#### 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/cellar floor area. For further clarification on these definitions please refer to SBMC §28.15.083 & 30.300. This form has not yet been updated for current Title 30 zone designations, see SBMC §30.05.010 for comparison. **ENTER Project Address:** 911 Alameda Padre Serra Is there a basement or cellar existing or proposed? ENTER Proposed TOTAL Net FAR Floor Area (in sq. ENTER Zone ONLY from drop-down list: E-1 or RS-15 ENTER Net Lot Area (in sq. ft.): Is the height of existing or proposed buildings 17 feet or greater? Are existing or proposed buildings two stories or The FAR Requirements are: **GUIDELINE\*\*** ENTER Average Slope of Lot: 55.00% Does the height of existing or proposed buildings Is the site in the Hillside Design District? Does the project include 500 or more cu. yds. of An FAR MOD is not required per SBMC §28.15 or §30.20.030 FLOOR AREA RATIO (FAR): 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: 0.096 100% MAX FAR (in sq. ft.): 5,127 85% of MAX FAR (in sq. ft.): 4,358 80% of MAX FAR (in sq. ft.): The 2864 square foot proposed total is 56% of the MAX FAR.\* \* NOTE: Percentage total is rounded up. \*\*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". Acreage Conversion Calculator ENTER Acreage to Convert to square footage: Net Lot Area (in sq. ft.):

| <b>ABBREVIATIONS</b> |  |
|----------------------|--|
| ADDIALVIATIONS       |  |

INVERT

LAM

LAMINATE

LAG BOLT

LAMINATED GLASS

| ABBR         | REVIATIONS                       |               |   |
|--------------|----------------------------------|---------------|---|
| @            | AT                               | LT            | LIGHT                                       |
| d            | PENNY                            | MAS           | MASONRY                                     |
| 0#<br>AB     | POUND<br>ANCHOR BOLT             | MATL<br>MAX   | MATERIAL<br>MAXIMUM                         |
| AC AC        | ANCHOR BOLI ASPHALTIC CONCRETE   | MB            | MACHINE BOLT                                |
| A/C          | AIR CONDITIONING                 | MECH          | MECHANICAL                                  |
| AL           | ALUMINUM                         | MEMB          | MEMBRANE                                    |
| AD<br>AW     | ANODIZED<br>AWNING               | MET<br>MFR    | METAL<br>MANUFACTURER                       |
| BD           | BOARD                            | MIN           | MINIMUM                                     |
| BF           | BIFOLD                           | MISC          | MISCELLANEOUS                               |
| BLDG         | BUILDING                         | N             | NORTH                                       |
| BLK(G)<br>BM | BLOCK(ING)<br>BEAM               | (N)<br>NIC    | NEW<br>NOT IN CONTRACT                      |
| BN           | BOUNDARY NAILING                 | NO OR         | NUMBER                                      |
| BOT          | BOTTOM                           | #             |   |
| CB<br>CI     | CATCH BASIN<br>CAST IRON         | NTS<br>OC     | NOT TO SCALE<br>ON CENTER                   |
| CJ           | CEILING JOIST                    | OH            | OVAL HEAD OR OVER                           |
| CLG          | CEILING                          |               | HEAD  |
| CL           | CLOSET                           | OPNG          | OPENING                                     |
| CLR<br>CMU   | CLEAR<br>CONCRETE MASONRY        | PERF<br>PF    | PERFORATED<br>PRE FINISHED                  |
| CIVIO        | UNIT                             | PL            | PLATE OR PROPERTY                           |
| CO           | CLEAN OUT                        |               | LINE  |
| COL          | COLUMN                           | PLAM          | PLASTIC LAMINATE                            |
| CONN<br>CONT | CONNECTION<br>CONTINUOUS         | PLAS<br>PLYWD | PLASTER<br>PLYWOOD                          |
| CS           | CASEMENT                         | PMTR          | PERIMETER                                   |
| CSK          | COUNTERSINK                      | PT            | PAINT                                       |
| DCS<br>DF    | DOUBLE CASEMENT<br>DOUGLAS FIR   | PR            | PAIR  |
| DH           | DOUBLE HUNG                      | PTDF          | PRESSURE TREATED                            |
| DIA          | DIAMETER                         |               | DOUGLAS FIR                                 |
| DN           | DOWN                             | RD            | ROOF DRAIN                                  |
| DS<br>DWG    | DOWNSPOUT<br>DRAWING             | RH<br>RM      | ROUND HEAD<br>ROOM                          |
| E            | EAST                             | RO            | ROUGH OPENING                               |
| (E)          | EXISTING                         | RWD           | REDWOOD                                     |
| EA           | EACH                             | SBO<br>SCHED  | SELECTED BY OWNER<br>SCHEDULE(D)            |
| EJ           | EXPANSION JOINT                  | SCW           | SOLID CORE WOOD                             |
| ELEV         | ELEVATION                        | S             | SOUTH                                       |
| EN           | EDGE NAIL                        | SF            | SQUARE FEET                                 |
| EQ<br>EQUIP  | EQUAL<br>EQUIPMENT               | SH<br>SHT     | SINGLE HUNG<br>SHEET                        |
| FAU          | FORCED AIR UNIT                  | SHTH'G        | SHEATHING                                   |
| FBO          | FURNISHED BY OWNER               | SIM           | SIMILAR<br>BE THE ARCH CHEET                |
|              | OR OTHERS, TO BE<br>INSTALLED BY | SMACNA        | RE: THE ARCH SHEET<br>METAL MANUAL          |
|              | CONTRACTOR                       | STRUC         | STRUCTURAL                                  |
| FD           | FLOOR DRAIN                      | SPEC          | SPECIFICATION                               |
| FE(C)        | FIRE EXTINGUISHER (& CABINET)    | SQ<br>S/S     | SQUARE<br>STAINLESS STEEL                   |
|              | FLOOR DRAIN                      | ST            | STAIN                                       |
| FF           | FINISHED FLOOR                   | STD           | STANDARD                                    |
| FG           | FINISHED GRADE                   | STL           | STEEL TOP OF CUPP OF TOP                    |
| FH<br>FIN    | FLAT HEAD<br>FINISH              | TC            | TOP OF CURB OR TOP<br>OF CONCRETE           |
| FL           | FLOW LEVEL                       | TCB           | TOP OF CATCH BASIN                          |
| FLG          | FLASHING                         | T&G           | TONGUE AND                                  |
| FLR<br>FN    | FLOOR<br>FIELD NAILING           | THRU          | GROOVE<br>THROUGH                           |
| FOC          | FACE OF CONCRETE                 | TMP           | TEMPERED                                    |
| FOF          | FACE OF FINISH                   | TP            | TOP OF PAVING                               |
| FOM          | FACE OF MASONRY                  | TW            | TOP OF WALL                                 |
| FOP<br>FOS   | FACE OF PLYWOOD<br>FACE OF STUD  | TYP           | TYPICAL (ITEMS<br>TYPICAL UNLESS            |
| FR           | FRENCH DOOR                      |               | SHOWN OR NOTED                              |
| FT           | FOOT OR FEET                     | * * * * •     | OTHERWISE)                                  |
| FX<br>GA     | FIXED<br>GAUGE                   | UNO           | UNLESS NOTED<br>OTHERWISE                   |
| GALV         | GALVANIZED                       | UV            | ULTRAVIOLET BLOCKING GLASS                  |
| GLS          | GLASS                            |               |   |
| GYP<br>HB    | GYPSUM<br>HOSE BIBB              | VCT<br>VNYL   | VINYL COMPOSITION TILE<br>VINYL CLAD WINDOW |
| HCW          | HOSE BIBB<br>HOLLOW CORE WOOD    | VNYL<br>VERT  | VIN YE CLAD WINDOW<br>VERTICAL              |
| HM           | HOLLOW METAL                     | VGDF          | VERTICAL GRAIN                              |
| HP           | HORSE POWER                      | ¥ ////>       | DOUGLAS FIR                                 |
| HR<br>HTR    | HOUR<br>HEATER                   | VTR<br>W      | VENT THRU ROOF<br>WEST                      |
| HVAC         | HEATING/                         | WC            | WATER CLOSET                                |
|              | VENTILATION/                     | WD            | WOOD  |
| LIM/D)       | AIR CONDITIONING                 | WH<br>WP      | WATER HEATER<br>WATERPROOF                  |
| HW(R)        | HOT WATER (RETURN)               | WP            | WATERPROOF<br>WOOD SCREW                    |

WOOD SCREW

WITHOUT

WELDED WIRE FABRIC

WWF

W/O

| GENERAL NOTES  | PROFESSIONALS  | ARCHEOLOGICAL CONDITIONS   |
|--|--|--|
| ALL WORK, MATERIAL, METHODS, ETC. SHALL CONFORM TO ALL GOVERNING BUILDING CODES AND REGULATIONS CURRENTLY IN EFFECT.  THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" AIA DOCUMENT A201, LATEST VERSION, SHALL BE PART OF THESE PLANS AND SPECIFICATIONS.  IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL   | PROJECT DESIGNER:  ADAM CUNNINGHAM 418 W. ORTEGA ST #B SANTA BARBARA, CA 93101 (805) 403-1067 EMAIL: oneadam98@yahoo.com   | 1. 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 ASSOCIATED WITH PAST HUMAN OCCUPATION OF THE PARCEL.   |
| SAFETY LAWS ARE STRICTLY ENFORCED AND TO MAINTAIN A SAFE CONSTRUCTION PROJECT. INSTALL TEMPORARY BRACING AND SHORING AS REQUIRED TO GUARANTEE THE SAFETY OF THE WORK UNTIL IT IS IN ITS COMPLETED FORM.  THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES DISCOVERED IN THE DRAWINGS AND/OR SPECIFICATIONS. IN THE EVENT OF DISCREPANCIES BETWEEN ANY DRAWINGS AND/OR SPECIFICATIONS, THE | STRUCTURAL ENGINEER:  DOYLE-MORGAN STRUCTURAL ENGINEERING MORGAN JONES, SE 2040 ALAMEDA PADRE SERRA. STE. 101 SANTA BARBARA, CA 93103 (805) 569-1134   | 2. IF SUCH ARCHAEOLOGICAL RESOURCES ARE ENCOUNTERED OR SUSPECTED, WORK SHAL BE HALTED IMMEDIATELY, THE CITY ENVIRONMENTAL ANALYST SHALL BE NOTIFIED, AND AN ARCHAEOLOGIST FROM THE MOST CURRENT CITY-QUALIFIED ARCHAEOLOGICAL RESOURCES CONSULTANT LIST SHALL BE RETAINED BY THE APPLICANT. THE LATTER SHALL BE EMPLOYED TO ASSESS THE NATURE, EXTENT, AND SIGNIFICANCE OF ANY DISCOVERIES AND TO DEVELOP APPROPRIATE MANAGEMENT RECOMMENDATIONS FOR |
| COSTLIER OR MORE RESTRICTIVE CONDITION SHALL BE DEEMED THE CONTRACT REQUIREMENT, UNLESS OTHERWISE APPROVED IN WRITING BY THE ARCHITECT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ALL SUB-CONTRACTORS.  THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UNDERGROUND UTILITIES.  | SOILS ENGINEER  HEATHCOTE GEOTECHNICAL FRED HEATHCOTE 1884 EASTMAN AVE, STE 105 VENTURA, CA 93003  | ARCHAEOLOGICAL RESOURCE TREATMENT WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, REDIRECTION OF GRADING OR EXCAVATION ACTIVITIES, CONSULTATION OR MONITORING WITH A BARBAREÑO CHUMASH REPRESENTATIVE FROM THE MOST CURRENT CITY-QUALIFIED NATIVE AMERICAN SITE MONITORS LIST.  3. IF A DISCOVERY CONSISTS OF POSSIBLE HUMAN REMAINS, THE SANTA BARBARA COUNTY CORONER SHALL BE CONTACTED IMMEDIATELY. IF THE CORONER DETERMINES THAT THE                 |
| THE CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS PRIOR TO BID. ON SITE VERIFICATION OF ALL (E) DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUB-CONTRACTOR.  GENERAL NOTES AND TYPICAL DETAILS SHALL APPLY TO ALL PARTS OF THE JOB, EXCEPT WHERE THEY MAY CONFLICT WITH SPECIFIC DETAILS AND NOTES. WHERE CONDITIONS         | heathcote99@yahoo.com (805) 644-9978  SOILS REPORT JOB #22194, 1/04/23  WASTE MANAGEMENT:  MARBORG INDUSTRIES SOUTH COAST RECYCLING AND TRANSFER STATION   | REMAINS ARE NATIVE AMERICAN, THE CORONER SHALL CONTACT THE CALIFORNIA NATIV AMERICAN HERITAGE COMMISSION. A BARBAREÑO CHUMASH REPRESENTATIVE FROM THE MOST CURRENT CITY-QUALIFIED NATIVE AMERICAN SITE MONITORS LIST SHALL BE RETAINED TO MONITOR ALL FURTHER SUBSURFACE DISTURBANCE IN THE FIND. WORK IN THE AREA MAY ONLY PROCEED AFTER THE ENVIRONMENTAL ANALYST GRANTS AUTHORIZATION.  |
| ARE NOT SPECIFICALLY INDICATED AND TYPICAL DETAILS DO NOT APPLY, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.  ALL DIMENSIONS TYPICALLY TO FACE TO STUD (F.O.S.) UNLESS NOTED OTHERWISE. ALL OPENINGS DIMENSIONED TO CENTERLINE OF OPENING. PLYWOOD AT EXTERIOR WALLS SHALL ALIGN WITH FACE OF CONCRETE FOOTING. "FINISHED FLOOR" INDICATES TOP OF STRUCTURAL CONCRETE SLAB OR PLYWOOD DECK.                       | 4430 CALLE REAL<br>SANTA BARBARA, CA 93110<br>(805) 681-4345   | 4. IF A DISCOVERY CONSISTS OF POSSIBLE PREHISTORIC OR NATIVE AMERICAN ARTIFACTS OF MATERIALS, A BARBAREÑO CHUMASH REPRESENTATIVE FROM THE MOST CURRENT NATIVE AMERICAN SITE MONITORS LIST SHALL BE RETAINED TO MONITOR ALL FURTHER SUBSURFACE DISTURBANCE IN THE FIND. WORK IN THE AREA MAY ONLY PROCEED AFTER THE ENVIRONMENTAL ANALYST GRANTS AUTHORIZATION.   |
| NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE.  CARPENTRY SHALL BE IN ACCORDANCE WITH 2013 CRC.  ALL COVER PLATES, GRILLS, AND EXPOSED ELECTRICAL FITTINGS TO BE WHITE, UNLESS NOTED OTHERWISE.  ALL PENETRATIONS OF 1-HOUR FIRE RESISTIVE CONSTRUCTION SHALL BE PROTECTED   | CODE ANALYSIS  | STORM WATER BMP  |
| WITH APPROVED FIRE ASSEMBLIES.  THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY CEILING, BASEMENT, UNDERFLOOR OR WALL ACCESS PANELS AS REQUIRED BY GOVERNING AGENCIES FOR VENTILATION, CRAWLSPACE AND ATTIC ACCESS, AIR CONDITIONING, PLUMBING,   | APPLICABLE CODES: Intent to comply with 2022 CBC, 2022 CRC, 2022 CPC, 2022 CMC,  | THIS PROJECT PROPOSES 50 SF OF NEW IMPERVIOUS AREA AT NEW ROOF ABOVE THE 1ST   |
| FIRE SPRINKLER AND ELECTRICAL SYSTEMS. PROVIDE RATED ASSEMBLIES WHERE REQUIRED.  ARCHITECT IS NOT RESPONSIBLE FOR MOLD ENCOUNTERED DURING OR AFTER   | 2022 CEC, TITLE 24 CAC, 2022 ENERGY CODE, 2022 CGBSC, All Amendments as adopted in Santa Barbara City Ordinance 5919, and current engineering & architectural practices  | FLOOR ADDITION AND 190 SF OF REDEVELOPED IMPERVIOUS AREA AT NEW ROOF OVER THE SECOND FLOOR ROOF AND ADDITION OVER (E) BALCONY. TOTAL AMOUNT OF NEW IMPERVIOUS AND REDEVELOPED IMPERVIOUS AREA IS 240 SF. PROJECT TO COMPLY WITH TIER 1.  |
| CONSTRUCTION. MOLD & MILDEW OCCURS NATURALLY IN THE ENVIRONMENT. CONTRACTOR TO PROVIDE PROPER VENTILATION, PROPERLY DRIED WOOD, VAPOR BARRIERS, AS WELL AS MATERIALS THAT "BREATHE" TO AVOID MOLD FROM   | TYPE OF CONSTRUCTION:  EXISTING PROPOSED  V-B  V-B   | STORM WATER RUNOFF FROM PROPOSED ROOF TO BE DIRECTED TO SURROUNDING FLAT PERMEABLE LANDSCAPE AREAS TOTALING 25% OF THE TRIBUTARY AREA  |
| OCCURING. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONDITIONS IN PLANS THAT COULD LEAD TO MOLD OCCURANCE PRIOR TO CONSTRUCTION.  | OCCUPANCY GROUP: GROUP-U & R-3 GROUP-U & R-3  NUMBER OF STORIES: 2 2   | MANDATORY INSPECTIONS OF THE CITY BUILDING INSPECTOR FOR STORM WATER POST-CONSTRUCTION IMPROVEMENTS INCLUDE: -PRE-CONSTRUCTION MEETING   |
| REMODELS:  20. ALL NEW CONSTRUCTION DETAILS SHALL MATCH EXISTING CONDITIONS TO THE   | SPRINKLERED?: NO NO  | -FINAL INSPECTION ONCE COMPLETED   |
| GREATEST EXTENT POSSIBLE.  |  | BEST MANAGEMENT PRACTICES  |
|  |  | BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES:  1. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.  |
|  |  | 2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.  2. FIELD ONE COLUMN TO AND OTHER TOWARD MATERIALS MUST BE STORED IN  |
|  |  | <ol> <li>FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN         ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND         SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED         FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.</li> <li>EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR</li> </ol>  |
| SYMBOLS  | VICINITY MAP   | ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS A SOLID WASTE.   |
| WORK DOINT CONTINUE DE   | ewo,   | 5. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.  |
| WORK POINT, CONTROL PT. OR DATUM PT.  SECTION  SECTION  SECTION  SECTION IDENTIFICATION  A3.1  SHEET WHERE DRAWN   | Alameda Padre Serra  Alameda Padre Co.  Alameda Padre Co.  Alameda Padre Co.   | 6. SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED IN TO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.   |
| 3 DETAIL REFERENCE WINDOW TYPE DETAIL NUMBER   | Rubio Rd Rubio Rd  | 7. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.   |
| A6.1 SHEET WHERE DRAWN   | Ferrelo PI PROJECT LOCATION  | <ul><li>8. PERFORM CONSTRUCTION WASTE REDUCTION, DISPOSAL, AND RECYCLING PER CGBSC 4.</li><li>9. MAINTAIN &amp; OPERATE BUILDING PER CGBSC 4.410</li></ul>   |
| DOOR TYPE123 EXIST. CONTOUR  REVISION123 NEW CONTOUR   | Paseo Ferreio pe la Guerra Rd  | 10. PROVIDE STORMWATER POLLUTIION PREVENTION AS INDICATED AND PER DETAILS:  * FIBER ROLL (SILTS CONTAINMENT)   |
| 123  | tos Pueblos Rd Chiquito Rd   | * CONCRETE WASHOUT  11. PROPERTY OWNER TO MAINTAIN PERMEABLE PAVERS  |
| — PARTITION TYPE NEW GRADE   | Soledad Ave  | OWNER SIGNATURE NAME:  |
| ROOM NUMBER EXISTING GRADE   | lo Rd District Chip.   |  |
| 101 REFERENCE NOTE   | 23 S <sub>L</sub>  | SIGNATURE:  DATE:  |
|  | Personal Contraction of the Cont |  |

#### **TABULATIONS**

|   | PROPERTY OWNERS & PROJECT ADDRESS:   |                           | Kevin Brown<br>A PADRE SERRA<br>BBARA, CA 93103 |
|---|--|---------------------------|---|
|   | A.P.N.:  |                           | 029-330-027                                     |
|   | HIGH FIRE HAZARD AREA?   | FOOTHILL ZONE             | YES   |
|   | FLOOD ZONE?  |                           | NO  |
|   | LAND USE ZONE:   |                           | RS-15   |
|   | SETBACKS: FRONT: INTERIOR:   |                           | 30'<br>10'                                      |
|   | SPECIAL DISTRICT:  | HILLSIDE I                | DESIGN DISTRICT                                 |
|   | LOT AREA:  |                           | 53,579 SF<br>1.23 ACRES                         |
|   | PARCEL SLOPE:  |                           | 55 %  |
|   | SITE STATISTICS  |                           |   |
|   | EXISTING:  | SF                        | % COVERAGE                                      |
|   | BUILDING FOOTPRINT:  | 1,677                     | 3.1 %   |
|   | LANDSCAPING:   | 46,035                    | 85.9 %  |
|   | PAVED AREAS:   | 5,867                     | 11.0 %  |
|   | TOTAL EXISTING:  | 53,579                    | 100.0 %   |
|   | PROPOSED:  | SF                        | % COVERAGE                                      |
|   | BUILDING FOOTPRINT:  | 1,677                     | 3.1 %   |
| ADCLIEGI OCICAL CONDITIONIC   | LANDSCAPING:   | 46,035                    | 85.9 %  |
| ARCHEOLOGICAL CONDITIONS  | PAVED AREAS:   | 5,867                     | 11.0 %  |
| PRIOR TO THE START OF ANY VEGETATION OR PAVING REMOVAL, DEMOLITION, TRENCHING OR GRADING, CONTRACTORS AND CONSTRUCTION PERSONNEL SHALL BE   | TOTAL PROPOSED:  | 53,579                    | 100.0 %   |
| ALERTED TO THE POSSIBILITY OF UNCOVERING UNANTICIPATED SUBSURFACE ARCHAEOLOGICAL FEATURES OR ARTIFACTS ASSOCIATED WITH PAST HUMAN OCCUPATION OF THE PARCEL.   | NEW IMPERVIOUS AREA:<br>NEW 1ST FLOOR ROOF AREA:<br>REDEVELOPED IMPERVIOUS AREA: |                           |   |
| 2. IF SUCH ARCHAEOLOGICAL RESOURCES ARE ENCOUNTERED OR SUSPECTED, WORK SHALL BE HALTED IMMEDIATELY, THE CITY ENVIRONMENTAL ANALYST SHALL BE NOTIFIED, AND AN ARCHAEOLOGIST FROM THE MOST CURRENT CITY-QUALIFIED ARCHAEOLOGICAL          | NEW 2ND FLOOR ROOF AREA TOTAL PROPOSED IMPERVIOUS AREA:                          | 190 SF<br>240 SF          |   |
| RESOURCES CONSULTANT LIST SHALL BE RETAINED BY THE APPLICANT. THE LATTER SHALL BE EMPLOYED TO ASSESS THE NATURE, EXTENT, AND SIGNIFICANCE OF ANY DISCOVERIES AND TO DEVELOP APPROPRIATE MANAGEMENT RECOMMENDATIONS FOR                  | AREA CALCULATIONS  EXISTING:   | GROSS                     | NET   |
| ARCHAEOLOGICAL RESOURCE TREATMENT WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, REDIRECTION OF GRADING OR EXCAVATION ACTIVITIES, CONSULTATION OR   | RESIDENCE  |                           |   |
| MONITORING WITH A BARBAREÑO CHUMASH REPRESENTATIVE FROM THE MOST CURRENT CITY-QUALIFIED NATIVE AMERICAN SITE MONITORS LIST.   | 1ST FLOOR:   | 1,270 SF                  | 1,203 SF  |
| CITI-QUALIFIED NATIVE AMERICAN SITE MONITORS LIST.  | 2ND FLOOR:   | 1,128 SF                  | 1,075 SF  |
| 3. IF A DISCOVERY CONSISTS OF POSSIBLE HUMAN REMAINS, THE SANTA BARBARA COUNTY  | TOTAL EXISTING:<br>GARAGE  | <b>2,398 SF</b><br>540 SF | <b>2,278 SF</b><br>516 SF                       |
| CORONER SHALL BE CONTACTED IMMEDIATELY. IF THE CORONER DETERMINES THAT THE REMAINS ARE NATIVE AMERICAN, THE CORONER SHALL CONTACT THE CALIFORNIA NATIVE   | TOTAL OVERALL EXISTING:  | 2,938 SF                  | 2,794 SF  |
| AMERICAN HERITAGE COMMISSION. A BARBAREÑO CHUMASH REPRESENTATIVE FROM THE   | TOTAL OVERALL EXISTING.  | 2,730 31                  | 2,7 94 31                                       |
| MOST CURRENT CITY-QUALIFIED NATIVE AMERICAN SITE MONITORS LIST SHALL BE<br>RETAINED TO MONITOR ALL FURTHER SUBSURFACE DISTURBANCE IN THE FIND. WORK IN  | PROPOSED:  | GROSS                     | NET   |
| THE AREA MAY ONLY PROCEED AFTER THE ENVIRONMENTAL ANALYST GRANTS  | RESIDENCE (E)  | 2,398 SF                  | 2,278 SF  |
| AUTHORIZATION.  | 1ST FLOOR ADDITION:  | 20 SF                     | 18 SF   |
| A JE A DICCOVEDY CONCICTS OF DOCCIDI E DDELLICTODIC OD MATINE AMEDICANI ADTIEACTS OD  | 1ST FLR GARAGE AREA CONVERS  |                           | 19 SF   |
| 4. IF A DISCOVERY CONSISTS OF POSSIBLE PREHISTORIC OR NATIVE AMERICAN ARTIFACTS OR MATERIALS, A BARBAREÑO CHUMASH REPRESENTATIVE FROM THE MOST CURRENT NATIVE   | 2ND FLOOR ADDITION:  | 60 SF                     | 52 SF   |
| AMERICAN SITE MONITORS LIST SHALL BE RETAINED TO MONITOR ALL FURTHER  | TOTAL PROPOSED:  | 2,498 SF                  | 2,367 SF  |
| SUBSURFACE DISTURBANCE IN THE FIND. WORK IN THE AREA MAY ONLY PROCEED AFTER THE ENVIRONMENTAL ANALYST GRANTS AUTHORIZATION.   | GARAGE (E) MINUS CONVERSION:<br>TOTAL EXISTING & PROPOSED=                       | 520 SF<br><b>3,018 SF</b> | 497 SF<br><b>2,864 SF</b>                       |
|   | AREA OF REMODEL:   | 870 SF                    | 31%   |
|   | PARKING CALCULATIONS   |                           |   |
|   | EVICTINIC DADIVINIC.   |                           | 2 COVERED                                       |
| STORM WATER BMP   | EXISTING PARKING: PROPOSED PARKING: REQUIRED PARKING:                            |                           | 2 COVERED<br>2 COVERED<br>2 COVERED             |
| THIS PROJECT PROPOSES 50 SF OF NEW IMPERVIOUS AREA AT NEW ROOF ABOVE THE 1ST  |  |                           |   |
| FLOOR ADDITION AND 190 SF OF REDEVELOPED IMPERVIOUS AREA AT NEW ROOF OVER THE SECOND FLOOR ROOF AND ADDITION OVER (E) BALCONY. TOTAL AMOUNT OF NEW IMPERVIOUS AND REDEVELOPED IMPERVIOUS AREA IS 240 SF. PROJECT TO COMPLY WITH TIER 1. | SCOPE OF WORK  |                           |   |

#### SCOPE OF WORK

PROPOSED PROJECT IS AN INTERIOR & EXTERIOR REMODEL WHICH INCLUDES AN 18 SF 1ST FLOOR ADDITION AND A 52 SF 2ND FLOOR ADDITION, CONVERSION OF 19 SF OF GARAGE AREA TO HABITAL INTERIOR SPACE, STRUCTURAL REINFORCEMENTS, NEW EXT. DOORS & WINDOWS, 2 WROUGHT IRON JULIETTE BALCONIES, NEW 172 SF WOOD DECK ON THE 1ST FLOOR AT THE NORTH SIDE OF THE STRUCTURE, NEW SMOOTH PLASTER FINISH AND NEW

INTERIOR WORK INCLUDES THE REMOVAL IN NON-STRUCTURAL INTERIOR PARTITION WALLS, NEW KITCHEN, RELOCATED POWDER ROOM AND REMODELED BATHROOMS.

# DRAWING INDEX

SEE SHEET S1.2 FOR SPECIAL INSPECTIONS

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| ODECLAL INJODECTIONIC |  |  |  |  |
| SPECIAL               | LINSPECTIONS   |  |  |  |
|                       |  |  |  |  |
|                       |  |  |  |  |

PROPOSED PROJECT FOR:

RESIDENTIAL REMODEL 911 ALAMEDA PADRE SERRA SANTA BARBARA, CA

DRAWINGS PREPARED BY:

#### ADAM CUNNINGHAM 418 W ORTEGA ST #B

SANTA BARBARA, CA (805) 403-1067 Email: oneadam98@vahoo.com

REMODEI AEI TA J

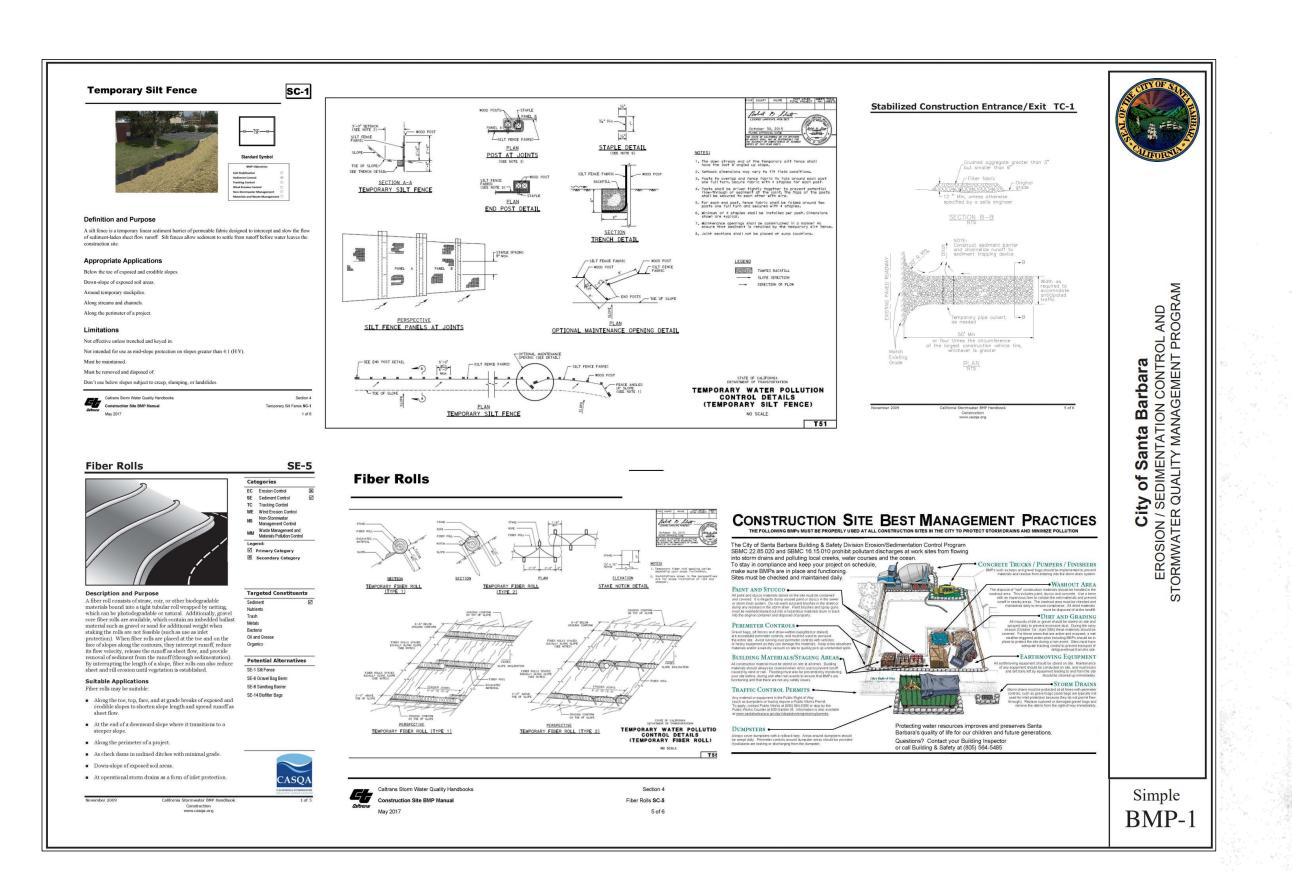
CONTENTS: TITLE SHEET ISSUE DATE: 03.20.22 ADAM CUNNINGHAM expressly reserves his common law copyrigh and other property rights in these plans. These plans are not to be reproduced, changed, or copied in any form or manner whatsoever, nor are they to be assigned to a third party without first obtaining the written permission and consent of Adam Cunningham. In the event of unauthorized reuse of these plans by a third party, the third party shall hold Adam Cunningham harmless. SUBMITTALS/REVIEWS/APPROVALS 10.28.22 | 2ND ZONING 12.08.22 | 3RD ZONING

10.05.23 | SFDB CONSENT REVIEW

03.20.24 | 4TH ZONING

JOB NUMBER: 21-21

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(E) 24" COAST LIVE OAK TO REMAIN.

PER ABORIST REPORT BY ROBERT MURAOKA 9.27.23:

WRAP TRUNK W/ ORANGE VINYL CONSTRUCTION FENCING DURING CONSTRUCTION.

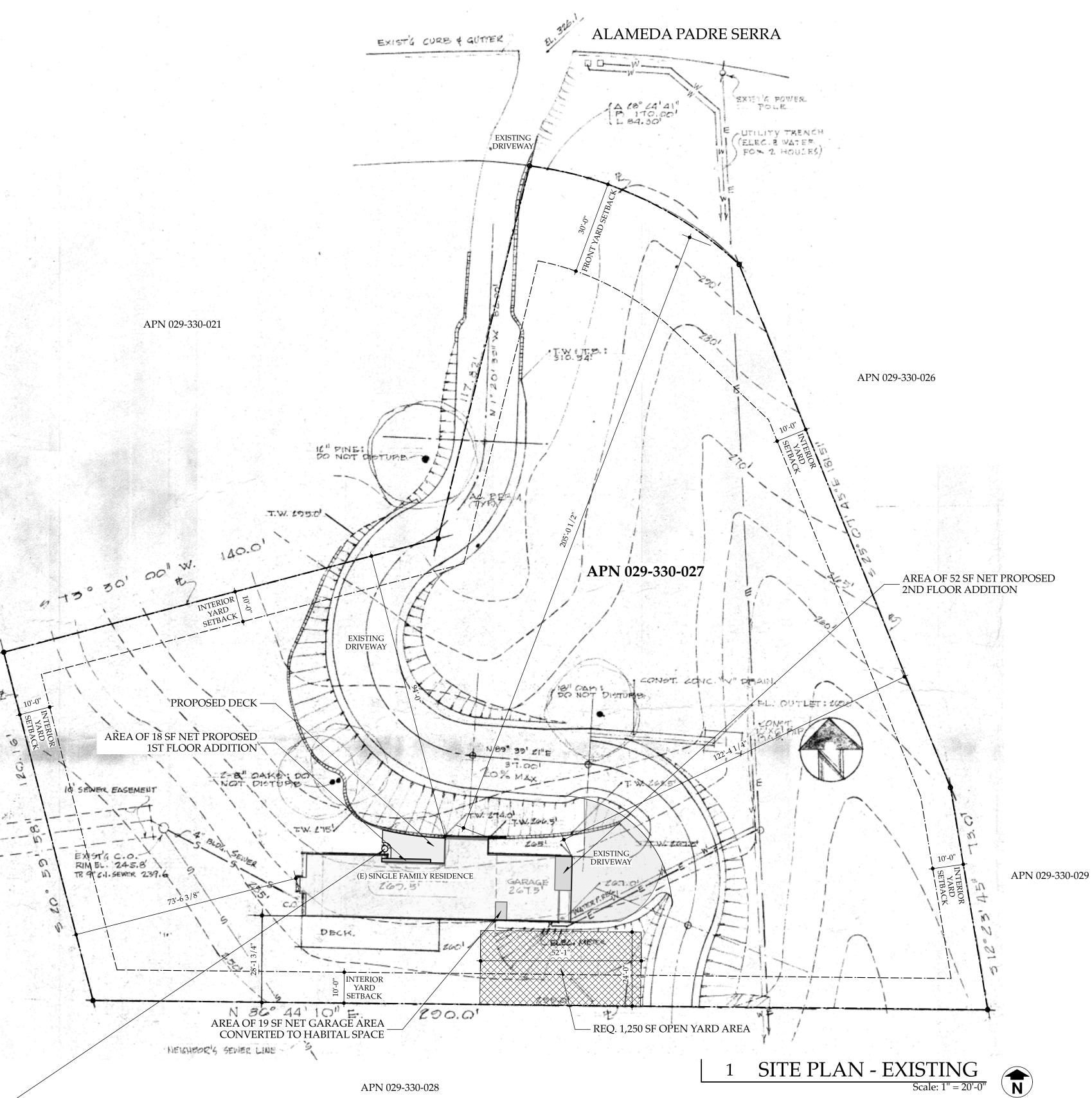
10" LIMB TO BE REMOVED PER ARBORIST REPORT RECOMMENDED MEASURES AND ANSI A300 PRUNING STANDARDS.

THE 3 DECK SUPPORT FOOTINGS TO BE DUG BY HAND, WHILE BEING OBSERVED BY A QUALIFIED ARBORIST. SHOULD ANY SIGNIFICANT ROOTS, 3' OR LARGER BE ENCOUNTERED, THE ARBORIST SHALL DETERMINE IF ROOT REMOVAL WILL CAUSE SIGNIFICANT NEGATIVE IMPACT TO TREE.

THE POTENTIAL NEGATIVE IMPACT CAUSED BY THE LIMB REMOVAL WILL BE MITIGATED BY PLANTING (3) FIVE-GALLON SIZE TREES OF THE SAME SPECIES ON THE SITE. THE REPLACEMENT TREES SHALL RECEIVE SUPPLEMENTAL IRRIGATION FOR THREE YEARS FOLLOWING INSTALLATION, AND THEN WEANED OFF IRRIGATION ONCE ESTABLISHED.

PRIOR TO BUILDING PERMIT ISSUANCE, THE APPLICANT SHALL SUBMIT AN ARBORIST MONITORING CONTRACT SUBJECT TO REVIEW AND APPROVAL BY THE ENVIRONMENTAL ANALYST.

PRIOR TO BUILDING OCCUPANCY, THE APPLICANT SHALL SUBMIT AN ARBORIST MONITORING REPORT. THE MONITORING REPORT SHALL SPECIFY IF THE TREE HAS BEEN SIGNIFICANTLY IMPACTED AND IF REPLACEMENT TREES ARE REQUIRED. IF THE MONITORING REPORT IDENTIFIES SIGNIFICANT IMPACTS TO THE OAK, TREE REPLACEMENT SHALL BE REQUIRED.



PROPOSED PROJECT FOR:

RESIDENTIAL REMODEL

911 ALAMEDA PADRE SERRA
SANTA BARBARA, CA

DRAWINGS PREPARED BY:

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# RESIDENTIAL REMODEL 911 ALAMEDA PADRE SERR SANTA BARBARA, CA

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SITE PLAN

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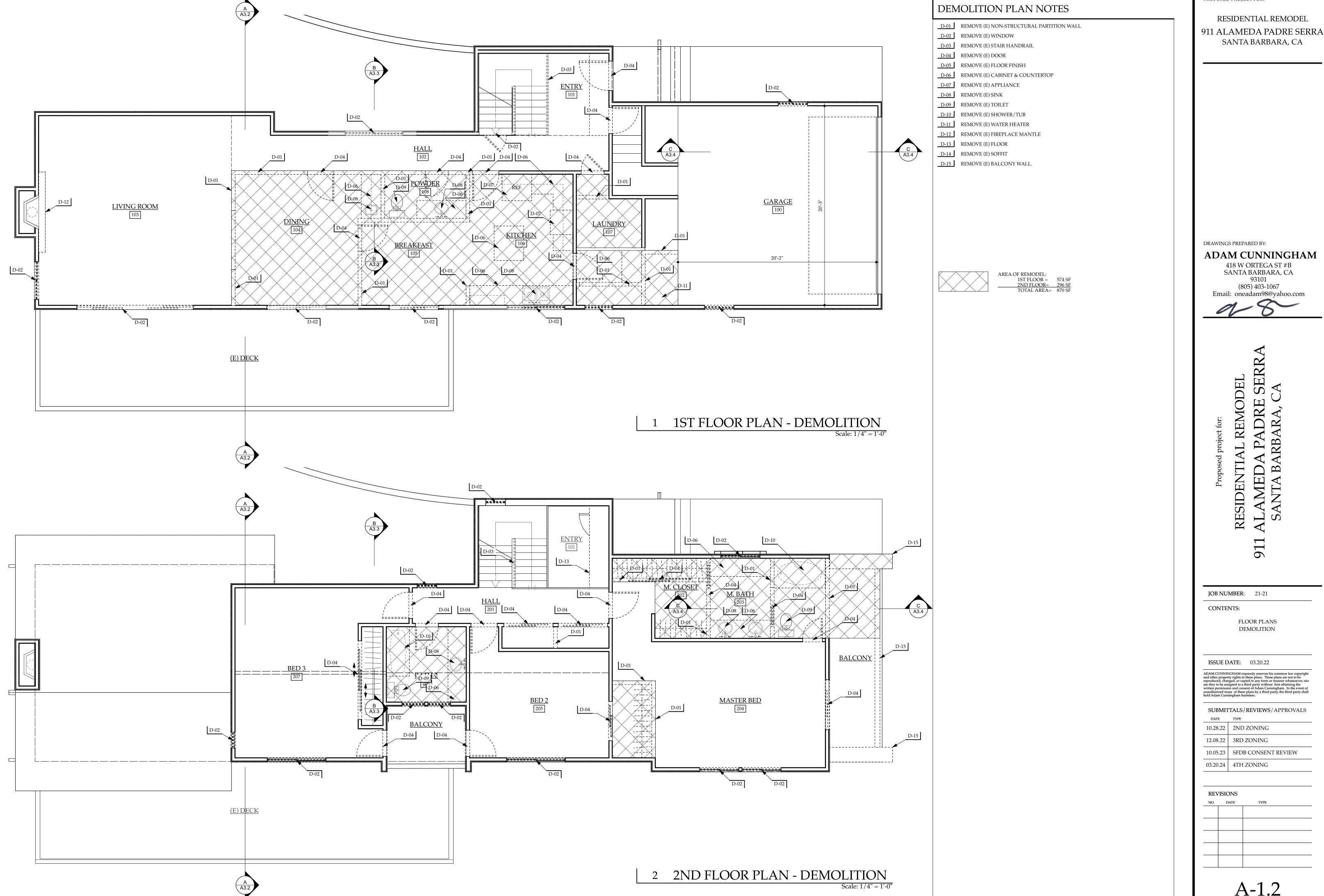
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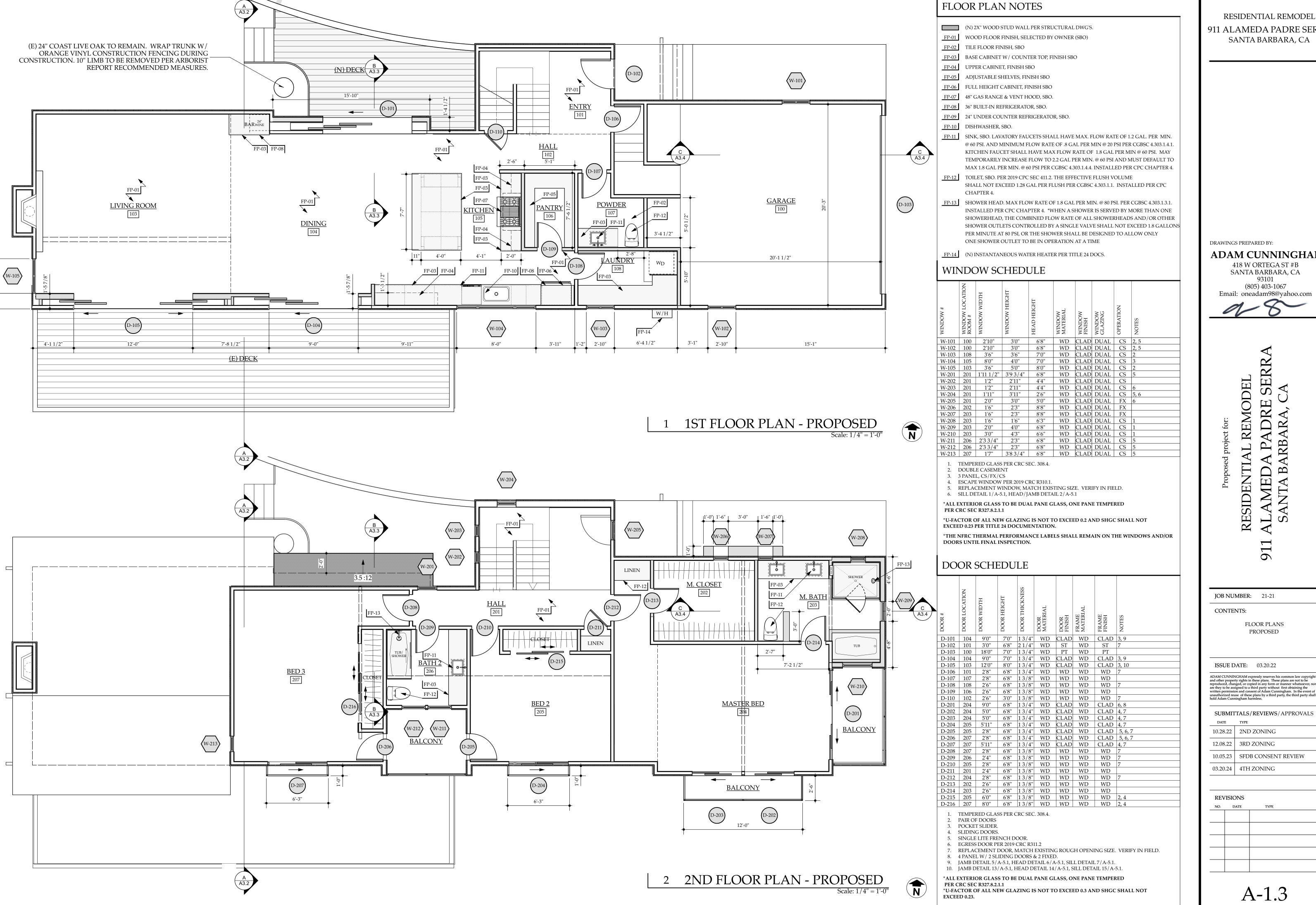
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RESIDENTIAL REMODEL

911 ALAMEDA PADRE SERRA SANTA BARBARA, CA

#### ADAM CUNNINGHAM 418 W ORTEGA ST #B

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SERR MEI NTA I

FLOOR PLANS PROPOSED

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RESIDENTIAL REMODEL

911 ALAMEDA PADRE SERRA SANTA BARBARA, CA

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ROOF PLANS

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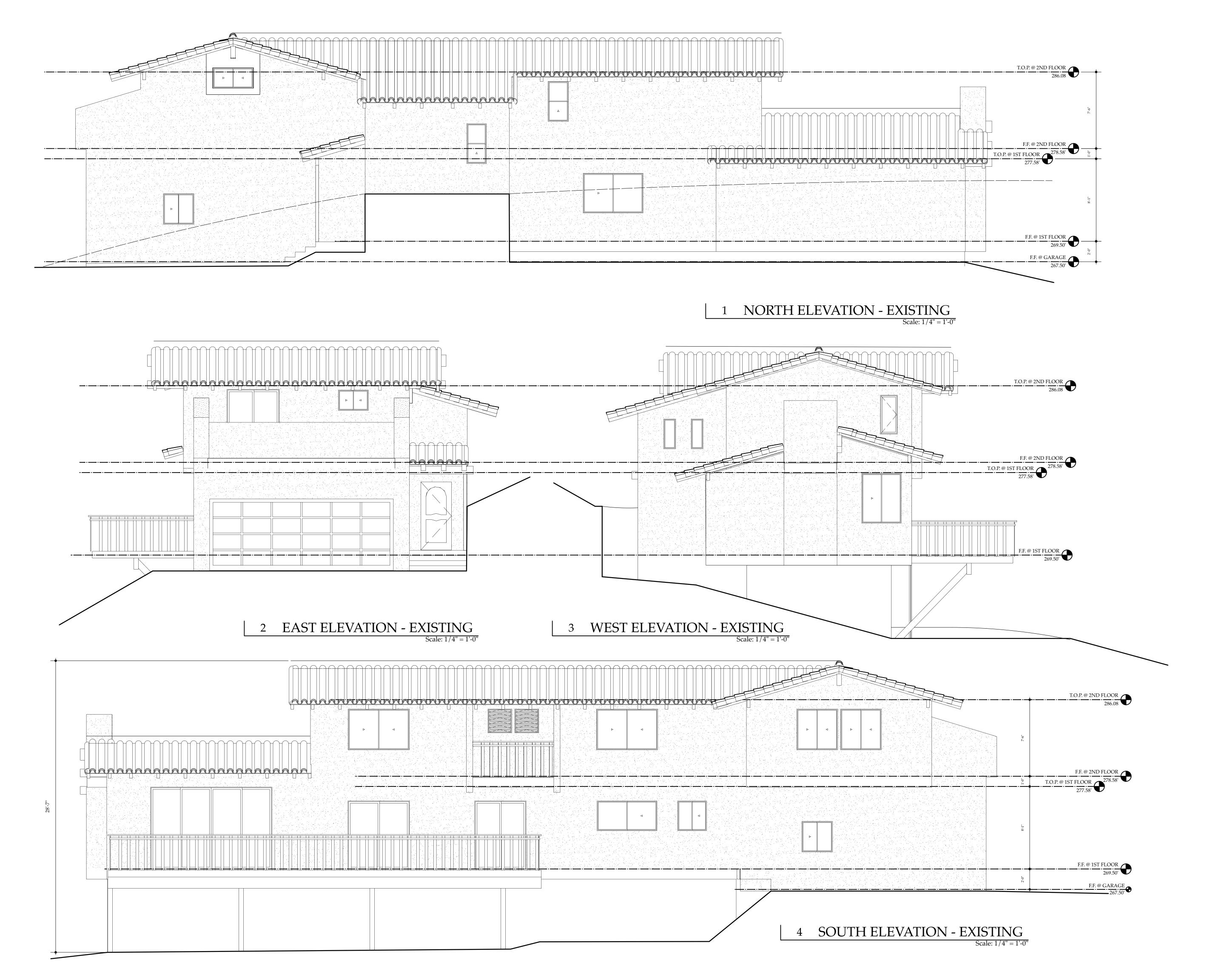
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RESIDENTIAL REMODEL
911 ALAMEDA PADRE SERRA
SANTA BARBARA, CA

DRAWINGS PREPARED BY:

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nail: oneadam98@yahoo.com

RESIDENTIAL REMODEL

911 ALAMEDA PADRE SERRA

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EXTERIOR ELEVATIONS
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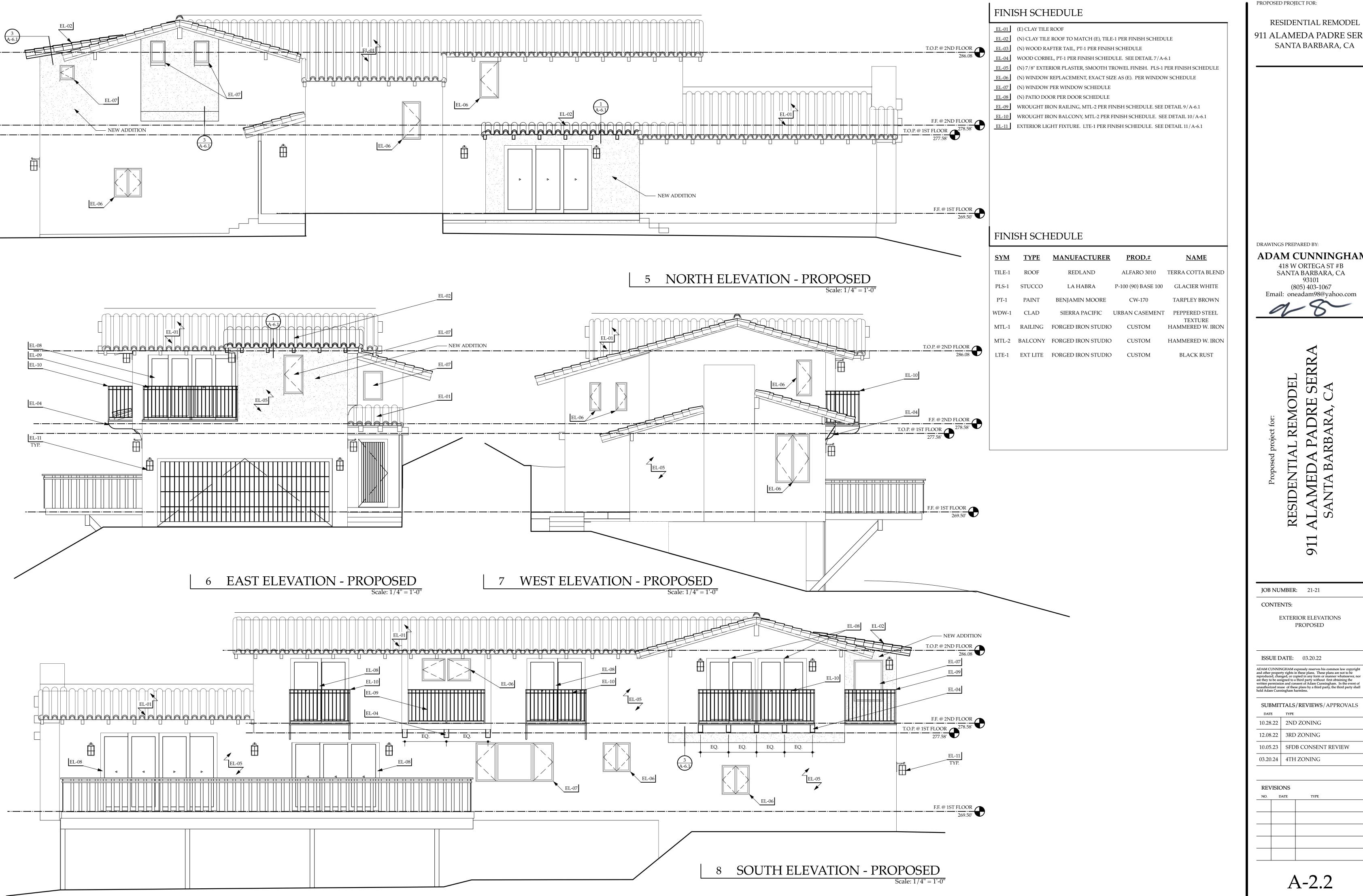
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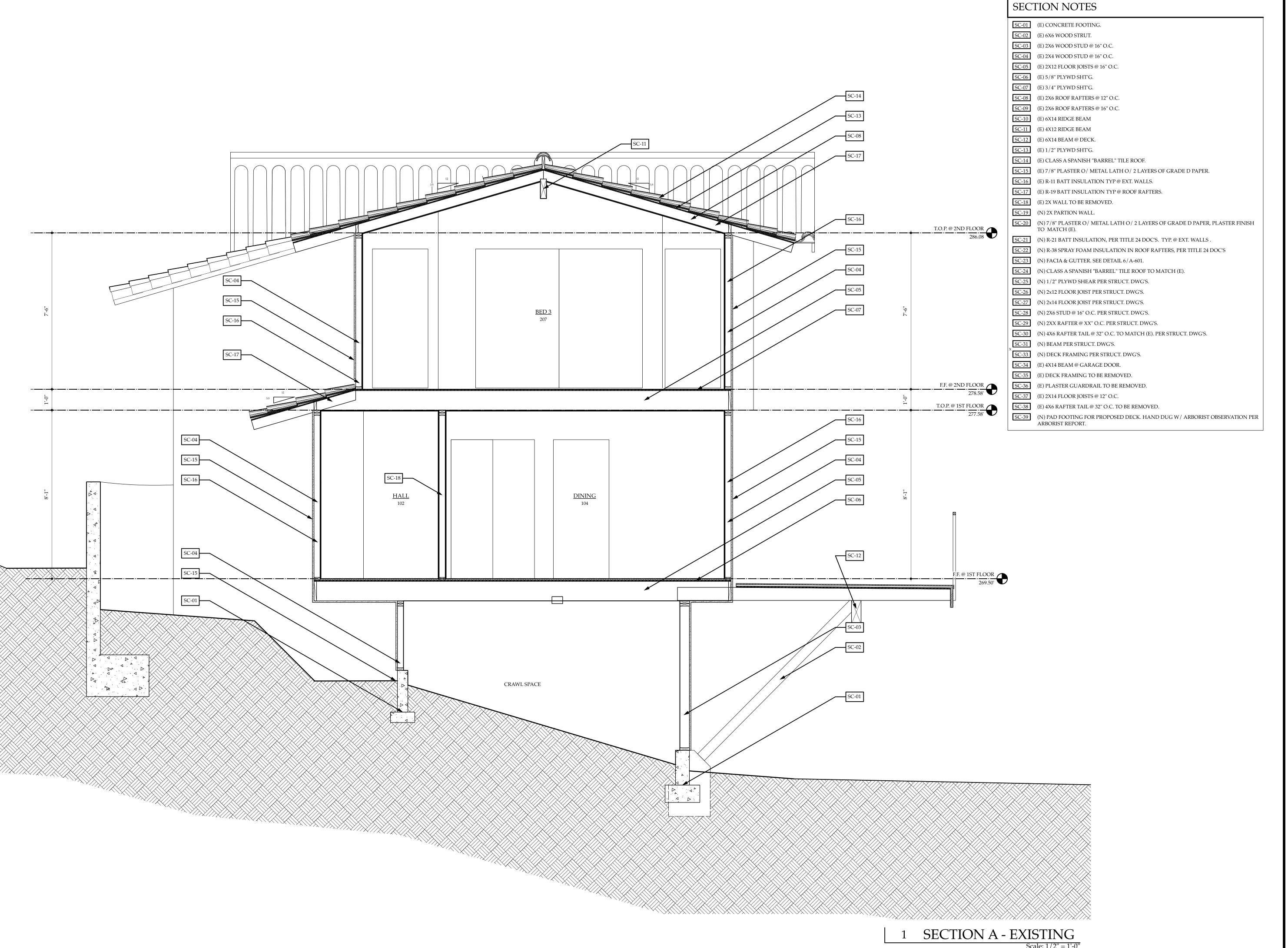
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911 ALAMEDA PADRE SERRA

**ADAM CUNNINGHAM** 

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SUBMITTALS/REVIEWS/APPROVALS



RESIDENTIAL REMODEL 911 ALAMEDA PADRE SERRA SANTA BARBARA, CA

DRAWINGS PREPARED BY:

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MEL NTA I

JOB NUMBER: 21-21

CONTENTS:

SECTION A **EXISTING** 

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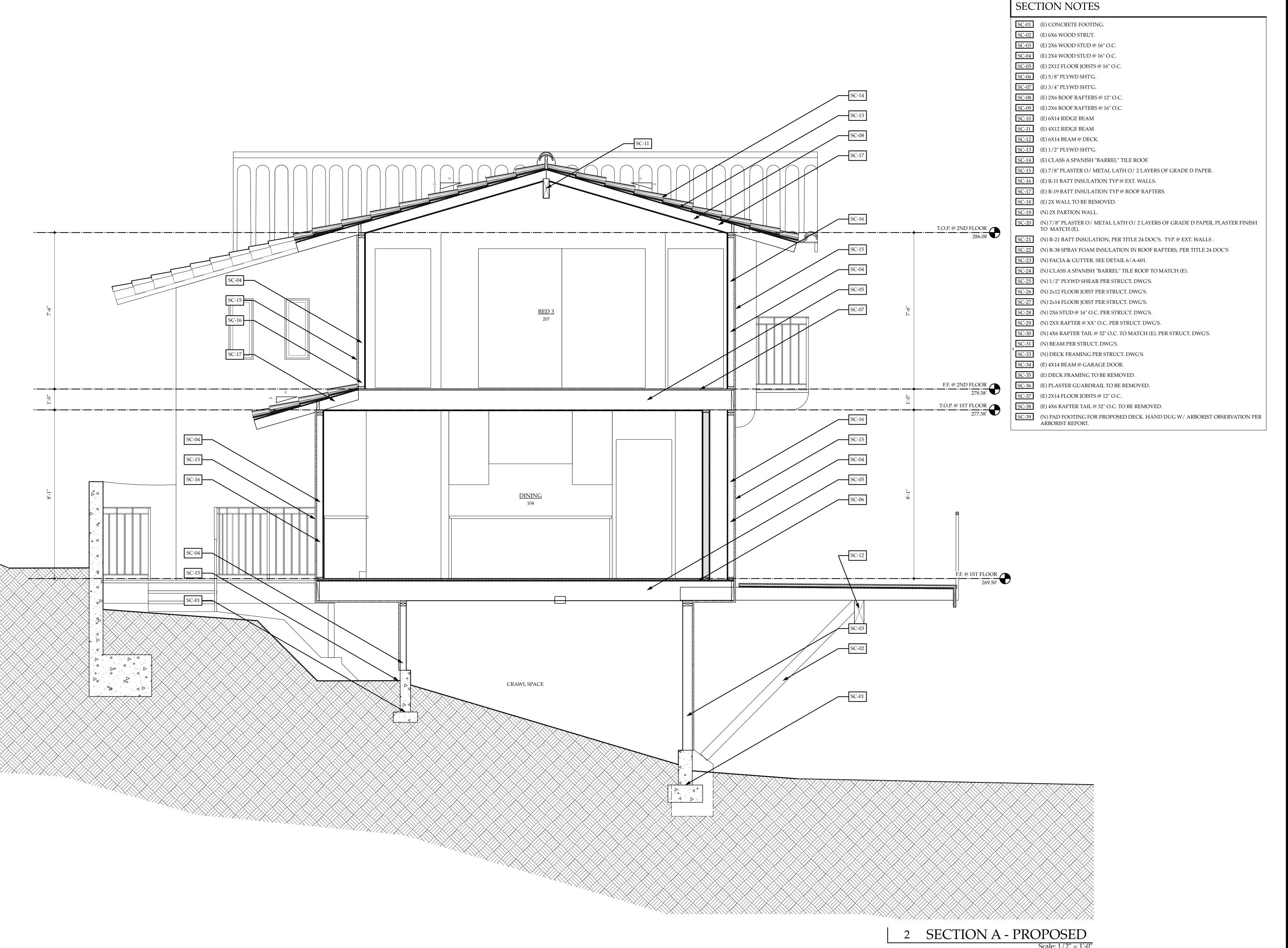
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SECTION A PROPOSED

MEL

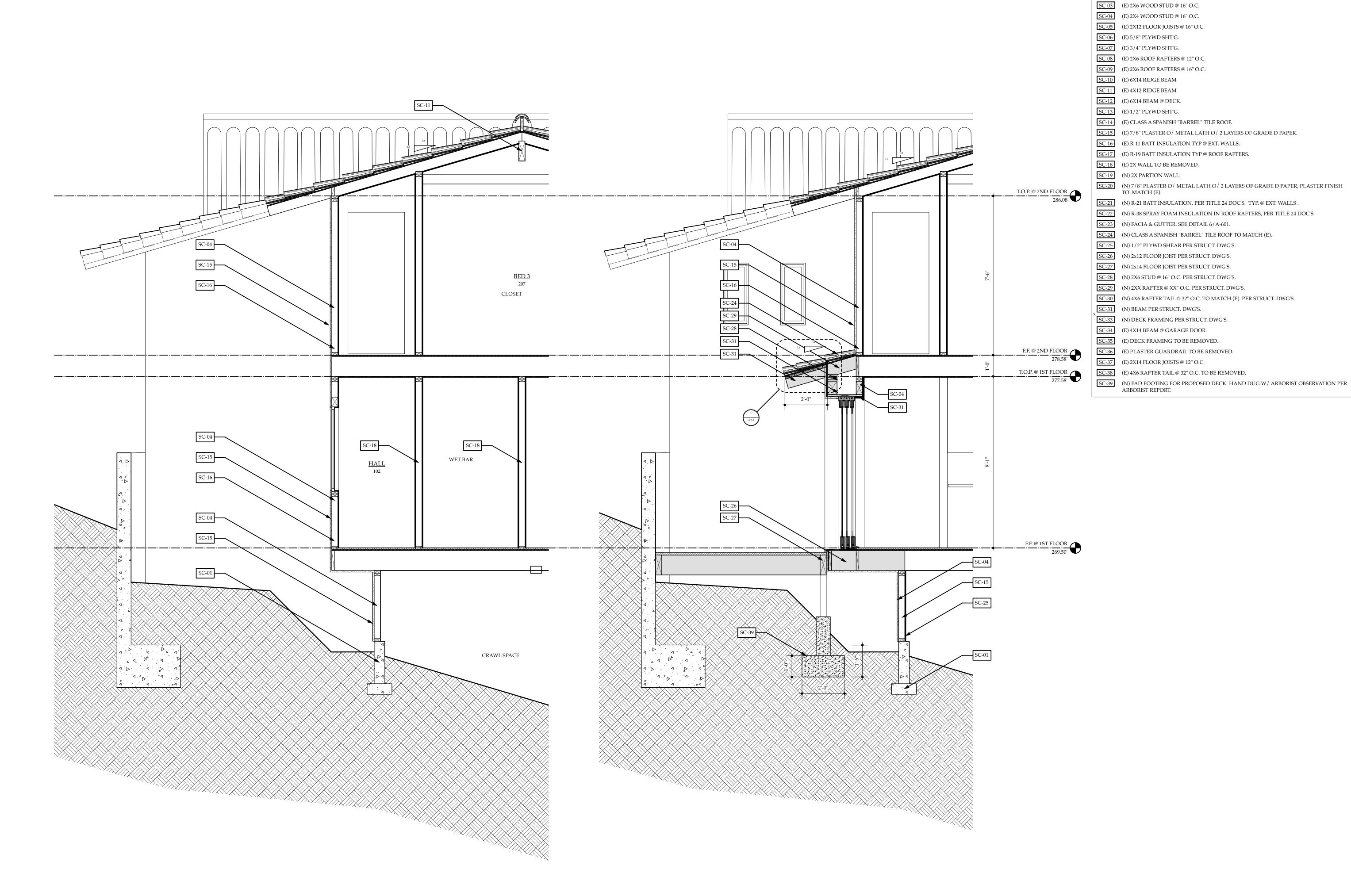
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SECTION B - EXISTING

SECTION NOTES

SC-01 (E) CONCRETE FOOTING.

SC-02 (E) 6X6 WOOD STRUT.

SECTION B - PROPOSED

RESIDENTIAL REMODEL
911 ALAMEDA PADRE SERRA
SANTA BARBARA, CA

PROPOSED PROJECT FOR:

DRAWINGS PREPARED BY:

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nail: oneadam98@yahoo.com

ODEL E SERRA , CA

RESIDENTIAL REMOE 911 ALAMEDA PADRE SANTA BARBARA, C

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SECTION B EXISTING & PROPOSED

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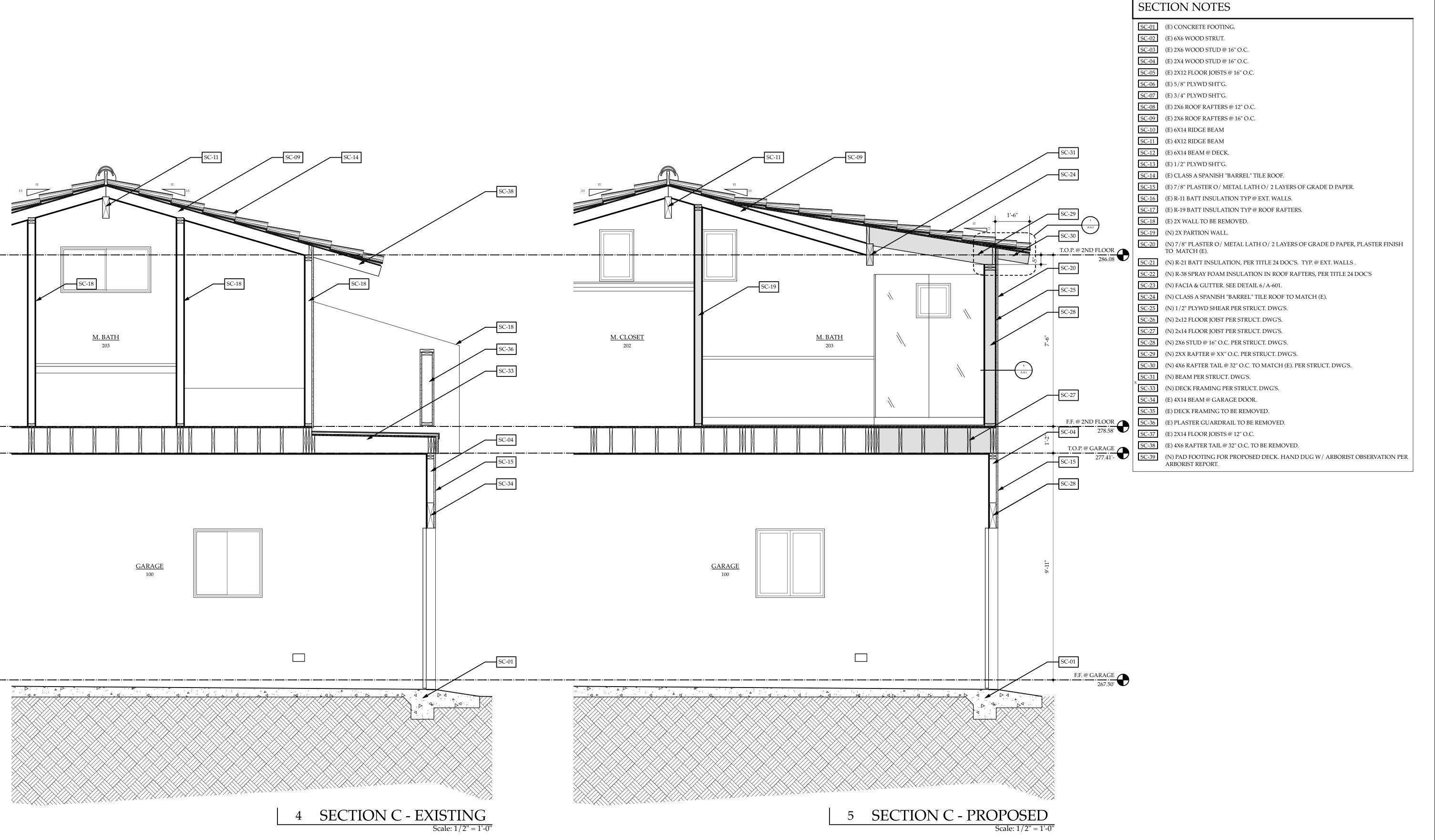
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RESIDENTIAL REMODEL
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CONTENTS:

SECTION C EXISTING & PROPOSED

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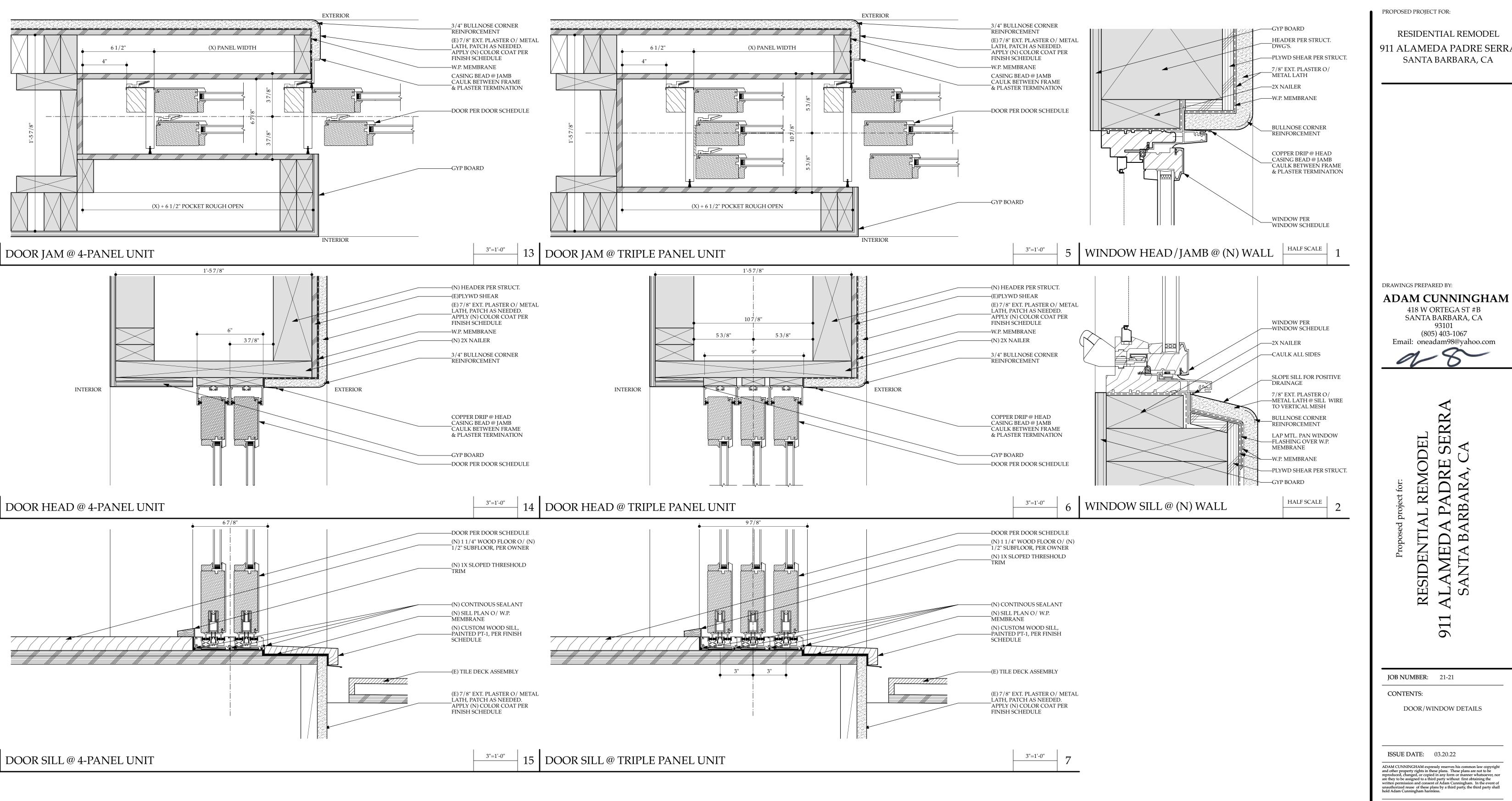
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RESIDENTIAL REMODEL 911 ALAMEDA PADRE SERRA SANTA BARBARA, CA

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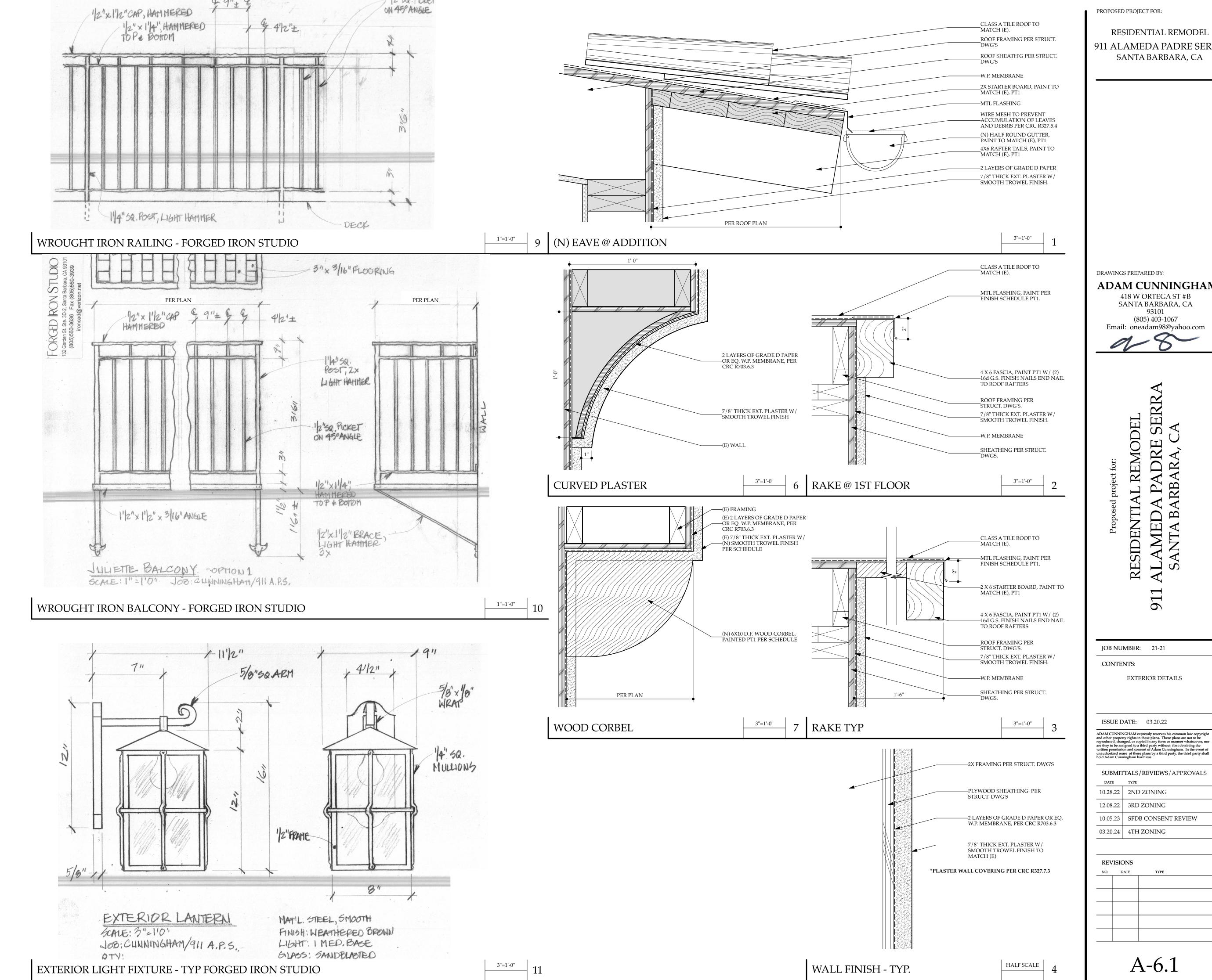
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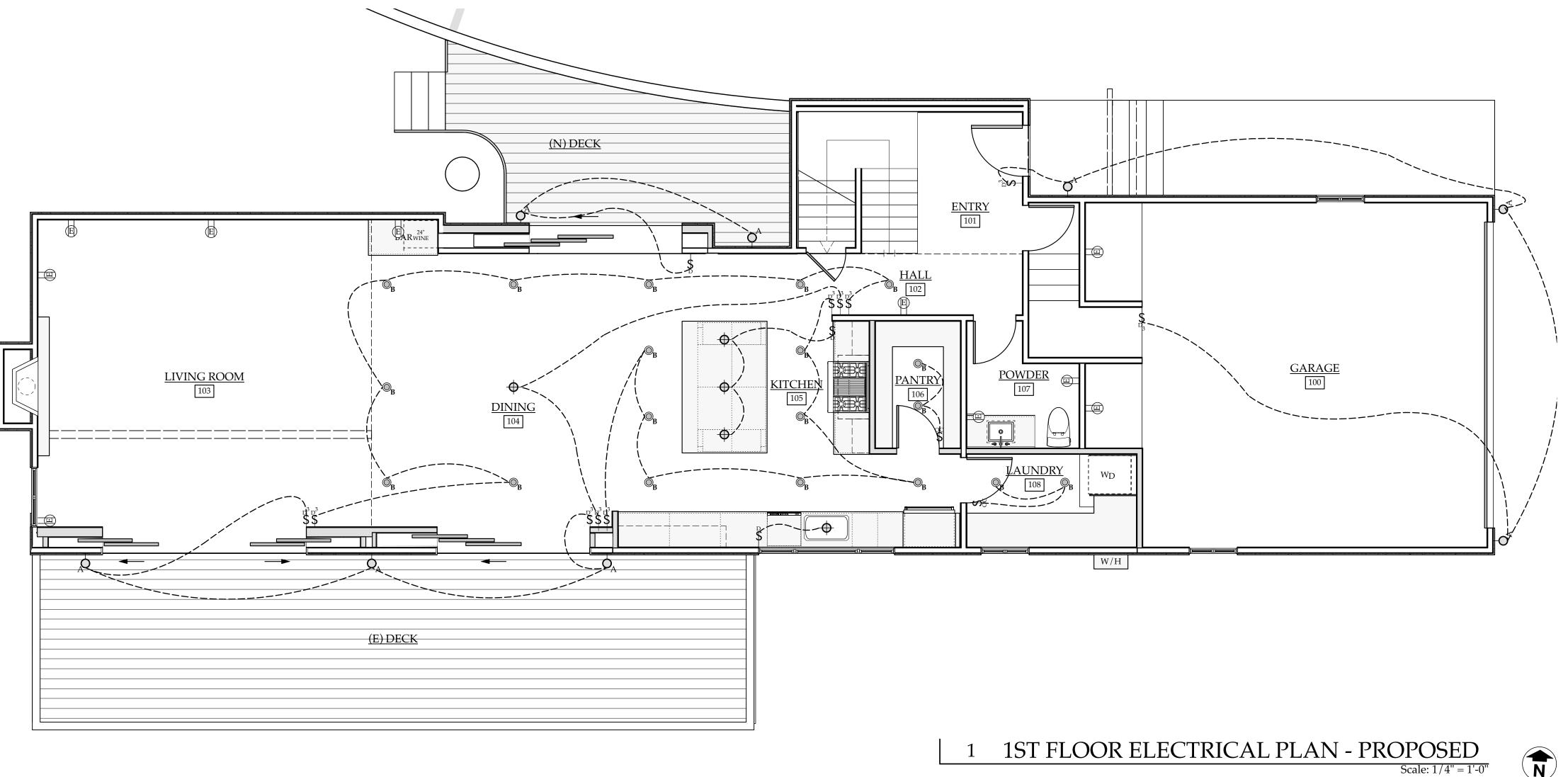
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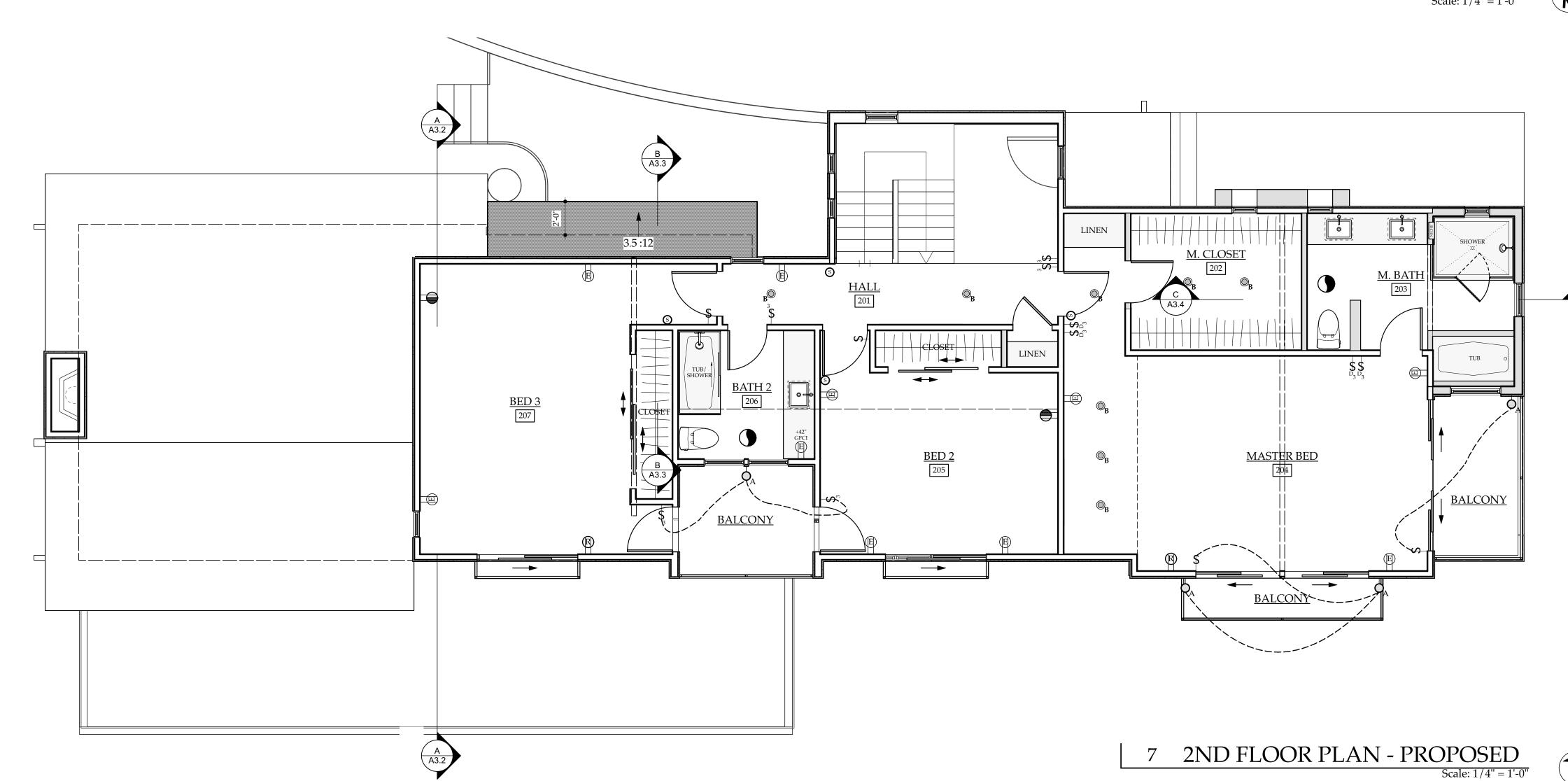
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RESIDENTIAL REMODEL 911 ALAMEDA PADRE SERRA

**ADAM CUNNINGHAM** 





#### ELECTRICAL SYMBOLS

RECEPTACLE, 20 AMP DUPLEX RECEPTACLE, 20 AMP DOUBLE DUPLEX RECEPTACLE, 20 AMP DUPLEX GROUND FAULT INTERUPT

RECEPTACLE, 20 AMP DUPLEX GROUND FAULT INTERUPT WATER PROOF

LIGHT SWITCH

LIGHT SWITCH 3 WAY LIGHT SWITCH 3 WAY W / DIMMER

LIGHT SWITCH W / DIMMER

LIGHT SWITCH W / OCCUPANCY SENSOR 3 WAY EXTERIOR WALL MOUNT, PER SCHEDULE

RECESSED FIXTURE, PER SCHEDULE LED SURFACE MOUNT FIXTURE, PER SCHEDULE

FLOURESCENT SURFACE MOUNT FIXTURE, PER SCHEDULE

#### ELECTRICAL GENERAL NOTES

- ALL (N) OUTLETS TO BE LOCATED AT 15" FROM TOP OF FINISH FLOOR UNLESS OTHERWISE NOTED. (CBC SEC. 1117B.6.5.1)
- ALL (N) SWITCHES TO BE LOCATED AT 42" FROM TOP OF FINISH FLOOR UNLESS OTHERWISE NOTED (CBC SEC. 1117B.6.5.2)
- UNLESS IN ACCORDANCE WITH CEC 210.12 (A) EXCEPTION 1, 2 OR 3, ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT/BRANCH CIRCUIT INTERRUPTER, COMBINATION-TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.
- WHERE BRANCH-CIRCUIT WIRING IS MODIFIED, REPLACED OR EXTENDED IN AREAS SPECIFIED IN CEC 210.12(A), THE BRANCH CIRCUIT SHALL BE PROTECTED BY EITHER A LISTED COMBINATION-TYPE AFCI LOCATED AT THE ORIGIN OF THE BRANCH CIRCUIT OR A LISTED OUTLET BRANCH-CIRCUIT TYPE AFCI LOCATED AT THE FIRST RECEPTACLE OF THE EXISTING BRANCH CIRCUIT.
- ALL NON-LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. EXCEPTIONS: (1) RECEPTACLES MORE SINGLE RECEPTACLE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES THAT ARE NOT EASILY MOVED AND LOCATED WITHIN DEDICATED SPACE AND ARE CHORD-AND-PLUG CONNECTED AS PER CEC 400.7, AND (4) NON-GROUNDING RECEPTACLES USED FOR REPLACEMENTS AS PERMITTED IN CEC 406.4 (D) (2) (a).
- THE INSTALLATION SHALL CONFORM WITH ALL THE REQUIREMENTS OF THE CURRENT NATIONAL ELECTRICAL CODE, STATE OF CALIFORNIA TITLE 24, ALL APPLICABLE CODES AND ORDINANCES AND THE REQUIREMENTS OF THE FIRE MARSHALL. ALL EQUIPMENT AND WIRING SHALL BEAR THE APPROVAL STAMP OF THE UNDERWRITERS' LABORATORY (UL) OR AN APPROVED TESTING LABORATORY.

#### LIGHTING GENERAL NOTES

1. MANUFACTURER'S LITERATURE SHOWING PROPOSED LED AND/OR LOW VOLTAGE LIGHT FIXTURES ARE HIGH EFFICACY AND CALIFORNIA CERTIFIED IS TO BE ON SITE AT THE TIME OF FIELD INSPECTION. LISTING OF CA CERTIFIED FIXTURES IS LOCATED ON THE CALIFORNIA ENERGY COMMISSION WEBSITE AT THE FOLLOWING HYPERLINK: HTTP://APPLIANCES.ENERGY.CA.GOV/ADVANCEDSEARCH.ASPX

2. LUMINAIRES THAT ARE RECESSED INTO INSULATED CEILINGS ARE APPROVED, IC LUMINAIRES AND ARE CERTIFIED AND LABELED AS AIRTIGHT TO THE STANDARDS PRESCRIBED BY THE RESIDENTIAL ENERGY CODE.

3. ALL LUMINAIRES AND LAMPHOLDERS SHALL BE LISTED. [CEC 410.6].

MANUAL ON/OFF SWITCHING.

4. ALL FINISHES SHALL BE CHOSEN BY OWNER/DESIGNER BEFORE FIXTURES ARE ORDERED.

5. ALL MOUNTING HEIGHTS AND LOCATIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS.

6. (N) EXHAUST FANS MUST BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. 7. LUMINARIES MUST BE SWITCHED WITH READILY ACCESSIBLE CONTROLS THAT PERMIT

8. NO CONTROLS MAY BYPASS A DIMMER OR VACANCY SENSOR FUNCTION WHERE THAT DIMMER OR VACANCY SENSOR HAS BEEN INSTALLED TO COMPLY WITH SECTION 150.0(k).

#### LIGHT FIXTURE SCHEDULE

LAMPS LUMENS WATTS HIGH TYPE MFR EFF? A SH STUDIO S-ZOL-102585.9 60 YES WALL

\* SEE DETAIL 11/A-6.1 FOR FIXTURE A.

\*ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY AND CONTROLLED BY AN ON/OFF LIGHT SWITCH THAT DOES NOT OVERRIDE TO ON BY THE ACTIVATION FUNCTIONS OF PHOTOCELL AND MOTION SENSOR.

\*ALL EXTERIOR LIGHT FIXTURE TO BE DARK SKY COMPLIANT

TYPE MFR MOUNTING LAMPS LUMENS WATTS HIGH ELG406930WH CLG, RECESSED LED 840 15 YES PROPOSED PROJECT FOR:

RESIDENTIAL REMODEL 911 ALAMEDA PADRE SERRA SANTA BARBARA, CA

DRAWINGS PREPARED BY:

#### **ADAM CUNNINGHAM**

418 W ORTEGA ST #B SANTA BARBARA, CA (805) 403-1067

MEI VTA I

JOB NUMBER: 21-21

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ELECTRICAL PLANS PROPOSED

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REVISIONS

- 2. UNLESS OTHERWISE SPECIFIED, THE GENERAL NOTES ON THIS PAGE SHALL APPLY. a.) DIMENSIONS ARE TO TAKE PRECEDENCE OVER THE SCALE SHOWN ON THE DRAWINGS. b.) NOTES AND DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER
- GENERAL NOTES AND TYPICAL DETAILS.
- c.) TYPICAL DETAILS AND GENERAL DETAILS AND NOTES ON THESE SHEETS SHALL APPLY UNLESS SPECIFICALLY NOTED OTHERWISE. CONSTRUCTION DETAILS NOT FULLY SHOWN OR NOTED SHALL BE SIMILAR TO DETAILS SHOWN FOR SIMILAR CONDITIONS.
- 3. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY THE STRUCTURAL ENGINEER IN WRITING OF ANY DISCREPANCIES OR OMISSIONS THAT SHOULD BE CORRECTED IN ORDER TO BRING THE DRAWINGS INTO CONFORMANCE WITH THE GOVERNING CODES AND REGULATIONS.

#### B. EXCAVATING, GRADING & FILLING

1. GRADING: ALL GRADING SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 18 OF THE 2019 CALIFORNIA BUILDING CODE (2019 CBC).

2. SCARIFICATION: THE AREA TO BE GRADED SHALL BE CLEARED OF SURFACE VEGETATION INCLUDING ROOTS AND ROOT STRUCTURE. THE SITE SHALL BE CLEARED OF PREVIOUS MAN MADE DEVELOPMENT INCLUDING UNDERGROUND IMPROVEMENTS SUCH AS FOUNDATIONS, UTILITY LINES. OLD SEPTIC TANKS OR SEEPAGE PITS, ETC.. ANY CAVITIES RESULTING FROM SUCH REMOVAL SHALL BE PROPERLY BACKFILLED IN ACCORDANCE WITH THE RECOMMENDATIONS BELOW.

3. COMPACTED BACKFILL: COMPACTED BACKFILL SHALL BE PLACED UNDER THE DIRECTION OF A SOILS ENGINEERING LABORATORY. AN ALTERNATIVE, IS TO USE CRUSHED 3/4" "B" ROCK THAT IS CONSOLIDATED AT 6" LIFTS WITH AIR OR GASOLINE POWERED COMPACTION EQUIPMENT AND COMPACTED TO 90% RELATIVE COMPACTION.

4. DRAINAGE: ALL STRUCTURES ARE TO HAVE RAIN GUTTERS THAT DRAIN AWAY FROM THE STRUCTURE; AND THE FIRST 5 FEET CLOSEST TO THE STRUCTURE SHALL SLOPE AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT.

#### C. FOUNDATIONS

1. FOUNDATION DESIGN IS BASED ON 2019 CALIFORNIA BUILDING CODE (2019 CBC), CHAPTER 18 MINIMUM VALUES.

- 2. ALLOWABLE SOIL BEARING PRESSURE IS 1500 PSF DL AND LL, UNLESS NOTED OTHERWISE.
- 3. PRIOR TO PLACING CONCRETE FOOTINGS, ALL LOOSE EARTH, WATER AND DEBRIS SHALL BE REMOVED FROM FOUNDATION BED.
- 4. FOOTINGS SHALL BE INSPECTED BY THE SOILS ENGINEER PRIOR TO CONCRETE PLACEMENT. AT THIS TIME ALL HOLDOWN ANCHORS SHOULD BE TIED IN PLACE.
- 5. PENETRATIONS: PROVIDE SLEEVES IN GRADE BEAMS AND FOOTINGS WITH INSIDE DIAMETER 2" GREATER THAN OUTSIDE DIAMETER OF PENETRATING PIPE OR CONDUIT.
- 6. BOTTOM OF FOOTINGS SHALL BE FOUNDED BELOW THE FOLLOWING. THE MOST RESTRICTIVE (DEEPEST) SHALL APPLY:
- a.) 18" BELOW FINISHED GRADE.
- b.) 12" INTO COMPACTED SOIL. COMPACTED SOIL SHALL BE COMPACTED TO 90% RELATIVE COMPACTION, TESTED AND CERTIFIED
- c.) 12" BELOW ORIGINAL NATIVE UNDISTURBED SOIL.
- d.) ALL FOOTINGS SHALL BE FOUNDED IN EITHER COMPACTED SOIL OR ORIGINAL NATIVE UNDISTURBED SOIL.
- 7. FOOTINGS RESTING ON A COMBINATION OF COMPACTED SOIL AND ORIGINAL NATIVE UNDISTURBED SOIL FOR THE SAME STRUCTURE IS NOT ALLOWED.

#### D. ADHESIVE ANCHORS

1. FOR ANCHORAGE OF THREADED RODS OR DEFORMED BARS IN CONCRETE OR CONCRETE BLOCK MASONRY, THE FOLLOWING PRODUCTS MAY BE USED:

a.) SIMPSON SET-XP EPOXY-TIE ADHESIVE (ICC ESR-2508) IN CONCRETE.

b.) SIMPSON SET ADHESIVE (ICC ESR-1772) IN CMU.

c.) HILTI HIT RE500SD ADHESIVE ANCHOR SYSTEM (ICC ESR-2322) IN CONCRETE. d.) HILTI HY-200-A ADHESIVE (ICC ESR-3187) IN CONCRETE.

2. INSTALLATION: THE FOLLOWING IS A GENERIC GUIDELINE. THE INSTALLER SHOULD REFER TO THE SPECIFIC ICC REPORT FOR EXACT GUIDELINES. MIN. CONCRETE STRENGTH IS Fc=2000PSI

ALL HOLES ARE DRILLED TO A DEPTH AND DIAMETER AS SPECIFIED IN THE DETAILS. THE HOLES ARE THEN CLEANED OF DUST, DEBRIS AND WATER, AND FILLED WITH THE ADHESIVE AND THE THREADED ROD OR REBAR IS INSERTED INTO THE HOLE, TURNING SLIGHTLY AS IT IS PUSHED TO THE BOTTOM, TO ENSURE COMPLETE BONDING. ALLOW ANCHOR TO CURE PER CURE TIME SCHEDULE BELOW BEFORE TIGHTENING DOWN. <u>SPECIAL INSPECTION IS REQUIRED.</u> THE SPECIAL INSPECTOR RECORDS THE CARBIDE-TIPPED DRILL-BIT COMPLIANCE WITH ANSI B212.15-1994; DIAMETER AND LENGTH; ADHESIVE EXPIRATION DATE; AND VERIFICATION OF ANCHOR INSTALLATION WITH THE MANUFACTURER'S

| CURE TIME SCHEDULE FOR ADHESIVES |          |                                  |          |          |          |  |
|----------------------------------|----------|----------------------------------|----------|----------|----------|--|
| ADHESIVE TYPE                    |          | BASE MATERIAL TEMPERATURE ( °F ) |          |          |          |  |
| ADDESIVE TIPE                    | ±50° F   | ±60° F                           | ±70° F   | ±90° F   | ±100° F  |  |
| SIMPSON SET-XP                   | 72 HOURS | 48 HOURS                         | 24 HOURS | 24 HOURS | 24 HOURS |  |
| SIMPSON SET                      | 72 HOURS | 48 HOURS                         | 24 HOURS | 20 HOURS | 16 HOURS |  |
| HILTI HIT RE-500-SD              | 48 HOURS | 24 HOURS                         | 12 HOURS | 8 HOURS  | 4 HOURS  |  |

- 3. AT NO TIME SHOULD A SMOOTH SECTION OF BAR BE EPOXIED INTO THE HOLE.
- 4. IF ANCHORS ARE TO BE INSTALLED IN NEW CONCRETE, CONTRACTOR MUST WAIT A MINIMUM OF 7 DAYS BEFORE DRILLING THE HOLE.

#### E. THREADED ANCHORS

PUBLISHED INSTRUCTIONS.

- 1. FOR ANCHORAGE IN **CONCRETE** THE FOLLOWING PRODUCTS MAY BE USED: a.) SIMPSON STRONG TIE TITEN HD (ICC ESR-2713)
  - b.) HILTI KWIK HUS-EZ (ICC ESR-3027)

FOR ANCHORAGE IN MASONRY THE FOLLOWING PRODUCTS MAY BE USED:

- a.) SIMPSON STRONG TIE TITEN HD (ICC ESR-1056)
- 2. INSTALLATION: THE FOLLOWING IS A GENERIC GUIDELINE. THE INSTALLER SHOULD REFER TO THE SPECIFIC CODE REPORT FOR EXACT GUIDELINES.

THREADED ANCHOR IS INSTALLED IN CONCRETE (MIN. F =2500 PSI) WITH A PRE-DRILLED HOLE PER BELOW. THE DRILLED HOLES MUST EXCEED THE DEPTH OF ANCHOR EMBEDMENT BY AT LEAST 1/2 INCH TO PROVIDE ROOM FOR THE DUST TO SETTLE. THE ANCHOR IS DRILLED INTO THE PREDRILLED HOLE UNTIL THE HEX WASHER HEAD CONTACTS THE FIXTURE. SPECIAL INSPECTION IS REQUIRED.

| RECOMMENDED HOLE DIAMETER FOR STEEL FIXTURES |      |      |      |      |
|--|------|------|------|------|
| ANCHOR SIZE AND DRILL<br>BIT DIAMETER (Ø)    | 3/8" | 1/2" | 5/8" | 3/4" |
| BASE PLATE CLEARANCE<br>HOLE DIAMETER        | 1/2" | 5/8" | 3/4" | 7/8" |
| MAXIMUM INSTALLATION<br>TORQUE               | 50   | 65   | 100  | 150  |

3. IF ANCHORS ARE TO BE INSTALLED IN NEW CONCRETE, CONTRACTOR MUST WAIT A MINIMUM OF 7 DAYS BEFORE DRILLING THE HOLE.

#### F. CONCRETE:

1. STRENGTH: CONCRETE FOR THE PROJECT SHALL HAVE THE FOLLOWING ULTIMATE COMPRESSIVE STRENGTH AT AGE OF 28 DAYS:

ALL MIX DESIGNS ARE TO BE REVIEWED BY THIS OFFICE.

| LOCATION           | STRENGTH | WEIGHT  | SLUMP | ADMIXTURE  | REMARKS   |
|--------------------|----------|---------|-------|--|---|
| FOOTINGS, & SLABS. | 2500 PSI | 150 PCF | 4"    | 2% AIR, 18% FLY<br>ASH, LOW RANGE<br>WATER REDUCER | WATER/CEMENT<br>RATIO = 0.60<br>SEE NOTE 5<br>BELOW |

- 2. SLUMP: INDICATED IS MAXIMUM SLUMP ALLOWED BEFORE ADMIXTURES.
- 3. WATER: WATER SHALL BE CLEAN AND SUITABLE FOR HUMAN CONSUMPTION.
- 4. CEMENT: CEMENT SHALL BE TYPE II OR V, LOW ALKALI, CONFORMING TO ASTM C150. FLY ASH SHALL CONFORM TO TO ASTM C618.
- 5. WATER CEMENT RATIO: THE WATER CEMENT RATIO IS TO BE MINIMIZED AS FOLLOWS: a.) NORMAL ENVIRONMENT: MAX WATER CEMENT RATIO SHALL BE 0.55, U.N.O.

6. AGGREGATE: AGGREGATE USED IN THE CONCRETE SHALL BE NON-REACTIVE AND CONFORM TO ASTM C33 AND ASTM C289. CONCRETE SHALL NOT BE PLACED SO AS TO CAUSE SEGREGATION OF AGGREGATES. IF CALLED FOR IN THE PLANS, LIGHT WEIGHT CONCRETE AGGREGATES SHALL CONFORM TO ASTM C-330.

THE MAXIMUM SIZE AGGREGATE IN CONCRETE WORK SHALL BE THE FOLLOWING: b.) FOOTINGS, WALLS, COLUMNS, BEAMS, AND SLABS LESS THAN 5" THICK . . . . . . . . 3/4"

7. ADMIXTURE: NO CALCIUM CHLORIDE BASED ADMIXTURES ARE TO BE USED. ALL ADMIXTURES ARE TO BE APPROVED BY THE STRUCTURAL ENGINEER.

8. REBAR: REINFORCING STEEL SHALL BE CLEAN DEFORMED BARS CONFORMING TO ASTM A615 (FOR REINFORCEMENT STEEL THAT IS TO BE WELDED USE ASTM A706) AS FOLLOWS:

| <u>#3 AND #4 BARS</u> | GRADE 40 |
|-----------------------|----------|
| #5 BARS AND LARGER    | GRADE 60 |

SPLICES OF REINFORCING STEEL SHALL BE LAPPED PER [B/S2.1] AND SECURELY WIRED TOGETHER. SPLICES OF ADJACENT REINFORCING BARS SHALL BE STAGGERED WHEREVER POSSIBLE. THE MINIMUM CLEAR SPACING BETWEEN PARALLEL BARS IN A LAYER SHALL BE ONE BAR DIAM. BUT NOT LESS THAN ONE INCH.

MINIMUM COVERAGE FOR JOISTS, BEAMS, GIRDERS, AND COLUMNS SHALL BE TO FACE OF STIRRUPS OR TIES. UNLESS OTHERWISE NOTED, CONCRETE COVERAGE FOR REINFORCING BARS TO FACE OF BAR SHALL BE AS FOLLOWS:

| · · · · · · · · · · · · · · · · · · ·        |             |
|--|-------------|
| a.) CONCRETE IN CONTACT WITH EARTH, UNFORMED | 3"          |
| b.) CONCRETE IN CONTACT WITH EARTH, FORMED   | 2"          |
| c.) WALL, EXTERIOR FACE (#5 BAR & SMALLER)1  | 1/2         |
| (#6 BAR & LARGER) 2                          | , <b>II</b> |
| d.) WALL, INTERIOR FACE 3/                   | ′4"         |
| e.) STRUCTURAL SLABS                         | /4"         |
| f.) JOISTS 3/                                | /4"         |
| g.) WALLS, BEAMS, GIRDERS, & COLUMNS         | 1/2         |
|  |             |

- 9. MIXING: PREPARATION OF CONCRETE SHALL CONFORM TO ASTM C-94. NO MORE THAN 90 MINUTES SHALL ELAPSE BETWEEN THE TIME WHEN THE INITIAL MIXING WATER IS ADDED AND CONCRETE PLACEMENT UNLESS APPROVED BY A TESTING AGENCY.
- 10. DOWELING: ALL WALLS AND COLUMNS SHALL BE DOWELED INTO FOOTINGS. WALLS, BEAMS, OR SLABS WITH BARS OF THE SAME SIZE AND SPACING AS THE VERTICAL REINFORCEMENT ABOVE. AT CONVENTIONAL FOOTINGS AND SLABS-ON-GRADE USE A 48 BAR DIAMETER LAP UNLESS OTHERWISE NOTED. TIE ALL SLABS ON GRADE TO INTERSECTING WALLS AND/OR FOOTINGS WITH THE SAME SIZE DOWELS AND SPACING AS THE SLAB REINFORCING EXTEND DOWELS 32" INTO SLAB AND 6" INTO WALL WITH AN ADDITIONAL 6" HOOK ON THE END. SEE [B/S2.1] FOR LAP SPLICES AT GRADE BEAMS, STRUCTURAL SLABS AND STRUCTURAL BEAMS.
- 11. ANCHORING: ALL ANCHOR BOLTS, REINFORCING STEEL, DOWELS, INSERTS, ETC. SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE. ALL ANCHOR BOLTS SHALL BE ASTM F-1554, GRADE 36, U.N.O.
- 12. PENETRATIONS: NO SLEEVES OR CHASES SHALL BE PLACED IN BEAMS, SLABS, WALLS AND COLUMNS, EXCEPT THOSE SHOWN ON THE PLANS. CONTRACTOR SHALL OBTAIN PRIOR APPROVAL FOR INSTALLATION OF ANY ADDITIONAL SLEEVES OR CHASES. ALL PLUMBING, ELECTRICAL AND MECHANICAL OPENINGS SHALL BE SLEEVED IN MEMBERS BEFORE PLACING CONCRETE WITH REINFORCING BENT NOT CUT AROUND SLEEVES. CORING IS NOT ALLOWED UNLESS PRIOR APPROVAL IS OBTAINED FROM THE STRUCTURAL ENGINEER.
- 13. EMBEDDED ITEMS: CONDUIT PLACED IN A CONCRETE SLAB SHALL NOT HAVE AN OUTSIDE DIAMETER GREATER THAN 1/4 THE THICKNESS OF THE SLAB. CONDUIT SHALL NOT BE EMBEDDED IN A SLAB THAT IS LESS THAN 3-1/2" THICK, UNLESS SLAB IS LOCALLY THICKENED. MINIMUM CLEAR DISTANCE BETWEEN CONDUITS SHALL BE SIX INCHES.
- 14. CONSOLIDATION: ALL CONCRETE SHALL BE VIBRATED AS IT IS BEING PLACED WITH MECHANICAL VIBRATING EQUIPMENT OF SIZE APPROPRIATE FOR THE WORK.
- 15. INSPECTION: CONCRETE WITH SPECIFIED STRENGTH GREATER THAN 2,500 PSI. EXCEPT SLAB-ON-GRADE CONCRETE, SHALL BE CONTINUOUSLY INSPECTED DURING PLACEMENT AND TAKING OF TEST SPECIMEN BY A DEPUTY INSPECTOR EMPLOYED BY A TESTING LAB APPROVED BY THE BUILDING DEPARTMENT. THE DEPUTY INSPECTOR SHALL ALSO INSPECT ALL REINFORCING BARS PRIOR TO CONCRETE POUR.
- 16. CONCRETE CYLINDERS SHALL BE MADE AND TESTED. A MINIMUM OF ONE (1) SET SHALL BE TAKEN OF EACH CLASS OF CONCRETE FOR EACH DAYS POUR FOR EACH 150 CUBIC YARDS OF CONCRETE OR EACH 5,000 SQUARE FEET OF SURFACE AREA FOR SLABS OR WALLS, WHICHEVER IS LESS. EACH SET SHALL CONSIST OF THREE (3) CYLINDERS. ONE SHALL BE TESTED AT SEVEN (7) DAYS, THE SECOND, & THIRD SHALL BE TESTED AT TWENTY EIGHT (28) DAYS. AND PREPARED AND TESTED BY A TESTING LAB IN ACCORDANCE WITH ASTM STANDARDS C172, C31, AND C39. WHEN TOTAL QUANTITY OF A GIVEN CLASS OF CONCRETE IS LESS THAN 50 CUBIC YARDS, STRENGTH TESTS ARE NOT REQUIRED WHEN EVIDENCE OF SATISFACTORY STRENGTH IS SUBMITTED TO AND APPROVED BY THE BUILDING OFFICIAL.
- 17. CURING: THERE ARE TWO OPTIONS:

BURLENE.

a.) SLABS SHALL BE SPRAYED WITH A CURING COMPOUND (ASTM 309) IMMEDIATELY AFTER FINISHING. APPLY TWO COATS AT RIGHT ANGLES TO EACH OTHER AT THE RATE OF 200 SQUARE FEET PER GALLON. CURING COMPOUNDS USED ON CONCRETE WHERE TILE OR FLOOR COVERING IS TO BE BONDED TO THE CONCRETE SURFACE SHALL BE APPROVED BY THE TILE OR FLOOR COVERING MANUFACTURER. b.) WET SLAB FOR A SEVEN (7) DAY MINIMUM, BY PONDING OR USING A CONCRETE BURING BLANKET, SUCH AS

- 18. CONTROL JOINTS: SAW CUTS OR TOOLED JOINTS SHALL BE USED TO FORM CRACK CONTROL JOINTS IN NON-STRUCTURAL SLABS ON GRADE. SAW CUTS SHALL BE MADE AS SOON AS THE SLAB WILL SUPPORT THE SAW AND THE SAW WILL NOT DISLODGE THE CONCRETE, BUT BEFORE TWO (2) HOURS AFTER POURING OF THE CONCRETE. AN EARLY ENTRY SAW SUCH AS THE "SOFF-CUT" SAW BY SOFF-CUT INTERNATIONAL (800) 776-3328 IS RECOMMENDED.
- 19. CONSTRUCTION JOINTS: THOROUGHLY CLEAN AND ROUGHEN ALL HARDENED CONCRETE SURFACES. TO RECEIVE NEW CONCRETE. INTERFACE SHALL BE ROUGHENED TO A FULL AMPLITUDE OF 1/4", U.N.O.

#### G. TIMBER

1. LUMBER GRADES: ALL FRAMING LUMBER 3x AND LARGER SHALL BE NO. 1 GRADE DOUGLAS FIR, S4S, UNLESS NOTED OTHERWISE ON THE DRAWINGS. ALL FRAMING LUMBER FOR 2x RAFTERS AND JOISTS SHALL BE NO. 2 GRADE DOUGLAS FIR, S4S, UNLESS NOTED OTHERWISE ON THE DRAWINGS. STRIPPING, BLOCKING, BACKING, OTHER NON-STRUCTURAL LUMBER AND 2x4 STUD WALLS SHALL BE NO. 2 OR STANDARD AND BETTER GRADE DOUGLAS FIR, S4S. ALL SILL PLATES ON CONCRETE OR MASONRY SHALL BE PRESSURE TREATED DOUGLAS FIR (TREATED W/ SODIUM BORATE OR ZINC BORATE). FOR WOOD THAT WILL BE USED IN EXTERIOR APPLICATIONS USE ANY OF THE FOLLOWING WITH NO AMMONIA; ACQ-C, ACQ-D, CA-B OR CBA-A.

2. BEAM ORIENTATION: ALL BEAMS, JOISTS, AND RAFTERS SHALL BE INSTALLED WITH CROWN OR CAMBER SIDE UP.

#### 3. PLYWOOD:

a.) PLYWOOD SHALL CONFORM TO A.P.A. RATED SHEATHING AND SHALL BE DOUGLAS FIR LARCH, EXPOSURE 1. ORIENTED STRAND BOARD (O.S.B.) MAY BE SUBSTITUTED AS LONG AS IT IS A.P.A. RATED AND OF EQUAL OR BETTER GRADE.

- b.) ALL INTERIOR AND EXTERIOR WALLS ARE TO BE SHEATHED WITH PLYWOOD TO MATCH THICKNESS OF ADJACENT PLYWOOD SHEARWALLS. NAIL WITH 8d AT 6" ON CENTER (E.N.) AND 12" ON CENTER (F.N.), UNLESS NOTED OTHERWISE ON THE PLANS.
- c.) PLYWOOD SHEETS SHALL BE LAID WITH THE FACE GRAIN PERPENDICULAR TO SUPPORTS AND THE EDGES STAGGERED, UNLESS NOTED OTHERWISE ON THE PLANS. SHEAR WALL SHEATHING MAY BE
- d.) ROOF PLYWOOD SHALL BE 5/8" CDX (INDEX SPAN RATIO = 40/20) WITH 10d AT 6" ON CENTER EDGE NAILING UNLESS NOTED OTHERWISE ON PLANS, AND 10d AT 12" ON CENTER FIELD NAILING, UNLESS NOTED OTHERWISE ON THE PLANS.
- e.) FLOOR PLYWOOD SHALL BE 3/4" CDX TONGUE AND GROOVE (48/24) PLYWOOD EDGE NAILED WITH 10d RINGSHANK AT 6" ON CENTER AND FIELD NAILED WITH 10d RINGSHANK AT 12" ON CENTER. UNLESS NOTED OTHERWISE ON THE PLANS. PLYWOOD SHALL BE CONTINUOUSLY GLUED TO FRAMING WITH A WOOD FLOOR ADHESIVE PER THE GLUE MANUFACTURERS RECOMMENDATIONS. f.) DO NOT OVER-DRIVE NAILS THROUGH PLYWOOD PLIES.

4. SHOT PINS: ANCHORAGE OF SILL PLATES FOR NON-BEARING STUD WALLS ON CONCRETE SHALL BE 0.145" MINIMUM DIAMETER, WHICH SHALL PENETRATE INTO CONCRETE A MINIMUM OF 1 1/4". POWDER DRIVEN ANCHORS SHALL BE SPACED 16" ON CENTER. NON-BEARING WALLS ON CURBS SHALL BE ANCHORED WITH ANCHOR BOLTS.

5. ANCHOR BOLTS: ANCHORAGE OF SILL PLATES FOR BEARING WALLS AND EXTERIOR WALLS SHALL BE WITH 5/8" DIAMETER ANCHOR BOLTS WITH MINIMUM 7" EMBEDMENT AND MINIMUM 1/4" X 3" SQ. PLATE WASHER (PARALLEL TO SILL PL.) AT A MIN. OF 4'-0" ON CENTER WITH A MINIMUM OF (2) BOLTS PER PIECE OF SILL PLATE, LOCATED NOT MORE THAN 12" OR LESS THAN 7 BOLT DIAMS. FROM EA. END OF THE PIECE. ALL MATERIALS SHALL BE HDG. AS AN ALTERNATIVE, ANCHOR BOLTS MAY BE INSTALLED AFTER THE CONCRETE SLAB IS POURED PER TYP. DETAIL [V/S2.].

6. MOISTURE PROTECTION: CONTRACTOR SHALL TAKE REASONABLE STEPS NECESSARY TO MINIMIZE THE MOISTURE CONTENT OF THE LUMBER USED ON THE JOB SITE. LUMBER STOCKPILED AT THE SITE SHALL BE PROTECTED FROM RAIN AND HEAVY MORNING FOG WITH A WATERPROOF COVERING BEFORE INSTALLATION. LUMBER DELIVERED TO THE JOB SITE WITH EXCESSIVE MOISTURE SHALL BE ALLOWED TO DRY AT THE SITE BEFORE INSTALLATION.

7. FASTENERS: HOLES IN WOOD FOR BOLTS SHALL BE DRILLED 1/16" LARGER THAN THE NOMINAL SIZE OF THE BOLT. MINIMUM NAILING SHALL COMPLY WITH THE TABLE 2304.9.1 OF CALIFORNIA BUILDING CODE (INCLUDED IN THESE GENERAL NOTES). ALL NAILS SHALL BE COMMON WIRE NAILS. ALL BOLTS SHALL HAVE STANDARD CUT WASHERS UNDER HEADS AND/OR NUTS WHERE IN CONTACT WITH WOOD, EXCEPT PER NOTE 5 ABOVE. LAG BOLTS SHALL BE SCREWED INTO PLACE, NOT DRIVEN. FASTENERS THAT ARE ATTACHED TO PRESSURE TREATED WOOD SHALL BE TYPE 304 OR 316 STAINLESS STEEL.

8. WALL STUDS: ALL WALL STUDS SHALL BE SPACED AT 16" OC. U.N.O.

9. CONNECTORS: ALL SHEET METAL FRAMING CONNECTORS SHOWN IN THE PLANS SHALL BE STRONG-TIE CONNECTORS AS MANUFACTURED BY THE SIMPSON STRONG-TIE COMPANY. SUBSTITUTIONS MAY BE MADE WHEN APPROVED BY THE STRUCTURAL ENGINEER.

10. BLOCKING AND OR BRIDGING: WHERE JOIST DEPTH EXCEEDS 12" AND BOTTOM OF JOIST IS NOT CONTINUOUSLY BRACED (i.e. WITH PLYWOOD OR GYP BOARD) ATTACH 2x4 AT 8'-0" ON CENTER MAXIMUM SPACING, PERPENDICULAR TO BOTTOM OF JOIST.

11. CUTTING AND NOTCHING: IN EXTERIOR WALLS AND BEARING PARTITIONS. ANY WOOD STUD MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25 PERCENT OF ITS WIDTH. CUTTING OR NOTCHING OF STUDS TO A DEPTH NOT GREATER THAN 40 PERCENT OF THE WIDTH OF THE STUD IS PERMITTED IN NON-BEARING PARTITIONS SUPPORTING NO LOADS OTHER THAN THE WEIGHT OF THE

12. BORED HOLES: A HOLE NOT GREATER IN DIAMETER THAN 40 PERCENT OF THE STUD WIDTH OF THE WALL STUD ARE PERMITTED IN BEARING PARTITIONS. A HOLE NOT GREATER IN DIAMETER THAN 60 PERCENT ARE PERMITTED IN NON-BEARING PARTITIONS OR IN ANY WALL WHERE EACH BORED STUD IS DOUBLED, PROVIDED NOT MORE THAN TWO SUCH SUCCESSIVE DOUBLED STUDS ARE SO BORED. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8" TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF THE STUD AS A CUT OR

13. TOP PLATE SPLICES: SPLICES IN UPPER AND LOWER PLATES AT THE TOP OF STUD WALLS SHALL BE STAGGERED AT LEAST 4'-0". CORNERS AND INTERSECTIONS SHALL BE OVERLAPPED. DOUBLE PLATE LAPS SHALL BE NAILED TOGETHER WITH (12) 16 PENNY NAILS, UNLESS OTHERWISE NOTED.

14. STUCCO: APPLIED TO WOOD STUDS SHALL BE 7/8" THICK PORTLAND CEMENT PLASTER WITH WOVEN OR WELDED WIRE LATH. NAILS OR STAPLES SHALL BE SPACED 6" ON CENTER TO ALL STUDS, TOP AND BOTTOM PLATES, AND BLOCKING. NAILS SHALL BE NO. 11 GAUGE, 1 1/2" LONG AND 7/16" DIAMETER HEADS. STAPLES SHALL BE NO. 16 GAUGE WITH 7/8" LONG LEGS.

15. LAMINATED AND PARALLEL STRAND LUMBER: \* ALL OF THE FOLLOWING MEMBERS SHOULD BE IDENTIFIED WITH STAMPS NOTING THE NAME AND PLANT NUMBER OF THE MANUFACTURER, THE PRODUCT TRADE NAME, THE ICC REPORT NUMBER AND THE QUALITY CONTROL AGENCY.

- a.) LVL: MICROLLAM BY TRUS JOIST WEYERHAEUSER (ICC ESR-1387): E=2,000,000 PSI Fb=2600 PSI Fv=285 PSI
- b.) PSL: PARALLAM BY TRUS JOIST WEYERHAEUSER (ICC ESR-1387): BEAM: E=2,200,000 PSI Fb=2900 PSI Fv=290 PSI
- COLUMN: E=1,800,000 PSI Fb=2400 PSI Fv=190 PSI c.) LSL: TIMBERSTRAND BY TRUS JOIST WEYERHAEUSER (ICC ESR-1387):
- E=1,550,000 PSI Fb=2325 PSI Fv=310 PSI d.) GLU-LAM TO BE 20F-V12 AYC, EXCEPT USE 20F-V13 AT ALL CANTILEVERED BEAMS:
- E=1,500,000 PSI Fb=2000 PSI Fv=265 PSI e.) WOLMANIZED PARALLAM BY TRUS JOIST WEYERHAEUSER (ICC ESR-1387): SERVICE LEVEL 1 E=1,660,000 PSI Fb=2117 PSI Fv=241 PSI
- SERVICE LEVEL 2 E=1,460,000 PSI Fb=1827 PSI Fv=197 PSI SERVICE LEVEL 3 E=1,340,000 PSI Fb=1624 PSI Fv=171 PSI f.) 2x STUDS: TIMBERSTRAND (1.6E) BY TRUS JOIST WEYERHAEUSER (ICC ESR-1387)
- 16. I-JOISTS:
- a.) RESIDENTIAL:
- TJI BY TRUS JOIST WEYERHAEUSER (ICC ESR-1153)
- b.) COMMERCIAL: RED-I SERIES BY REDBUILT (ICC ESR-2994)

1/2" GYPBD. CEILING

MISC. & INSULATION

2. SEISMIC LOADS:

PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION CONFERENCE WITH ALL PARTIES INVOLVED AT THE PROJECT SITE TO REVIEW THE SPECIAL INSPECTION REQUIREMENTS, PROCEDURES, AND INDIVIDUAL SPECIAL INSPECTORS THAT WILL BE ASSIGNED TO THE PROJECT, AS WELL AS REQUIREMENTS FOR STRUCTURAL OBSERVATION, CONTRACTOR SHALL CONTACT THE CITY OF SANTA BARBARA BUILDING DIVISION TO CONFIRM AN ACCEPTABLE MEETING DATE AND TIME.

# STRUCTURAL ENGINEER'S SITE VISIT SCHED.

ENGINEER/DATE COMMENTS: EXCAVATION & REINFORCING FRAMING & SHEATHING PROVIDE STRUCTURAL ENGINEER W/ A MIN. OF 48 HOURS ADVANCE NOTICE FOR ALL INSPECTIONS

2019 CBC, SECTION 1704.6 REQUIRES THAT THE OWNER PROVIDE A "REGISTERED DESIGN PROFESSIONAL" TO PERFORM STRUCTURAL OBSERVATIONS.

#### **DESIGN DATA DESIGN LOADS** 1. VERTICAL LOADS ROOF LOADS: <u>WALL LOADS</u> = 12.0 MISSION CLAY TILE 1/2" PLYWOOD = 1.5 1/2" STRUCT. PLYWD. 2X6 R.R. @ 12" O.C. = 1.5 2X4 STUDS @ 16" O.C.

= 2.2

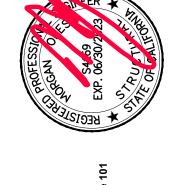
= 2.8

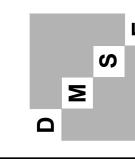
MISC. & INSULATION = 1.3 DL = 20.0 ROOF PITC DL = 14.0LL = 20.0 3.5:12 FLOOR LOADS (WOOD) WOOD FLOORING = 4.5 3/4" PLYWD = 2.3 2x12 @ 16"0C = 2.0 GYPBD. CEILING = 2.2 MISC. & INSULATION = 3.0 DL = 14.0LL = 40.0RISK CATEGORY: II ASCE 7-16 Sec. 11.6

1/2" GYPBD.

SEISMIC DESIGN CATEGORY: 6 IBC/CBC 1613.3.2 SITE CLASS: ASCE 7-16 Tables 1.5-2 IMPORTANCE FACTOR: ASCE 7-16 Table 12.2-1 R(N-S): ASCE 7-16 Table 12.2-1 R(E-W): SEISMIC COEFFICIENT  $0.264 F_a = 1.2$ (Cs) (N-S): = 0.78 SEISMIC COEFFICIENT  $SM_S = 2.58$  $S\bar{D}_{S} = 1.72$ 0.264 (Cs) (E-W): WIND PRESSUREMAIN: 14.6 PSF EXPOSURE B, 92 mph SURFACE ROUGHNESS B W/ HT. < 30 FT.

| SHEET INDEX |                 |      |                                     |  |
|-------------|-----------------|------|-------------------------------------|--|
| S1.1        | GENERAL NOTES   | S3.1 | FOUNDATION PLAN                     |  |
| S1.2        | GENERAL NOTES   | S4.1 | 2ND FLOOR & LOWER ROOF FRAMING PLAN |  |
| S2.1        | TYPICAL DETAILS | S5.1 | UPPER ROOF FRAMING PLAN             |  |
|             |                 | S6.1 | FOUNDATION DETAILS                  |  |
|             |                 | S7.1 | FLOOR FRAMING DETAILS               |  |
|             |                 |      |                                     |  |





# П

S 

= 1.5

= 1.0

= 2.2

**GENERAL NOTES** 

05/27/22 As Noted J.R. 2022014

**S1.1** 

| N.  | AILING SCHEDULE  |   | REF. 2019 CBC<br>TABLE 2304.10.1  |
|-----|--|---|---|
|     | DESCRIPTION OF BULIDING ELEMENTS   | NUMBER AND TYPE OF FASTENER   | SPACING AND LOCATION  |
|     | DI CONTINO DETIVICENI CETI INC. IGICTO, DAFTEDO OD TDUCCEO   | ROOF  | TOENAIL EACH END  |
| ⊥.  | BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW                        | 3 - 8D COMMON (2-1/2" × 0.131")<br>3-10D BOX (3"X0.128")  |   |
|     | BLOCKING BETWEEN RAFTERS OR TRUSS NOT AT THE WALL TOP PLATE, TO RAFTER OR TRUSS                                | 2 - 8D COMMON (2-1/2" × 0.131")<br>2-16D COMMON (3 ½"X0.162")                                       | TOENAIL EACH END  END NAIL  |
|     | FLAT BLOCKING TO TRUSS AND WEB FILLER  | 16D COMMON (3 ½"X0.162") @ 6" O.C.  | FACE NAIL   |
| 2.  | CEILING JOISTS TO TOP PLATE  | 3-8D COMMON<br>3-10D BOX  | TOENAIL EACH JOIST  |
| 3.  | CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS (NO THRUST) (TABLE AND SECTION 2308.7.3.1) | 3-16D COMMON<br>4-10D BOX   | FACE NAIL   |
| 4.  | CEILING JOISTS ATTACHED TO PARALLEL RAFTER (HEEL JOINT) (TABLE AND SECTION2308.7.3.1)                          | TABLE 2308.7.3.1<br>OR PER PLAN/ DETAIL   | FACE NAIL   |
|     | COLLAR TIE TO RAFTER  RAFTER OR ROOF TRUSS TO TOP PLATE (TABLE AND SECTION 2308.7.5)                           | PER PLAN/ DETAIL 3-10 COMMON 3-16D BOX A34  | FACE NAIL TOENAIL   |
| 7.  | ROOF RAFTERS TO RIDGE VALLEY OR HIP RAFTERS; OR ROOF RAFTER TO 2" RIDGE BEAM                                   | LS30 @ 3-1/2" DEEP<br>LS50 @ 5-1/2" AND DEEPER<br>WALL  |   |
| 8.  | STUD TO STUD (NOT AT BRACED WALL PANELS)   | 16D COMMON<br>10D BOX   | 24" O.C. FACE NAIL 16" O.C. FACE NAIL   |
| 9.  | STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL   | 16D COMMON  | 16" O.C. FACE NAIL  |
|     | CORNERS (AT BRACED WALL PANELS)  BUILT-UP HEADER   | 16D BOX 16D COMMON  | 12" O.C. FACE NAIL  16" O.C. EACH EDGE, FACE NAIL   |
|     | CONTINUOUS HEADER TO STUD  | 16D COMMON<br>4-8D COMMON<br>4-10D BOX  | 12" O.C. EACH EDGE, FACE NAIL TOENAIL   |
| 12. | TOP PLATE TO TOP PLATE   | 16D COMMON<br>10D BOX   | 16" O.C. FACE NAIL<br>12" O.C. FACE NAIL  |
| 13. | TOP PLATE TO TOP PLATE, AT END JOINTS  | 8-16D COMMON<br>12-10D BOX<br>12-3" 14 GAGE STAPLES   | EACH SIDE OF END JOINT, FACE<br>NAIL (MIN 24" LAP SPLICE<br>LENGTH EACH SIDE OF END<br>JOINT) |
| 14. | BOTTOM PLATE TO JOIST, RIM<br>JOIST, BAND JOIST OR BLOCKING<br>(NOT AT BRACED WALL PANELS)                     | 16D COMMON<br>16D BOX   | 16" O.C. FACE NAIL 12" O.C. FACE NAIL   |
| 15. | BOTTOM PLATE TO JOIST, RIM<br>JOIST, BAND JOIST OR BLOCKING<br>AT BRACED WALL PANELS                           | 2-16D COMMON<br>3-16D BOX<br>4-3"X0.131" NAILS<br>4-3" 14 GAGE STAPLES, 7/16" CROWN                 | 16" O.C. FACE NAIL  |
| 16. | STUD TO TOP OR BOTTOM PLATE  | 4-8D COMMON<br>4-10D BOX<br>2-16D COMMON  | TOENAIL  END NAIL   |
| 17  | TOP PLATES, LAPS AT CORNERS  | 3-10D BOX<br>2-16D COMMON   | FACE NAIL   |
|     | AND INTERSECTIONS  | 3-10D BOX<br>FLOOR  |   |
| 21. | JOIST TO SILL, TOP PLATE, OR GIRDER  | 3-8D COMMON<br>3-10D BOX  | TOENAIL   |
| 22. | RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW                                   | 8D COMMON<br>10D BOX<br>A34   | 6" O.C., TOENAIL  |
| 24. | 2" SUBFLOOR TO JOIST OR GIRDER   | 2-16D COMMON @ EA. BOARD  | FACE NAIL   |
| 25. | 2" PLANK   | 2-16D COMMON @ EA. PLANK  | EACH BEARING, FACE NAIL   |
|     | BUILT UP GIRDERS AND BEAMS, 2" LUMBER LAYERS  LEDGER STRIP SUPPORTING JOISTS OR RAFTERS                        | PER H/ S2.1<br>3-16D COMMON   | EACH JOIST OR RAFTER, FACE NAIL   |
|     |  | 4-10D BOX   | END NAIL  |
|     | JOIST TO BAND JOIST OR RIM JOIST   | 3-16D COMMON<br>4-10D BOX   |   |
| 29. |  | 2-8D COMMON<br>2-10D BOX  | EACH END, TOENAIL   |
|     |  | SUB FLOOR, ROOF AND INTERIOR WAL<br>RTICLEBOARD WALL SHEATHING TO FRA                               | MING  |
| 30. | 3/8"-1/2"  | 6D COMMON OR DEFORMED (2"X0.113") (SUBFLOOR AND WALL)   | 6" EDGE<br>12" INTERMEDIATE SUPPORTS  |
|     |  | 8D BOX OR DEFORMED (ROOF) 2 3/8"X0.113" NAIL (SUBFLOOR AND WALL) 1 3/4" 16 GAGE STAPLE, 7/16" CROWN | 4" EDGE   |
|     |  | 2 3/8" X0.113" NAIL (ROOF)<br>1 3/4"16 GAGE STAPLE, 7/16" CROWN (ROOF)                              | 8" INTERMEDIATE SUPPORTS 3" EDGE  |
| 31. | 19/32" –3/4"   | 8D COMMON   | 6" INTERMEDIATE SUPPORTS 6" EDGE 12" INTERMEDIATE SUPPORTS                                    |
|     |  | 6D DEFORMED 2 3/8"X0.113 NAIL 2" 16" GAGE STAPLE, 7/16" CROWN                                       | 4" EDGE<br>8" INTERMEDIATE SUPPORTS   |
| 32. | 7/8" – 1/4"  | 10D COMMON<br>8D DEFORMED   | 6" EDGE<br>12" INTERMEDIATE SUPPORTS  |
|     |  | OTHER EXTERIOR WALL SHEATHING   |   |
| 33. | 1/2" FIBERBOARD SHEATHING(B)   | 1 ½" GALVANIZED ROOF NAIL<br>1 ¼" 16 GAGE STAPLE WITH 7/16" OR 1" CROWN                             | 3" EDGE<br>6" INTERMEDIATE SUPPORTS   |
| 34. | 25/32" FIBERBOARD SHEATHING (B)  | 1 ¾" GALVANIZED ROOF NAIL<br>1 ½" 16 GAGE STAPLE WITH 7/16" OR 1" CROWN                             | 3" EDGE<br>6" INTERMEDIATE SUPPORTS   |
|     |  | COMBINATION SUBFLOOR UNDERLAYME   |   |
|     | ¾" AND LESS  | 8D COMMON<br>6D DEFORMED  | 6" EDGE 12" INTERMEDIATE SUPPORTS   |
| 36. | 7/8"-1"  | 8D COMMON<br>8D DEFORMED  | 6" EDGE 12" INTERMEDIATE SUPPORTS   |
| 37. | 1 1/8"-1 1/4"  | 10D COMMON<br>8D DEFORMED   | 6" EDGE<br>12" INTERMEDIATE SUPPORTS  |
| 38. | ⅓" OR LESS   | PANEL SIDING TO FRAMING 6D CORROSION-RESISTANT SIDING   | 6" EDGE   |
|     | 5/8"   | 6D CORROSION-RESISTANT CASING 8D CORROSION-RESISTANT SIDING   | 12" INTERMEDIATE SUPPORTS 6" EDGE   |
|     |  | 8D CORROSION-RESISTANT CASING INTERIOR PANELING   | 12" INTERMEDIATE SUPPORTS   |
| 40. | 1/4"   | 4D CASING<br>4D FINISH  | 6" EDGE<br>12" INTERMEDIATE SUPPORTS  |
| 41. | 3/8"   | 6D CASING<br>6D FINISH  | 6" EDGE<br>12" INTERMEDIATE SUPPORTS  |
| ı   | FOR SI: 1 INCH = 25.4 MM.  | <u> </u>  | 1   |

FOR SI: 1 INCH = 25.4 MM.
A. NAILS SPACED AT 6 INCHES AT INTERMEDIATE SUPPORTS WHERE SPANS ARE 48" OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAPHRAGMS AND SHEAR WALLS, REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING.
B. SPACING SHALL BE 6 INCHES ON CENTER ON THE EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS FOR NONSTRUCTURAL APPLICATIONS. PANEL SUPPORTS AT 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED).
C. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE AND THE CEILING JOIST IS FASTENED TO THE TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TOENAILS IN THE RAFTERS SHALL BE PERMITTED TO BE REDUCED BY ONE NAIL.
D. RSRS-01 IS A ROOF SHEATHING RING SHANK NAIL MEFTING THE SPECIFICATIONS IN ASTM F1667

| ABBREVIATIONS |                              |               |                                    |  |  |  |  |
|---------------|------------------------------|---------------|------------------------------------|--|--|--|--|
| ADDR          | EVIATIONS                    |               |                                    |  |  |  |  |
| @_            | AT                           | I.D.          | INSIDE DIAMETER                    |  |  |  |  |
| A.B.          | ANCHOR BOLT                  | INT.          | INTERIOR                           |  |  |  |  |
| ABV.<br>AC    | ABOVE<br>ASPHALT             | ICC           | INTERNATIONAL CODE COUNCI          |  |  |  |  |
| ALT.          | ALTERNATE                    |               |                                    |  |  |  |  |
| ARCH.         | ARCHITECT(URAL)              | LDG'R         | LEDGER                             |  |  |  |  |
| AYC.          | ALASKAN YÈLLOW CEDAR         | LONG.         | LONGITUDINAL                       |  |  |  |  |
|               |                              | LVL           | LAMINATED VENEER LUMBER            |  |  |  |  |
| BD.           | BOARD                        | M.B.          | MACHINE BOLT                       |  |  |  |  |
| BLK(G.)       | BLOCK(ING)                   | MAX.          | MAXIMUM                            |  |  |  |  |
| (B)           | BOTTOM                       | MCL.          | MICROLAM BEAM                      |  |  |  |  |
| BLDG.<br>BLW. | BUILDING<br>BELOW            | MECH.<br>MF.  | MECHANICAL<br>MOMENT FRAME         |  |  |  |  |
| BM.           | BEAM                         | MIL.          | METAL                              |  |  |  |  |
| B.N.          | BOUNDARY NAILING             | MFR.          | MANUFACTURER                       |  |  |  |  |
| B.O.B.        | BOTTOM OF BEAM               | MIN.<br>MISC. | MINIMUM<br>MISCELLANEOUS           |  |  |  |  |
| D.O.D.        | ABOVE TOP OF CONC.           | 14130.        | MISCELLANEOUS                      |  |  |  |  |
| B.O.F.        | BOTTOM OF FOOTING            | (N)<br>NLG.   | NEW                                |  |  |  |  |
| B.S.          | BOTH SIDES                   | ŇĽG.          | NAILING                            |  |  |  |  |
| BSc           | BOUNDARY SCREWING            | N.T.S.        | NOT TO SCALE                       |  |  |  |  |
|               |                              | 0/            | OVER                               |  |  |  |  |
| C.A.          | COLUMN ABOVE                 | OC<br>0.D.    | ON CENTER<br>OUTSIDE DIAMETER      |  |  |  |  |
| CBC           | CALIFORNIA BUILDING CODE     | O.D.<br>OPNG. | OPENING                            |  |  |  |  |
| C.I.P.        | CAST-IN-PLACE                | OPP.          | OPPOSITE                           |  |  |  |  |
| CL<br>C.J.    | CENTER LINE<br>CEILING JOIST | P.A.          | POST ABOVE                         |  |  |  |  |
| CMU           | CONC. MASONRY UNIT           | PERP.         | PERPENDICULAR                      |  |  |  |  |
| CLR.          | CLEARANCE                    | PTDF          | PRESSURE TREATED                   |  |  |  |  |
| COL.          | COLUMN                       | 1 101         | DOUGLAS FIR                        |  |  |  |  |
| CONC.         | CONCRETE                     | PL.           | PLATE                              |  |  |  |  |
| CONT.         | CONTINUOUS                   | PLB.          | PARALLAM BEAM                      |  |  |  |  |
| CTSK          | COUNTERSINK                  | P/T           | POST TENSION(ED)                   |  |  |  |  |
|               |                              | R             | DADIUC                             |  |  |  |  |
| DBL.          | DOUBLE                       | REINF.(G)     | RADIUS                             |  |  |  |  |
| Ø             | DIAMETER                     | REINF.(G)     | REINFORCE(D)(ING)<br>REQUIRED(ING) |  |  |  |  |
| DET.          | DETAIL                       | REV.          | REVERSED                           |  |  |  |  |
| DIAG.<br>DIM. | DIAGONAL<br>DIMENSION        | R.J.          | ROOF JOIST                         |  |  |  |  |
| D.J.          | DECK JOIST                   | R.R.          | ROOF RAFTER                        |  |  |  |  |
| D.J.<br>DN    | DOWN                         | 11.11.        | NOOF NAFTEN                        |  |  |  |  |
| db            | BAR DIAMETER                 | S.S.          | STAINLESS STEEL                    |  |  |  |  |
|               |                              | SCL           | STRUCLAM                           |  |  |  |  |
| (E)           | EXISTING                     | SDS           | SIMPSON SDS SCREWS                 |  |  |  |  |
| ÈÁ.           | EACH                         | SHTG.         | SHEATHING                          |  |  |  |  |
| E.J.          | EXPANSION JOINT              | SIM.          | SIMILAR                            |  |  |  |  |
| ELEV.         | ELEVATION                    | S.O.G.        | SLAB ON GRADE                      |  |  |  |  |
| E.N.          | EDGE NAILING                 | SPC           | STANDARD PIPE COLUMN               |  |  |  |  |
| EQ.           | EQUAL                        | SQ.           | SQUARE                             |  |  |  |  |
| EQUIP.        | EQUIPMENT                    | STD.<br>STGD. | STANDARD                           |  |  |  |  |
| E.S.          | EACH SIDE                    | STGD.<br>STL. | STAGGERED<br>STEEL                 |  |  |  |  |
| ESc           | EDGE SCREWING                | STSMS         | SELF TAPPING SHEET                 |  |  |  |  |
| E.W.          | EACH WAY                     | 3131.13       | METAL SCHEMO                       |  |  |  |  |

METAL SCREWS SHEAR WALL

TONGUE AND GROOVE

THREAD OR THREADED

TAPERED GIRDER

TYPICAL

TOP OF BEAM

TRUE NORTH

TOP OF MASONRY

TOP OF STEEL/SLAB TOP OF WALL

TIMBERSTRAND BEAM

VERTICAL SHEAR CAPACITY

WEIGHT WIDE FLANGE WELDED WIRE FABRIC

EXTRA STRONG

WIDE

UNLESS NOTED OTHERWISE UNREINFORCED MASONRY

T.O.B

T.0.S

T.O.W

U.N.O.

URM

X.S.

EXTERIOR

FINISHED FLOOR FLOOR JOIST

FIELD NAILING

FOUNDATION

FOOT OR FEET

GALVANIZED

GRADE BEAM

HEADER HANGER HEIGHT

HORIZONTAL

GLUE-LAM BEAM

HOT DIPPED GALVANIZED

HIGH STRENGTH BOLT HOLLOW STEEL SECTION

**FLOOR** 

FRAMING

FLR. FRMG.

GLB.

HDG. HDR. HGR. HT.

THE CONTRACTOR IS TO SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER, FOR INSTALLATION OF THE FOLLOWING ITEMS REQUIRING SPECIAL INSPECTION.

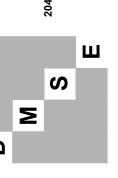
| SPECIAL INSPECTIONS FOR CONCRETE  TABLE 170 2019 C |   |            |          |  |               |
|--|---|------------|----------|--|---------------|
| <u>NO.</u>   | TYPE OF INSPECTION REQUIRED   | CONTINUOUS | PERIODIC | REFERENCED STANDARD                      | IBC REFERENCE |
| 4.   | INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS.b A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATATIONS TO RESIST SUSTAINED TENSION LOADS. B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.A. | X          | ×        | ACI 318<br>17.8.2.4<br>ACI 318<br>17.8.2 | 1908.4<br>—   |

|  | SPECIAL INSPECTIONS FOR STRUCTURAL WOOD WITHIN THE SEISMIC-FORCE-RESISTING SYSTEM |                             |                               |                     |  |  |  |
|--|---|-----------------------------|-------------------------------|---------------------|--|--|--|
|  | <u>NO.</u>  | TYPE OF INSPECTION REQUIRED | CONTINUOUS DURING TASK LISTED | PERIODICALLY DURING |  |  |  |

| NO. | TYPE OF INSPECTION REQUIRED  | CONTINUOUS DURING TASK LISTED | PERIODICALLY DURING TASK LISTED |
|-----|--|-------------------------------|---------------------------------|
| 1.  | WOOD SHEAR WALLS, SHEAR PANELS AND DIAPHRAGMS, WHERE THE FASTENER SPACING OF THE SHEATHING (FLOOR, ROOFS AND/OR WALLS) IS 4" OR LESS ON CENTER | _                             | ×                               |
| 2.  | HOLDOWN ANCHORS  | _                             | ×                               |
| 3.  | DRAG STRUTS  | _                             | ×                               |
| 4.  | PRE-FABRICATED SHEAR PANELS (eg. SIMPSON STRONG-WALLS, HARDY PANELS  | _                             | ×                               |
| 5.  | FIELD GLUING OPERATIONS OF ELEMENTS OF THE SEISMIC-FORCE-RESISTING SYSTEM  | X                             | _                               |



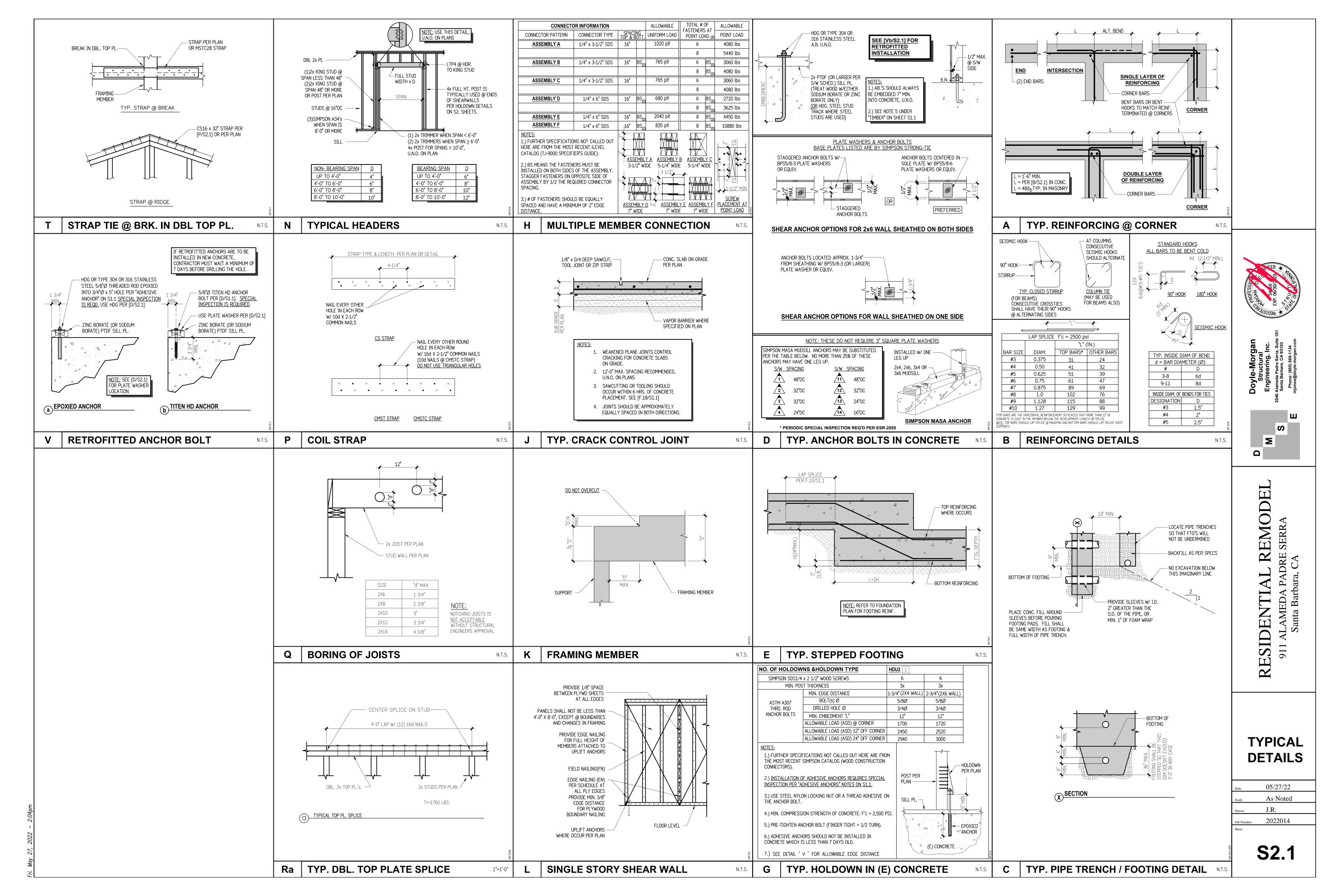
SECT. 1705.12 2019 CBC

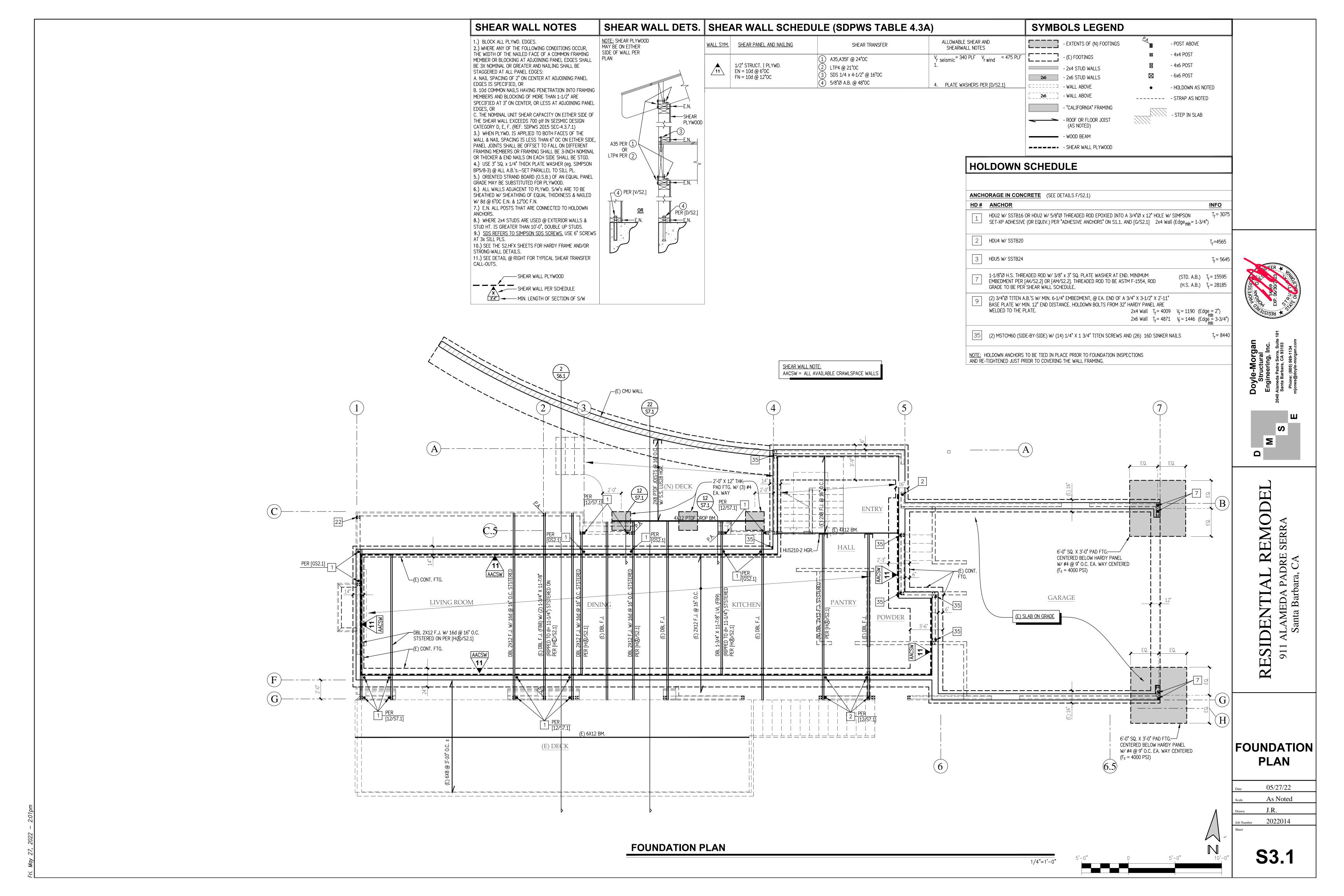


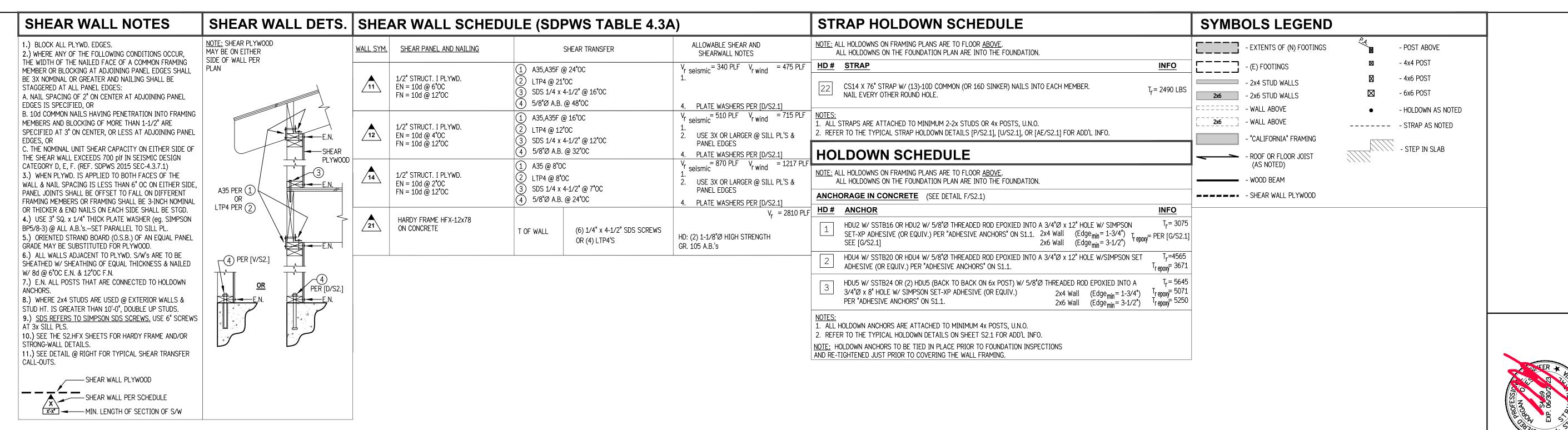
# **GENERAL NOTES**

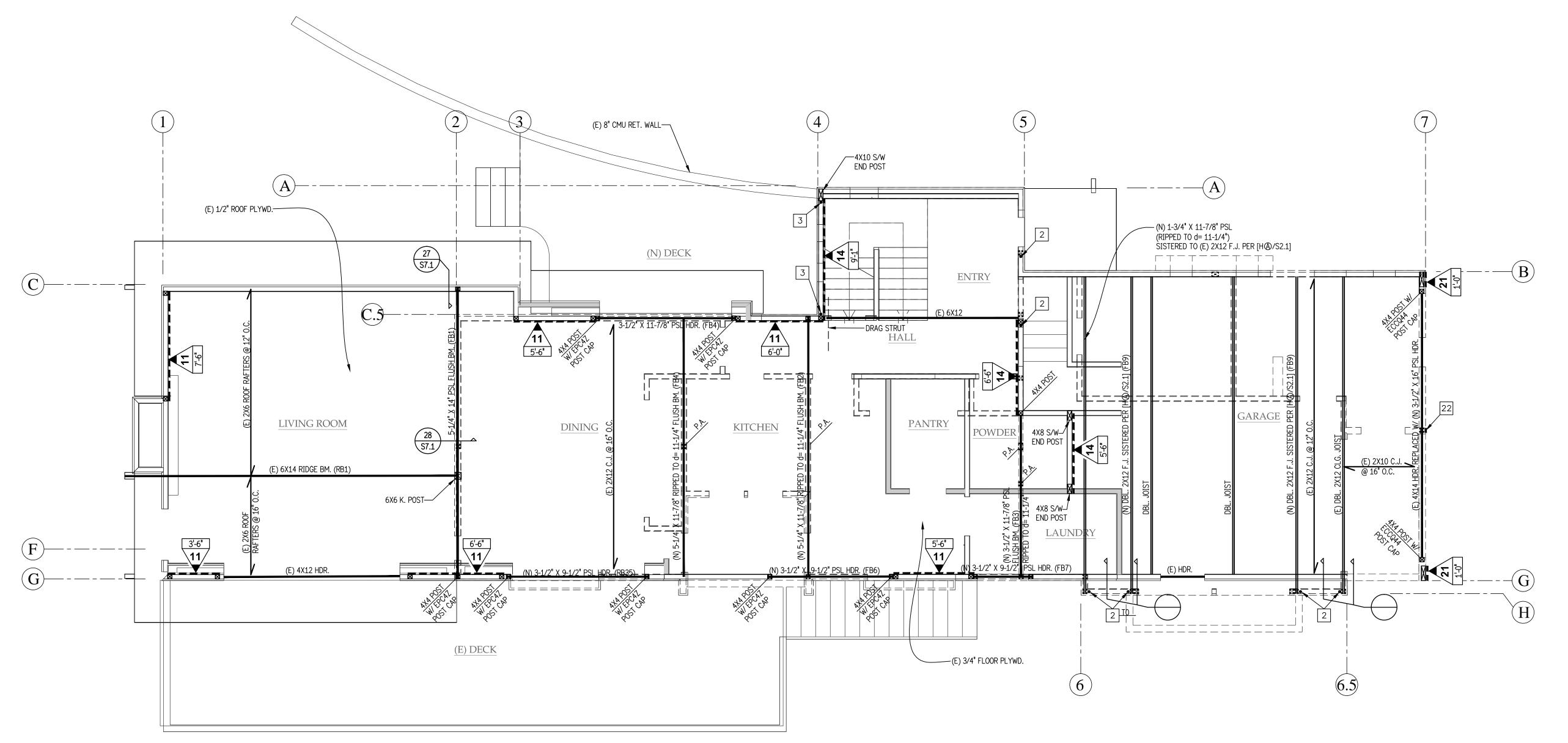
05/27/22 As Noted J.R. Number 2022014

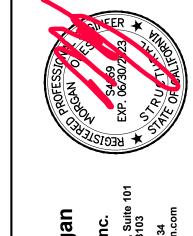
**S1.2** 











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Santa Barbara, CA 93103
Phone: (805) 569-1134
mjones@doyle-morgan.com

RESIDENTIAL REMODEI
911 ALAMEDA PADRE SERRA
Santa Barbara, CA

2ND FLOOR & LOWER ROOF FRAMING PLAN

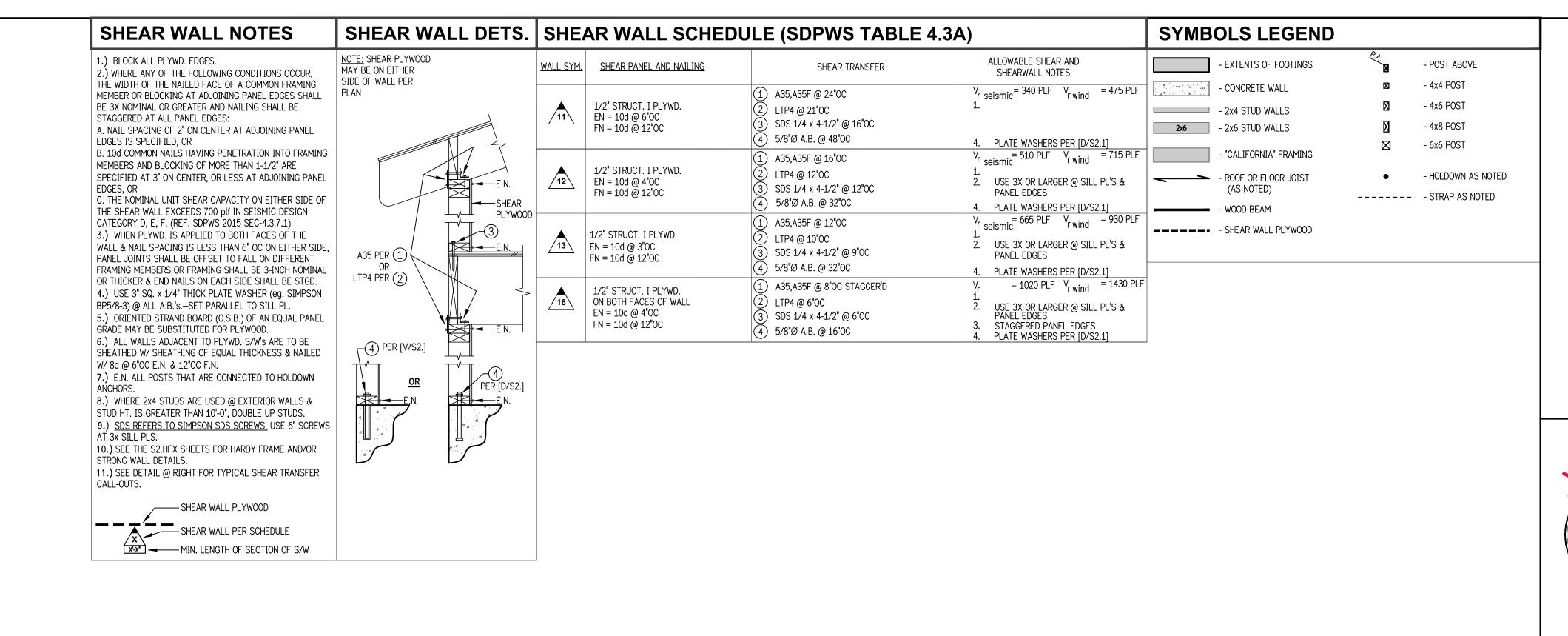
Date 05/27/22

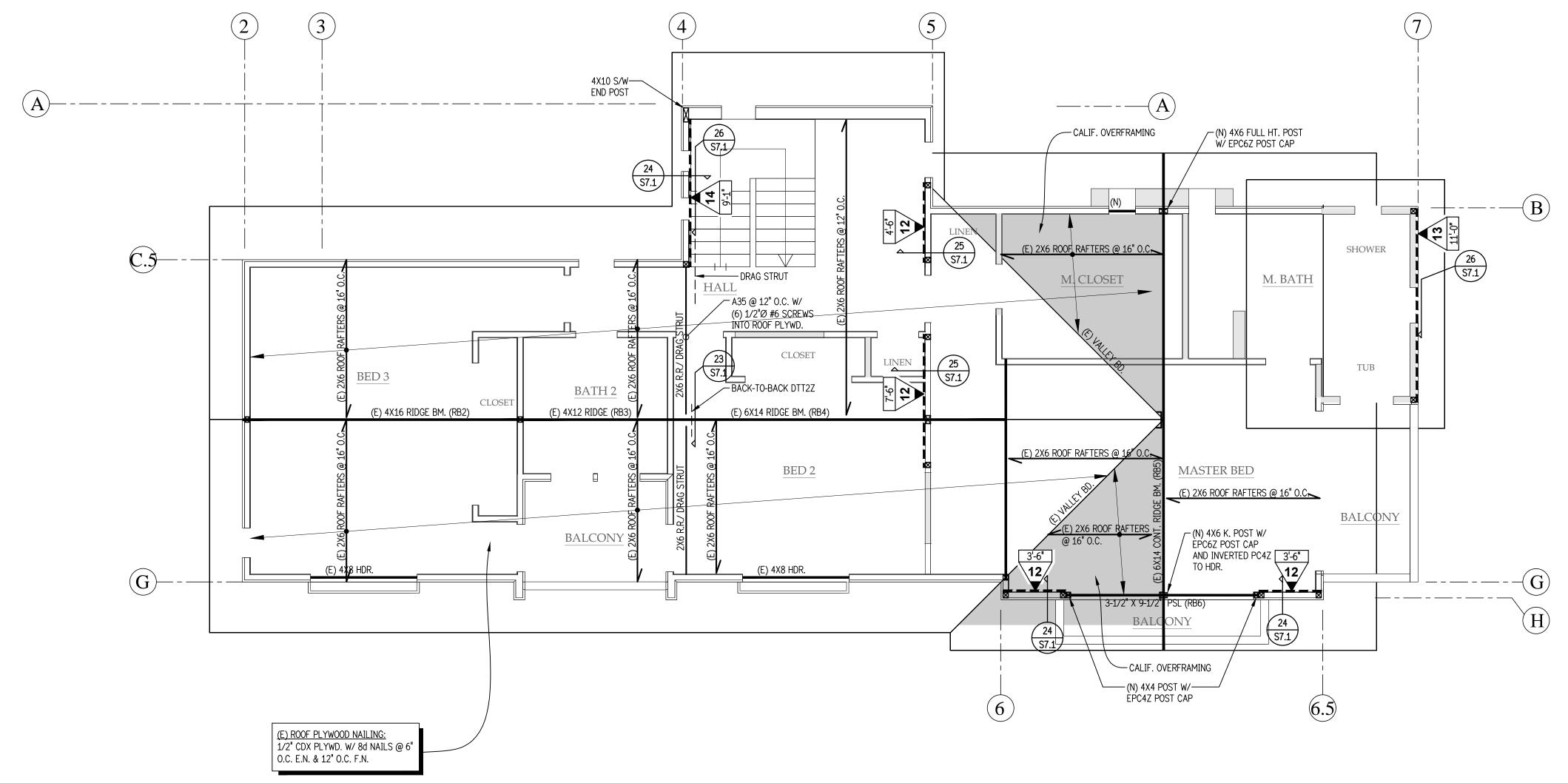
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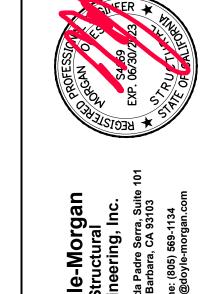
Drawn J.R.

2022014

**S4.1** 







DO En En San San San Prion

RESIDENTIAL REMODEI
911 ALAMEDA PADRE SERRA
Santa Barbara, CA

UPPER ROOF FRAMING PLAN

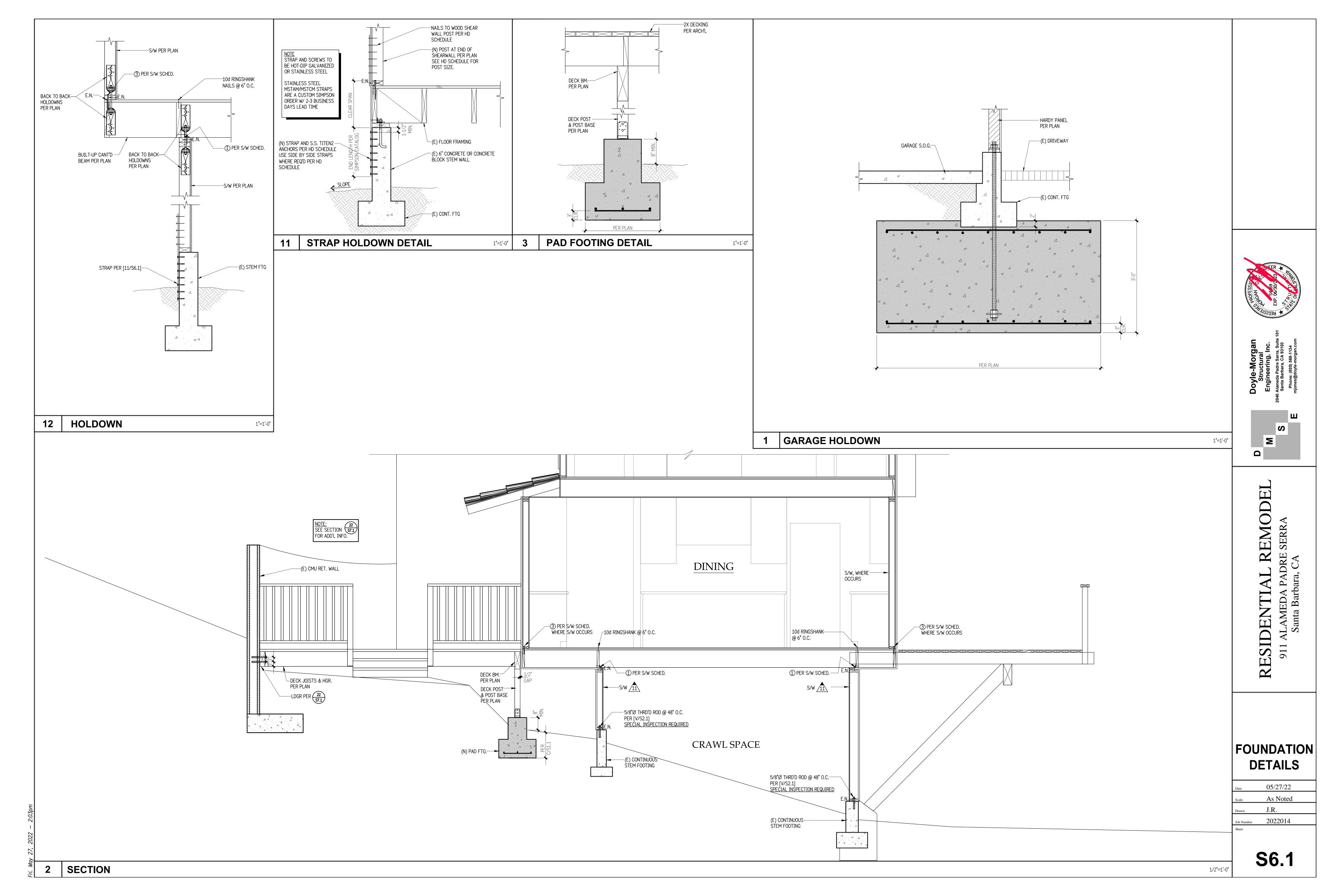
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 05/27/22

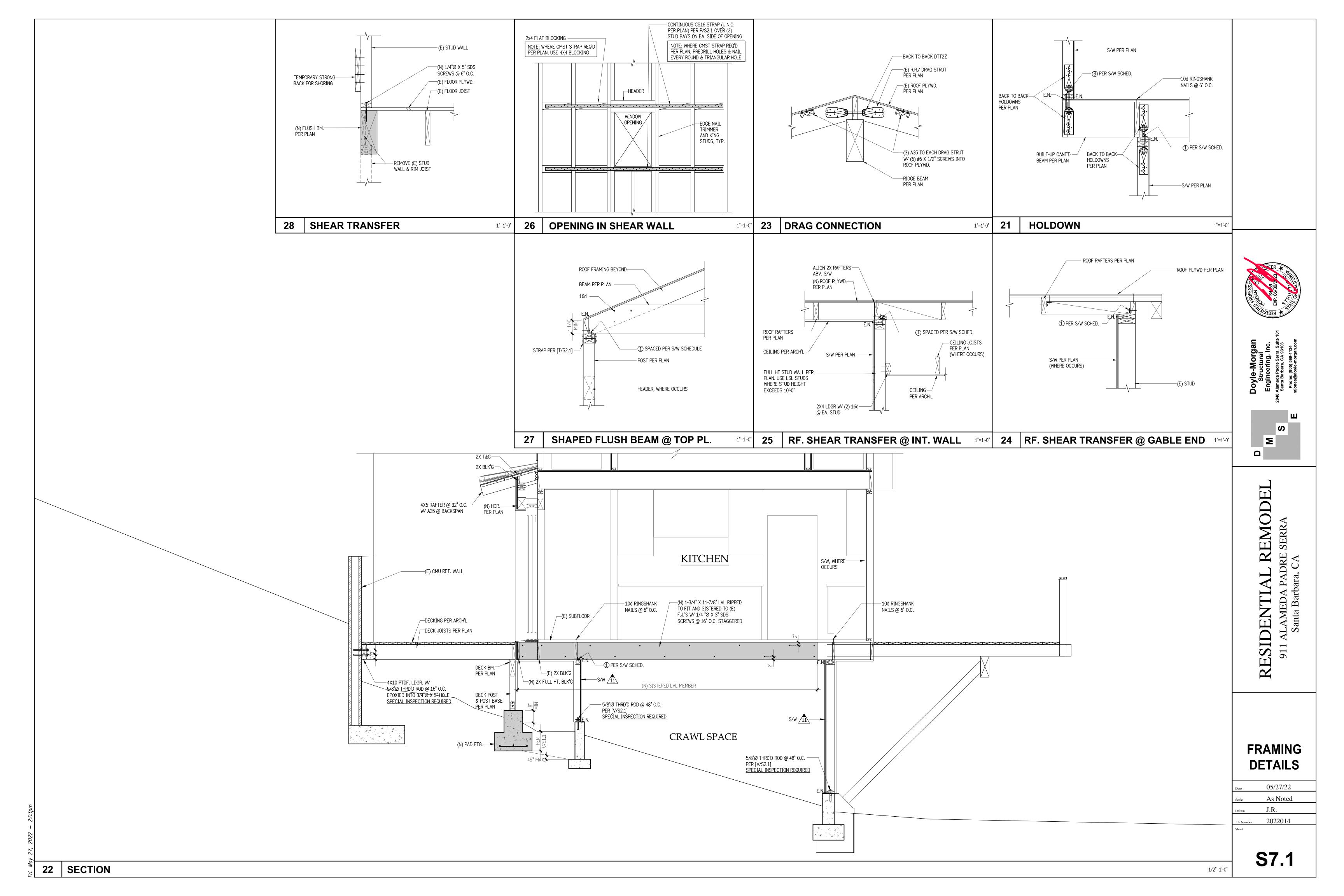
 Scale
 As Noted

 Drawn
 J.R.

 Job Number
 2022014

**S5.1** 





#### 911 ALAMEDA PADRE SERRA

COLOR/FINISHES



**SPANISH TILE** 

TILE 1: CLAY TILE TO MATCH (E) REDLANDS ALFARO 3010 "TERRA COTTA BLEND"



RAFTER/CORBEL COLOR PT-1: BENJAMIN MOORE

**EXTERIOR STUCCO** 

PLS1: LA HABRA INTEGRAL COLOR STUCCO **GLACIER WHITE** SANTA BARBARA MISSION FINISH, SMOOTH TROWEL FINISH





#### **EXTERIOR LIGHT**

FORGED IRON STUDIO CUSTOM "WEATHERED BROWN W / SANDBLASTED GLASS

#### **ALUMINUM CLAD WINDOWS & PATIO DOORS**

SIERRA PACIFIC: URBAN CASEMENT

COLOR: PEPPERED STEEL TEXTURED COLLECTION (110)



#### **FRONT ENTRY DOOR** RUSTICA "STRONGHOLD" ALDER W / SATIN GLAZE

WROUGHT IRON BALCONY/RAILING
FORGED IRON STUDIO CUSTOM JULIETTE BALCONY & MATCHING RAILING, HAMMERED FINISH

COLOR: NATURAL WROUGHT IRON





**GARAGE DOOR** DYNAMIC GARAGE DOOR "SPANISH COLONIAL 15" PT-1

Robert Muraoka B.S., M.S. 2257 Las Positas Rd. Santa Barbara CA 93105 (805) 569-2257 cell (805) 729-3923 Robert@agriturfsupplies.com

For: Adam Cunningham

(805) 403-1067

Adam Cunningham < oneadam 98@yahoo.com>

Subject: Quercus agrifolia, Coast Live Oak Trunk diameter (DSH): 24" Condition: fair

Location: 911 Alameda Padre Serra

**Assignment:** Submit an arborist report which includes the recommended measures to avoid significant impacts.

**Proposal:** The client would like to build a deck around the tree. To facilitate said deck, a ten-inch limb will need to be removed. Furthermore, (3) 12" x 12" footings, dug 12" deep are proposed to support the deck.

**Discussion:** The proposed project will require the removal of a ten-inch limb. Although the removal of said limb would be considered a stress event for the tree. Given its overall size and condition, I believe the negative impact of its removal will not significantly impair the tree.

#### **Recommended Measures:**

If the limb removal is allowed, the arborist will adhere to ANSI A300 pruning standards.

During construction, the trunk will be wrapped with orange vinyl construction fencing. This will help keep construction workers from inadvertently damaging the trunk.

The (3) footings proposed for supporting the deck shall be dug by hand, while being observed by a qualified arborist. Should any significant roots, three inches or larger be encountered, the arborist shall determine if removal will cause a significant negative impact to the tree.

The potential negative impact caused by the limb removal will be mitigated by planting (3) five-gallon size trees of the same species on the site. The replacement trees shall receive supplemental irrigation for three years following installation, and then weaned off irrigation once established.





Date: 9-27-23

#### Photos taken 9-27-23

The red lines in the photo on the left outlines an overall view of the subject tree.

The blue arrow in the right photo is pointing to a window that is proposed to be converted to a doorway. The red line on the right side of the photo is the 10" limb that is proposed for removal.



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:    |  |           |      |                                      |         |  |
|------------------------------------|--|-----------|------|--------------------------------------|---------|--|
| ALL BUILDING 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/HVAC (including cut sheets & dBA at property lines) |           |      |                                      |         |  |
|                                    | Fire Valves (Verify Fire Sprinkler Ordinance per SBMC §8.04 requirements)            |           |      |                                      |         |  |
|                                    | Cross Connection Control Devices (backflow device)                                   |           |      |                                      |         |  |
|                                    |  |           |      |                                      |         |  |
| CONSULTANT/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   | ;                 |         |                                  |         |  |  |
|                                       | Parapet Height  |                   |         |                                  |         |  |  |
|                                       | Screens   |                   |         |                                  |         |  |  |
|                                       | Chimney Caps  |                   |         |                                  |         |  |  |
|                                       | Flashing  |                   |         |                                  |         |  |  |
|                                       | Gutters/ Scuppers   |                   |         |                                  |         |  |  |
|                                       | Solar panel location or potential f   | uture solar panel | l insta | ıllation (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                                 | LANDSCAPE PLAN 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 Program (SWMP) |   |                   |         |                                  | Sheet # |  |  |
|                                       | Location of filtration devices  |                   |         |                                  |         |  |  |
|                                       | Cross-section details   |                   |         |                                  |         |  |  |
|                                       | Drainage flow from all impervious areas                                       |                   |         |                                  |         |  |  |
|                                       | Amounts of new, replaced, or removed impervious areas                         |                   |         |                                  |         |  |  |
|                                       | Hydrology/Storm Water Report  |                   |         |                                  |         |  |  |