOSED NEW ADU: FIRST FLOOR:

*FOR GUIDELINE ONLY SEE

F.A.R. CALCULATOR

MAIN RESIDENCE: 1,200 SQ.FT.

TOTAL (MAIN RESIDENCE + ADU): 5,548 SQ.FT. MAX ALLOWABLE BUILDABLE FLOOR AREA:

SPECIAL INSPECTIONS AND STRUCTURAL OBSERVATIONS

5,220 SQ.FT.

CITY OF SANTA BARBARA BMP INSPECTION REQUIREMENTS

CONTRACTOR SHALL CALL FOR INSPECTION BY THE CITY BUILDING INSPECTOR OR CITY QSP 72 HOURS PRIOR TO THE NEEDED INSPECTION. THE CITY WILL THEN ROUTE THE REQUEST TO THE QSP INSPECTOR OR THIRD PARTY COMPANY. THE FOLLOWING LIST OF MANDATORY INSPECTIONS MUST BE COMPLETED FOR OCCUPANCY:

DRYWELL (DETAIL 18, SHEET C-4.1) INSPECTION OF DRAINAGE PLUMBING BEFORE BACKFILL FINAL INSPECTION AFTER BACKFILL

PERMEABLE PAVER DRIVEWAY (DETAIL 1, SHEET C-4.1) INSPECTION OF SUBGRADE

 INSPECTION OF BASE ROCK LAYERS FINAL INSPECTION AFTER CONSTRUCTION

CONTRACTOR SHALL CALL FOR INSPECTION BY THE SOILS ENGINEER, BRAUN & ASSOCIATES, 72 HOURS PRIOR TO THE NEEDED INSPECTION. THE FOLLOWING LIST OF MANDATORY INSPECTIONS MUST BE COMPLETED BEFORE AND DURING CONSTRUCTION:

- THE FINAL GRADING AND DRAINAGE PLANS SHALL BE OBSERVED AND APPROVED PRIOR TO THE START OF CONSTRUCTION.
- CONSTRUCTION INSPECTIONS AND TESTING, AS REQUIRED, DURING ALL GRADING AND EXCAVATING OPERATIONS BEGINNING WITH THE STRIPPING OF VEGETATION AT THE SITE, AT WHICH TIME A SITE MEETING OR PRE-JOB MEETING WOULD BE APPROPRIATE.

PROJECT SUMMARY

LEGAL DESCRIPTION

PROJECT DESCRIPTION

ZONE & OVERLAYS

AVERAGE SLOPE

HGH FIRE ZONE:

PARKING:

PROPOSED:

REQUIRED:

GRADING:

CUT QUANTITY:

FILL QUANTITY:

OCCUPANCY:

BUILDING TYPE:

LOT AREA (NET):

MAIN STRUCTURE SETBACKS:

EXISTING (PERMITTED):

NET IMPORT QUANTITY:

3239 CLIFF DRIVE SITE ADDRESS SANTA BARBARA, CA 93109 ASSESSOR'S PARCEL NO. 047-082-022

SEE SURVEY (SHEET G101)

CONSTRUCT NEW 1,200 SQ.FT. ACCESSORY DWELLING UNIT (ADU) WITH ASSOCIATED FLAT WORK, SITE WALLS, STAIRS, RAISED WOOD DECKS AND 622 SQ.FT. ROOF TOP DECK, 475 SQ.FT. GREEN ROOF, AND 56 SQ.FT. OF ROOF TOP PLANTERS. REVISED LANDSCAPE, AND STORM WATER IMPROVEMENTS, AS PER ORIGINAL PERMIT (BLD2022-02169).

A-1/SD-3 / LAS POSITAS: CAMPANIL / HILLSIDE DESIGN DISTRICT

33% (PER CITY ESTIMATE)

FLOOD PLAIN: STORM WATER COMPLIANCE TIER 3 (2020) COMPLIANCE THROUGH PERMEABLE SURFACES AND IMPERMEABLE RUNOFF DIRECTED TO 5' DIAMETER X 36' DEPE STORMWATER DRYWELL

> (2) COVERED SPACES INSIDE GARAGE (FOR MAIN RESIDENCE) (1) UNCOVERED SPACE AT MOTORCOURT (FOR ADU) (1) UNCOVERED SPACE AT MOTORCOURT (FOR ADU)

175 CUBIC YARDS 0 CUBIC YARDS 0 CUBIC YARDS

R-3: RESIDENTIAL SINGLE FAMILY RESIDENCE TYPE VB; SPRINKLED CONSTRUCTION TYPE:

NUMBER OF STORIES: 63,350 SQ. FT. LOT AREA (GROSS):

60,751 SQ. FT. FRONT:

EAST SIDE: 15 FT. (15% LOT WIDTH) WEST SIDE: 15* FT. (15% LOT WIDTH) 75 YEAR - 50 FT. COASTAL BLUFF DEVELOPMENT BUFFER

FRONT: 35 FT. (SAME AS MAIN RESIDENCE) ADU SETBACKS: INTERIOR: 4 FT.

MAX ALLOWABLE BLDG. HT.: 23'-10" (MAIN RESIDENCE) PERMITTED MAX BLDG. HT.:

PROPOSED MAX BLDG. HT.: 15'-6" (ADU)

YES SPRINKLERS: GAS SERVICE:

NONE PROPOSED

NOTE: PURSUANT TO SECTION 19981 (C) OF THE HEALTH AND SAFETY CODE, NO FACTORY-BUILT HOUSING SHALL BE IN ANY WAY MODIFIED FIRST OBTAINED FROM THE LOCAL ENFORCEMENT AGENCY

LOT COVERAGE

	EXISTING	PERMITTED	PROPOSED
RVIOUS LANDSCAPE	50,641 SQ.FT.	47,025 SQ.FT.	44,901 SQ.FT.
DL/INEFFECTIVE WATERSHED AREA	- SQ.FT.	696 SQ.FT.	696 SQ.FT.
RVIOUS AREA - GRAVEL JOINTS CED IN SOLID PATIO MPLIANT STEPSTONES)	- SQ. FT.	1,286 SQ.FT.	1,008 SQ.FT.
ERVIOUS ROOF & PAVED AREA	10,110 SQ.FT.	5,048 SQ. FT.	7,866 SQ.FT.
RVIOUS PAVER/GRAVEL AREA	-	6,696 SQ.FT.	6,280 SQ.FT.
TAL NET LOT AREA	60,751 SQ.FT.	60,751 SQ.FT.	60,751 SQ.FT.

PROJECT DIRECTORY

GEOTECHNICAL ENGINEER: DOWNTOWN SHABBY LLC 230 CENTRAL PARK WEST #14A P.O. BOX 2004 NEW YORK, NY 10024 BUELLTON, CA 93427 T: (646) 528-6484 CONTACT: KRISTEN & ROBERT RASKOPF E: mark@braunassociatesinc.com CONTACT: MARK BRAUN **DESIGN ARCHITECT** DUKE McPHERSON 1515 CHAPALA ST 201 EAST MOUNTAIN DR. SANTA BARBARA, CA 93101 T: (805) 687-1525 CONTACT: MARK KIRKHART T: (805) 705-9529 E: treemanduke@cox.net

BUILDER / GENERAL CONTRACTOR BEVYHOUSE 1129 MARICOPA HWY #124b OJAI, CA 93023 T: (805) 633-3111

STRUCTURAL ENGINEER ASHLEY & VANCE ENGINEERING 210 E. COTA ST. SANTA BARBARA, CA 93101 T: (805) 962-9966 ext. 122 CONTACT: PAUL BELMONT, S.E.

CONTACT: BRYAN HENSON

CIVIL ENGINEER ASHLEY & VANCE ENGINEERING 210 E. COTA ST. SANTA BARBARA, CA 93101 T: (805) 962-9966 ext. 122 CONTÁCT: DALE WEBER, P.E.

LANDSCAPE ARCHITECT **EPTDESIGN** 414 OLIVE ST. SANTA BARBARA, CA 93101 T: (626) 795-2008 CONTACT: SCOTT CAPPS

SOILS ENGINEER ADAM SIMMONS GEOLOGIST P.O. BOX 91 GOLETA, CA 93116 T: (805) 895-4101 CONTACT: ADAM SIMMONS

SURVEYOR: PROPER LAND SURVEYING 645 FLORA VISTA DR. SANTA BARBARA, CA 93109 T: (805) 452-9690 CONTACT: JEFFERY K. PROBER

SHEET INDEX

GENERAL

G000 COVER AND PROJECT INFO PROJECT INFO STAFF HEARING OFFICER RESOLUTION STAFF HEARING OFFICER RESOLUTION G005 PLANNING COMMISSION RESOLUTION G006 PLANNING COMMISSION RESOLUTION G007 COVENANTS, CONDITIONS, AND RESTRICTIONS

G100.1 MATERIAL BOARD **GENERAL NOTES**

A0.01 GENERAL NOTES TITLE 24 A0.02 TITLE 24 CALCS A0.03 TITLE 24 CALCS

CALgreen A0.04 CALgreen BUILDING A0.05 CALgreen BUILDING

ARCHITECTURAL SITE AS100 SITE PLAN AS101 ENLARGED SITE PLAN

ARCHITECTURAL

A1.01 STEM WALL PLAN A1.02 FLOOR PLAN-DIMENSIONED A1.03 FLOOR PLAN-ANNOTATED A1.04 REFLECTED CEILING PLAN

A1.05 ROOF PLAN A1.06 ROOF PLAN - DECK EXTERIOR ELEVATIONS EXTERIOR ELEVATIONS SECTIONS A3.02 SECTIONS INTERIOR ELEVATIONS

INTERIOR ELEVATIONS INTERIOR ELEVATIONS A5.01 DETAILS - EXTERIOR STAIRS A5.02 DETAILS - EXTERIOR STAIRS

A5.03 DETAILS DETAILS A5.04 A5.05 DETAILS A6.01 DOOR & WINDOW SCHEDULE

C-0.1 TITLE SHEET C-0.2 NOTES SHEET GRADING AND DRAINAGE INDEX C-2.2 GRADING AND DRAINAGE PLAN C-2.3 GRADING AND DRAINAGE PLAN

C-3.1 UTILITY PLAN C-4.1 DETAIL SHEET C-4.2 DETAIL SHEET C-4.3 RETAINING WALL DETAIL SHEET C-5.1 EROSION CONTROL PLAN

BRAUN & ASSOCIATES, INC.

SANTA BARBARA, CA 931018

ALAN NOELLE ENGINEERING

SANTA BARBARA, CA 93101

CONTACT: VINCE TARANGO

315 EAST CANON PERDIDO ST., STE B

LIGHTING DESIGNER

T: (805) 563-5444

T: (805) 688-5429

L351 PLANTING DETAILS AND NOTES IRRIGATION LEGEND AND NOTES - ADU L-201 IRRIGATION PLAN AND NOTES - ADU L-251 IRRIGATION DETAILS

PLANTING PLAN AND NOTES - ADU

M1.00 MECHANICAL PLAN - CRAWL SPACE M1.01 MECHANICAL PLAN

MECHANICAL

ELECTRICAL E1.01 ELECTRICAL PLAN

PLUMBING

P1.01 PLUMBING PLAN

STRUCTURAL S-1.1 STRUCTURAL - TITLE SHEET S-1.2 STRUCTURAL - SPECIFICATIONS S-1.3 STRUCTURAL - SPECIAL INSPECTIONS S-2.1 STRUCTURAL - FOUNDATION PLAN

S-2.2 STRUCTURAL - ROOF FRAMING PLAN S-3.1 STRUCTURAL - MODULAR FLOOR FRAMING PLAN S-3.2 STRUCTURAL - MODULAR ROOF FRAMING STRUCTURAL - FOUNDATION DETAILS S-5.1 STRUCTURAL - SITE DETAILS

FIRE PROTECTION

VICINITY MAP

PROJECT LOCATION -

FP-1 FIRE SPRINKLERS - SITE PLAN, SPECS FP-2 FIRE SPRINKLERS - PIPING PLAN

S-6.1 STRUCTURAL- MODULAR DETAILS

JOB NUMBER 21108B1

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ARCHITECTURE + INTERIORS

29 West Calle Laureles

Santa Barbara, CA 93105

T: 805.687.1525

RASKOPF

RESIDENCE

3239 Cliff Dr., Santa

Barbara, CA 93109

DESCRIPTION ADU CDP SUBMITTAL

MILESTONES / SUBMITTALS

07/28/23 ADU CDP RESUBMITTAL 11/17/23

DATE

△ REVISIONS NO. DESCRIPTION DATE

COVER AND PROJECT INFO

G000

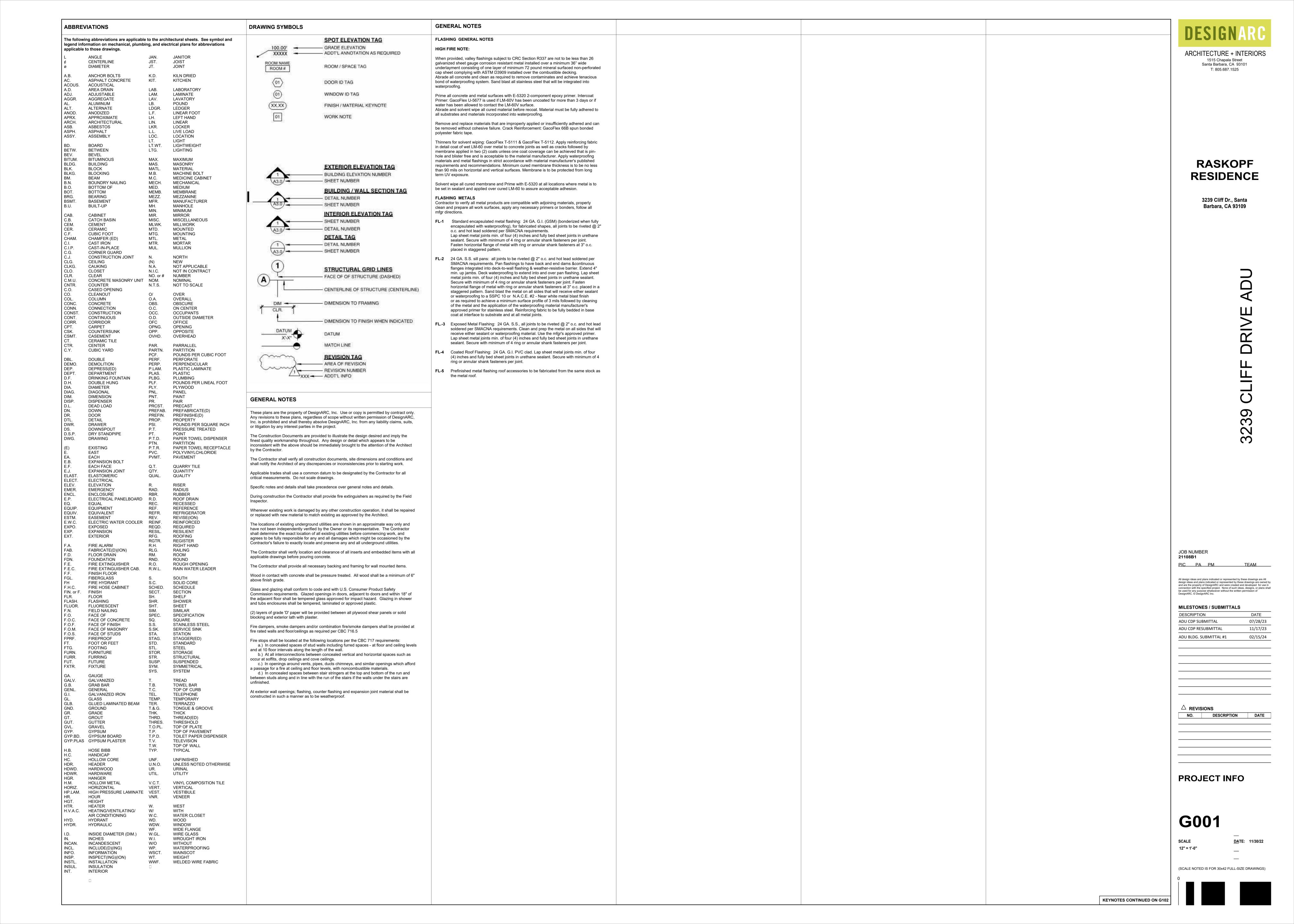
SCALE 12" = 1'-0"

(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWINGS)





DATE: 04/22/2024



NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

- I. Approved the subject application, making the following findings and determinations:
 - A. ENVIRONMENTAL REVIEW (CEQA GUIDELINES)

The project is exempt from further environmental review under Section 15303 [New Construction or Conversion of Small Structures] of the California Environmental Quality Act (CEOA) Guidelines, which allows for construction of a second dwelling unit in a residential zone and allows for construction of accessory structures including garages.

No significant project-specific or cumulative environmental impacts are expected because of the project. The project does not have the potential to damage scenic highways or historic resources, and the project site is not identified as a hazardous waste site. Therefore, none of the categorical exceptions (per Guidelines Section 15300.2) apply.

B. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

The Accessory Dwelling Unit (ADU) project is consistent with the policies of the California Coastal Act, and the project will not have significant adverse effects to the coast or coastal resources. The project site is in an existing, developed singlefamily neighborhood with adequate public services including public transportation, fire prevention, police, and utility services. The project will not result in any adverse effects related to coastal resources, including public views, public access to the coast, or coastal bluff erosion. Both parking and open space minimum requirements will be maintained for the primary residence. The project is consistent with Coastal Act policies 30250 (Location; existing developed area), 30251 (Scenic and visual qualities) and 30252 (Maintenance and enhancement of public access) because the project site is not adjacent to any designated public access points for the coast, and there are no mapped biological, or visual resources on the site. The project site is located on a coastal bluff however, the ADU is located archaeological

The project is consistent with Coastal Act policy 30253 (Minimization of adverse impacts) because the project site is not located in an area of high geologic or flood hazard. The site is in the Coastal High fire hazard area, which requires that the ADU be designed to meet high fire construction standards in accordance with high fire area standards for ADUs and this will be demonstrated as part of building permit review. The project site is not located along any bluffs or cliffs and does not require construction of any protective device that would impact existing landforms. The proposed ADU is located on a flat portion at the rear of the lot and the project will not contribute to geologic instability or destruction of the site because the area has withstood existing development of similar size and scale and the project would be constructed in accordance with California Building Code requirements for the geologic and soil conditions of the site.

2. The Accessory Dwelling Unit (ADU) project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code. The proposed ADU complies with the zoning ordinance in terms of setbacks, parking, and height, and complies with all requirements of the City's Accessory Dwelling Unit Ordinance, as identified in

STAFF HEARING OFFICER RESOLUTION No. 008-24 3239 CLIFF DRIVE February 21, 2024 PAGE 6

> if it is free-standing or placed on a fence. It shall not exceed six square feet if in a single family zone.

- Construction Storage/Staging. Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Public Works Director with a Public Works permit.
- Unanticipated Archaeological Resources Contractor Notification. Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the

- Prior to Certificate of Occupancy. Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
 - Primary Residence Occupancy. Occupancy shall not be granted to the ADU until the primary residence has received a Certificate of Occupancy.
 - Repair Damaged Public Improvements. Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction



CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 008-24 3239 CLIFF DRIVE COASTAL DEVELOPMENT PERMIT FEBRUARY 21, 2024

3239 CLIFF DRIVE

Owner:

Assessor's Parcel Number: Zoning Designation: Application Number: Applicant:

047-082-022 A-1/S-D-3 (One-Family Residence/Coastal Overlay) PLN2023-00310 Filing Date: August 29, 2023 Melisa Turner, DesignARC, Inc. Kristen Raskopf, Downton Shabby, LLC

The project consists of a 60,751-square-foot parcel located in the appealable jurisdiction of the Coastal Zone currently being developed with a 3,620-square-foot, two-story residence and a 484square-foot garage, approved by the Planning Commission on July 14, 2022 (PLN2020-00252). The proposed project is a request to construct a 1,200-square-foot detached Accessory Dwelling Unit adjacent to the new residence.

The discretionary applications under the jurisdiction of the Staff Hearing Officer at this hearing is a Coastal Development Permit to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The project is exempt from further environmental review under Sections 15303 [New Construction or Conversion of Small Structures Facilities] of the California Environmental Quality Act (CEQA) Guidelines, which allows for minor alterations to existing structures and construction of a second dwelling unit in a residential zone.

Pursuant to Santa Barbara Municipal Code §28.44.110, when a proposed development involves the addition of an Accessory Dwelling Unit to an existing single-family residence, the application shall be reviewed by the Staff Hearing Officer without a public hearing in accordance with subdivision (j) of Government Code Section 65852.2. The Staff Hearing Officer shall not issue a decision on the application until at least ten (10) calendars days after notice has been provided to the public. The Staff Hearing Officer may receive and consider written comments from the public, but without a public hearing. The announced decision will be the final action of the City.

WHEREAS, the Staff Hearing Officer announced a decision on the above application, and the Applicant was represented by Staff.

WHEREAS, no written correspondence was received, and the following exhibits were presented for the record:

- Staff Report with Attachments, Wednesday, February 14, 2024.
- Site Plans

ATTACHMENT 1

STAFF HEARING OFFICER RESOLUTION NO. 008 –24 3239 CLIFF DRIVE February 21, 2024 PAGE 5

> Rights. Engineering Division Staff prepares said agreement for the Owner's signature.

Encroachment Permits. Any encroachment or other permits from the City or other jurisdictions (State, Flood Control, County, etc.) for the construction of improvements (including any required appurtenances) within their rights of way or easements shall be obtained by the Owner.

Community Development Department.

- Recorded Agreement. Prior to zoning clearance on a building permit for the proposed Accessory Dwelling Unit, the property owner shall execute a Covenant stating the following: (1) The Accessory Dwelling Unit will not be sold separately from the existing primary residence. (2) The Accessory Dwelling Unit shall not be rented for less than 31 days. When a building permit application is submitted, City Administrative Staff will prepare the Covenant and send an email from ADUCovenant@SantaBarbaraCA.gov letting the applicant know that the Covenant has been created. Written instructions will be provided to you on how to complete the procedure. The permit will not be issued until the final agreement is recorded. Certificate of Occupancy will not be granted without the Covenant being recorded.
- Conditions on Plans/Signatures. The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. The following statement shall be signed prior to issuance of and permits: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Property Owner	Date	
Contractor	Date	License No.
Architect	Date	License No.
Engineer	Date	License No.

- C. Construction I shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including demolition and grading.
 - Construction Contact Sign. Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor's name and telephone number to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground

Notice of Final Action 3239 Cliff Drive February 26, 2024

Page 2 of 2

The decision is based on the following findings and conditions:

See attached Resolution No. 008-24, which includes findings and conditions as approved by the Staff

The Coastal Development Permit is subject to the following conditions:

See attached Resolution No. 008-24, which includes findings and conditions as approved by the Staff

A Coastal Development Permit expires two years from the date of issuance, unless otherwise explicitly modified by conditions of approval.

If you, as an aggrieved party or applicant, disagree with the decision of the Staff Hearing Officer regarding the outcome of this application, you may appeal the decision to the California Coastal Commission. An appeal may be filed with the Coastal Commission by (1) an aggrieved party, (2) the applicant, or (3) two members of the Coastal Commission. Such appeals must be filed in the office of the Coastal Commission not later than 5:00 PM of the tenth working day following receipt of sufficient notice of the final local governmental action. In the case of an appeal by an applicant or aggrieved party, the appellant must have first pursued appeal to the City to be considered an aggrieved party.

If you have any questions or comments regarding this matter, contact Kelly Brodison, Associate Planner at (805) 564-5470, ext. 4531.

U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California

The conditions of this approval supersede all conflicting notations,

b. All buildings, roadways, parking areas and other features shall be located

described approval will constitute a violation of permit approval.

Litigation Indemnification Agreement. The Applicant/Owner hereby agrees to

defend the City, its officers, employees, agents, consultants and independent

contractors ("City's Agents") from any third party legal challenge to the City's

approval of the Project, including, but not limited to, challenges filed pursuant to

the California Environmental Quality Act (collectively "Claims").

Applicant/Owner further agrees to indemnify and hold harmless the City and the

City's Agents from any award of attorney fees or court costs made in connection

Applicant/Owner shall execute a written agreement, in a form approved by the

City Attorney, evidencing the foregoing commitments of defense and

indemnification within thirty (30) days of being notified of a lawsuit regarding

conditions of the approval of the Project. If Applicant/Owner fails to execute the

required defense and indemnification agreement within the time allotted, the

Project approval shall become null and void absent subsequent acceptance of the

agreement by the City, which acceptance shall be within the City's sole and

absolute discretion. Nothing contained in this condition shall prevent the City or

the City's Agents from independently defending any Claim. If the City or the

City's Agents decide to independently defend a Claim, the City and the City's

Agents shall bear their own attorney fees, expenses, and costs of that independent

Requirements Prior to Permit Issuance. The Owner shall submit the following, or

evidence of completion of the following, for review and approval by the Department

listed below prior to the issuance of any permit for the project. Some of these conditions

may be waived for demolition or rough grading permits, at the discretion of the

department listed. Please note that these conditions are in addition to the standard

a. Water Rights Assignment Agreement. The Owner shall assign to the

City of Santa Barbara the exclusive right to extract ground water from

under the Real Property in an Agreement Assigning Water Extraction

the Project. These commitments of defense and indemnification are material

specifications, dimensions, and the like which may be shown on submitted

substantially as shown on the plans approved by the Staff Hearing Officer.

must be reviewed and approved by the City, in accordance with the Staff

Hearing Officer Guidelines. Deviations may require changes to the permit

and/or further environmental review. Deviations without the above-

Any deviations from the project description, approved plans or conditions

Attachments: SHO Resolution No. 008-24

Reduced site plan Vicinity Map

STAFF HEARING OFFICER RESOLUTION No. 008-24

Code of Regulations.

with any Claim.

submittal requirements for each department.

1. Public Works Department.

Approval Limitations.

3239 CLIFF DRIVI

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February 21, 2024

City of Santa Barbara

NOTICE OF FINAL ACTION

February 26, 2024 Application Number: CDP/PLN2023-00310 Date:

CITY OF SANTA BARBARA COASTAL DEVELOPMENT PERMIT

Name of Applicant: Melisa Turner, DesignARC, Inc.

Kristen Raskopf, Downton Shabby, LLC

3239 Cliff Drive **Project Address:**

Yankee Farm Road (nearest cross street) in the City of Santa Barbara, **Project Location:**

County of Santa Barbara 047-082-022 APN Number:

Project Description: The project consists of a 60,751-square-foot parcel located in the appealable jurisdiction of the Coastal Zone currently being developed with a 3,620-square-foot, two-story residence and a 484-square-foot garage, approved by the Planning Commission on July 14, 2022 (PLN2020-00252). The proposed project is a request to construct a 1,200-square-foot detached Accessory Dwelling Unit adjacent to the new residence.

The discretionary applications under the jurisdiction of the Staff Hearing Officer at this hearing was a Coastal Development Permit to allow a proposed development located in the Appealable Jurisdiction of the City's Coastal Zone, Santa Barbara Municipal Code (SBMC) §28.44.060).

The project is exempt from further environmental review under Sections 15303 [New Construction or Conversion of Small Structures Facilities] of the California Environmental Quality Act (CEQA) Guidelines, which allows for minor alterations to existing structures and construction of a second dwelling unit in a residential zone.

Pursuant to Santa Barbara Municipal Code §28.44.110, when a proposed development involves the addition of an Accessory Dwelling Unit to an existing single-family residence, the application shall be reviewed by the Staff Hearing Officer without a public hearing in accordance with subdivision (j) of Government Code Section 65852.2. The Staff Hearing Officer shall not issue a decision on the application until at least ten (10) calendars days after notice has been provided to the public. The Staff Hearing Officer may receive and consider written comments from the public, but without a public hearing. The announced decision was the final action of the City.

This is to inform you that on February 21, 2024, the Staff Hearing Officer of the City of Santa Barbara approved an application for a Coastal Development Permit for the project listed above. The project is located in the Appealable jurisdiction of the City's Coastal Zone.

STAFF HEARING OFFICER RESOLUTION No. 008 –24 February 21, 2024 PAGE 3

Section VI of the staff report dated July 20, 2023. The proposed ADU is

for the primary residence and will be maintained on site.

Final Approval of the project from the SFDB.

II. Said approval is subject to the following conditions:

- **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on February 21, 2024 is limited to an Accessory Dwelling Unit and the improvements shown on the plans signed by the Staff Hearing
- Areas Available for Parking. All parking areas and access thereto shall be kept open and available in the manner in which it was designed and permitted.
- Compliance with Requirements. All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16

compatible with neighborhood development because the surrounding neighborhood includes a mix of attached and detached accessory structures, as well as one- and two-story residences, and therefore the proposed accessory structure/development will be consistent with the surrounding building typology. The development will not impact any public views because it is situated at the rear of the lot and there are no important public views across the site. The project will not impact public access to the coast because it is on an existing developed lot with no separate access to the bluff or the beach. The project site is located approximately 200 feet from coastal bluff edge and is not within any visual, biological and archeological resource areas.

The proposed ADU is a 621-square-foot one-bedroom unit with one designated on-site parking space in the new single-car garage. Adequate parking is provided

The project includes new or replaced impervious area between 2,000 and 14,999 square feet and is considered a Tier 3 Storm Water Management Program (SWMP) project and must comply with Best Management Practices to ensure water treatment and retention on-site. To satisfy Tier 3 SWMP requirements, there will be a chamber system. Confirmation of Tier 3 compliance is required prior to

In consideration of the project approval granted by the Staff Hearing Officer and for the benefit of the owners and occupants of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

General Conditions.

- Officer on said date and on file at the City of Santa Barbara.
- Uninterrupted Water Flow. The Owner shall allow for the continuation of any historic flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.

ARCHITECTURE + INTERIORS 29 West Calle Laureles Santa Barbara, CA 93105 T: 805.687.1525

RASKOPF RESIDENCE

> 3239 Cliff Dr., Santa Barbara, CA 93109

JOB NUMBER 21108B1

PERMIT ISSUANCE

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MILESTONES / SUBMITTALS DESCRIPTION DATE CDP APPROVAL 04/13/22

01/25/23

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STAFF HEARING OFFICER RESOLUTION

G002

(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWING

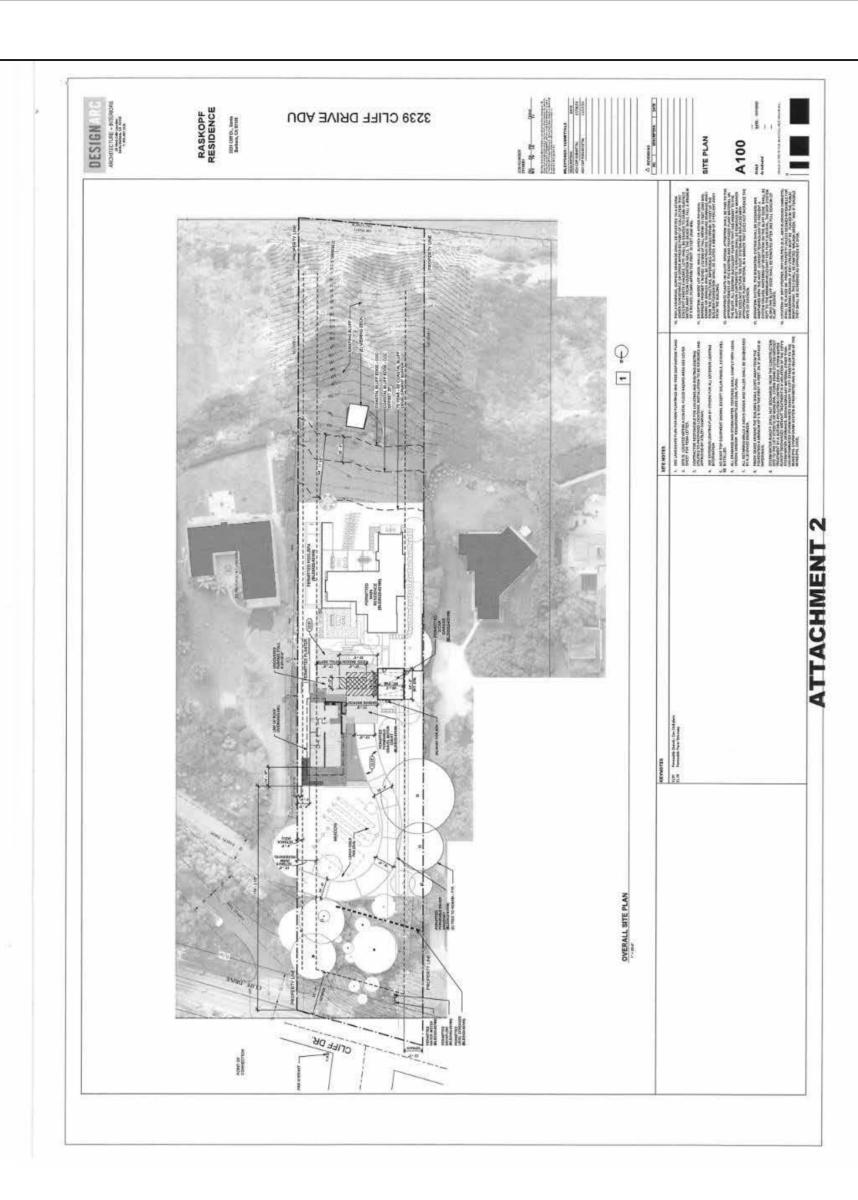






Vicinity Map: 3239 Cliff Drive First Public Road of the Coastal Zone (red line)

ATTACHMENT 3



STAFF HEARING OFFICER RESOLUTION No. 008 –24 3239 CLIFF DRIVE February 21, 2024 PAGE 8

- 5. PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit. The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
- NOTICE OF APPROVAL TIME LIMITS: The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire two (2) years from the date of the approval, per SBMC §30.205.120, unless:
- a. A building permit for the construction authorized by the approval is issued within twenty-four (24) months of the approval. (An extension may be granted by the Staff Hearing Officer if the construction authorized by the permit is being diligently pursued to completion.) or;
- b. The approved use has been discontinued, abandoned or unused for a period of six months following the earlier of:
- i. an Issuance of a Certificate of Occupancy for the use, or;
- ii. one (1) year from granting the approval.

STAFF HEARING OFFICER RESOLUTION No. 008 –24 3239 CLIFF DRIVE February 21, 2024 PAGE 7

subject to the review and approval of the Public Works Department per SBMC §22.60. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.

III. NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

The Staff Hearing Officer action approving the Coastal Development Permit shall expire two (2) years from the date of final action upon the application, per Santa Barbara Municipal Code §28.44.230, unless:

- A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
- 2. The Community Development Director grants an extension of the coastal development permit approval. The Community Development Director may grant up to three (3) one-year extensions of the coastal development permit approval. Each extension may be granted upon the Director finding that: (i) the development continues to conform to the Local Coastal Program, (ii) the applicant has demonstrated due diligence in completing the development, and (iii) there are no changed circumstances that affect the consistency of the development with the General Plan or any other applicable ordinances, resolutions, or other laws.

This motion was announced on the 21st day of February, 2024 by the Staff Hearing Officer of the City of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.

Kathleen Goo, Commission Secretary Date

PLEASE BE ADVISED:

- 1. The decision of the Staff Hearing Officer concerning an application for a Coastal Development Permit pursuant to Santa Barbara Municipal Code §28.28.44.110.C constitutes the final action of the City. In the Coastal Commission's appeal jurisdiction only, the decision of the Staff Hearing Officer made pursuant to Santa Barbara Municipal Code §28.28.44.110.C may be appealed to the Coastal Commission in accordance with SBMC §28.44.200.
- If the scope of work exceeds the extent described in the COASTAL DEVELOPMENT PERMIT request or that which was represented to the Staff Hearing Officer at the public hearing, it may render the Staff Hearing Officer approval null and void.
- If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.
- Subsequent to the outcome of any appeal action, your next administrative step should be to resubmit design review materials under your PLN case for approval and then a building permit.

DESIGNARC

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RASKOPF RESIDENCE

3239 Cliff Dr., Santa Barbara, CA 93109

239 CLIFF DRIVE ADU

JOB NUMBER **21108B1**

CDP APPROVAL

PERMIT ISSUANCE

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NO. DESCRIPTION DATE

STAFF HEARING OFFICER RESOLUTION

G003

SCALE

<u>DA</u>TE: 04/22/2024

(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWINGS)





Name of Applicant:

APN Number:

City of Santa Barbara

NOTICE OF FINAL ACTION

CITY OF SANTA BARBARA COASTAL DEVELOPMENT PERMIT June 2, 2022 Application Number: PLN2020-00252

Coastal Number: CDP2021-00007

Name of Owner: Downton Shabby, LLC

Project Address: 3239 Cliff Drive Cliff Drive in the City of Santa Barbara, County of Santa Barbara Project Location:

Steve Fort, SEPPS

047-083-022 & 023

Project Description: Proposal to construct a two-story, 3,620-square-foot residence and 484-square-foot detached two-car garage on the 60,751-net-square-foot project site. The development includes covered patio areas, a pool and spa, sports court, new landscaping, storm water management improvements, new septic system, solar photovoltaic system improvements, and other site improvements. The grading on site consists of approximately 320 cubic yards of cut and 630 cubic yards of fill are proposed. The project also includes realigning the existing driveway to correct a historical encroachment, along with minor improvements on the neighbor's property at 3233 Cliff Drive.

The discretionary application required for this project is a Coastal Development Permit (CDP2021-00007) to allow the proposed development in the Appealable jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The project is exempt from further environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

This is to inform you that on May 19, 2022, the Planning Commission of the City of Santa Barbara approved an application for a Coastal Development Permit for the project listed above. The project is located in the Appealable jurisdiction of the City's Coastal Zone.

The decision is based on the following findings and conditions:

See attached Resolution No. 005-22, which includes findings and conditions as approved by the Planning

The Coastal Development Permit is subject to the following conditions:

See attached Resolution No. 005-22, which includes findings and conditions as approved by the Planning Commission.

A Coastal Development Permit expires two years from the date of issuance, unless otherwise explicitly modified by conditions of approval.

If you, as an aggrieved party or applicant, disagree with the decision of the Planning Commission regarding the outcome of this application, you may appeal the decision to the California Coastal Commission. An appeal may be filed with the Coastal Commission by (1) an aggrieved party, (2) the applicant, or (3) two members of the Coastal Commission. Such appeals must be filed in the office of the Coastal Commission not later than 5:00 PM of the tenth working day following receipt of sufficient notice of the final local governmental action. In the case of an appeal by an applicant or aggrieved party, the appellant must have first pursued appeal to the City to be

PLANNING COMMISSION RESOLUTION NO. 005–22 3239 CLIFF DRIVE JULY 14, 2022

PAGE 3

- Storm Water Pollution Control and Drainage Systems Maintenance. Owner shall maintain the drainage system and storm water pollution control devices in a functioning state and in accordance with the Storm Water BMP Guidance Manual and Operations and Maintenance Procedure Plan approved by the Creeks Division. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit and Coastal Development Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.
- Sewer Connection Requirement. Owner agrees to connect to the City sewer system when a sewer main is constructed in Cliff Drive at a point adjacent to Owner's Real Property, per Santa Barbara Municipal Code Chapter 14.44. Owner shall, at Owner's sole expense. connect to the City sewer system within one year of being advised in writing that the City sewer main is operable and available for such a connection. In the event Owner fails to comply with this condition of approval, City may enter the Real Property and make such a sewer connection with the cost of the connection becoming a lien on the real property to be paid in connection with property taxes and assessments imposed on Owner's Real
- Future Threats to Development. By acceptance of this permit, the Owner agrees, on behalf of him/herself and all successors and assigns, that the Owner shall remove the development authorized by this permit, including the residence, garage, pool, spa, foundations and sports court if any government agency has ordered that the structure(s) is not to be occupied in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, liquefaction, flooding, sea level rise, or any other coastal hazards in the future. In the event that portions of the development fall to the beach, or are swept to another location, before they are removed, the Owner shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require authorization through an emergency and/or regular Coastal Development Permit.
- Coastal Bluff Liability Limitation. The Owner understands and is advised that the site and public services to the site may be subject to extraordinary hazards from beach erosion, bluff erosion, coastal bluff slope failure, coastal flooding, wave impacts, or other hazards associated with development on a coastal bluff top, now and in the future, factoring in the effects of sea level rise, and assumes liability for such hazards. Public services to the site may not be maintained in perpetuity due to the impacts of sea level rise. The Owner assumes the risks of injury and damage from such hazards in connection with the permitted development. The Owner unconditionally waives any present, future, and unforeseen claims of liability on the part of the City arising from the aforementioned or other natural hazards and relating to this permit approval, as a condition of this approval. Further, the

Notice of Final Action Page 2 of 2

considered an aggrieved party. If you have any questions or comments regarding this matter, contact Kelly Brodison, Associate Planner at (805) 564-5470, extension 4531 or KBrodison@SantaBarbaraCA.gov.

Attachments:

Planning Commission Resolution No. 005-22

Reduced site plan Vicinity Map

PLANNING COMMISSION RESOLUTION No. 005-22 3239 CLIFF DRIVE JULY 14, 2022

PAGE 4

Owner agrees to indemnify and hold harmless the City and its employees for any alleged or proven acts or omissions and related cost of defense, related to the City's approval of this permit and arising from the aforementioned or other natural hazards whether such claims should be stated by the Owner's successor-in-interest or third parties.

- Ownership Limitation. This Coastal Development Permit is limited to only that time period that the land underlying the development is under the ownership of the applicant or successor in interest. If the public trust boundary moves landward resulting in the development encroaching onto public trust lands, the Coastal Development Permit will expire and the development on such public trust lands must be removed at the property owner's expense, unless the property owner obtains appropriate legal authorization from the trustee of the public trust lands (e.g., City of Santa Barbara or State Lands Commission) and obtains a new Coastal Development Permit from the California Coastal Commission to authorize any development of public tidelands. Authorization for such development on public trust lands is restricted by the Coastal Act and Public Trust Doctrine and may not be allowed if the proposed use significantly interferes with public access or other public
- 10. Geotechnical Liability Limitation. The Owner understands and is advised that the site may be subject to extraordinary hazards from landslides, erosion, retreat, settlement, or subsidence and assumes liability for such hazards. The Owner unconditionally waives any present, future, and unforeseen claims of liability on the part of the City arising from the aforementioned or other natural hazards and relating to this permit approval, as a condition of this approval. Further, the Owner agrees to indemnify and hold harmless the City and its employees for any alleged or proven acts or omissions and related cost of defense, related to the City's approval of this permit and arising from the aforementioned or other natural hazards whether such claims should be stated by the Owner's successor-in-interest or third parties.
- 11. **Development Rights Restrictions on Bluff Face.** To ensure the bluff face will remain in its natural state, the Owner shall not cause or suffer any development on, or make any use of, the bluff face identified on the approved plans. The bluff face shall include those areas downslope of the identified coastal bluff edge. The Owner shall not make use of the restricted area including, but not limited to, grading, irrigation, structures, ornamental landscaping, or utility service lines. The restricted areas shall be shown on the landscape plans. The Owner shall continue to be responsible for maintenance of the restricted area, and compliance with orders of the Fire Department. Any brush clearance shall be performed without the use of earth moving equipment.
- 12. Prohibition on Shoreline Stabilization Devices. Construction of new or substantially redeveloped shoreline protection devices in the future to protect the new development or substantial redevelopment from any shoreline hazard is prohibited.
- 13. Prohibition on Slope Stabilization Devices. The construction of new or substantially redeveloped slope stabilization devices in the future to protect the new development or substantial redevelopment from any shoreline hazard is prohibited.
- 14. Areas Available for Parking. All parking areas and access thereto shall be kept open and

available in the manner in which it was designed and permitted.

City of Santa Barbara

CITY OF SANTA BARBARA PLANNING COMMISSION **RESOLUTION NO. 005-22** 3239 CLIFF DRIVE COASTAL DEVELOPMENT PERMIT MAY 19, 2022 AS REVISED JULY 14, 2022

Assessor's Parcel Number: 047-083-022 & 023

A-1/S-D-3 (One-Family Residence/Coastal Overlay) Zoning Designation: Application Number: PLN2020-00252 Filing Date: February 23, 2021

Applicant / Owner: Steve Fort, SEPPS / Downton Shabby, LLC

Proposal to construct a two-story, 3,620-square-foot residence and 484-square-foot detached two-car garage on the 60,751-net-square-foot project site. The development includes covered patio areas, a pool and spa, sports court, new landscaping, storm water management improvements, new septic system, solar photovoltaic system improvements, and other site improvements. The grading on site consists of approximately 320 cubic yards of cut and 630 cubic yards of fill are proposed. The project also includes realigning the existing driveway to correct a historical encroachment, along with minor improvements on the neighbor's property at 3233 Cliff Drive.

The discretionary application required for this project is a Coastal Development Permit (CDP2021-00007) to allow the proposed development in the Appealable jurisdiction of the City's Coastal Zone (SBMC §28.44.060). The project is exempt from further environmental review under Section 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak and the following exhibits were presented for the record:

- Staff Report with Attachments, May 12, 2022
- Project Plans
- 3. Staff Memo with Attachments, July 7, 2022

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

- Approved the subject application, making the following findings and determinations:
- A. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)
 - The project is consistent with the policies of the California Coastal Act as described in Section V.B of the staff report dated May 12, 2022. The proposal will not result in any adverse effects related to coastal resources, including public views, public access to the coast, and coastal bluff erosion. The proposed development is located within an existing developed area that is able to accommodate it, and both parking and open space minimum requirements will be met.

ATTACHMENT 1

PLANNING COMMISSION RESOLUTION NO. 005-22 3239 CLIFF DRIVE JULY 14, 2022 PAGE 5

- **Design Review.** The project, including public improvements, is subject to the review and approval of the Single Family Design Board (SFDB). The SFDB shall not grant project design approval until the following Planning Commission land use conditions have been satisfied.
 - Arborist's Report / Tree Protection Plan. On the plans include the Tree Protection Measures to ensure that all of the recommendations/conditions contained in the Arborist Report/Tree Protection Plan prepared by Duke McPherson, dated January 15, 2021, will
 - **Appropriate Plants on Bluff.** Special attention shall be paid to the appropriateness of the existing and proposed plant material on the bluff. All existing succulent plants that add weight to the bluff and/or contribute to erosion shall be removed in a manner that does not disturb the root system and replaced with appropriate plant material in a manner that does not increase the rate of erosion.
 - **Irrigation System.** The irrigation system shall be designed and maintained with the most current technology to prevent a system failure. Watering of vegetation on the bluff edge shall be kept to the minimum necessary for plant survival. The drip system along the bluff edge shall be removed after one full season of plant growth.
 - Location of Dry Utilities. Dry utilities (e.g. above-ground cabinets) shall be placed on private property unless deemed infeasible for engineering reasons. If dry utilities must be placed in the public right-of-way, they shall painted "Malaga Green," and if feasible, they shall be screened as approved by SFDB.
- D. Requirements Prior to Permit Issuance. The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.
- 1. Community Development Department.
 - **Recordation of Agreements.** The Owner shall provide evidence of recordation of the written instrument that includes all of the Recorded Conditions identified in condition B "Recorded Conditions Agreement" to the Community Development Department prior to issuance of any building permits.
- Drainage and Water Quality. The project is required to comply with Tier 3 of the Storm Water BMP Guidance Manual, pursuant to Santa Barbara Municipal Code Chapter 22.87 treatment, rate and volume. The project shall comply with Tier 3 Storm Water Management Program Report, prepared by Ashley & Vance Engineering, dated March 11, 2022 demonstrating compliance with the City's Storm Water BMP Guidance Manual. Project plans for grading, drainage, storm water facilities and treatment methods, and project development, shall be subject to review and approval by the City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no unpermitted construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants (including, but not limited to

PLANNING COMMISSION RESOLUTION No. 005-22 3239 CLIFF DRIVE JULY 14, 2022

PAGE 2

The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code, as described in Section V. of the staff report dated May 12, 2022. The proposed development is compatible with surrounding neighborhood development; will not impact any public views or public access to the coast as the addition is located at the rear of the property; will not contribute to erosion, geologic instability or destruction of the site; and will not contribute to safety or drainage hazards on the site.

Said approval is subject to the following conditions:

- A. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:
 - Obtain all required design review approvals.
 - Record any required documents (see Recorded Conditions Agreement section).
 - Permits.
 - a. Submit an application for and obtain a Building Permit (BLD) for construction of approved development and complete said development.
 - b. Submit an application for and obtain a Public Works Permit (PBW) for all required public improvements and complete said improvements.
 - Details on implementation of these steps are provided throughout the conditions of approval. **Recorded Conditions Agreement.** The Owner shall execute a written instrument, which shall be prepared by Planning staff, reviewed as to form and content by the City Attorney and Community Development Director, recorded in the Office of the County Recorder, and shall include the
- **Approved Development.** The development of the Real Property approved by the Planning Commission on May 19, 2022 is limited to an approximately 3,620 square foot two-story residence and a 484 square foot garage and the improvements shown on the plans signed by the chairperson of the Planning Commission on said date and on file at the City of Santa

watercourses, conduits and any access road, as appropriate.

- Uninterrupted Water Flow. The Owner shall allow for the continuation of any historic flow of water onto the Real Property including, but not limited to, swales, natural
- Recreational Vehicle Storage Limitation. No recreational vehicles, boats, or trailers shall be stored on the Real Property unless enclosed or concealed from view as approved by the Single Family Design Board (SFDB).
- Landscape Plan Compliance. The Owner shall comply with the Landscape Plan approved by the Single Family Design Board (SFDB). Such plan shall not be modified unless prior written approval is obtained from the SFDB. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan, including any tree protection measures. If said landscaping is removed for any reason without approval by the SFDB, the owner is responsible for its immediate replacement.

PLANNING COMMISSION RESOLUTION NO. 005-22 3239 CLIFF DRIVE JULY 14, 2022 PAGE 6

Signed:

- trash, hydrocarbons, fertilizers, bacteria, etc.), or groundwater pollutants would result from the project.
- Design Review Requirements. Plans shall show all design, landscape and tree protection elements, as approved by the appropriate design review board and as outlined in Section C "Design Review," and all elements/specifications shall be implemented on-site.
- Conditions on Plans/Signatures. The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. Each condition shall have a sheet and/or note reference to verify condition compliance. If the condition relates to a document submittal, indicate the status of the submittal (e.g., Final Map submitted to Public Works Department for review). The following statement shall be signed prior to issuance of and permits: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Property Owner	Date			
Contractor	Date	License No.		
Architect	Date	License No.		
Engineer	Date	License No.		

- **Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including demolition and grading.
 - Construction Contact Sign. Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) (name, contractor(s) telephone number(s), construction work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone or six square feet if in a single family zone.
 - Construction Storage/Staging. Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Public Works Director with a Public
 - Birds. Birds and their eggs nesting on or near the project site are protected under the Migratory Bird Treaty Act and pursuing, hunting, taking, capturing, killing, or attempt to

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JOB NUMBER

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MILESTONES / SUBMITTALS

DESCRIPTION DATE 07/28/23 ADU CDP SUBMITTAL ADU CDP RESUBMITTAL 11/17/23 ADU BLDG. SUBMITTAL #1 02/15/24

△ REVIS	SIONS	
NO.	DESCRIPTION	DATE

PLANNING COMMISSION **RESOLUTION**

G005



(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWING



PLANNING COMMISSION RESOLUTION NO. 005–22 3239 CLIFF DRIVE JULY 14, 2022

PAGE 7

do any of the above is a violation of federal and state regulations. No trimming or removing brush or trees shall occur if nesting birds are found in the vegetation. All care should be taken not to disturb the nest(s). Removal or trimming may only occur after the young have fledged from the nets(s).

- 4. Air Quality and Dust Control. The following measures shall be shown on grading and building plans and shall be adhered to throughout grading, hauling, and construction activities:
 - a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
 - Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
 - c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
 - Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
 - e. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
 - f. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.
 - g. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
 - Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
 - i. All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction

PLANNING COMMISSION RESOLUTION NO. 005–22 3239 CLIFF DRIVE JULY 14, 2022 PAGE 8

- equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.
- Diesel construction equipment meeting the California Air Resources Board (CARB) Tier 1 emission standards for off-road heavy-duty diesel engines shall be used. Equipment meeting CARB Tier 2 or higher emission standards should be used to the maximum extent feasible.
- Diesel powered equipment should be replaced by electric equipment whenever feasible.
- If feasible, diesel construction equipment shall be equipped with selective catalytic reduction systems, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California.
- m. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
- All construction equipment shall be maintained in tune per the manufacturer's specifications.
- The engine size of construction equipment shall be the minimum practical size.
- p. The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time. Construction worker trips should be minimized by requiring carpooling and by providing for lunch onsite.
- 5. Unanticipated Archaeological Resources Contractor Notification. Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño

PLANNING COMMISSION RESOLUTION NO. 005–22 3239 CLIFF DRIVE JULY 14, 2022

PAGE 9

Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

grants authorization.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion

- of the monitoring and prior to any certificate of occupancy for the project.

 F. Prior to Certificate of Occupancy. Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:
 - Repair Damaged Public Improvements. Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
- Complete Public Improvements. Public improvements, as shown in the public improvement plans or building plans, shall be completed.

G. General Conditions.

Compliance with Requirements. All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.

2. Approval Limitations.

- The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
- b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission.
- c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.
- of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of being notified of a lawsuit regarding the Project. These commitments of

PLANNING COMMISSION RESOLUTION No. 005–22 3239 CLIFF DRIVE JULY 14, 2022

PAGE 10

defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

III. Said approval is subject to the following time Limits:

A. NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

The Planning Commission action approving the Coastal Development Permit shall expire two (2) years from the date of final action upon the application, per Santa Barbara Municipal Code §28.44.230, unless:

- A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
- 2. The Community Development Director grants an extension of the coastal development permit approval. The Community Development Director may grant up to three (3) one-year extensions of the coastal development permit approval. Each extension may be granted upon the Director finding that: (i) the development continues to conform to the Local Coastal Program, (ii) the applicant has demonstrated due diligence in completing the development, and (iii) there are no changed circumstances that affect the consistency of the development with the General Plan or any other applicable ordinances, resolutions, or other laws.

This motion was passed and adopted on the 19th day of May, 2022 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 6 NOES: 0 ABSTAIN: 0 ABSENT: 1 (Bonderson)

PLANNING COMMISSION RESOLUTION NO. 005–22 3239 CLIFF DRIVE JULY 14, 2022 PAGE 11

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.

Gillian Fennessy 7/14/2022
Cillian Fennessy, Commission Secretary Date

PLEASE BE ADVISED:

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.

DESIGNARC

ARCHITECTURE + INTERIORS

1515 Chapala Street

Santa Barbara, CA 93101

T: 805.687.1525

RASKOPF RESIDENCE

> 3239 Cliff Dr., Santa Barbara, CA 93109

> > 239 CLIFF DRIVE AD

JOB NUMBER

21108B1

PIC PA PM TEAM
MK JA TH TJ

All design ideas and plans indicated or represented by these drawings are All

MILESTONES / SUBMITTALS

ADU CDP SUBMITTAL 07/28/23
ADU CDP RESUBMITTAL 11/17/23
ADU BLDG. SUBMITTAL #1 02/15/24

DATE

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NO. DESCRIPTION DATE

PLANNING COMMISSION RESOLUTION

G006

△ REVISIONS

ALE

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(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWINGS)

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COVENANTS, CONDITIONS AND RESTRICTIONS

In consideration of the issuance of said approval and the benefit conferred thereby on the Real

7. Future Threats to Development. By acceptance of this permit, the Owner agrees, on

behalf of him/herself and all successors and assigns, that the Owner shall remove the

development authorized by this permit, including the residence, garage, pool, spa,

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

DESIGNARC

Development Rights Restrictions on Bluff Face. To ensure the bluff face will remain in

its natural state, the Owner shall not cause or suffer any development on, or make any use

of, the bluff face identified on the approved plans. The bluff face shall include those areas

ARCHITECTURE + INTERIORS 1515 Chapala Street Santa Barbara, CA 93101

11/17/23 02/15/24

CONDITIONS, AND RESTRICTIONS

G007

(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWING





VIEW FROM DRIVEWAY





AERIAL VIEW SOUTH WEST



DOOR & WINDOW FRAMES: FLEETWOOD CLASS 1 BLACK ANODIZED FINISH



EXTERIOR WOOD SIDING AND SLATS [06.01]: RESAWN ALASKAN YELLOW CEDAR STAINED: CABOT "DARK SLATE" SEMI-OPAQUE



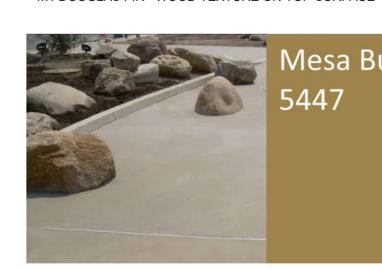
GATES AND FENCES [06.09]: RESAWN ALASKAN YELLOW CEDAR STAINED: CABOT "DARK SLATE" SEMI-OPAQUE



PLASTER WALLS [PL-01]: SMOOTH TROWELED CEMENT PLASTER, PAINTED (PL-1) DUNN EDWARDS DE6220 "POROUS STONE"



SITE WALLS [03.02]: BOARD FORMED CONCRETE WALLS 1x4 DOUGLAS FIR - WOOD TEXTURE ON TOP SURFACE



FLATWORK [03.01]: CONCRETE FLATWORK WITH COLOR ADMIXTURE AND TOPCAST TEXTURE COLOR: Davis "Mesa Buff" TOPCAST #03



WOOD DECK [06.13] : Thermory Deck "Bench Mark Ash"



WOOD SOFFIT [06.14]: ALASKAN YELLOW CEDAR - STAINED WEATHERED GRAY



ARCHITECTURE + INTERIORS

29 West Calle Laureles Santa Barbara, CA 93105 T: 805.687.1525

3239 Cliff Dr., Santa Barbara, CA 93109

JOB NUMBER **21108B1**

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07/28/23

11/17/23

ADU/CDP SUBMITTAL

ADU CDP RESUBMITTAL

riangle revisions NO. DESCRIPTION DATE

MATERIAL BOARD

G100.1

(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWINGS)







SOUTH PERSPECTIVE

NSPECTIONS

REPORT (TO BE INSPECTED BY REPRESENTATIVE OF BRAUN & ASSOCIATES):

- TIONS (FOOTING EXCAVATIONS)
- 24 REPORT (HERS INSPECTIONS): QUALITY VENTILATION
- IGE HOOD
 - R/ SEER2
 - Y WATTS/ CFM
 - T PUMP RATED HEATING CAPACITY ETESTING

CTURAL ENGINEER (LOCAL JURISDICTION HAS RIGHT TO WAIVE OR REQUIRE ANY ONS LISTED BELOW; SEE S-1.3 FOR MORE INFO):

- ATERIALS BELOW SHALLOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIRED
- CAPACITY (PERIODIC) XCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER
- (PERIODIC) A CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS (PERIODIC) SE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT
- PACTION OF COMPACTED FILL (CONTINUOUS) PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS PARED PROPERLY (PERIODIC)
- VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS (PERIODIC) TIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE OVED CONSTRUCTION DOCUMENTS (PERIODIC)
- FACTURER'S CERTIFICATE OF COMPLIANCE REQUIRED (PERIODIC)
- ON OF WELDING: CTURAL STEEL
- OMPLETE AND PARTIAL PENETRATION GROOVE WELDS (CONTINUOUS)
- JLT-PASS FILLET WELDS (CONTINUOUS) NGLE-PASS FILLET WELDS > 5/16" (PERIODIC) NGLE-PASS FILLET WELDS < 5/16" (PERIODIC)
- LOOR AND ROOF DECK WELDS (PERIODIC) ORCING STEEL
- ERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A706
- EINFORCING STEEL RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND PECIAL MOMENT FRAMES, AND BOUNDARY ELEMENTS OF SPECIAL REINFORCED ONCRETE SHEAR WALLS, AND SHEAR REINFORCMENT (CONTINUOUS) HEAR REINFORCMENT (CONTINUOUS)
- ON OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE WITH APPROVED JCTION DOCUMENTS (BRACING & STIFFENING, MEMBER LOCATIONS, APPLICATION OF TAILS AT EACH CONNECTION, ETC.) (PERIODIC)
- STUDS WHEN USED FOR STRUCTURAL DIAPHRAGMS (PERIODIC) OF COLD FORMED SHEET STEEL FRAMING MEMBERS (PERIODIC)

LEGAL DISCLAIMER

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GENERAL NOTES

THIS DWELLING IS DEFINED BY THE STATE OF CALIFORNIA AS FACTORY-BUILT HOUSING AND CONFORMS TO CALIFORNIA CODES, REGULATIONS, TITLE 25, TITLE 24 ENERGY REQUIREMENTS, 2019 CBC, AND THE CA HEALTH AND SAFETY CODE DIV 13 PART 6.

ALL PLAN REVIEW, PERMITS, AND INSPECTIONS PERTAINING TO BUILDING DESIGN, STRUCTURE, MECHANICAL, ELECTRICAL & PLUMBING (PLUS ALL OTHER WORK TO BE COMPLETED IN THE FACTORY) ARE TO BE HANDLED BY THE STATE OF CALIFORNIA BUREAU OF HOUSING AND COMMUNITY DEVELOPMENT (HCD).

ALL PLAN REVIEW, PERMITS, AND INSPECTIONS PERTAINING TO THE PHYSICAL SITE (GRADING, BUILDING FOUNDATIONS, SITE UTILITIES, SEPTIC, FIRE SUPPRESSION, ETC.) ARE TO BE HANDLED BY THE LOCAL PERMITTING AGENCIES.

- 1. ALL SITE CONTRACTORS SHALL CONSULT WITH THE OWNER AND BEVYHOUSE REGARDING SCHEDULING OF WORK. ALL SITE CONTRACTORS SHALL SUBMIT CONSTRUCTION SCHEDULE TO
- OWNER FOR APPROVAL BEFORE START OF CONSTRUCTION ACTIVITIES. 2. ANY PROPOSED CHANGES TO THE APPROVED FOUNDATION AND SITE DRAWINGS AND

3. ALL SITE CONTRACTORS SHALL TAKE ALL PRECAUTIONARY MEASURES TO PROTECT EXISTING

- SPECIFICATIONS SHALL BE DISCUSSED WITH BEVYHOUSE **PRIOR** TO COMMENCEMENT.
- THAT THOSE PIPELINES AND UTILITIES TO BE REMOVED HAVE BEEN DISCONNECTED, SHUT DOWN OR ABANDONED PRIOR TO ATTEMPTING REMOVAL OR DEMOLITION. 4. ANY LOCATIONS OF STRUCTURES, UNDERGROUND PIPELINES AND UTILITIES SHOWN ON PLANS WERE

PIPELINES AND UTILITIES THAT ARE TO REMAIN IN SERVICE. ALL SITE CONTRACTORS SHALL VERIFY

- OBTAINED FROM AVAILABLE RECORDS. ALL SITE CONTRACTORS SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF ALL PIPELINES AND UTILITIES BEFORE COMMENCING DEMOLITION, EARTHWORK, OR CONSTRUCTION WORK.
- 5. ALL TESTS AND INSPECTIONS PERTAINING TO SITE WORK SHALL CONFORM TO THE LATEST EDITION OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 25, AND CBC 2019.
- 6. ALL WORK, INCLUDING DEMO, SHALL BE PERFORMED IN A MANNER THAT MINIMIZES THE AMOUNT OF NOISE, DUST, TRAFFIC AND/OR ANY OTHER FORM OF DISTURBANCE, SO THAT THE PUBLIC IS SUBJECTED TO AS LITTLE DISRUPTION AS REASONABLY POSSIBLE. WORK SHALL BE DONE IN COMPLIANCE WITH ALL LOCAL CODES AND ORDINANCES.
- 7. CARBON MONOXIDE/SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM AND HALLWAY OR AREA GIVING ACCESS TO A SLEEPING ROOM, AND ON EACH STORY FOR DWELLINGS WITH MORE THAN ONE STORY. SEE ELECTRICAL PLAN E1.1 FOR MORE INFO.
- 8. CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS PUMPS, VALVES, METERS, APPURTENANCES, ETC.). CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES - WHETHER OR NOT LINES ARE LOCATED ON THE PROPERTY.
- 9. WATER HEATER WILL BE ADEQUATELY SECURED TO STRUCTURE AND INSPECTED ONSITE.
- 10. EXISTING SEPTIC TANK REPAIRS/ IMPROVEMENTS SHALL BE INSPECTED AND APPROVED BY THE LOCAL ENVIRONMENTAL HEALTH AGENCY.
- 11. ALL SITE CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS, GRADES AND FIELD CONDITIONS ON THE JOB.
- 12. CONSTRUCTION DOCUMENTS ARE NOT TO BE SCALED. USE WRITTEN DIMENSIONS AND GRADES. FIELD VERIFY ALL DIMENSIONS.
- 13. ALL ITEMS SPECIFIED ON PLANS (PLUMBING FIXTURES, LIGHTING, ETC.) TO BE PROVIDED AS CALLED OUT OR EQUIVALENT.
- 14. A COPY OF ALL STATE AND LOCALLY APPROVED PERMITS AND PLANS SHALL BE MADE AVAILABLE AT THE JOBSITE.

Architecture + Interiors

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1129 Maricopa Hwy #124b Ojai, CA 93023 www.bevyhouse.com • (805) 633-3111

REVISIONS

DESCRIPTION NO. DATE

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#125 Raskopf ADU

3239 Cliff Dr Santa Barbara, CA 93109

PROJECT NO: 4/22/2024 1 PM DRAWN BY: A. Arora B. Henson CHECKED BY:

General Notes

GENERAL INFORMATION Run Title Title 24 Analysis Project Location 3239 Cliff Drive City Santa Barbara Standards Version 2022 Software Version CBECC-Res 2022.3.0 Climate Zone 6

Building Type Single family Front Orientation (deg/ Cardinal) 270 Number of Dwelling Units Project Scope Newly Constructed Number of Bedrooms Number of Stories Addition Cond. Floor Area (ft²) 0 Fenestration Average U-factor 0.3 Existing Cond. Floor Area (ft²) n/a Glazing Percentage (%) 58.36% Total Cond. Floor Area (ft²) | 1200 ADU Conditioned Floor Area n/a No Dwelling Unit: No

COMPLIANCE RESULTS 02 This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider. 03 This building incorporates one or more Special Features shown below

Project Name: Residential Building Calculation Date/Time: 2023-11-01T10:48:19-07:00 (Page 2 of 11) Calculation Description: Title 24 Analysis Input File Name: RaskopfKristenADU.ribd22x **ENERGY DESIGN RATINGS Energy Design Ratings Compliance Margins** Source Energy Efficiency¹ EDR Efficiency¹ EDR Total² EDR Source Energy Total² EDR (EDR1) (EDR1) (EDR2efficiency) (EDR2total) (EDR2efficiency) (EDR2total) Standard Design 29.8 33.8 29.5 33.8 **Proposed Design** 29.8 29.5 0 RESULT³: PASS

CF1R-PRF-01E

³Building complies when source energy, efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

¹Efficiency EDR includes improvements like a better building envelope and more efficient equipment

PV System resized to 2.00 kWdc (a factor of 1.998) to achieve 'Standard Design PV' PV scaling

²Total EDR includes efficiency and demand response measures such as photovoltaic (PV) system and batteries

Registration Number: 423-P010198453A-000-000-0000000-00000 Registration Date/Time: 11/01/2023 11:02 HERS Provider: CHEERS

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CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-11-01 10:49:10 Schema Version: rev 20220901

CF1R-PRF-01E CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD Project Name: Residential Building Calculation Date/Time: 2023-11-01T10:48:19-07:00 (Page 4 of 11) Calculation Description: Title 24 Analysis Input File Name: RaskopfKristenADU.ribd22x

	Standard Design (kBtu/ft ² - yr)	Proposed Design (kBtu/ft ² - yr)	Compliance Margin (kBtu/ft ² - yr)	Margin Percentage	
Gross EUI ¹	15.23	14.93	0.3	1.97	
Net EUI ²	5.65	5.35	0.3	5.31	
otes 1. Gross EUI is Energy Use Total (no 2. Net EUI is Energy Use Total (inclu	t including PV) / Total Building Area. ding PV) / Total Building Area.				

1											
REQUIRED PV SYS	TEMS										
01	02	03	04	05	06	07	08	09	10	11	12
DC System Size (kWdc)	Exception	Module Type	Array Type	Power Electronics	CFI	Azimuth (deg)	Tilt Input	Array Angle (deg)	Tilt: (x in 12)	Inverter Eff. (%)	Annual Solar Access (%)
2	NA	Standard (14-17%)	Fixed	none	true	150-270	n/a	n/a	<=7:12	96	98

The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis. Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

HERS FEATURE SUMMARY The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry

- Indoor air quality ventilation Kitchen range hood Minimum Airflow Verified SEER/SEER2 Fan Efficacy Watts/CFM
- Verified HSPF Verified heat pump rated heating capacity Duct leakage testing

Registration Number: 423-P010198453A-000-000-000000-0000

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Project Name: R Calculation Desc		-							ition Date/ ile Name: I				:00	(Page 7 of
FENESTRATION /	GLAZING													
01	02		03	04	05	06	07	08	09	10	11	12	13	14
Name	Туре		Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-facto Source	I SHG	SC SHGC Source	Exterior Shad
Window 9	Windo	w Ri	ght Wall	Right	180			1	18	0.28	NFRC	0.2	3 NFRC	Bug Scree
Glass Door 4	Windo	w Ri	ght Wall	Right	180			1	111.7	0.3	NFRC	0.2	1 NFRC	Bug Scree
Skylight 7	Skylig	ht	Roof	Front	270	M	1	1	12.7	0.38	NFRC	0.2	5 NFRC	
OPAQUE SURFACI	E CONSTR	UCTIONS				И								
01		C)2	03		Ш	04		05		06	07	08	
Construction N	lame	Surfac	е Туре	Construction	п Туре	Fra	aming		Total Cavit R-value	y Cor	or / Exterior ntinuous -value	U-factor Assembl		Layers
R-21 Wall		Exterio	or Walls	Wood Frame	-	2x6 @ 16 in. O. C.		R-21	Non	None / None 0.066		D.066 Inside Finish: Gypsu Cavity / Frame: R-2 Exterior Finish: \ Siding/sheathing/		
R-38 Roof No	Attic	Cathedra	al Ceilings	Wood Fra Ceiling		2x10 @	24 in. O.	C.	R-38	R-38 None / N		0.029 Roor Siding/si Cavity / F		lormal Gravel) : Wood ing/decking R-38 / 2x10 ypsum Board
R-19 Floor Crawlspace Floors Over Crawlspace			Wood Frame	d Floor	Floor 2x10 @ 16 in.		C.	R-19	None / None		0.046	Floor Surface: Carpeted Floor Deck: Wood Siding/sheathing/decking Cavity / Frame: R-19 / 2x10		
BUILDING ENVELO	OPE - HER	S VERIFICA	TION										•	
	01			02			0	3			04)5
Quality Insulation	n Installa	tion (QII)	High R-va	lue Spray Foam	Insulation	Buildi	ing Envelo	pe Air L	eakage		CFM50		CFI	V150
Not R	equired			Not Required			N	/A			n/a		n	/a

Project Name: Resid	dential Building			Calculati	on Date/Time: 2023	3-11-01T10:48:19-07	:00	(Page 10 of 11	
Calculation Descrip	tion: Title 24 Analy	sis		Input File	• Name: RaskopfKris	stenADU.ribd22x			
HVAC DISTRIBUTION	- HERS VERIFICATION								
01	02	03	04	05	06	07	08	09	
Name	Duct Leakage Verification	Duct Leakage Target (%)	Verified Duct Location	Verified Duct Design	Buried Ducts	Deeply Buried Ducts	Low-leakage Air Handler	Low Leakage Ducts Entirely in Conditioned Space	
Air Distribution System 1-hers-dist	Yes	5.0	Not Required	Not Required	Not Required	Credit not taken	Not Required	No	
HVAC - FAN SYSTEMS									
	01		02			03		04	
	Name		Тур	e	Fan Pov	Fan Power (Watts/CFM)			
	HVAC Fan 1		HVAC Fan			0.44	Fan 1-hers-fan		
HVAC FAN SYSTEMS -	HERS VERIFICATION								
	01			02			03		
	Name		,	erified Fan Watt Dra	W	Requir	ired Fan Efficacy (Watts/CFM)		
	HVAC Fan 1-hers-fan Required 0.44						0.44		
INDOOR AIR QUALITY	(IAQ) FANS								
01	02	03	04	05	06	07	08	09	
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status	
SFam IAQVentRpt	57	0.35	Exhaust	No	n/a / n/a	No	Yes		

Schema Version: rev 20220901

Registration Number: 423-P010198453A-000-000-000000-0000 Registration Date/Time: 11/01/2023 11:02 HERS Provider: CHEERS

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Registration Number: 423-P010198453A-000-000-0000000-00000 Registration Date/Time: 11/01/2023 11:02 HERS Provider: CHEERS

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CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-11-01 10:49:10 Schema Version: rev 20220901

		- RESIDENTIAL P	ERFORMANCI	E COMPLIAI	NCE ME		landar.		/-	2022	44.0474	40 40 07 00			CF1R-PRF-01
roject Name: R alculation Desc		· ·							•		-11-01110 tenADU.ri	:48:19-07:00 od22x			(Page 5 of 11
UILDING - FEATU	JRES INFORMATI	ION													
01		02		03	03 04							06			07
Project N	lame	Conditioned Floor	Area (ft ²)	umber of Dw Units	velling	Number of Bedrooms			Number of Zones			Number of Ventilation Cooling Systems			ber of Water ting Systems
Residential I	Building	1200		1			2		1			0			1
NE INFORMATI	ON				-			-	-	Н					
01		02		03	1	04				05		06			07
Zone Nam	e	Zone Type	HVAC S	stem Name	7	Zone Floor Area (ft ²)			Avg. Ceiling Height			Water Heating Sy	rstem 1		Status
First Floor	r	Conditioned	HVAC	System1	41	1200	П		7	10		DHW Sys 1	L		New
PAQUE SURFACE	ES									4					
01		02	03		ш	04	,	05		4	06	0:	7		08
Name		Zone	Construc	tion	Az	zimuth	Orier	ntation		Gross	Area (ft ²)	Window a		-	Tilt (deg)
Front Wall	Fi	rst Floor	R-21 W	all		270	Front		430		430	248	3.6		90
Left Wall	Fi	rst Floor	R-21 W	all		0	L	Left		250		231	7		90
Rear Wall	Fi	rst Floor	R-21 W	all		90	Back			430		77	.6		90
Right Wall	Fi	rst Floor	R-21 W	all		180	Ri	ight			250	129	0.7		90
Raised Floor	Fi	First Floor R-19 Floor		awlspace		n/a	r	n/a		9	1200	n/	a		n/a
PAOUE SURFACE	S - CATHEDRAL	CEILINGS													
01	02	03	04	0	5	06		07			08	09	10	T	11
Name	Zone	Construction	Azimuth	Orient	tation	Area (ft	2) 5	Skylight (ft ²		Roof	Rise (x in 12)	Roof Reflectance	Roof Emi	ttance	Cool Roof
Roof	First Floor	R-38 Roof No Attic	270	Fro	ont	1200		12.7	12.7		0	0.1	0.85	5	No

Registration Number: 423-P010198453A-000-000-000000-0000 NOTICE: This document has been generated by California Home Forces City stration Number: 423-P010198453A-000-000-000000-0000

Registration Date/Time: 11/01/2023 11:02

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Project Name: Res	roject Name: Residential Building									Calculation Date/Time: 2023-11-01T10:48:19-07:00								
Calculation Descri	Calculation Description: Title 24 Analysis							Input File	Na	me: Raskopf	Krist	enADU.	ribd22x					
WATER HEATING SYS	STEMS																	
01		02	03			04	05		06			07		08		09		
Name	Sy	stem Type	Distribution	tion Type W		Water Heater Name		Number of Units		Solar Heating System		Compact Distribution		HERS Verification		Water Heate Name (#)		
DHW Sys 1		omestic Hot ater (DHW)	Stand	Standard		DHW Heater 1		1		n/a		None		n/a		DHW Heater 1		
WATER HEATERS - N	EEA HE	AT PUMP					Н		7		7							
01		02		03		04	Ы		05		T	06		07		08		
Name		# of Units	Ta	nk Vol. (gal)	(al) NEEA Heat Branc				at Pump del Tank Loca		k Locatio	on	Duct Inlet Air Sour	ce D	uct Outlet Air So		
DHW Heater 1		1		65		Rhee		PROF RH3751 JA		55 gal,	(Outside		First Floor		First Floor		
WATER HEATING - H	ERS VE	RIFICATION				A					Ŧ							
01		02			03	Ħ	(04	Ì	0	5			06		07		
Name		Pipe Insu	ılation	Pa	rallel Pip	oing	Compact Distribution		Compact Distri			ibution Recirc		rculation Control		hower Drain Water He Recovery		
DHW Sys 1 - 1/	1	Not Rec	juired	N	ot Requi	ed	Not Re	equired		No	ne		N	ot Required		Not Required		
SPACE CONDITIONIN	IG SYST	TEMS																
01		02	03			04	()5		06			07	08		09		
Name	Sy	ystem Type	Heating Un	it Name		g Equipment Count	Cooling (Jnit Name	Co	oling Equipm Count	ent	Fan	Name	Distribution N	lame	Required Thermostat Ty		
HVAC System1	1	leat pump	Heat Pump	System		1		Heat Pump System		1		HVAC Fan 1		Air Distribution System 1		Setback		

Schema Version: rev 20220901

Project Name: Residential Building	Calculation Date/Time: 2023-11-01T10:48:19-07:00 (Page 11 of 1:							
Calculation Description: Title 24 Analysis	Input File Name: RaskopfKristenADU.ribd22x							
DOCUMENTATION AUTHOR'S DECLARATION STATEMENT								
I certify that this Certificate of Compliance documentation is accurate and complete.								
Documentation Author Name: Mario Bertacco	Documentation Author Signature: Mario Bertacco							
Company: NRG Compliance LP	Signature Date: 11/01/2023							
Address: PO Box 3777	CEA/ HERS Certification Identification (If applicable):							
City/State/Zip: Santa Rosa, CA 95402	Phone: 707-237-6957							
RESPONSIBLE PERSON'S DECLARATION STATEMENT								
	compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. e are consistent with the information provided on other applicable compliance documents, worksheets, building permit application. Responsible Designer Signature:							
Aastha Arora	Aastha Arora							
Company: Bevyhouse LLC	Date Signed: 11/01/2023							
Address: 1129 Maricopa Hwy. B124	License: 1039074							
City/State/Zip: Ojai, CA 93023	Phone: (805) 633-3111							

Digitally signed by California Home Energy Efficiency Rating Services (CHEERS). This digital signature is provided in order to secure the content of this registered document, and in no way implies Registration Provider responsibility for the accuracy of the information.

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ERTIFICATE OF COMP Project Name: Residen		RMANCE COMPLIANCE METH		: 2023-11-01T10:48:19-07:00		CF1R-PRF-01I (Page 3 of 11						
Calculation Description	n: Title 24 Analysis		Input File Name: RaskopfKristenADU.ribd22x									
NERGY USE SUMMARY												
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft ² -yr)	Standard Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Proposed Design Source Energy (EDR1) (kBtu/ft ² -yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft ² -yr)	Compliance Margin (EDR1)	Compliance Margin (EDR2)						
Space Heating	0.67	4.49	1.27	9.06	-0.6	-4.57						
Space Cooling	0.49	18.03	0.38	17.69	0.11	0.34						
IAQ Ventilation	0.37	3.95	0.37	3.95	0	0						
Water Heating	1.64	17.8	1.19	13.59	0.45	4.21						
Self Utilization/Flexibility Credit				0		0						
Efficiency Compliance Total	3.17	44.27	3.21	44.29	-0.04	-0.02						
Photovoltaics	-1.89	-52.94	-1.89	-52.73								
Battery			0	0								
Flexibility				4/2								
Indoor Lighting	0.81	8.12	0.81	8.12								
Appl. & Cooking	3.12	37.46	3.08	37.14								
Plug Loads	3.79	39.57	3.79	39.57								
Outdoor Lighting	0.2	1.81	0.2	1.81								
TOTAL COMPLIANCE	9.2	78.29	9.2	78.2								

Registration Number: 423-P010198453A-000-000-0000000-00000 Registration Date/Time: 11/01/2023 11:02 HERS Provider: CHEERS

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CA Building Energy Efficiency Standards - 2022 Residential Compliance Report Version: 2022.0.000 Report Generated: 2023-11-01 10:49:10 Schema Version: rev 20220901

	cription: Title									tenADU.ribd2			
NESTRATION /	GLAZING				ı	1		1	Γ				
01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Туре	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft ²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading
Window 1	Window	Front Wall	Front	270			1	60	0.28	NFRC	0.23	NFRC	Bug Screen
Window 2	Window	Front Wall	Front	270		1	1	60	0.28	NFRC	0.23	NFRC	Bug Screen
Window 3	Window	Front Wall	Front	270	W		1	60	0.28	NFRC	0.23	NFRC	Bug Screen
Window 4	Window	Front Wall	Front	270			1	12.3	0.28	NFRC	0.23	NFRC	Bug Screen
Window 5	Window	Front Wall	Front	270			1	13.3	0.28	NFRC	0.23	NFRC	Bug Screen
Window 6	Window	Front Wall	Front	270			1	8	0.43	NFRC	0.19	NFRC	Bug Screen
Window 8	Window	Front Wall	Front	270			1	7	0.43	NFRC	0.19	NFRC	Bug Screen
Glass Door 3	Window	Front Wall	Front	270			1	28	0.34	NFRC	0.18	NFRC	Bug Screen
Glass Door 1	Window	Left Wall	Left	0			1	111.7	0.3	NFRC	0.21	NFRC	Bug Screen
Glass Door 2	Window	Left Wall	Left	0			1	120	0.3	NFRC	0.21	NFRC	Bug Screen
Window 10	Window	Rear Wall	Back	90			1	10.3	0.28	NFRC	0.23	NFRC	Bug Screen
Window 11	Window	Rear Wall	Back	90			1	6	0.43	NFRC	0.19	NFRC	Bug Screen
Window 12	Window	Rear Wall	Back	90			1	10.7	0.28	NFRC	0.23	NFRC	Bug Screen
Window 13	Window	Rear Wall	Back	90			1	6	0.43	NFRC	0.19	NFRC	Bug Screen
Window 14	Window	Rear Wall	Back	90			1	12	0.28	NFRC	0.23	NFRC	Bug Screen
Window 15	Window	Rear Wall	Back	90			1	6	0.43	NFRC	0.19	NFRC	Bug Screen
Window 16	Window	Rear Wall	Back	90			1	13.3	0.28	NFRC	0.23	NFRC	Bug Screen
Window 17	Window	Rear Wall	Back	90			1	13.3	0.28	NFRC	0.23	NFRC	Bug Screen

Project Name: Resi	ERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE roject Name: Residential Building alculation Description: Title 24 Analysis									•	23-11-01 ristenADL	Г10:48:19-07 J.ribd22x	:00		CF1R-PRF-01E (Page 9 of 11)	
HVAC - HEAT PUMPS																
01	02	03	04		05	06	07		08	09	10	11	12		13	
		Normaliana			Heati	ng				Cooling		7				
Name	System Type	Number of Units	Heatin Efficien Type	су	HSPF/HS PF2/COP	Cap 47	Cap 17	Eff	ooling ficiency Type	SEER/SE ER2	EER/EER 2/CEER	Zonally Controlled	Compressor Type	н	HERS Verification	
Heat Pump System 1	Central split HP	1	HSPF		9	24000	15400	EE	ERSEER	16	11	Not Zonal	Single Speed		eat Pump System 1-hers-htpump	
HVAC HEAT PUMPS -	HERS VERIFICATION			Н		A										
01	02	03	T	h	04		05	Н		06		07	08		09	
Name	Verified Airflow	Airflow Ta	arget	Veri	fied EER/EI	ER2	Verified SEER/SEER	2		d Refrigera Charge		/erified PF/HSPF2	Verified Hea	ting	Verified Heating Cap 17	
Heat Pump System 1-hers-htpump	Required	350		N	ot Required	d	Required	Ų	4	No		Yes	Yes		Yes	

Schema Version: rev 20220901

		Omes	Тур	' I PF	2/COP	.ap 47	Cap 17		ype	ER2	2/CEER	Controlled	1,460	
Heat Pump System 1	Central split HP	1	HSI	PF	9	24000	15400	EEF	RSEER	16	11	Not Zonal	Single Speed	Heat Pump System 1-hers-htpump
						A		7.1						
HVAC HEAT PUMPS -	HERS VERIFICATION													
01	02	03			04		05			06		07	08	09
Name	Verified Airflow	Airflow Ta	ırget	Verified	EER/EER	7 1	Verified ER/SEER2	2		Refrigeran arge		erified PF/HSPF2	Verified Heatir Cap 47	verified Heating Cap 17
Heat Pump System 1-hers-htpump	Required	350		Not R	lequired	F	Required	Ų		No		Yes	Yes	Yes
HVAC - DISTRIBUTIO	N SYSTEMS			7			// .							
01	02	03		04	05	06	0	7	08	09		10	11	12
	_			Duct In	s. R-value	Due	ct Locatio	n	Surfa	ce Area				
Name	Туре	Design T	ype	Supply	Retur	Supp	ly Ret	urn	Supply	Return		ass Duct	Duct Leakage	HERS Verification
Air Distribution System 1	Unconditioned crawl space	Non-Veri	fied	R-6	R-6	Craw Spac			n/a	n/a	No B	ypass Duct	Sealed and Test	ed Air Distribution System 1-hers-dist
	!	•			•									

Registration Number: 423-P010198453A-000-000-000000-00000

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CA Building Energy Efficiency Standards - 2022 Residential Compliance

**Registration Date/Time: 11/01/2023 11:02

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**Report Version: 2022.0.000*

**Report Generated: 2023-11-01*

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REVISIONS

DESCRIPTION NO. DATE

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#125 Raskopf ADU

3239 Cliff Dr Santa Barbara, CA 93109

PROJECT NO: #125 4/22/2024 1 PM DRAWN BY: A. Arora B. Henson

Title 24 Calcs

CHECKED BY:

RESIDENT	TIAL MEAS	SURES SU	JMM.	ARY				RMS-1
Project Name	ton ADII		Buil	ding Type	☑ Single Fam □ Multi Famil	ily ☐ Addition Ald	one ddition/Alteration	Date 11/1/2023
Raskopf, Krist Project Address	en adu		Cali	fornia Ener	gy Climate Zone	Total Cond. Floor		# of Units
3239 Cliff Driv	ve Santa Bar	bara			te Zone 06	1,200	n/a	1
INSULATIO					Area			
Constructio	n Type		Cav	/ity	(ft²) S	pecial Featu	res	Status
Floor Wood	Framed w/Crawl S	pace	R 19		1,200			New
Wall Wood	Framed		R 20		672			New
Roof Wood	Framed Rafter		R 38		1,187			New
FENESTRA'	TION	Total Area:	700	Glazing I	Percentage:	58.4% New/Altered	Average U-Factor:	0.30
Orientation	Area(ft²)		HGC	Overh			r Shades	Status
Front (W)	205.6	0.280	0.23	none	none	N/A		New
Front (W)	15.0	0.430	0.19	none	none	N/A		New
Front (W)	28.0	0.340	0.18	none	none	N/A		New
Left (N)	231.7	0.300	0.21	none	none	N/A		New
Rear (E)	59.6	0.280	0.23	none	none	N/A		New
Rear (E)	18.0	0.430	0.19	none	none	N/A		New
Right (S)	18.0	0.280	0.23	none	none	N/A		New
Right (S)	111.7	0.300	0.21	none	none	N/A		New
Skylight	12.7	0.380	0.25	none	none	N/A		New
HVAC SYS1								
Qty. Heati	_	Min. Eff	Co	oling	Mir	n. Eff	Thermostat	Status
	Heat Pump	9.00 HSPF		lit Heat Pun	np 16.0	SEER S	etback	New
HVAC DIST		4.			-	41	Duct	0.4
Location		ating		oling	Duct Loc	ation	R-Value	Status
	Ducted	d	Duc	ted	Crawlspace		6.0	New
HVAC System								
HVAC System								
•	ATING							
WATER HEA	ATING	Gall	ons	Min. E	Eff Distri	bution		Status
WATER HEA		Gall	ons	Min. E	Eff Distri			Status New

EnergyPro 9.2 by EnergySoft User Number: 5581

§ 110.10(d):

5/6/22

provided to the occupant.

§ 150.0(k)1G:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1H:	Light Sources in Enclosed or Recessed Luminaires . Lamps and other separable light sources that are not compliant with the JA8 elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.
§ 150.0(k)11:	Light Sources in Drawers, Cabinets, and Linen Closets. Light sources internal to drawers, cabinetry or linen closets are not required to comply with Table 150.0-A or be controlled by vacancy sensors provided that they are rated to consume no more than 5 watts of power, emit no more than 150 lumens, and are equipped with controls that automatically turn the lighting off when the drawer, cabinet or linen closet is closed.
§ 150.0(k)2A:	Interior Switches and Controls. All forward phase cut dimmers used with LED light sources must comply with NEMA SSL 7A.
§ 150.0(k)2B:	Interior Switches and Controls. Exhaust fans must be controlled separately from lighting systems. *
§ 150.0(k)2A:	Accessible Controls. Lighting must have readily accessible wall-mounted controls that allow the lighting to be manually turned on and off. *
§ 150.0(k)2B:	Multiple Controls . Controls must not bypass a dimmer, occupant sensor, or vacancy sensor function if the dimmer or sensor is installed to comply with § 150.0(k).
§ 150.0(k)2C:	Mandatory Requirements. Lighting controls must comply with the applicable requirements of § 110.9.
§ 150.0(k)2D:	Energy Management Control Systems. An energy management control system (EMCS) may be used to comply with dimming, occupancy, and control requirements if it provides the functionality of the specified control per § 110.9 and the physical controls specified in § 150.0(k)2A.
§ 150.0(k)2E:	Automatic Shutoff Controls. In bathrooms, garages, laundry rooms, utility rooms and walk-in closets, at least one installed luminaire must be controlled by an occupancy or vacancy sensor providing automatic-off functionality. Lighting inside drawers and cabinets with opaque fronts or doors must have controls that turn the light off when the drawer or door is closed.
§ 150.0(k)2F:	Dimmers. Lighting in habitable spaces (e.g., living rooms, dining rooms, kitchens, and bedrooms) must have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces must comply with NEMA SSL 7A.
§ 150.0(k)2K:	Independent controls . Integrated lighting of exhaust fans shall be controlled independently from the fans. Lighting under cabinets or shelves, lighting in display cabinets, and switched outlets must be controlled separately from ceiling-installed lighting.
§ 150.0(k)3A:	Residential Outdoor Lighting. For single-family residential buildings, outdoor lighting permanently mounted to a residential building, or to other buildings on the same lot, must have a manual on/off switch and either a photocell and motion sensor or automatic time switch control) or an astronomical time clock. An energy management control system that provides the specified control functionality and meets a applicable requirements may be used to meet these requirements.
§ 150.0(k)4:	Internally illuminated address signs. Internally illuminated address signs must either comply with § 140.8 or consume no more than 5 watts of power.
§ 150.0(k)5:	Residential Garages for Eight or More Vehicles. Lighting for residential parking garages for eight or more vehicles must comply with the applicable requirements for nonresidential garages in §§ 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0.
Solar Readiness:	
§ 110.10(a)1:	Single-family Residences . Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency, which do not have a photovoltaic system installed, must comply with the requirements of § 110.10(b)-(e).
§110.10(b)1A:	Minimum Solar Zone Area. The solar zone must have a minimum total area as described below. The solar zone must comply with access, pathway, smoke ventilation, and spacing requirements as specified in Title 24, Part 9 or other parts of Title 24 or in any requirements adopted by a local jurisdiction. The solar zone total area must be comprised of areas that have no dimension less than 5 feet and are no less than 80 square feet each for buildings with roof areas less than or equal to 10,000 square feet or no less than 160 square feet each for buildings with roof areas greater than 10,000 square feet. For single-family residences, the solar zone must be located on the roof or overhang of the building and have a total area no less than 250 square feet.
§ 110.10(b)2:	Azimuth. All sections of the solar zone located on steep-sloped roofs must have an azimuth between 90-300° of true north.
§ 110.10(b)3A:	Shading. The solar zone must not contain any obstructions, including but not limited to: vents, chimneys, architectural features, and roof mounted equipment.*
§ 110.10(b)3B:	Shading. Any obstruction located on the roof or any other part of the building that projects above a solar zone must be located at least twice the horizontal distance of the height difference between the highest point of the obstruction and the horizontal projection of the nearest point of the solar zone, measured in the vertical plane.*
§ 110.10(b)4:	Structural Design Loads on Construction Documents. For areas of the roof designated as a solar zone, the structural design loads for roof dead load and roof live load must be clearly indicated on the construction documents.
§ 110.10(c):	Interconnection Pathways. The construction documents must indicate: a location reserved for inverters and metering equipment and a pathway reserved for routing of conduit from the solar zone to the point of interconnection with the electrical service; and for single-family residences and central water-heating systems, a pathway reserved for routing plumbing from the solar zone to the water-heating system.
§ 110.10(d):	Documentation. A copy of the construction documents or a comparable document indicating the information from § 110.10(b)-(c) must be provided to the occupant

Main Electrical Service Panel. The main electrical service panel must have a minimum busbar rating of 200 amps.

Main Electrical Service Panel. The main electrical service panel must have a reserved space to allow for the installation of a double pole circuit breaker for a future solar electric installation. The reserved space must be permanently marked as "For Future Solar Electric."

2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used. Review the respective section for more information.

(04/2022)	respective section for more information.
§ 110.6(a)1:	Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA/WDMA/CSA 101/I.S.2/A440-2011. *
§ 110.6(a)5:	Labeling. Fenestration products and exterior doors must have a label meeting the requirements of § 10-111(a).
§ 110.6(b):	Field fabricated exterior doors and fenestration products must use U-factors and solar heat gain coefficient (SHGC) values from Tables 110.6-A, 110.6-B, or JA4.5 for exterior doors. They must be caulked and/or weather-stripped.*
§ 110.7:	Air Leakage . All joints, penetrations, and other openings in the building envelope that are potential sources of air leakage must be caulked, gasketed, or weather stripped.
§ 110.8(a):	Insulation Certification by Manufacturers . Insulation must be certified by the Department of Consumer Affairs, Bureau of Household Goods and Services (BHGS).
§ 110.8(g):	Insulation Requirements for Heated Slab Floors. Heated slab floors must be insulated per the requirements of § 110.8(g).
§ 110.8(i):	Roofing Products Solar Reflectance and Thermal Emittance. The thermal emittance and aged solar reflectance values of the roofing material must meet the requirements of § 110.8(i) and be labeled per §10-113 when the installation of a cool roof is specified on the CF1R.
§ 110.8(j):	Radiant Barrier. When required, radiant barriers must have an emittance of 0.05 or less and be certified to the Department of Consume Affairs.
§ 150.0(a):	Roof Deck, Ceiling and Rafter Roof Insulation. Roof decks in newly constructed attics in climate zones 4 and 8-16 area-weighted average U-factor not exceeding U-0.184. Ceiling and rafter roofs minimum R-22 insulation in wood-frame ceiling; or area-weighted average U-factor must not exceed 0.043. Rafter roof alterations minimum R-19 or area-weighted average U-factor of 0.054 or less. Attic access doors must have permanently attached insulation using adhesive or mechanical fasteners. The attic access must be gasketed to prevent air leakage. Insulation must be installed in direct contact with a roof or ceiling which is sealed to limit infiltration and exfiltration as specified in § 110.7, including but not limited to placing insulation either above or below the roof deck or on top of a drywall ceiling.*
§ 150.0(b):	Loose-fill Insulation. Loose fill insulation must meet the manufacturer's required density for the labeled R-value.
§ 150.0(c):	Wall Insulation . Minimum R-13 insulation in 2x4 inch wood framing wall or have a U-factor of 0.102 or less, or R-20 in 2x6 inch wood framing or have a U-factor of 0.071 or less. Opaque non-framed assemblies must have an overall assembly U-factor not exceeding 0.10
	Masonry walls must meet Tables 150.1-A or B. *
§ 150.0(d):	Raised-floor Insulation. Minimum R-19 insulation in raised wood framed floor or 0.037 maximum U-factor. *
§ 150.0(f):	Slab Edge Insulation. Slab edge insulation must meet all of the following: have a water absorption rate, for the insulation material alor without facings, no greater than 0.3 percent; have a water vapor permeance no greater than 2.0 perm per inch; be protected fro physical damage and UV light deterioration; and, when installed as part of a heated slab floor, meet the requirements of § 110.8(g).
§ 150.0(g)1:	Vapor Retarder. In climate zones 1 through 16, the earth floor of unvented crawl space must be covered with a Class I or Class II vapor retarder. This requirement also applies to controlled ventilation crawl space for buildings complying with the exception to §150.0(d).
§ 150.0(g)2:	Vapor Retarder. In climate zones 14 and 16, a Class I or Class II vapor retarder must be installed on the conditioned space side of all insulation in all exterior walls, vented attics, and unvented attics with air-permeable insulation.
§ 150.0(q):	Fenestration Products . Fenestration, including skylights, separating conditioned space from unconditioned space or outdoors must have a maximum U-factor of 0.45; or area-weighted average U-factor of all fenestration must not exceed 0.45.
ireplaces, Decor	ative Gas Appliances, and Gas Log:
§ 110.5(e)	Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces.
§ 150.0(e)1:	Closable Doors. Masonry or factory-built fireplaces must have a closable metal or glass door covering the entire opening of the firebox.
§ 150.0(e)2:	Combustion Intake. Masonry or factory-built fireplaces must have a combustion outside air intake, which is at least six square inches in area and is equipped with a readily accessible, operable, and tight-fitting damper or combustion-air control device.
§ 150.0(e)3:	Flue Damper. Masonry or factory-built fireplaces must have a flue damper with a readily accessible control.*
	ng, Water Heating, and Plumbing System:
§ 110.0-§ 110.3:	Certification. Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission.
§ 110.2(a):	HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N. *

s 110.2(a): regulated appliances must be certified by the manufacturer to the California Energy Commission.

| § 110.2(a): HVAC Efficiency. Equipment must meet the applicable efficiency requirements in Table 110.2-A through Table 110.2-N.*

| Controls for Heat Pumps with Supplementary Electric Resistance Heaters. Heat pumps with supplementary electric resistance heaters must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the cut-on temperature for compression heating is higher than the cut-on temperature for supplementary heating, and the cut-off temperature for compression heating is higher than the cut-off temperature for supplementary heating.

| § 110.2(c): Thermostats. All heating or cooling systems not controlled by a central energy management control system (EMCS) must have a setback thermostat. *

| Insulation. Unfired service water heater storage tanks and solar water-heating backup tanks must have adequate insulation, or tank surface heat loss rating.

§ 110.3(c)3: surface heat loss rating.

| Solation Valves | Instantaneous water heaters with an input rating greater than 6.8 kBtu per hour (2 kW) must have isolation valves with hose bibbs or other fittings on both cold and hot water lines to allow for flushing the water heater when the valves are closed.

TENTROY COMMISSION I	2022 Single-Family Residential Mandatory Requirements Summary
§ 150.0(s)	Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more and four or more ESS supplied branch circuits, <u>or</u> a dedicated raceway from the main service to a subpanel that supplies the branch circuits in § 150.0(s); at least four branch circuits must be identified and have their source collocated at a single panelboard suitable to be supplied by the ESS, with one circuit supplying the refrigerator, one lighting circuit near the primary exit, and one circuit supplying a sleeping room receptacle outlet; main panelboard must have a minimum busbar rating of 225 amps; sufficient space must be reserved to allow future installation of a system isolation equipment/transfer switch within 3' of the main panelboard, with raceways installed between the panelboard and the switch location to allow the connection of backup power source.
§ 150.0(t)	Heat Pump Space Heater Ready. Systems using gas or propane furnaces to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the furnace with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."
§ 150.0(u)	Electric Cooktop Ready. Systems using gas or propane cooktop to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the cooktop with circuit conductors rated at least 50 amps with the blank cover identified as

Electric Clothes Dryer Ready. Clothes dryer locations with gas or propane plumbing to serve individual dwelling units must include: A dedicated unobstructed 240V branch circuit wiring installed within 3' of the dryer location with circuit conductors rated at least 30 amps with the blank cover identified as "240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently marked as "For Future 240V use."

"240V ready;" and a reserved main electrical service panel space to allow for the installation of a double pole circuit breaker permanently

*Exceptions may apply.

marked as "For Future 240V use."

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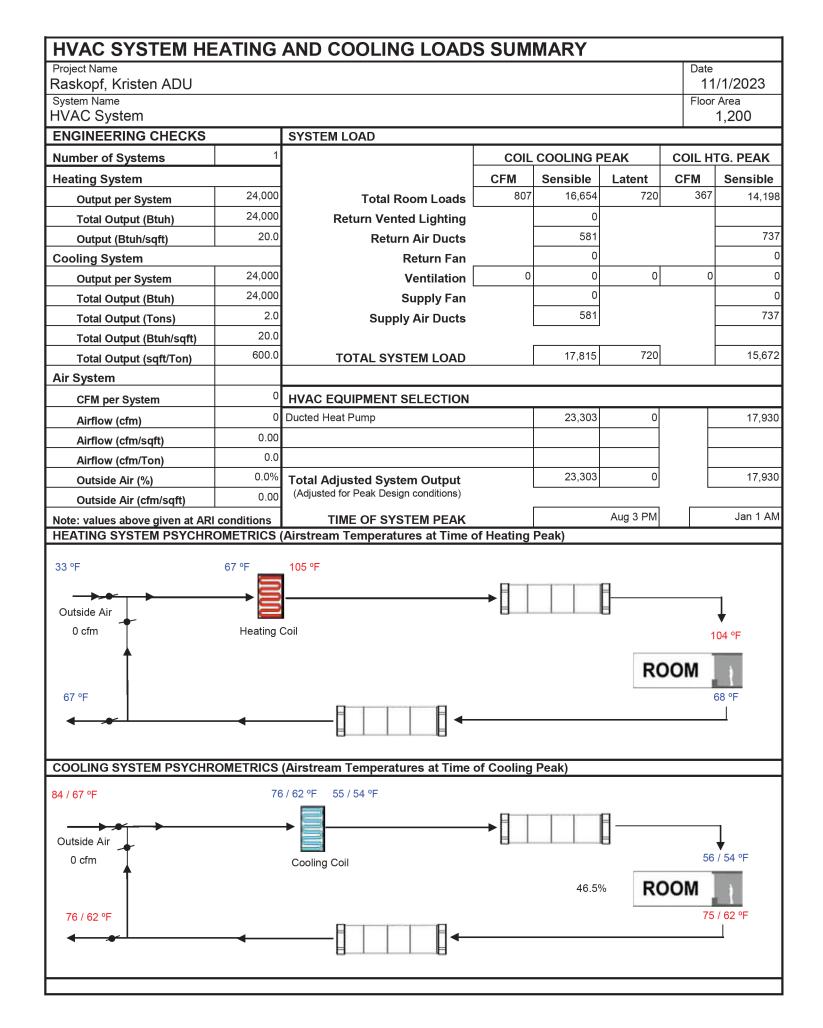
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§ 110.5:	Pilot Lights. Continuously burning pilot lights are prohibited for natural gas: fan-type central furnaces; household cooking appliances (except appliances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu per hour); and pool and
	spa heaters. *
§ 150.0(h)1:	Building Cooling and Heating Loads . Heating and/or cooling loads are calculated in accordance with the ASHRAE Handbook, Equipment Volume, Applications Volume, and Fundamentals Volume; the SMACNA Residential Comfort System Installation Standards Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
§ 150.0(h)3A:	Clearances. Air conditioner and heat pump outdoor condensing units must have a clearance of at least five feet from the outlet of any dryer.
§ 150.0(h)3B:	Liquid Line Drier . Air conditioners and heat pump systems must be equipped with liquid line filter driers if required, as specified by the manufacturer's instructions.
§ 150.0(j)1:	Water Piping, Solar Water-heating System Piping, and Space Conditioning System Line Insulation. All domestic hot water piping must be insulated as specified in § 609.11 of the California Plumbing Code. *
§ 150.0(j)2:	Insulation Protection. Piping insulation must be protected from damage, including that due to sunlight, moisture, equipment' maintenance, and wind as required by §120.3(b). Insulation exposed to weather must be water retardant and protected from UV light (no adhesive tapes). Insulation covering chilled water piping and refrigerant suction piping located outside the conditioned space must include, or be protected by, a Class I or Class II vapor retarder. Pipe insulation buried below grade must be installed in a waterproof and non-crushable casing or sleeve.
§ 150.0(n)1:	Gas or Propane Water Heating Systems. Systems using gas or propane water heaters to serve individual dwelling units must designate a space at least 2.5' x 2.5' x 7' suitable for the future installation of a heat pump water heater, and meet electrical and plumbing requirements, based on the distance between this designated space and the water heater location; and a condensate drain no more than 2" higher than the base of the water heater
§ 150.0(n)3:	Solar Water-heating Systems . Solar water-heating systems and collectors must be certified and rated by the Solar Rating and Certification Corporation (SRCC), the International Association of Plumbing and Mechanical Officials, Research and Testing (IAPMO R&T), or by a listing agency that is approved by the executive director.
ucts and Fans:	
§ 110.8(d)3:	Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC). If a contractor installs the insulation, the contractor must certify to the customer, in writing, that the insulation meets this requirement.
§ 150.0(m)1:	CMC Compliance. All air-distribution system ducts and plenums must meet CMC §§ 601.0-605.0 and ANSI/SMACNA-006-2006 HVAC Duct Construction Standards Metal and Flexible 3rd Edition. Portions of supply-air and return-air ducts and plenums must be insulated to R-6.0 or higher; ducts located entirely in conditioned space as confirmed through field verification and diagnostic testing (RA3.1.4.3.8) do not require insulation. Connections of metal ducts and inner core of flexible ducts must be mechanically fastened. Openings must be sealed with mastic, tape, or other duct-closure system that meets the applicable UL requirements, or aerosol sealant that meets UL 723. The combination of mastic and either mesh or tape must be used to seal openings greater than ¼", If mastic or tape is used. Building cavities, air handler support platforms, and plenums designed or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air. Building cavities and support platforms may contain ducts; ducts installed in
	these spaces must not be compressed. *
§ 150.0(m)2:	Factory-Fabricated Duct Systems . Factory-fabricated duct systems must comply with applicable requirements for duct construction, connections, and closures; joints and seams of duct systems and their components must not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands.
§ 150.0(m)3:	Field-Fabricated Duct Systems. Field-fabricated duct systems must comply with applicable requirements for: pressure-sensitive tapes, mastics, sealants, and other requirements specified for duct construction.
§ 150.0(m)7:	Backdraft Damper. Fan systems that exchange air between the conditioned space and outdoors must have backdraft or automatic dampers.
§ 150.0(m)8:	Gravity Ventilation Dampers. Gravity ventilating systems serving conditioned space must have either automatic or readily accessible, manually operated dampers in all openings to the outside, except combustion inlet and outlet air openings and elevator shaft vents.
§ 150.0(m)9:	Protection of Insulation. Insulation must be protected from damage due tosunlight, moisture, equipment maintenance, and wind. Insulation exposed to weather must be suitable for outdoor service (e.g., protected by aluminum, sheet metal, painted canvas, or plastic cover). Cellular foam insulation must be protected as above or painted with a water retardant and solar radiation-resistant coating.
§ 150.0(m)10:	Porous Inner Core Flex Duct. Porous inner cores of flex ducts must have a non-porous layer or air barrier between the inner core and outer vapor barrier.
§ 150.0(m)11:	Duct System Sealing and Leakage Test. When space conditioning systems use forced air duct systems to supply conditioned air to an occupiable space, the ducts must be sealed and duct leakage tested, as confirmed through field verification and diagnostic testing, in accordance with Reference Residential Appendix RA3.1.
§ 150.0(m)12:	Air Filtration. Space conditioning systems with ducts exceeding 10 feet and the supply side of ventilation systems must have MERV 13 or equivalent filters. Filters for space conditioning systems must have a two inch depth or can be one inch if sized per Equation 150.0-A. Clean-filter pressure drop and labeling must meet the requirements in §150.0(m)12. Filters must be accessible for regular service. Filter racks or grilles must use gaskets, sealing, or other means to close gaps around the inserted filters to and prevents air from bypassing the

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Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe, or a permanently installed static pressure probe in the supply plenum. Airflow must be ≥ 350 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.45 watts per CFM for gas furnace air handlers and ≤ 0.58 watts per CFM for all others. Small duct high velocity systems must provide an airflow ≥ 250 CFM per ton of nominal cooling capacity, and an air-handling unit fan efficacy ≤ 0.62 watts per CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3. *

§ 150.0(o)1:	Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings subject to the amendments specified in § 150.0(o)1.*
§ 150.0(o)1B:	Central Fan Integrated (CFI) Ventilation Systems. Continuous operation of CFI air handlers is not allowed to provide the whole-dwelling unit ventilation airflow required per §150.0(o)1C. A motorized damper(s) must be installed on the ventilation duct(s) that prevents all airflow through the space conditioning duct system when the damper(s) is closed and controlled per §150.0(o)1Biii&iv. CFI ventilation systems must have controls that track outdoor air ventilation run time, and either open or close the motorized damper(s) for compliance with §150.0(o)1C.
§ 150.0(o)1C:	Whole-Dwelling Unit Mechanical Ventilation for Single-Family Detached and townhouses. Single-family detached dwelling units, and attached dwelling units not sharing ceilings or floors with other dwelling units, occupiable spaces, public garages, or commercial spaces must have mechanical ventilation airflow specified in § 150.0(o)1Ci-iii.
§ 150.0(o)1G:	Local Mechanical Exhaust. Kitchens and bathrooms must have local mechanical exhaust; nonenclosed kitchens must have demand-controlled exhaust system meeting requirements of §150.0(o)1Giii,enclosed kitchens and bathrooms can use demand-controlled or continuous exhaust meeting §150.0(o)1Giii-iv. Airflow must be measured by the installer per §150.0(o)1Gv, and rated for sound per §150.0(o)1Gvi. *
§ 150.0(o)1H&I:	Airflow Measurement and Sound Ratings of Whole-Dwelling Unit Ventilation Systems. The airflow required per § 150.0(o)1C mube measured by using a flow hood, flow grid, or other airflow measuring device at the fan's inlet or outlet terminals/grilles per Reference Residential Appendix RA3.7. Whole-Dwelling unit ventilation systems must be rated for sound per ASHRAE 62.2 §7.2 at no less than the minimum airflow rate required by §150.0(o)1C.
§ 150.0(o)2:	Field Verification and Diagnostic Testing. Whole-Dwelling Unit ventilation airflow, vented range hood airflow and sound rating, and HRV and ERV fan efficacy must be verified in accordance with Reference Residential Appendix RA3.7. Vented range hoods must be verified per Reference Residential Appendix RA3.7.4.3 to confirm if it is rated by HVI or AHAM to comply with the airflow rates and sound requirements per §150.0(o)1G
ool and Spa Sys	tems and Equipment:
§ 110.4(a):	Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDbS; an on-off switch mounted outside of the heater that allows shutting of the heater without adjusting the thermostat setting; a permanent weatherproof plate or card with operating instructions; and must not use electric resistance heating. *
§ 110.4(b)1:	Piping . Any pool or spa heating system or equipment must be installed with at least 36 inches of pipe between the filter and the heater, dedicated suction and return lines, or built-in or built-up connections to allow for future solar heating.
§ 110.4(b)2:	Covers. Outdoor pools or spas that have a heat pump or gas heater must have a cover.
§ 110.4(b)3:	Directional Inlets and Time Switches for Pools . Pools must have directional inlets that adequately mix the pool water, and a time switch that will allow all pumps to be set or programmed to run only during off-peak electric demand periods.
§ 110.5:	Pilot Light. Natural gas pool and spa heaters must not have a continuously burning pilot light.
§ 150.0(p):	Pool Systems and Equipment Installation . Residential pool systems or equipment must meet the specified requirements for pump sizing, flow rate, piping, filters, and valves. *
ighting:	
§ 110.9:	Lighting Controls and Components . All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9.
§ 150.0(k)1A:	Luminaire Efficacy. All installed luminaires must meet the requirements in Table 150.0-A, except lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers; navigation lighting less than 5 watts; and lighting internal to drawers, cabinets, and lighting less with an efficacy of at least 45 lumens per watt.
150.0(k)1B:	Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8. *
§ 150.0(k)1C:	Recessed Downlight Luminaires in Ceilings. Luminaires recessed into ceilings must not contain screw based sockets, must be airtight and must be sealed with a gasket or caulk. California Electrical Code § 410.116 must also be met.

Light Sources in Enclosed or Recessed Luminaires. Lamps and other separable light sources that are not compliant with the JA8

elevated temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.

Blank Electrical Boxes. The number of electrical boxes that are more than five feet above the finished floor and do not contain a luminaire or other device shall be no more than the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor

control, low voltage wiring, or fan speed control.

Lighting Integral to Exhaust Fans. Lighting integral to exhaust fans (except when installed by the manufacturer in kitchen exhaust hoods) must meet the applicable requirements of § 150.0(k).

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DATE:	4/22/2024 1 PM
DRAWN BY:	A. Arora
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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

	RESIDENTIAL N	IANDATORY MEASURES, SHEE	T 1 (January 2023)	Y = YES N/A = NOT APPLICABLE RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)
Y N/A RESPON PARTY	CHAPTER 3	PARTY	N/A RESPON. PARTY Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location or the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.	Y N/A RESPON. PARTY
	GREEN BUILDING	4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest	4.106.4.2.4 Identification.	4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with
	SECTION 301 GENERAL	whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any	The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.	a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
	301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code,	applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.	4.106.4.2.5 Electric Vehicle Ready Space Signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans	NOTES:
	but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.	4.106.4.2.1Multifamily development projects with less than 20 dwelling units; and hotels and motels with less	Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).	The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are
	301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the	than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to	4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing	available at: https://www.water.ca.gov/
	building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.	this section. 1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types	multifamily buildings. When new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or	DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE
	The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking	of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical	altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.	EFFICIENCY
	facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.	system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.	Notes:	4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in
	Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.	The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved	1.Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.	sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
	Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or	for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. Exceptions:	2.There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.	4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
	improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate	1.When EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number	DIVISION 4.2 ENERGY EFFICIENCY	4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section
	of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.	of EV capable spaces.	4.201 GENERAL 4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy	4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.
		2.When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of	Commission will continue to adopt mandatory standards.	Exceptions:
	301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential	EV chargers installed. Notes:	DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION	Excavated soil and land-clearing debris. Alternate waste reduction methods developed by working with local agencies if diversion or
	buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.	a.Construction documents are intended to demonstrate the project's capability and capacity for facilitating	4.303 INDOOR WATER USE 4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and	recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
	nign-rise buildings, no barrier will be used.	future EV charging.	urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.	 The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.
	SECTION 302 MIXED OCCUPANCY BUILDINGS	b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.	Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final	4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as
	302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.	2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per	completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential	necessary and shall be available during construction for examination by the enforcing agency.
	Exceptions: 1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.	dwelling unit when more than one parking space is provided for use by a single dwelling unit.	buildings affected and other important enactment dates. 4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per	Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. 2. Specify if construction and demolition waste materials will be contact on site (course construct) or
	2. [HCD] For purposes of <i>CAL</i> Green, live/work units, complying with Section 419 of the <i>California Building Code</i> , shall not be considered mixed occupancies. Live/Work units shall comply with	Exception: Areas of parking facilities served by parking lifts.	4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.	Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream). Identify diversion facilities where the construction and demolition waste material collected will be
	Chapter 4 and Appendix A4, as applicable.	4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to	Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume	taken. 4. Identify construction methods employed to reduce the amount of construction and demolition waste
	DIVISION 4.1 PLANNING AND DESIGN ABBREVIATION DEFINITIONS:	The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.	of two reduced flushes and one full flush.	generated. 5. Specify that the amount of construction and demolition waste materials diverted shall be calculated
	HCD Department of Housing and Community Development BSC California Building Standards Commission	1.EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2	4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.	by weight or volume, but not by both.
	DSA-SS Division of the State Architect, Structural Safety OSHPD Office of Statewide Health Planning and Development	EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all	4.303.1.3 Showerheads.	4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.
	LR Low Rise HR High Rise AA Additions and Alterations	EVs at all required EV spaces at a minimum of 40 amperes. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved	4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA	Note: The owner or contractor may make the determination if the construction and demolition waste
	N New	for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.	WaterSense Specification for Showerheads.	materials will be diverted by a waste management company.
	CHAPTER 4	Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 3, the number of EV capable spaces required may be	4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only	4.408.4 WASTE STREAM REDUCTION ALTERNATIVE [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in
	RESIDENTIAL MANDATORY MEASURES	reduced by a number equal to the number of EV chargers installed over the five (5) percent required.	allow one shower outlet to be in operation at a time.	Section 4.408.1
	SECTION 4.102 DEFINITIONS	a.Construction documents shall show locations of future EV spaces.	Note: A hand-held shower shall be considered a showerhead.	4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds
	4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)	b.There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or	4.303.1.4 Faucets. 4.303.1.4 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall	per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1
	FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar	EV chargers are installed for use.	not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.	4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4
	pervious material used to collect or channel drainage or runoff water. WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials	2.EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.	4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory	Notes:
	such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.	Exception: Areas of parking facilities served by parking lifts.	faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.	Sample forms found in "A Guide to the California Green Building Standards Code (Basidestin)" Instantation of the California Green Building Standards Code
	4.106 SITE DEVELOPMENT	3.EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE.	4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.	(Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section. 2. Mixed construction and demolition debris (C & D) processors can be located at the California
	4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.	Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.	4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons	Department of Resources Recycling and Recovery (CalRecycle).
	4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less	When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical	per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.	4.410 BUILDING MAINTENANCE AND OPERATION 4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the
	than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent	capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall	Note: Where complying faucets are unavailable, aerators or other means may be used to achieve	following shall be placed in the building:
	property, prevent erosion and retain soil runoff on the site.	have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.	reduction.	Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
	 Retention basins of sufficient size shall be utilized to retain storm water on the site. Where storm water is conveyed to a public drainage system, collection point, gutter or similar 	4.106.4.2.2.1 Electric vehicle charging stations (EVCS).	4.303.1.4.5 Pre-rinse spray valves. When installed, shall meet the requirements in the <i>California Code of Regulations</i> , Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607	Operation and maintenance instructions for the following:
	disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency. 3. Compliance with a lawfully enacted storm water management ordinance.	Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3, shall comply with Section 4.106.4.2.2.1. Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels	(d)(7) and shall be equipped with an integral automatic shutoff.	appliances and equipment. b. Roof and yard drainage, including gutters and downspouts.
	Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or	shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.	FOR REFERENCE ONLY: The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section	c. Space conditioning systems, including condensers and air filters. d. Landscape irrigation systems.
	are part of a larger common plan of development which in total disturbs one acre or more of soil.	4.106.4.2.2.1.1 Location.	1605.3 (h)(4)(A).	e. Water reuse systems. 3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
	(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)	EVCS shall comply with at least one of the following options: 1.The charging space shall be located adjacent to an accessible parking space meeting the requirements of	TABLE H-2	4. Public transportation and/or carpool options available in the area. 5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent
	4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:	the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.	STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY	and what methods an occupant may use to maintain the relative humidity level in that range. 6. Information about water-conserving landscape and irrigation design and controllers which conserve
	1. Swales	2.The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.	VALUES MANUFACTURED ON OR AFTER JANUARY 28, 2019	water. 7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
	Water collection and disposal systems French drains Water retention gardens	Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1 and Section	PRODUCT CLASS [spray force in ounce force (ozf)] MAXIMUM FLOW RATE (gpm)	Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
	Water reterritoring and eris Other water measures which keep surface water away from buildings and aid in groundwater recharge.	4.106.4.2.2.1.2, Item 3.	Product Class 1 (≤ 5.0 ozf) 1.00	9. Information about state solar energy and incentive programs available. 10. A copy of all special inspections verifications required by the enforcing agency or this code.
	Exception: Additions and alterations not altering the drainage path.	4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions. The charging spaces shall be designed to comply with the following:	Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf) 1.20	11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures. 12. Information and/or drawings identifying the location of grab bar reinforcements.
	4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply	1.The minimum length of each EV space shall be 18 feet (5486 mm).	Product Class 3 (> 8.0 ozf) 1.28	4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a
	equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.	2.The minimum width of each EV space shall be 9 feet (2743 mm).	Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray values manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]	building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper,
	Exceptions: 1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:	3.One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is	4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings.	corrugated cardboard, glass, plastics, organic waster, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.
	1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.	12 feet (3658 mm). a.Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083	Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.	Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are note required to comply with the organic waste portion of
	1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section	percent slope) in any direction.	4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table	this section.
	4.106.4, may adversely impact the construction cost of the project. 2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional	4.106.4.2.1.3 Accessible EV spaces. In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, all EVSE, when installed, shall seembly with the accessibility provisions for EV charges; in the California Building Code, Charter 11B, EV ready.	1701.1 of the California Plumbing Code.	DIVISION 4.5 ENVIRONMENTAL QUALITY
	parking facilities.	comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.	NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A	SECTION 4.501 GENERAL
	4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway	4.106.4.2.3 EV space requirements.	CONVENIENCE FOR THE USER. TABLE - MAXIMUM FIXTURE WATER USE	4.501.1 Scope The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.
	shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the	1.Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall	FIXTURE TYPE FLOW RATE	section 4.502 DEFINITIONS
	proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit	originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/ or subpanel shall	SHOWER HEADS (RESIDENTIAL) 1.8 GMP @ 80 PSI	5.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)
	overcurrent protective device.	have a 40-ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, or space(s) reserved to permit installation of a branch circuit overcurrent protective device.	LAVATORY FAUCETS (RESIDENTIAL) MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20	AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door
	Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in	Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is	LAVATORY FALIOFTS IN COMMON & BURLIO	cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements. COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and
	accordance with the California Electrical Code. 4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent	installed in close proximity to the location or the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.	USE AREAS	medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated
	protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".	2.Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide	KITCHEN FAUCETS 1.8 GPM @ 60 PSI METERING FAUCETS 0.2 GAL/CYCLE	wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.
		information on amperage of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required	WATER CLOSET 1.28 GAL/FLUSH	DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.
		raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.	URINALS 0.125 GAL/FLUSH	
DISCLAIMER	THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA O	GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS. THIS CHECKLIST I	S TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END US	SER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT. INCLUDING VERIFICATION WITH THE FULL CODE.



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#125 Raskopf ADU

3239 Cliff Dr Santa Barbara, CA 93109

PROJECT NO:	#125
DATE:	4/22/2024 1 PM
DRAWN BY:	A. Arora

CALGreen Building Standard

CHECKED BY:

40.04

B. Henson

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

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RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to

Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700

MOISTURE CONTENT. The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to

hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed

4.504 POLLUTANT CONTROL
4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING
CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to

4.504.2 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section.

VOC. A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain

woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves,

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks

Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and tricloroethylene), except for aerosol products, as specified in Subsection 2 below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the

VOC LIMIT

50

150

100

60

50

50

50

100

250

510 490

325

250 550

250

140

250

30

50 30

enforcing agency. Documentation may include, but is not limited to, the following:

TABLE 4.504.1 - ADHESIVE VOC LIMIT_{1,2}

(Less Water and Less Exempt Compounds in Grams per Liter)

shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable.

units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17,

Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

pellet stoves and fireplaces shall also comply with applicable local ordinances.

reduce the amount of water, dust or debris which may enter the system.

commencing with section 94507.

Manufacturer's product specification.

Field verification of on-site product containers.

ARCHITECTURAL APPLICATIONS

INDOOR CARPET ADHESIVES

OUTDOOR CARPET ADHESIVES

WOOD FLOORING ADHESIVES

VCT & ASPHALT TILE ADHESIVES

STRUCTURAL GLAZING ADHESIVES

OTHER ADHESIVES NOT LISTED

SPECIALTY APPLICATIONS

PLASTIC CEMENT WELDING

CONTACT ADHESIVE

TOP & TRIM ADHESIVE

METAL TO METAL
PLASTIC FOAMS

ADHESIVE PRIMER FOR PLASTIC

SPECIAL PURPOSE CONTACT ADHESIVE

SUBSTRATE SPECIFIC APPLICATIONS

POROUS MATERIAL (EXCEPT WOOD)

QUALITY MANAGEMENT DISTRICT RULE 1168.

 IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
 FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR

STRUCTURAL WOOD MEMBER ADHESIVE

PVC WELDING

CPVC WELDING
ABS WELDING

MULTIPURPOSE CONSTRUCTION ADHESIVE

SINGLE-PLY ROOF MEMBRANE ADHESIVES

DRYWALL & PANEL ADHESIVES

RUBBER FLOOR ADHESIVES

SUBFLOOR ADHESIVES

CERAMIC TILE ADHESIVES

COVE BASE ADHESIVES

CARPET PAD ADHESIVES

hundredths of a gram (g O³/g ROC).

4.503 FIREPLACES

product (excluding container and packaging).

management district rules apply:

Table 4.504.3 shall apply.

		Y N/A F	RESPON. PARTY		Y N/	RESPON PARTY	
							CHARTER 7
TABLE 4.504.2 - SEALANT VOC LIMIT	-			TABLE 4.504.5 - FORMALDEHYDE LIMITS ₁			CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS
(Less Water and Less Exempt Compounds in Grams	s per Liter)			MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION			
SEALANTS	VOC LIMIT			PRODUCT CURRENT LIMIT		<u> </u>	702 QUALIFICATIONS 702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper
ARCHITECTURAL MARINE DECK	250 760			HARDWOOD PLYWOOD COMPOSITE CORE 0.05			installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and
NONMEMBRANE ROOF	300			HARDWOOD PLYWOOD COMPOSITE CORE 0.05 PARTICLE BOARD 0.09			responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:
ROADWAY	250			MEDIUM DENSITY FIBERBOARD 0.11			
SINGLE-PLY ROOF MEMBRANE	450			THIN MEDIUM DENSITY FIBERBOARD2 0.13			State certified apprenticeship programs. Public utility training programs.
OTHER	420			VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED			 Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. Programs sponsored by manufacturing organizations.
SEALANT PRIMERS				BY THE CALIF. AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE		_	5. Other programs acceptable to the enforcing agency.
ARCHITECTURAL				WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIF. CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH		<u> </u>	702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or
NON-POROUS	250			93120.12.			other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to
POROUS	775			2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).			other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:
MODIFIED BITUMINOUS	500			THICKNESS OF 5/10 (6 MIM).			Certification by a national or regional green building program or standard publisher.
MARINE DECK	760			DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)			Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
OTHER	750			4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for			3. Successful completion of a third party apprentice training program in the appropriate trade. 4. Other programs acceptable to the enforcing agency.
				California Specification 01350) See California Department of Public Health's website for certification programs and testing labs.			Notes: 1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
TABLE 4.504.3 - VOC CONTENT LIM	MITS FOR			https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.			HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS). **POCLAM*** **TRUE OF THE STATE OF THE S
ARCHITECTURAL COATINGS _{2,3}				4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017			[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with
GRAMS OF VOC PER LITER OF COATING, LESS COMPOUNDS				(Emission testing method for California Specification 01350)			this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification
COATING CATEGORY	VOC LIMIT			See California Department of Public Health's website for certification programs and testing labs.			shall be closely related to the primary job function, as determined by the local agency.
FLAT COATINGS NON-FLAT COATINGS	50 100			https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.			Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
NON-FLAT COATINGS NONFLAT-HIGH GLOSS COATINGS	150			4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.			
SPECIALTY COATINGS	100			4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the			703 VERIFICATIONS
ALUMINUM ROOF COATINGS	400			Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350)]	703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other
BASEMENT SPECIALTY COATINGS	400			See California Department of Public Health's website for certification programs and testing labs.			methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in
BITUMINOUS ROOF COATINGS	50			hhtps://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx.			the appropriate section or identified applicable checklist.
BITUMINOUS ROOF PRIMERS	350			milps://www.capin.ca.gov// rogiams/oob/ th//beobo/eneb///tag// ages/voo.aspx.			
BOND BREAKERS	350			4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard			
CONCRETE CURING COMPOUNDS	350			composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.),			
CONCRETE/MASONRY SEALERS	100			by or before the dates specified in those sections, as shown in Table 4.504.5			
DRIVEWAY SEALERS	50			4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:			
DRY FOG COATINGS FAUX FINISHING COATINGS	150 350			Product certifications and specifications.			
FIRE RESISTIVE COATINGS	350			 Chain of custody certifications. Product labeled and invoiced as meeting the Composite Wood Products regulation (see 			
FLOOR COATINGS	100			CCR, Title 17, Section 93120, et seq.). 4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered			
FORM-RELEASE COMPOUNDS	250			Wood Association, the Australian AS/NZS 2269, European 636 3S standards, and Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.			
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500			5. Other methods acceptable to the enforcing agency.			
HIGH TEMPERATURE COATINGS	420						
INDUSTRIAL MAINTENANCE COATINGS	250			4.505 INTERIOR MOISTURE CONTROL 4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.			
LOW SOLIDS COATINGS1	120			4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by			
MAGNESITE CEMENT COATINGS	450			California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the			
MASTIC TEXTURE COATINGS	100			California Residential Code, Chapter 5, shall also comply with this section.			
METALLIC PIGMENTED COATINGS	500			4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:			
MULTICOLOR COATINGS PRETREATMENT WASH PRIMERS	250 420			1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with			
PRETREATIMENT WASH PRIMERS PRIMERS, SEALERS, & UNDERCOATERS	100			a vapor barrier in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute,			
REACTIVE PENETRATING SEALERS	350			ACI 302.2R-06. 2. Other equivalent methods approved by the enforcing agency.			
RECYCLED COATINGS	250			A slab design specified by a licensed design professional.			
ROOF COATINGS	50			4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent			
RUST PREVENTATIVE COATINGS	250			moisture content. Moisture content shall be verified in compliance with the following:			
SHELLACS				Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall, satisfy requirements.			
CLEAR	730			moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.			
OPAQUE	550			2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified. 3. At least these readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.			
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100			At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.			
STAINS	250			Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to			
STONE CONSOLIDANTS	450			enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.			
SWIMMING POOL COATINGS	340			4.506 INDOOR AIR QUALITY AND EXHAUST			
TRAFFIC MARKING COATINGS	100			4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:			
TUB & TILE REFINISH COATINGS	420			Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.			
WATERPROOFING MEMBRANES	250			 Pans shall be ENERGY STAR compilant and be ducted to terminate outside the building. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. 			
WOOD COATINGS WOOD PRESERVATIVES	275 350			·			
ZINC-RICH PRIMERS	340			a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of			
GRAMS OF VOC PER LITER OF COATING, IN				adjustment. b. A humidity control may be a separate component to the exhaust fan and is not required to be			
EXEMPT COMPOUNDS				integral (i.e., built-in)			
THE SPECIFIED LIMITS REMAIN IN EFFECT ARE LISTED IN SUBSEQUENT COLUMNS IN THE				Notes:			
3. VALUES IN THIS TABLE ARE DERIVED FROM				 For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination. 			
THE CALIFORNIA AIR RESOURCES BOARD, AF SUGGESTED CONTROL MEASURE, FEB. 1, 200	08. MORE INFORMATION IS			Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.			
AVAILABLE FROM THE AIR RESOURCES BOAF				4.507 ENVIRONMENTAL COMFORT 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be			
				sized, designed and have their equipment selected using the following methods:			
				The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation). ASHRAE handbooks or other equivalent design software or methods.			
				Load Calculation), ASHRAE handbooks or other equivalent design software or methods. 2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems),			
				ASHRAE handbooks or other equivalent design software or methods. 3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential			
				Equipment Selection), or other equivalent design software or methods.			
				Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.			
			1			1	



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REVISIONS

NOT APPLICABLE
RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER,
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#125
2/2024 1 PM
A. Arora
Α.

CALGreen Building Standards

CHECKED BY:

A0.05

B. Henson



3239 Cliff Dr., Santa Barbara, CA 93109

CLIFF DRIVE ADU

JOB NUMBER **21108B1**

PIC PA PM TEAM

MK TH JA TJ

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MILESTONES / SUBMITTALS

DESCRIPTION	DATE
ADU CDP SUBMITTAL	07/28/23
ADU CDP RESUBMITTAL	11/17/23
ADU BLDG. SUBMITTAL #1	02/15/24

△ REVISIONS

NO. DESCRIPTION DATE

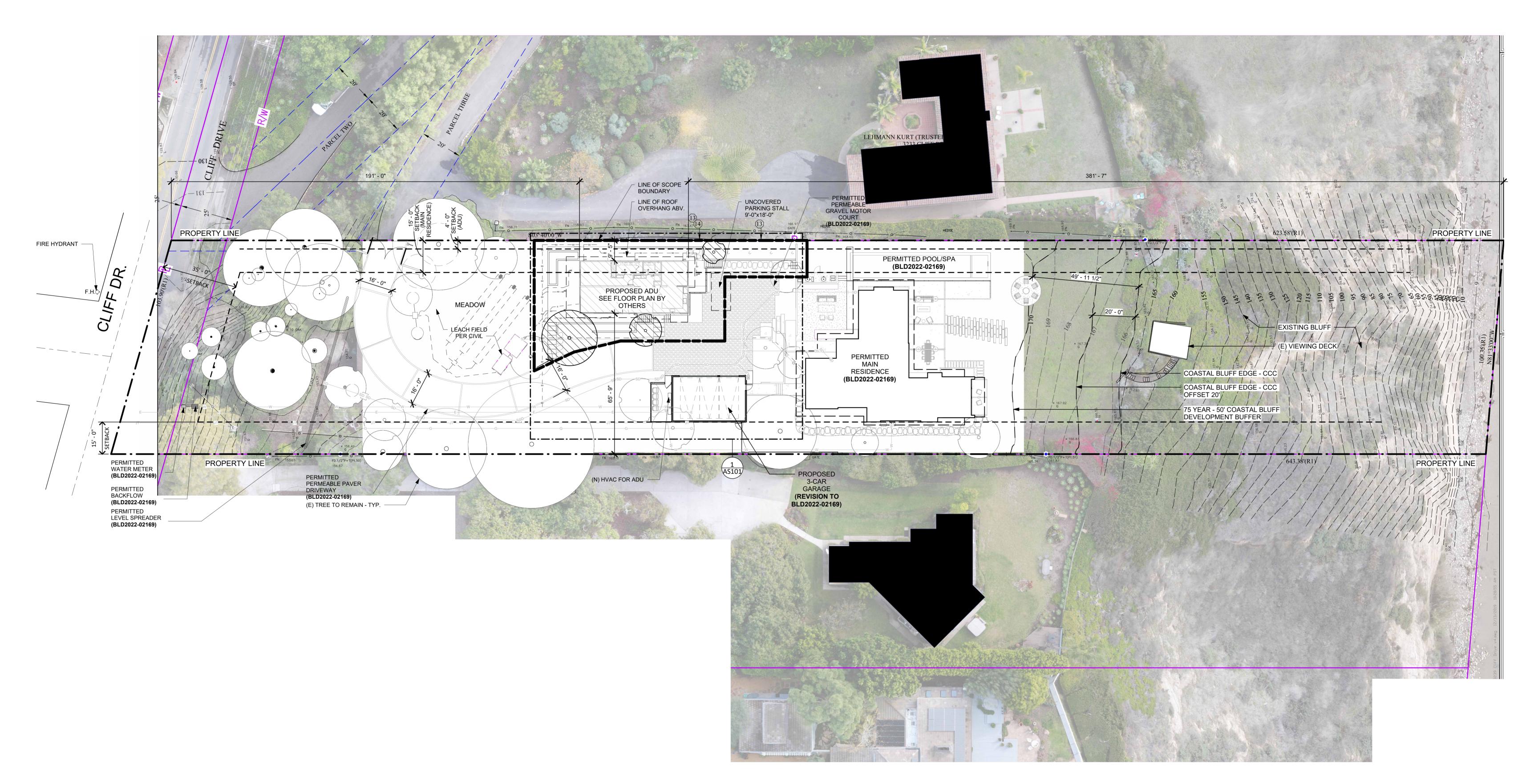
SITE PLAN

AS100

SCALE <u>DA</u>TE: 11/17/2
1" = 20'-0" ____

(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWINGS)



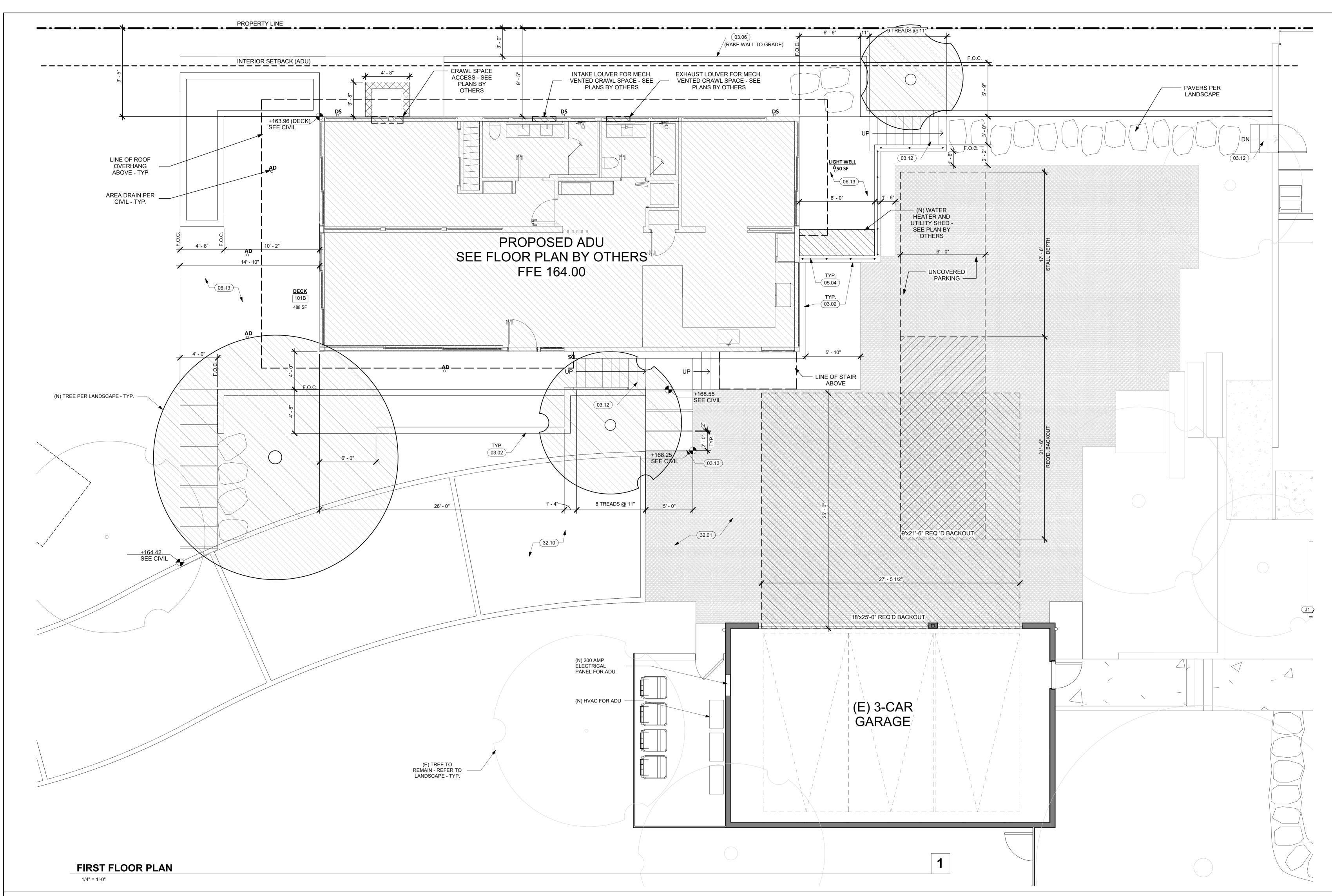


OVERALL SITE PLAN

1" = 20'-0"

z(

1



KEYNOTES

- 03.02 Board formed concrete wall. Use 1x4 Douglas fir, hand selected. No bevel at tops of walls and wood texture on top surface. BID ALTERNATE: PLASTIC FÖRMLINER IN LIEU OF DOUGLAS FIR. ARCHITECTURAL POLYMERS #507
- 03.06 Concrete retaining wall with exposed board formed surface See also Civil/Structural plans
- 03.12 New concrete flatwork steps with color admixture and Topcast texture COLOR: Davis "Mesa Buff" TOPCAST #03. Contractor shall provide 24" x 24" sample for
- approval. Provide "Santa Barbara Gold" Pea Gravel at joints of steps 03.13 New concrete flatwork with color admixture and Topcast texture COLOR: Davis
- "Mesa Buff" TOPCAST #03. Contractor shall provide 24" x 24" sample for approval. Provide "Santa Barbara Gold" Pea Gravel at joints of steps
- 05.04 Steel Guardrail Stainless 316 with Black Oxide finish. Stainless cable rails with same finish per details 06.13 Thermory Deck "Benchmark Ash" o/ sleepers on concrete deck - refer to plans by
- 32.01 Permeable Gravel See Civil plans
- 32.10 Permeable Paver Driveway See Civil Plans



RASKOPF RESIDENCE

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ADU CDP SUBMITTAL 07/28/23 ADU CDP RESUBMITTAL 11/17/23 ADU BLDG. SUBMITTAL #1 02/15/24

riangle revisions NO. DESCRIPTION DATE

ENLARGED SITE PLAN

AS101

1/4" = 1'-0"

(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWINGS)

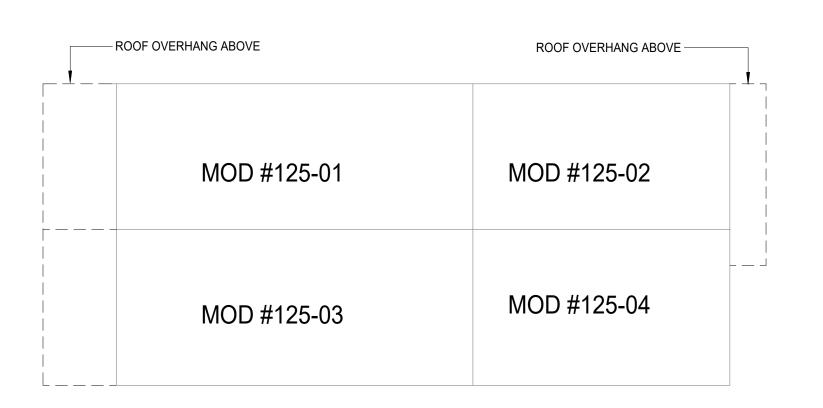




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DESCRIPTION NO. DATE



14' - 11" 4' - 8" 10' - 3" 49' - 7 1/2" 8' - 1" 40' - 7" 4' - 4 1/2" Crawlspace access well with solid cover Dashed lines indicate continuous footings, typical. 5' - 4 1/2" 🗷 Approximate location of mechanically vented crawl space fan (confirm location on site). See M1.00 for spec / more info ± 3" Concrete Slab at Crawlspace ± 3" Concrete Slab Below Deck Approximate location of HVAC air handler (confirm location on site). See M1.01 for spec / more info. 15' - 11 1/4" 33' - 0 1/4" 49' - 7 1/2" 8" W x 8" T Concrete Curb w/ Framed Wall Above 8" Concrete stem wall, typ. at foundation perimeter ± 3" Concrete Slab ± 3" Concrete Slab at Crawlspace Below Deck

23' - 8 1/2"

0' 1' 3' 5' 7' 10'

42' - 2"

1) STEM WALL PLAN 1/4" = 1'-0"

MODULE KEY PLAN

All dimensions shown are to face of stem wall or centerline of embed plates, unless otherwise noted.

See Structural Drawings for more info.

All stem wall footings shall extend a minimum of 21" embedment into compacted fill per Project Geotechnical Consultant reccommendations; see Soils Report for more info.

All foundation excavations must be observed and approved by the Project Geotechnical Engineer prior to placement of reinforcing steel.

Provide StegoCrawl Vapor Retarder, typical entire crawl space.

Provide ± 3" Concrete slab over vapor retarder.

Provide minimum 8" sleeve through exterior stem wall for sewer drainage. Verify location

Provide sleeves through exterior stem wall for HVAC, plumbing, electrical, etc. Verify size/ location in field.

Crawl Space Ventilation Requirements:

Unvented Crawl Space allowed per California Residential Code 2022 Section R408.3:

1. Exposed earth shall be covered with a continuous Class I vapor retarder. Joints of the vapor retarder shall overlap by 6 inches and shall be sealed or taped. The edges of the vapor retarder shall extend not less than 6 inches up the stem wall and shall be attached and sealed to the stem wall or insulation.

2.1 Continuously operated mechanical exhaust ventilation at a rate equal to 1 cubic foot per minute for each 50 square feet of crawl space floor area, including an air pathway to the common area (such as a duct or transfer grille).

See M1.00 for more info on mechanically vented crawl space.

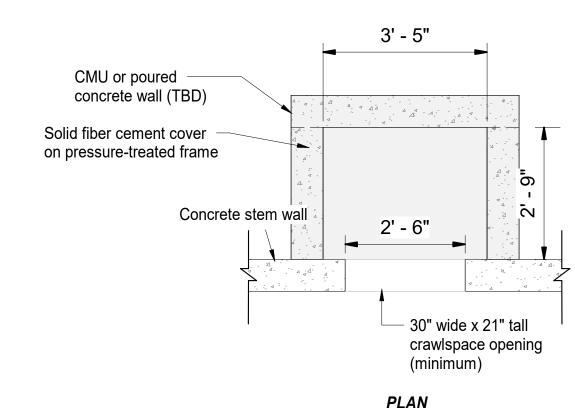
STEM WALL LEGEND

4" X 8" X 1/2" thick steel embed plate

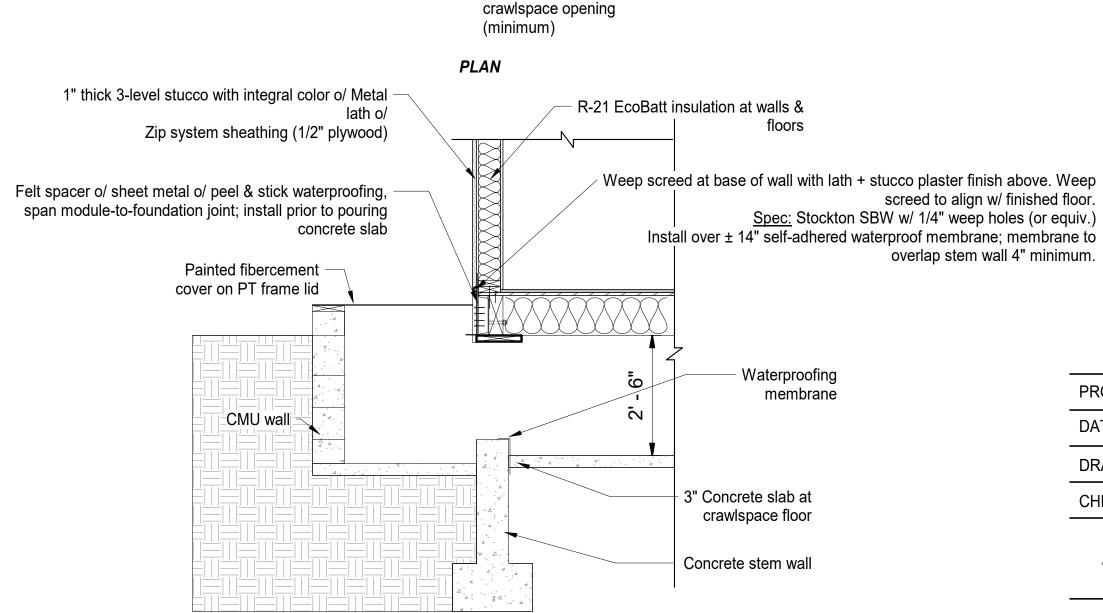
4" X 12" X 1/2" thick steel embed plate 32" wide x 24" tall (minimum) crawl

space access opening

See Structural Drawings for more info



2 Crawlspace access detail 1/2" = 1'-0"



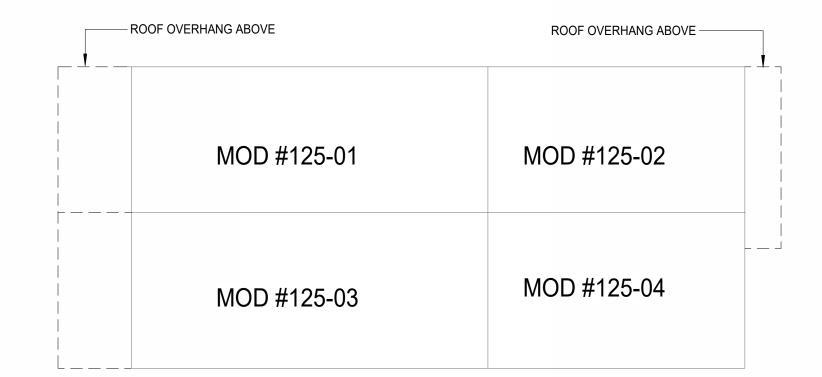
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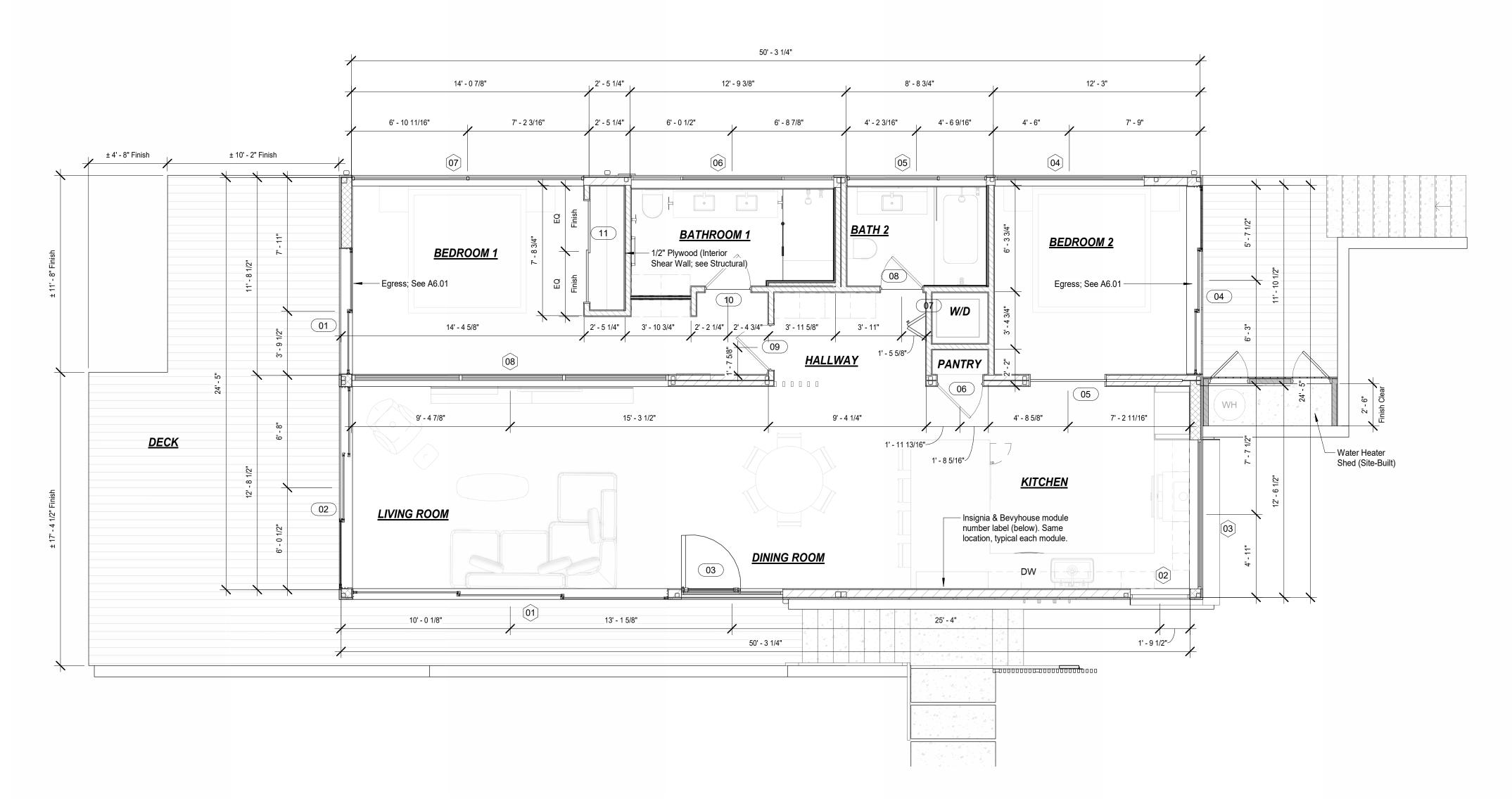
3239 Cliff Dr Santa Barbara, CA 93109

PROJECT NO:	#125
DATE:	4/22/2024 1 PM
DRAWN BY:	A. Arora
CHECKED BY:	B. Henson

Architectural Stem Wall Plan



MODULE KEY PLAN



0' 1' 3' 5' 7' 10' 1) FLOOR PLAN- DIMENSIONED 1/4" = 1'-0"

DOOR / WINDOW SYMBOLS

See schedules on A6.01

DOOR

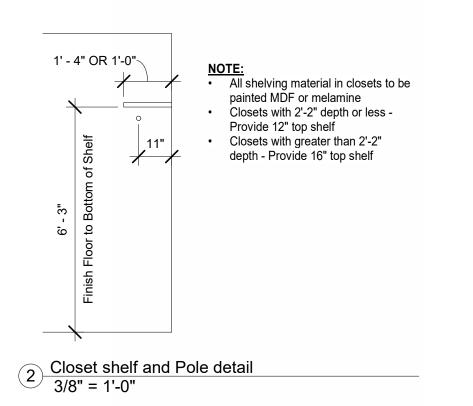
WINDOW

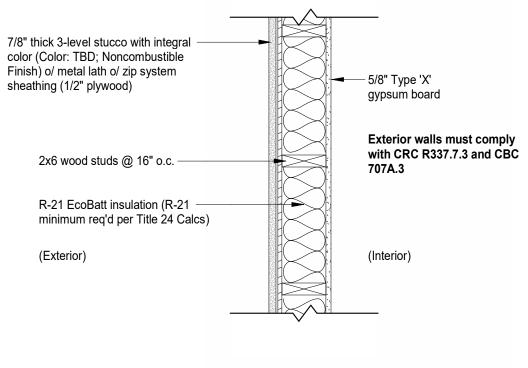
1. All dimensions shown are to face of studs/ steel columns and centerline of doors/ windows, unless otherwise noted.

2. Provide blocking in walls at all grab bars, towel hooks, etc. See interior elevations for exact locations.

WALL TYPE LEGEND

FACTORY-BUILT 2X6 WALL SITE-BUILT 2X6 WALL FACTORY-BUILT 2X4 WALL SITE-BUILT 2X4 WALL FACTORY-BUILT 2X8 WALL SITE-BUILT CONCRETE RETAINING WALL





3 Exterior wall assembly- Typical 1" = 1'-0"

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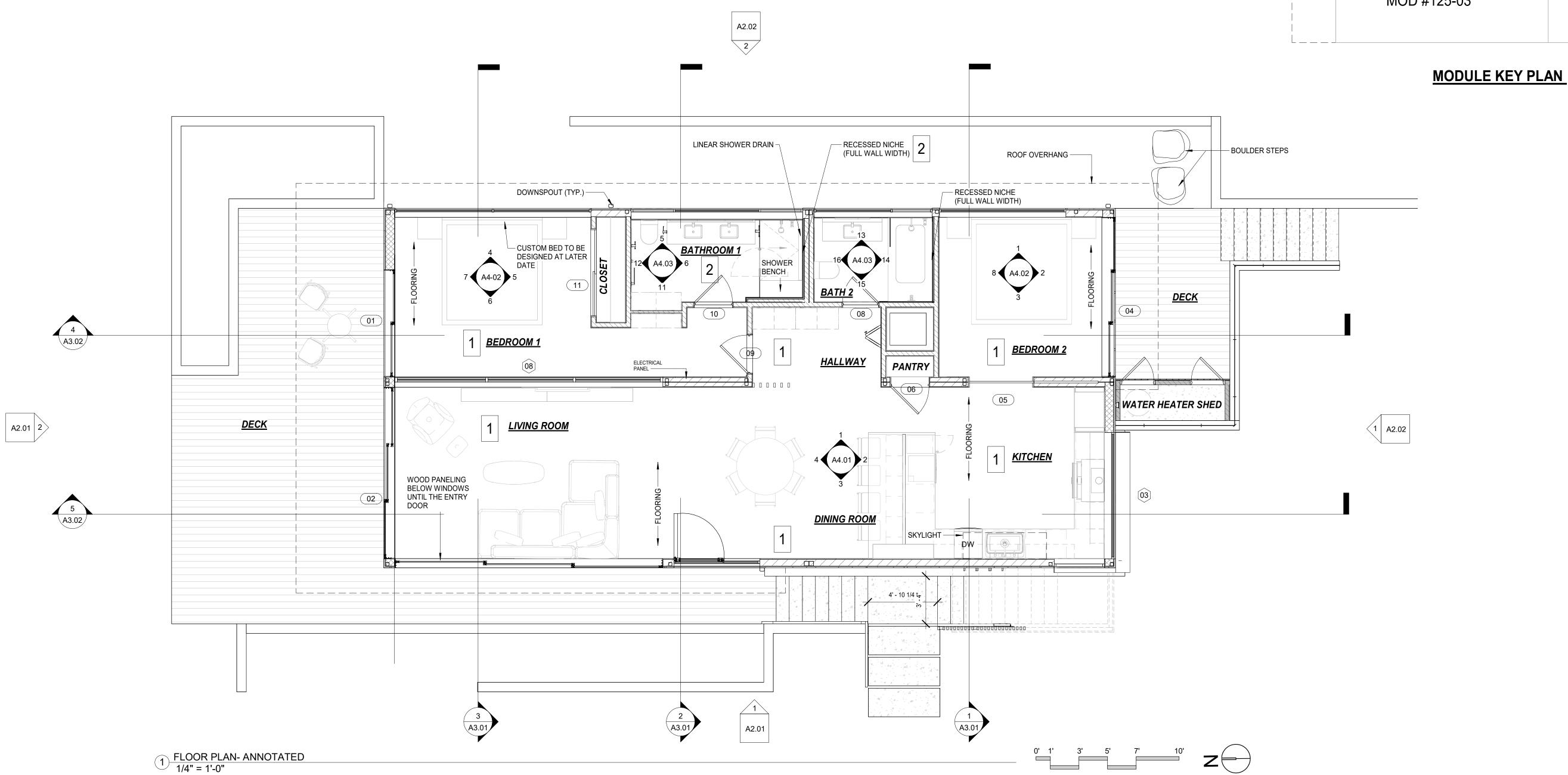
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PROJECT NO:	#125
DATE:	4/22/2024 1 PM
DRAWN BY:	A. Arora
CHECKED BY:	B. Henson

Floor Plan - Dimensioned



DOOR / WINDOW SYMBOLS See schedules on A6.01

DOOR

WINDOW

WALL TYPE LEGEND

FACTORY-BUILT 2X6 WALL SITE-BUILT 2X6 WALL FACTORY-BUILT 2X4 WALL SITE-BUILT 2X4 WALL

FACTORY-BUILT 2X8 WALL

SITE-BUILT CONCRETE **RETAINING WALL**

FLOORING

QTY:

1 PRODUCT: WOOD FLOORING- WHITE OAK ENGINEERED MANUFACTURER: CARLISLE SIZE: TBD (LIKELY 8" OR 9") URBÀN- SWAYING HÁMMOCK COLOR: GROUT:

PRODUCT: MANUFACTURER: SPEC CERAMICS COLOR: GROUT: QTY:

PORCELAIN TILE FLOOR

WHITE FALDA (INSTALLED IN STACKED PATTERN)

MISC SPECS

QTY:

QTY:

INTERIOR DOORS PRODUCT: WOOD MANUFACTURER: SHINNOKI DOOR STYLE: FINISH: FROZEN WALNUT QTY:

DROPPED CEILING

MANUFACTURER: TBD FINISH: ALASKAN YELLOW CEDAR COLOR: STAIN TBD QTY:

UPPER CABINETS AT KITCHEN

PRODUCT: LAMINATE CABINETRY MANUFACTURER: FENIX DOOR STYLE: FINISH: FENIX- J0032 BIANCO KOS

LOWER CABINETS AT KITCHEN MANUFACTURER: SHINNOKI DOOR STYLE: FROZEN WALNUT

TILE ON BATHROOM WALLS

PORCELAIN TILE PRODUCT: SPEC CERAMICS MANUFACTURER: 24" x 48", CUT TO DESIGN SIZE: SEE ELEVATIONS COLOR: WHITE FALDA

GROUT: QTY:

COUNTERTOP & BACKSPLASH AT KITCHEN PRODUCT:

MANUFACTURER: CAESARSTONE COLOR: EMPIRA WHITE 5151, 3CM **EDGE DETAIL**: BACKSPLASH: QTY:

BATHROOM VANITIES

PRODUCT: MANUFACTURER: SHINNOKI DOOR STYLE: FINISH: FROZEN WALNUT QTY:

COUNTERTOP AT BATHROOM

MANUFACTURER: CAESARSTONE 1141 PURE WHITE COLOR: EDGE DETAIL: BACKSPLASH:

MEDICINE CABINET AT BATHROOM 1

MANUFACTURER: ROBERN- M SERIES RESERVE DOOR STYLE: SINGLE DOOR CABINET- RECESSED

NOTES: SLOW- CLOSE HINGES, MAGNETIC STORAGE, STORAGE TRAYS **UPGRADES**: SLIDING MAGNIFICATION MIRROR, WIRE ORGANIZER, INTERIOR LIGHITNG USB CHARGING PORTS, ELECTRICAL OUTLETS, STORAGE BINS, NIGHT LIGHT

BASEBOARD

PRODUCT:

PRODUCT:

ROLLER SHADE

WOOD SOFFIT & SLATS

COLOR:

QTY:

TBD

TBD

Alaskan Yellow Cedar

Stained to match Shinoki

LUTRON 'PALLADIOM'- WIRE FREE SHADE SYSTEM

BLACK ANODIZED BRACKETS, PALLADIOM BOTTOM RAIL, PALLADIOM WALL

MOUNTED CONTROL- SHADES IN "BASKETWEAVE 90" BY LUTRON- COLOR AND

BEDROOM 1 SLIDER DOOR, BEDROOM 2 SLIDER DOOR, BEDROOM 2 WINDOW

AND AUTOMATIC DEFOGGER 23- 1/4" x 39- 3/8" x 4"

MEDICINE CABINET AT BATHROOM 2

MANUFACTURER: ROBERN- M SERIES RESERVE DOOR STYLE: 2 DOOR CABINET- RECESSED QTY:

NOTES: SLOW- CLOSE HINGES, MAGNETIC STORAGE, STORAGE TRAYS **UPGRADES**: SLIDING MAGNIFICATION MIRROR, WIRE ORGANIZER, INTERIOR LIGHITNG USB CHARGING PORTS, ELECTRICAL OUTLETS, STORAGE BINS, NIGHT LIGHT

AND AUTOMATIC DEFOGGER SIZE: 29- 1/4" x 39-3/8" x 4"

PAINTED WALLS

MANUFACTURER: TBD FINISH: QTY:

WOOD PANELLING AT WALLS

MANUFACTURER: TBD FINISH: QTY:

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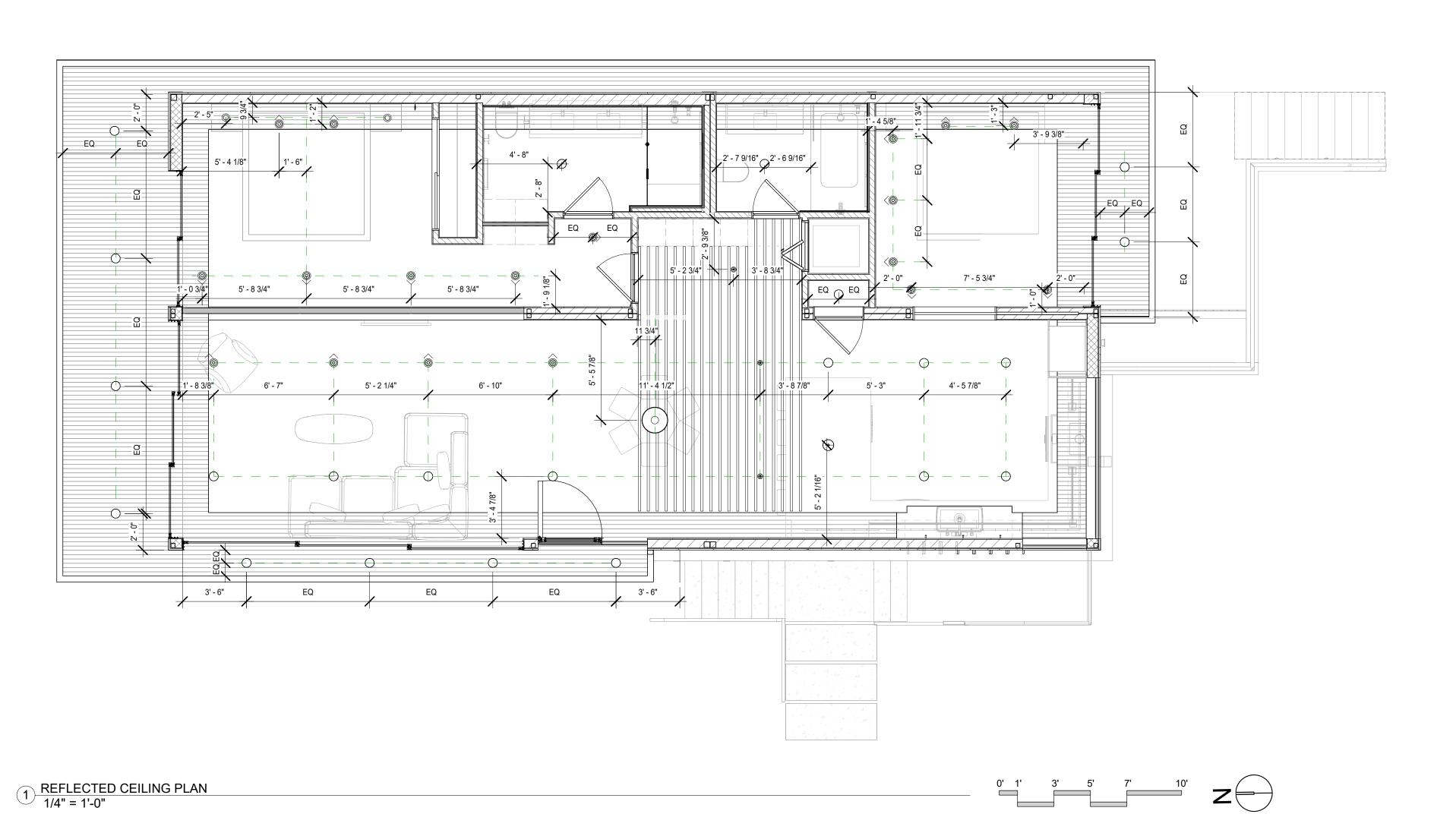
#125 Raskopf ADU

3239 Cliff Dr Santa Barbara, CA 93109

PROJECT NO: #125 DATE: 4/22/2024 1 PM DRAWN BY: A. Arora B. Henson

Floor Plan - Annotated

CHECKED BY:





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MOD #125-03 MOD #125-04

ROOF OVERHANG ABOVE —

MOD #125-02

MODULE KEY PLAN

— ROOF OVERHANG ABOVE

MOD #125-01

			ELECTRICAL I	FIXTURES LEGEND	
NAME	SYMBOL	QTY	DESCRIPTION	SPEC / NOTES	LOCATION
L1	0	22	INTERIOR & EXTERIOR RECESSED LED DOWNLIGHT	CSL: A3-IC-R-ST-10-S-SHB-A3-27-90-R-ST-WT-NL-50, LED 2700K, 10W	EXTERIOR SOFFT (10), LIVING (4), KITCHEN (5), BATH 1 (1), BATH 2 (1), PANTRY (1)
L2	©	18	RECESSED ADJUSTABLE LED DOWNLIGHT- SPOT OPTIC	CSL: A3-IC-R-ST-10-S-SHB-A3-27-90-R-ST-WT-NL-30, LED 2700K, 10W	LIVING (4), BED 1 (7), BED 2 (7)
L3	0	1	SUSPENDED DECORATIVE PENDANT	FLAT 5940 VIBIA 2700 K	DINING TABLE
L4	0	2	SUSPENDED DECORATIVE PENDANT	LIGHTOLOGY- SKYBELL PLUS S/1L PENDANT BOV1025311	BEDROOM 1
L5	(0)	1	SUSPENDED DECORATIVE PENDANT	LUMENS- RA LINE LED LINEAR SUSPENSION 55"	KITCHEN ISLAND
L6		31 FT	LINEAR LED LIGHT- UNDER CABINET	CORE LIGHTING: LSM40HF-27-LENGTHS PER PLAN-24-ALU-SF, LED 2700K, 4W/FT	KITCHEN - UNDER CABINETS, ROOFTOP UNDER CABINETS
L7		39 FT	LINEAR LED LIGHT- TOEKICK AND MILLWORK	CORE LIGHTING: LSM25-27K-LENGTHS PER PLAN-24-ALU-SF, LED 2700K, 2.2W/FT	BATH 1 & BATH 2 VANITY TOEKICK, BATH 1 & BATH 2 O COUNTER, KITCHEN UNDER SHELVES, ROOFTOP TOEKIC
L8		12 FT	SURFACE MOUNTED LINEAR LED GRAZER IN JOB BUILT SLOT	PURE EDGE: CCWG-C-5W-BC1-120-27K6-WH-W, LED 2700K, 5W/FT	BATH 1 & BATH 2 SHOWER WALL
L9	_	18	IN- WALL STEPLIGHT	HK LIGHTING: ZXL-SL-FM-XX-12V-4W-27-BK, 4W, 12V, MLV/ELV, LED, 2700K	CONCRETE WALL AT NORTH (4), NEXT TO STAIRS (4), ROOFTOP (6)
L10	====	85 FT	LED PERIMETER WASH LIGHT	PURE LIGHT: VGN-CHLN-LENGTHS PER PLAN-VG-1RE-JBOX-ST2A-4PIN-24V-40-27K-LC-PFE-B90	ROOFTOP UNDER HANDRAIL, ROOFTOP UNDER WALL CAP
L11	•	3	1" TRIMLESS RECESSED DOWNLIGHT	CSL: A1-IC-R-ST-10-S-SHB-A1-27-90-R-TL-TL-NL-50, LED 2700K, 10W	IN BETWEEN SLATS IN LIVING ROOM

ALL SPECIFIED ITEMS TO BE PROVIDED AS LISTED OR EQUIVALENT

MECHANICAL FIXTURES LEGEND						
SYMBOL	QTY	DESCRIPTION	SPEC / NOTES			
T	TBD	THERMOSTAT	WALL-MOUNTED, WIFI COMPATIBLE THERMOSTAT TO BE PROVIDED BY HVAC INSTALLER			
(H)	2	HUMIDISTAT	CONDENSATION SENSOR WALL SWITCH WITH MANUAL CONTROL (PANASONIC FV-WCCS1-W) BATH FAN MUST BE SET TO HUMIDISTAT EXCEPT AT POWDER ROOM			
	2	FAN AT BATH	PANASONIC WhisperValue DC Ventilation Fan (FV-05-10VS1) SET TO HUMIDISTAT, UL-LISTED FOR WET AREAS 4" OVAL DUCT, 80 CFM, 7.2W, 0.13A, 120V/ 60Hz ENERGY STAR CERTIFIED: YES 10.25" SQ MOUNTING OPENING, 13" SQ GRILLE			
	1	FAN AT CRAWLSPACE	PANASONIC WhisperLine Ventilation Fan (FV-10NLF1E) 4" DUCT, 120 CFM, 27.5W, 0.24A, 120V/ 60Hz ENERGY STAR CERTIFIED: YES FAN TO BE INSTALLED AT UNDERSIDE OF FLOOR IN CRAWLSPACE, SUSPENDED FROM 2X8 FLOOR JOISTS			
	1	CONDENSER UNIT	MITSUBISHI, 18 BTU M SERIES OUTDOOR CONDENSER, SUZ-KA18NA2, LOCATED AT GARAGE, 30 DBA AT PROPERTY LINE			
00	1	DUCTED AIR HANDLER AT CRAWLSPACE	MITSUBISHI, 18k BTU, M SERIES MULTI POSITION AIR HANDLER, SVZ-KP18NA,			

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NOTE:

ALL DIMENSIONS SHOWN ARE FACE OF FRAMING TO CENTERLINE OF FIXTURE, UNLESS OTHERWISE NOTED.

SEE ELECTRICAL PLAN E1.01 FOR MORE INFO (SWITCHING, OUTLETS, ETC.)

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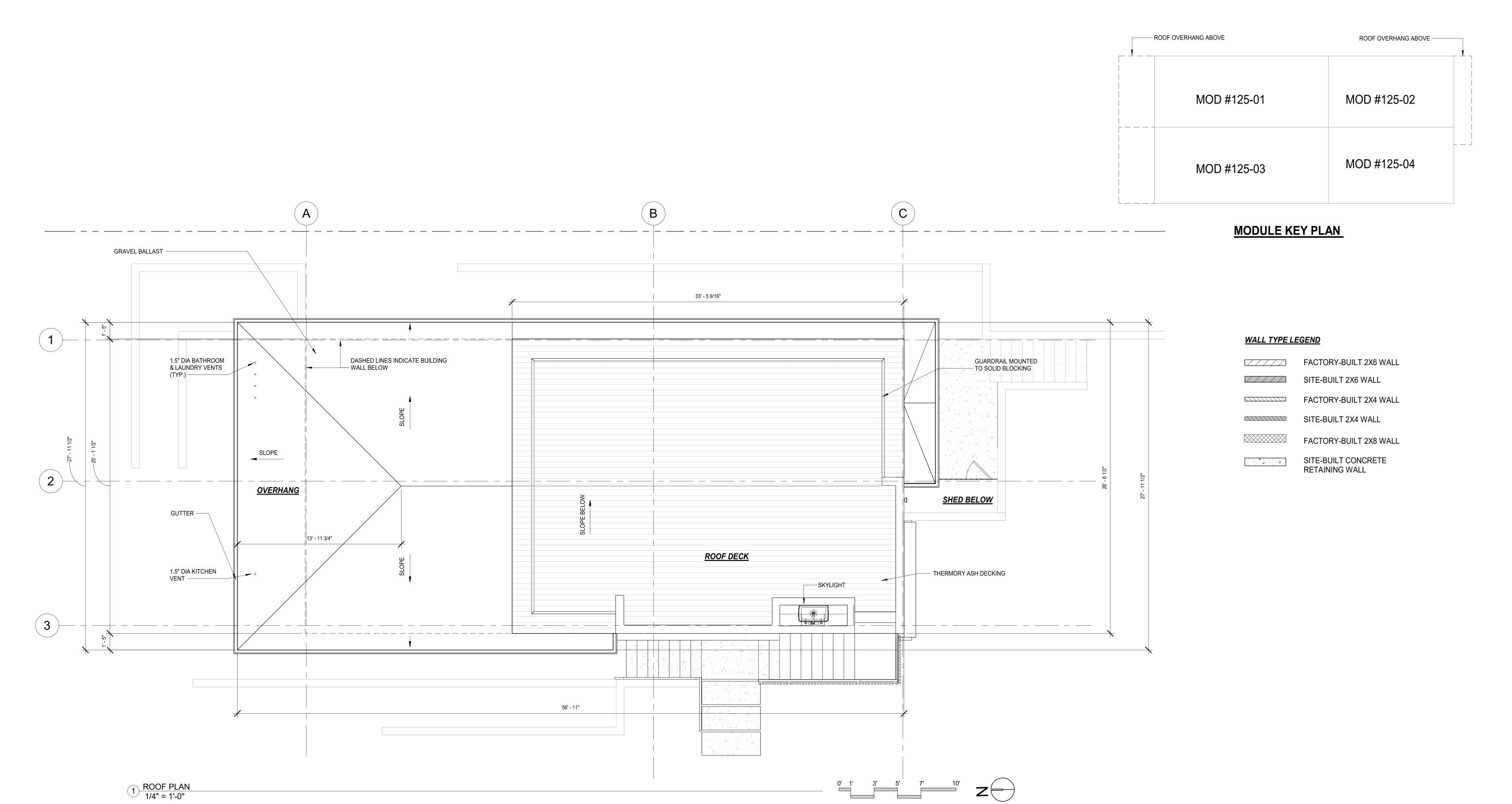
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Reflected Ceiling Plan

A1.04





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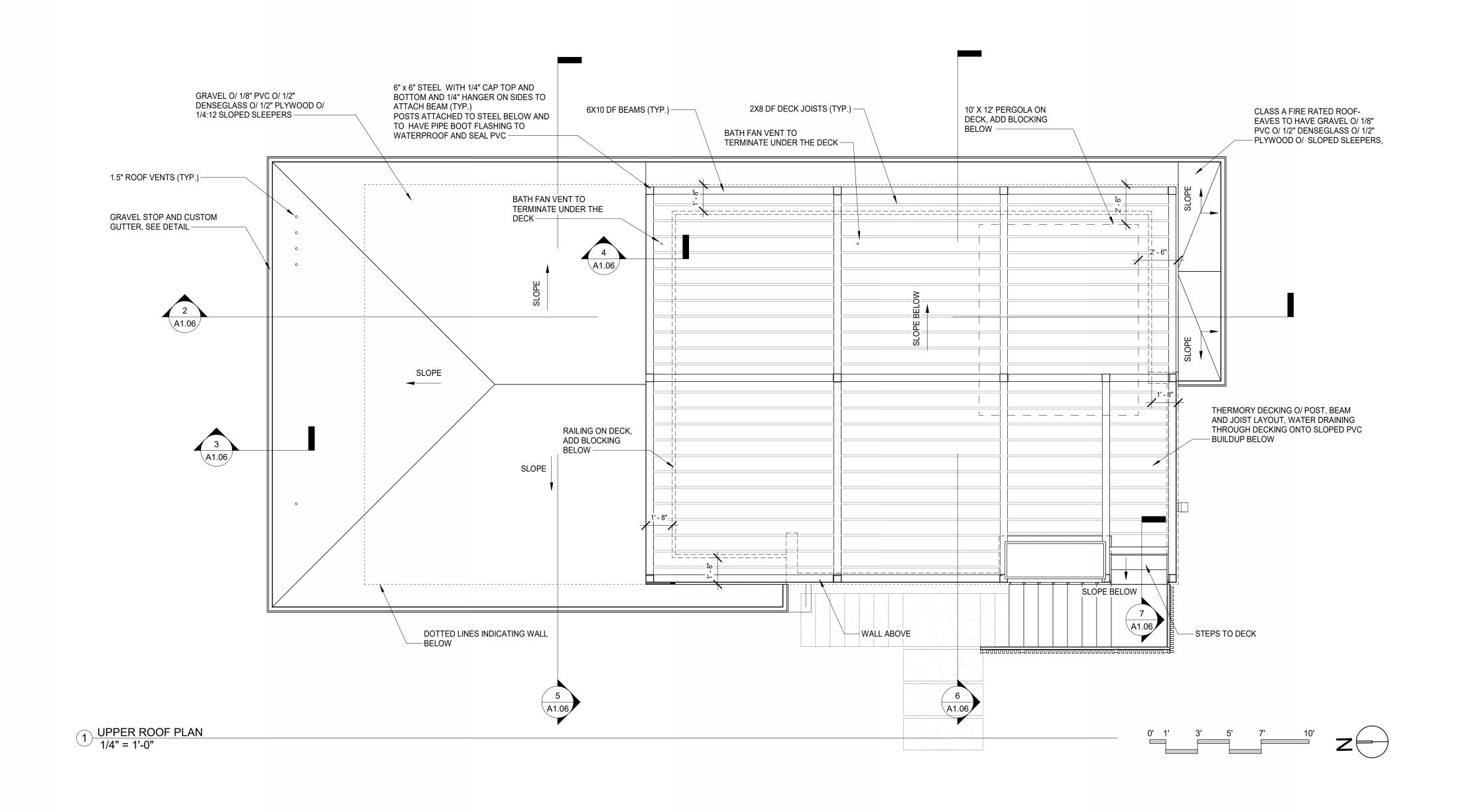
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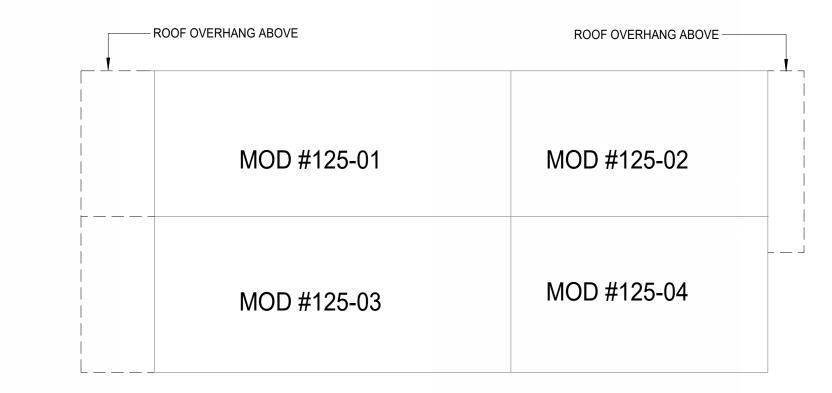
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Roof Plan

A1.05





MODULE KEY PLAN

WALL TYPE LEGEND FACTORY-BUILT 2X6 WALL

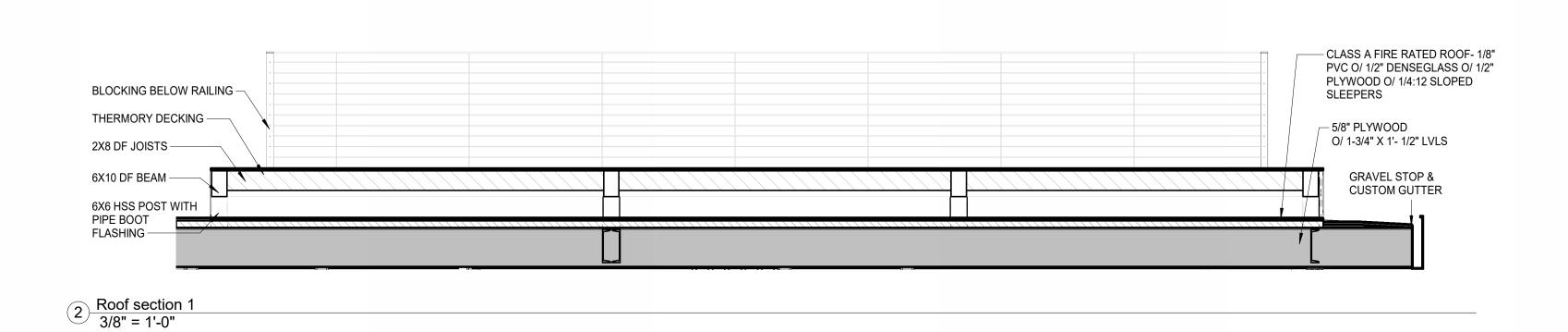
SITE-BUILT 2X6 WALL

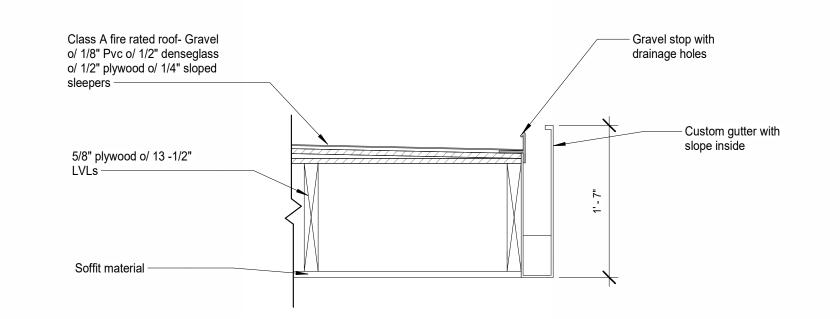
FACTORY-BUILT 2X4 WALL

SITE-BUILT 2X4 WALL

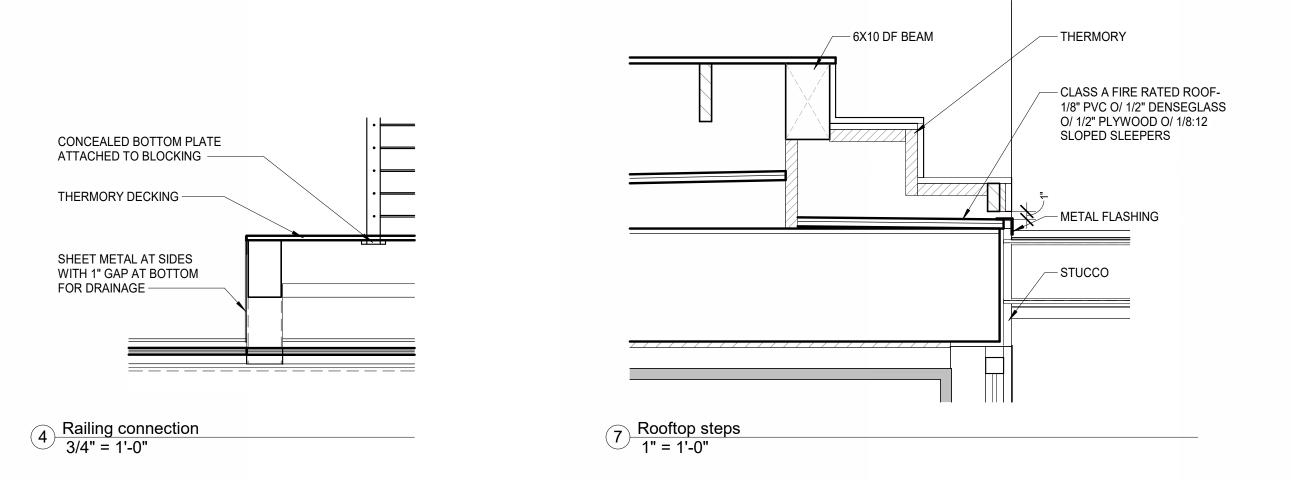
FACTORY-BUILT 2X8 WALL

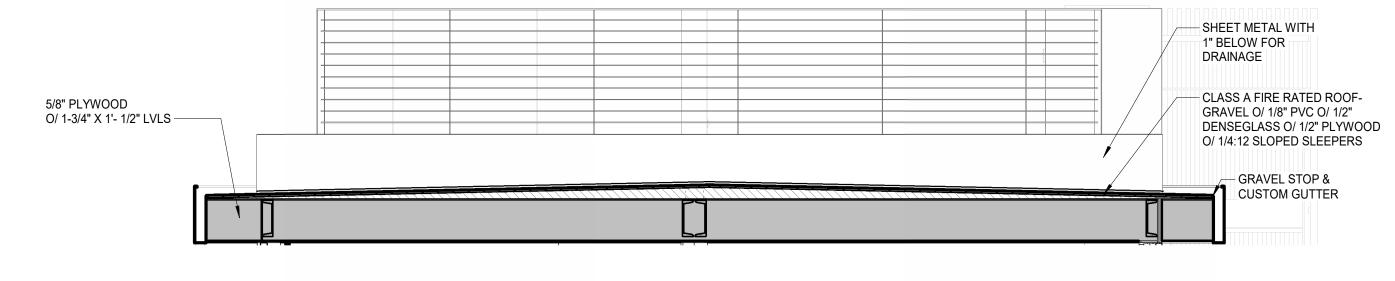
SITE-BUILT CONCRETE
RETAINING WALL





3 Gutter detail 1" = 1'-0"





5 Roof section 2 3/8" = 1'-0"

THERMORY DECKING 2X8 DF JOISTS 6X10 DF BEAM 6X6 HSS POST WITH PIPE BOOT FLASHING GRAVEL STOP & CUSTOM GUTTER CLASS A FIRE RATED ROOF- 1/8" PVC 0/ 1/2" DENSEGLASS 0/ 1/2" PLYWOO 0/ 1/4:12 SLOPED SLEEPERS	BLOCKING UNDER RAILING —														
Rooftop Deck 6X10 DF BEAM 6X6 HSS POST WITH PIPE BOOT FLASHING GRAVEL STOP & CUSTOM GUTTER Rooftop Deck 12' - 9 1/4" SLEEPERS Rooftop Deck 12' - 9 1/4" SLEEPERS	THERMORY DECKING —														
GRAVEL STOP & CUSTOM GUTTER CLASS A FIRE RATED ROOF- 1/8" PVC O/ 1/2" DENSEGLASS O/ 1/2" PLYWOOD O/ 1/4:12 SLOPED SLEEPERS	2X8 DF JOISTS	\ \ \ :													
GRAVEL STOP & CUSTOM GUTTER CLASS A FIRE RATED ROOF- 1/8" PVC O/ 1/2" DENSEGLASS O/ 1/2" PLYWOOD O/ 1/4:12 SLOPED SLEEPERS	6X10 DF BEAM													Rooftop Deck	
GRAVEL STOP & CUSTOM GUTTER SLEEPERS														OF- 1/8"	
	GRAVEL STOP &		iiiiiiii	al Ir									PLYWOOD O/ 1/4:12 SLOF		

6 Roof section 3
3/8" = 1'-0"

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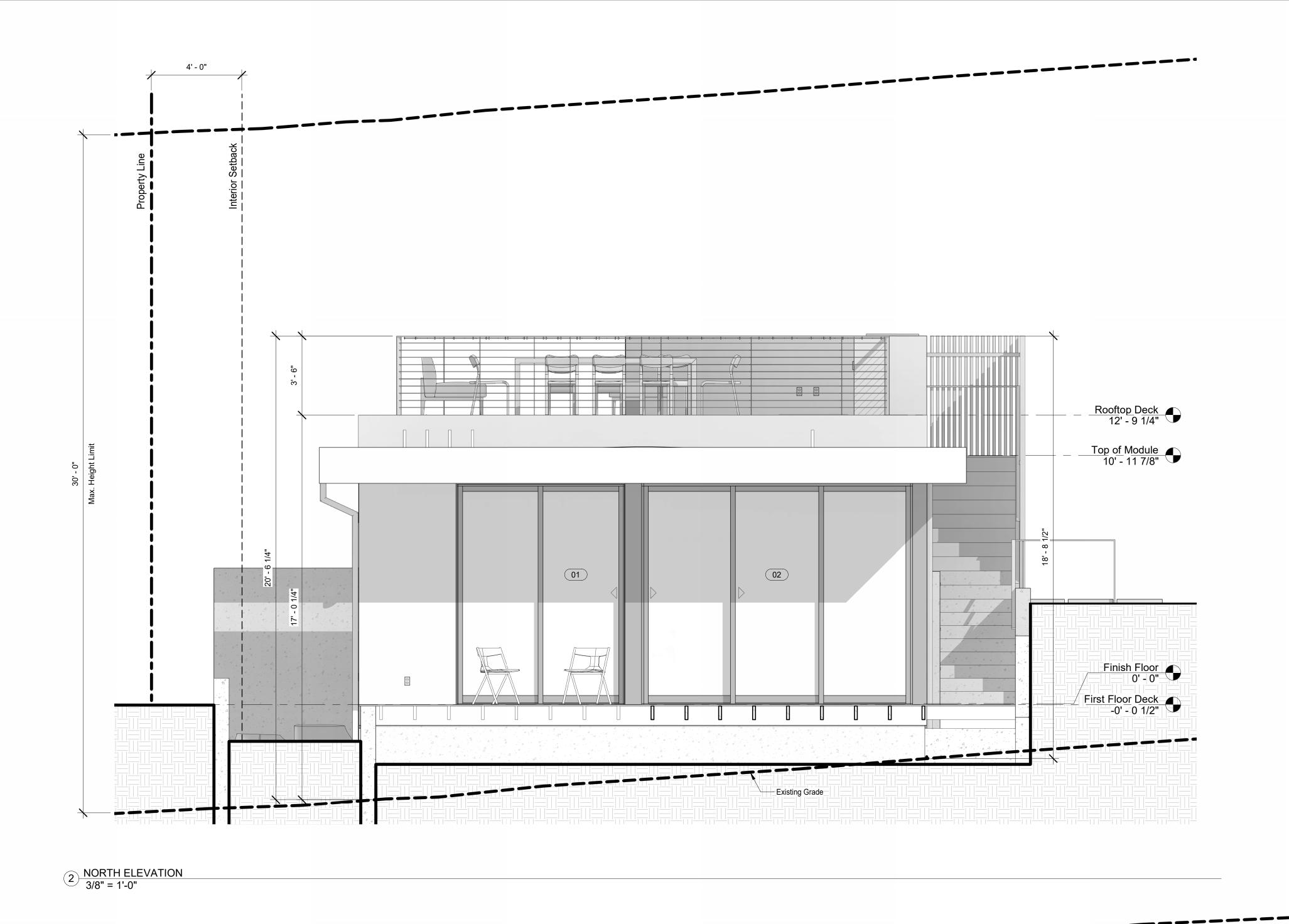
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Roof Plan- Deck

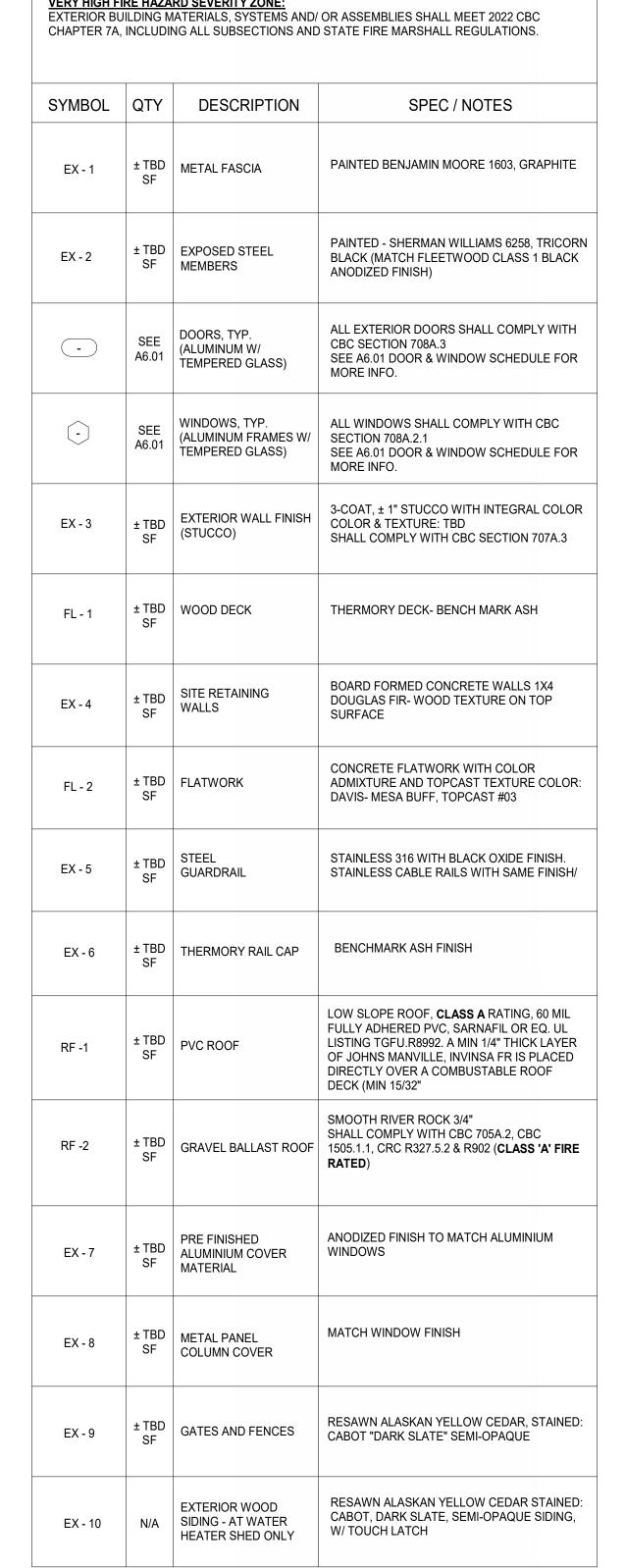
A1.06



1 WEST ELEVATION 3/8" = 1'-0"

SYMBOL	QTY	DESCRIPTION	SPEC / NOTES
EX - 1	± TBD SF	METAL FASCIA	PAINTED BENJAMIN MOORE 1603, GR
EX - 2	± TBD SF	EXPOSED STEEL MEMBERS	PAINTED - SHERMAN WILLIAMS 6258, BLACK (MATCH FLEETWOOD CLASS ANODIZED FINISH)
-	SEE A6.01	DOORS, TYP. (ALUMINUM W/ TEMPERED GLASS)	ALL EXTERIOR DOORS SHALL COMPL CBC SECTION 708A.3 SEE A6.01 DOOR & WINDOW SCHEDL MORE INFO.
-	SEE A6.01	WINDOWS, TYP. (ALUMINUM FRAMES W/ TEMPERED GLASS)	ALL WINDOWS SHALL COMPLY WITH SECTION 708A.2.1 SEE A6.01 DOOR & WINDOW SCHEDL MORE INFO.
EX - 3	± TBD SF	EXTERIOR WALL FINISH (STUCCO)	3-COAT, ± 1" STUCCO WITH INTEGRA COLOR & TEXTURE: TBD SHALL COMPLY WITH CBC SECTION 7
FL - 1	± TBD SF	WOOD DECK	THERMORY DECK- BENCH MARK ASH
EX - 4	± TBD SF	SITE RETAINING WALLS	BOARD FORMED CONCRETE WALLS DOUGLAS FIR- WOOD TEXTURE ON T SURFACE
FL - 2	± TBD SF	FLATWORK	CONCRETE FLATWORK WITH COLOR ADMIXTURE AND TOPCAST TEXTURE DAVIS- MESA BUFF, TOPCAST #03
EX - 5	± TBD SF	STEEL GUARDRAIL	STAINLESS 316 WITH BLACK OXIDE F STAINLESS CABLE RAILS WITH SAME
EX - 6	± TBD SF	THERMORY RAIL CAP	BENCHMARK ASH FINISH
RF -1	± TBD SF	PVC ROOF	LOW SLOPE ROOF, CLASS A RATING, FULLY ADHERED PVC, SARNAFIL OR E LISTING TGFU.R8992. A MIN 1/4" THICK OF JOHNS MANVILLE, INVINSA FR IS P DIRECTLY OVER A COMBUSTABLE RO DECK (MIN 15/32"
RF -2	± TBD SF	GRAVEL BALLAST ROOF	SMOOTH RIVER ROCK 3/4" SHALL COMPLY WITH CBC 705A.2, CBC 1505.1.1, CRC R327.5.2 & R902 (CLASS RATED)
EX - 7	± TBD SF	PRE FINISHED ALUMINIUM COVER MATERIAL	ANODIZED FINISH TO MATCH ALUMINI WINDOWS
EX - 8	± TBD SF	METAL PANEL COLUMN COVER	MATCH WINDOW FINISH
EX - 9	± TBD SF	GATES AND FENCES	RESAWN ALASKAN YELLOW CEDAR, S CABOT "DARK SLATE" SEMI-OPAQUE
EX - 10	N/A	EXTERIOR WOOD SIDING - AT WATER	RESAWN ALASKAN YELLOW CEDAR S CABOT, DARK SLATE, SEMI-OPAQUE S

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EXTERIOR MATERIALS

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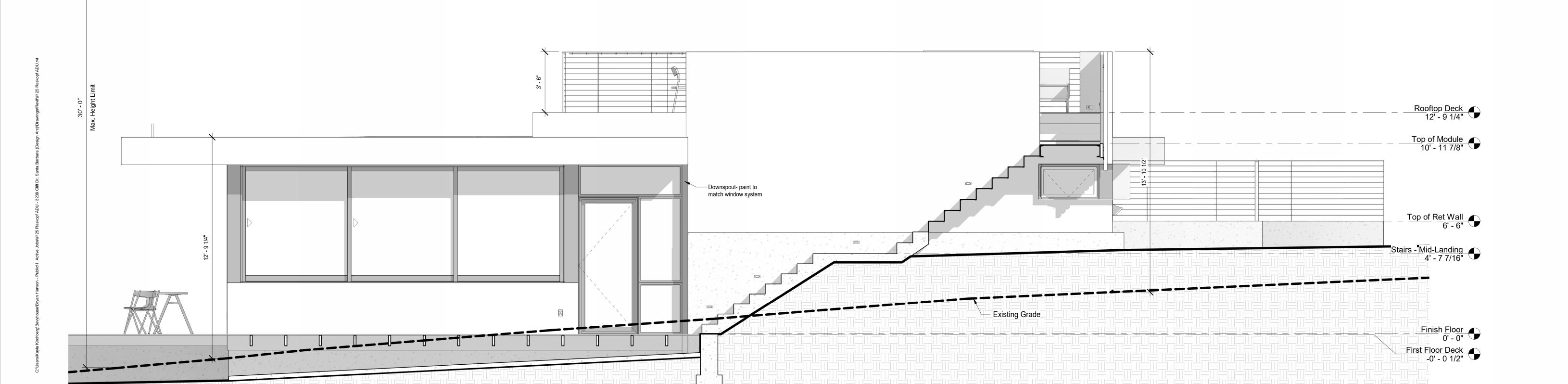
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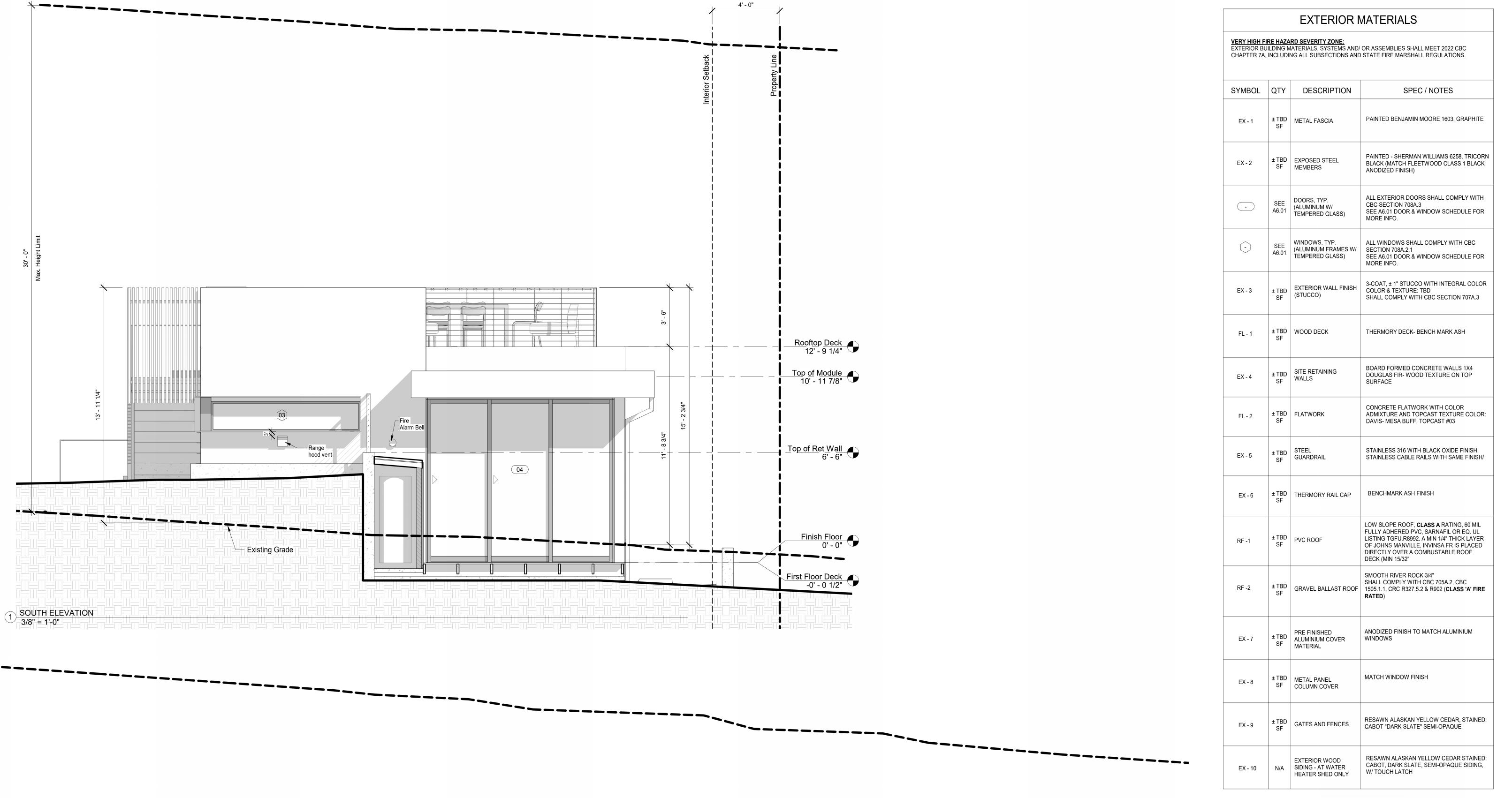
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Exterior Elevations





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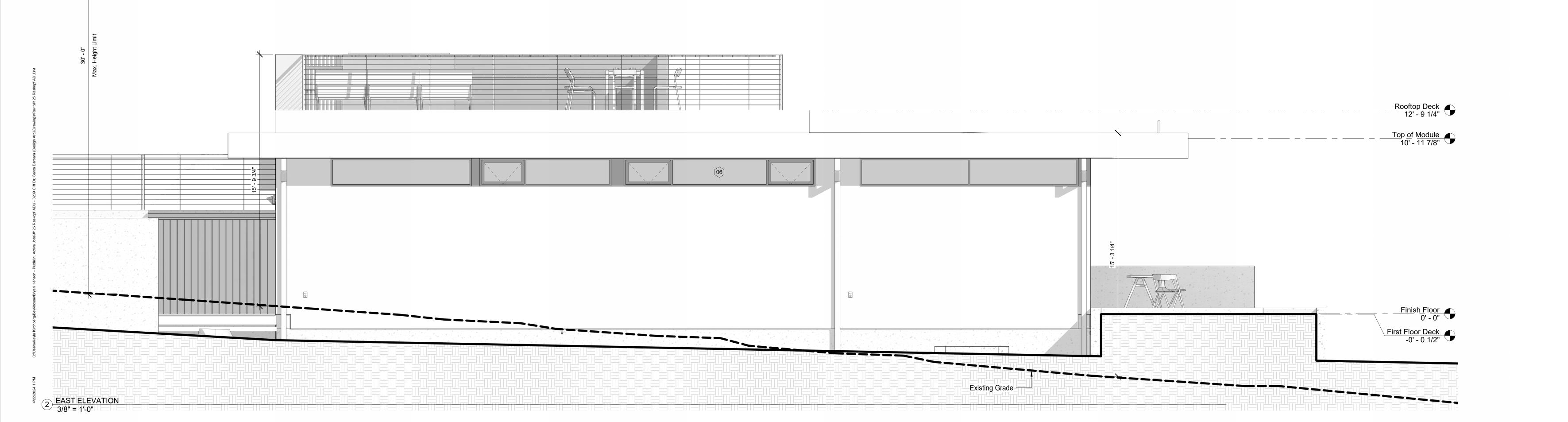
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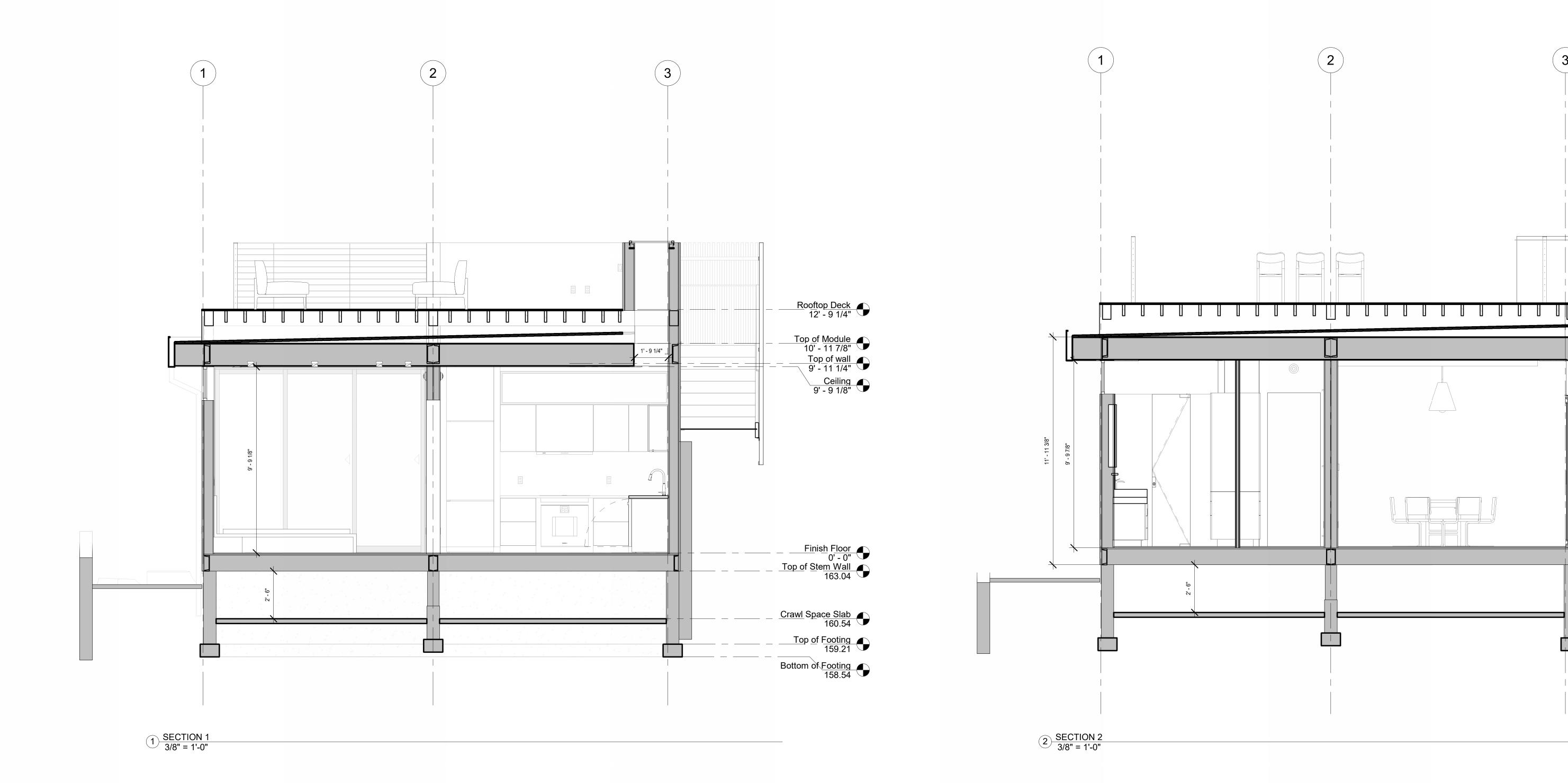
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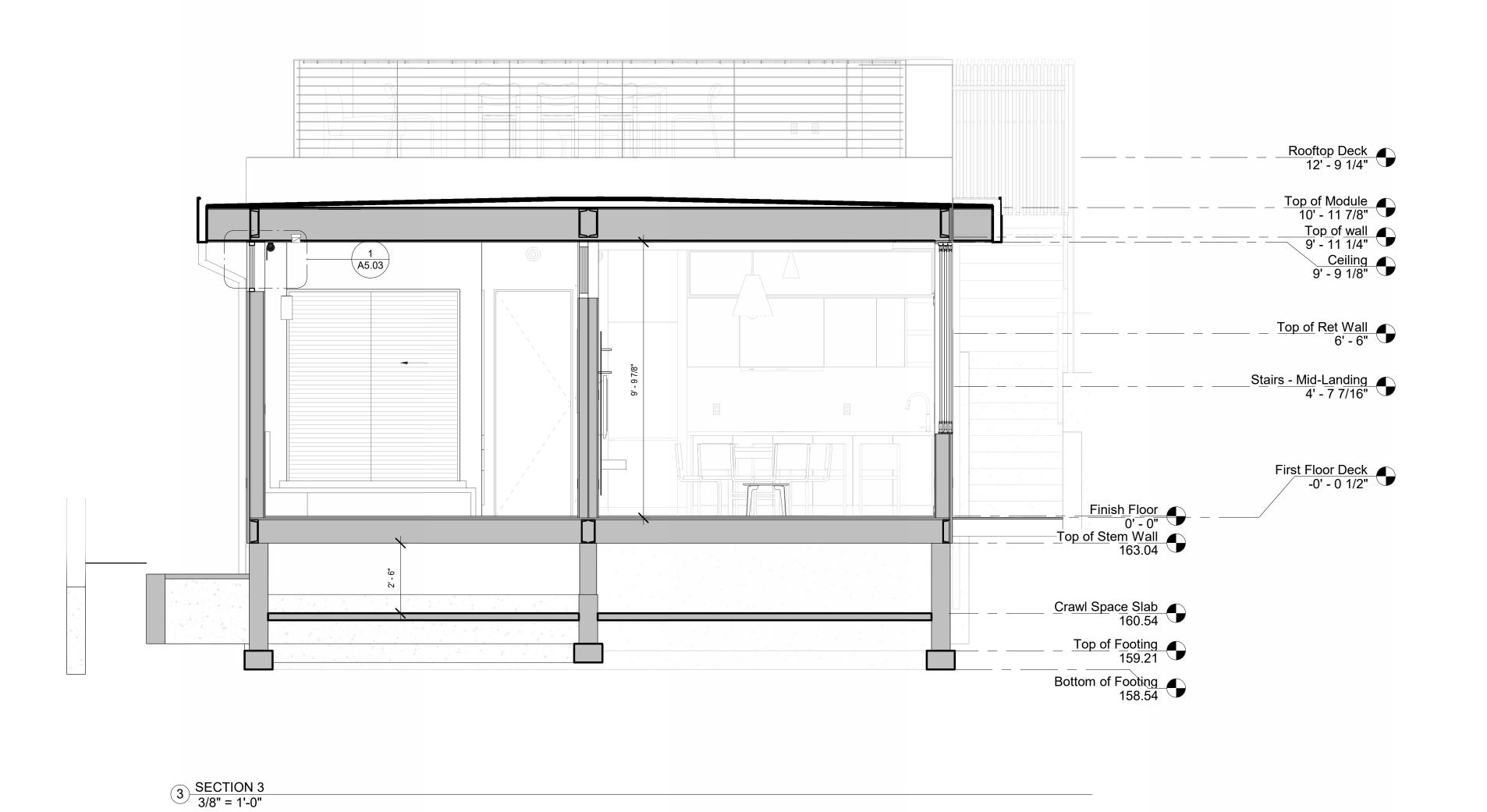
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Exterior Elevations

A2.02









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REVISIONS

Rooftop Deck 12' - 9 1/4"

Top of Module
10' - 11 7/8"

Top of wall
9' - 11 1/4"

Stairs - Mid-Landing 4' - 7 7/16"

Finish Floor 0' - 0"

First Floor Deck
-0' - 0 1/2"
Top of Stem Wall
163.04

Crawl Space Slab 160.54

Top of Footing 159.21

Bottom of Footing 158.54 NO. DATE DESCRIPTION

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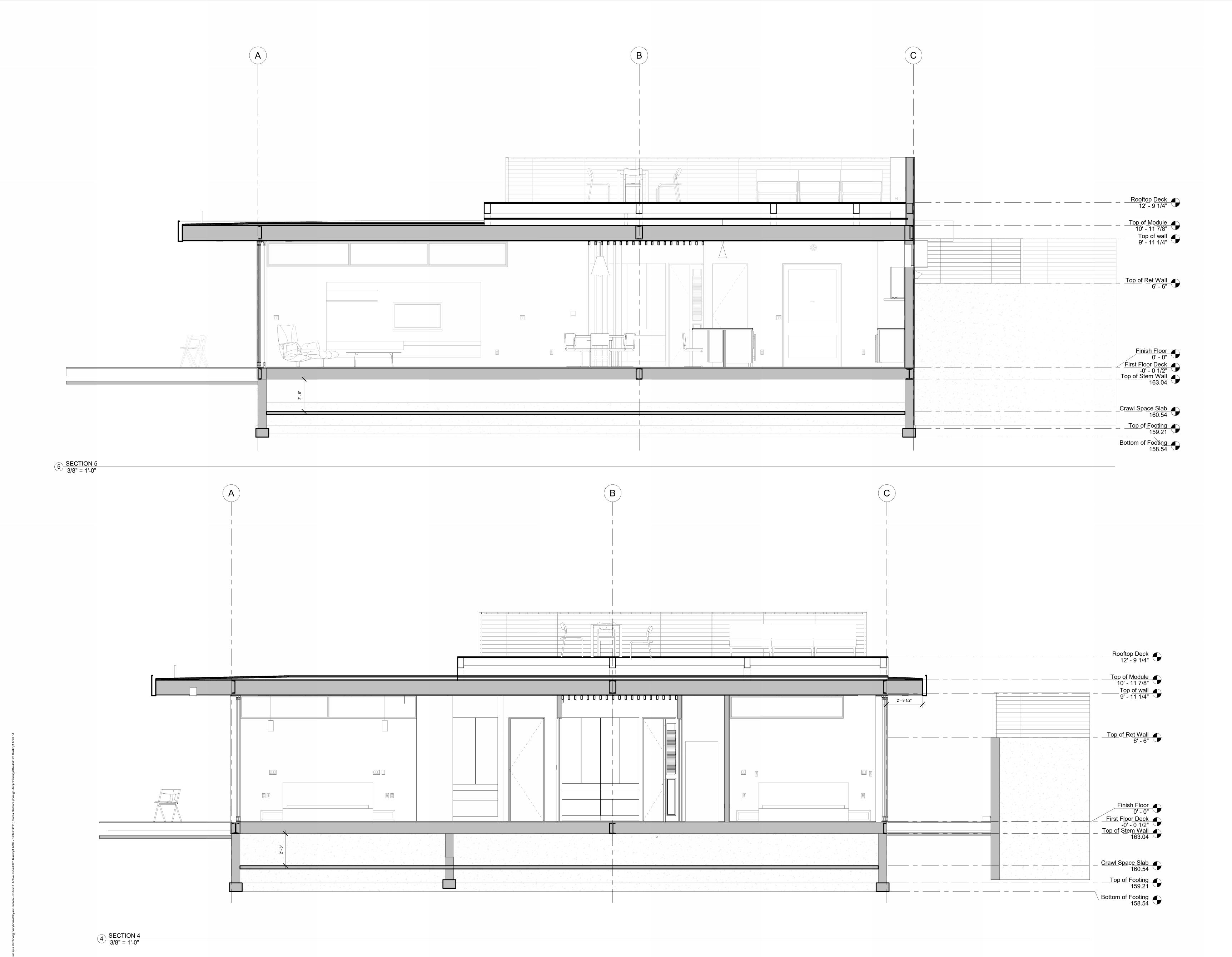
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Sections

A3.01





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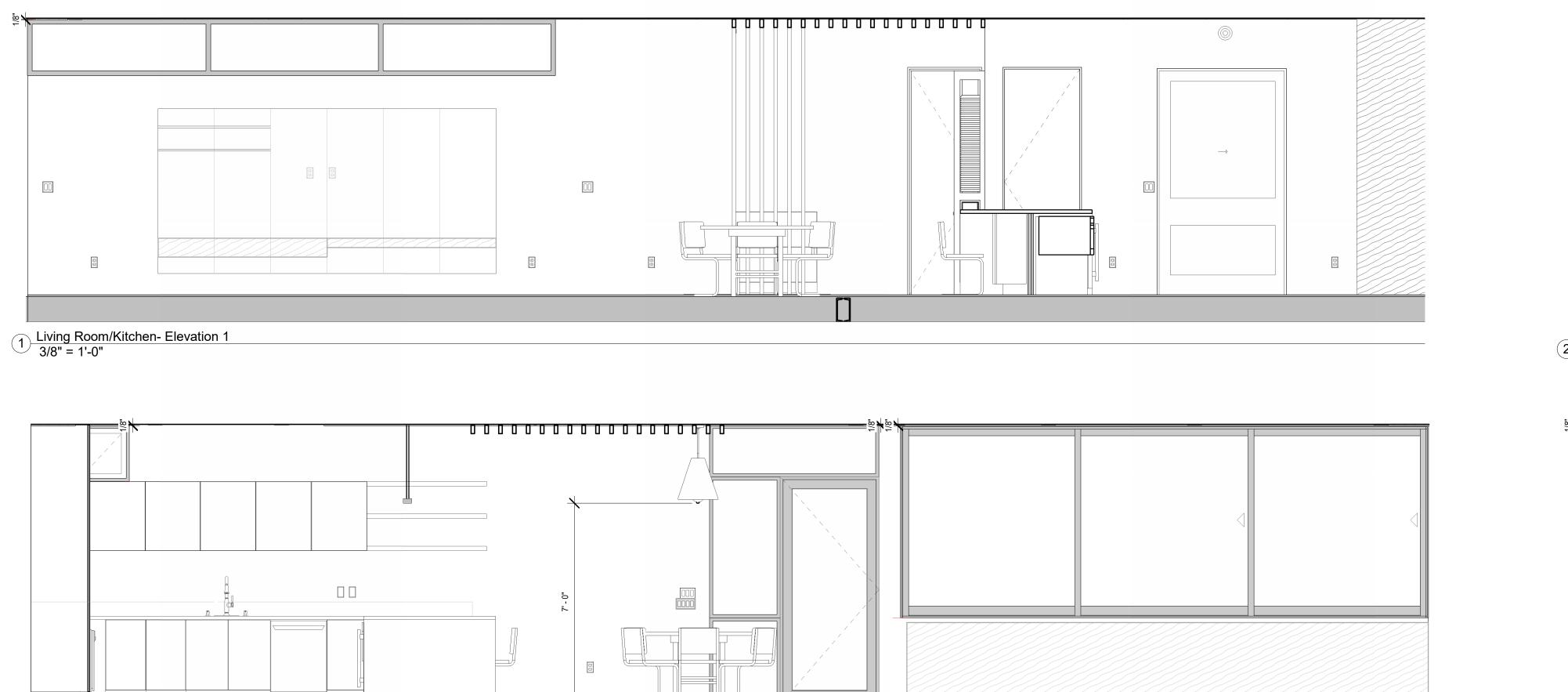
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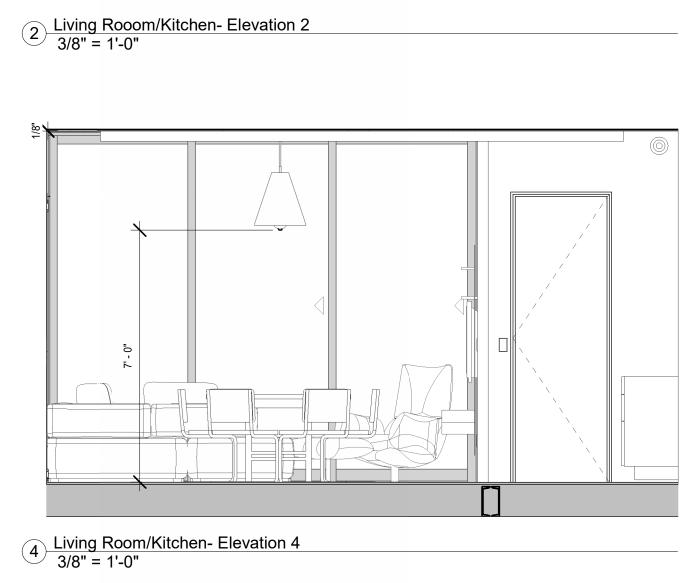
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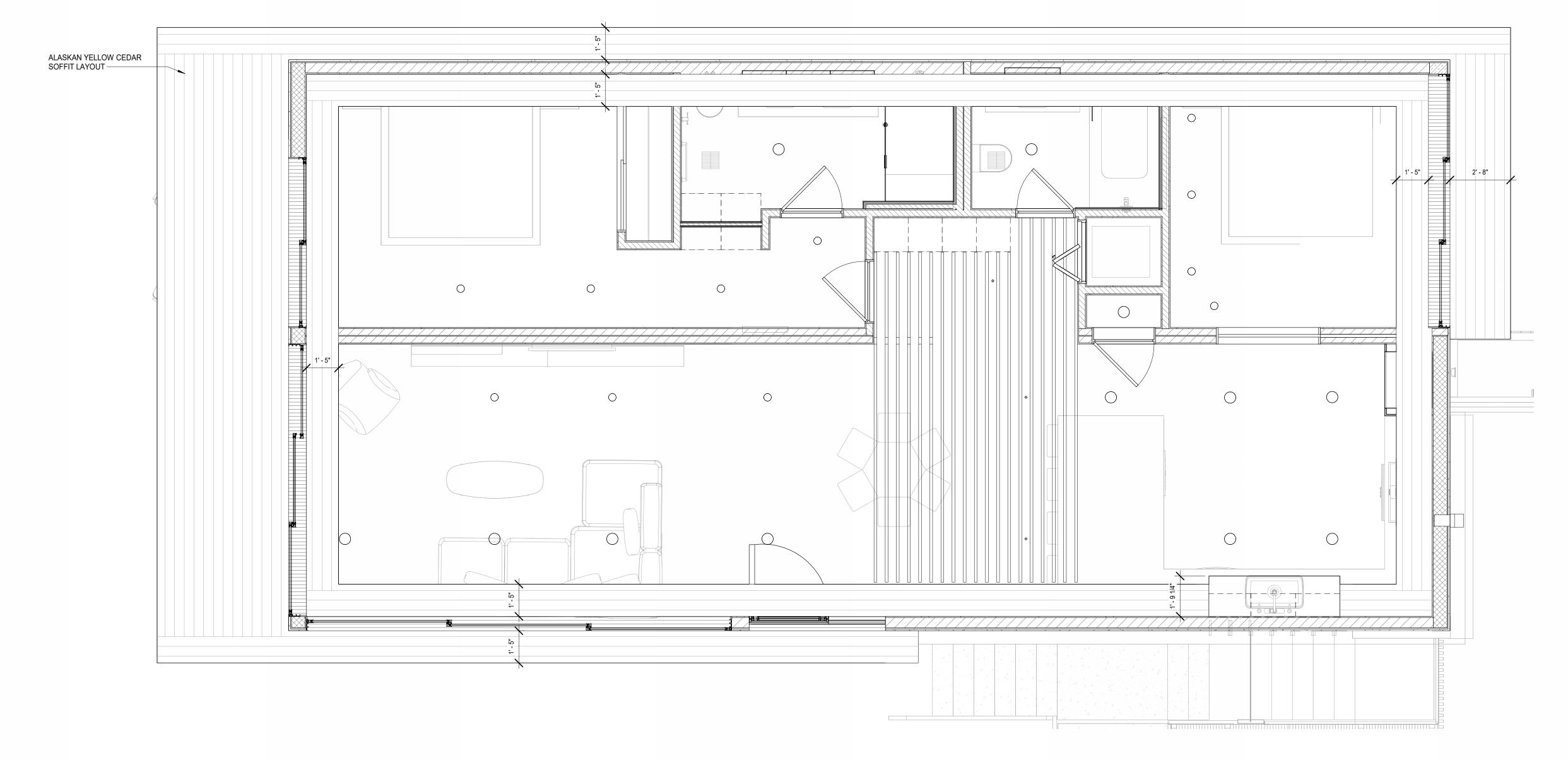
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Sections

A3.02







5 SOFFIT PLAN 3/8" = 1'-0"

3 Living Room/Kitchen- Elevation 3
3/8" = 1'-0"

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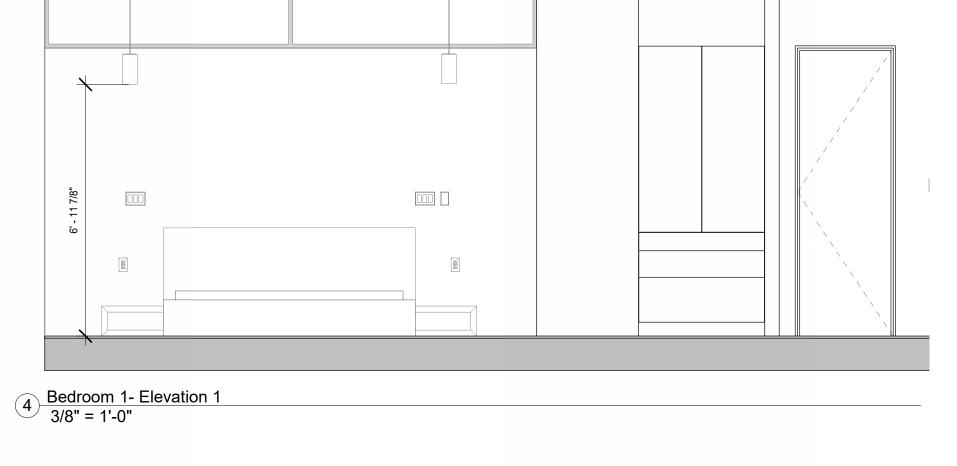
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Interior Elevations

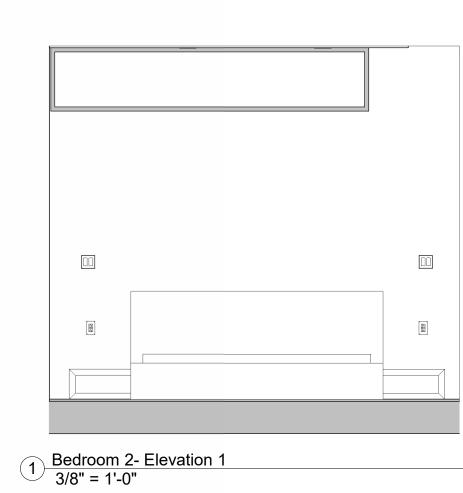
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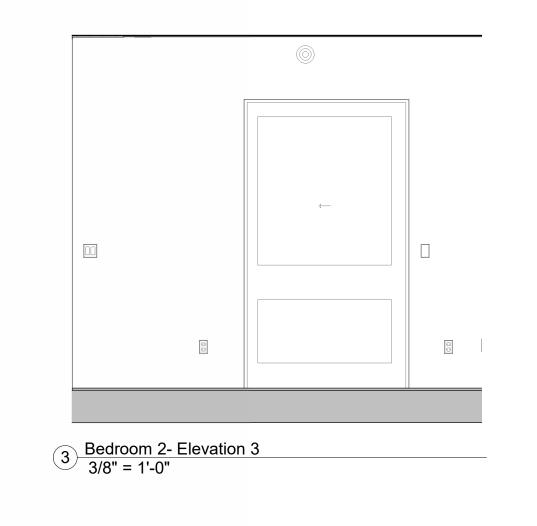
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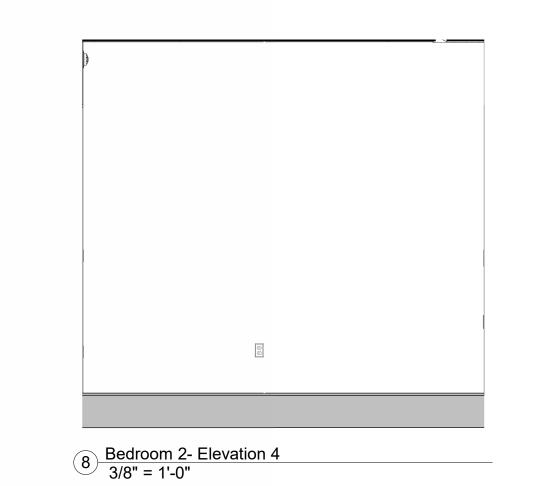


 $7 \frac{\text{Bedroom 1-Elevation 4}}{3/8" = 1'-0"}$



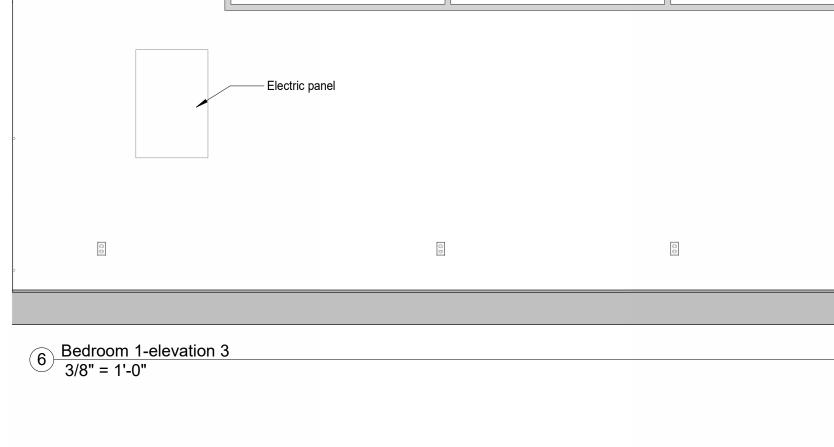


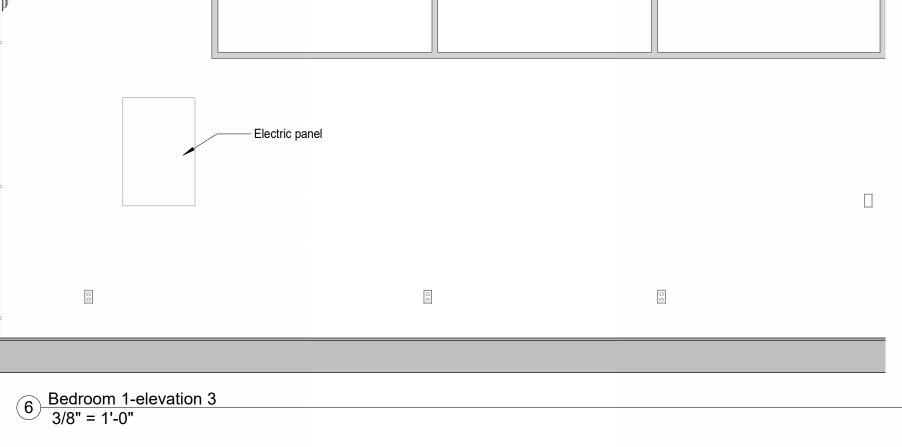


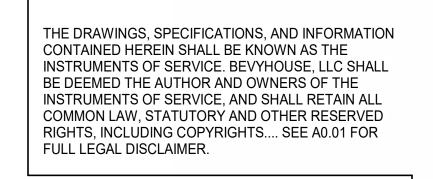




5 Bedroom 1-Elevation 2 3/8" = 1'-0"







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REVISIONS

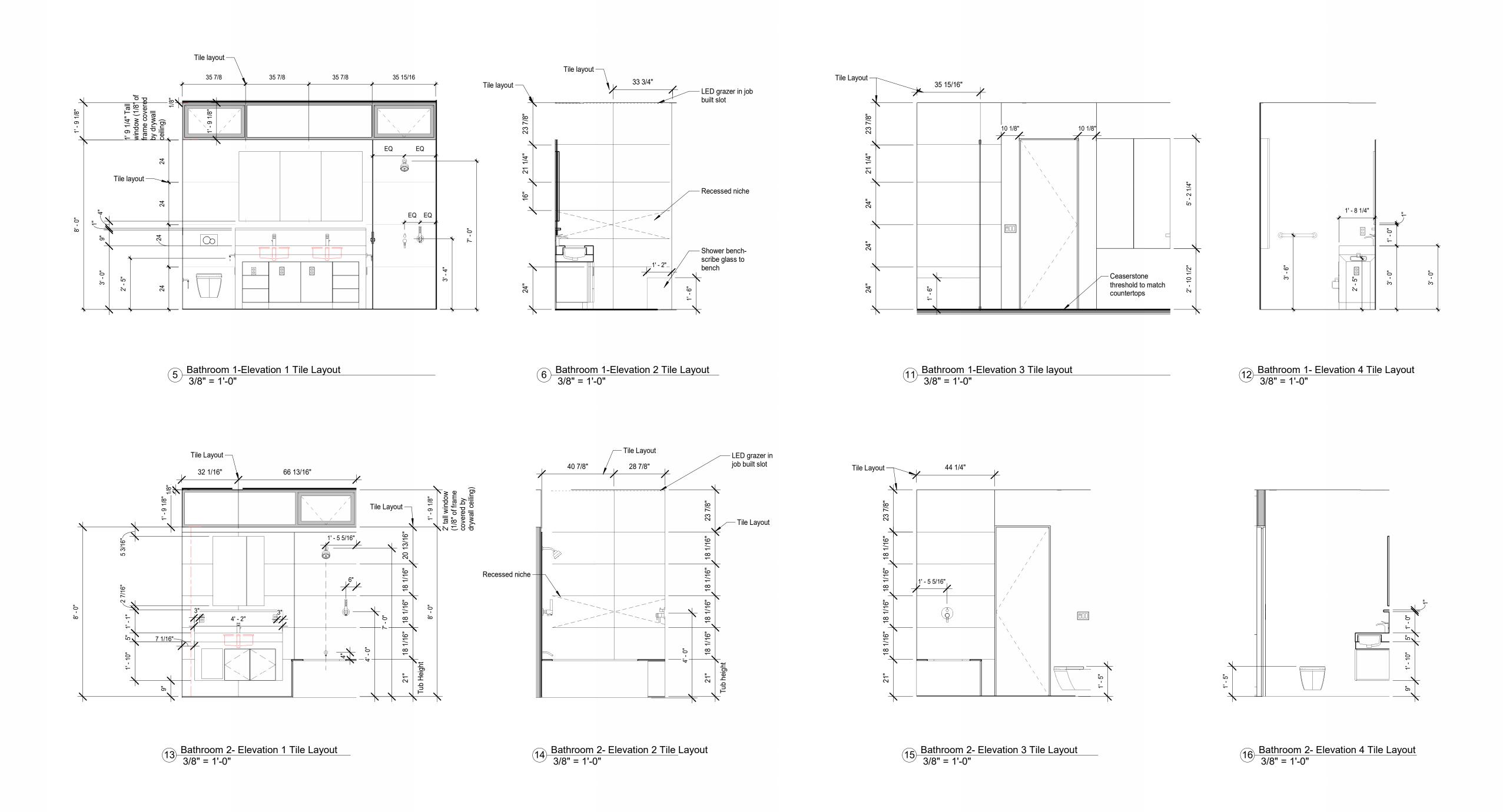
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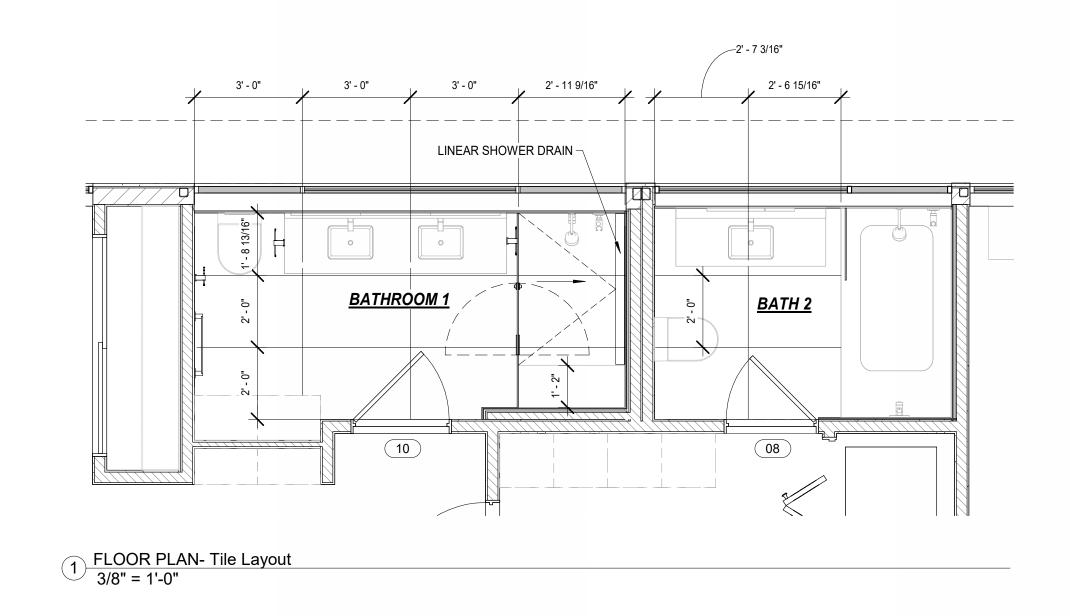
#125 Raskopf ADU

3239 Cliff Dr Santa Barbara, CA 93109

PROJECT NO:	#125
DATE:	4/22/2024 1 PM
DRAWN BY:	A. Arora
CHECKED BY:	B. Henson

Interior Elevations







bevyhouse

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REVISIONS

NO. DATE DESCRIPTION

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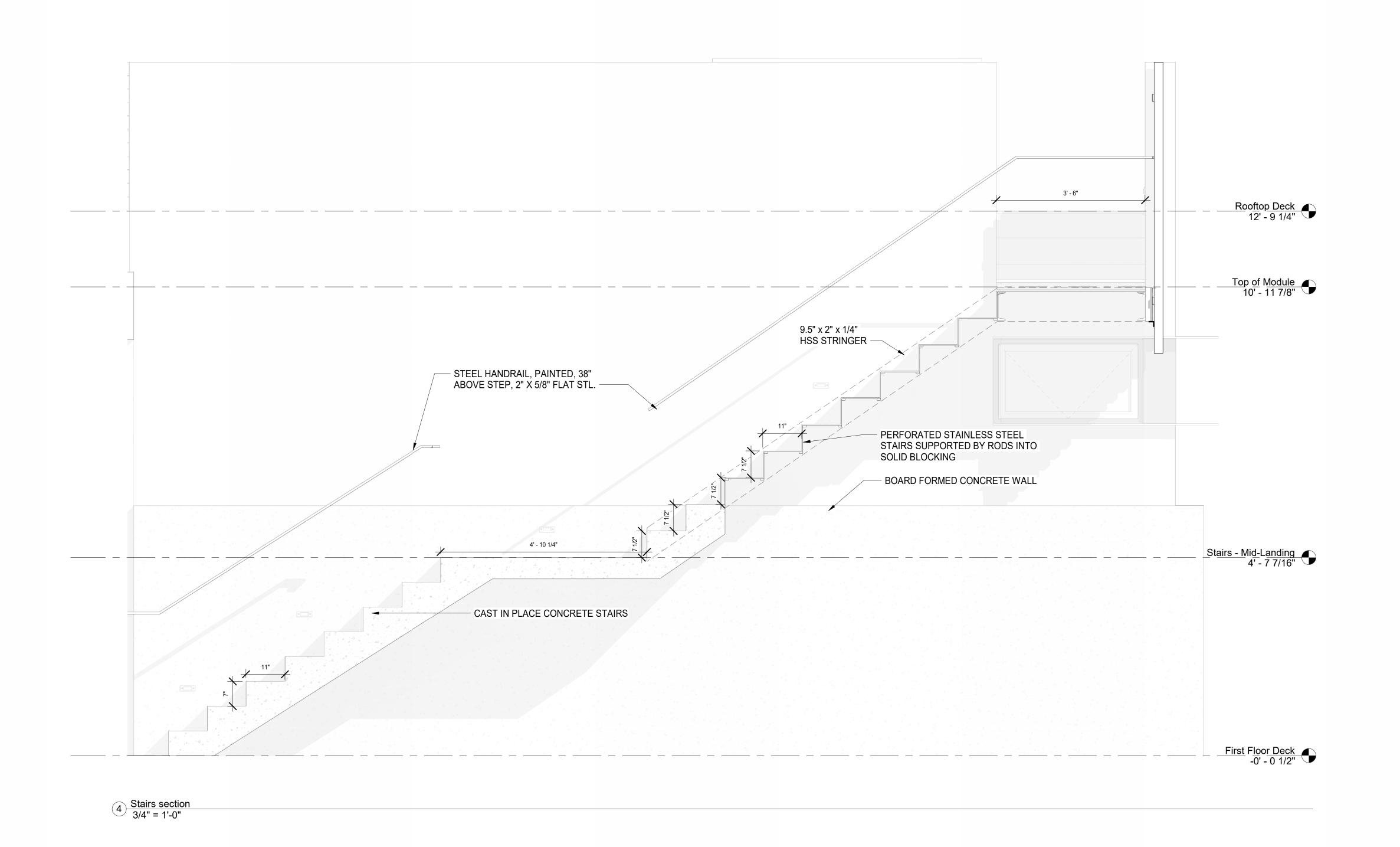
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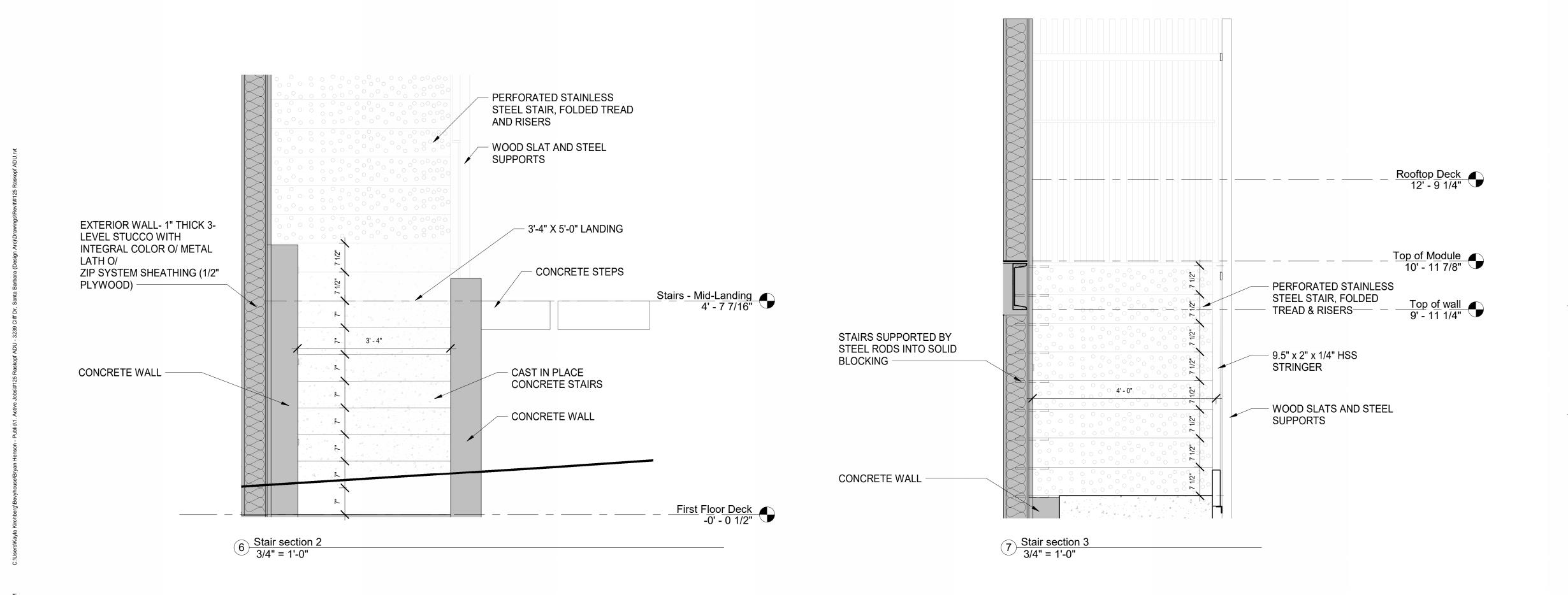
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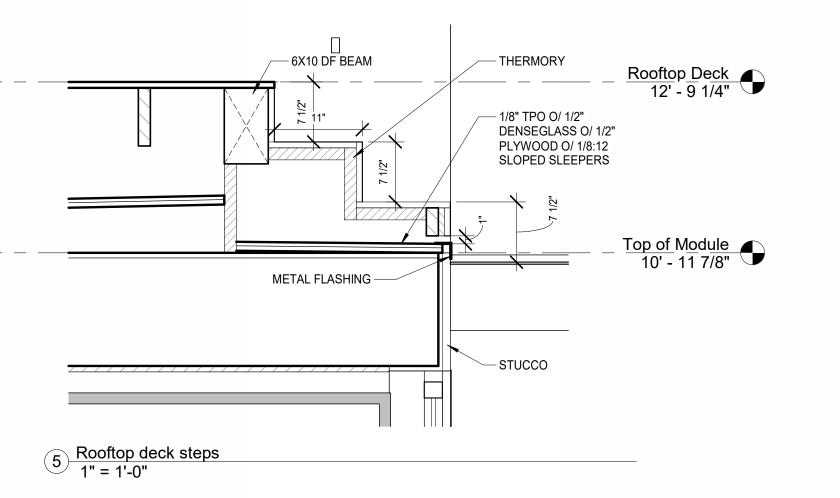
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Interior Elevations

44.03









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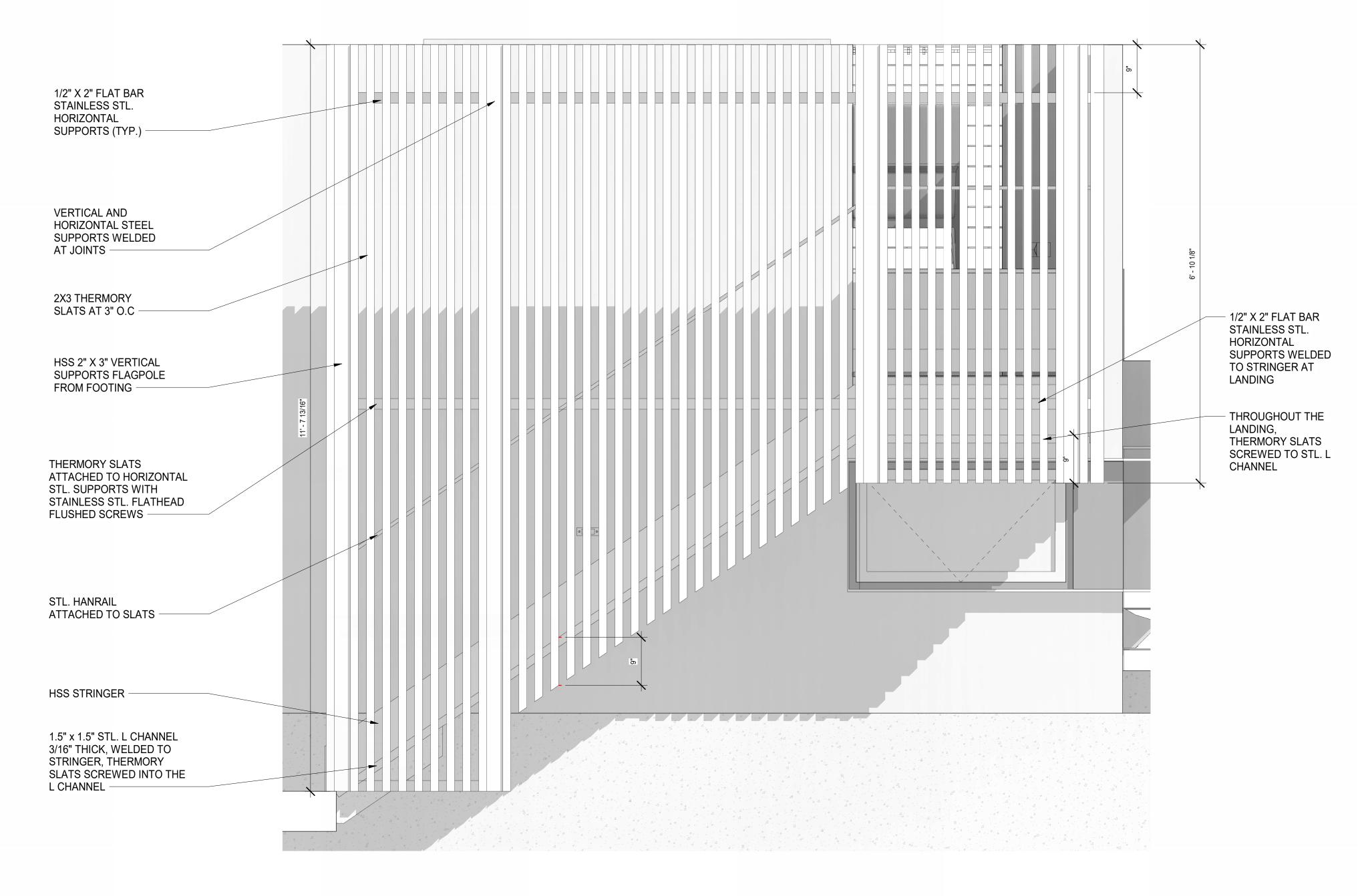
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DATE:	4/22/2024 1 PM
DRAWN BY:	A. Arora

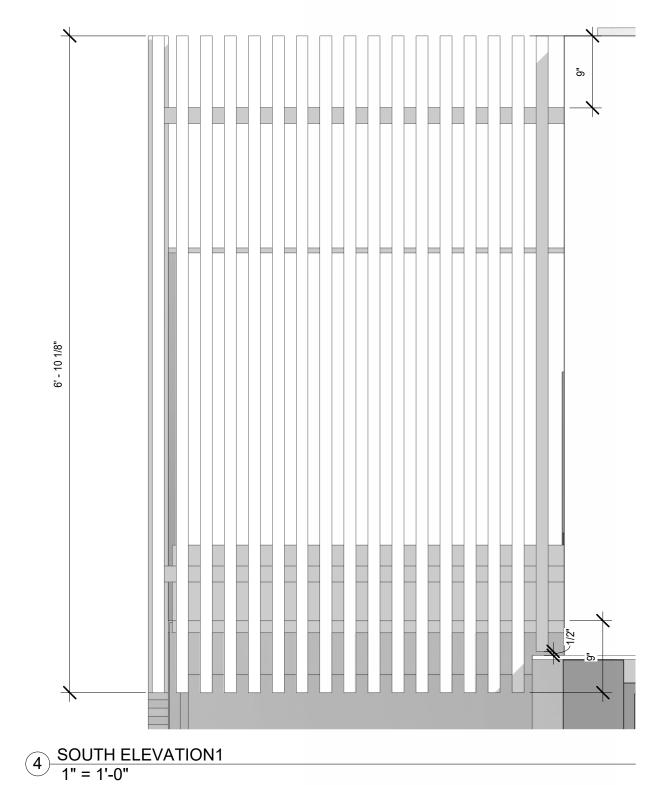
Details - Exterior Stairs

CHECKED BY:

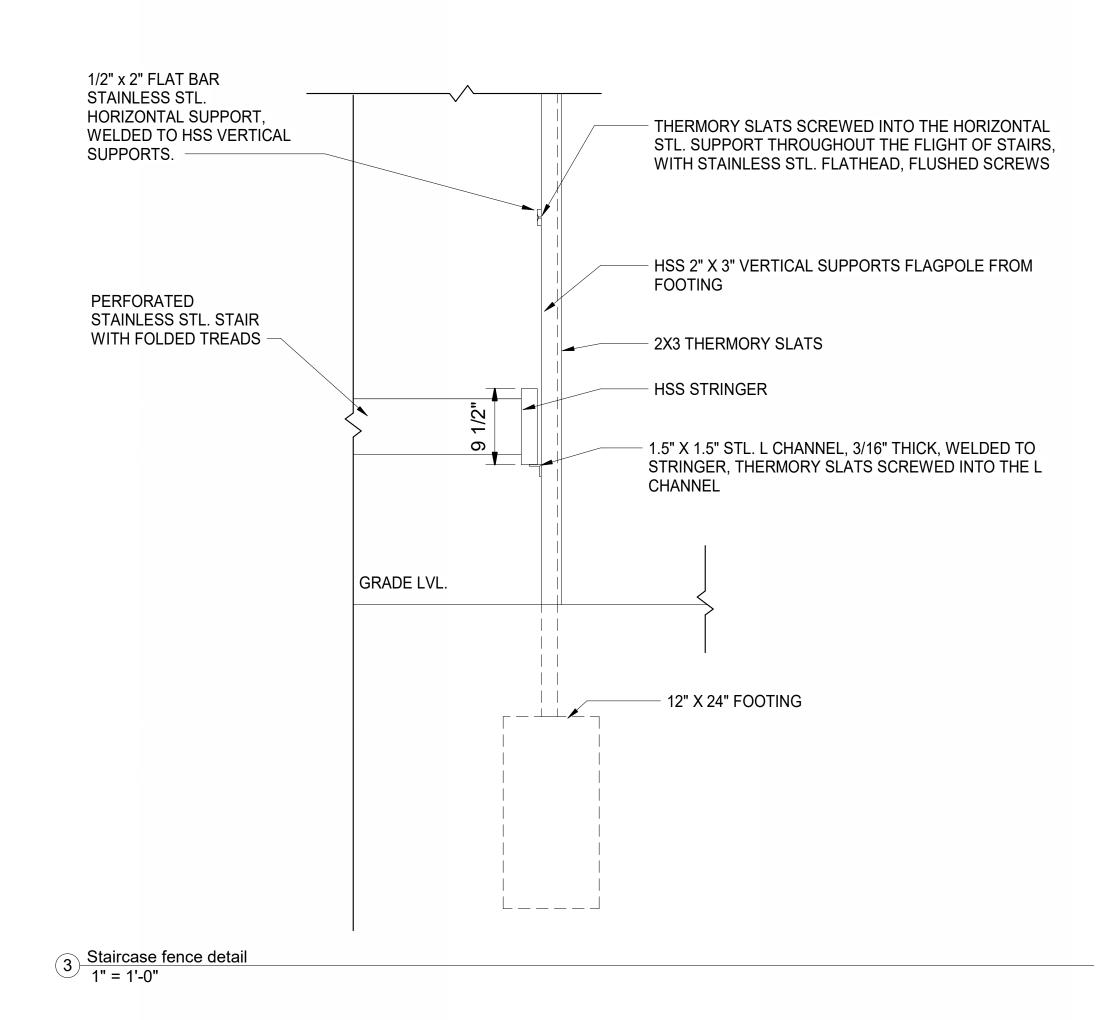
A5.01

B. Henson





2 WEST ELEVATION1 1" = 1'-0"



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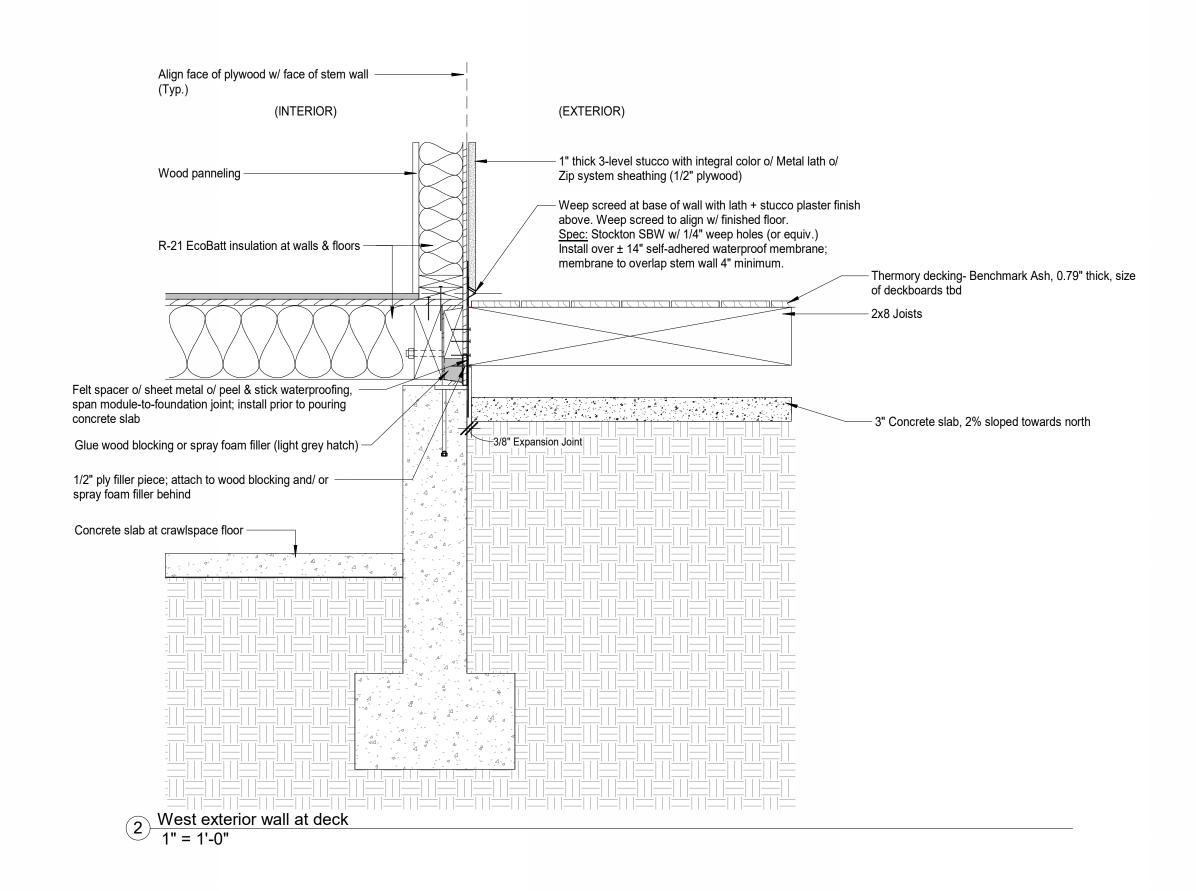
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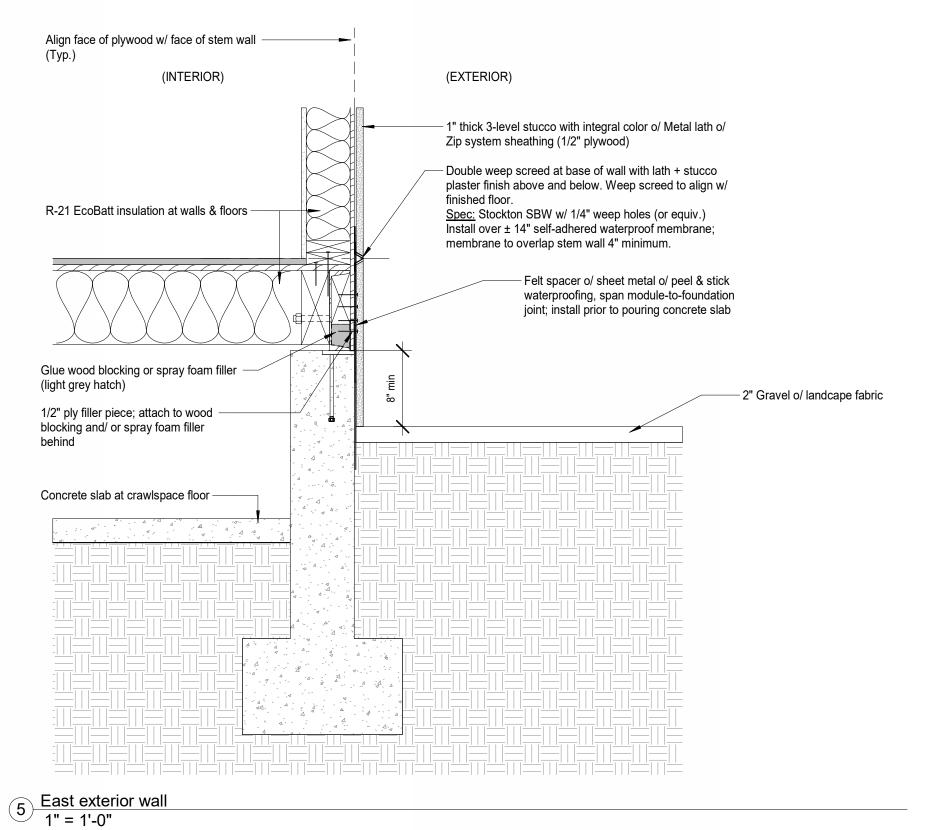
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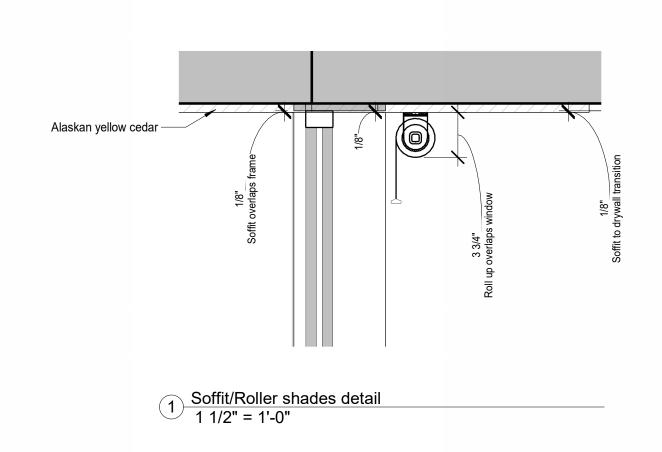
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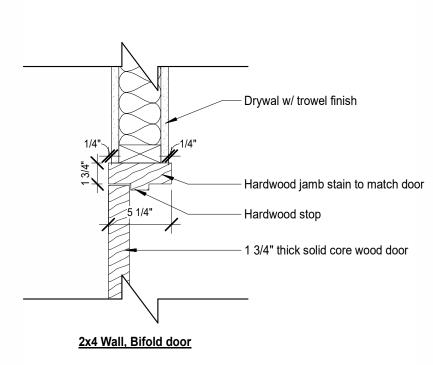
Details - Exterior Stairs

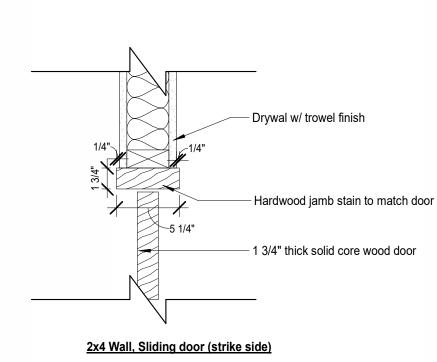
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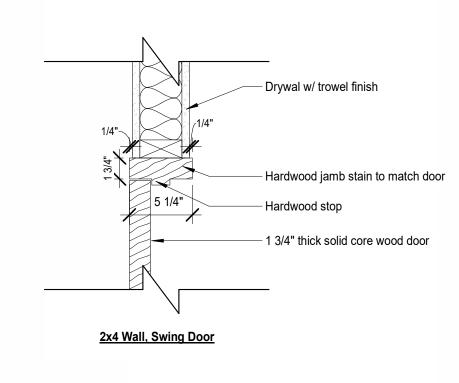


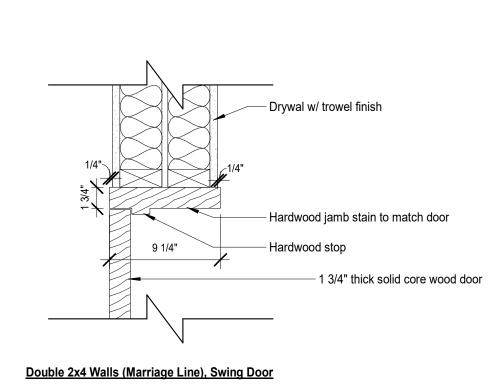


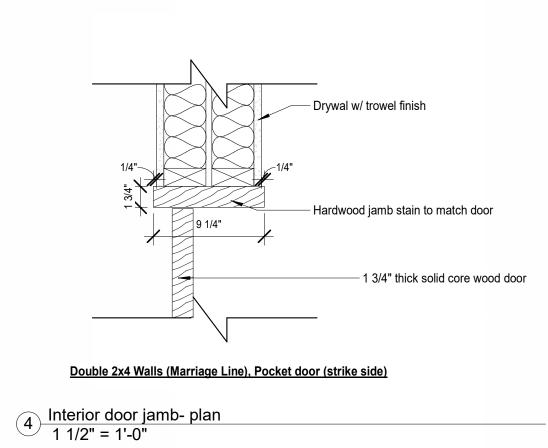


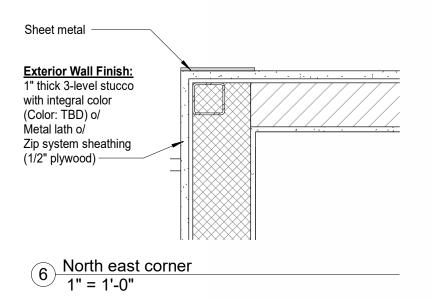


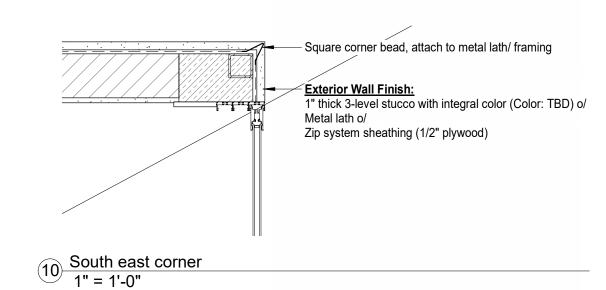


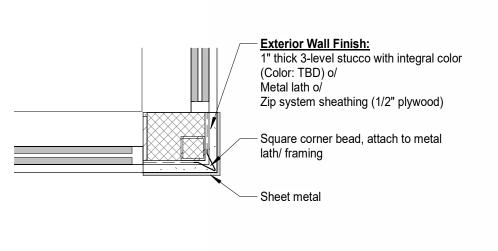


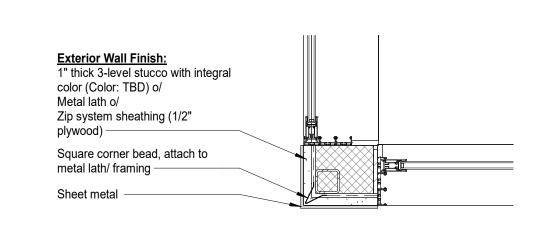




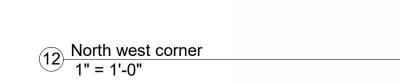


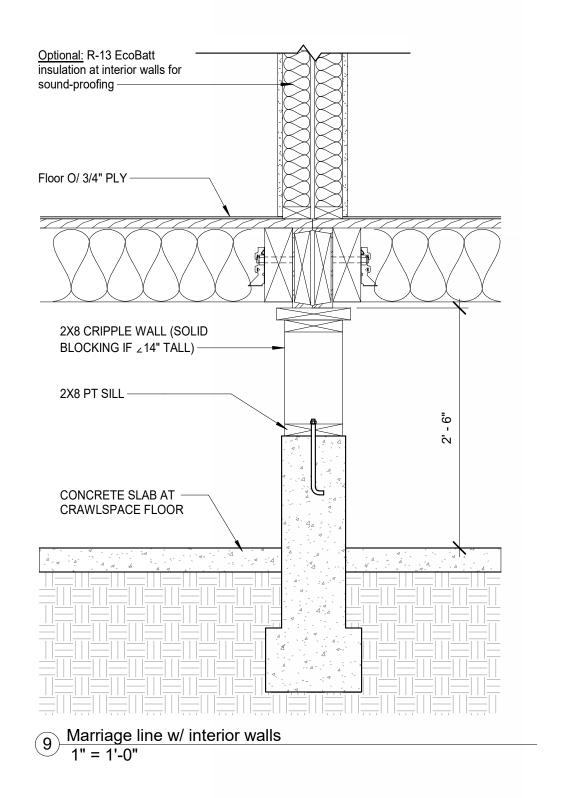


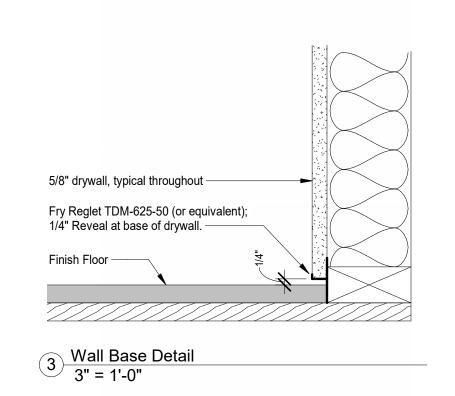


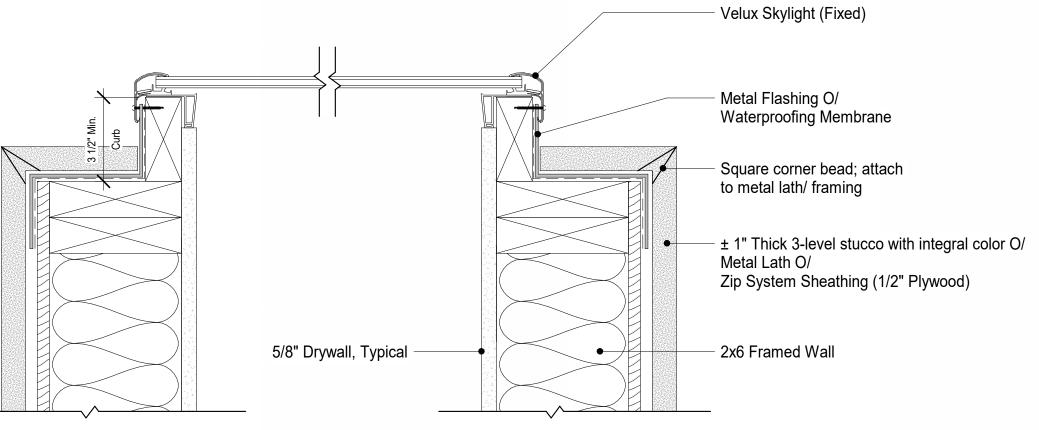


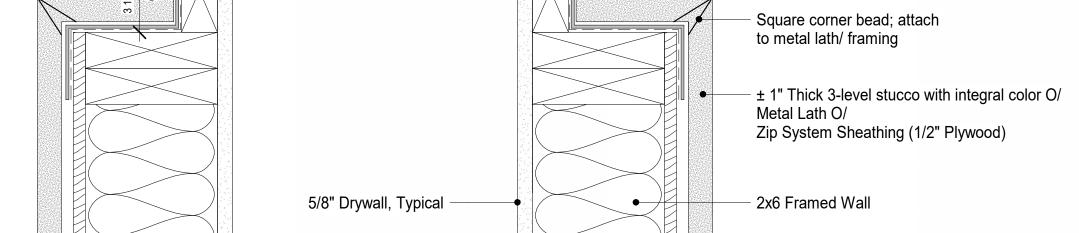












7	Skylight Detail	
\mathcal{L}	3" = 1'-0"	

B. Henson

PROJECT NO: #125 DATE: 4/22/2024 1 PM DRAWN BY: A. Arora

THE DRAWINGS, SPECIFICATIONS, AND INFORMATION

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Santa Barbara, CA 93109

3239 Cliff Dr

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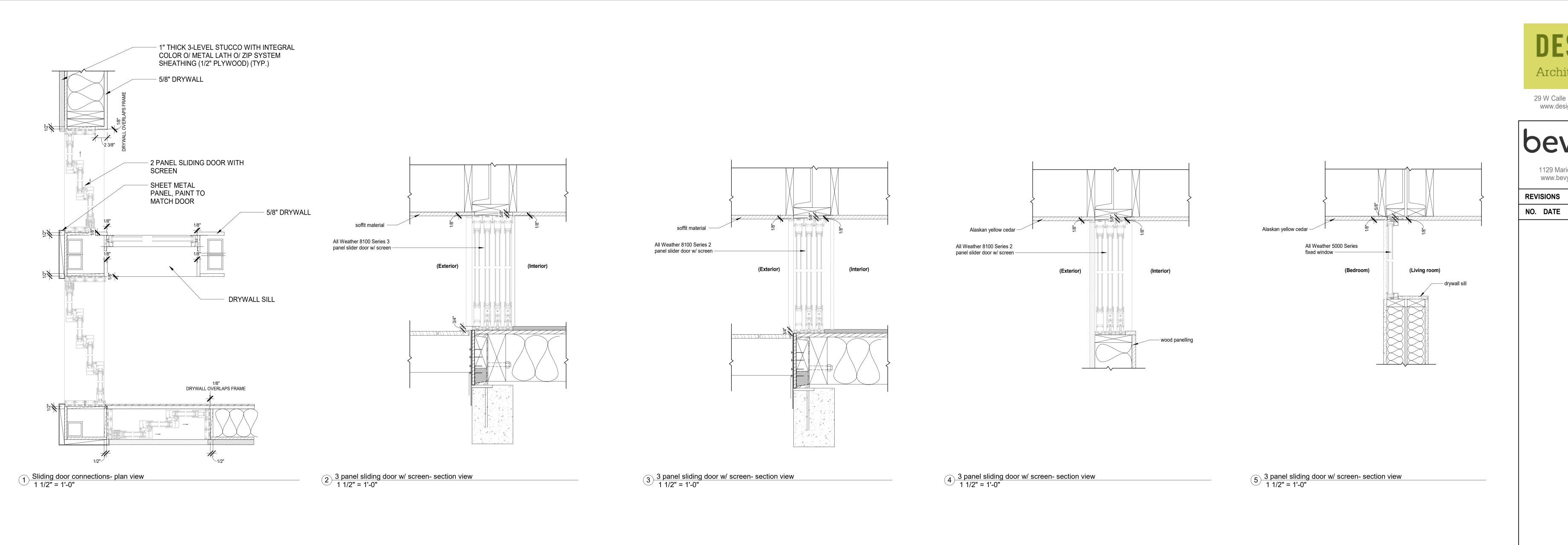
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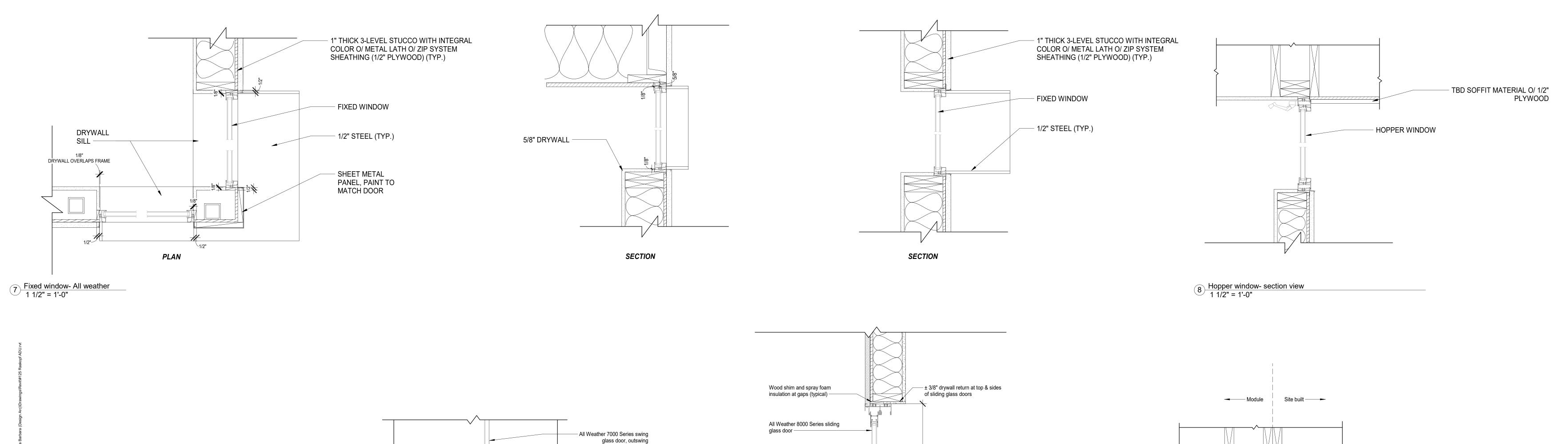
DESCRIPTION

REVISIONS

NO. DATE

CHECKED BY:





<u>Section</u>

 Thermory decking- Benchmark Ash, 0.79" thick, size of deckboards tbd

Sloped PT Sleepers 16" O.C

─ 3" Concrete slab, 2% slope away from

Felt spacer o/ sheet metal o/ peel & stick

waterproofing, span module-to-foundation joint; install prior to pouring concrete slab

<u>Section</u>

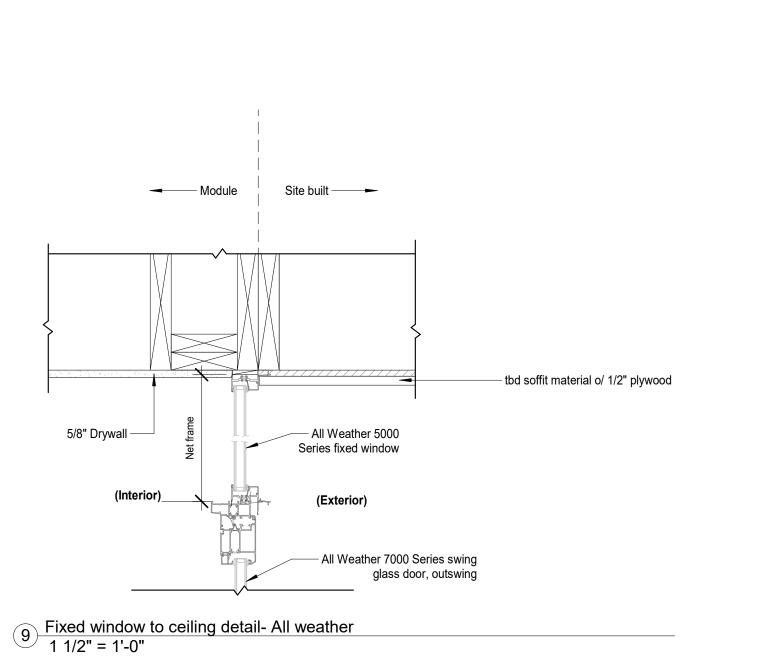
____ ± 3/8" drywall return at

top & sides of sliding glass doors

Wood shim and/ or spray foam insulation at gaps (typical)

Swing door to floor detail- All weather
1 1/2" = 1'-0"

<u>Plan</u>



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DESCRIPTION

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DRAWN BY: A. Arora

CHECKED BY: B. Henson

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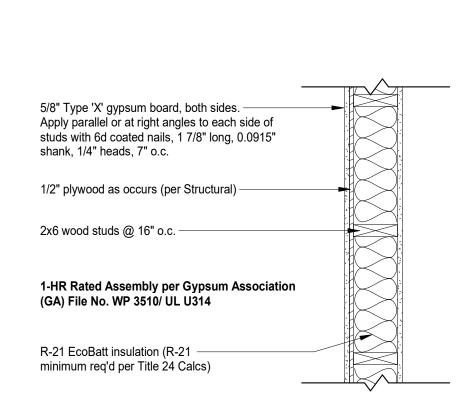
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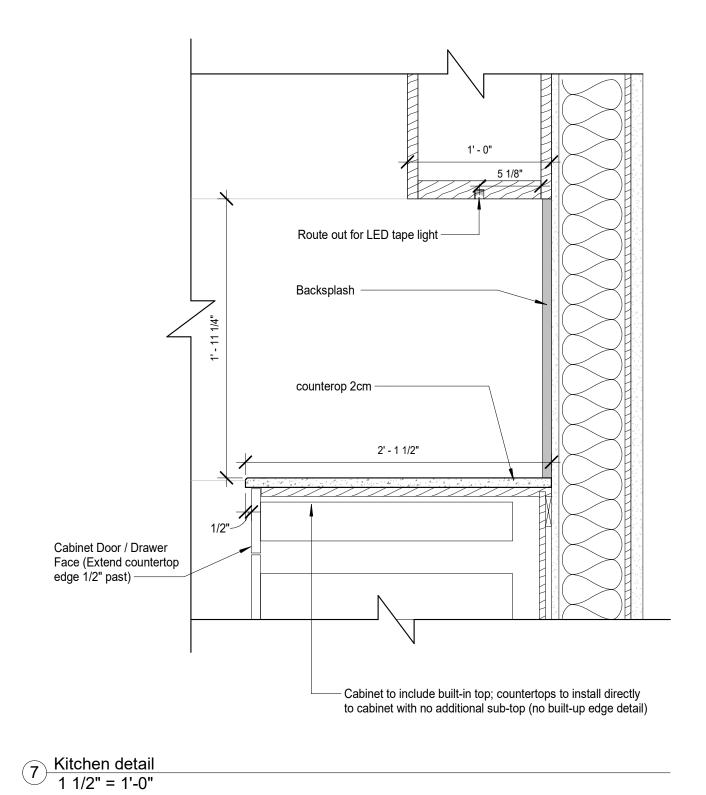
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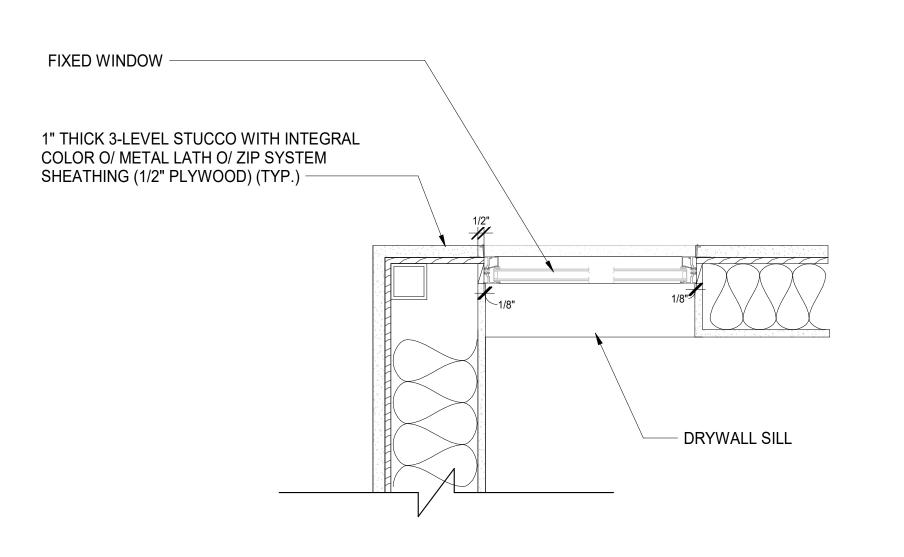
Details

A5.04



1 Hour fire rated interior partition
1" = 1'-0"





Window connections- plan view
1 1/2" = 1'-0"



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REVISIONS

FIXED WINDOW -

─ SHEET METAL

PANEL, PAINT TO MATCH DOOR

> 1/8" DRYWALL OVERLAPS FRAME

HOPPER WINDOW

- DRYWALL SILL -

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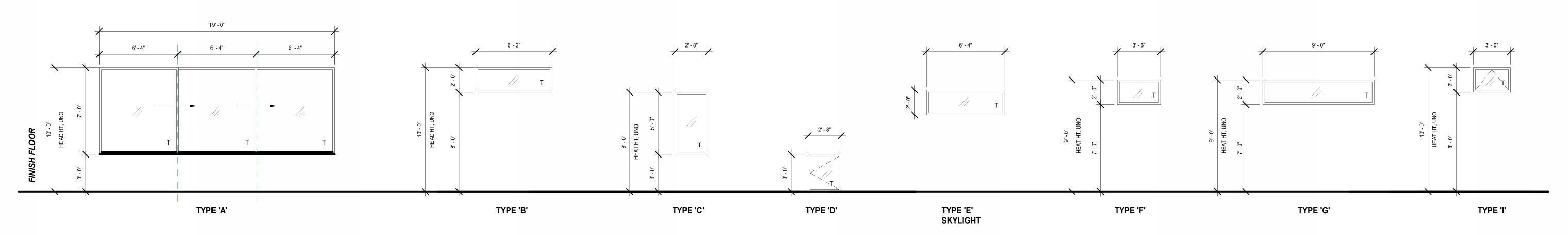
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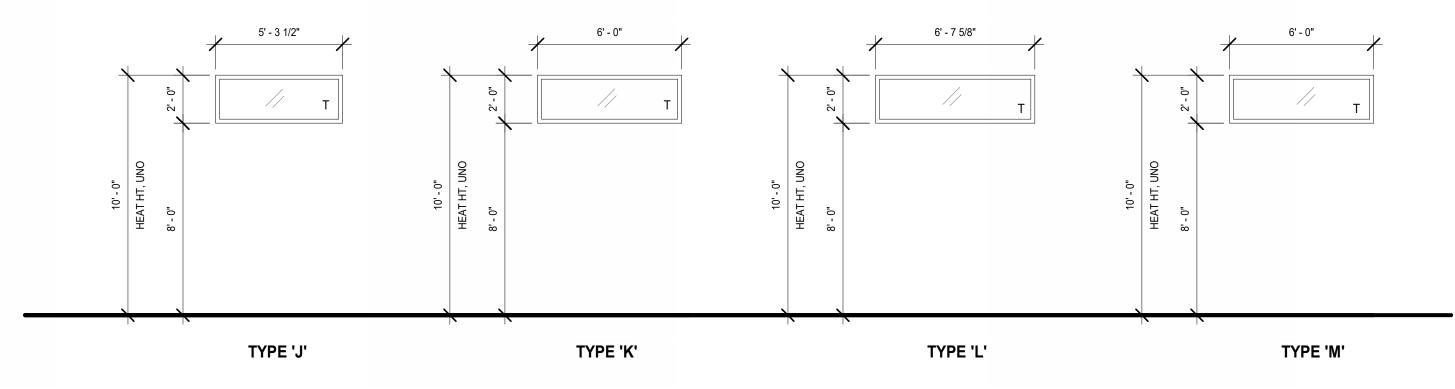
A5.05

										WINDOW SCHEDULE					
				HEAD	NET	FRAME	ROUGH	OPENING	INTERIOR						
NO.	TYPE	LOCATION	SILL HT	HT	WIDTH	HEIGHT	WIDTH	HEIGHT	SETBACK	MANUFACTURER / MODEL	FINISH	U-FACTOR	SHGC	VLT	NOTES
01	Α	LIVING ROOM	2' - 11 1/4"	9' - 9 1/8"	18' - 8 3/4"	6' - 9 7/8"				ALL WEATHER- 5000 SERIES, THREE PANEL SLIDER	DARK BRONZE ANODIXED				
02		KITCHEN	7' - 10"	9' - 9 7/8"	3' - 6"	1' - 11 7/8"									
03		KITCHEN	7' - 10"	9' - 7 1/8"	8' - 10"	1' - 9 1/8"									
04			8' - 0 3/4"	9' - 9 7/8"	8' - 10"	1' - 9 1/8"									
05			8' - 0 3/4"	9' - 9 7/8"	8' - 2 7/8"	1' - 9 1/8"									
06			8' - 0 3/4"	9' - 9 7/8"	12' - 0"	1' - 9 1/8"									
07			8' - 0 3/4"	9' - 9 7/8"	13' - 8 3/8"	1' - 9 1/8"									
08		BEDROOM 1 / LIVING	7' - 10"	9' - 9 7/8"	18' - 8 3/4"	1' - 11 7/8"									INTERIOR
14	E	KITCHEN			6' - 3 1/8"	2' - 3 1/8"				FIXED SKYLIGHT- TBD	DARK BRONZE ANODIXED	0.3800 BTU/(h·ft²·°F)	0.25	0.58	

DOOR & WINDOW NOTES

- ALL GLAZING (DOORS & WINDOWS) TO BE TEMPERED GLASS, TYP. THROUGHOUT. MULTI-PANE GLAZING W/ MINIMUM OF (1) TEMPERED PANE PER R337.8.2.1(1)
- PROJECT IS LOCATED WITHIN VERY HIGH FIRE HAZARD SEVERITY ZONE. EXTERIOR BUILDING MATERIALS, SYSTEMS AND/ OR ASSEMBLIES SHALL MEET 2019 CBC CHAPTER 7A, INCLUDING ALL SUBSECTIONS AND STATE FIRE MARSHALL REGULATIONS.
- 3. ALL ELEVATION DRAWINGS ARE FROM THE OUTSIDE LOOKING
- 4. EGRESS WINDOWS SIZED PER CRC R310.2:
 A. MIN. CLEAR OPENING = 5.7 SF
 B. MIN. CLEAR OPENING HEIGHT = 24"
 C. MAX. CLEAR OPENING SILL HT = 44"



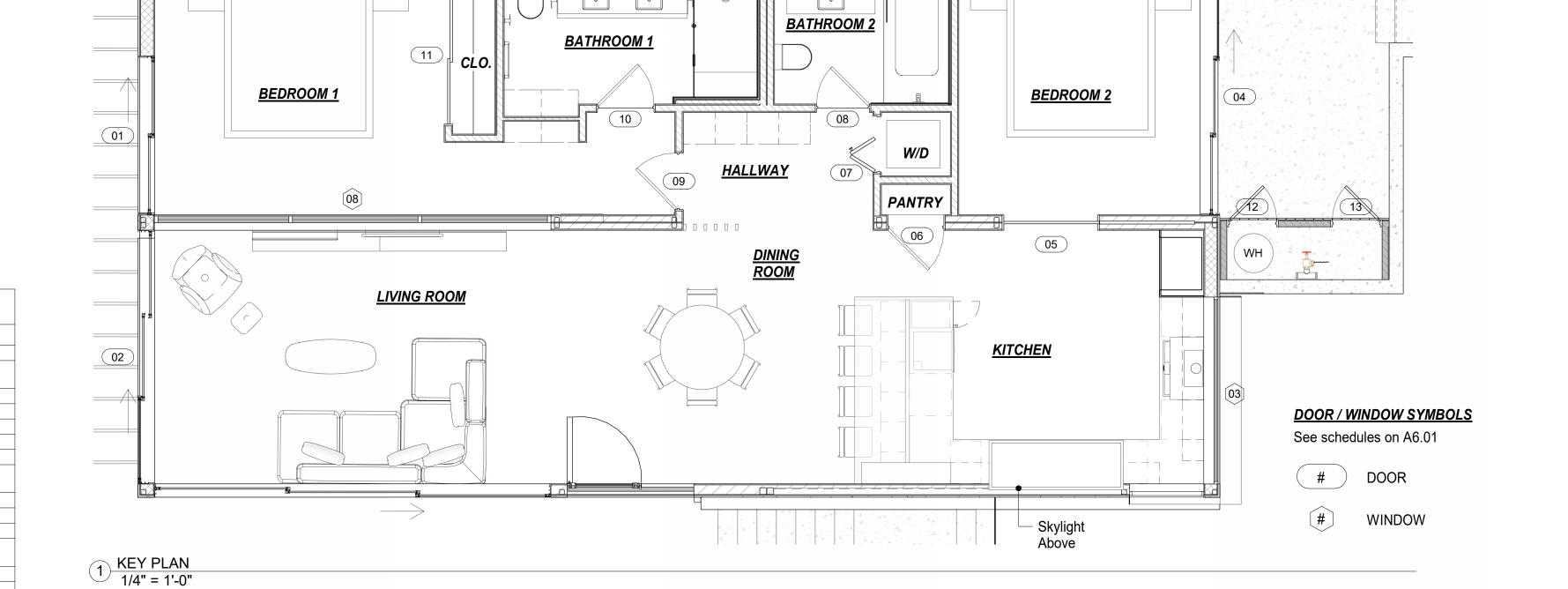


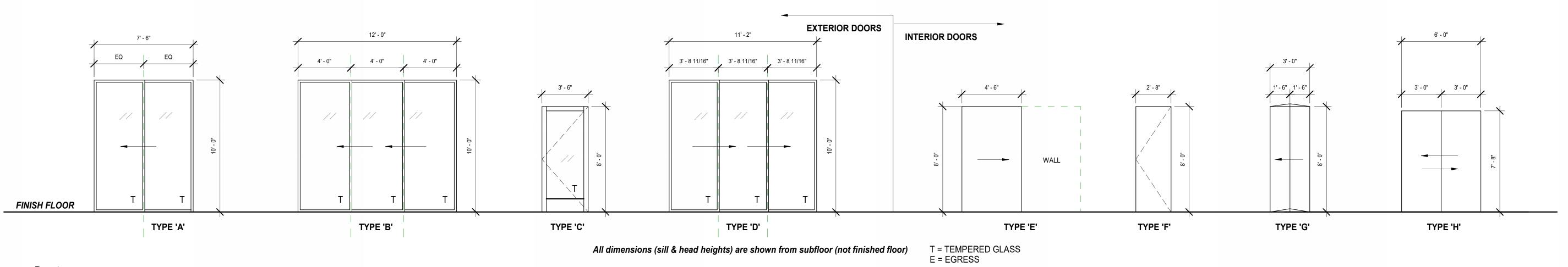
All dimensions (sill & head heights) are shown from subfloor (not finished floor)

T = TEMPERED GLASS
E = EGRESS

Window types
1/4" = 1'-0"

DOOR SCHEDULE						
NO.	TYPE	LOCATION	WIDTH	HEIGHT	SPEC/FINISH	NOTES
			2' - 0"	8' - 0 3/4"		
01	A BED	PROOM #01 / EXTERIOR	7' - 6"	9' - 9 7/8"	ALL WEATHER - 8000 SERIES, 2 PANEL, SLIDING GLASS DOOR, DARK BRONZE ANODIZED	U-FACTOR: 0.47 / SHGC: 0.17 / VLT: 0.37
02	B LIVI	NG ROOM	12' - 0"	9' - 9 7/8"	ALL WEATHER - 8000 SERIES, 3 PANEL SLIDING GLASS DOOR, DARK BRONZE ANODIZED	U: 0.30 / SHGC: 0.21 / VLT: 0.47
03	C ENT	RY	6' - 0"	9' - 9 7/8"	ALL WEATHER - 7000 SERIES, SWING GLASS DOOR, DARK BRONZE ANODIZED	U: 0.34 / SHGC: 0.18 / VLT: 0.39
04	D BED	PROOM 2	11' - 2"	9' - 9 7/8"	ALL WEATHER - 8000 SERIES, 3 PANEL SLIDING GLASS DOOR, DARK BRONZE ANODIZED	U: 0.30 / SHGC: 0.21 / VLT: 0.47
05	E BED	PROOM 2	4' - 6"	8' - 0"	SHINNOKI - 1 3/4" THICK, SOLID-CORE POCKET DOOR, CATEGORY: WALNUT, COLOR TBE	
06	F PAN	ITRY	2' - 8"	8' - 0"	SHINNOKI - 1 3/4" THICK, SOLID-CORE SWING DOOR, CATEGORY: WALNUT, COLOR TBD	
)7	G		2' - 8"	8' - 0"	SHINNOKI - 1 3/4" THICK, 2 PANEL SOLID-CORE BIFOLD DOOR, CATEGORY: WALNUT, COLOR TBD	
08	F BAT	HROOM 2	2' - 6"	8' - 0"	SHINNOKI - 1 3/4" THICK, SOLID-CORE SWING DOOR, CATEGORY: WALNUT, COLOR TBD	
)9	F BED	PROOM 1	2' - 8"	8' - 0"	SHINNOKI - 1 3/4" THICK, SOLID-CORE SWING DOOR, CATEGORY: WALNUT, COLOR TBD	
10	F BAT	HROOM 1	2' - 8"	8' - 0"	SHINNOKI - 1 3/4" THICK, SOLID-CORE SWING DOOR, CATEGORY: WALNUT, COLOR TBD	
11	H BED	PROOM 1 CLOSET	6' - 0"	8' - 0"	SHINNOKI - 1 3/4" THICK, 2 PANEL SOLID-CORE SLIDING DOOR, CATEGORY: WALNUT, COLOR TBD	
12			2' - 3 1/4"	5' - 0"		
13			2' - 3 1/4"	5' - 0"		





3 Door types 1/4" = 1'-0" DESIGNARC
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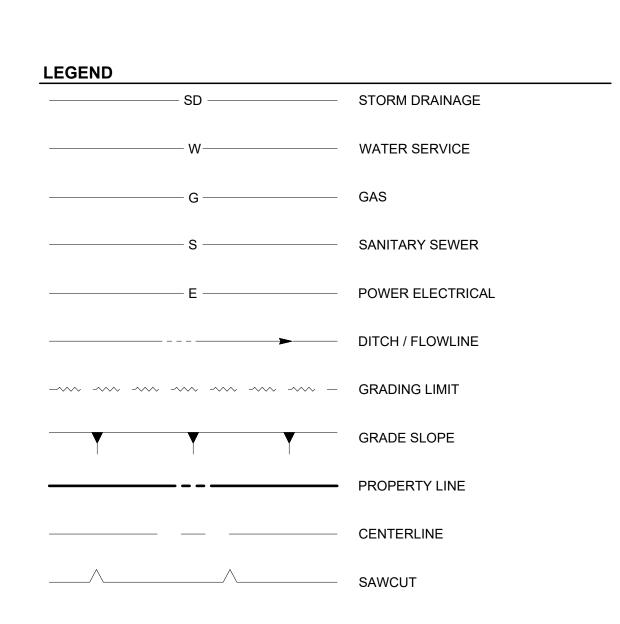
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DATE:	4/22/2024 1 PM
DRAWN BY:	A. Arora
CHECKED BY:	B. Henson

Door & Window Schedule

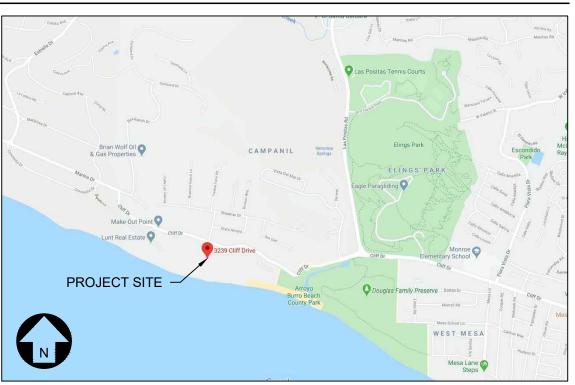
A6.01

RASKOPF RESIDENCE

3239 CLIFF DRIVE SANTA BARBARA, CA 93109







SURVEY NOTES

EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON PER SURVEY BY PROBER LAND SURVEYING DATED 12/11/2019

2. HORIZONTAL DATUM: NAD83; ZONE SPC CA05, EPOCH 1991.35; UNITS USF, STA. SBCN 21, N.1975261.02, E.6032231.02 (147 RS 70-74)

B. VERTICAL DATUM: NAVD88; INITIAL STA. SBCN 21 ELEV.=171.57' (147 RS 70-74)

4. PARCEL SIZE: 63,350 S.F. / 1.45 AC GROSS & 60,751 S.F. / 1.39 AC. NET CALC. (R1) 6. ORTHOMOSAIC: IMAGE OVERLAY / PHANTOM 4 PRO DRONE + PIX4D MAPPER

7. RECORD BOUNDARY TIES: WESTERLY LINE Pt.50 > Pt.51

8. ROTATION TO GRID: -1° 34' 08"; S 5° 14' 08" W 1330.16' M.; S 3° 40' 00" W 330.30' (R1)

SURVEY MONUMENT PROTECTION

PROTECT AND PRESERVE, IN PLACE, ALL SURVEY MONUMENTS AND BENCHMARKS. DO NOT DISTURB, MOVE, OR RELOCATE MONUMENTS OR BENCHMARKS WITHOUT THE PRIOR REVIEW AND APPROVAL BY THE AGENCY HAVING JURISDICTION OVER THE MONUMENT OR BENCHMARK. THE CONTRACTOR SHALL CONTRACT WITH A LICENSED SURVEYOR FOR MONUMENTS REQUIRING DISTURBANCE OR REMOVAL. AND THE SURVEYOR SHALL RESET THE MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE AUTHORITY HAVING JURISDICTION, PURSUANT TO ALL APPLICABLE BUSINESS AND PROFESSIONAL CODES.

UTILITY PURVEYORS

ELECTRICITY: SOUTHERN CALIFORNIA EDISON http://www.sce.com/

WATER/SEWER: CITY OF SANTA BARBARA WATER AND WASTEWATER

P.0. BOX 1990 SANTA BARBARA, CA 93102-1990

NATURAL GAS: SOUTHERN CALIFORNIA GAS COMPANY P.O. BOX C

> MONTEREY PARK, CA 91756 (800)-427-2200

COX COMMUNICATIONS 3303 STATE STREET

SANTA BARBARA, CA (805) 681-6600

TELEPHONE: FRONTIER COMMUNICATIONS 805-964-8303

CITY OF SANTA BARBARA STORMWATER COMPLIANCE

TIER 3 (2020) COMPLIANCE THROUGH PERMEABLE SURFACES AND IMPERMEABLE RUNOFF DIRECTED TO 5' DIAMETER X 36' DEEP STORMWATER DRYWELL.

CITY OF SANTA BARBARA BMP INSPECTION REQUIREMENTS

CONTRACTOR SHALL CALL FOR INSPECTION BY THE CITY BUILDING INSPECTOR OR CITY QSP 72 HOURS PRIOR TO THE NEEDED INSPECTION. THE CITY WILL THEN ROUTE THE REQUEST TO THE QSP INSPECTOR OR THIRD PARTY COMPANY. THE FOLLOWING LIST OF MANDATORY INSPECTIONS MUST BE COMPLETED FOR OCCUPANCY:

- DRYWELL (DETAIL 18, SHEET C-4.1) INSPECTION OF DRAINAGE PLUMBING BEFORE BACKFILL
- FINAL INSPECTION AFTER BACKFILL
- PERMEABLE PAVER DRIVEWAY (DETAIL 1, SHEET C-4.1) INSPECTION OF SUBGRADE
- INSPECTION OF BASE ROCK LAYERS
- FINAL INSPECTION AFTER CONSTRUCTION CONTRACTOR SHALL CALL FOR INSPECTION BY THE SOILS ENGINEER, BRAUN & ASSOCIATES, 72 HOURS PRIOR TO THE NEEDED INSPECTION. THE
- FOLLOWING LIST OF MANDATORY INSPECTIONS MUST BE COMPLETED BEFORE AND DURING CONSTRUCTION:
- THE FINAL GRADING AND DRAINAGE PLANS SHALL BE OBSERVED AND APPROVED PRIOR TO THE START OF CONSTRUCTION.
- CONSTRUCTION INSPECTIONS AND TESTING, AS REQUIRED, DURING ALL GRADING AND EXCAVATING OPERATIONS BEGINNING WITH THE STRIPPING OF VEGETATION AT THE SITE, AT WHICH TIME A SITE MEETING OR PRE-JOB MEETING WOULD BE APPROPRIATE.

MAINTENANCE CERTIFICATION

THE FOLLOWING PROPOSED STORM WATER BMPS SHALL BE MAINTAINED AS DESCRIBED IN SANTA BARBARA MUNICIPAL CODE 22.87.030 IN ACCORDANCE WITH THEIR APPROVED SPECIFICATIONS:

1-06-2023

STORMWATER DRYWELL PERMEABLE PAVER DRIVEWAY PERMEABLE GRAVEL MOTORCOURT

Kriste Rack

OWNER SIGNATURE (KRISTEN RASKOPF)

STANDARD ABBREVIATIONS

FLOW LINE

FINISHED SURFACE

GRADE BREAK

_				
AC	ASPHALTIC CONCRETE	IE	INVERT ELEVATION	
BLDG	BUILDING	INV	INVERT	
BCR	BEGIN CURB RETURN	LA	LANDSCAPE AREA	
BVC	BEGIN VERTICAL CURVE	NG	NATURAL GRADE	
BW	BOTTOM OF WALL	PA	PLANTER AREA	
СВ	CATCH BASIN	PCC	PORTLAND CEMENT CONCRETE	
C/L	CENTERLINE			
CMU	CONCRETE MASONRY UNIT	P/L	PROPERTY LINE	
		POC	POINT OF CONNECTION	
CONC	CONCRETE	PS	PARKING STRIPE	
DW	DRIVEWAY	PVC	POLYVINYL CHLORIDE	
ECR	END CURB RETURN	-		
EG	EXISTING GRADE	RW	RIGHT OF WAY	
EP	EDGE OF PAVEMENT	SD	STORM DRAIN	
		SG	SUB-GRADE ELEVATION	
EVC	END VERTICAL CURVE	SS	SANITARY SEWER	
FF	FINISHED FLOOR	TC	TOP OF CURB, CONCRETE	
FG	FINISHED GRADE			
FH	FIRE HYDRANT	TF	TOP OF FOOTING	
		TC	TOD OF CDATE	

TOP OF GRATE

VERTICAL CURVE

TOP OF WALL

PROJECT INFORMATION

CLIENT: DOWNTON SHABBY LLC, C/O LYNN SILVERMAN 2444 WILSHIRE BLVD. SUITE 301 SANTA MONICA, CA 90403

ARCHITECT: DESIGN ARC, INC. 29 WEST CALLE LAURELES. SANTA BARBARA, CA 93105

BRAUN & ASSOCIATES, INC. P.O. BOX 2004

BUELLTON, CA 93427 SURVEYOR: PROBER LAND SURVEYING 645 FLORA VISTA DRIVE, SANTA BARBARA, CA 93109

047-082-022 SITE AREA: 1.45 AC

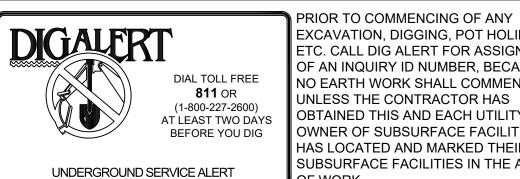
AREA DISTURBED: 0.76 AC GRADING INFORMATION*

670 CUBIC YARDS CUT QUANTITY: FILL QUANTITY: 460 CUBIC YARDS NET QUANTITY: 210 CUBIC YARDS EXPORT

*NOTE: THE ABOVE QUANTITIES ARE FOR PLANNING AND PERMITTING PURPOSES ONLY. SHRINKAGE; CONSOLIDATION AND SUBSIDENCE FACTORS; LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS; AND TRENCHING FOR UTILITIES AND FOUNDATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISHED GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES. THE CONTRACTOR SHALL PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH

MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS EARTH MATERIALS.

DIG ALERT



C-5.1 EROSION CONTROL PLAN

SHEET	INDEX
SHEET	SHEET TITLE
C-0.1	TITLE SHEET
C-0.2	NOTES SHEET
C-2.1	GRADING & DRAINAGE INDEX
C-2.2	GRADING AND DRAINAGE PLAN
C-2.3	GRADING AND DRAINAGE PLAN
C-3.1	UTILITY PLAN
C-4.1	DETAIL SHEET
C-4.2	DETAIL SHEET
C-4.3	RETAINING WALL DETAIL SHEET

EXCAVATION, DIGGING, POT HOLING,

OF AN INQUIRY ID NUMBER, BECAUSE

NO EARTH WORK SHALL COMMENCE

OWNER OF SUBSURFACE FACILITIES

HAS LOCATED AND MARKED THEIR

OBTAINED THIS AND EACH UTILITY OR

SUBSURFACE FACILITIES IN THE AREA

UNLESS THE CONTRACTOR HAS

ETC. CALL DIG ALERT FOR ASSIGNMENT

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to in whole or in part, is prohibited. Title to these plans and specifications remain with Ashley & Vance Engineering Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions



SIDE

BLDG. DEPT. SUBMITTAL - 02/15/24

1.12.2023 Scale: PER PLAN

AV Job No: 20248 | Sheet Size: 30" x 42"

TITLE SHEET

REQUIREMENT SHALL GOVERN. 3. STORMWATER POLLUTION PREVENTION REQUIREMENTS PER CITY OF SANTA BARBARA AND SWRCB. 4. A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN

BEFORE BEGINNING WORK, CONTRACTOR SHALL CONFIRM WITH AGENCIES HAVING JURISDICTION THAT ALL REQUIRED PERMITS AND LICENSES HAVE BEEN OBTAINED AND ALL REQUIRED NOTICES

6 LINDERGROUND AND OVERHEAD CONSTRUCTION IN ADDITION TO WHAT IS SHOWN ON THESE PLANS MAY BE PART OF THIS PROJECT, INCLUDING ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL

IMPROVEMENTS. ADDITIONAL PERMITS MAY BE REQUIRED. A. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK AND INTERFACING

IMPROVEMENTS WITH WORK BY OTHER CONTRACTORS AT THIS JOB SITE AND WITH IMPROVEMENTS

B. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR BUILDING AND SITE LAYOUT

DIMENSIONING. C. CONTRACTOR SHALL REFER TO ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR SITE DEVELOPMENT CONSTRUCTION DETAILS AND DIMENSIONING, INCLUDING THOSE FOR BUILDINGS, PATIOS, WALKWAYS, DRIVEWAYS, WALLS/FENCES, PLUMBING, ELECTRICAL, UTILITIES, LANDSCAPING, AND IRRIGATION.

7. ALL SITE WORK AND TESTING SHALL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS CONTAINED IN THE FOLLOWING GEOTECHNICAL ENGINEERING REPORT FOR THIS PROJECT: A. PREPARED BY: BRAUN & ASSOCIATES, INC., FILE NUMBER: 3097, DATE: JUNE 23, 2020, REVISED:

JANUARY 27, 2021. B. THIS REPORT AND ANY ADDENDA SHALL BE INCORPORATED INTO THESE PLANS AND MADE A PART HEREOF AS IF SPELLED OUT IN THEIR ENTIRETY HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE APPLICABLE GEOTECHNICAL REPORTS. CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER TO OBTAIN OR REVIEW COPIES OF THESE REPORTS AND ADDENDA.

C. PRIOR TO BIDDING, CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER TO DETERMINE THE LOCATION AND DEPTH OF ALL TEST BORINGS AND EXPLORATORY PITS AND EXCAVATIONS. CONTRACTOR SHALL DETERMINE FROM THE GEOTECHNICAL ENGINEER WHAT REMEDIAL WORK IS RECOMMENDED TO MAKE THESE DISTURBED LOCATIONS SUITABLE FOR THE PROPOSED IMPROVEMENTS. CONTRACTOR SHALL INCLUDE IN HIS BID ALL COSTS FOR THE RECOMMENDED REMEDIAL WORK AND SHALL ADJUST HIS OPERATIONS TO PROPERLY SEQUENCE THE WORK TO ACCOMMODATE REMEDIAL WORK WITH CONSTRUCTION OF PROPOSED IMPROVEMENTS.

ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE HEALTH AND

9. ALL UNSUITABLE CONSTRUCTION MATERIALS AND RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE JOB SITE: TRANSPORTED TO A SUITABLE LOCATION, AND DISPOSED OF IN A PROPER AND LEGAL

10. ALL WORK INVOLVING EXCAVATION, INCLUDING THAT FOR WATER, SEWER, STORM DRAIN AND UTILITY CONDUITS AND ALL SERVICE CONNECTIONS AND METER BOXES (NOT PERMITTED IN DRIVEWAYS). SHALL BE COMPLETED AND OBSERVED AND APPROVED BY THE AGENCY HAVING JURISDICTION AND THE STRUCTURAL BACKFILL OBSERVED AND TESTED FOR COMPACTION AND APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE AGGREGATE BASE, PAVING AND OTHER PERMANENT SURFACE CONSTRUCTION MAY COMMENCE.

11. BEFORE COMMENCING EXCAVATION, CONTRACTOR SHALL CONTACT PUBLIC WORKS AND UTILITY COMPANIES OR OTHER OWNERS OF SUBSURFACE FACILITIES WITHIN THE WORK SITE AND SHALL VERIFY WHETHER OR NOT A REPRESENTATIVE WILL BE PRESENT BEFORE AND/OR DURING EXCAVATION, AND SHALL DETERMINE SITE SPECIFIC REQUIREMENTS FOR EXCAVATION.

12. CONTRACTOR SHALL NOTIFY PUBLIC WORKS, BUILDING AND SAFETY, UTILITY COMPANIES, GEOTECHNICAL ENGINEER, AND ENGINEER OF RECORD, AT LEAST 48 HOURS BEFORE START OF ANY CONSTRUCTION AND OF THE TIME AND LOCATION OF PRE-CONSTRUCTION CONFERENCE, AND SHALL DETERMINE FROM EACH PARTY THEIR SCOPE OF WORK TO BE OBSERVED AND BY WHOM. AND SCOPE OF TESTING. DURING THE COURSE OF WORK, CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR OBSERVATION AND TESTING AS STIPULATED PURSUANT TO ABOVE DETERMINATIONS. WORK NOT OBSERVED AND TESTED WILL BE SUBJECT TO REJECTION.

13. CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN SUCH SHEETING, SHORING, BRACING, AND/OR THER PROTECTION AS IS NECESSARY TO PREVENT FAILURE OF TEMPORARY EXCAVATIONS AND EMBANKMENTS AND TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS, TEMPORARY IMPROVEMENTS. AND PARTIALLY COMPLETED PORTIONS OF THE WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SUFFICIENCY OF SUCH SUPPORTS AND/OR OTHER PROTECTION PER ALL REQUIREMENTS OF CAL-OSHA AND OSHA.

14 CONTRACTOR SHALL PROMPTLY NOTIFY ENGINEER OF RECORD AND AUTHORITY HAVING JURISDICTION BY TELEPHONE AND IN WRITING UPON DISCOVERY OF, AND BEFORE DISTURBING ANY PHYSICAL CONDITIONS DIFFERING FROM THOSE REPRESENTED BY APPROVED PLANS AND

15 CONTRACTOR SHALL MAINTAIN A COMPLETE AND ACCURATE RECORD OF ALL CHANGES OF CONSTRUCTION FROM THAT SHOWN ON THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING A BASIS FOR CONSTRUCTION OF RECORD DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF ENGINEER OF RECORD AND AUTHORITY HAVING JURISDICTION. UPON COMPLETION OF THE PROJECT. CONTRACTOR SHALL DELIVER THIS RECORD OF ALL CONSTRUCTION CHANGES TO ENGINEER ALONG WITH A LETTER WHICH DECLARES THAT, OTHER THAN THESE NOTED CHANGES, "THE PROJECT WAS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS." WARNING: ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE APPROVED IN WRITING BY PREPARER

16. CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES. CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND. INDEMNIFY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ALL LIABILITY AND CLAIMS, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT AND ACCEPTS LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONALS.

17. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL AND SAFETY AND SHALL FURNISH, INSTALL, AND MAINTAIN SUCH FENCING, SIGNS, LIGHTS, TRENCH PLATES, BARRICADES, AND/OR OTHER PROTECTION AS IS NECESSARY FOR SAID CONTROL AND

18. CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF PUBLIC AND PRIVATE PROPERTY AT OR IN THE VICINITY OF THE JOB SITE AND FURTHER AGREES TO. AT CONTRACTOR'S EXPENSE. REPAIR OR REPLACE TO ORIGINAL CONDITION. ALL EXISTING IMPROVEMENTS WITHIN OR IN THE VICINITY OF THE JOB SITE WHICH ARE NOT DESIGNATED FOR REMOVAL AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF CONTRACTOR'S OPERATIONS.

GENERAL GRADING NOTES:

1. GRADING SHALL BE IN CONFORMANCE WITH RECOMMENDATIONS MADE BY THE GEOTECHNICAL ENGINEER DURING OBSERVATION AND TESTING OF SITE DEMOLITION, PREPARATION, GRADING, AND DEVELOPMENT WORK. FOR ANY CONFLICT BETWEEN THESE PLANS AND THE RECOMMENDATIONS AND/OR SPECIFICATIONS OF THE GEOTECHNICAL ENGINEER, THE MORE STRINGENT PROVISION

2. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION (EXCEPT TREES INDICATED TO REMAIN), INCLUDING ROOTS AND ROOT STRUCTURES, OTHER ORGANIC MATERIAL, DEBRIS, NON-COMPLYING FILL. AND OTHER MATERIAL UNSUITABLE FOR SUPPORT OF FILL AND/OR PROPOSEI IMPROVEMENTS, AS RECOMMENDED BY AND UNDER THE OBSERVATION AND TESTING OF THE GEOTECHNICAL ENGINEER. CALL THE INSPECTOR FOR INITIAL INSPECTION.

3. ALL UNSUITABLE SOIL MATERIALS AND RUBBISH AND DEBRIS RESULTING FROM DEMOLITION AND GRADING OPERATIONS SHALL BE REMOVED FROM THE JOB SITE; TRANSPORTED TO A SUITABLE LOCATION AND DISPOSED OF IN A PROPER AND LEGAL MANNER.

4. AREAS TO RECEIVE FILL MATERIAL AND AREAS TO RECEIVE BUILDINGS, EXTERIOR SLABS, WALKWAYS, WALLS, PAVEMENT AND OTHER STRUCTURAL IMPROVEMENTS SHALL BE PREPARED AS RECOMMENDED BY AND UNDER THE OBSERVATION AND TESTING OF THE GEOTECHNICAL ENGINEER. RECOMMENDATIONS FOR OVER EXCAVATION, ADDITIONAL SCARIFICATION, BACKFILL AND RECOMPACTION ARE CONTAINED IN THE PROJECT GEOTECHNICAL REPORT REFERENCED IN THE GENERAL NOTES ON THESE PLANS.

5. PRIOR TO PLACEMENT OF FILL AND BACKFILL MATERIAL, THE PREPARED AREA SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR. THE GEOTECHNICAL ENGINEER SHALL ALSO OBSERVE THE AREAS TO BE FILLED. ALLOW A MINIMUM 48-HOUR NOTICE. FILL AND BACKFILL PLACED ON THE PREPARED AREA WITHOUT THE REQUIRED OBSERVATION SHALL BE REMOVED.

6. ALL FILL MATERIAL, WHETHER EXCAVATED ON-SITE OR IMPORTED FROM OFF-SITE, SHALL BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. IMPORTED FILL MATERIAL SHALL BE EQUAL TO OR BETTER IN QUALITY THAN THE ON-SITE SOILS AND SHALL CONFORM TO THE RECOMMENDATION OF THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL TEST AND APPROVE THE SOIL PROPOSED FOR IMPORT FOR STRUCTURAL FILL PRIOR TO IMPORTATION TO THE SITE. THE LANDSCAPE ARCHITECT AND THE GEOTECHNICAL ENGINEER SHALL TEST AND APPROVE THE SOIL PROPOSED FOR IMPORT FOR LANDSCAPE AREA SURFACE MATERIAL PRIOR TO IMPORTATION TO THE SITE.

. CONTRACTOR SHALL REFER TO THE FOLLOWING AS APPLICABLE: - ARCHITECT'S PLANS FOR ADDITIONAL GRADING REQUIREMENTS IN BUILDING AREAS. - LANDSCAPE ARCHITECT'S PLANS FOR TREE PRESERVATION REQUIREMENTS AND FOR SUBGRADE ALLOWANCES IN LANDSCAPE AREAS. - PUBLIC IMPROVEMENT PLANS FOR INTERFACING WITH PUBLIC GRADING, PAVING, STORM DRAINAGE AND UTILITY IMPROVEMENTS.

8. WHERE PLANTER AREAS ARE SHOWN ON THE PLANS ADJACENT TO BUILDINGS AND ARE CONTAINED BY WALKS / FLATWORK LESS THAN 8" BELOW BOTTOM OF SILL PLATE OR WHERE ADJACENT FINISH. GRADE OUTSIDE A BUILDING IS SHOWN TO BE LESS THAN 8" BELOW BOTTOM OF SILL PLATE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT BUILDING PLANS CALL FOR APPROPRIATE DAMPPROOF OR WATERPROOF CONSTRUCTION AND IS CONSTRUCTED IN ACCORDANCE WITH ALL BUILDING APPLICABLE CODE REQUIREMENTS.

SAFETY LAWS, ORDINANCES, REGULATIONS, RULES, AND STANDARDS INCLUDING ALL REQUIREMENTS 9. PLAN ELEVATIONS SHOWN ON SOIL AND LANDSCAPED AREAS ARE FINISH GRADE (FINISH SURFACE) ELEVATIONS INTENDED TO ESTABLISH SURFACE DRAINAGE CONTROL FOR THESE AREAS. DURING GRADING OPERATIONS. THICKNESSES (SUBGRADE ALLOWANCES) SPECIFIED BY LANDSCAPE ARCHITECT FOR TURF, WOOD CHIPS, MULCH, ETC. SHALL BE SUBTRACTED FROM THESE ELEVATIONS TO ESTABLISH FINISH SUBGRADE

> 10. BEFORE PLACEMENT OF AGGREGATE BASE OR SUBBASE MATERIAL IN PAVEMENT AREAS, THE SUBGRADE SOIL SHALL BE REVIEWED AND TESTED BY THE GEOTECHNICAL ENGINEER. DURING PAVING OPERATIONS, STRUCTURAL SECTION COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER.

11. QUALITY REVIEW AND REPORTING REQUIREMENTS.

UNLESS NOTED OTHERWISE ON PLANS.

A. GRADING AND IMPROVEMENTS FOUND NOT IN CONFORMANCE WITH APPROVED PLANS AND DESIGN INTENT SHALL BE CORRECTED BY CONTRACTOR AT CONTRACTOR'S EXPENSE. ADDITIONAL SURVEYING TO CONFIRM ELEVATIONS AFTER CORRECTIVE MEASURES SHALL ALSO BE AT CONTRACTOR'S EXPENSE.

REQUIREMENTS FOR VARIOUS SURFACING CONDITIONS ARE AS FOLLOWS: - DIRT: NOT LESS THAN 2% (1/4" PER FOOT) SLOPE IN DIRECTION OF SURFACE DRAINAGE AND 0.10

FOOT MAXIMUM DEVIATION FROM DESIGN ELEVATION AT ANY LOCATION

- A.C. PAVEMENT: NOT LESS THAN 1% (1/8 INCH PER FOOT) SLOPE IN DIRECTION OF SURFACE DRAINAGE AND 0.04 FOOT MAXIMUM DEVIATION FROM DESIGN ELEVATION AT ANY LOCATION CONCRETE: NOT LESS THAN 0.5% (1/16 INCH PER FOOT) SLOPE IN DIRECTION OF SURFACE DRAINAGE AND 0.02 FOOT MAXIMUM DEVIATION FROM DESIGN ELEVATION AT ANY LOCATION

TRENCHING AND BACKFILL NOTES:

1. ALL TRENCHING, BEDDING AND BACKFILL MATERIAL AND CONSTRUCTION, SHALL BE IN ACCORDANCE WITH THESE PLANS INCLUDING THE PIPE TRENCH DETAIL

TRENCH OR STRUCTURE EXCAVATION SUBGRADE SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BEDDING MATERIAL OR FORMS. WET OR UNSTABLE SOIL ENCOUNTERED IN THE BOTTOM OF THE EXCAVATION AND DEEMED BY THE GEOTECHNICAL ENGINEER TO BE INCAPABLE OF PROPERLY SUPPORTING THE PIPE OR STRUCTURE BEING CONSTRUCTED, SHALL BE REMOVED TO THE DEPTH RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND THE EXCAVATION BACKFILLED TO THE BOTTOM OF THE PIPE OR STRUCTURE GRADE WITH SUITABLE MATERIAL RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

WATER ENCOUNTERED IN TRENCH OR STRUCTURE EXCAVATION SHALL BE REMOVED BY THE CONTRACTOR TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER TO PROVIDE DRY CONDITIONS DURING CONSTRUCTION OF PIPE OR STRUCTURE.

I. BEDDING AND BACKFILL MATERIAL AND COMPACTED DENSITY, SHALL BE TESTED FOR COMPLIANCE WITH APPLICABLE REQUIREMENTS BY THE GEOTECHNICAL ENGINEER. 5. BEDDING AND PIPE ZONE BACKFILL MATERIAL, SHALL BE COMPACTED TO NOT LESS THAN 95% OF

MAXIMUM DENSITY TRENCH BACKEILL SHALL BE COMPACTED TO NOT LESS THAN 90% OF MAXIMUM DENSITY. THE UPPER 12" BELOW THE BASE OR SUB-BASE COURSE IN PAVED AND OTHER TRAFFIC AREAS AND BELOW THE CONCRETE OR SAND COURSE IN WALKWAY AREAS SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DENSITY BACKELL COMPACTION SHALL BE TESTED FOR COMPLIANCE WITH THESE REQUIREMENTS IN ACCORDANCE WITH ASTM D-1557, LATEST REVISION, AND REPORTED BY THE GEOTECHNICAL ENGINEER

6. CLASS I OR CLASS II (TRENCH) BACKFILL SHALL NOT BE PLACED UNTIL BEDDING AND INITIAL (PIPE ZONE) BACKFILL HAVE BEEN OBSERVED, TESTED AND APPROVED. 7. COMPACTION BY FLOODING OR JETTING IS NOT PERMITTED.

8. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT(S), THE PROJECT WORK AREA AND VICINITY, AND SHALL FAMILIARIZE HIMSELF WITH THE WORK AREA CONDITIONS, CONTRACTOR SHALL MAKE HIS OWN DEDUCTIONS AND CONCLUSIONS AS TO HOW EXISTING SURFACE AND SUB-SURFACE CONDITIONS WILL AFFECT OR BE AFFECTED BY HIS CONSTRUCTION OPERATIONS, INCLUDING THE NATURE OF MATERIALS TO BE EXCAVATED. THE DEGREE OF DIFFICULTY ASSOCIATED WITH MAKING AND MAINTAINING THE REQUIRED EXCAVATIONS, AND THE DEGREE OF DIFFICULTY WHICH MAY ARISE FROM SUBSURFACE CONDITIONS INCLUDING GROUNDWATER, AND SHALL ACCEPT FULL

9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THE INTEGRITY OF EXISTING PAVEMENT ALONG AND BEHIND THE TRENCH SAWCUT LINES DURING CONSTRUCTION. IF THIS PAVEMENT IS BROKEN-OFF OR OTHERWISE DAMAGED BEFORE NEW PAVEMENT IS PLACED, CONTRACTOR SHALL SAWCUT A NEW CONFORM LINE PARALLEL WITH, FULL LENGTH OF, AND SUFFICIENT DISTANCE (1-FOOT MINIMUM) BEHIND ORIGINAL SAWCUT SO AS TO REMOVE DAMAGED PAVEMENT AND / OR IRREGULARITY ALONG THE CONFORM LINE.

THE GOVERNING AGENCY

1. ALL PUBLIC SEWER MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND WITH THE PROJECT SPECIFIC AND STANDARD REQUIREMENTS AND STANDARD DRAWINGS OF

2. ALL PRIVATE SEWER MATERIALS AND CONSTRUCTION, INCLUDING BUILDING SEWERS, SHALL COMPLY WITH THE UNIFORM PLUMBING CODE, CURRENT EDITION, AND WITH THE GOVERNING AGENCY CODE. 3. ALL SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF CRITERIA FOR SEPARATION OF WATER MAINS AND SANITARY SEWERS.

4 PVC SDR 35 PIPE SHALL CONFORM TO ASTM D 3034 FOR GASKET OR SQLVENT-WELDED PIPE WITH A MINIMUM PIPE STIFFNESS OF 46 TESTED PER ASTM D2412. GASKET JOINTS SHALL CONFORM TO ASTM F 477. SOLVENT-WELD JOINTS SHALL CONFORM TO ASTM D2672.

5. HDPE SDR 17 PIPE SHALL CONFORM TO ASTM D 3035 FOR GASKET OR HEAT FUSION-WELDED PIPE GASKET JOINTS SHALL CONFORM TO ASTM F 477. HEAT FUSION-WELD JOINTS SHALL CONFORM TO

6. GRAVITY SEWER CONSTRUCTION SHALL BEGIN AT THE LOWEST POINT OF DISCHARGE AND PROCEED

7. CONTRACTOR SHALL MAINTAIN RECORDS OF THE EXACT LOCATIONS AND DEPTHS OF ALL SEWER MANHOLES CLEANOUTS, MAIN STUBS, AND LATERALS FOR THE PURPOSE OF PROVIDING A BASIS FOR CONSTRUCTION-RECORD DRAWINGS. SAID RECORD SHALL BE DELIVERED TO THE DEVELOPER'S ENGINEER PRIOR TO ACCEPTANCE OF THE WORK BY THE GOVERNING AGENCY.

8. ALL SEWER MANHOLE AND CLEAN-OUT RIMS SHALL BE ADJUSTED TO FINISH GRADE IN PAVED AREAS.

 ALL PUBLIC WATER LINE MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND WITH THE PROJECT SPECIFIC AND STANDARD REQUIREMENTS AND STANDARD DRAWINGS

OF THE GOVERNING AGENCY 2. ALL PRIVATE WATER LINE MATERIALS AND CONSTRUCTION, INCLUDING SERVICE LATERALS, SHALL ORM PLUMBING CODE, CURRENT EDITION, AND WITH THE GOVERNING

3. ALL WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF CRITERIA FOR SEPARATION OF WATER MAINS AND SANITARY SEWERS

4. PVC SCH 40 PIPE SHALL CONFORM TO ASTM D 1785 FOR GASKET OR SOLVENT-WELD. GASKET JOINTS SHALL CONFORM TO ASTM F 477. SOLVENT-WELD JOINTS SHALL CONFORM TO ASTM D2672. 5. CONTRACTOR SHALL MAINTAIN RECORDS OF THE EXACT LOCATIONS OF ALL WATER VALVES, METERS. MAIN STUBS. AND LATERALS FOR THE PURPOSE OF PROVIDING A BASIS FOR CONSTRUCTION-RECORD DRAWINGS. SAID RECORD SHALL BE DELIVERED TO THE DEVELOPER'S ENGINEER PRIOR TO

ACCEPTANCE OF THE WORK BY THE GOVERNING AGENCY. 6. ALL WATER METER BOXES AND VALVE BOX RIMS SHALL BE ADJUSTED TO FINISH GRADE IN PAVED

WORKS ASSOCIATION STANDARD C651-14 FOR DISINFECTING WATER MAINS.

 PRIOR TO ALLOWING WATER MIXING FROM THE MUNICIPAL SOURCE NEW AND REPLACED PUBLIC WATER MAINS SHALL BE DISINFECTED TO THE STANDARD PROVIDED IN THE AMERICAN WATER

AND/OR STATE LAWS AT NO COST TO THE OWNER.

THE COMMENCEMENT OF WORK

PERMEABLE PAVER NOTES

SIEVE SIZING

SIEVE SIZING

SIEVE SIZING

2 1/2 INCH

1-1/2 INCH

1 INCH

1/2 INCH

NO. 4

1/2 INCH

3/8 INCH

NO. 4

NO. 8

SUBSURFACE STRUCTURAL GEOGRID

PATTERN PER LANDSCAPER ARCHITECT PLANS.

OF ALL REMOVED MATERIALS, AND ALL ASSOCIATED COSTS.

SHOWN ON THESE PLANS ARE OBTAINED BY THE AVAILABLE RECORDS PROVIDED. THE CIVIL

LOCATIONS OF ALL LINES AFFECTING THIS WORK. WHETHER OR NOT SHOWN HEREON. THE

DISPOSE OF ALL STRUCTURES ABOVE AND OR BELOW GROUND UNLESS NOTED OTHERWISE. ANY

IMPROVEMENTS, UTILITY FACILITIES, AND LANDSCAPING FEATURES THAT ARE NOT AFFECTED BY

ALL JOIN LINES SHALL BE SAWCUT ON A NEAT. STRAIGHT LINE PARALLEL WITH THE JOIN, THE CUT

EDGE SHALL BE PROTECTED FROM CRUSHING, AND ALL BROKEN EDGES SHALL BE RE-CUT PRIOR TO

SIGNS. STRUCTURES. ETC. SHALL BE REMOVED AND DISPOSED BY THE CONTRACTOR AT NO COST TO

OPERATIONS. ANY CURBS DAMAGED DURING HIS OPERATIONS SHALL BE SAWCUT AND REPLACED AT

OPERATIONS AS NECESSARY TO COMPLETE THE WORK, INCLUDING TRANSPORTATION AND DISPOSAL

AGGREGATE BEDDING COURSE, NO. 57 CRUSHED STONE BASE, NO. 2 CRUSHED STONE BASE, AND

LOADING AND 2 3/8 INCH THICK FOR SURFACES SUBJECT TO PEDESTRIAN LOADING ONLY AND HAVE

JOINT FILL MATERIAL AND BEDDING SHALL BE NO 8 AGGREGATE. COARSE AGGREGATE SHALL BE

NATURAL SAND OR SAND PREPARED FROM STONE OR GRAVEL. AGGREGATE SHALL BE WASHED

4. BASE COURSE SHALL BE NO 57 CRUSHED STONE. COARSE AGGREGATE SHALL BE SOUND ANGULAR

OR SAND PREPARED FROM STONE OR GRAVEL. AGGREGATE SHALL BE WASHED BEFORE

OR SAND PREPARED FROM STONE OR GRAVEL. AGGREGATE SHALL BE WASHED BEFORE

PERCENTAGE PASSING

B. UV STABILITY: 50 PERCENT AFTER 500 HOURS' EXPOSURE; ASTM D 4355

90-100

35-70

PERCENTAGE PASSING

90-100

25-60

CRUSHED STONE OR CRUSHED GRAVEL. FINE AGGREGATE SHALL BE SHARP EDGED NATURAL SAND

BASE COURSE SHALL BE NO 2 CRUSHED STONE. COARSE AGGREGATE SHALL BE SOUND ANGULAR

SUBSURFACE STRUCTURAL GEOGRID SHALL BE PUNCHED POLYPROPYLENE, MANUFACTURED FOR

PERCENT; COMPLYING WITH ASTM D6637-10AND ASTM D7737-11 AND THE FOLLOWING, MEASURED

SUBSURFACE STRUCTURAL APPLICATIONS, WITH LOAD TRANSFER CAPACITY GREATER THAN 90

THE PRELIMINARY ESTIMATED STRUCTURAL SECTION IS AS SHOWN ON THE PLAN DETAILS AND

CONSTRUCTION NOTES. ACTUAL THICKNESS OF BASE COURSES SHALL BE DETERMINED BY THE

GEOTECHNICAL ENGINEER AFTER COMPLETION OF ROUGH GRADING BASED ON "R"-VALUE TESTS OF

COMPLETED SUBGRADE MATERIAL AND THE TRAFFIC INDEXES (T.L.'S) SHOWN ON THE PLAN DETAILS.

APPURTENANT CONCRETE IMPROVEMENTS. INCLUDING REMOVAL AND RECOMPACTION OF EXISTING

SUBJECT TO APPROVAL BY THE ENGINEER. PREPARATION OF AREAS TO RECEIVE PAVEMENT AND

DURING PAVING OPERATIONS, STRUCTURAL SECTION COMPACTION SHALL BE OBSERVED AND

COMPACTION OF FILL. SUBGRADE AND BASE COURSES AS WELL AS ALL TRENCH BEDDING AND

10. SUBBASE SHALL BE GRADED TO MEET ELEVATION TOLERANCES OF ±3/8 INCH OVER A 10 FOOT

1 INSTALL GEOGRID PER MANUFACTURER RECOMMENDATIONS AFTER APPROVAL OF SUBBASE

THERE IS NO VISIBLE MOVEMENT OF THE NO. 2 STONE. DO NOT CRUSH AGGREGATE WITH THE

13. BEDDING SHALL BE PLACED EVENLY OVER BASE COURSE AT A NOMINAL 0.1 FOOT THICKNESS NOT

14. CONCRETE UNIT PAVERS SHALL BE PLACED HAND TIGHT WITH JOINT SPACING BETWEEN 3/16 INCH

AND 3/8 INCH WIDE. JOINT LINES SHALL NOT DEVIATE OVER 1/2 INCH OVER 50 FOOT STRING LINE.

COMPACT PAVERS WITH LOW-AMPLITUDE PLATE COMPACTOR CAPABLE OF AT LEAST MINIMUM OF

4,000 LBF (18 KN) AT A FREQUENCY OF 75 TO 100 HZ TO VIBRATE THE PAVERS INTO THE AGGREGATE

THIS WILL REQUIRE AT LEAST 4 TO 6 PASSES WITH A PLATE COMPACTOR. DO NOT COMPACT WITHIN 6

REMOVE ANY CRACKED OR DAMAGED PAVERS AND REPLACE WITH NEW UNITS. SIMULTANEOUSLY

ALL PRIVATE STORM DRAIN MATERIAL AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE

2. CONTRACTOR SHALL SCHEDULE STORM DRAIN WORK AHEAD OF OTHER UNDERGROUND CONDUIT

3. GRAVITY STORM DRAIN WORK SHALL BEGIN AT THE LOWEST POINT OF DISCHARGE AND PROCEED

POLYVINYL CHLORIDE (PVC) PIPE FOR 4" THROUGH 8" SIZE SHALL COMPLY WITH THE MOST RECENT

ISSUE OF ASTM STANDARD D-1784 (CLASS 100). PVC PIPE SHALL HAVE AN INTEGRALLY MOLDED BELL

OR SOCKET FND FOR GASKETED JOINT ASSEMBLY JOINTS AND GASKETS SHALL COMPLY WITH THE

MOST RECENT ISSUE OF ASTM STANDARD D-3139 AND F477. RESPECTIVELY, PVC PIPE INSTALLATION

PIPE CONNECTIONS TO MANHOLES. CATCH BASINS AND OTHER CONCRETE STRUCTURES SHALL BE

CONSTRUCTED WITH WATERSTOP AT MIDPOINT OF STRUCTURE WALL PENETRATION. WATERSTOP

SHALL BE PVC CONCRETE MANHOLE ADAPTER (4" THROUGH 8" PIPE) OR LARGE DIAMETER

WATERSTOP AS MANUFACTURED BY FERNCO, OR EQUIVALENT APPROVED BY THE ENGINEER.

HIGH DENSITY POLYETHYLENE (HDPE) PIPE AND FITTINGS FOR 12" THROUGH 48" SIZE SHALL BE

(ADS). UNLESS NOTED OTHERWISE. LATERAL CONNECTIONS TO MAINLINES SHALL BE MADE USING

STRUCTURES SHALL BE CONSTRUCTED WATERTIGHT USING MANUFACTURER'S RECOMMENDED

GRATED CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLAN DETAIL SHOWN

CONSTRUCTION OF PAVEMENT, WALKWAYS AND OTHER PERMANENT SURFACE IMPROVEMENTS,

WITHIN TEN (10) WORKING DAYS OF COMPLETION OF THE STORM DRAIN SYSTEM AND BEFORE

STORM DRAIN STRUCTURES MATCH PLANS AND ARE ACCURATE TO 0.01 FEET

MANUFACTURER'S WATERTIGHT REDUCING FITTINGS. PIPE AND FITTING INSTALLATION SHALL BE IN

SHALL COMPLY WITH UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD UNI-B-5. LATEST REVISION. PVC

SPREAD. SWEEP AND COMPACT DRY JOINT AGGREGATE INTO JOINTS CONTINUOUSLY UNTIL FULL.

B SURFACE: GAP BELOW 10 FOOT LONG STRAIGHT EDGE NOT TO EXCEED 3/8 INCH

16. CONTRACTOR SHALL BE REQUIRED TO RETURN TO THE SITE AND CORRECT DIFFERENTIAL

SETTLEMENT WITHIN 6 MONTHS OF FINAL INSPECTION AND APPROVAL OF PAVERS.

NOT SUBSTANTIALLY EXCEED THAT WHICH CAN BE COVERED BY PAVERS IN ONE DAY

COMPACT AREAS THAT CANNOT BE REACHED BY THE VIBRATORY ROLLER. DO NOT CRUSH THE

EXCEEDING 0.2 FEET AND SCREED TO PRODUCE 0.1 FOOT NOMINAL THICKNESS. SCREED AREA SHALL

CRUSHED STONE OR CRUSHED GRAVEL. FINE AGGREGATE SHALL BE SHARP EDGED NATURAL SAND

BEFORE INSTALLATION. AGGREGATE SHALL GRADED PER TABLE BELOW.

INSTALLATION, AGGREGATE SHALL GRADED PER TABLE BELOW

INSTALLATION. AGGREGATE SHALL GRADED PER TABLE BELOW.

A. RADIAL STIFFNESS: 1500 LB/FT: ASTM D6637-10

TESTED BY THE GEOTECHNICAL ENGINEER.

AGGREGATE WITH THE PLATE COMPACTOR.

FT OF UNRESTRAINED EDGES OF PAVING UNITS.

PLANS. INCLUDING THE PIPE TRENCH DETAIL.

A. ELEVATION: 1/4 INCH

STORM DRAIN NOTES:

UPSTREAM.

MATERIALS AND METHODS.

15. FINAL SURFACE SHALL COMPLY WITH THE FOLLOWING TOLERANCES:

THE GEOTECHNICAL ENGINEER

BE ADJUSTED TO FINISH GRADE.

STRAIGHT EDGE.

PERCENTAGE PASSING

85-100

3. THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID DAMAGE TO EXISTING HARDSCAPE

5. ALL EXISTING OBJECTIONABLE MATERIALS THAT CONFLICT WITH PROPOSED IMPROVEMENTS

6. THE CONTRACTOR SHALL PROTECT ALL EXISTING STREETS FROM DAMAGES CAUSED BY HIS

INCLUDING BUT NOT LIMITED TO BUILDING FOUNDATIONS UTILITIES APPURTENANCES TREES

THE OWNER, UNLESS NOTED OTHERWISE HEREIN, OR AS DIRECTED BY THE CONSTRUCTION

NO COST TO THE OWNER. ANY EXISTING PAVING IDENTIFIED AS POTENTIALLY NEEDING TO BE

THE CONTRACTOR SHALL PERFORM AND BE RESPONSIBLE FOR ALL CLEARING AND GRUBBING

PERMEABLE PAVER SECTION SHALL CONSIST OF INTERLOCKING CONCRETE PAVERS, NO. 8

REPLACED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO

1. THE EXISTENCE AND APPROXIMATE LOCATIONS OF ANY UNDERGROUND UTILITIES OR STRUCTURES THIS DRAWING IS PROVIDED IN AN ELECTRONIC FORMAT AS A COURTESY, IF REQUESTED BY THE USER. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES. NOR FOR UTILITY OR PROFESSIONAL WORK PRODUCT. THE SIGNED HARD COPY PREPARED FOR THE PROJECT IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE CONSTITUTES OUR PROFESSIONAL WORK PRODUCT AND THE HARD COPY MUST BE REFERRED TO FOR THE CORRECT DESIGN INFORMATION. THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO WORK OR POTHOLE TO DETERMINE THE EXACT PROJECT SCOPE AND SITE SPECIFICALLY IDENTIFIED HEREON AT THE TIME THESE PLANS ARE SIGNED. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR LUSE OF CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OR PROTECTION OF ALL EXISTING ANY PART OF THESE PLANS, INCLUDING ANY NOTE OR DETAIL, FOR ANY UNAPPROVED OR REVISED PROJECT SCOPE, OR FOR ANY OTHER PROJECT AT THIS OR ANY OTHER SITE. USER AGREES TO THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION OF THE SITE AND SHALL REMOVE AND INDEMNIFY AND HOLD HARMLESS ASHLEY & VANCE FOR ALL COSTS AND DAMAGES IF USED.

HAZARDOUS MATERIALS ENCOUNTERED SHALL BE HANDLED AND REMOVED AS REQUIRED BY LOCAL USE OF ELECTRONIC INFORMATION:

> ELECTRONIC INFORMATION MAY BE PROVIDED BY THE ENGINEER FOR CONVENIENCE; UNDER NO CIRCUMSTANCES SHALL DELIVERY OF ELECTRONIC FILES FOR USE BY OTHERS BE DEEMED A SALE BY THE ENGINEER AND THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESS OR IMPLIED, OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE. IN NO EVENT SHALL THE ENGINEER BE LIABLE FOR INDIRECT OR CONSEQUENTIAL DAMAGES AS A RESULT OF THE USE OR REUSE OF THE

ELECTRONIC INFORMATION IS INTENDED TO PROVIDE INFORMATION SUPPLEMENTAL AND SUBORDINATE TO THE CONSTRUCTION CONTRACT DOCUMENTS. LAYOUT AND CONSTRUCTION OF PROJECT ELEMENTS SHALL BE BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS WHICH SHALL CONTROL OVER ELECTRONIC INFORMATION. USER IS RESPONSIBLE FOR CONFIRMING LOCATION OF PROPOSED IMPROVEMENTS BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE CONSTRUCTION CONTRACT DOCUMENTS: INCONSISTENCIES BETWEEN THE ELECTRONIC INFORMATION AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION PRIOR TO

STAIRS, RAMPS, WALLS, ETC. ARE SHOWN SCHEMATICALLY IN THE ELECTRONIC INFORMATION AND CONSTRUCTION OF THESE ELEMENTS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION NOTES AND DETAILS PRESENTED OR REFERENCED IN THE SIGNED AND SEALED CONSTRUCTION CONTACT DOCUMENTS. IMPROVEMENTS CONSTRUCTED BASED ON ELECTRONIC INFORMATION AND IN CONFLICT WITH THE DRAWING DIMENSIONS DETAILS, AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE REMOVED AND CONSTRUCTED IN THE PROPER LOCATION AND DIMENSIONS AT CONTRACTOR'S SOLE

PROJECT ELEMENTS SUCH AS MANHOLES, CATCH BASINS, UTILITY VAULTS, VALVE ASSEMBLIES,

DIGITAL DRAWINGS ARE TYPICALLY A COMPILATION OF DRAWINGS FROM A NUMBER OF SOURCES AND, AS SUCH, THERE IS INFORMATION IN THE ELECTRONIC FILE ISSUED BY THE ENGINEER THAT WAS NOT DEVELOPED BY THE ENGINEER AND IS NOT AUTHORIZED BY THE ENGINEER FOR USE BY OTHERS. FLECTRONIC INFORMATION PROVIDED BY THE ENGINEER SHALL ONLY BE APPLICABLE FOR IMPROVEMENTS DESIGNED BY THE ENGINEER AND WHICH ARE SPECIFICALLY DESIGNATED BY INTERLOCKING CONCRETE PAVERS SHALL BE 3 1/8 INCH THICK FOR SURFACES SUBJECT TO VEHICLE CONSTRUCTION NOTES AND/OR DETAILS ON THE SIGNED AND SEALED CONTRACT DOCUMENTS.

AN AVERAGE COMPRESSIVE STRENGTH OF 8000 PSI WITH NO INDIVIDUAL UNIT UNDER 7200 PSI PER IF DIGITAL FILES ARE OBTAINED WITH THE INTENT TO USE THEM FOR PROJECT STAKING, THEY SHALL ASTM C 140. PAVERS SHALL HAVE A FREEZE/THAW RESISTANCE OF 28 FREEZE-THAW CYCLES WITH ONLY BE USED BY A QUALIFIED ENGINEER OR LAND SURVEYOR REGISTERED IN THE STATE OF NO GREATER LOSS THAN 225 G/M2 OF PAVER SURFACE AREA OR NO GREATER LOSS THAN 500 G/M2 CALIFORNIA. DIGITAL INFORMATION SHALL ONLY BE USED FOR STAKING HORIZONTAL LOCATION OF PROPOSED IMPROVEMENTS AFTER IT HAS BEEN CONFIRMED WITH THE SIGNED AND SEALED OF PAVER SURFACE AREA AFTER 49 FREEZE-THAW CYCLES PER ASTM C 1645. BRAND, COLOR AND

SOUND ANGULAR CRUSHED STONE OR CRUSHED GRAVEL. FINE AGGREGATE SHALL BE SHARP EDGED THE DIGITAL DRAWINGS ARE NOT INTENDED TO BE USED DIRECTLY FOR CONTROL OF CONTRACTOR'S GRADING OPERATIONS WITHOUT STAKING BY ENGINEER OR LAND SURVEYOR. THE INTERSECTION OF PROPOSED CUT AND FILL SLOPES WITH EXISTING GRADE IS APPROXIMATE WHERE SHOWN ON THE DRAWINGS AND SHALL BE CONFIRMED BY FIFLD STAKING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT SLOPES IN CONFORMANCE WITH THE SPECIFIED AND DETAILED REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS.

ASPHALT PAVEMENT NOTES:

THICKNESS AS FOLLOWS:

CONSTRUCTION CONTRACT DOCUMENTS

UNLESS MODIFIED OR OTHERWISE SPECIFIED BY THE CONSTRUCTION NOTES THAT FOLLOW HEREON INCLUDING THOSE UNDER SEPARATE HEADINGS, PRIVATE ROADWAY MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC), CURRENT EDITION PER LOCATION. ASPHALT CONCRETE SHALL BE IN CONFORMANCE WITH SECTION 203-6. OF THE STANDARD SPECIFICATIONS AND SHALL BE C2-PG 64-10-RAP FOR A SINGLE LAYING COURSE UP TO A THICKNESS NOT EXCEEDING 0.25-FEET IN COMPACTED THICKNESS. IF TOTAL ASPHALT CONCRETE THICKNESS IS

GREATER THAN 0.25-FEET (3 INCHES), IT SHALL BE SPREAD AND COMPACTED IN AT LEAST TWO (2)

LAYERS WITH THE TOP LAYER (FINISH COURSE) NOT EXCEEDING 0.20-FEET IN COMPACTED

FINISH COURSE: C2-PG 64-10 BASE COURSE: B-PG 64-10 OVFRI AY C2-PG-64-10 LEVELING COURSE

AND SKIN PATCHING: D2-PG-64-10 PAVING ASPHALT SHALL BE GRADE PG64-10 IN CONFORMANCE WITH SECTION 203-1 OF THE STANDARD SPECIFICATIONS. NO RECYCLED ASPHALT SHALL BE INCORPORATED INTO THE A.C. MIX. BEFORE PAVING. A PAINT BINDER (TACK COAT) OF ASPHALTIC EMULSION SHALL BE APPLIED TO ALL EXISTING VERTICAL SURFACES AGAINST WHICH PAVING IS TO BE PLACED AND BETWEEN PAVEMENT COURSES CONSTRUCTED MORE THAN 24 HOURS APART. THE COMPOSITION OF ALL CUTBACK AND EMULSIFIED ASPHALT USED IN THE MANUFACTURE. PLACEMENT OR MAINTENANCE OF ASPHALT CONCRETE PAVEMENT SHALL CONFORM WITH THE AIR

POLLUTION CONTROL DISTRICT RULE 329. CONTRACTOR SHALL MAINTAIN RECORDS AVAILABLE FO INSPECTION FOR A PERIOD OF 2 YEARS WHICH DOCUMENT THE TYPES AND AMOUNTS OF ASPHALTS BASE MATERIAL SHALL BE CRUSHED AGGREGATE BASE IN CONFORMANCE WITH 200-2.2 OF THE STANDARD SPECIFICATIONS

THE PRELIMINARY ESTIMATED ASPHALT PAVEMENT STRUCTURAL SECTION IS AS SHOWN ON THE PLAN DETAILS AND CONSTRUCTION NOTES. ACTUAL THICKNESS OF PAVEMENT SURFACING AND BASE COURSES SHALL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AFTER COMPLETION OF ROUGH GRADING BASED ON "R"-VALUE TESTS OF COMPLETED SUBGRADE MATERIAL AND THE TRAFFIC SOIL AND PLACEMENT OF FILL SOIL. SHALL BE AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER. INDEXES (T.I.'S) SHOWN ON THE PLAN DETAILS, SUBJECT TO APPROVAL BY THE ENGINEER. PREPARATION OF AREAS TO RECEIVE PAVEMENT AND APPURTENANT CONCRETE IMPROVEMENTS INCLUDING REMOVAL AND RECOMPACTION OF EXISTING SOIL AND PLACEMENT OF FILL SOIL, SHALL BE AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER DURING PAVING OPERATIONS BACKFILL SHALL BE OBSERVED AND TESTED FOR COMPLIANCE WITH APPLICABLE REQUIREMENTS BY STRUCTURAL SECTION COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL

9. ALL EXISTING AND PROPOSED VALVE AND UTILITY BOXES AND MANHOLE FRAMES AND COVERS SHALL. COMPACTION OF FILL, SUBGRADE AND BASE COURSES AS WELL AS ALL TRENCH BEDDING AND BACKFILL SHALL BE OBSERVED AND TESTED FOR COMPLIANCE WITH APPLICABLE REQUIREMENTS BY THE GEOTECHNICAL ENGINEER

ALL EXISTING AND PROPOSED VALVE AND UTILITY BOXES AND MANHOLE FRAMES AND COVERS SHALL BE ADJUSTED TO FINISH GRADE BASE COURSES SHALL BE INSTALLED WITH COMPACTED LIFTS NO GREATER THAN 6 INCHES THICK AFTER CONSTRUCTION A FLOOD TEST SHALL BE CONDUCTED TO REVIEW SURFACE DRAINAGE, AS AND NO LESS THAN 3 INCHES THICK. FOR EACH LIFT, MAKE AT LEAST TWO PASSES IN THE VIBRATORY MODE THEN AT LEAST TWO IN THE STATIC MODE WITH A MINIMUM 10 T (8 T) VIBRATORY ROLLER UNTIL A. WATER SHALL BE SUPPLIED AND DISCHARGED IN SUFFICIENT QUANTITY TO COMPLETELY WET AND COVER ALL PAVEMENT AND CONCRETE GUTTER AREAS; THE OUTLINE LIMITS OF RESIDUAL ROLLER. USE A MINIMUM 13,500 LBF (60 KN) PLATE COMPACTOR WITH A COMPACTION INDICATOR TO STANDING/PONDED WATER SHALL THEN BE MARKED B. PAVEMENT SHALL BE REMOVED AND REPLACED, AT NO ADDITIONAL COST TO THE OWNER. AS NECESSARY TO PROVIDE POSITIVE SURFACE DRAINAGE AND TO PREVENT PONDING OF WATER ON

PAVEMENT SURFACES AND IN GUTTERS C. ADDITIONAL FLOOD TESTING SHALL BE CONDUCTED TO CONFIRM SUCCESS OF CORRECTIVE D. WHERE SAWCUT LINE IS CONSTRUCTED ALONG CONFORM LINE WITH EXISTING A.C. PAVEMENT, IT IS CONTRACTOR'S RESPONSIBILITY TO PROTECT THE INTEGRITY OF THE PAVEMENT ALONG AND BEHIND THE SAWCUT LINE DURING CONSTRUCTION; IF THIS PAVEMENT IS BROKEN-OFF OR

OTHERWISE DAMAGED BEFORE NEW PAVEMENT IS PLACED, CONTRACTOR SHALL SAWCUT A NEW CONFORM LINE PARALLEL WITH, FULL LENGTH OF, AND SUFFICIENT DISTANCE BEHIND ORIGINAL SAWCUT SO AS TO REMOVE DAMAGED PAVEMENT AND/OR IRREGULARITY ALONG THE CONFORM

APPURTENANT CONCRETE NOTES:

1. UNLESS MODIFIED OR OTHERWISE SPECIFIED BY THE CONSTRUCTION NOTES THAT FOLLOW HEREON INCLUDING THOSE UNDER SEPARATE HEADINGS CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC), CURRENT EDITION

2. COMPACTION OF FILL, SUBGRADE AND BASE COURSES AS WELL AS ALL TRENCH BEDDING AND BACKFILL SHALL BE OBSERVED AND TESTED FOR COMPLIANCE WITH APPLICABLE REQUIREMENTS BY THE GEOTECHNICAL ENGINEER. CONCRETE FOR DRAINAGE STRUCTURES SHALL BE CLASS 560-A-3250.

WHERE FLOWLINE GRADIENT IS LESS THAN 1.0%, FORM ELEVATIONS SHALL BE CONFIRMED BY LICENSED LAND SURVEYOR PRIOR TO POURING CONCRETE. REINFORCING STEEL SHALL BE GRADE 60 BILLET STEEL CONFORMING TO ASTM A 615. STEEL BENDING PROCESS SHALL CONFORM TO THE REQUIREMENTS OF MANUAL OF STANDARD PRACTICE OF THE CONCRETE REINFORCING STEEL INSTITUTE. BENDING OR STRAIGHTENING SHALL BE

ACCOMPLISHED SO THAT THE STEEL WILL NOT BE DAMAGED. KINKED BARS SHALL NOT BE USED. JOINTS IN DRAINAGE STRUCTURES A. TRANSVERSE WEAKENED PLANE CRACK CONTROL JOINTS SHALL BE CONSTRUCTED AT REGULAR INTERVALS NOT EXCEPDING 10-FEET. DIRECTLY ABOVE DRAIN PIPES THAT OUTLET THROUGH CURB AND AT ADDITIONAL LOCATIONS AS MAY BE CALLED FOR ON THE PLANS. JOINTS SHALL BE CONSTRUCTED PER SUBSECTION 303-5.4.3 PARAGRAPH B OF THE SSPWC AS MODIFIED BY THE PLAN DETAILS AND THESE NOTES. REINFORCEMENT SHALL BE CONTINUOUS THROUGH JOINTS. JOINT LOCATIONS SHALL BE ADJUSTED AS NECESSARY TO ALIGN WITH THOSE ALREADY CONSTRUCTED IN EXISTING ADJACENT (CONTIGUOUS) FEATURES. ALONG CURVES, JOINTS SHALL BE RADIAL B. ALL EXISTING AND PROPOSED VALVE AND UTILITY BOXES AND MANHOLE FRAMES AND COVERS

SHALL BE ADJUSTED TO FINISH GRADE. AFTER CONSTRUCTION OF CONCRETE DRAINAGE STRUCTURES, A FLOOD TEST SHALL BE CONDUCTED TO REVIEW SURFACE DRAINAGE, AS FOLLOWS: A. WATER SHALL BE SUPPLIED AND DISCHARGED IN SUFFICIENT QUANTITY TO COMPLETELY WET AND N-12PROLINK WT (WATERTIGHT) SERIES AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. COVER CONCRETE AREAS; THE OUTLINE LIMITS OF RESIDUAL STANDING/PONDED WATER SHALL THEN BE MARKED B. CONCRETE IMPROVEMENTS SHALL BE REMOVED AND REPLACED. AT NO ADDITIONAL COST TO THE ACCORDANCE WITH MANUFACTURER'S RECOMMENDED PROCEDURES. CONNECTIONS TO CONCRETE OWNER, AS NECESSARY TO PROVIDE POSITIVE SURFACE DRAINAGE AND TO PREVENT PONDING OF

C. ADDITIONAL FLOOD TESTING SHALL BE CONDUCTED TO CONFIRM SUCCESS OF CORRECTIVE MEASURES. D. WHERE SAWCUT LINE IS CONSTRUCTED ALONG CONFORM LINE WITH EXISTING A.C. PAVEMENT, IT IS CONTRACTOR'S RESPONSIBILITY TO PROTECT THE INTEGRITY OF THE PAVEMENT ALONG AND BEHIND THE SAWCUT LINE DURING CONSTRUCTION; IF THIS PAVEMENT IS BROKEN-OFF OR OTHERWISE DAMAGED REFORE NEW PAVEMENT IS PLACED, CONTRACTOR SHALL SAWCUT A NEW CONFORM LINE PARALLEL WITH FULL LENGTH OF AND SUFFICIENT DISTANCE BEHIND ORIGINAL CONTRACTOR SHALL ENSURE TOP OF GRATE, COVER, INLET AND OUTLET INVERT ELEVATIONS OF ALL

SAWCUT SO AS TO REMOVE DAMAGED PAVEMENT AND/OR IRREGULARITY ALONG THE CONFORM

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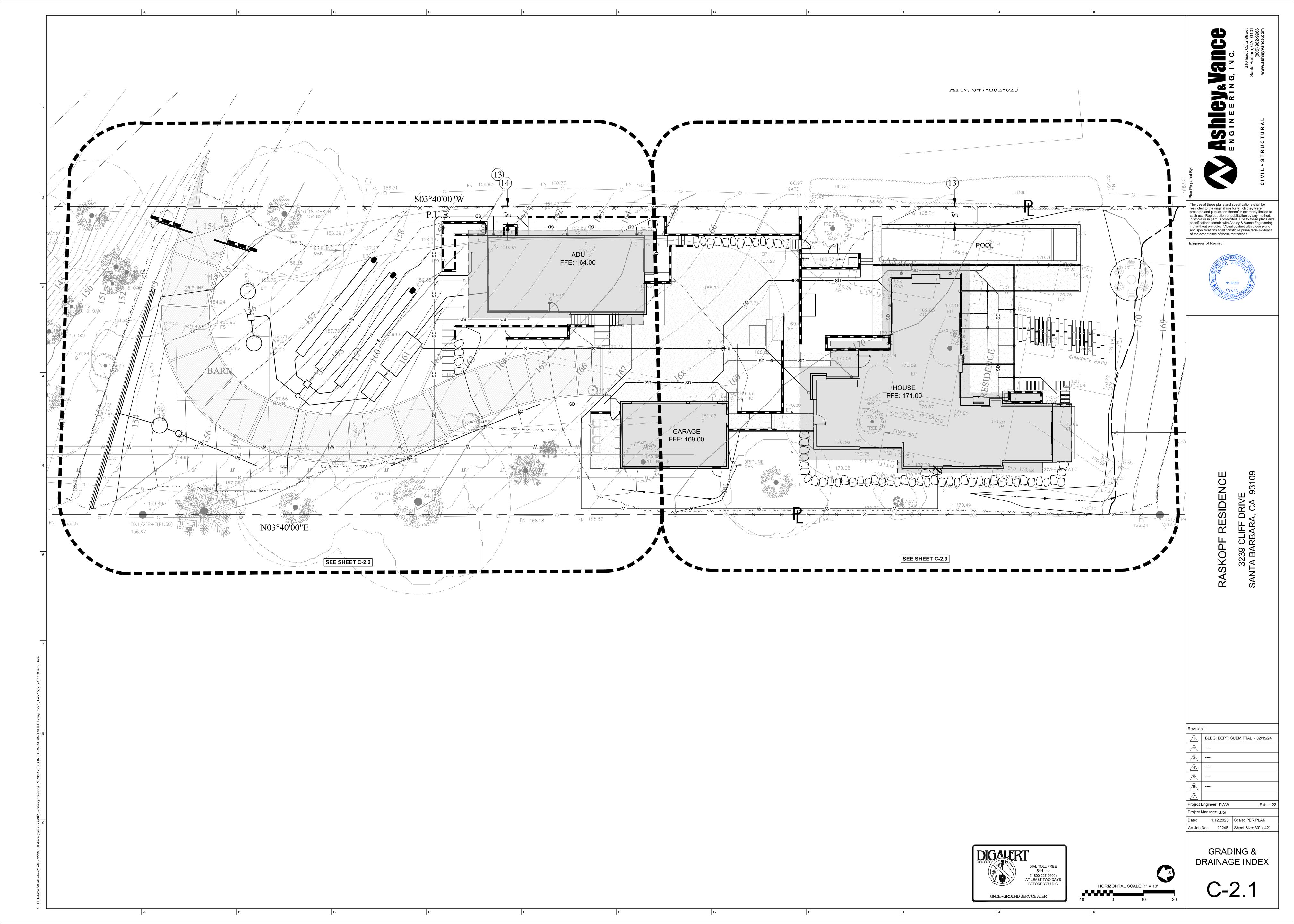
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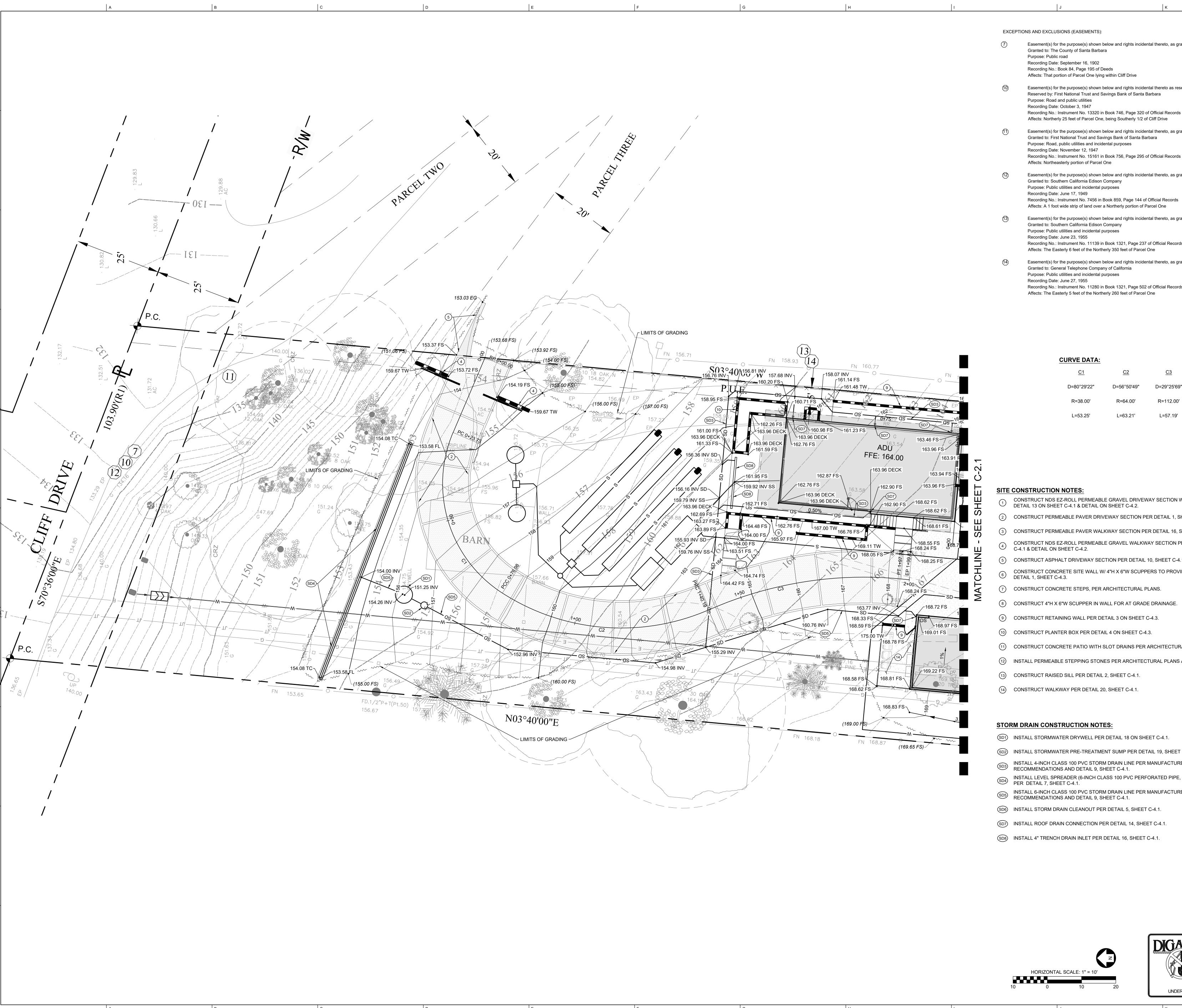
AV Job No: 20248 | Sheet Size: 30" x 42"

1.12.2023 | Scale: PER PLAN

Project Manager: .l.G

NOTES SHEET





EXCEPTIONS AND EXCLUSIONS (EASEMENTS):

- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: The County of Santa Barbara Purpose: Public road
 - Recording Date: September 16, 1902 Recording No.: Book 84, Page 195 of Deeds Affects: That portion of Parcel One lying within Cliff Drive
- Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document; Reserved by: First National Trust and Savings Bank of Santa Barbara
- Purpose: Road and public utilities Recording Date: October 3, 1947 Recording No.: Instrument No. 13320 in Book 746, Page 320 of Official Records
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: First National Trust and Savings Bank of Santa Barbara Purpose: Road, public utilities and incidental purposes
 - Recording Date: November 12, 1947 Recording No.: Instrument No. 15161 in Book 756, Page 295 of Official Records
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document: Granted to: Southern California Edison Company
 - Purpose: Public utilities and incidental purposes Recording Date: June 17, 1949
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
- Granted to: Southern California Edison Company Purpose: Public utilities and incidental purposes
 - Recording No.: Instrument No. 11139 in Book 1321, Page 237 of Official Records Affects: The Easterly 6 feet of the Northerly 350 feet of Parcel One
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
 - Granted to: General Telephone Company of California Purpose: Public utilities and incidental purposes
 - Recording No.: Instrument No. 11280 in Book 1321, Page 502 of Official Records

Affects: The Easterly 5 feet of the Northerly 260 feet of Parcel One

CURVE DATA:

<u>C1</u>	<u>C2</u>	<u>C3</u>
D=80°29'22"	D=56°50'49"	D=29°25'
R=38.00'	R=64.00'	R=112.0
L=53.25'	L=63.21'	L=57.19

SITE CONSTRUCTION NOTES:

- CONSTRUCT NDS EZ-ROLL PERMEABLE GRAVEL DRIVEWAY SECTION WITH LEVEL SUBGRADE PER DETAIL 13 ON SHEET C-4.1 & DETAIL ON SHEET C-4.2.
- (2) CONSTRUCT PERMEABLE PAVER DRIVEWAY SECTION PER DETAIL 1, SHEET C-4.1.
- (3) CONSTRUCT PERMEABLE PAVER WALKWAY SECTION PER DETAIL 16, SHEET C-4.1.
- CONSTRUCT NDS EZ-ROLL PERMEABLE GRAVEL WALKWAY SECTION PER DETAIL 15 ON SHEET 4 C-4.1 & DETAIL ON SHEET C-4.2.
- 5 CONSTRUCT ASPHALT DRIVEWAY SECTION PER DETAIL 10, SHEET C-4.1.
- CONSTRUCT CONCRETE SITE WALL W/ 4"H X 6"W SCUPPERS TO PROVIDE FOR DRAINAGE, PER
- 7 CONSTRUCT CONCRETE STEPS, PER ARCHITECTURAL PLANS.
- 8 CONSTRUCT 4"H X 6"W SCUPPER IN WALL FOR AT GRADE DRAINAGE.
- 9 CONSTRUCT RETAINING WALL PER DETAIL 3 ON SHEET C-4.3.
- (10) CONSTRUCT PLANTER BOX PER DETAIL 4 ON SHEET C-4.3.
- (1) CONSTRUCT CONCRETE PATIO WITH SLOT DRAINS PER ARCHITECTURAL PLANS.
- 12) INSTALL PERMEABLE STEPPING STONES PER ARCHITECTURAL PLANS A102 & A103.
- (13) CONSTRUCT RAISED SILL PER DETAIL 2, SHEET C-4.1.
- (14) CONSTRUCT WALKWAY PER DETAIL 20, SHEET C-4.1.

STORM DRAIN CONSTRUCTION NOTES:

- (SD1) INSTALL STORMWATER DRYWELL PER DETAIL 18 ON SHEET C-4.1.
- (SD2) INSTALL STORMWATER PRE-TREATMENT SUMP PER DETAIL 19, SHEET C-4.1.
- INSTALL 4-INCH CLASS 100 PVC STORM DRAIN LINE PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS AND DETAIL 9, SHEET C-4.1.
- INSTALL LEVEL SPREADER (6-INCH CLASS 100 PVC PERFORATED PIPE, LENGTH = 72 FEET MIN.) PER DETAIL 7, SHEET C-4.1.
- INSTALL 6-INCH CLASS 100 PVC STORM DRAIN LINE PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS AND DETAIL 9, SHEET C-4.1.
- (SD7) INSTALL ROOF DRAIN CONNECTION PER DETAIL 14, SHEET C-4.1.
- SD8 INSTALL 4" TRENCH DRAIN INLET PER DETAIL 16, SHEET C-4.1.

ER	$\overline{\Gamma}$	
	DIAL TOLL FREE 811 OR (1-800-227-2600) AT LEAST TWO DAYS BEFORE YOU DIG	

UNDERGROUND SERVICE ALERT

GRADING SHEET

AV Job No: 20248 | Sheet Size: 30" x 42"

1.12.2023 Scale: PER PLAN

Project Manager: JJG

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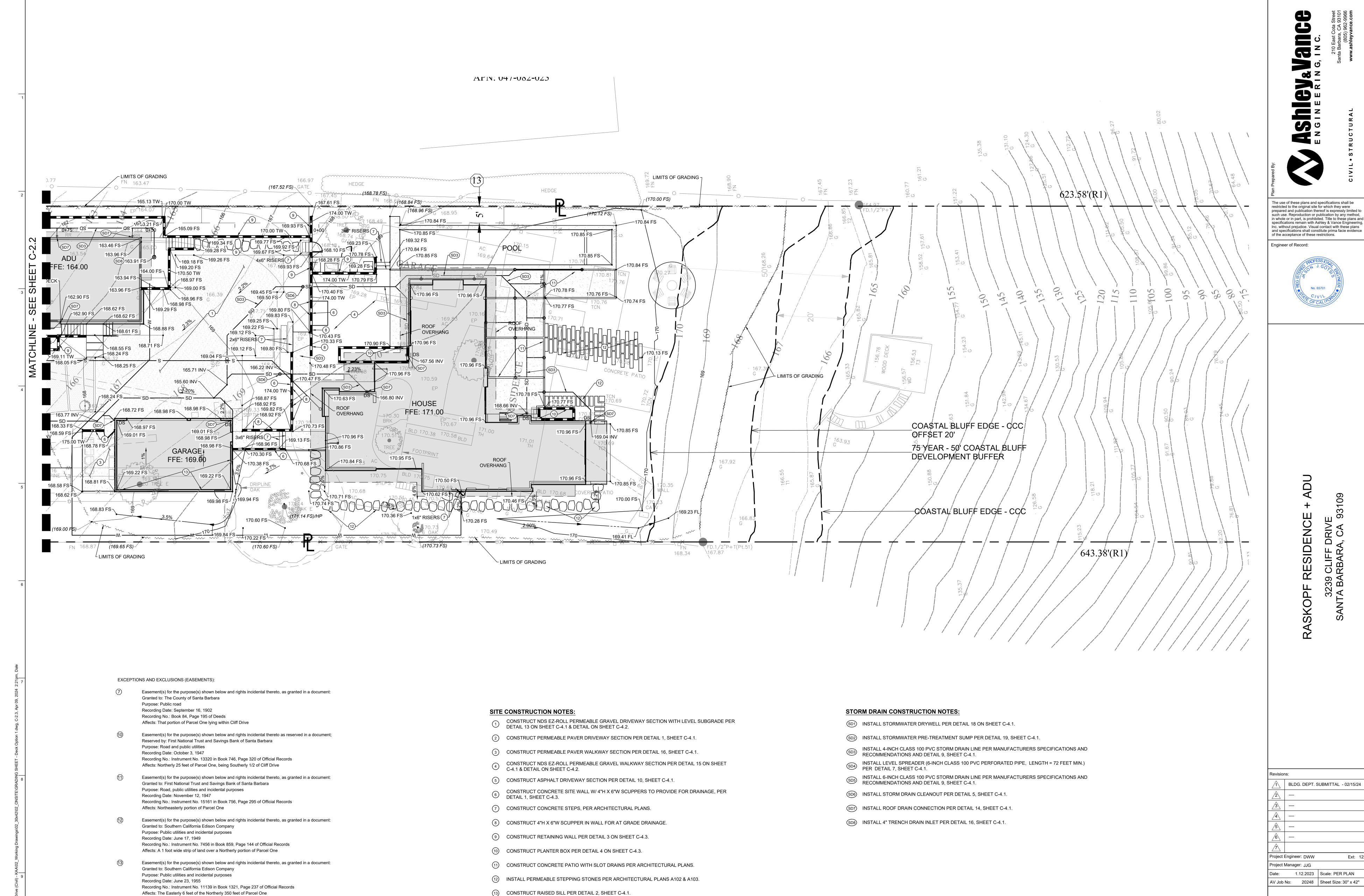
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(14) CONSTRUCT WALKWAY PER DETAIL 20, SHEET C-4.1.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Recording No.: Instrument No. 11280 in Book 1321, Page 502 of Official Records

Affects: The Easterly 5 feet of the Northerly 260 feet of Parcel One

Granted to: General Telephone Company of California Purpose: Public utilities and incidental purposes

Recording Date: June 27, 1955

HORIZONTAL SCALE: 1" = 10'

DIGALERT

UNDERGROUND SERVICE ALERT

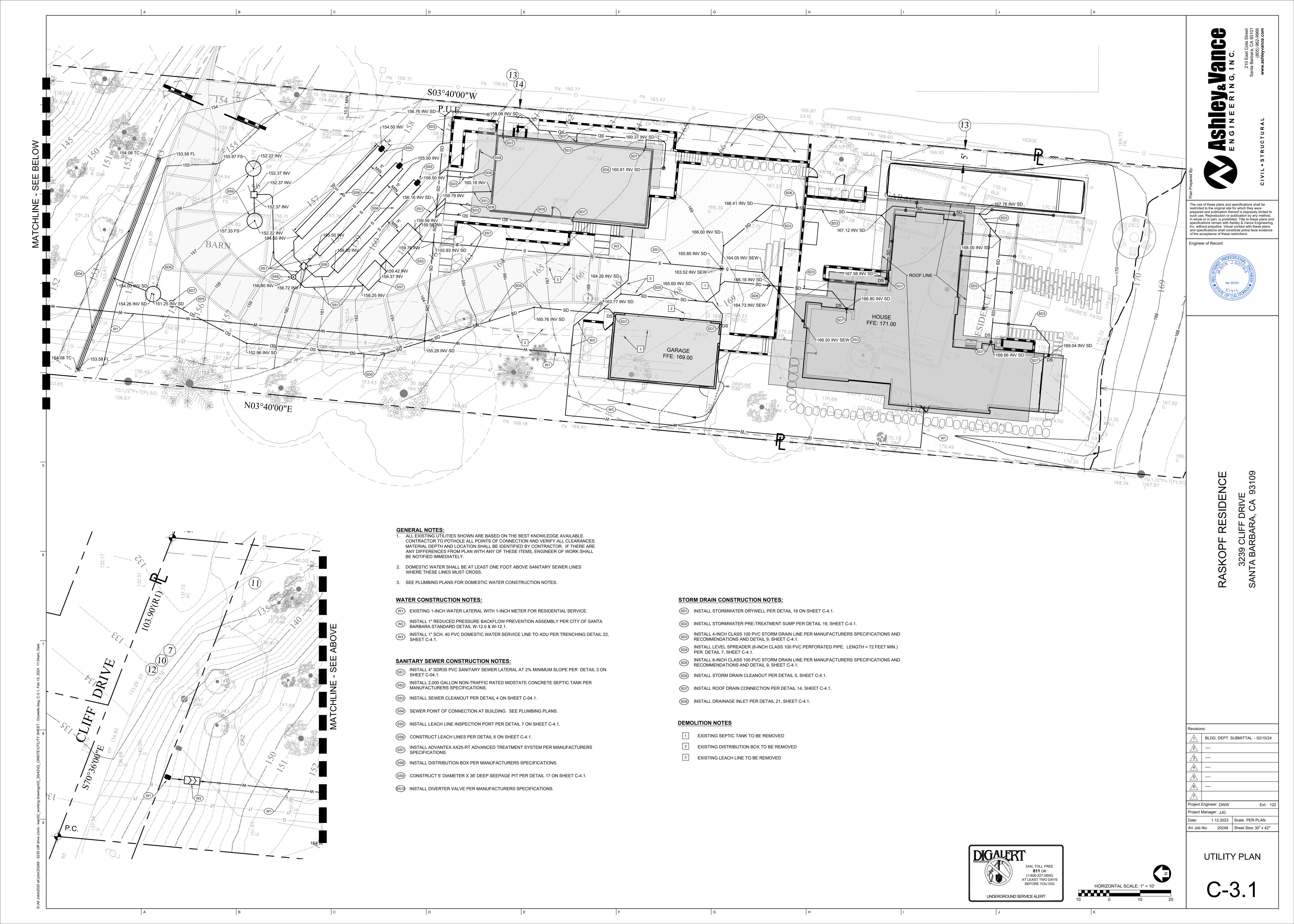
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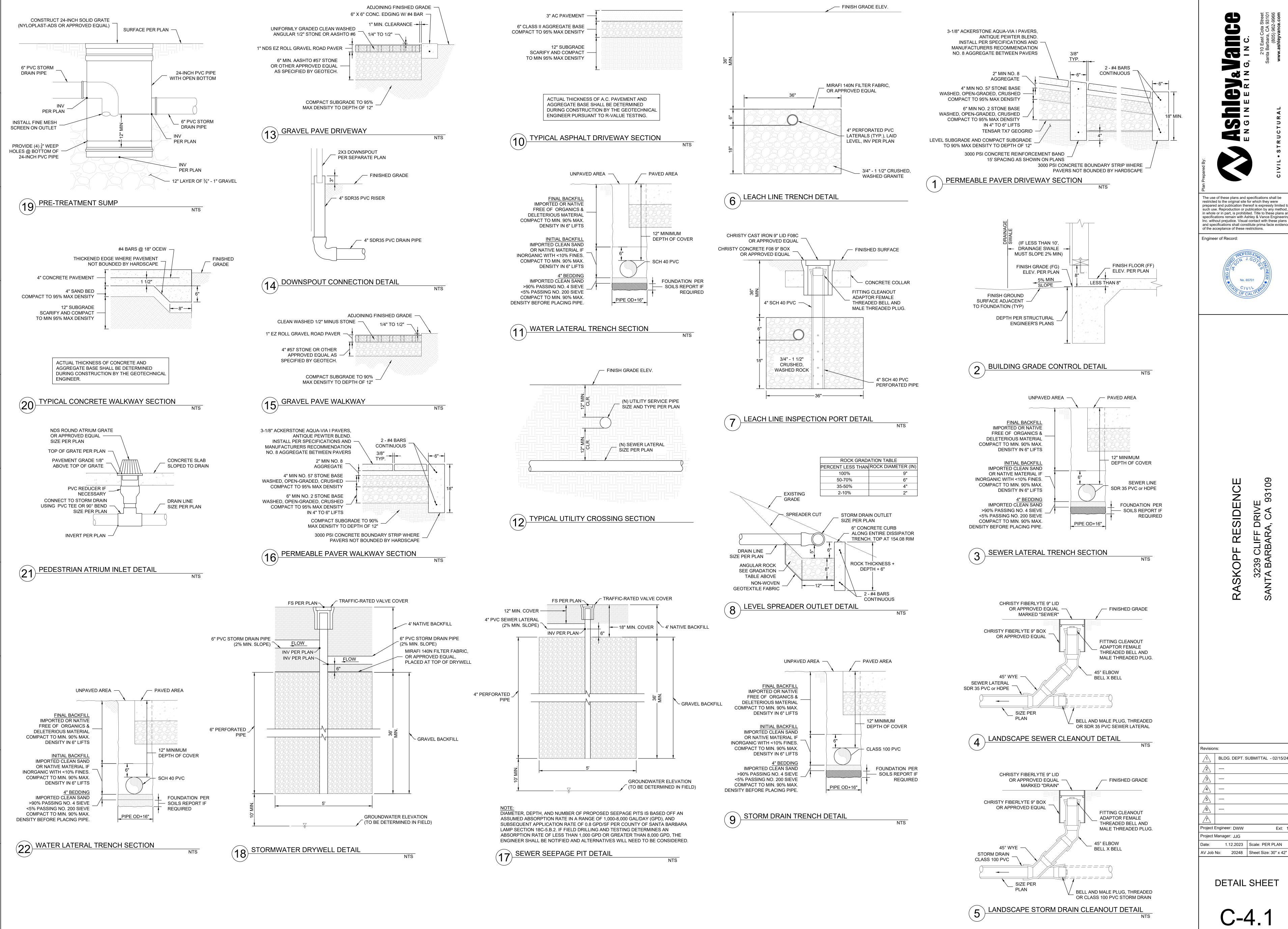
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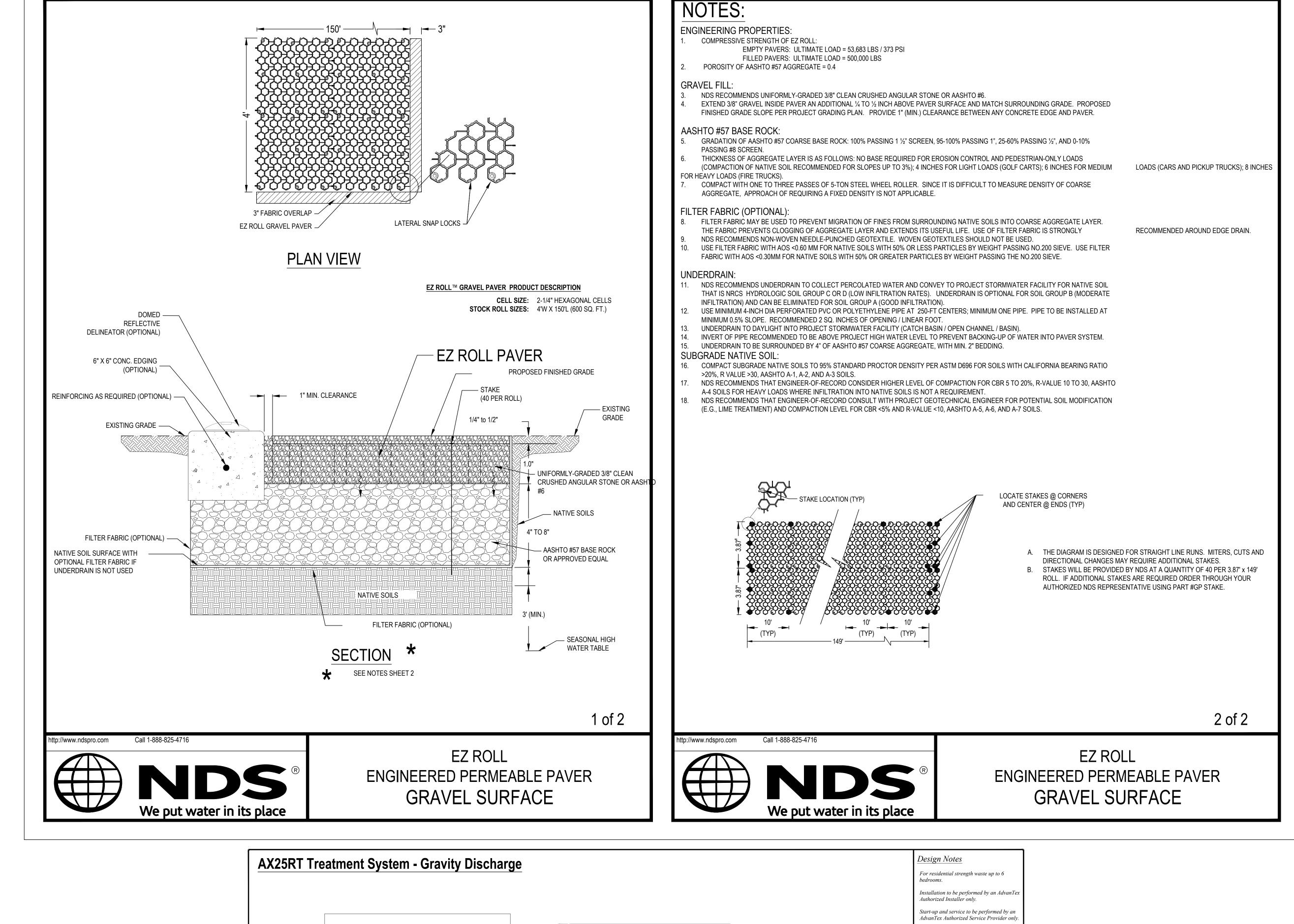
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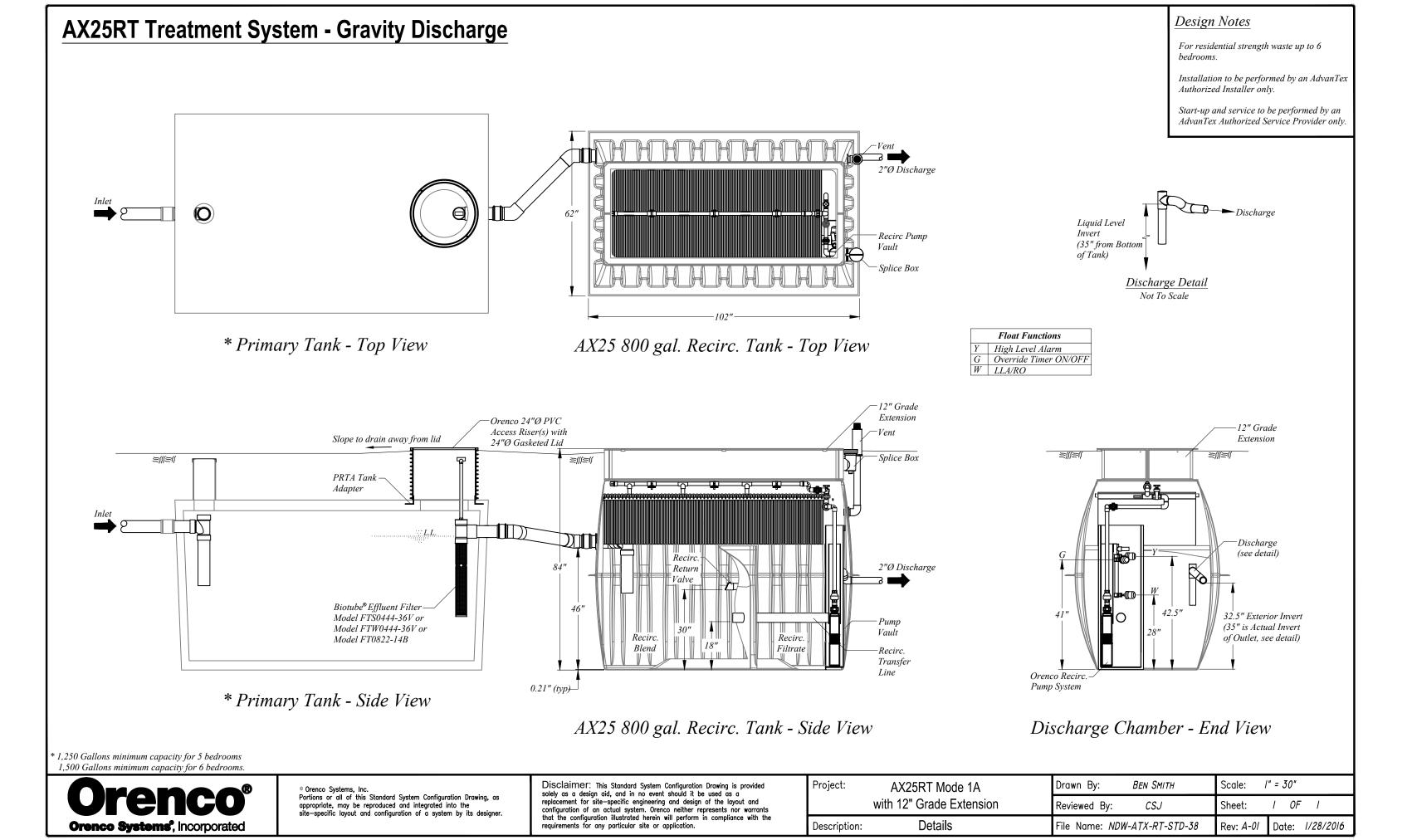


SIDENCE

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DETAIL SHEET





AShie ByaVande Ce Engine 210 East Cota Stree

The use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these plans and specifications remain with Ashley & Vance Engineering, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.

Engineer of Record:



RASKOPF RESIDENCE
3239 CLIFF DRIVE
SANTA BARBARA, CA 93109

 Revisions:

 1
 BLDG. DEPT. SUBMITTAL - 02/15/24

 2

 3

 4

 5

 6

 7
 Project Engineer: DWW

 Ext: 122

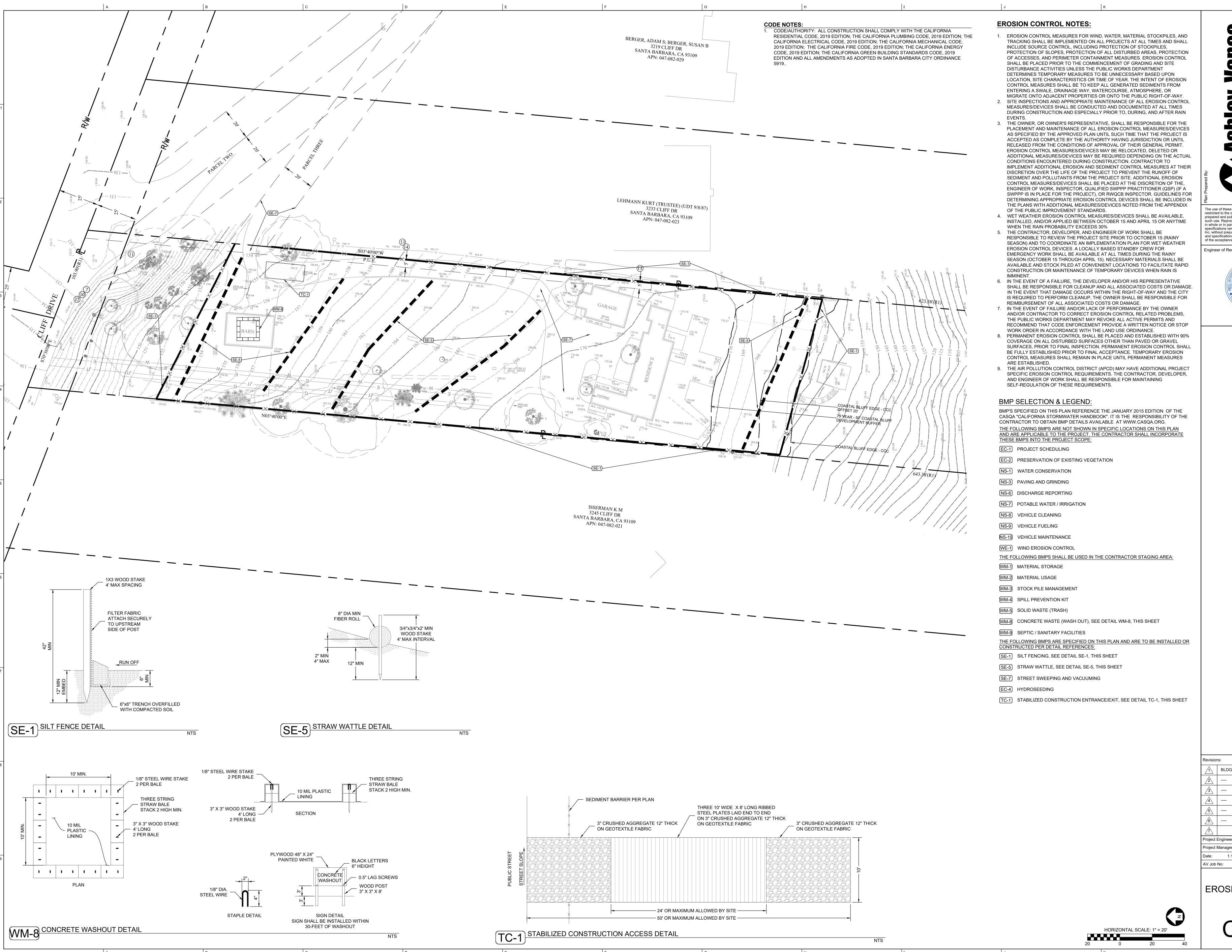
 Project Manager: JJG

 Date:
 1.12.2023
 Scale: PER PLAN

 AV Job No:
 20248
 Sheet Size: 30" x 42"

DETAIL SHEET

C-4.2



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Engineer of Record:



SIDENCE

BLDG. DEPT. SUBMITTAL - 02/15/24

Project Engineer: DWW Ext: 122

Project Manager: JJG 1.12.2023 Scale: PER PLAN AV Job No: 20248 Sheet Size: 30" x 42"

EROSION CONTROL

PLAN

LANDSCAPE COMPLIANCE STATEMENT

B LANDSCAPE COMPLIANCE CHECKLIST The person who prepared the landscape plan must sign this checklist and include it on the landscape plans. Check each box to verify compliance and add sheet references or indicate N/A if "not applicable". 1) Limit Your Lawn Sheet

1	Commercial projects have no lawn or turf grass areas	N/A
1	No turf grass is in parkways, medians, or other areas with any dimension of less than 8 feet	L301
1	No turf grass is located on slopes of 20% or greater	L301
2) P	ant Water-Wise	Sheet #
1	Commercial projects are designed with 100% water-wise plants	N/A
1	Residential, mixed-use, and institutional are designed with minimum 80% water-wise plants	L301
1	Plant list includes botanical name, common name, and WUCOLS designation	L301
1	Plans show total square feet and percent of water-wise, medium, high-water-using landscaping	L301
3) M	lulch, Mulch, Mulch	Sheet #
✓	All appropriate landscaped areas will be covered with at least 3 inches of mulch	L301 & L351
4) Ir	rigate Efficiently	Sheet #
1	Drip irrigation, using emitters with < 2 GPH, is provided on at least 25% of the landscaped area	L201
1	Valves are separated for hydrozones based on plant water needs and sun/shade requirements	L201
1	A weather-based irrigation controller with a rain shutoff sensor is provided	PER OTHER PERMI
1	Areas less than 8 feet are irrigated with bubblers, pop-up rotating nozzle, sub-surface, or drip	L201
1	Irrigation systems are designed to avoid overspray and runoff	L201
1	Sprinklers have matched precipitation rates within each valve and circuit.	L201
1	Sprinklers have uniform distribution, head-to-head spacing, and setbacks from paved areas.	L201
1	Check valves are provided at the low end of irrigation lines to prevent unwanted draining.	L201
1	Pressure regulators are provided for mainline, if necessary; inline regulators at each valve.	L201
5) M	linimize Steep Slopes	Sheet #
		NUA

Locatify that the foregoing is true and correct and that verification will be processary upon final inspection

Slope allows for water retention, creates swales, mimics natural flow, and maintains flow width.

0.2

0.2

WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (ETo)

1 Low Water Use Plants

2 Low Water Use Plants

3 Low Water Use Plants

4 Low Water Use Trees

Regular Landscape Areas

Special Landscape Areas

 a Hydrozone/Planting Description

2) Low water use plantings

3) Medium water use planting

1) Front Lawn

ETAF Calculations

Total Area

Average ETAF

Sitewide ETAF

Total ETAF x Area

Regular Landscape Areas Total ETAF x Area

Mur Que	Stephen Carroll	3977 EXPIRATION DATE: 08/31/202
Signature	Name	License # and Exp. Date

Drip

Irrigation Method

 e MAWA (Annual Gallons Allowed) = (ETo) (0.62)((ETAF x LA) + ((1-ETAF) x SLA))

324.94

324.94

0.25

1316

1316

where 0.62 is conversion factor that converts acre-inches per acre per year to gallon per square foot per year. LA is

the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for

residential areas and 0.45 for non-residential areas

Overhead spray or drip

Bubbler

Valve # | Hydrozone # / Planting | Plant Factor (PF) | Irrigation | Irrigation | ETAF | Landscape | ETAF x Area | Estimated Total

0.81

Method^b | Efficiency (IE)^c | (PF/IE) | Area (sq. ft.)

Proiect ETAF

1,316 324.94

Total Landscape Area

ETWU (in acre-feet)

MAWA (in acre-feet)

Maximim Allowed Water Allowanc

Average ETAF for Regular Landscape

Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential area.

^c Irrigation Efficiency

.75 for spray head

.81 for drip

ETWU Total

0.55

Water Use (ETWU)^d

2,218.87

223.75

8,179

18,219

0.055913498

^d ETWU (Annual Gallons Required) =

where 0.62 is conversion factor that

onverts acre-inches per acre per year

ETo x 0.62 x ETAF x Area

o per square foot per year.

IRRIGATION PLAN NOTE

THE IRRIGATION DESIGN PRESENTED IN THESE DOCUMENTS IS INTENDED TO BE DIAGRAMMATIC. ALL IRRIGATION EQUIPMENT PIPING AND VALVE LOCATIONS, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION AND SHALL ONLY BE INSTALLED IN PLANTING AREAS. IRRIGATION CONTRACTOR SHALL INSTALL ALL REMOTE CONTROL VALVES, QUICK COUPLERS, AND GATE VALVES. IN SHRUB PLANTING AREAS OR AS APPROVED BY OWNER'S REPRESENTATIVE & THE LANDSCAPE IRRIGATION DESIGNER. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.

IRRIGATION SLEEVE AND CONDUIT NOTES

SLEEVES ARE REQUIRED FOR ALL IRRIGATION PIPE AND CONTROL WIRE CONDUIT UNDER PAVING (TYPICAL). REFER TO IRRIGATION SLEEVE SIZES AND CONTROL WIRE CONDUIT CHARTS FOR APPROPRIATE SLEEVE AND CONDUIT SIZING.

- FOR DRAWING CLARITY, NOT ALL IRRIGATION SLEEVES ARE SIZED BUT SHALL BE INSTALLED AND INCLUDED AS PART OF THE CONTRACTOR'S BID. ALSO, FOR DRAWING CLARITY, NOT ALL CONDUITS AND IRRIGATION SLEEVES ARE SHOWN. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION FOR SLEEVES AND CONDUITS OF APPROPRIATE SIZE UNDER ALL
- THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING THEMSELVES WITH ALL DIFFERENCES IN GRADE, LOCATION OF SEATWALLS, LOCATION OF RETAINING WALLS, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL IRRIGATION WORK WITH THE GENERAL CONTRACTOR, ELECTRICAL CONTRACTOR, AND ALL OTHER SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF IRRIGATION RELATED SLEEVES THROUGH WALLS, STRUCTURES, UNDER ROADWAYS, PAVING, ETC.

OBSERVATION SCHEDULING

The landscape contractor shall schedule an irrigation site observation by the irrigation designer, and/or the owner's representative, which shall

not occur without at least 48 hours prior notification. The following items shall be reviewed:

Pre-job/kick-off meeting with contractor, general contractor, and irrigation designer. Mainline, backflow preventer, master valves, flow sensors, booster pump installation and operation, installation review prior to backfilling trenches, irrigation mainline pressure test, etc. The entire sprinkler irrigation system shall be under full automatic operation for a period of seven days prior to any planting. For drip irrigation, drip tubing shall be installed immediately after planting. The contractor shall ensure water daily to planting areas that do not have irrigation. Contractor is responsible for plants that are unhealthy/dying due to lack

CONTROL WIRE CONDUIT SIZING CHART

IRRIGATION SLEEVE SIZING CHART

2" MIN. 2-1/2" 3" 4"

0-16 17-24 25-40 41-48

3/4" 1" 1-1/4 1-1/2" 2" 2-1/2" 3"

SLEEVE SIZE 3" 3" 4" 4" 4" 6"

- Finalizing the location for the controller assemblies landscape contractor shall coordinate with the irrigation designer to verify connection of flow sensors and associated equipment to each controller assembly and for certification/warranty of equipment.
- Irrigation coverage test a dynamic pressure test shall be performed by the landscape contractor and shall be observed by the owner (or the owner's representative) and the irrigation designer for each valve during the irrigation coverage test.

SLEEVE SIZE

WIRES IN SLEEVE

Residual Pressure

Subtract Total Pressure from Static Pressure)



issued before a "permit to excavate" will be valid. 1-800-227-2600 Call (2) working days before you dig.

PRESSURE	CALCULATIO	NS FOR DOMESTIC IRRIGAT	ION		
	e and/or Tract#		IFF DRIV	/E	
Date and Source of Information: 7/7/2022 CITY OF SANTA					A BARBARA
Name of Contact Person and Phone Number: ROBERT O'HAR 805.564.					.5392
P.O.C. Water		1			
	Size and Type	1 1/2"	-		
Hydraulic Gra		FT 137.5 F			
Water Meter					
Basis for Cal	d Elevation on			ATEST	DEMAND
Dasis IOI Cal	Julations.		20. 0.12	711201	D 2.11.11 11 11 12
Remote	Control \	/alve#: <u>23</u>			
Cizo of Domo	ote Control Val	1"			
	Remote Control	VG			
QUANTITY	SIZE	DESCRIPTION	FLOW	(GPM)	LOSS (PS
1	1 1/2"	Water Meter		9	0
1	1 1/2"	Backflow RP		9	12.0
-	-	Pressure Regulator		-	-
1	1 1/2"	Gate Valve(s)	1	9	0
1	1 1/2"	```		9	0
1	1 1/2"	Master Valve		9	0.4
1	1 1/2"	Flow Sensor		9	0
501'-0"	1 1/2"	Mainline	1	9	5.7
		Mainline			
		Mainline			
		Mainline			
1	1"	Remote Control Valve	1	9	2.6
•	-	Lateral Line Losses(10%)			2
		Other Losses (10%)			2
		Elevation Loss or Gain	LOS	SS	14.4
		Total			39.24
PRESSURE (DGI)				
,		ta lada atian Hacil			40
Pressure Required to Operate Irrigation Head			40		
	·	d for Irrigation System			80
Total Pressure	Required for	Irrigation System			99
(Sub-Total Pre	essure + 25%)			ฮฮ
Static Pressur	e Available				105

PAVED AREAS AS WELL AS ALL SLEEVE PIPES AND CONDUITS THAT ARE SHOWN ON THE DRAWINGS.

owner's representative and all costs associated with those revisions.

construction, the irrigation contractor shall assume full responsibility for all revisions to the irrigation system deemed necessary by the When it is apparent to the landscape contractor in the field that obstructions, grade differences, or differences in the calculated area dimensions exist that may have not been considered in the design of the system, the irrigation contractor shall not willfully install the

- representative and all costs associated with those revisions.
- All pop-up style irrigation heads located in in shrub or groundcover areas shall be installed so the top of the irrigation head is 1" above
- All pop-up style irrigation heads to be located in turf areas shall initially be installed so the top of the irrigation heads are flush with the adjacent sidewalk or curb. Within 10 days of being notified by the owner's representative, the irrigation contractor shall be responsible for
- The irrigation contractor shall be responsible for flushing and adjusting all irrigation heads for optimum performance and to prevent over spray onto areas not intended for irrigation. This shall include selecting the proper the arc pattern, adjusting the spray radius of the
- farthest and highest in elevation from its associated control valve functions within the operating pressure shown on the irrigation legend
- When installing Rain Bird 1800 series nozzles that require arc patterns other than the standard arc patterns (e.g., 360°, 180°, and 90°), the contractor shall use the appropriate fixed arc pattern (e.g. 120°, 240°, 270°). The contractor shall use Rain Bird variable arc nozzles (VAN) when installing irrigation heads using Rain Bird 1800 series nozzles only when required pattern is not one of the fixed arc patterns. Select the radius of VAN nozzles to match site conditions. For example: use 8-VAN where an 8 foot radius is required or a 12-VAN where a 12 foot radius is required.
- The irrigation contractor shall be responsible for making field adjustments to the irrigation system by installing a quarter circle or half with the spray pattern of the irrigation head. All adjustments shall be made at no additional costs to the owner.
- 14. The irrigation contractor shall be responsible for making the final connection between the power source and the automatic controller. 120
- Adhesives, sealants and caulks shall meet local or regional air pollution control or South Coast AQMD rule 1168 VOC and statewide
- 16. Contractor shall verify exterior mounted rain sensor location and provide wiring between rain sensor and controller.

IRRIGATION CONSTRUCTION NOTES

The landscape contractor shall purchase and install one _____1 1/2"____ domestic water meter located per the civil engineer's sewer & water plan and as shown on the irrigation plan. Verify that the static pressure is

The flow sensor wire shall be manufactured by "Rain Master", model #EV-CAB-SEN. No field splices allowed between flow sensor and controller. All flow sensor wires shall be installed within a gray 1-1/2" DIA., SCH. 40 PVC conduit. Each conduit shall have a separate flow sensor cable installed within it based on the corresponding controller assembly. Imperial

Mainline shown in hardscape areas is diagrammatic. Mainlines are intended to be installed within the shrub areas only. Any mainline, lateral, or control wires that run under hardscape areas shall be installed in SCH. 40 PVC sleeves which shall be sized a minimum of twice the diameter of the actual pipe diameter. Refer to irrigation details for installation and depths of

CONTROLLER INFORMATION

GENERAL IRRIGATION NOTES

The irrigation contractor shall be responsible for familiarizing themselves with all differences in grade, location of seatwalls, location of retaining walls, etc. The contractor shall be responsible for coordinating all irrigation work with the general contractor, electrical contractor, and all other subcontractors for the location and the installation of irrigation related sleeves through walls, structures, under roadways, paving, etc.

RRIGATION LEGEND

MANF.

6'-12' Hunter

8'-12' Hunter

8'-12' Hunter

10'-14' Hunter

8'-15' Hunter

13'-21' Hunter

13'-21' Hunter

22'-30' Hunter

5'x30' Hunter

5'x15' Hunter

5'x15' Hunter

 \times \times \times \times \times

 \varnothing

RainBird

RainBird

Netafim

(Shrub)

Hunter

(Shrub)

Netafim

Netafim

Netafim

Nibco

Superior

RainBird

RainBird

RainBird

King Bros.

RainBird

´ χ₋χ [≺] χ **~** GPM

IRRIGATION VALVE CALLOUT:

MODEL NO. WITH NOZZLE SIZE & TYF

MP800SR-90/360 on PRO-06-PRS30-CV

MP800SR-90/360 on PRO-06-PRS40-CV

MP1000-90/270/360 on PRO-06-PRS40-CV

MP1000-90/270/360 on PRO-12-PRS40-CV

MP2000-90/270/360 on PRO-06-PRS40-CV

MP2000-90/270/360 on PRO-12-PRS40-CV

MP3000-90/270/360 on PRO-06-PRS40-CV

MP3000-90/270/360 on PRO-12-PRS40-CV

MPSS-530 on PRO-06-PRS40-CV

MPLCS-515 on PRO-06-PRS40-CV

MPRCS-515 on PRO-06-PRS40-CV

Techline CV Dripline TLCV6-18

IH-06-10-CV w/ diffuser cap (HE-DIFF)

RWS-B-C-1402 (.50 GPM)

1402 on 1802 w/ PA-80

rrigation Dripline -

Irrigation Point Source -

TLSOV - Manual Flush Valve

Existing Domestic Water Meter

1 1/2" Potable Water - Sub Meter Per Civil

975XL - 1 1/2" Reduced Pressure

33-DNP - 3/4" Quick Coupler Valve

XCZ-PRB-100-COM - up to 25 GPM XCZ-PRB-150-COM - up to 35 GPM

Backflow Preventer

and smaller.

Air Relief Valve

Drip Connector

Γ-111 Gate Valve -

Master Valve

Creative Sensor | FSI-T15-SP3 Series: 1 1/2" PVC

PESB-R PRS-D

Line Size Check Valve

RSD-BEx - Rain Sensor

(2) ESP-LXM-SM12

Spare Wire Pull Box

Existing Mainline

Lateral Line

LATERAL LINE SIZING CHART

— Valve Size | — ∓ 2 1/2"

THE LATERAL SIZE

IDENTICAL TICK MARK

SHALL BE SIZED THE

SAME. MINIMUM PIPE

BETWEEN TWO

Rain Bird ESP-LXME2 with

3300 - 1 1/2" Normally Open

MP-CORNER on PRO-06-PRS30-CV

MP-CORNER on PRO-12-PRS40-CV

DESCRIPTION

6" Pop-Up Rotary Nozzle

Bubbler in Sleeve with Grate

Space lateral rows at 18".

Dripper spacing at 18".

6" Pop-Up Rotary Nozzle @ 45°

12" Pop-Up Rotary Nozzle on 9" Riser

6" Pop-Up Rotary Left Corner Strip Nozzle

6" Pop-Up Rotary Right Corner Strip Nozzle 40

Install 3" min - 6" max below grade per specifications.

Application rate: 0.43 in/hr. Time to apply 1/4": 36 minutes.

Point Source Emitter w/ diffuser cap on flexible 6" PVC riser.

Contractor to verify location and size of existing domestic water meter.

See the civil engineers plans for additional information.

with stainless steel hardware. Install in a 10" round valve box.

information and model numbers. Installed under separate permit.

Install Netafim air relief and manual flush valve per manufactures specifications.

All laterals to use hard pipe drip system. To be installed on Schedule 40 PVC lateral

and header. Install air relief and manual flush valve per manufacturer's specifications.

For mainline sizes 3" and larger, use Nibco F-619-SON, epoxy coated. Assemble

Master Valve to be installed in rectangle valve box adjacent to flow sensor.

Size per plan. Install per detail. See irrigation construction notes for additional

Remote control valve, angle flow pattern, purple colored flow control handle, size per

Remote control valve kit with pressure regulating basket filter. Install in rectangle

valve when direction of flow is downhill. Install per manufacturer's specifications.

Irrigation controller assembly with flow sensing and ET capability located per

irrigation plans. See irrigation construction notes for more information. Installed

Four (4) continuous spare control wires, blue in color and one (1) white common

PVC SCH. 40 IPS - sleeves shall be installed for any mainline, lateral, or wires

crossing under hardscape per irrigation construction notes. Size to be two times the F / L251

EQUIPMENT SIZES:

WM | BS | MV | FS

CONTROLLERX

DOMESTIC WATER POINT OF CONNECTION

Rain Sensor. Verify location in field. Installed under separate permit.

Provide swing check valve when direction of water flow is uphill. Provide spring check

6" Pop-Up Rotary Side Strip Nozzle

Flood Bubbler on 2" pop-up Spray Head

Install per manufacturers specifications.

Install per manufacturers specifications.

Verify location in field prior to installation.

Quick coupler valve with locking rubber cover.

Install in round Carson Valve Box per detail.

plan. Install in rectangle Carson Valve Box.

PVC SCH. 40 IPS for mainline sizes 1" to 2"

Sleeve mainline per notes and details

PVC SCH. 40 IPS for sizes 3/4" to 2 1/2"

pipe diameter or wire bundle.

SB SHRUB/GROUNDCOVER

PLANT MATERIAL

ABBREVIATIONS:

TR TREES

PT POTS

PVC Class 315 IPS for sizes 3" and larger

PVC Class 315 IPS for mainline sizes 2 1/2" and larger

Minimum pipe size shall be 3/4" - size laterals per plan.

nstalled under separate permit.

Installed under separate permit.

Carson Valve Box per detail.

under separate permit.

wire, 24" coil minimum.

Protect in place.

Irrigation Mainline -

PSI FLOW RATE IN GPM DETAIL

30 | .66 | .33 | .17 | .35 | J/L251

40 .78 .42 .23 .43 J/L251

40 .84 .42 .21 .63 J/L251

40 .84 .42 .21 .63 I/L251

40 | 1.48 | .77 | .43 | 1.10 | J/L251

40 | 1.48 | .77 | .43 | 1.10 | I/L251

40 3.64 1.82 86 2.73 J/L251

40 3.64 1.82 86 2.73 1/L251

.17 -

J / L251

I / L251

J / L251

J / L251

J / L251

K / L251

J / L251

L,M,N/

L251

L,M / L25

L,M / L251

A / L251

B / L251

C / L251

O / L251

R / L251

E,F / L251

E.F / L251

WM = WATER METER

BS = BASKET STRAINE

MV = MASTER VALVE

FS = FLOW SENSOR

40 - .19

30 .50

30 | .50

30 0.6 GPH Flow Rate

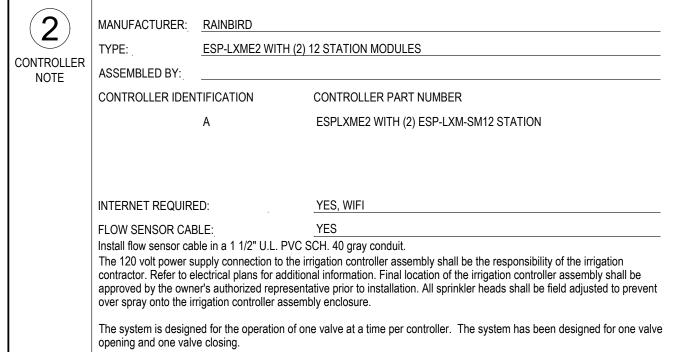
30 1.0 GPH Flow Rate

- The irrigation design presented in these documents is intended to be diagrammatic. All irrigation equipment, piping and valve locations, etc. shown within paved areas are for design clarification and shall only be installed in planting areas. Irrigation contractor shall install all remote control valves, quick couplers, and gate valves, in shrub planting areas or as approved by owner's representative & the landscape irrigation designer. Avoid any conflicts between the sprinkler system, planting and architectural features. Contractor to maintain mainline locations a minimum of 10 feet away from base of all trees.
- The irrigation system design is based upon the minimum operating pressure and the maximum flow demand shown on the irrigation drawings at each point of connection. The irrigation contractor shall verify water pressure prior to construction. Any difference between the water pressure indicated on the drawings and the actual pressure reading at the irrigation point of connection shall be immediately reported in writing to the owner's authorized representative. If the pressure differences are not immediately reported prior to beginning
- irrigation system as indicated on the construction drawings. The owner's authorized representative shall be notified in writing of any such obstructions or differences prior to beginning any irrigation installation. If notification is not received prior to beginning installation, the irrigation contractor shall assume full responsibility for all revisions to the irrigation system as deemed necessary by owner's
- The irrigation contractor shall be responsible for installing all control wire sleeving of sufficient size, under all paved areas in addition to the control wire sleeving shown on the drawings.
- All piping and equipment shall be installed per the irrigation details. Teflon tape or Teflon pipe dope shall be applied to all male PVC pipe threads on all irrigation valve assemblies.
- adjusting all turf irrigation heads so the top of the irrigation head is 1/2" above finish grade.
- irrigation head with PRS screens and/or also throttling the flow control at each valve to obtain the optimum operating pressure for each The irrigation contractor shall be responsible for adjusting the pressure regulator on each electric control valve so the irrigation head
- (not to exceed 5 PSI above the indicated operating pressure).
- circle sprinkler head on each side of any vertical element (props, street lights, trees, etc.) which prevents proper coverage by interfering
- Drainage of irrigation water through spray head will not be allowed. Rain Bird SAM feature shall be used to prevent spray head drainage. During construction, the contractor shall change spray bodies from Rain Bird 1800-PRS to 1800-SAM-PRS for spray heads showing signs of draining after the irrigation system has operated from an ON to OFF position. Installation of Rain Bird SAM feature shall be included in the Bid Price of the irrigation system.
- volt electrical power source shall be provided by others at the automatic controller location.

105 PSI prior to construction. Contractor shall furnish and install mainline to the flanged gate valves, backflow preventer, quick couplers, master valve, and flow sensor per the irrigation legend and details. (Refer to the irrigation plans for sizing). Refer to irrigation legend and irrigation construction notes for model numbers. Install the flow sensor per the manufacturer's recommendations and details. Contractor shall furnish all materials and labor to execute and install the irrigation system per

Install the gate valves, backflow preventer, master valves, flow sensors, and quick couplers within the shrub planting areas

Technical Services shall make the final connections from the flow sensor to the controller assemblies.



The controller shall be located as shown on the drawings or as directed by the owner's authorized representative.

cable, WIFI, cellular. Components in controller to provide internet connectivity will vary.

Contractor to determine best way to provide internet connectivity for controller in prioritized order per site conditions. Ethernet



ARCHITECTURE + INTERIORS 29 West Calle Laureles Santa Barbara, CA 93105 T: 805.687.1525

SANTA BARBARA, CA 9310 626.795.2008 **EPTDESIGN.COM**

RASKOPF RESIDENCE

3239 Cliff Dr., Santa Barbara, CA 93109



JOB NUMBER 21108B1

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MILESTONES / SUBMITTALS

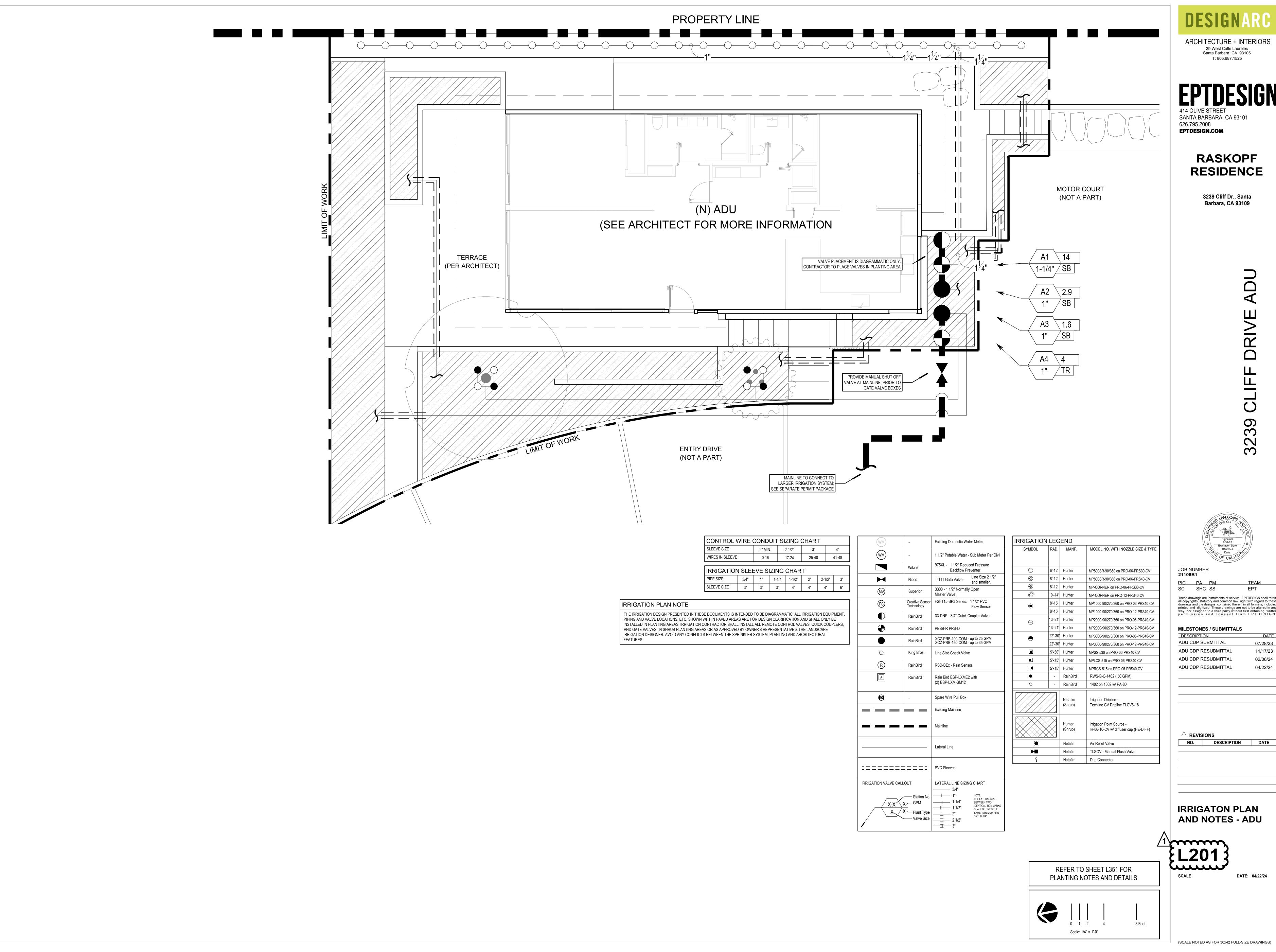
MILLOTONES / SODMITTALS	
DESCRIPTION	DATE
ADU CDP SUBMITTAL	07/28/23
ADU CDP RESUBMITTAL	11/17/23
ADU CDP RESUBMITTAL	02/06/24
ADU CDP RESUBMITTAL	04/22/24

REVISIONS DESCRIPTION

IRRIGATION LEGEND AND NOTES - ADU

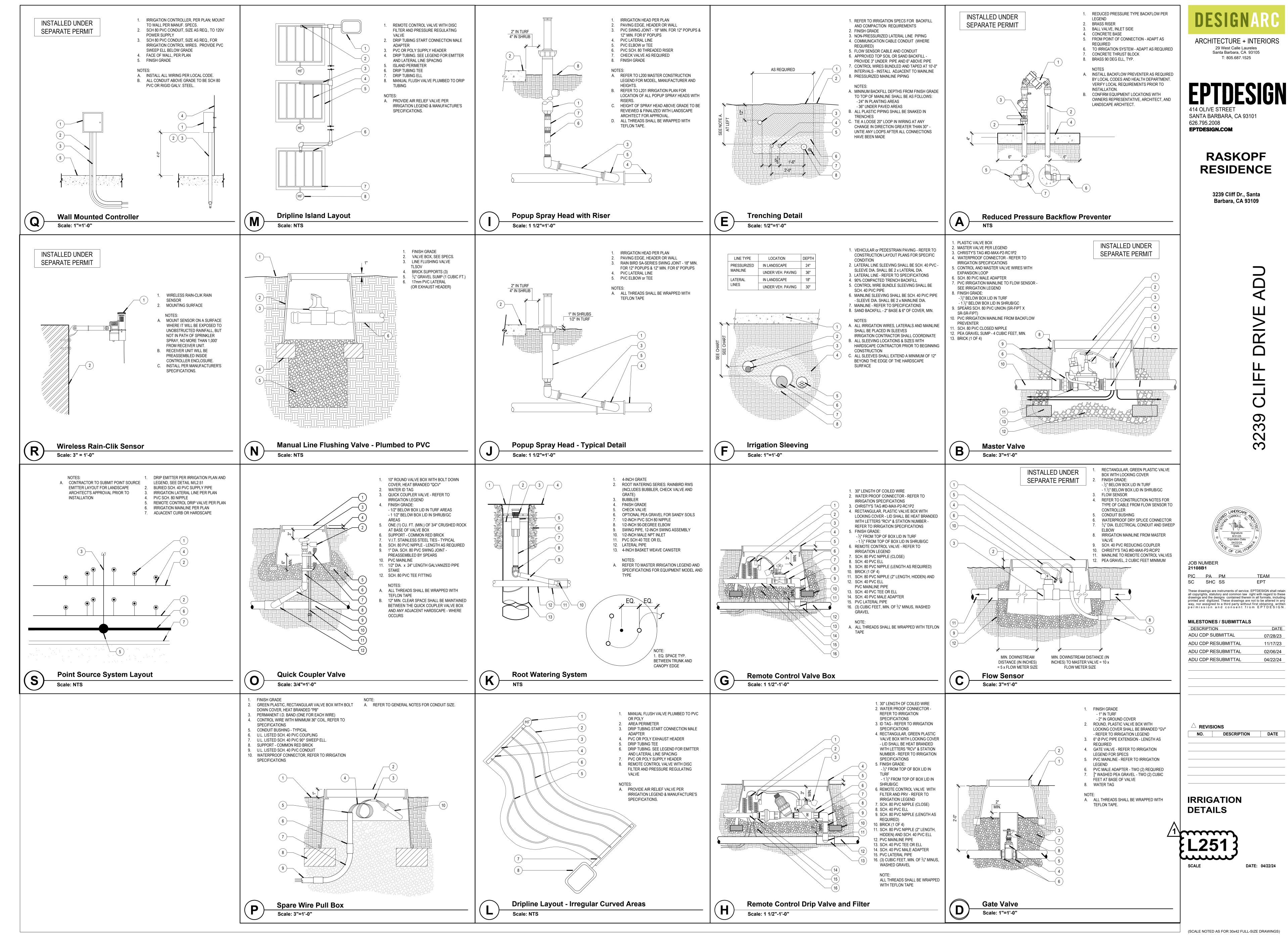


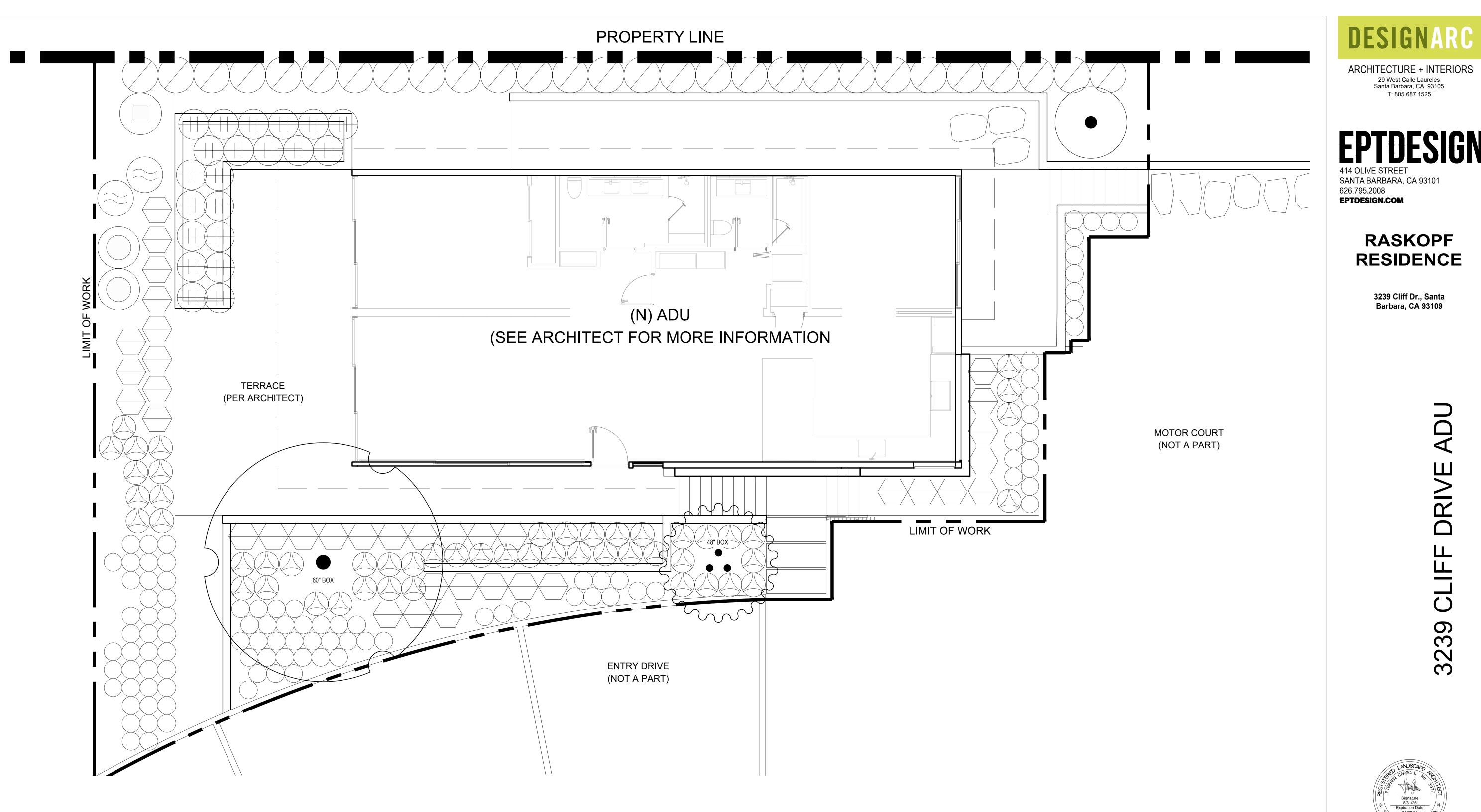
(SCALE NOTED AS FOR 30x42 FULL-SIZE DRAWINGS)



PIC	PA	PM	TEAM
SC	SHC	SS	EPT
all copyr drawings printed a	ights, status and the deand digitize	itory and esigns of the contract of the contra	ents of service. EPTDESIGN shall retain common law right with regard to these ontained therein in all formats, including e drawings are not to be altered in any d party without first obtaining written on sent from EPTDESIGN.

DESCRIPTION	DATE
ADU CDP SUBMITTAL	07/28/23
ADU CDP RESUBMITTAL	11/17/23
ADU CDP RESUBMITTAL	02/06/24
ADU CDP RESUBMITTAL	04/22/24

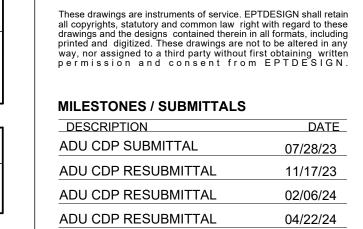




SYMBOL	NAME	SIZE	WATER REQ.	QTY	DETAIL
	BOUTELOUA GRACILIS BLUE GRAMA	1 GAL @ 24" O.C.	LOW	53	D,E,F,G / L351
	CAREX TUMULICOLA BERKELEY SEDGE	1 GAL @ 18" O.C.	LOW	97	D,E,F,G / L351
\bigoplus	CHONDROPETALUM TECTORUM CAPE REED	5 GAL @ 30" O.C.	LOW	21	D,E,F,G / L351
	FRANGULA CALIFORNICA 'EVE'S CASE' EVE'S CASE COFFEBERRY	5 GAL @ 36" O.C.	VLOW	2	D,E,F,G / L351
•	HETEROMELES ARBUTIFOLIA TOYON	15 GAL @ 6' O.C.	VLOW	1	D,E,F,G / L351
	LIGUSTRUM JAPONICUM 'TEXANUM' WAXLEAF PRIVET	24" BOX @ 36" O.C.	LOW	28	D,E,F,G / L351
	MUHLENBERGIA RIGENS DEER GRASS	1 GAL @ 30" O.C.	LOW	37	D,E,F,G / L351
	RIBES VIBURNIFOLIUM EVERGREEN CURRANT	5 GAL @ 42" O.C.	VLOW	1	D,E,F,G / L351
	SALVIA 'ALLEN CHICKERING' ALLEN CHICKERING SAGE	1 GAL @ 42" O.C.	VLOW	2	D,E,F,G / L351

PLANTIN	NG LEGEND: Trees				
SYMBOL	NAME	SIZE	WATER REQ.	QTY	DETAIL
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	ARBUTUS UNEDO STRAWBERRY TREE	SIZE PER PLAN SPECIMEN QUALITY	LOW	1	A,B,C / L351
$\overline{\left(\cdot\right)}$	QUERCUS AGRIFOLIA COAST LIVE OAK	SIZE PER PLAN SPECIMEN QUALITY	I LOVV I	1	A,B,C / L351

IRRIGATION SYSTEM NOTES
ALL PLANTING TO RECEIVE WATER EFFICIENT, SUB-SURFACE DRIP IRRIGATION. SYSTEM TO CONNECT TO LARGER SITE IRRIGATION SYSTEM UTILIZING WEATHER BASED CONTROLLER.



JOB NUMBER 21108B1

SC SHC SS

**RASKOPF** 

3239 Cliff Dr., Santa Barbara, CA 93109

riangle revis	IONS	
NO.	DESCRIPTION	DATE

**PLANTING PLAN AND NOTES - ADU** 

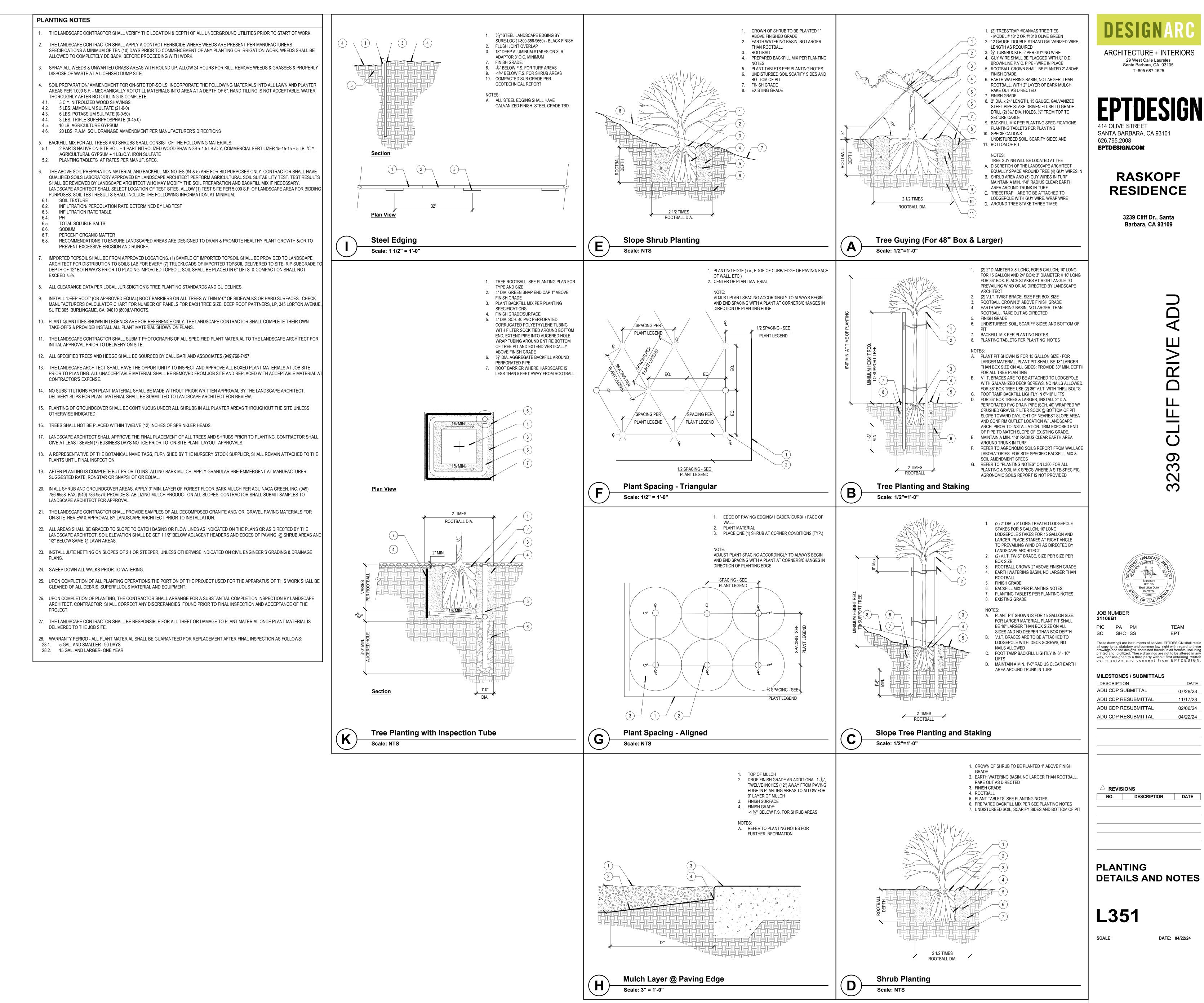
SCALE DATE: 04/22/24

PLANTING NOTES AND DETAILS Scale: 1/4" = 1'-0"

REFER TO SHEETS L200, L201, AND L251 FOR IRRIGATION PLAN, NOTES AND DETAILS 

REFER TO SHEET L351 FOR

(SCALE NOTED AS FOR 30x42 FULL-SIZE DRAWINGS)



(SCALE NOTED AS FOR 30x42 FULL-SIZE DRAWINGS)

DATE: 04/22/24

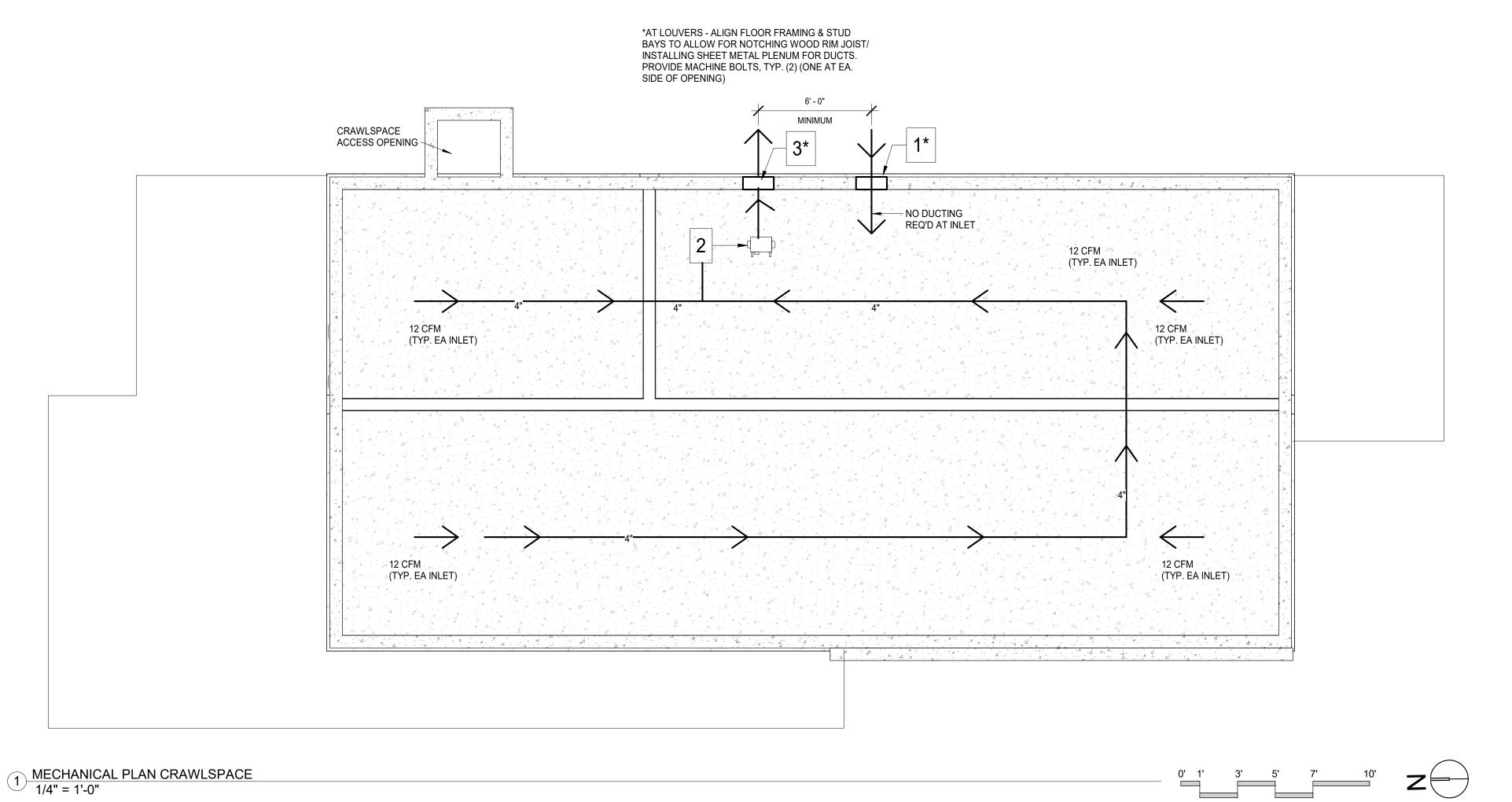
DESCRIPTION

DATE

07/28/23

11/17/23

T: 805.687.1525



	MECHANICAL FIXTURES LEGEND						
SYMBOL	QTY	DESCRIPTION	SPEC / NOTES				
T	TBD	THERMOSTAT	WALL-MOUNTED, WIFI COMPATIBLE THERMOSTAT TO BE PROVIDED BY HVAC INSTALLER				
H	2	HUMIDISTAT	CONDENSATION SENSOR WALL SWITCH WITH MANUAL CONTROL (PANASONIC FV-WCCS1-W) BATH FAN MUST BE SET TO HUMIDISTAT EXCEPT AT POWDER ROOM				
	2	FAN AT BATH	PANASONIC WhisperValue DC Ventilation Fan (FV-05-10VS1) SET TO HUMIDISTAT, UL-LISTED FOR WET AREAS 4" OVAL DUCT, 80 CFM, 7.2W, 0.13A, 120V/ 60Hz ENERGY STAR CERTIFIED: YES 10.25" SQ MOUNTING OPENING, 13" SQ GRILLE				
	1	FAN AT CRAWLSPACE	PANASONIC WhisperLine Ventilation Fan (FV-10NLF1E) 4" DUCT, 120 CFM, 27.5W, 0.24A, 120V/ 60Hz ENERGY STAR CERTIFIED: YES FAN TO BE INSTALLED AT UNDERSIDE OF FLOOR IN CRAWLSPACE, SUSPENDED FROM 2X8 FLOOR JOISTS				
00	1	CONDENSER UNIT	MITSUBISHI, 18 BTU M SERIES OUTDOOR CONDENSER, SUZ-KA18NA2, LOCATED AT GARAGE, 30 DBA AT PROPERTY LINE				
60	1	DUCTED AIR HANDLER AT CRAWLSPACE	MITSUBISHI, 18k BTU, M SERIES MULTI POSITION AIR HANDLER, SVZ-KP18NA,				

ALL SPECIFIED ITEMS TO BE PROVIDED AS LISTED OR EQUIVALENT

# MECHANICAL PLAN (CRAWL SPACE) - KEYNOTES

- EXHAUST LOUVER FOR MECHANICALLY VENTED CRAWL SPACE PANASONIC PC-NLF04S OR EQUIVALENT
- MECHANICAL EXHAUST FAN (SEE CUT SHEET AT RIGHT)
  PANASONIC WHISPHERLINE VENTILATION FAN FV-10NLF1E OR EQUIVALENT
- INTAKE LOUVER FOR MECHANICALLY VENTED CRAWL SPACE PANASONIC PC-NLF04S OR EQUIVALENT

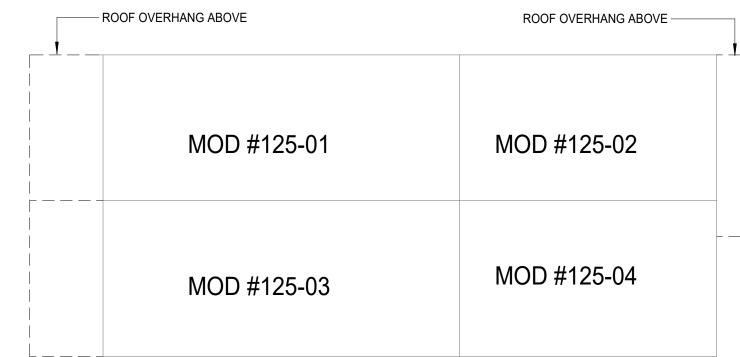
# NOTE:

- 1. EXHAUST FAN SYSTEMS TO HAVE BACKDRAFT OR AUTOMATIC DAMPERS.
- 2. UNVENTED CRAWL SPACE ALLOWED PER CALIFORNIA RESIDENTIAL CODE 2019 SECTION R408.3
- 3. EXPOSED EARTH AT CRAWL SPACE TO BE COVERED WITH CONTINUOUS CLASS I VAPOR RETARDER. JOINTS OF THE VAPOR RETARDER SHALL OVERLAP BY 6" AND SHALL BE SEALED OR TAPED. THE EDGES OF THE VAPOR RETARDER SHALL EXTEND NOT LESS THAN 6" UP THE STEM WALL AND SHALL BE ATTACHED AND SEALED TO THE STEM WALL OR INSULATION.
- 4. CONTINUOUSLY OPERATED MECHANICAL EXHAUST VENTILATION SHALL BE PROVIDED AT A RATE EQUAL TO 1 CUBIC FOOT PER MINUTE FOR EACH 50 SQUARE FEET OF CRAWL SPACE FLOOR AREA, INCLUDING AN AIR PATHWAY TO THE COMMON AREA (SUCH AS A DUCT OR TRANSFER GRILLE).

CRAWL SPACE = 1,564 SF

1,564 SF / 50 SF = 31.28 SF X 1 CFM = 31.28 CFM REQ'D

120 CFM PROVIDED > 31.28 CFM REQ'D



# **MODULE KEY PLAN**

# WhisperLine"

**Specification Submittal Data** / Panasonic Ventilation Fan

Ventilating fan shall be low noise remote • 5 positions installation. shall be ENERGY STAR® rated and certified included. by the Home Ventilating Institute (HVI). Evaluated by Underwriters Laboratories and conform to both UL and cUL safety standards.

Motor/Blower: Four-pole totally enclosed condenser motor rated for continuous run. Power rating shall be 120 volts and Fan shall be UL listed for tub/shower enclosure when GFCI protected.

 Motor equipped with thermal-cutoff fuse. Housing: Rust proof epoxy and polyester resin Insulated housing to prevent condensation and noise.

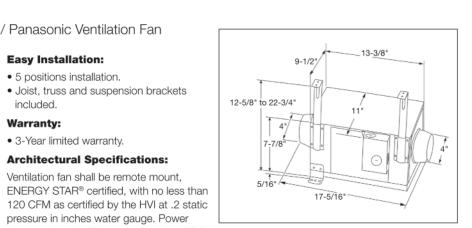
Tapered duct adapter for easy

connection.

Watts and energy efficiency rating shall be no less than 4.4 CFM/Watt. The motor shall be totally enclosed, four pole condenser type engineered to run continuously. Power rating shall be 120v/60Hz. Housing shall be insulated to reduce condensation. coating, 26 gauge galvanized steel body.

Duct diameter shall be no less than 4". Fan shall be UL and cUL listed for tub/ shower enclosure when GFCI protected. Brackets shall be provided for joist, truss or suspension installations. Can be used to comply with ASHRAE 62.2, LEED, CA Title 24, EarthCraft and WA Ventilation Code.

**Architectural Specifications:** 



FV-10NLF1E

consumption shall be no greater than 27.5 FV-10NLF1E

Specifications: WhisperLine FV-10NLF1E					
Static Pressure in inches w.g.	Air Volume (CFM)	Power Consumption (Watts)	Energy Efficiency (CFM / Watts)	Speed (RPM)	Current (amps)
0.2	120	27.5	4.4	1562	0.24
0.3	108	25.6	4.4	1596	0.22
0.4	89	24.3	3.9	1637	0.21

mplete Installation Instructions visit us.panasonic.com/ventfans				
Model	Quantity	Comments	Project:	
			Location:	
			Architect:	
			Engineer:	
			Contractor:	
			Submitted by:	
			Data	

Panasonic Eco Solutions North America Eco Products Division

Two Riverfront Plaza Newark, NJ 07102 us.panasonic.com/ventfans CERTIFIED C UL US ENERGY STATE

VF151222SS1115

**Panasonic** 



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**REVISIONS DESCRIPTION** NO. DATE

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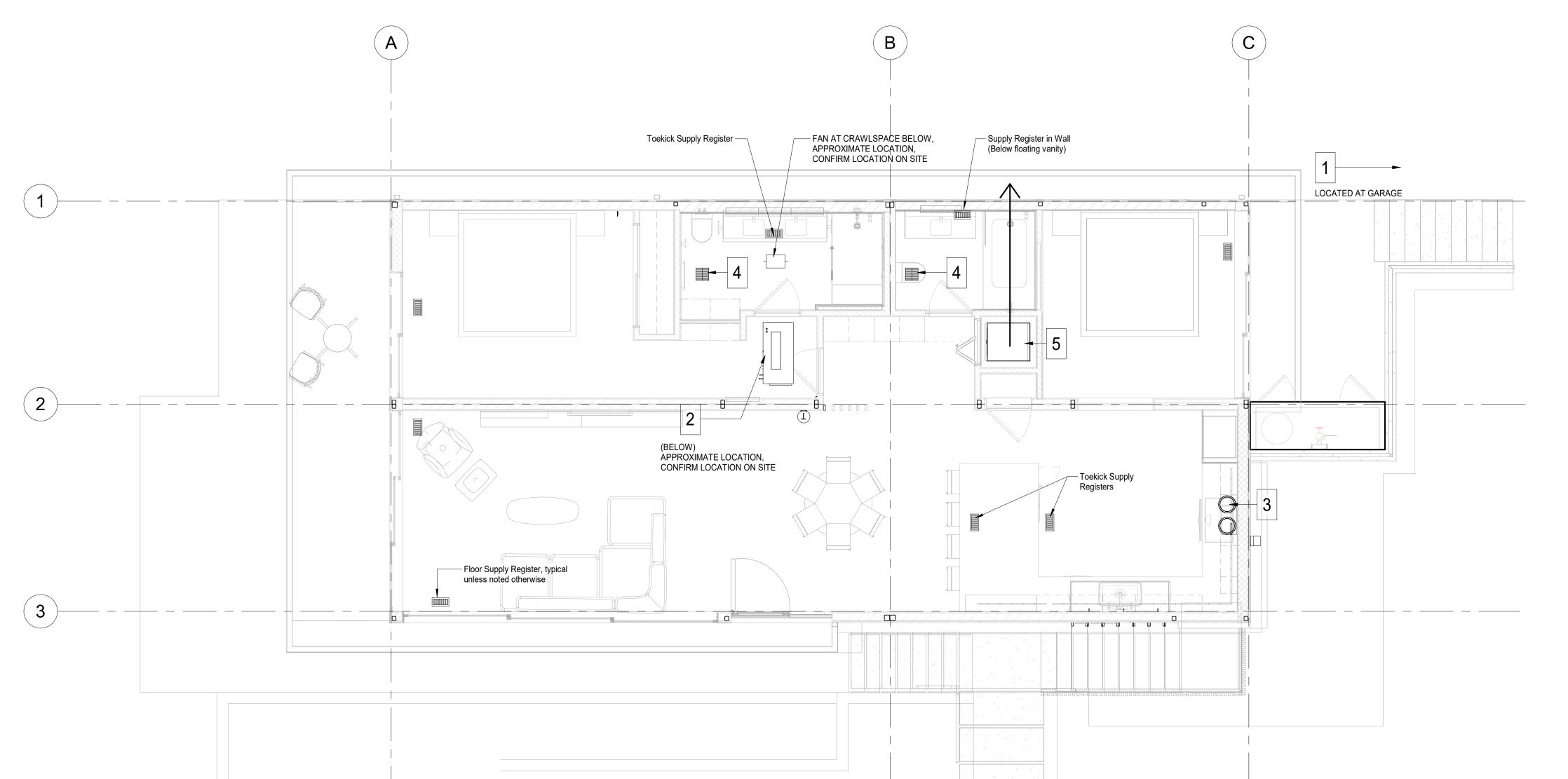
#125 Raskopf ADU

3239 Cliff Dr Santa Barbara, CA 93109

PROJECT NO:	#125
DATE:	4/22/2024 1 PM
DRAWN BY:	A. Arora
CHECKED BY:	B. Henson

Mechanical Plan - Crawl Space

M1.00



 ROOF OVERHANG ABOVE	ROOF OVERHANG ABOVE	
MOD #125-01	MOD #125-02	
MOD #125-03	MOD #125-04	

## **MODULE KEY PLAN**

SYMBOL	QTY	DESCRIPTION	SPEC / NOTES
T	TBD	THERMOSTAT	WALL-MOUNTED, WIFI COMPATIBLE THERMOSTAT TO BE PROVIDED BY HVAC INSTALLER
(H)	2	HUMIDISTAT	CONDENSATION SENSOR WALL SWITCH WITH MANUAL CONTROL (PANASONIC FV-WCCS1-W) BATH FAN MUST BE SET TO HUMIDISTAT EXCEPT AT POWDER ROOM
	2	FAN AT BATH	PANASONIC WhisperValue DC Ventilation Fan (FV-05-10VS1) SET TO HUMIDISTAT, UL-LISTED FOR WET AREAS 4" OVAL DUCT, 80 CFM, 7.2W, 0.13A, 120V/ 60Hz ENERGY STAR CERTIFIED: YES 10.25" SQ MOUNTING OPENING, 13" SQ GRILLE
( <u> </u> )	1	FAN AT CRAWLSPACE	PANASONIC WhisperLine Ventilation Fan (FV-10NLF1E 4" DUCT, 120 CFM, 27.5W, 0.24A, 120V/ 60Hz ENERGY STAR CERTIFIED: YES FAN TO BE INSTALLED AT UNDERSIDE OF FLOOR IF CRAWLSPACE, SUSPENDED FROM 2X8 FLOOR JOISTS
	1	CONDENSER UNIT	MITSUBISHI, 18 BTU M SERIES OUTDOOR CONDENSER, SUZ-KA18NA2, LOCATED AT GARAGE 30 DBA AT PROPERTY LINE
	1	DUCTED AIR HANDLER AT CRAWLSPACE	MITSUBISHI, 18k BTU, M SERIES MULTI POSITION AIR HANDLER, SVZ-KP18NA,

1 MECHANICAL PLAN 1/4" = 1'-0"

# WHOLE BUILDING VENTILATION REQS:

PER ASHRAE 62.2 SECTION 4:

REQUIRED WHOLE-BUILDING AIRFLOW RATE

- = 0.01 (CONDITIONED SF) + 7.5 (NUMBER OF BEDROOMS + 1)
- = 0.01 (1200 SF) + 7.5 (2 + 1) = 34.5
- = 34.5 CFM MINIMUM REQ'D AIRFLOW RATE
- 80 CFM PROVIDED > 34.5 CFM REQ'D

### MECHANICAL PLAN - KEYNOTES

- CONDENSER UNIT- DUCTED MINI SPLIT SYSTEM, MITSUBISHI, 18 BTU M SERIES OUTDOOR CONDENSER, SUZ-KA18NA2, 30 DBA AT PROPERTY LINE, LOCATED AT
- DUCTED AIR HANDLER AT CRAWL SPACE, MITSUBISHI, 18k BTU, M SERIES MULTI POSITION AIR HANDLER, SVZ-KP18NA, PROVIDE HEPA FILTER
- RANGE VENT THROUGH WALL- 36" VISER HOOD VENTILATION SYSTEM: GAGGENAU 200 SERIES AF210791, 500 CFM, VENT COVER- SEIHO SFX SERIES, LOUVERED CAP 3 WITH HOOD
- 4" EXHAUST VENT THROUGH ROOF
- 4" EXHAUST DRYER VENT THROUGH CRAWL SPACE TO EXTERIOR DRYER SPEC: TBD

### WHOLE BUILDING VENTILATION NOTES:

1. THE CEILING MOUNTED WHOLE-BUILDING VENTILATION FAN HAS A SOUND RATING OF ONE SONE OR LESS AT THE REQUIRED VENTILATION AIRFLOW RATE.

0' 1' 3' 5' 7' 10'

- 2. THE EXHAUST FAN CONTROL(S) USED FOR WHOLE-BUILDING CONTINUOUS OPERATION IS LABELED TO COMMUNICATE THE REQUIRED CONTINUOUS BUILDING VENTILATION FUNCTION AND IMPORTANCE WITH A STATEMENT TO MAKE CLEAR HOW THE CONTROL (E.G. ON / OFF
- 3. LABEL TEXT SHALL BE IN BOLD TYPE, ON A WHITE BACKGROUND AND NO SMALLER THAN ARIAL 12 POINT TYPE.
- 4. TO MAINTAIN MINIMUM LEVELS OF OUTSIDE AIR VENTILATION REQUIRED FOR GOOD HEALTH, THE FAN CONTROL SHOULD BE ON AT ALL TIMES WHEN THE BUILDING IS OCCUPIED (UNLESS THERE IS SEVERE OUTDOOR AIR CONTAMINATION).
- 5. THE EXHAUST FAN(S) USED FOR CONTINUOUS WHOLE-BUILDING VENTILATION IS RATED BY THE HOME VENTILATION INSTITUTE (HVI) TO
- PROVIDE THE REQUIRED RATE AT A MINIMUM OF STATIC PRESSURE OF 0.25 INCHES OF WATER COLUMN. 6. THE DUCT DESIGN FOR THE WHOLE-BUILDING VENTILATION SYSTEM MEETS THE REQUIREMENTS OF ASHRAE TABLE 7.1

- 1. EXHAUST FAN SYSTEMS TO HAVE BACKDRAFT OR AUTOMATIC DAMPERS.
- 2. GRAVITY VENTILATING SYSTEMS SERVING CONDITIONED SPACE HAVE EITHER AUTOMATIC OR READILY ACCESSIBLE MANUAL OPERATED DAMPERS.
- 3. BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.
- 4. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50% TO 80%.
- 5. VERIFY REQUIREMENTS FOR EACH MECHANICAL FIXTURE WITH MANUFACTURER'S SPECIFICATIONS.



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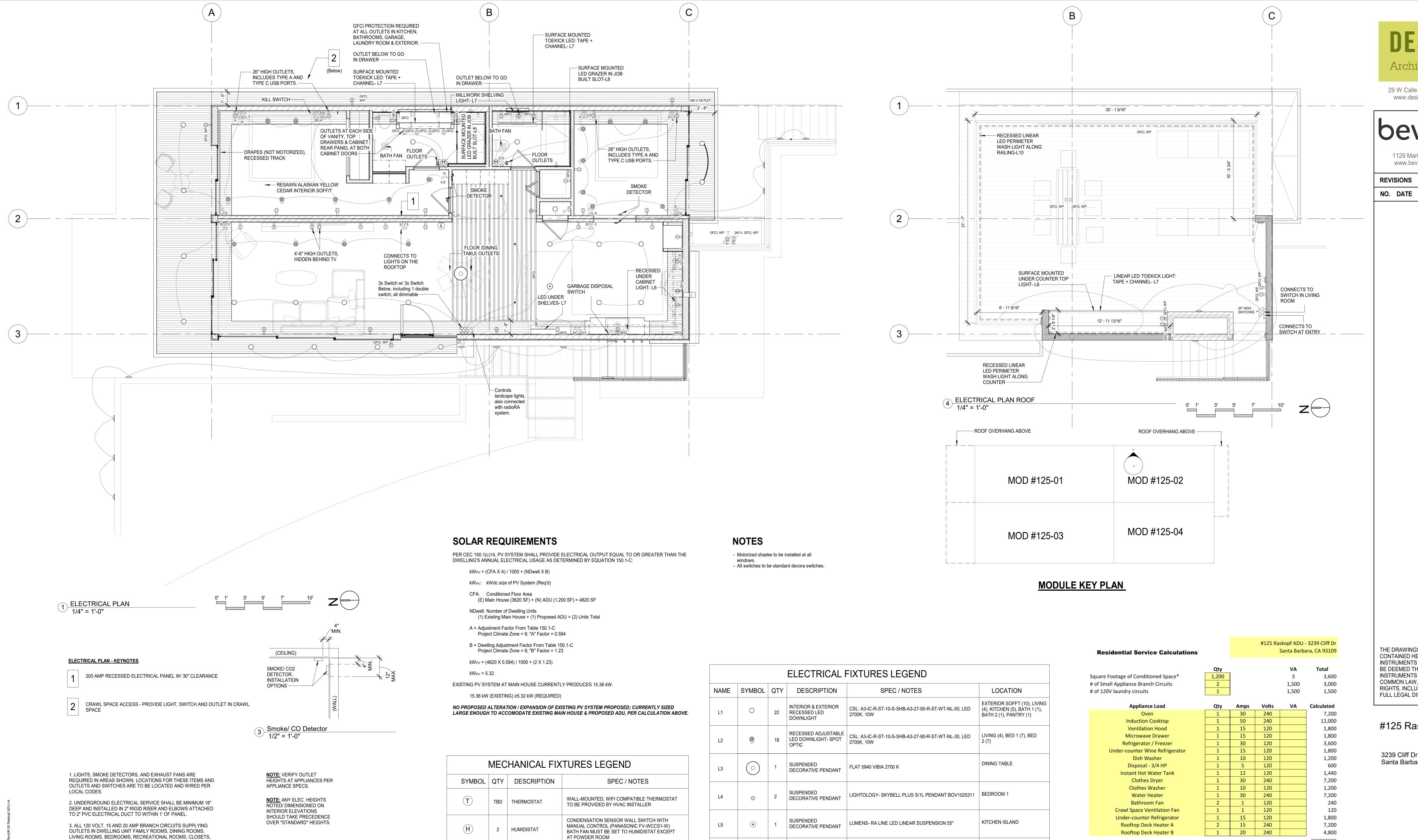
#125 Raskopf ADU

3239 Cliff Dr Santa Barbara, CA 93109

PROJECT NO:	#125
DATE:	4/22/2024 1 PM
DRAWN BY:	A. Arora
CHECKED BY:	B. Henson

Mechanical Plan

M1.01



PANASONIC WhisperValue DC Ventilation Fan

ENERGY STAR CERTIFIED: YES

ENERGY STAR CERTIFIED: YES

30 DBA AT PROPERTY LINE

AIR HANDLER, SVZ-KP18NA,

SET TO HUMÍDISTAT, UL-LISTED FOR WET AREAS

4" OVAL DUCT, 80 CFM, 7.2W, 0.13A, 120V/ 60Hz

10.25" SQ MOUNTING OPENING, 13" SQ GRILLE

4" DUCT, 120 CFM, 27.5W, 0.24A, 120V/ 60Hz

MITSUBISHI, 18 BTU M SERIES OUTDOOR

PANASONIC WhisperLine Ventilation Fan (FV-10NLF1E)

FAN TO BE INSTALLED AT UNDERSIDE OF FLOOR IN

CONDENSER, SUZ-KA18NA2, LOCATED AT GARAGE,

MITSUBISHI, 18k BTU, M SERIES MULTI POSITION

CRAWLSPACE, SUSPENDED FROM 2X8 FLOOR

(FV-05-10VS1)

JOISTS

FAN AT BATH

FAN AT

CRAWLSPACE

DUCTED AIR

HANDLER AT

ALL SPECIFIED ITEMS TO BE PROVIDED AS LISTED OR EQUIVALENT

CRAWLSPACE

KITCHEN - UNDER

UNDER CABINETS

BATH 1 & BATH 2

SHOWER WALL

CONCRETE WALL AT

ROOFTOP UNDER

UNDER WALL CAP

HANDRAIL, ROOFTOP

IN BETWEEN SLATS IN

LIVING ROOM

STAIRS (4), ROOFTOP (6)

BATH 1 & BATH 2 VANITY

TOEKICK, BATH 1 & BATH 2 O/

COUNTER, KITCHEN UNDER

SHELVES, ROOFTOP TOEKICK

CORE LIGHTING: LSM40HF-27-LENGTHS PER PLAN-24-ALU- CABINETS, ROOFTOP

CORE LIGHTING: LSM25-27K-LENGTHS PER PLAN-24-ALU-

PURE EDGE: CCWG-C-5W-BC1-120-27K6-WH-W, LED

HK LIGHTING: ZXL-SL-FM-XX-12V-4W-27-BK, 4W, 12V,

PLAN-VG-1RE-JBOX-ST2A-4PIN-24V-40-27K-LC-PFE-B90

PURE LIGHT: VGN-CHLN-LENGTHS PER

1" TRIMLESS RECESSED | CSL: A1-IC-R-ST-10-S-SHB-A1-27-90-R-TL-TL-NL-50, LED

2700K, 10W

SF, LED 2700K, 4W/FT

SF, LED 2700K, 2.2W/FT

2700K, 5W/FT

_____ | 31 FT | LINEAR LED LIGHT-

|====| 85 FT | LED PERIMETER WASH

ALL SPECIFIED ITEMS TO BE PROVIDED AS LISTED OR EQUIVALENT

L11

39 FT | TOEKICK AND

MILLWORK

UNDER CABINET

LINEAR LED LIGHT-

SURFACE MOUNTED

JOB BUILT SLOT

DOWNLIGHT

LINEAR LED GRAZER IN

HALLWAYS, PARLORS, LIBRARIES OR OTHER SIMILAR ROOMS

INTERUPTER, COMBINATION TYPE DEVICE AS REQUIRED BY

4. SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS

5. ALL ELECTRICAL OUTLETS/ RECEPTACLES TO BE TAMPER

6. SWITCHES IN THE SAME VICINITY SHALL BE PLACED IN THE

7. PROVIDE ONE ELECTRICAL OUTLET AND ONE LAMP MINIMUM IN

8. PROVIDE ONE ELECTRICAL OUTLET AND ONE LAMP MINIMUM IN

PHOTOCONTROL NOT HAVING AN OVERRIDE OR BYPASS SWITCH

9. ANY/ ALL EXTERIOR LIGHTS SHALL BE CONTROLLED BY A

**ELECTRICAL GENERAL NOTES** 

Switch & outlet heights
1/2" = 1'-0"

MANUAL ON/ OFF SWITCH, A MOTION SENSOR AND A

THAT DISABLES THE ASTRONOMICAL TIME CLOCK.

SAME BOX WITH A SINGLE GANG COVER PLATE.

SHALL BE HARD WIRED TO THE HOUSE AND SHALL HAVE BATTERY

BACK-UP. SMOKE DETECTORS SHALL BE WIRED IN SERIES WITH

SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT

ARTICLE 210.128.

RESISTANT.

CRAWL SPACE.

ATTIC SPACE.

CARBON MONOXIDE DETECTORS.

Architecture + Interiors

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#125 Raskopf ADU

3239 Cliff Dr

Santa Barbara, CA 93109

69,300

10,000

23,720

33,720

4,800

185.2

Total General

40% of Remainder

**Calculated General Load** 

1 20 240

Largest HVAC Load>

Total VA

Amps @ 240V

Amps @ 208V

1st 10kVA

*Square Footage of Conditioned Space x 3 VA = General Lighting Load per CEC Table 220.12

(2) Receptacle outlets connected to outdoor and garage circuits as specified by 210.52(E) & (G)

(1) All general-use receptacle outlets of 20A rating or less, including receptacles connected to bathroom

Ducted Heat Pump (Electric Only)

General Lighting Load includes the following per CEC 220.14(J):

Total Calculated Load of General + HVAC

branch circuits as specified by 210.11(C)(3)

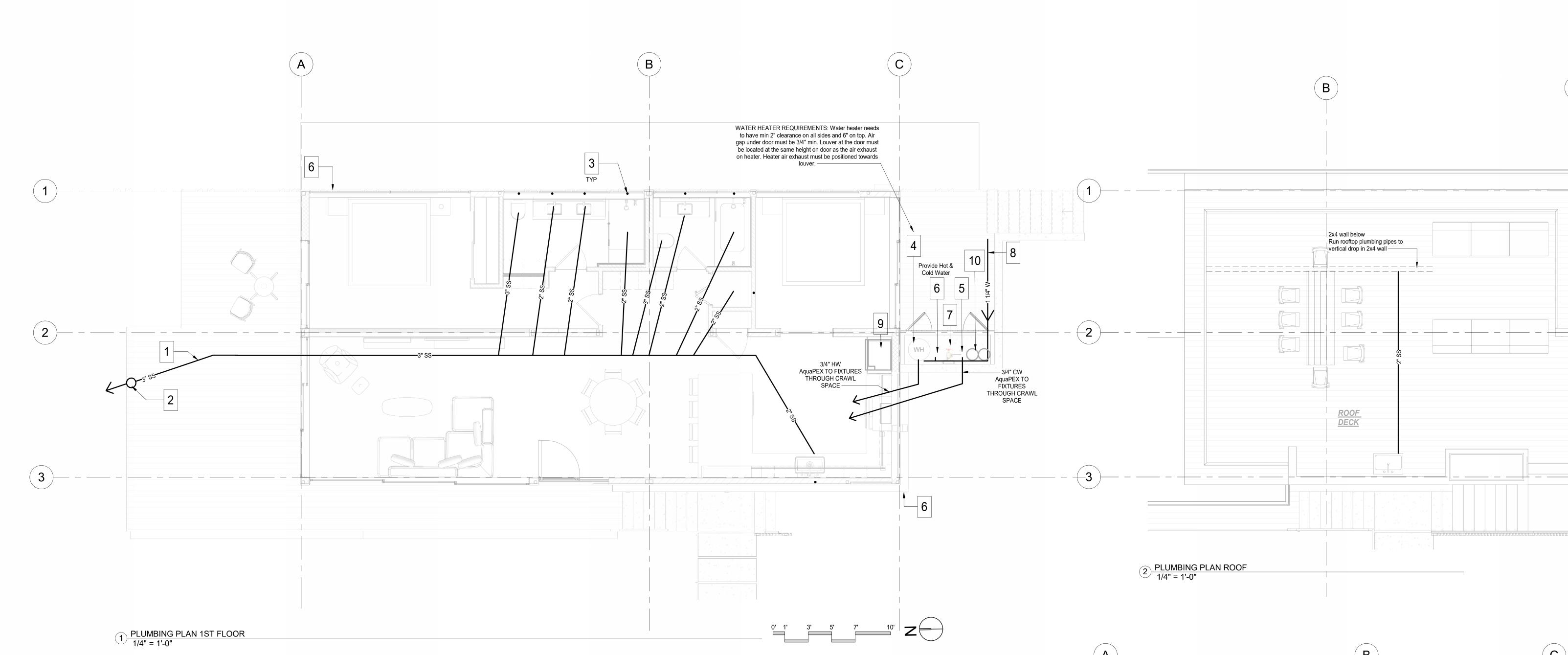
(3) All lighting outlets as specified by 210.70(A) & (B)

PROJECT NO: #125 DATE: 4/22/2024 1 PM DRAWN BY: A. Arora

Electrical Plan

CHECKED BY:

B. Henson



Fixture Data - Water and Waste Calculations						
	Total Fixture Unit Count - Water Total Fixture Unit Count - Waste					t - Waste
Fixture	Quantity	F.U. per Fixture*	Total F. U.	Quantity	F.U. per Fixture**	Total F. U.
Toilet (1.28 GPF)	2	2.5	5	2	3	6
Lavatory (1.2 GPM @ 60 PSI)	3	1	3	2	1	2
Tub/Shower (1.8 GPM @ 80 PSI)	1	4	4	1	2	2
Shower Only (1.8 GPM @ 80 PSI)	1	2	2	1	2	2
Kitchen Faucet (1.8 GPM @ 60 PSI)	1	1.5	1.5	1	2	2
Dishwasher	1	1.5	1.5	1	2	2
Clothes Washing Machine	1	4	4	1	3	3
Hose Bib	1	2.5	2.5	N/A	N/A	N/A
Additional Hose Bib	2	1	2	N/A	N/A	N/A
Totals	13	N/A	25.5	9	N/A	19

* Water - F.U. per Fixture per California Plumbing Code 2019 Table 610.3

- 1. ALL PLUMBING PIPES TO BE PEX, UNLESS OTHERWISE NOTED. SEE PLAN FOR SIZE. 2. BEFORE COMMENCEMENT OF WORK, CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS, ELEVATIONS, AND CHARACTERISTICS OF ALL EXISTING UTILITIES, CONTRACTOR SHALL IMMEDIATELY
- NOTIFY BEVYHOUSE OF ANY DISCREPANCIES BETWEEN FIELD CONDITIONS AND DRAWINGS. 3. PLUMBING CONNECTIONS SHALL BE COMPLETED ONSITE. 4. EXACT LOCATIONS, MOUNTING HEIGHTS AND PLUMBING FIXTURE FINISHES SHALL BE OBTAINED FROM
- ARCHITECTURAL DRAWINGS. 5. SITE CONTRACTOR SHALL MAKE ARRANGEMENTS/ SUBMIT APPLICATIONS WITH UTILITY COMPANIES FOR SERVICE AND CONNECTION. CONTRACTOR SHALL COORDINATE FOR ALL FEES TO BE PAID (PAID
- 6. ALL PLUMBING WORK SHALL BE INSTALLED SO AS TO AVOID INTERFERENCE WITH ELECTRICAL EQUIPMENT, MECHANICAL EQUIPMENT AND STRUCTURAL FRAMING.
- 7. ALL PLUMBING FIXTURES TO TERMINATE A MINIMUM OF 1'-0" FROM ANY VERTICAL SURFACE AND 10'-0" FROM OR 3'-0" ABOVE ANY OUTSIDE AIR INTAKES.
- 8. ALL VALVES, UNIONS, ETC. TO BE SAME SIZE AS LINE SIZE, UNLESS OTHERWISE NOTED. 9. UNIONS SHALL BE PROVIDED AND INSTALLED AFTER EACH SCREW TYPE VALVE AND PRIOR TO
- EQUIPMENT CONNECTIONS. 10. ALL EQUIPMENT SHALL BE LATERALLY SUPPORTED IN ALL DIRECTIONS TO RESIST A MINIMUM OF 150%
- OF THE EQUIPMENT'S OPERATING WEIGHT. ALL PIPING AND PLUMBING EQUIPMENT SHALL BE INSTALLED TO MEET SEISMIC RESTRAINT GUIDELINES. 11. ALL WORK AND MATERIAL SHALL COMPLY WITH THE LATEST CODES AS ADOPTED AND AMENDED BY
- THE INSPECTING AUTHORITY. 12. EXACT ROUGH-IN LOCATIONS AND REQUIREMENTS SHALL BE COORDINATED IN THE FIELD.
- 13. ALL PLUMBING FIXTURES AND FAUCETS SHALL BE CERTIFIED BY THE STATE OF CALIFORNIA ENERGY COMMISSION AS REQ'D BY THE CA ENERGY EFFICIENCY STANDARDS SECTION S-5314.
- 14. ALL SOIL, WASTE AND VENT PIPING SHALL SLOPE AT 2% UNLESS OTHERWISE INDICATED. 15. ALL VALVES, TRAP PRIMERS OR OTHER EQUIPMENT SHOWN IN THE WALLS OR ABOVE NON-
- ACCESSIBLE CEILINGS SHALL BE INSTALLED BEHIND AN ACCESS PANEL. 16. SHOWER AND TUB/ SHOWER COMBINATIONS TO INCLUDE PRESSURE BALANCE VALVE PER CPC 409.4.
- 17. WATER CLOSETS SHALL USE NO MORE THAN 1.28 GALLONS PER FLUSH PER CPC 402.1 AND 402.2. WATER CLOSETS SHALL MEET PERFORMANCE STANDARDS PER ASME A112.19.1, CSA B45.1, AND CGBC

### **DRAIN & VENT NOTES:**

- 1. MINIMUM SEWAGE LINE SIZE PER 2019 UPC TABLE 703.2. DRAIN LINES WILL BE PROVIDED WITH CLEANOUT IN JOIST SPACING FOR FACTORY TESTING.
- 2. FLOOR CLEANOUT SHALL NOT BE LOCATED MORE THAN 20' FROM AN ACCESS DOOR, TRAP DOOR OR CRAWL 3. ALL DRAIN PIPES SHALL BE ABS OR PVC.

4. PROVIDE DRAIN PAN (TANK), PRESSURE RELIEF VALVE, AND SEISMIC STRAPPING AT WATER HEATER (TANK).

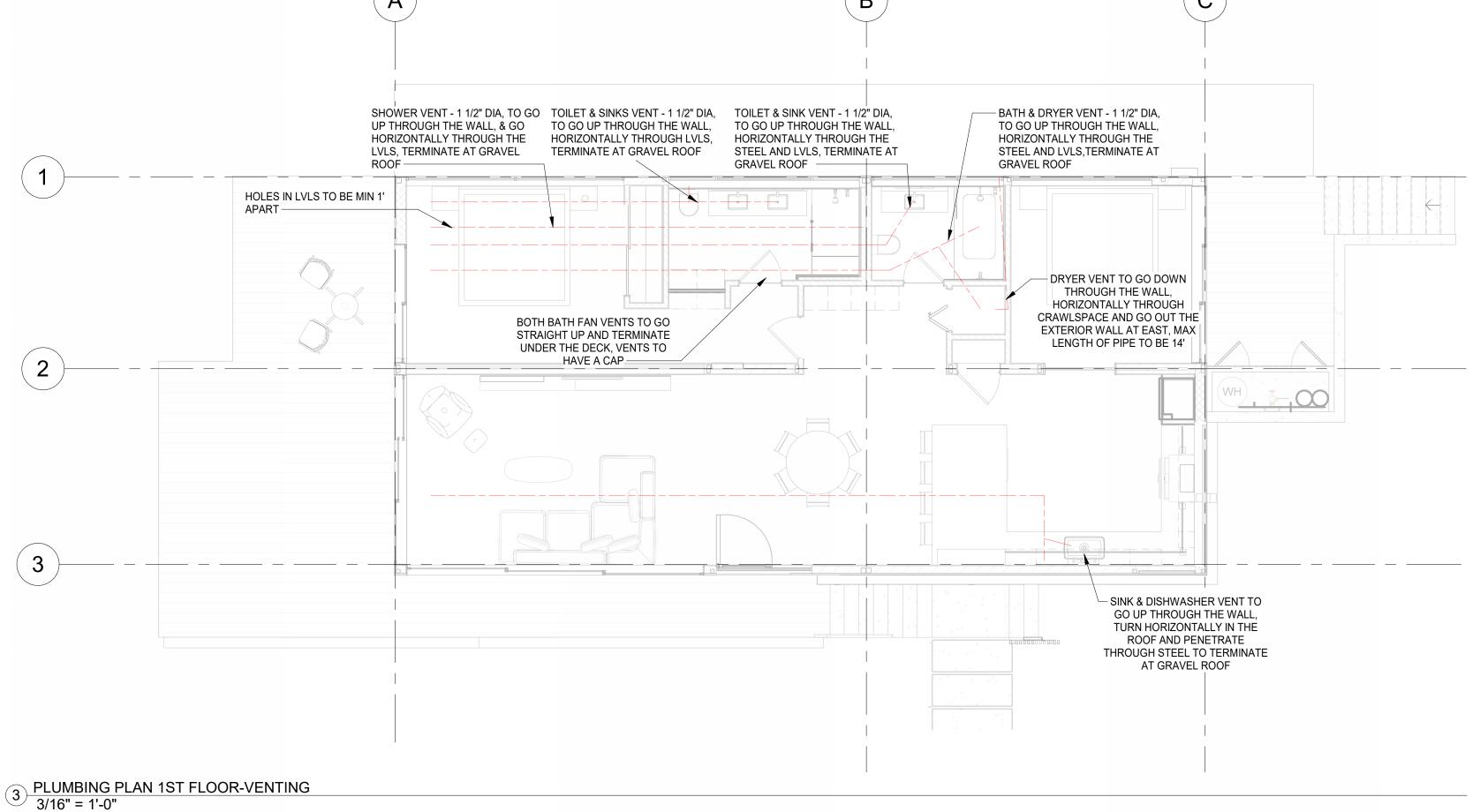
- 5. CONNECT PLUMBING VENT PIPES IN ROOF FRAMING WHERE POSSIBLE. 6. DRAIN PIPE WILL TERMINATE AT BOTTOM OF FLOOR JOIST. ALL UNDER-HOUSE TIE-INS BY SITE CONTRACTOR.
- 7. ALL PLUMBING VENTS SHALL TERMINATE 3'-0" MINIMUM ABOVE ROOF. 8. VERIFY REQUIREMENTS FOR EACH PLUMBING FIXTURE WITH MANUFACTURER'S SPECIFICATIONS. 9. ALL VENTING THROUGH ROOF TO BE INSTALLED FOR MINIMAL PENETRATIONS; PENETRATIONS TO OCCUR ON LEAST VISIBLE SIDE OF HOUSE.

WATER CAL	.CULATIONS
Total Fixture Units	25.5
Pressure Range	46-60 PSI
Pressure Required at Fixture	25 PSI
Longest Pipe Run + 30%	325 ft

Fixture Unit CPC Table 610.4 - 46 to 60 PSI					
(For determining water pipe & meter size)					
Maximum Allowa	able Length =	400' - 0"			
Meter & Street Service (In.)	Building Supply & Branches (In.)	Fixture Units			
3/4	1/2	1			
3/4	3/4	6			
3/4	1	17			
1	1	18			
3/4	1-1/4	27			
1	1-1/4	30			
1-1/2	1-1/4	33			
1	1-1/2	55			
1-1/2	1-1/2	62			
2	1-1/2	67			
1	2	85			
1-1/2	2	170			
2	2	205			
2	2-1/2	400			

# **PLUMBING PLAN - KEYNOTES**

- 3" SS TO OWTS (OWTS UNDER SEPARATE PERMIT)
- 5" CLEANOUT (DIAGRAMMATIC LOCATION ONLY; VERIFY EXACT LOCATION IN FIELD)
- 2" VENT THROUGH ROOF; COMBINE PLUMBING VENTS PRIOR TO PENETRATING ROOF (WHEREVER POSSIBLE)
- 4 Water Heater Rheem Professional Prestige ProTerra Hybrid 50 Gal (Model No: PROPH50 T2 RH375-30) Provide as listed or equivalent; verify compliance with Title 24 Calcs (NEEA-Rated)
- MAIN SHUT-OFF VALVE, PRESSURE RELIEF VALVE AND BACK FLOW PREVENTER
- 6 Hose Bib
- FIRE SPRINKLER RISER
- 1 1/4" WATER SUPPLY LINE (UNDERGROUND)
- PROVIDE WATERLINE + ACCESSIBLE SHUT-OFF VALVE FOR ICE-MAKER AT FREEZER; VERIFY EXACT REQUIREMENTS WITH APPLIANCE MANUFACTURER'S SPECIFICATION APPLIANCE MANUFACTURER'S SPECIFICATION
- 10 MANOR DUO WATER SOFTNER + TASTE FILTER, SKU: 16001, NUVOH2O ID: DPNCB



— ROOF OVERHANG ABOVE ROOF OVERHANG ABOVE ----MOD #125-02 MOD #125-01

> MOD #125-04 MOD #125-03

> > MODULE KEY PLAN



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**REVISIONS** DESCRIPTION NO. DATE

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#125 Raskopf ADU

3239 Cliff Dr Santa Barbara, CA 93109

PROJECT NO: DATE: 4/22/2024 1 PM DRAWN BY: A. Arora B. Henson

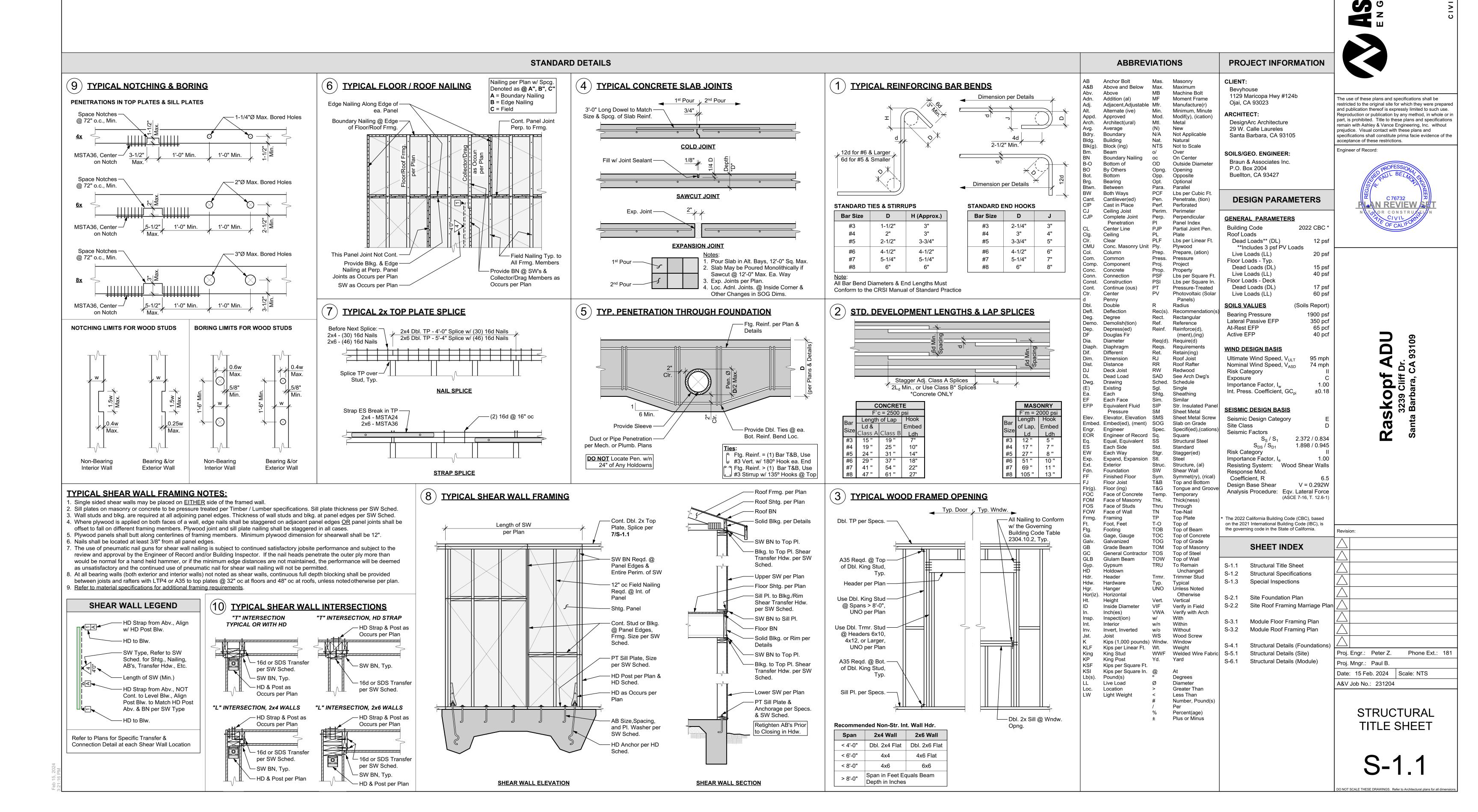
Plumbing Plan - Water

CHECKED BY:

^{**} Waste - F.U. per Fixture per California Plumbing Code 2019 Table 702.1

# Raskopf ADU

3239 Cliff Dr. Santa Barbara, CA 93109



2. Steel fabrication shop drawings shall be submitted for review by the Architect and Engineer 3. Special Inspection: Continuous special inspection of structural welding is required by an inspector pre-qualified by the Building Department. The following exceptions are permitted (a) Welding performed in an approved fabricator's shop in accordance with latest edition (b) The inspector need not be continuously present during welding of the following items, provided the materials, welding procedures, and welders qualifications are verified prior to the start of work; Periodic inspections are made of work in progress;

4. Testing Procedures: All complete joint penetration welds (aka full penetration, FP, or CJP) groove or butt welded joints and splices in Special Moment-Resisting Frames shall be tested 100 percent in accordance with AISC Seismic Part I, Section 16 by either ultrasonic testing ("UT") or radiography (x-ray). The following exceptions are permitted: (a) Ultrasonic or radiographic testing is not required for all complete joint penetration welds on material less than 5/16" thick; continuous visual inspection is required. (b) At the discretion of the Building Official, the ultrasonic or radiographic testing rate for an individual welder may be reduced to 25% provided the reject rate is no more than 5% for all welds tested for that individual welder.

performed in the shop of an approved fabricator by a qualified inspector of their (d) It is the responsibility of the Contractor to verify all the testing requirements of the local Building Department as the requirements vary with each governing agency. The testing procedures outlined above apply only to those complete joint penetration welds specified in Special Moment-Resisting Frames only; Ordinary Moment-Resisting Frames are exempt.

(c) At the discretion of the Building Official, the ultrasonic or radiographic testing may be

(a) Wideflange (W) sections shall conform to ASTM A992. (b) Hollow Steel Sections (HSS) shall conform to ASTM A500 Gr. B. (c) Pipe sections shall be welded seamless pipe conforming to ASTM A53 Gr. B. STD indicates Standard Wall ii. EXT indicates Extra Strong

iii. DBL indicates Double Extra Strong (d) All other material (plate, bars, etc.) shall conform to ASTM A36, UNO specifically. (e) All plate material specified in steel moment frame connections shall conform to ASTM A572 Gr. 50.

(a) All bolts shall be ASTM F3125 Grade A325, UNO specifically on the structural plans. (b) High strength bolts complying with ASTM F3125 Grades A325 and A490, when specified, shall require special inspection in accordance with the Governing Building Code, Section 1705.2.6. (c) Threaded rod, where specified, shall conform with ASTM A307 unless specifically noted otherwise on the structural plans. (d) Bolt holes shall be drilled 1/32" to 1/16" larger than the specified bolt diameter.

(a) All welding shall be performed using SMAW, GMAW or FCAW processes. (b) All welded connections to be in accordance with the latest edition of the AWS D1.1. (c) All welding shall be performed by certified welders

(d) All welding shall be performed with E70XX electrodes with a minimum CVN toughness of 20 ft-lb at -20°F. (e) Weld lengths specified on the plans are the net effective length required. Where fillet weld symbol is given without indication of size, use the minimum size welds as specified in section 1.17.2 of the AISC Manual of Steel Construction 15th Ed.

(f) No field welding shall be permitted, UNO specifically on the plans or details. 8. No holes other than those specifically detailed shall be allowed through structural steel members. Burning or torching of holes is not permitted under any circumstances. 9. All structural steel shall be painted one shop coat and touched-up in the field with red lead (or approved zinc chromate primer) as necessary.

10. Any steel member interfacing with wood framing shall have 1/2" diameter studs welded at 24" oc for attachment of wood nailers. Thru-bolting of nailers shall not be permitted unless specifically noted on the plans or details. 11. Provide hot dip galvanizing or 3" min. concrete cover around all structural steel below grade. 12. The filler metal for all welding shall have a notch toughness of net less than 20 ft-lbs at 0

degrees F, as measured by a standard Charpy V-Notch test, ASTM E-23, in accordance with the applicable filler metal specification referenced in AWE D1.1 and Seismic Supplement AWS D1.8.

MANUFACTURED SHEARWALLS 1. Simpson Strong-Walls:

(a) shall be fabricated by Simpson Strong-Tie Co. No substitutions shall be permitted without prior approval of the Engineer.

(b) shall be located per structural plans (c) shall be installed in accordance with applicable code approvals and manufacturer's

CONCRETE All concrete shall have:

(a) an ultimate compressive strength (f'c) of 3,000 psi at 28 days (UNO). (b) a maximum slump of 5" at point of placement. (c) a W/C ratio of 0.55 or less for all slabs, walls, and columns, and 0.60 or less for all

(d) a normal dry-weight density (UNO). Special inspection is NOT required as the foundations have been <u>designed</u> with f'c = 2,500

psi in accordance with the Governing Building Code, section 1705.3, exceptions 1, 2.1, and 2.3, unless explicitly specified herein, on the structural plans, or by the Building Department. At a minimum, special inspection is always required on: (a) structural slabs, flat plates

(b) walls, columns, beams

(c) piles, caissons (d) welding of reinforcement, installation of mechanical bar splice devices, epoxy application

When required or specified, special inspection services shall conform to the Governing Building Code, Chapter 17 and shall be provided by an ICC certified inspector or Building Department approved engineer. The Building Department reserves the right to waive or require special inspections. Nothing in these plans waives the Building Department's right to 7. require special inspection at any point and on any material.

3. Testing of materials used in concrete construction must be performed as noted on structural plans or at the request of the Building Department to determine if materials are quality specified. Tests of materials and of concrete shall be made by an approved agency; such tests shall be made in accordance with the standards

listed in the Governing Building Code, Table 1705.3. When testing of concrete is required, four (4) test cylinders shall be taken from each 150 yards, or fraction thereof, poured in any one day. One (1) cylinder shall be tested at seven (7) days; two (2) at 28 days; one (1) shall 8. Notching: be held in reserve. Where 4x8 cylinders are used, (5) test cylinders shall be taken, with (3) cylinders tested at 28 days. If Contractor elects to have additional tests performed for "early-break" results, additional test cylinders must be taken. At no time shall the Contractor instruct the testing agency to perform tests on a schedule different than above without the prior authorization of the Engineer. Contractor is responsible for complying with applicable testing requirements of theBuilding Department. Copies of all test reports shall be provided to Engineer and Building Department for review in a timely manner.

4. The Contractor shall remove and replace any concrete which fails to attain specified 28 day compressive strength if so directed by the Engineer. Any defects in the hardened concrete shall be repaired to the satisfaction of the Engineer and/or Architect or the hardened concrete shall be replaced at the Contractor's expense.

All concrete work shall conform with the Governing Building Code, Chapter 19. All cement shall be Portland Cement Type I or II and shall conform to ASTM C150. 7. All aggregates shall conform to ASTM C33. Maximum aggregate sizes: (a) Footings: 1-1/2"

(b) All other work: 3/4" Where not specifically detailed, the minimum concrete cover on reinforcing steel shall be: (a) Permanently exposed to earth or weather Cast against earth:

ii. Cast against forms: (b) Not exposed to earth or weather i. Slabs, walls, joists: ii. Beams, girders, columns: 1-1/2"

9. The minimum lap splice length for all reinforcing steel shall be as noted in the typical details on sheet S-1.1. All lap splices to be staggered. 10. All reinforcing steel, anchor bolts, dowels, inserts, and any other hardware to be cast in

concrete shall be well secured in position prior to foundation inspection. All hardware to be installed in accordance with respective manufacturer's specifications. Refer to architectural and structural plans for locations of embedded items. 11. Locations of all construction joints, other than specified on the structural plans, shall be

approved by the Architect and Engineer prior to forming. Construction joints shall be thoroughly air and water cleaned and heavily roughened so as to expose coarse aggregates All surfaces to receive fresh concrete shall be maintained continuously wet at least three (3) hours in advance of concrete placement. Unless specifically detailed or otherwise noted, construction and control joints shall be provided in all concrete slabs-on-grade. Joints shall be located such that the area does not exceed 400 sq. feet. 12. The Architect, Engineer and appropriate inspectors shall be notified in a timely manner for a

reinforcement inspection prior to the placement of any concrete. 13. The Contractor shall obtain approval from the Architect and the Engineer prior to placing sleeves, pipes, ducts, chases, coring and opening on or through structural concrete beams, walls, floors, and roof slabs unless specifically detailed or noted on the plans. All piles or conduits passing through concrete members shall be sleeved with standard steel pipe

14. The Contractor is responsible for design, installation, maintenance and removal of all formwork. Forms shall be properly constructed, sufficiently tight to prevent leakage, sufficiently strong, and braced to maintain their shape and alignment until no longer needed for concrete support. Joints in formwork shall be tightly fitted and blocked, and shall produce

a finished concrete surface that is true and free from blemishes. Forms for exposed concrete shall be pre-approved by the Architect to ensure conformance with design intent. 15. Remove formwork in accordance with the following schedule:

(a) Forms at slab edge: (b) Side forms at footings: 2 days (c) All other vertical surfaces: 7 days

(d) Beams, columns, girders: 15 days

(e) Elevated slabs: 28 days Engineer reserves the right to modify removal schedule above based on field observations concrete conditions, and/or concrete test results.

16. Retaining walls shall not be backfilled until concrete has set a minimum of 14 days. Refer to structural plans for slab and/or framing installation sequencing. 17. All concrete (except slabs-on-grade 6" or less) shall be mechanically vibrated as it is placed. Vibrator to be operated by experienced personnel. The vibrator shall be used to consolidate the concrete. The vibrator shall not be used to convey concrete, nor shall it be placed on

reinforcing and/or forms. 18. Concrete shall be maintained in a moist condition for a min. of five (5) days after placement. 19. Concrete shall not be permitted to free fall more than six (6) feet. For heights greater than six

(6) feet, use tremie, pump or other method consistent with applicable standards. 20. When specified ultimate compressive strength is greater than 2500 psi, Contractor shall submit mix designs to Architect and Engineer for approval seven (7) days prior to placement. Mix designs shall be prepared by an approved testing laboratory. Sufficient data must be provided for all admixtures.

21. Refer to Architectural plans for locations of all dimensions, slab depressions, slopes, drains, curbs, and control joints. **FOUNDATIONS** 

1. Refer to Structural Design Parameters section on sheet S-1.1 for all soil design values used 2. Soils values per geologic/geotechnical report (or "soils report") by Braun & Associates, Inc.,

Project No. 3097, dated Dec. 7, 2021, and Addendum Dated Feb. 5, 2024. This report and all recommendations contained therein are to be considered a part of these plans. It is the Contractor's responsibility to obtain a copy of the soils report from the Owner. A copy of the soils report shall be on the job site during the course of construction. . Unexpected Soil Conditions: Allowable values and subsequent foundation designs are based

on soil conditions which are shown by test borings. Actual soil conditions which deviate appreciably from that shown in the test borings shall be reported to the EOR and/or soils engineer immediately.

5. All compaction, fill, backfilling and site preparation shall be performed in accordance with project soils report or the Governing Building Code Chapter 18 & Appendix J. All such work shall be performed per the recommendations of the project soils engineer. 6. Excavate to required depths and dimensions (as indicated in the drawings), cut square and

smooth with firm level bottoms. Care shall be taken not to over-excavate foundation at lower elevation and prevent disturbance of soils around high elevation. 7. Foundations shall be poured in neat excavations. 8. Excavate all foundations to required depths into compacted fill or natural soil (as per plans

and details) and as verified by the building official and/or soils engineer. 9. All foundations shall be inspected and approved by the appropriate building official and/or a representative of the soils engineer prior to forming and placement of reinforcing or concrete. 10. Foundations shall not be poured until all required reinforcing steel, framing hardware,

sleeves, inserts, conduits, pipes, etc. and formwork is properly placed and inspected by the appropriate building official/inspector(s). 11. It is the responsibility of the contractor in charge of framing to properly position all holdown bolts, anchor bolts, column bases, and all other cast-in-place hardware. Refer to typical details. All hardware to be secured prior to foundation inspections. 12. The sides and bottoms of dry excavations must be moistened to optimum moisture content

or just above, just prior to placing concrete. Conversely, de-water footings as required to remove standing water and to maintain optimum working conditions. 13. The Contractor shall be solely responsible for all excavation procedures including lagging, shoring, and the protection of adjacent property, structures, streets, and utilities in accordance with all federal, state and local safety ordinances. The Contractor shall provide for the design and installation of all cribbing, bracing and shoring required.

ROUGH CARPENTRY 1. Refer to latest edition of the Governing Building Code, Table 2304.10.2. for all minimum

nailing requirements. 2. Refer to individual sections for applicable material specifications. 3. Fabricate, size, install, connect, fasten, bore, notch, and cut wood and plywood with joints true, tight, and well-nailed, screwed or bolted as required, all members to have solid bearing without being shimmed, unless noted otherwise. Set horizontal members subject to bending

with the crown up. Install framing plumb, square, true and cut for full bearing. Splices are not permitted between bearings. Use full lengths unless otherwise specified. Metal framing angles, anchor, clips, straps, ties, holdowns, etc. shall be mfg by Simpson Strong-Tie Co. No substitutions shall be permitted without prior approval of the Engineer.

5. All walls are to have continuous double 2x top plates spliced as followings unless specifically noted otherwise on the plans and details.

Wall Studs: (a) Unless specifically noted on the plan and details, use the following guidelines for wall

Use 2x4 studs at 16" oc for walls less than 9'-0" tall. ii. Walls 9'-0" to 16'-0" tall shall be constructed of 2x6 studs at 16" oc iii. Request specifically engineered wall details for walls greater than 16'-0" tall.

(a) Provide min. one row of nominal 2" thick blocking of same width as stud, fitted snugly and spiked into studs at mid-height of partitions or walls over 8' high. (b) All foundation cripple walls (or "pony walls") less than 14" in height shall be solid

(c) Rim blocking/rim board to be 1-1/4" minimum width x full depth at bearing walls, UNO per plans and details. Refer to shearwall section for additional rim/blocking

(a) Is not permitted of any structural member without prior approval (b) In exterior and bearing walls, notches shall not exceed 25% of the stud depth. (c) Non-bearing partition walls, notches shall not exceed 40% of the stud depth. (d) Successive notches in the same member shall be spaced a min of 18" apart.

(a) Is not permitted of any structural member without prior approval (b) In exterior and bearing walls, holes shall not exceed 40% of the stud depth. (c) Non-bearing partition walls, may be drilled not greater than 60% of stud depth. (d) Successive holes in the same member shall be spaced a minimum of 18" apart.

(a) Provide a min. of 1-1/2" of bearing for all 2x joists and hdrs 4x10 / 6x8 & smaller. (b) Provide a min. of 3" of bearing for all beams and hdrs 4x12 / 6x10 & larger, UNO on

(c) Members bearing on prefabricated hangers are to have full bearing and nailing per manufacturer's specifications.

(a) Posts inside walls shall bear on sill plates and shall be continuous between top and bottom plates, unless specifically noted otherwise.

(b) Provide posts under all beams, girders or double joists equal to the width of the (c) Posts on upper levels are to be stacked on posts of equal size at levels below, unless a larger post is specified on the plans.

(d) Vertically oriented blocking ("squash blocking") shall be used to fully transfer the post area through floors to foundation. Vertical blocking shall be equal to floor thickness plus 1/16".

(e) Headers framing into continuous posts without trimmer studs shall be supported in Simpson HUC hangers unless noted otherwise on the plans. (f) Posts when isolated, shall be seated in Simpson post or column bases, unless noted otherwise on the plans

12. Roof Framing: (a) Provide wood joists, as specified, laid with the crown up and spaced as indicated. (b) Provide a minimum of 1-1/2" end bearing unless otherwise shown.

(c) Provide full depth solid 2x blkg or cross-bridging between the joists at 8' oc max. (d) Provide all cricket framing required to achieve positive drainage per Arch. (e) Install plywood panels with the face grain across the framing and close joints and nail at each support. Fully nail with common nails per the plans.

(f) Plywood panels shall not be less than 4' x 8' except at boundaries and changes in framing direction, where the minimum panel dimension shall be no less than 24", unless all edges of undersized panels are supported by and fastened to framing members or blocking.

(g) Provide Simpson "PSCL" clips at all plywood joints perpendicular to framing. Provide clips midway between framing members at the unsupported edges of plywood when members are spaced at 24" oc or greater. If clips are not used, provide solid blocking for joints perpendicular to framing.

(a) Provide wood joists, as specified, laid with the crown up and spaced as indicated. b)Provide a minimum of 1-1/2" end bearing unless otherwise showr

(c) Provide full depth solid 2x blkg or cross-bridging between the joists at 8' oc max. For floors framed with I joists, refer to the mfg's spec's for blkg requirements. (d) Provide full depth solid 2x blocking between the joists under all walls and partitions where the wall or partition is perpendicular to the floor framing (including floors

framed with I joists) (e) Install plywood sheathing with the face grain across supports, end supports staggered, and the edges of sheets centered over supports. If T&G plywood is used, blocking need not be provided at all plywood edges (UNO per plan). If T&G plywood is not used, blocking shall be provided at all plywood edges. Glue plywood to joists and fully nail with common nails per the plans.

(f) Plywood panels shall not be less than 4' x 8' except at boundaries and changes in framing direction, where the minimum panel dimension shall be no less than 24", unless all edges of undersized panels are supported by and fastened to framing members or blocking.

14. Shear Walls: (a) Refer to plans for all shearwall locations, length type and nailing.

(b) Refer to Shearwall Schedule on title sheet for additional information. (c) Shear wall lengths specified on plans are minimum required. (d) Shear walls to be nailed with common nails. All nails to have minimum 3/8" edge

distance to panel or framing member. (e) Where 3x framing is required per the shear wall schedule, stagger edge nailing. (f) Oriented Strand Board (OSB) may be used in lieu of plywood.

(g) Typical Rim Board/Blocking at Shearwalls shall be 1-3/4" Min. LSL (refer to Engineered Lumber Section for Material Specifications). Refer to Shearwall Schedule per Plan for Min. Rim/Blkg Width Requirements per Transfer Fasteners.

TIMBER / LUMBER All structural lumber shall be Douglas Fir-Larch, S4S and shall conform to the Governing

Building Code, section 2303.1.1. The minimum lumber grade of each member shall be as follows (unless specifically

noted otherwise on plans and details) (a) 2x studs, blocking, plates:Stud (b) 2x joists #2 or better

(c) 4x4, 4x6, or 6x6 beams or posts #2 or better (d) 4x8, 6x8, or larger beams or posts #1 or better It is recommended (but not required) that all exposed members be Select Structural or better and free of heart center due to visual characteristics.

All lumber in contact with concrete or masonry shall be pressure treated Douglas Fir. Whenever it is necessary to cut, notch, bore or splice pressure treated material, all newly cut surfaces shall be thoroughly painted with the same preservative. Maximum moisture content for all structural members shall not exceed 19%.

All plywood sheathing shall be CDX grade (or better) Douglas Fir with exterior glue. All sheathing shall conform to the Governing Building Code and grade-marked by the American Plywood Association (APA). Panel index to be 40/20 for floors and 24/0 for roofs unless specifically noted otherwise on the plans and details.

**REINFORCEMENT** 1. Reinforcing steel shall be deformed, clean, free of rust, grease or any other material likely to impair concrete bond.

minimum (UNO). All splices are to be staggered.

2. All bars shall conform to ASTM A615, Grade 60 minimum (UNO on structural plans). All weld wire fabric (WWF) shall conform to ASTM A185. Reinforcing steel that is to be welded shall conform to ASTM A706. All welding of

reinforcement shall be subject to special inspection. 4. Contractor shall take necessary steps (standard ties, anchorage devices, etc.) to secure all reinforcing steel in their true position and prevent displacement during concrete placement. 5. Fabrication, placement and installation of reinforcing steel shall conform to:

(b) the Governing Building Code. Shop drawings for fabrication of reinforcing steel shall be approved by the Contractor and submitted to the Architect and Engineer for review and approval prior to fabrication. Shop drawings are not required for slabs-on-grade or foundations unless specifically noted on the

(a) Concrete Reinforcing Steel Institute (CRSI) Manual of Standard Practice

7. Heating of reinforcing steel to aid in bending and shaping of bars is not permitted. All bends in reinforcing steel are to be made cold. All bend radii shall conform to CRSI Manual of Standard Practice. 8. Refer to Concrete and Masonry notes for specific minimum splice length and splice

staggering requirements. Lap welded wire fabric (WWF) reinforcement two (2) modules

**ENGINEERED LUMBER** 

 Glu-laminated Beams (GLB): (a) shall have the following properties Flexural Modulus of Horiz. Shear Compression EWS

Species / Stress, Fb Elasticity, E Stress, Fv Fc para. Fc perp. Combination Grade (psi) (ksi) (psi) (psi) (psi) Simple Span Bm. 24F-V4 DF +2,400/-1,850 1,800 265 1,650 650 24F-V8 DF +/- 2,400 1,800 265 1,650 650 Cantilever Bm.

(b) shall not be notched, cut or drilled without prior approval from the Engineer (c) shall have exterior glue and weather-treatment prior to installation (d) shall be fabricated by an approved manufacturer & in accordance with ANSI A 190.1 (e) shall have factory standard camber of 3,500-5,000 ft on beams UNO per Plan

2. Laminated Veneer Lumber (LVL) (a) shall be 1-3/4" minimum thickness with the following minimum properties:

i. E= 2000 ksi ii. Fb= 2600 psi iii. Fv= 285 psi iv. Fc (parallel) = 2500 psi v. Fc (perp.) = 750 psi 1500 psi vi. Ft (parallel) = vii. Specific Gravity = 0.50

(c) shall bear a minimum of 3-1/2" on specified supports. Provide full depth solid blocking at all bearing points (d) shall be nailed in accordance with mfg's specifications. Unless otherwise approved, nailing into the top edge shall not be spaced any closer than:

i. 16d @ 6" oc, 10d @ 4" oc, and 8d @ 3" oc ii. When nailing must be reduced, stagger rows a minimum of 1/2" apart while maintaining proper edge distances. (e) shall be, when comprised of multiple members, connected with 16d nail, 1/2" bolts o

1/4" lag screws in accordance with manufacturer's specifications. (f) shall not be cut, notched or drilled without specific written approval of the EOR. Laminated Strand Lumber (LSL) :

(a) shall be 1-3/4" minimum thickness with the following minimum properties: i. E= 1550 ksi ii. Fb= 2325 psi iii. Fv= 310 psi

2170 psi iv. Fc (parallel) = v. Fc (perp.) = 900 psi vi. Ft (parallel) = 1070 psi vii. Specific Gravity = 0.50

(b) shall be fabricated by an approved manufacturer

(b) shall be fabricated by an approved manufacturer (c) shall bear a minimum of 3-1/2" on specified supports. Provide full depth solid blocking at all bearing points

(d) shall be nailed in accordance with mfg's specifications. Unless otherwise approved, nailing into the top edge shall not be spaced any closer than: i. 16d @ 6" oc, 10d @ 4" oc, and 8d @ 3" oc

ii. When nailing must be reduced, stagger rows a minimum of 1/2" apart while maintaining proper edge distances. (e) shall be, when comprised of multiple members, connected with 16d nail, 1/2" bolts or

1/4" lag screws in accordance with manufacturer's specifications. (f) shall not be cut, notched or drilled without specific written approval of the EOR. Parallel Strand Lumber (PSL):

(a) shall be 2-1/2" minimum thickness with the following minimum properties: i. E= 2200 ksi 2900 psi ii. Fb = iii. Fv = 290 psi iv. Fc (parallel) = 2900 psi v. Fc (perp.) = 625 psi vi. Ft (parallel) = 2300 psi

vii. Specific Gravity = 0.50 (b) shall be fabricated by an approved manufacturer (c) shall bear a minimum of 3-1/2" on specified supports. Provide full depth solid blocking at all bearing points

(d) shall be nailed in accordance with manufacturer's specifications. Unless otherwise approved, nailing shall not be spaced any closer than: i. Narrow face: 16d @ 6" oc, 10d @ 4" oc, and 8d @ 3" oc

ii. Wide Face: 16d @ 8" oc, and 10d & 8d @ 6" oc iii. When nailing must be reduced, stagger rows a minimum of 1/2" apart while maintaining proper edge distances (e) shall not be cut, notched or drilled without specific written approval of the EOR.

(a) type and manufacturer shall be clearly noted on the plans. Substitutions shall not be permitted without prior approval of the Enginee (b) shall be installed in accordance with applicable code approvals and mfg's spec's.

(c) shall bear a minimum of 1-3/4" at all end supports, and 3-1/2" at intermediate supports. Provide full depth solid blocking at all bearing points. (d) shall be installed with intermediate blocking or bridging as specified by the Mfr. Only

omit intermediate blocking when specifically allowed by the Mfr. (e) shall not be cut, notched or drilled without specific written approval of the EOR.

(a) shall be with "common" nails unless noted otherwise. (b) shall not be driven closer than 1/2 their length nor closer than 1/4 of their length to

the edge or end of a member, except for sheathing (c) shall be installed in pre-drilled lead holes if necessary to avoid splitting. (d) shall be hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper when in contact with preservative-treated wood. i. When used in exterior applications, nails shall have coating types and weights in

accordance with the treated wood or bolt manufacturer's Recs. A Min. of ASTM A653, type G185 zinc-coated galvanized steel (or equiv.) shall be used. ii. When used in an interior, dry environment in SBX/DOT or zinc borate preservative-treated wood, plain carbon nails shall be permitted.

(e) All nailing shall conform to the Governing Building Code, Table 2304.10.2. Lag screws: (a) shall be installed into pre-drilled lead holes. Lubricant (or soap) shall be used to

facilitate installation and prevent damage to the screws. (b) shall be hot-dipped zinc-coated galvanized steel or stainless steel when in contact with preservative-treated wood.

i. When used in exterior applications, bolts shall have coating types and weights in accordance with the treated wood or bolt manufacturer's rec's. A minimum of ASTM A653, type G185 zinc-coated galvanized steel (or equal) shall be used. ii. When used in dry interior environments in SBX/DOT or zinc borate preservativetreated wood, plain carbon screws, nuts, and washers shall be permitted.

Bolts: (a) shall conform to ASTM A307, UNO specifically on plans and details. (b) shall be installed in pre-drilled holes a max of 1/16" larger than the specified bolt dia. (c) when installed against wood surfaces, shall have standard washers under the heads

(d) shall be hot-dipped zinc-coated galvanized steel or stainless steel when in contact with preservative-treated wood i. When used in exterior applications, bolts shall have coating types and weights in accordance with the treated wood or bolt manufacturer's rec's. A minimum of

ASTM A653, type G185 zinc-coated galvanized steel (or equal) shall be used. ii. When used in dry interior environments in SBX/DOT or zinc borate preservativetreated wood, plain carbon screws, nuts, and washers shall be permitted. Anchor Bolts: (a) shall be installed at all exterior walls and all interior shear and/or bearing walls.

(b) shall be 5/8" diameter with 3x3x0.229" steel plate washers at shearwalls.

(c) shall be 5/8" diameter with 2x2x3/16" steel plate washers at non-shearwalls. (d) shall have 7" minimum embedment. (Contractor to coordinate length of bolts with sill plate thicknesses) (e) shall conform to ASTM F1554, Grade 36.

(f) shall be hot-dipped zinc-coated galvanized steel or stainless steel when in contact with preservative-treated wood. i. When used in exterior applications, bolts shall have coating types and weights in accordance with the treated wood or bolt manufacturer's rec's. A minimum of

ASTM A653, type G185 zinc-coated galvanized steel (or equal) shall be used. ii. When used in dry interior environments in SBX/DOT or zinc borate preservativetreated wood, plain carbon screws, nuts, and washers shall be permitted. (g) shall not be spaced greater than 72" oc Refer to shearwall schedule for specific

anchor bolt spacing requirements. (h) shall be placed a maximum of 12" from wall corners, wall ends, and sill plate splices (but not less than 7 dia.), and a min. of two bolts per piece of sill plate is required. (i) shall be secured in place prior to foundation inspection.

Powder Actuated Shot Pins: (a) shall be installed at all interior non-bearing, non-shearwalls. (b) shall be 0.145x3" with 1.5" diameter steel washers.

(c) shall not be spaced greater than 32" o.c.

CA O

he use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to these plans and specifications remain with Ashlev & Vance Engineering, Inc. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions



**O** 9

Revision:			
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Proj. Engr.	Peter Z.	Phone Ext.:	181
Proj. Mngr.	: Paul B.		
Date: 15 F	eb. 2024	Scale: NTS	

**STRUCTURAL SPECIFICATIONS** 

A&V Job No.: 231204

IOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.

	Governing Building Code, so				10. 41	170			
	Special Inspections and Tesand specifications, this state 1707, and 1708.					1.	Mate was		
3.	The schedule of Special Inspections summarizes the Special Inspections and tests required. Special Inspectors will refer to the approved plans and specifications for detailed special inspection requirements. Any additional tests and inspections required by the approved plans								
	and specifications will also the laterim reports will be subm	pe performed.	•				b. M		
					erning Building Code Section	2.	Insp		
	A Final Report of Special Incorrection of any discrepand	cies noted in the inspecti	ons shall	be	submitted prior to issuance		a. B		
	of a Certificate of Use and C (a) Required special ins	spections.	•	ie F	inal Report will document:		b. S Mate		
	(b) Correction of discrepancies noted in inspections.  The Owner recognizes his or her obligation to ensure that the construction complies with the approved permit documents and to implement this program of special inspections. In partial								
	fulfillment of these obligation Inspections as required in the	ns, the Owner will retain	and direc	tly ¡	pay for the Special		a. lo s d		
7.	1704.4 Contractor responsit wind- or seismic force-resist	oility. Each contractor re ing system, designated s	sponsible seismic s	e foi yste	r the construction of a main em or a wind- or seismic		b. N		
	force-resisting component li written statement of respons	sibility to the building office	cial and t	he d	owner or the owner's	4.	Mate		
	authorized agent prior to the contractor's statement of re- special requirements contain	sponsibility shall contain	acknowle	edge	ement of awareness of the		a. Id		
SCF	HEDULE OF TESTING AGE	NCIES & SPECIAL INS	PECTOR	S			b. N		
	e following are the testing ago s and inspection on this proj		ctors tha	t wil	I be retained to conduct	5.	Insp a. S		
Re	esponsibility	Firm	Addres	ss, 1	relephone, Email		1		
1.	Special Inspection (Except for Geotechnical)						2		
							4		
2.	Materials Testing						5		
							b. F		
3.	Geotechnical Inspection						1		
							2		
*									
* A	Additional inspections may be	required at the discretic	on of the	Duil	ding Official		3		
٠,	taditional inspections may be	required at the disoretic		Dun	ang Omolai.		4		
SE Des	escription of seismic-force-re- ecial inspections per Section ight-framed walls sheathed valuets (ASCE 7, Table 12.2-1	sisting system and desig 1705.13: vith wood structural pane				6. 7.	Insp with stiffe deta		
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1705.2 - Steel				
<ul> <li>Material verification of high-stre washers</li> </ul>	ngth bolts, nuts, and		X	
<ul> <li>a. Identification markings to co standards specified in the al documents</li> </ul>			X	
b. Manufacturer's certificate of	compliance required		Х	
2. Inspection of high-strength bolt	ing:			
a. Bearing-type connections			Х	
b. Slip-critical connections		Х		
B. Material verification of structural	steel:			
a. Identification markings to co standards specified in the a documents				
b. Manufacturer's mill test repo	rts			
Material verification of weld filler	materials:			
a. Identification markings to co designation listed in the WP		-		
b. Manufacturer's certificate of	compliance required			
5. Inspection of Welding: a. Structural Steel				
Complete and partial per	etration groove welds	Х		
2) Multi-pass fillet welds		Х		
3) Single-pass fillet welds >	5/16"		Х	
4) Single-pass fillet welds <	5/16"		Х	
5) Floor and roof deck weld	5		Х	
b. Reinforcing Steel				
Verification of weldability other than ASTM A706	of reinforcing steel		Х	
Reinforcing steel resisting forces in intermediate an frames, and boundary element reinforced concrete sheat reinforcement	d special moment ements of special	X		
3) Shear reinforcement		Х		
4) Other reinforcing steel			Х	
<ol> <li>Inspection of steel frame joint of with approved construction doc stiffening, member locations, a details at each connection, etc.</li> </ol>	uments (bracing & oplication of joint		Х	
7. Welded studs when used for st	ructural diaphragms		Х	
3. Welding of cold formed sheet s	teel framing members		Х	
). Welding of stairs and railing sy	stems		Х	

ERING, INC.

210 East Cota Street
Santa Barbara, CA 93101

HSIIGV&V3

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gineer of Record:



Raskopf ADU 3239 Cliff Dr. Santa Barbara, CA 93109

Revisi	on:			
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$\overline{\triangle}$				
⊃roj.	Engr.:	Peter Z.	Phone Ext.:	181
⊃roj.	Mngr.:	Paul B.		

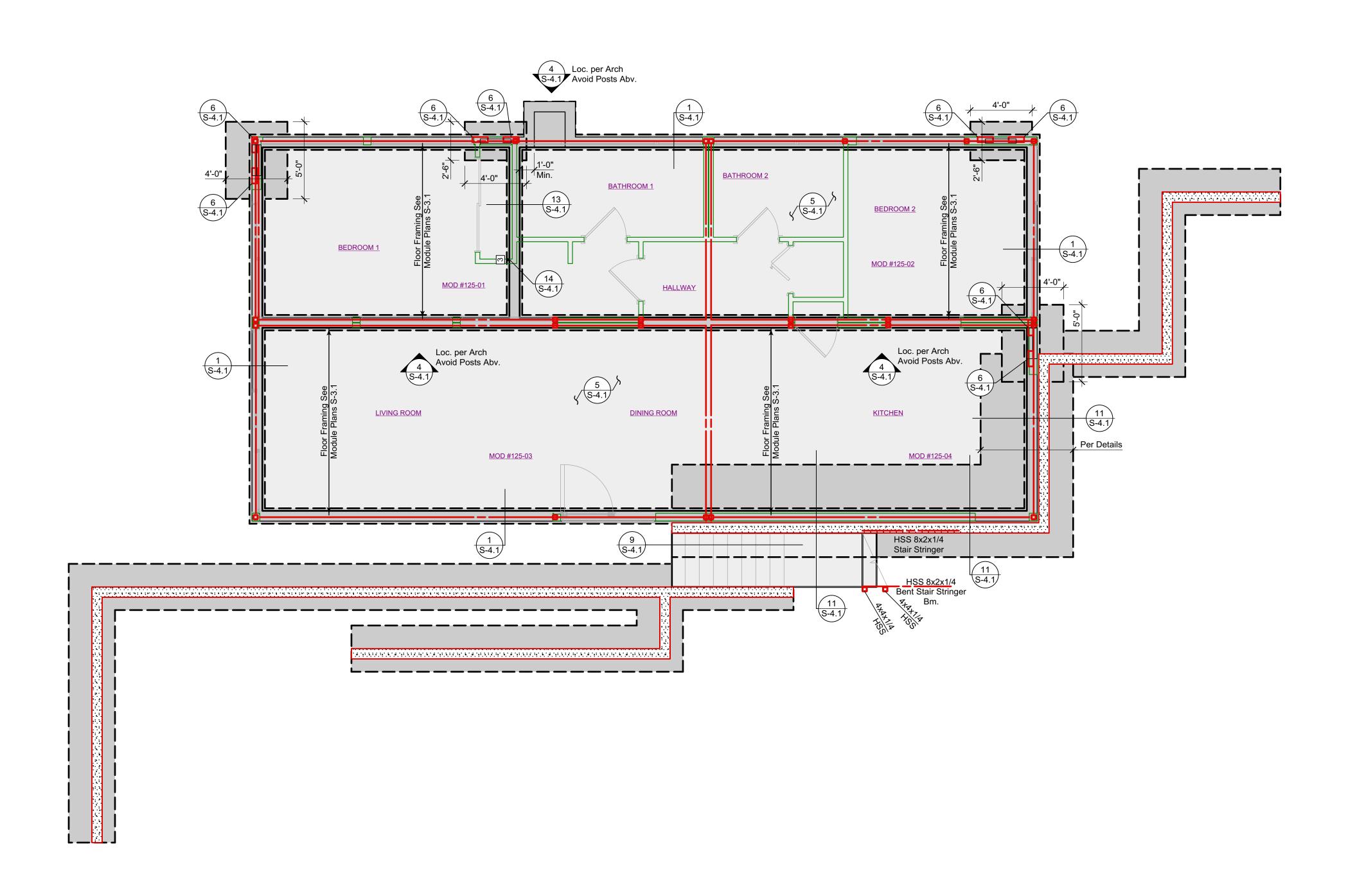
SPECIAL INSPECTIONS

Date: 15 Feb. 2024 Scale: NTS

A&V Job No.: 231204

S-1.3

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.





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**, AD** Raskopf and 3239 Cliff Description Santa Barbara, C.

Revisi	on:		

Proj. Engr.: Peter Z. Phone Ext.: 181 12" Wide x 21" Embedment Proj. Mngr.: Paul B. Date: 15 Feb. 2024 | Scale: 1/4"=1'-0" A&V Job No.: 231204

5" Slab-on-Grade w/ #4 @ 18" oc, per Details

Pad Foundation, Size per Plan w/ #5 @ 12" oc EW, (3) Min.

w/ (3) #5 in Base (3) #5 in Stem (UNO)

Denotes Step in Slab-on-Grade Step Ht. & Extent per Arch.

Wood Framed Wall Above (See S-2.2)

**GENERAL FOUNDATION NOTES** 

Please see Soils Report for additional specifications and

Prior to the contractor requesting a Building Department foundation inspection, the Soils Engineer shall advise the

a) Building pad was prepared in accordance with soils report

b) Utility trenches have been properly backfilled and compacted,

c) Foundation excavations, the soil's expansive characteristics

and bearing capacity conform to the soils report.

See General Notes & Specifications for additional

Contractor to VERIFY all dimensions w/ Architectural plans PRIOR to commencement of construction.

requirements and material specifications. All dimensions per Architectural plans

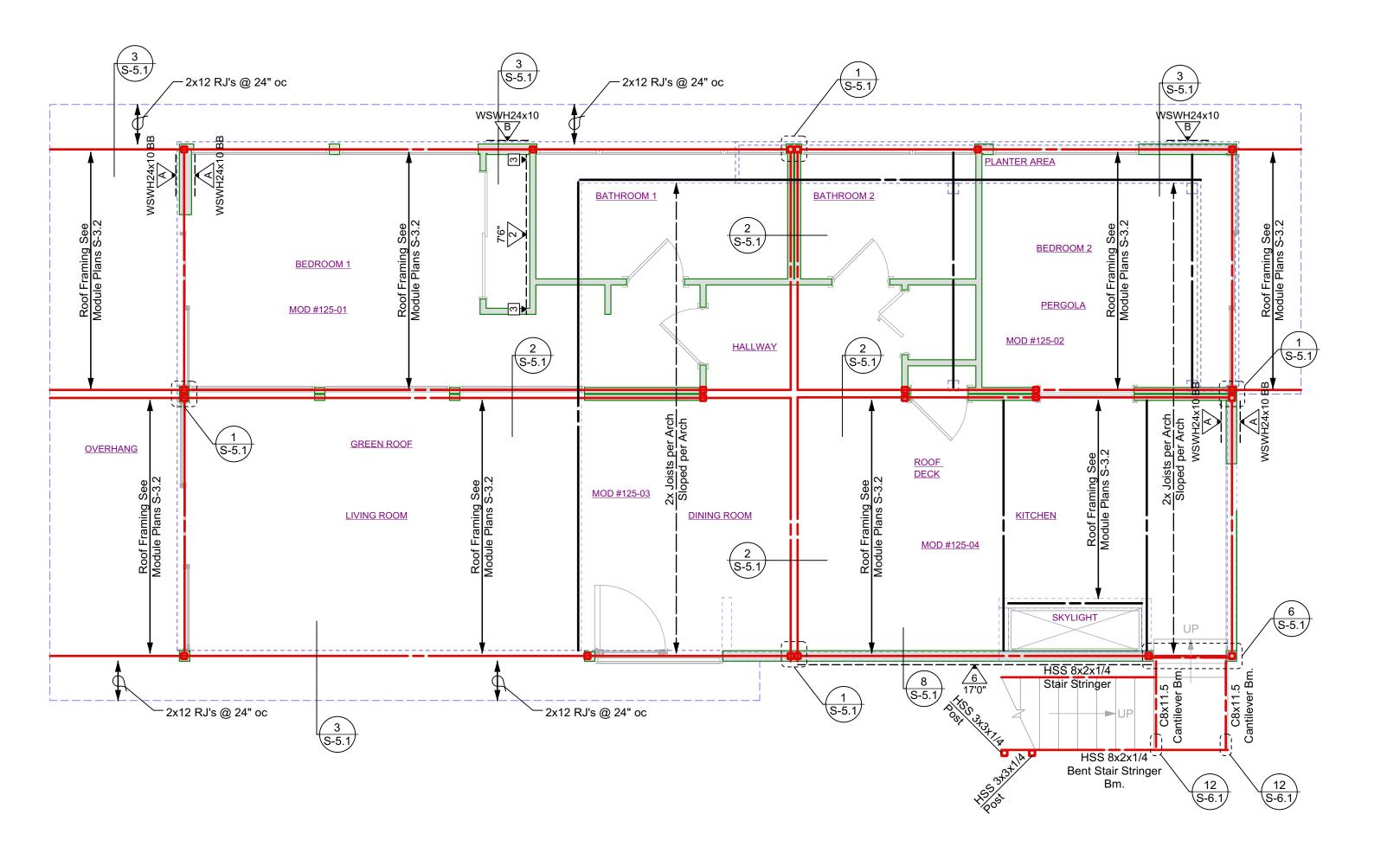
building inspector in writing that:

recommendations. It is the contractor's responsibility to obtain a

copy of the soils report from the owner or owners representative.

SITE FOUNDATION PLAN

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.



ERING, INC.

210 East Cota Street



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Engineer of Record:



Raskopf ADU 3239 Cliff Dr. Santa Barbara, CA 93109

Revision:	
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Proi Engr · Peter 7	Phone Ext : 18

Date: 15 Feb. 2024 | Scale: 1/4"=1'-0" | A&V Job No.: 231204

Proj. Mngr.: Paul B.

SITE ROOF FRAMING PLAN

S-2.2

OO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.

GENERAL FRAMING NOTES

Beams (per Call-out)

Steel Beams (per Call-out)

All Lumber 4x6, 6x6 and Smaller to be DF #2 UNO
All Lumber 4x8, 6x8 and Larger to be DF #1 UNO
All Beams to Bear on Plates w/ Indicated
Post or Doubler Below UNO
All Hangers Shall be Installed w/ Max. Nailing per Mfr. &
Sized for Full Width & Depth of Supported Members, UNO
Roof sheathing to be 5/8" plywood or OSB, PI 40/20,
nailed w/ 10d commons at 6", 6", 12"

Deck Joists -- PT 2x10 D.F. #2 @ 16" oc in Simpson LUS Hangers, Typ. (UNO)

Waterproofing, flashing, & finish details per Architecturals.

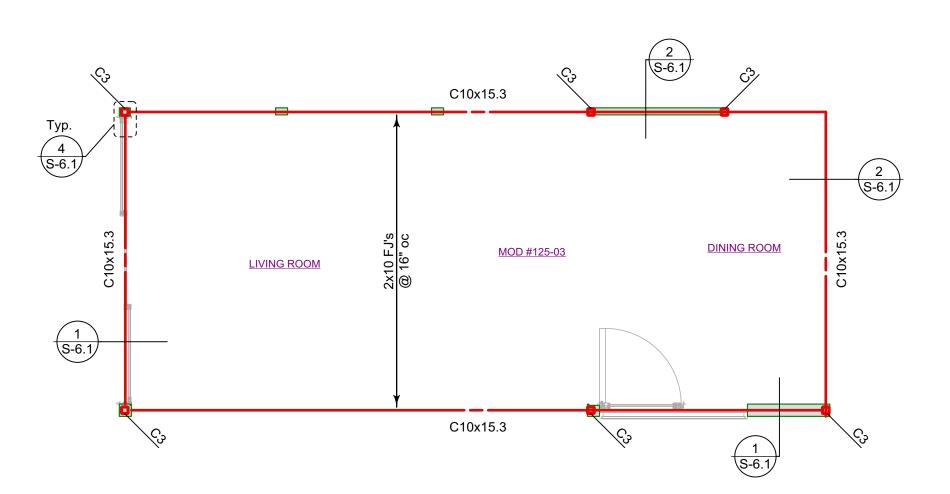
See General Notes & Specifications for additional requirements and material specifications.

All dimensions per Architectural plans

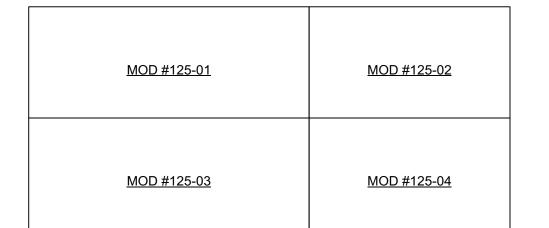
Contractor to VERIFY all dimensions w/ Architectural plans

PRIOR to commencement of construction.

FLOOR FRAMING PLAN: MOD #125-01



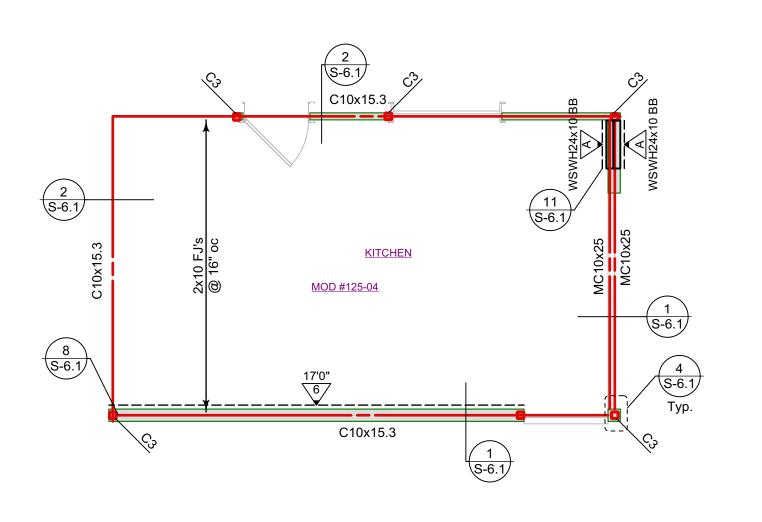
FLOOR FRAMING PLAN: MOD #125-03



**MODULE KEY PLAN** 

# MC10x22 BEDROOM 2 S-6.1 WSWH24x10 Typ. 4 S-6.1 S-6.1

FLOOR FRAMING PLAN: MOD #125-02



FLOOR FRAMING PLAN: MOD #125-04

WSWH A	Back to Back Simpson Strong-Wall Wood Shearwall WSWH24x10 w/ WSWH-AB1 x 30 Install per Mfr. Specs. & ICC-ES ESR-2652
WSWH	Simpson Strong-Wall Wood Shearwall WSWH24x10 w/ WSWH-AB1 x 30 Install per Mfr. Specs. & ICC-ES ESR-2652

MANUFACTURED SHEAR WALLS

WALL SCHEDULE
Stud wall locations per Architecturals.
Struc. Wood-Framed Wall, Thk. per Arch.
2x6 D.F. Stud @ 16" oc, Min.

COLUMN SCHEDULE (U.N.O.)									
ID	SIZE								
C3	HSS3x3x1/4								
C2	HSS2x2x1/4								

GENERAL FRAMING NOTES	

Steel Channel per Plan
All Lumber 4x6, 6x6 and Smaller to be DF #2 UNO All Lumber 4x8, 6x8 and Larger to be DF #1 UNO
All Beams to Bear on Plates w/ Indicated Post or Doubler Below UNO

All Hangers Shall be Installed w/ Max. Nailing per Mfr. & Sized for Full Width & Depth of Supported Members, UNO Floor sheathing to be 3/4" plywood or OSB, T & G, PI 40/20, glued and nailed w/ 10d commons at 6", 6", 12"

# Floor Joists -- 2x10 DF. #1 @ 16" oc in Simpson U Hangers, Typ. (UNO)

Waterproofing, flashing, & finish details per Architecturals.

See General Notes & Specifications for additional requirements and material specifications.
All dimensions per Architectural plans
Contractor to VERIFY all dimensions w/ Architectural p

	DESCRIPT	ΓΙΟΝ			NAIL	.ING¹	TRANSFERS ²			$S^2$			
NO.	MATERIALS	DBL. SIDED	SILL PLATE	PANEL B'DRY	SIZE	SPC'G	5/8"Ø ³ AB	SDS ⁴ Screw	SDWS ⁵ Screw	A35, LTP4, ^{6,8} or LTP5	RBC	16d ⁹	
6	15/32" CDX Plywood	N	2x	2x	10d	6"	41"	9"	11"	13"	11"	5"	
4	15/32" CDX Plywood	N	2x	3x	10d	4"	27"	6"	7"	9"	8"	3"	
3/	15/32" CDX Plywood	N	2x	3x	10d	3"	21"	<b>4"</b> ¹⁰	5" ¹⁰	6"	6"	-	
2/	15/32" CDX Plywood	N	2x	3x	10d	2"	16"	3" ¹⁰	<b>4"</b> ¹⁰	5"	4"	-	
44/	15/32" CDX Plywood	Y	3x	3x	10d	4"	17"	3" ¹⁰	3" ¹⁰	4" ¹²	-	-	
33/	15/32" CDX Plywood	Y	3x	3x	10d	3"	13"	2" ^{10,11}	2" 10,11	3" ¹²	-	-	
22/	15/32" CDX Plywood	Y	3x	3x	10d	2"	10"	-	2" ^{10,11}	2" ¹²	-	-	

FOOTNOTES:

1. All nails to be COMMONS. **DO NOT** use box type nails. All "field" nailing to be 12"oc, UNO. Penetration shall be 1-1/2" Min. in framing.

2. All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6" oc, stagger clips on each

side of wall.

3. All shear walls to have 5/8" anchor bolts, embeded 7" into concrete foundations, with 3"x3"x0.229" thick plate washers, minimum. Washers may be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. At walls sheathed on 2 sides, plate washers shall be alternated to each side of plate. [Governing Bulding Code, Section 2308.3.1] [AF&PA SDPWS 4.3.6.4.3]

4. Simpson SDS 1/4"x5" Screws through 2x sill, or SDS 1/4"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ESR 2236]

5. Simpson SDWS (Exterior Grade) 0.22"x5" Screws through 2x sill, or SDWS (Exterior Grade) 0.22"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ES AC233]

See details for permitted transfer clip types and locations.
 Where LTP4 clips are installed over shear wall sheathing, fasten with full length 8d common nails.
 16d common nails through the sill plate to rim member or blocking. **DO NOT** use w/ LVL or LSL Rims.
 Install screws into 3-1/2" wide continuous member, staggered 1-1/2" apart.
 Install screws into Glulams or solid sawn member. LSL, LVL, or PSL members are NOT acceptable, UNO.
 Provide both A35 and LTP4 clips on opposite sides of shearwall in order to acheive net spacing requirement.

AShierne Vance

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PROFESSIONAL BELMON GONEEN

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Raskopf ADU 3239 Cliff Dr.

> MODULAR FLOOR FRAMING PLAN

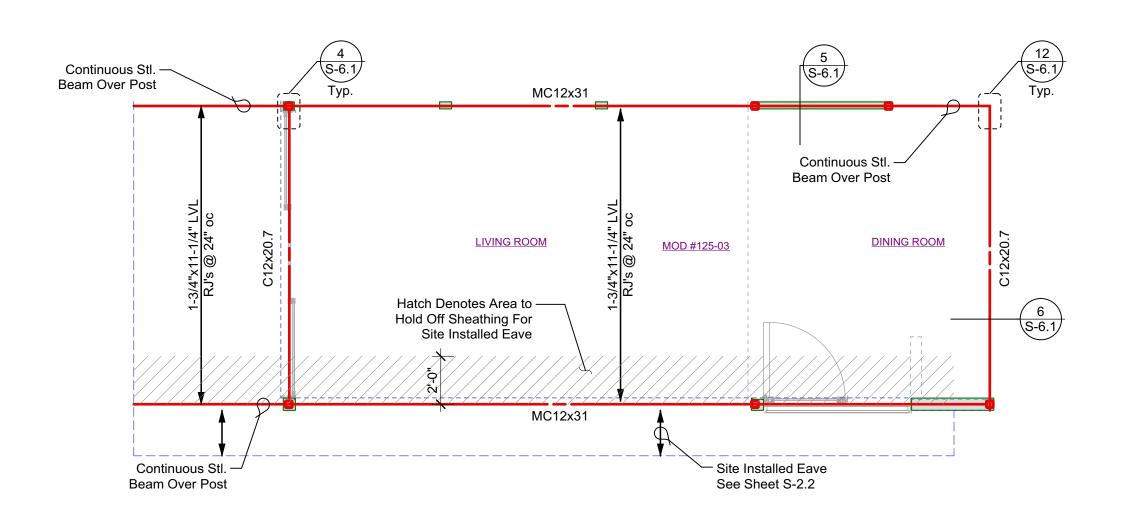
A&V Job No.: 231204

S-3.1

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.

eb 15, 2024

ROOF FRAMING PLAN: MOD #125-01



ROOF FRAMING PLAN: MOD #125-03

MOD #125-01 MOD #125-02 MOD #125-03 MOD #125-04

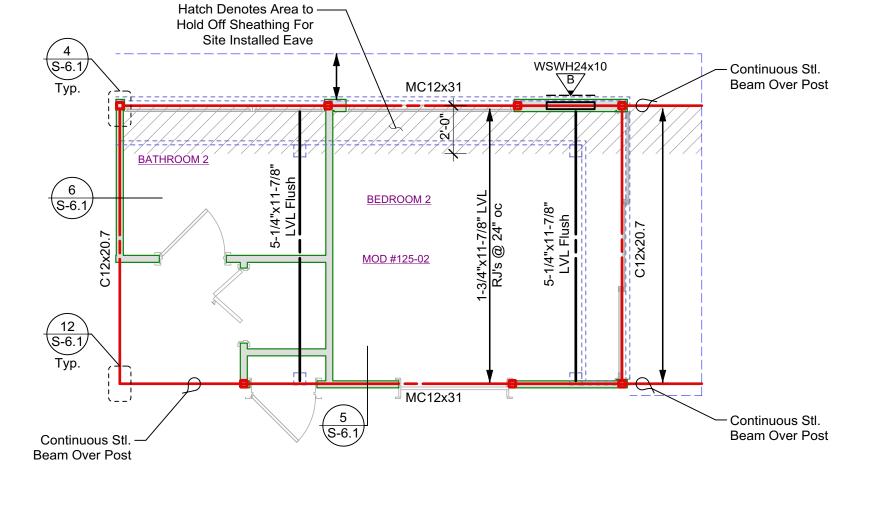
**MODULE KEY PLAN** 

# MANUFACTURED SHEAR WALLS

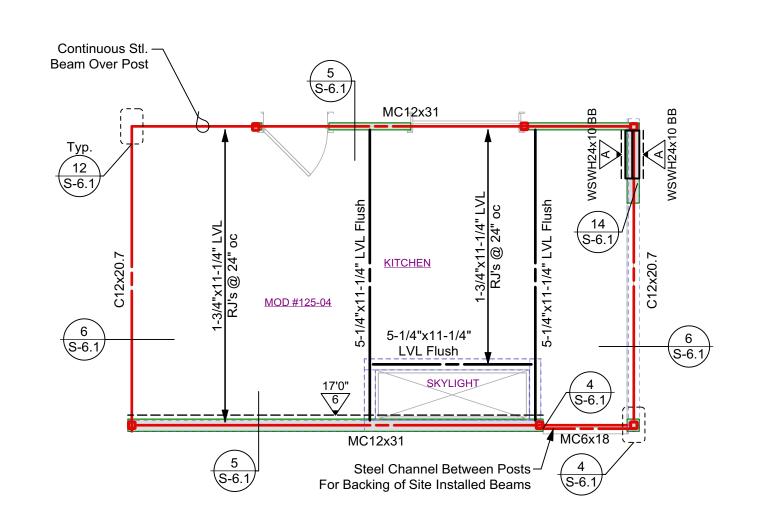
WSWH Back to Back Simpson Strong-Wall Wood A Shearwall WSWH24x10 w/ WSWH-AB1 x 30 Install per Mfr. Specs. & ICC-ES ESR-2652

WSWH Simpson Strong-Wall Wood Shearwall WSWH24x10 w/ WSWH-AB1 x 30

COLUMN SCHEDULE (U.N.O.)					
ID	SIZE				
C3	HSS3x3x1/4				
C2	HSS2x2x1/4				



ROOF FRAMING PLAN: MOD #125-02



ROOF FRAMING PLAN: MOD #125-04

DESCRIPTION					NAIL	NAILING ¹ TRANSFERS ²			SFERS ²			
NO.	MATERIALS	DBL. SIDED	SILL PLATE	PANEL B'DRY	SIZE	SPC'G	5/8"Ø ³ AB	SDS ⁴ Screw	SDWS ⁵ Screw	A35, LTP4, ^{6,8} or LTP5	RBC	16d
6	15/32" Struc. 1 Ply.	N	2x	2x	10d	6"	37"	8"	10"	12"	10"	4"
4	15/32" Struc. 1 Ply.	N	2x	3x	10d	4"	24"	5" ¹⁰	6" ¹⁰	8"	7"	3"
3	15/32" Struc. 1 Ply.	N	2x	3x	10d	3"	19"	<b>4"</b> ¹⁰	5" ¹⁰	6"	5"	-
2/	15/32" Struc. 1 Ply.	N	2x	3x	10d	2"	14"	3" ¹⁰	3" ¹⁰	4" ¹²	4"	-
44/	15/32" Struc. 1 Ply.	Y	3x	3x	10d	4"	14"	2" ^{10,11}	3" ¹⁰	4" ¹²	-	-
33/	15/32" Struc. 1 Ply.	Y	3x	3x	10d	3"	12"	2" ^{10,11}	2" ^{10,11}	3" ¹²	-	-
<del>\22/</del>	15/32" Struc. 1 Ply.	Υ	3x	3x	10d	2"	9"	-	-	2" ¹²	-	-

1. All nails to be COMMONS. **DO NOT** use box type nails. All "field" nailing to be 12"oc, UNO. Penetration shall be 1-1/2" Min. in framing. 2. All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6" oc, stagger clips on each

3. All shear walls to have 5/8" anchor bolts, embeded 7" into concrete foundations, with 3"x3"x0.229" thick plate washers, minimum. Washers may be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. At walls sheathed on 2 sides,

plate washers shall be alternated to each side of plate. [Governing Bulding Code, Section 2308.3.1] [AF&PA SDPWS 4.3.6.4.3]

4. Simpson SDS 1/4"x5" Screws through 2x sill, or SDS 1/4"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ESR 2236]

5. Simpson SDWS (Exterior Grade) 0.22"x5" Screws through 2x sill, or SDWS (Exterior Grade) 0.22"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ES AC233]

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

6. See details for permitted transfer clip types and locations. 8. Where LTP4 clips are installed over shear wall sheathing, fasten with full length 8d common nails. 9. 16d common nails through the sill plate to rim member or blocking. **DO NOT** use w/ LVL or LSL Rims. **MODULAR ROOF** FRAMING PLAN

S-3.2

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.

Steel Charl
All Lumber 4x6, 6x6 and Smal
All Lumber 4x8, 6x8 and Large

Roof sheathing to be 1/2" plywood or OSB, PI 24/0,

nailed w/ 10d commons at 6", 6", 12"

Install per Mfr. Specs. & ICC-ES ESR-2652

WALL SCHEDULE	<b>—</b>
l locations per Architecturals.	
uc. Wood-Framed Wall, Thk. per Arch.	
2v4 D.E. Stud @ 16" oc. Min	

LUMN SCHEDULE (U.N.O.)	See General Notes & Specifications for addi
SIZE	requirements and material specifications.
HSS3x3x1/4	All dimensions per Architectural plans
HSS2x2x1/4	Contractor to VERIFY all dimensions w/ Arch PRIOR to commencement of construction.

Steel Channel per Plan aller to be DF #2 UNO rger to be DF #1 UNO All Beams to Bear on Plates w/ Indicated Post or Doubler Below UNO. Use Dbl. Floor Joist Under Walls Abv. All Hangers Shall be Installed w/ Max. Nailing per Mfr. & Sized for Full Width & Depth of Supported Members, UNC

**GENERAL FRAMING NOTES** 

Module Roof Rafters -- 1-3/4" x 11-1/4" LVL @ 24" oc in Simpson LUS Hangers, Typ. (UNO)

Waterproofing, flashing, & finish details per Architecturals.

dditional chitectural plans

10. Install screws into 3-1/2" wide continuous member, staggered 1-1/2" apart. 11. Install screws into Glulams or solid sawn member. LSL, LVL, or PSL members are NOT acceptable, UNO. 12. Provide both A35 and LTP4 clips on opposite sides of shearwall in order to acheive net spacing requirement.

AD

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Saskopf 3239 Cliff I anta Barbara, C

The use of these plans and specifications shall be

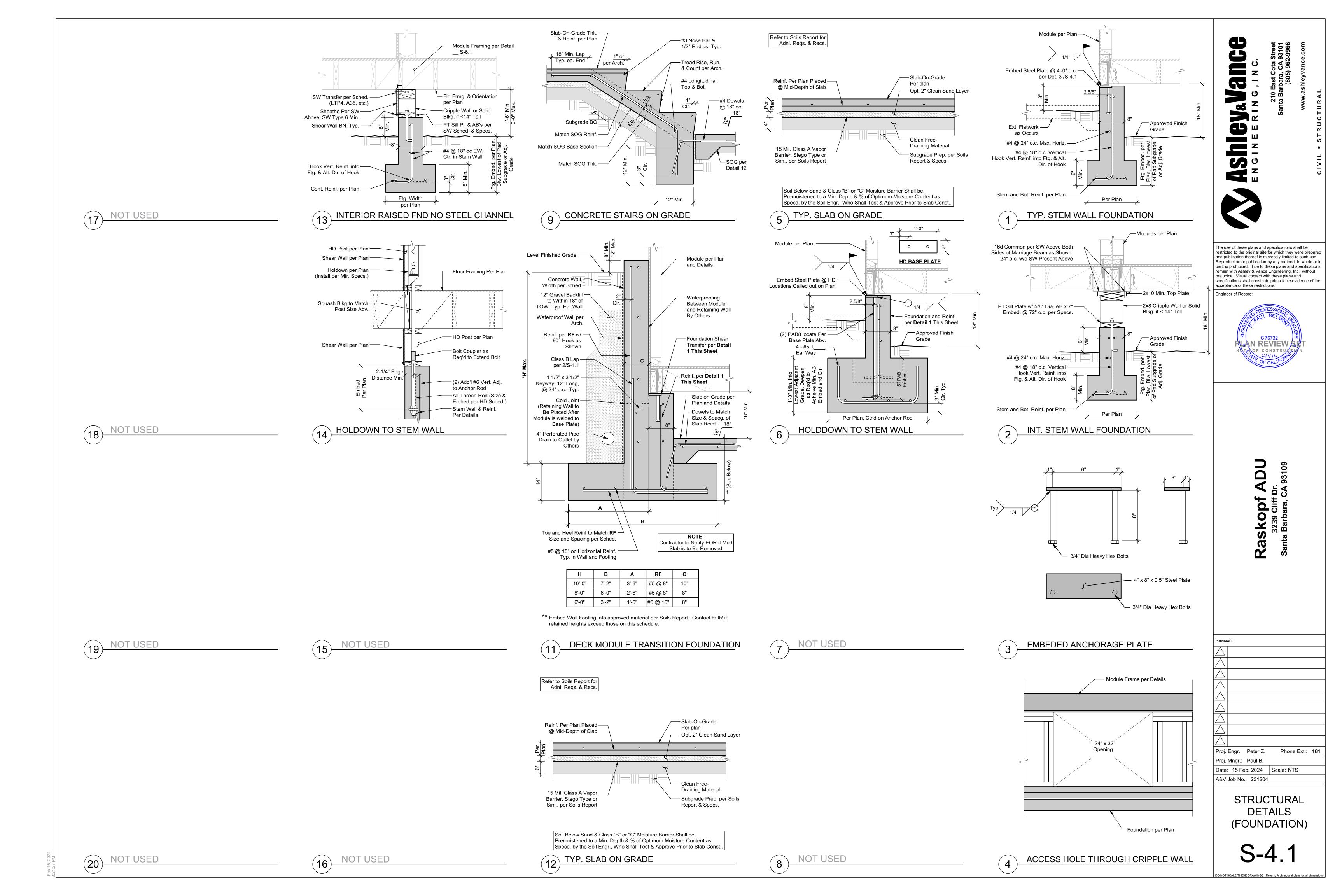
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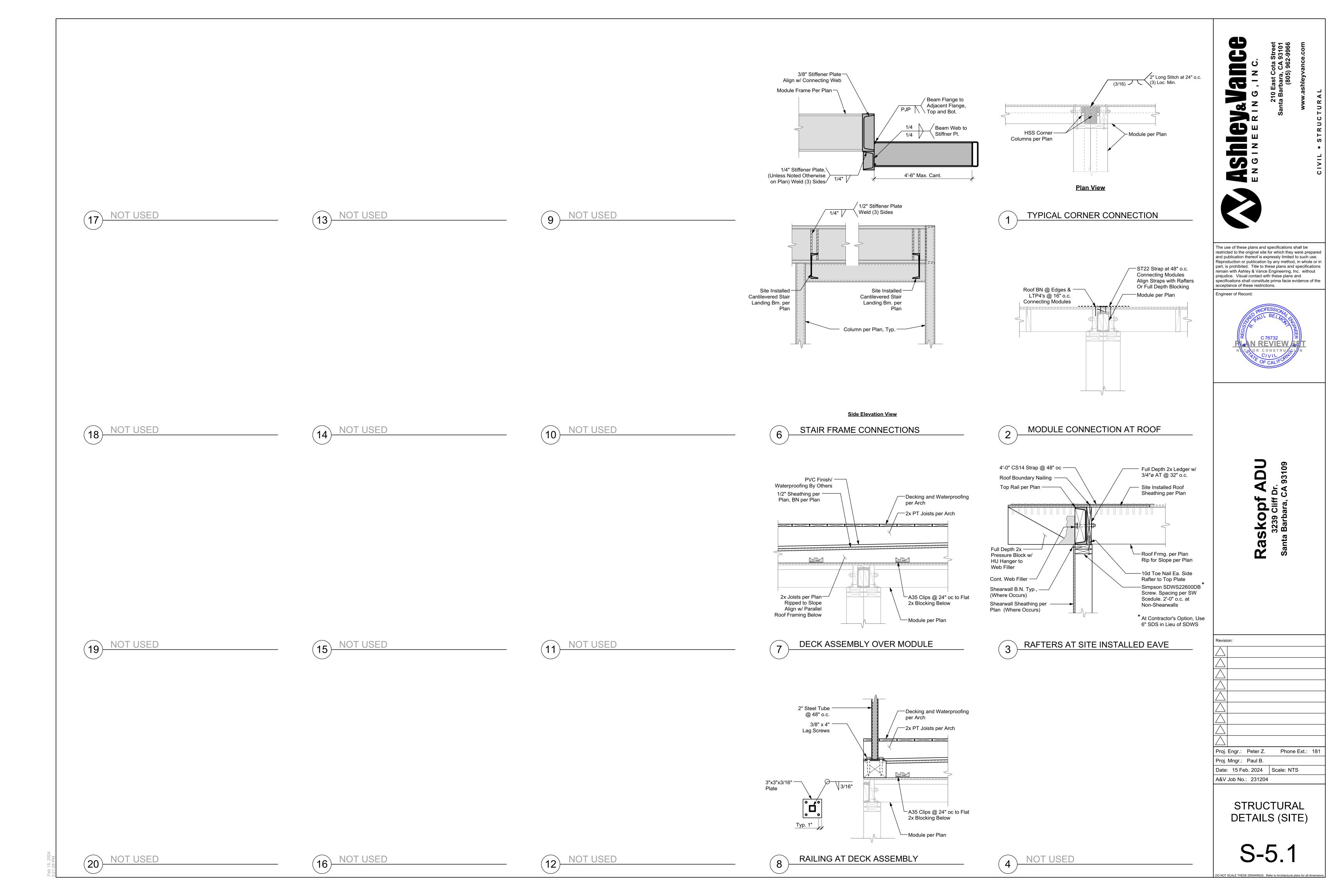
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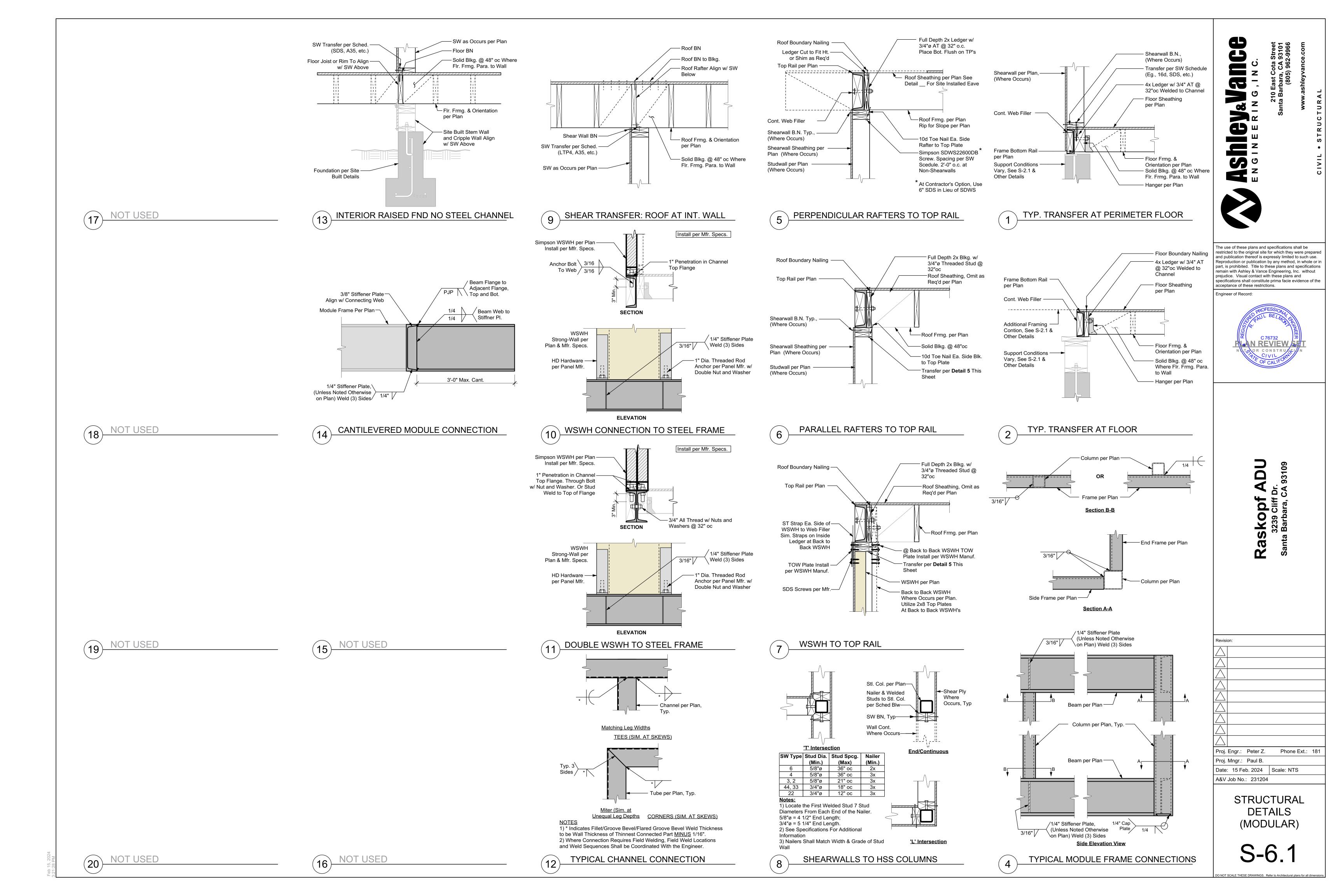
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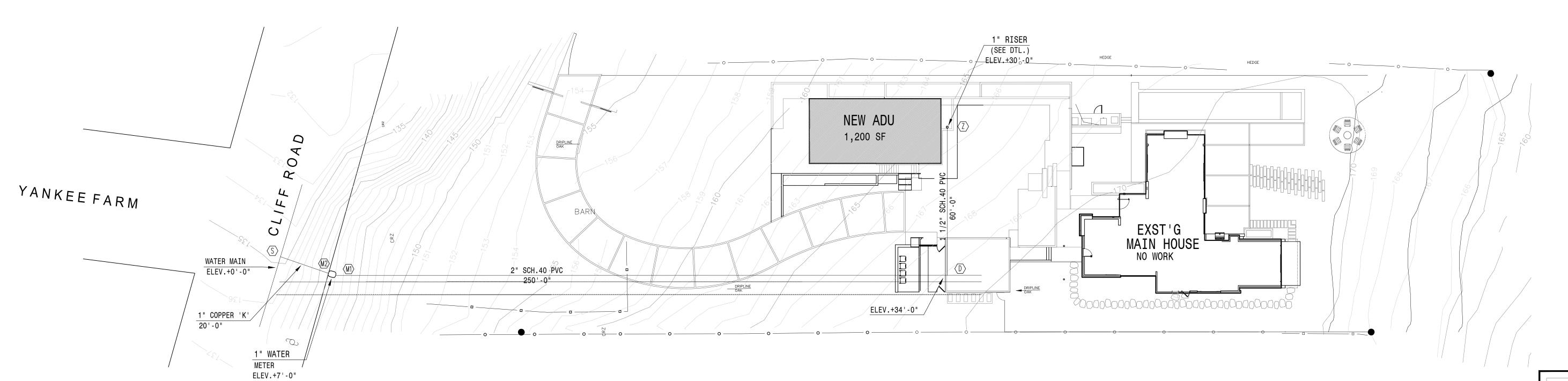
Proj. Engr.: Peter Z. Phone Ext.: 181 Proj. Mngr.: Paul B. Date: 15 Feb. 2024 | Scale: 1/4"=1'-0"

A&V Job No.: 231204





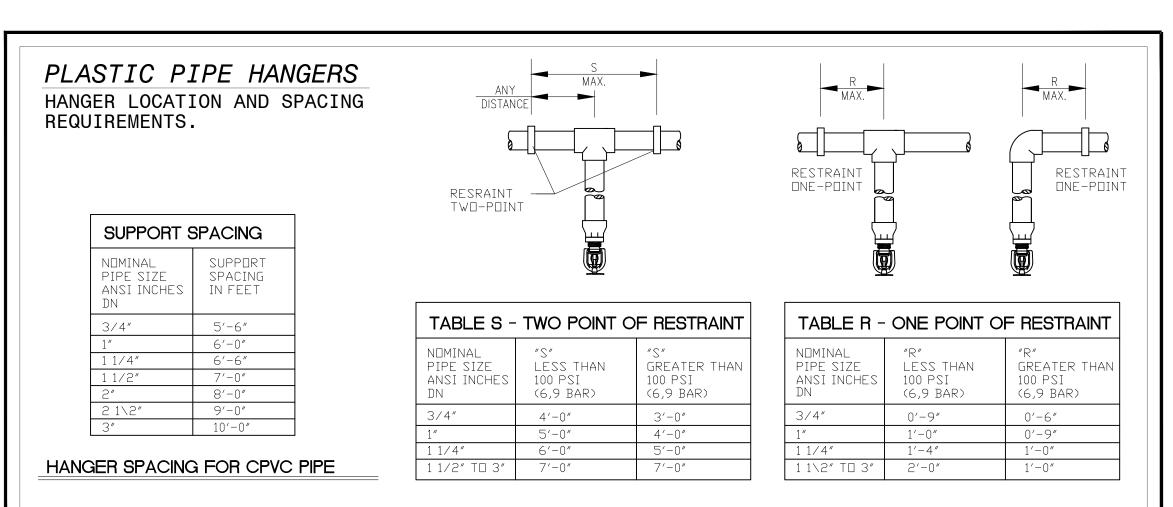


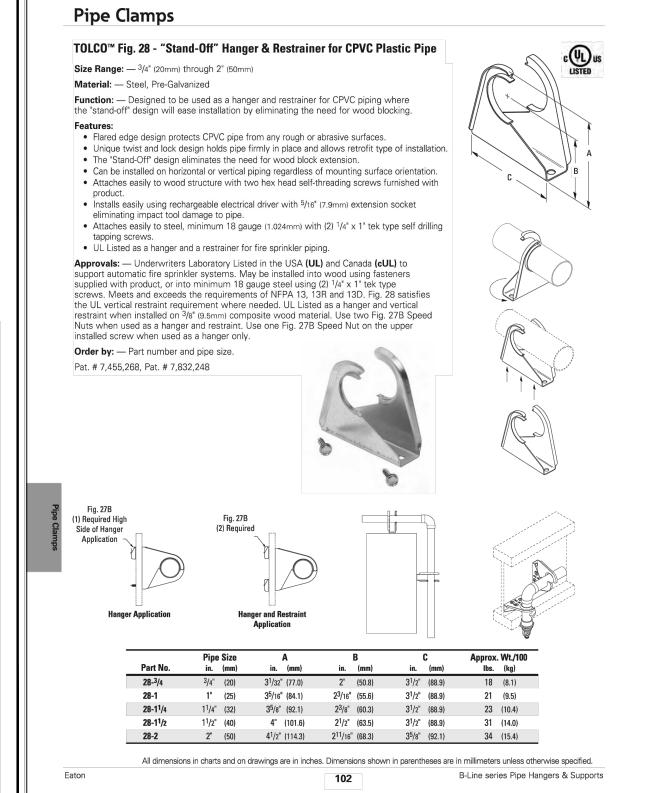


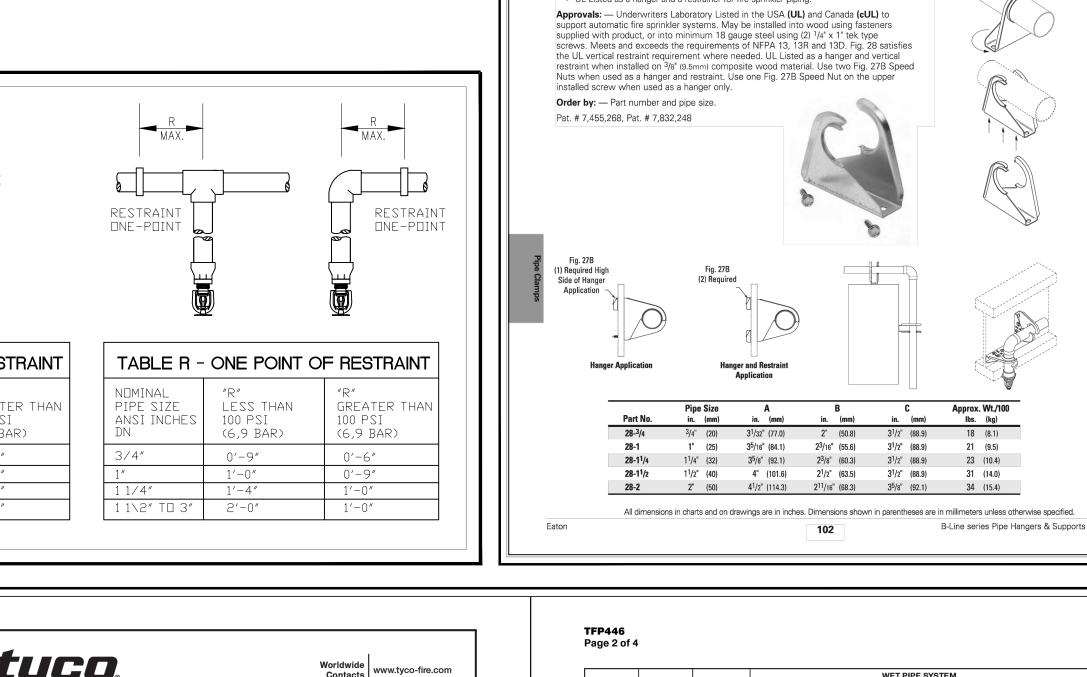
# SITE PLAN

*UNDERGROUND IS SHOWN FOR REFERENCE ONLY.

WATER PRESSURE 84 PSI : 20 PSI : 500 GPM

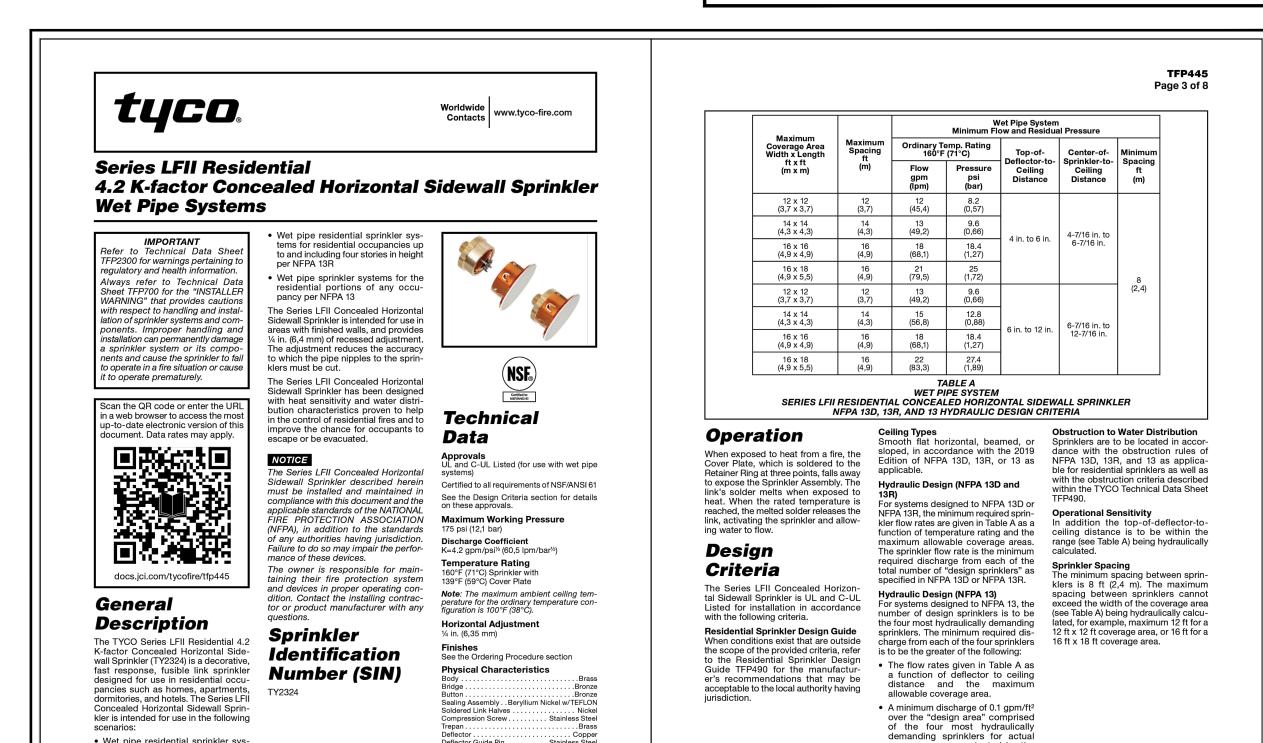






SCALE: 1" = 20'-0"

NORTH



coverage areas protected by the four sprinklers.

Deflector Guide Pin. .

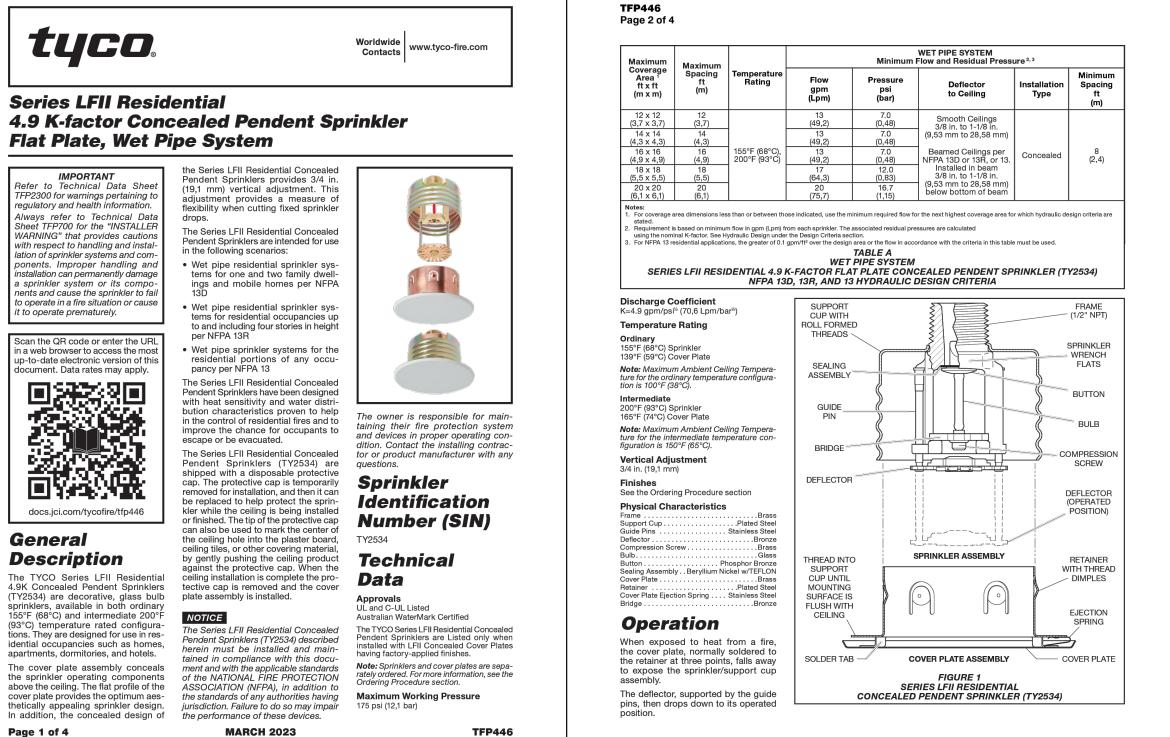
...Copper Plated Steel

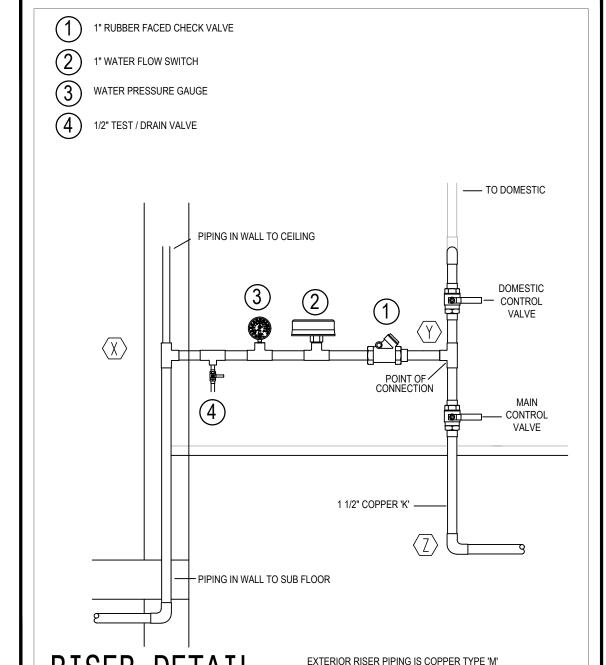
TFP445

Cover Plate Ejection Spring . . . Stainless Steel

· Wet pipe residential sprinkler sys-

tems for one- and two- family dwell-ings and mobile homes per NFPA





# FIRE SPRINKLER NOTES:

- . THIS RESIDENTIAL SYSTEM SHALL BE DESIGNED & INSTALLED PER N.F.P.A. 13D 2022, CFC 2022 & AHJ.
- 2. ONLY LISTED AND APPROVED DEVICES SHALL BE INSTALLED IN THIS SYSTEM. (EXCEPT HANGERS AND
- 3. ONLY NEW LISTED RESIDENTIAL SPRINKLERS SHALL BE USED IN THE INSTALLATION OF THIS SYSTEM. AT LEAST THREE SPARE SPRINKLERS AND A SPRINKLER WRENCH SHALL BE KEPT.
- 4. THIS RESIDENTIAL SPRINKLER SYSTEM SHALL BE TESTED AND INSPECTED AT BOTH THE ROUGH AND FINAL STAGES, PRIOR TO OCCUPANCY BEING
- 5. ALL VALVES SHALL HAVE PERMENTLY AFFIXED SIGNS INDICATING ITS FUNCTION.
- 6. PIPE SHALL BE HUNG FROM STRUCTUAL MEMBERS, PER PIPING MANUFACTURERS SPECIFICATIONS AND LOCAL JURISDICTIONS REQUIREMENTS.
- 7. THE SPACING AND LOCATION OF SPRINKLERS SHALL CONFORM TO THE MANUFACTURES AND N.F.P.A. REQUIREMENTS.
- 8. ALARM BELL SHALL BE OF SUFFICIENT INTENSITY TO BE CLEARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE WITH ALL INTERVENING DOORS CLOSED.
- 9, ALL PIPING SHALL BE INSTALLED PER N.F.P.A. 13D REGARDING PROTECTION FROM FREEZING.
- 10. IT IS THE OWNERS SOLE RESPONSIBILITY TO PROPERLY MAINTAIN THE SYSTEM AND PROTECT THE SYSTEM FROM FREEZING.
- 11. ALL OVERHEAD PIPING TO BE BLAZEMASTER CPVC
- WITH PLASTIC FITTINGS U.N.O. 12. WHERE PIPE IS TO BE SOLDERED ONLY 95\5 SOLDER SHALL BE USED.
- 13. ALARM BELL AND WATER FLOW SWITCH TO BE WIRED BY OTHERS.
- 14. A SEPERATE ALARM SUBMITTAL AND PERMIT SHALL BE REQUIRED.

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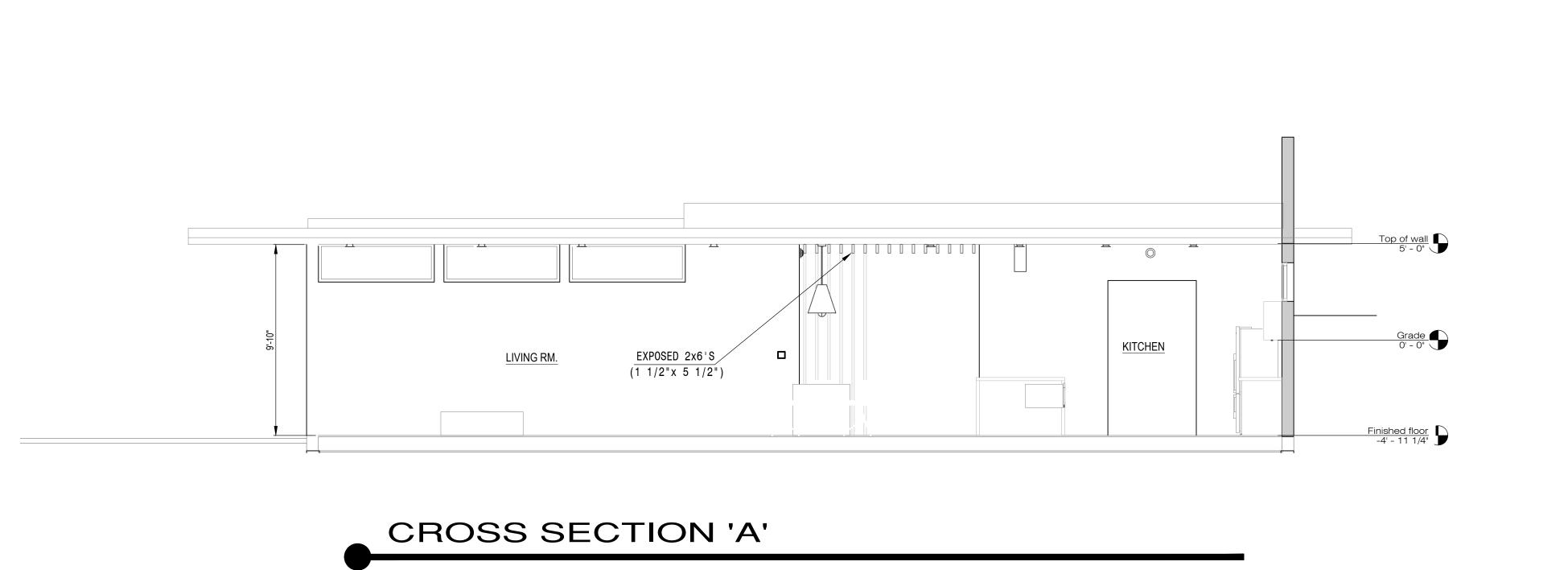
047

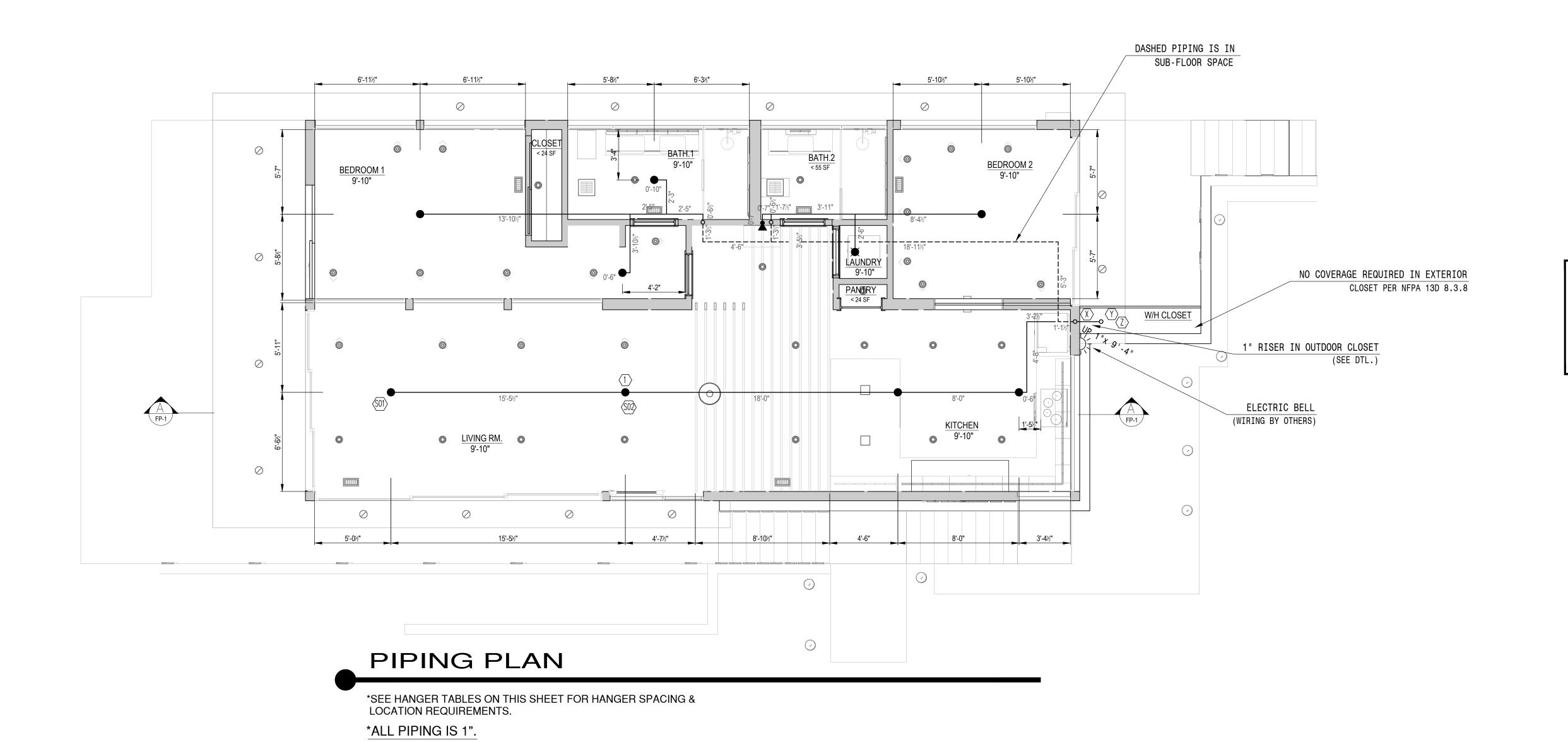
93109

CHECK PLOT ☐ FIELD ■ SUBMITTAL □ AS-BUILT **DESIGN BY:** T&S DRAWN BY: 02-05-24 JOB #:

S

SHEET: FP-1





HYDRAULIC DATA (KITCHEN/LIVING RM.) (2 HEAD CALC)

39.7 GPM @ 33.8 PSI REQUIRED @ BASE OF RISER (INCLUDES 5 GPM DOMESTIC FLOW)

**HEAD SPACING NOTE:** 

TYCO LFII TY2534 CONC. SSP MAXIMUM HEAD SPACING IS 16FT x 16FT (8FT OFF OF WALLS).

EXCEPTION: THE KITCHEN/LIVING RM. SPRINKLERS ARE SPACED AT 18FT x 18FT. TYCO LFII TY2324 CONC. HSW

MINIMUM HEAD SPACING IS 8FT BETWEEN ALL SPRINKLERS.

MAXIMUM HEAD SPACING IS 12FT x 12FT (6FT OFF OF WALLS).



Sprinkler Head Legend								
ol	Manufacturer	SIN	NPT	K-Fact	Temp.	Color	Туре	Total
	TYCO LFII	TY2534	1/2"	4.9	155°	WHT.	CONC. SSP	8
	TYCO LFII	TY2534	1/2"	4.9	200°	WHT.	CONC. SSP	1
	TYCO LFII	TY2324	1/2"	4.2	160°	WHT.	CONC. HSW	1
Total This Page								

PLASTIC PIPE HANGERS  SEE BELOW FOR HANGER LOCATION AND SPACING REQUIREMENTS.	
SUPPORT SPACING  NDMINAL PIPE SIZE SPACING ANSI INCHES IN FEET DN  3/4" 5'-6"  1" 6'-0" 1 1/4" 6'-6" 1 1/2" 7'-0" 2" 8'-0" 2 1\2" 9'-0" 3" 10'-0"  HANGER SPACING FOR CPVC PIPE  RESTRAINT DNE-POINT	
TABLE R - ONE POINT OF RESTRAINT  NDMINAL	
ANY MAX.  DISTANCE  RESRAINT TWO-POINT	
TABLE S - TWO POINT OF RESTRAINT    NOMINAL	

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A.P.N.: 047-082-022

ADU

RASKOPF, 3239 CLIFF DRIVE SANTA BARBARA

DESIGN BY: DRAWN BY:





VIEW FROM DRIVEWAY



SOUTH ELEVATION



AERIAL VIEW SOUTH WEST



METAL FASCIA [05.01]: PAINTED BENJAMIN MOORE 1603 "GRAPHITE"

**EXPOSED STEEL MEMBERS [S.01]:** PAINTED - SHERWIN WILLIAMS 6258 "TRICORN BLACK" (MATCH FLEETWOOD CLASS 1 BLACK ANODIZED FINISH)

**MATERIALS** 

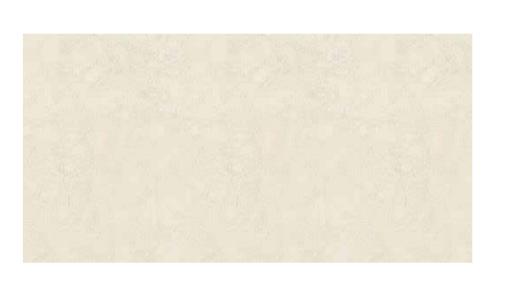


DOOR & WINDOW FRAMES: FLEETWOOD CLASS 1 BLACK ANODIZED FINISH

EXTERIOR WOOD SIDING AND SLATS [06.01]: RESAWN ALASKAN YELLOW CEDAR STAINED: CABOT "DARK SLATE" SEMI-OPAQUE



GATES AND FENCES [06.09]: RESAWN ALASKAN YELLOW CEDAR STAINED: CABOT "DARK SLATE" SEMI-OPAQUE



PLASTER WALLS [PL-01]: SMOOTH TROWELED CEMENT PLASTER, PAINTED (PL-1) DUNN EDWARDS DE6220 "POROUS STONE"



SITE WALLS [03.02]: BOARD FORMED CONCRETE WALLS 1x4 DOUGLAS FIR - WOOD TEXTURE ON TOP SURFACE



FLATWORK [03.01]: CONCRETE FLATWORK WITH COLOR ADMIXTURE AND TOPCAST TEXTURE COLOR: Davis "Mesa Buff" TOPCAST #03



WOOD DECK [06.13] : Thermory Deck "Bench Mark Ash"



WOOD SOFFIT [06.14]: ALASKAN YELLOW CEDAR - STAINED WEATHERED GRAY



**RESIDENCE** 

ARCHITECTURE + INTERIORS

29 West Calle Laureles Santa Barbara, CA 93105 T: 805.687.1525

3239 Cliff Dr., Santa Barbara, CA 93109

JOB NUMBER **21108B1** 

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07/28/23

MILESTONES / SUBMITTALS

ADU/CDP SUBMITTAL

ADU CDP RESUBMITTAL	11/17/23

riangle revisions NO. DESCRIPTION DATE

**MATERIAL BOARD** 

A701.1



(SCALE NOTED IS FOR 30x42 FULL-SIZE DRAWINGS)





SOUTH PERSPECTIVE



630 GARDEN ST. SANTA BARBARA, CA 93101 (805) 564-5578 | SantaBarbaraCA.gov

# 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 <u>Resubmittal Form</u>. 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:					
	DINI DING ELEVATIONS				
ALL	BUILDING ELEVATIONS	Sheet #			Sheet #
	Exterior Details			Paint or Stain Color (trim, etc.)	
	Exterior Finishes			Materials (roofing, plaster, etc.)	
	Parapet Heights			Exterior Lighting (incl. cut sheets)	
	Roof/Attic/Understory Vents			Specification Sheets, as applicable	
CON	ISTRUCTION DETAILS	Sheet #			Sheet #
	Retaining Wall			Ironwork	-
	Window/Door detail			Stairs	-
	Roof Details (eaves)			Handrails	
	Decks			Skylights	
	Fences/Arbors/Trellis			Awnings	-
	Trash/Recycling Enclosures			Gutters and Down Spouts	
ELE	CTRICAL/MECHANICAL/PLUMB	ING EQUIP	MENT		Sheet #
	Transformer Vault				
	Utility Service Meter				
	Screening Elements				
	Generators/Electrical/Mechanical/HV	AC (including	cut shee	ets & dBA at property lines)	
	Fire Valves (Verify Fire Sprinkler Ord	inance per SE	BMC §8.0	04 requirements)	
	Cross Connection Control Devices (b	ackflow devic	e)		
CON	ISULTANT/ENGINEER SHEETS	Sheet #			Sheet #
	Electrical			Structural	
	Mechanical			Plumbing	

ROOF	OOFTOP ARCHITECTURAL DETAILS						
	HVAC Equipment (exhaust fans, condensing units, air conditioning units, etc.)						
	Dimensions of equipment and screening						
	Mission tile roofing installation sp	ecifications					
	Specification Sheets, if applicable	Э					
	Parapet Height						
	Screens						
	Chimney Caps						
	Flashing						
	Gutters/ Scuppers						
	Solar panel location or potential	uture solar pane	ıl insta	ullation (if applicable)			
	High fire roof coverings, valleys,	gutters					
COLOF	R AND MATERIAL BOARDS				Sheet #		
	Paint and Stain Color Names and Numbers						
	Material Type, Brand and Inventory Number						
LANDS	SCAPE PLAN	Sheet #			Sheet #		
	Irrigation Plan			High Fire/Defensible Space			
	Plant Species/Number/Sizes			Water Conservation Standards			
	Planters, Pots, Furniture			Site Walls (materials and color)			
	Paving Materials			Backflow Device			
	Erosion Control Measures			Rooftop Garden/Landscaped Roof			
Storm	Water Management Progr	am (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						