

NOTES

1. STORMWATER, IRRIGATION AND SITE DESIGN SHALL BE SUBJECT TO THE CITY OF SANTA BARBARA *STORMWATER MANAGEMENT PROGRAM* (SWMP) GUIDELINES AND REQUIREMENTS FOR TIER 3 STORMWATER MANAGEMENT.
2. LIGHTING DESIGN SHALL MEET THE *CITY OF SANTA BARBARA OUTDOOR LIGHTING ORDINANCE* AND *OUTDOOR LIGHTING DESIGN GUIDELINES*.
3. LANDSCAPE DESIGN SHALL COMPLY WITH CITY OF SANTA BARBARA GUIDELINES AND REQUIREMENTS. VEGETATION SHALL BE SELECTED WITH CONSIDERATION OF PREFERRED NATIVE, DROUGHT-TOLERANT, AND FIRE-RESISTANT PLANTS WHEN POSSIBLE.

ABBREVIATIONS

| | | | |
|------------|-------------------------------|---------|---------------------------|
| A/C | AIR CONDITIONING | MFR | MANUFACTURER |
| AFF | ABOVE FINISH FLOOR | MH | MANHOLE |
| AHJ | AUTHORITY HAVING JURISDICTION | MIN | MINIMUM |
| AHU | AIR HANDLER UNIT | MISC | MISCELLANEOUS |
| AL, ALUM | ALUMINUM | MTL | METAL |
| APPROX | APPROXIMATE(LY) | MULL | MULLION |
| ARCH | ARCHITECT(URAL) | NAT | NATURAL |
| BD | BOARD | NIC | NOT IN CONTRACT |
| BLDG | BUILDING | NOM | NOMINAL |
| BLKG | BLOCKING | NTS | NOT TO SCALE |
| BO | BOTTOM OF | OC | ON CENTER |
| BRZ | BRONZE | OH | OVERHEAD |
| CF | CUBIC FEET | OPG | OPENING |
| CL | CENTERLINE, CLOSET | OPP | OPPOSITE |
| CLG | CEILING | P | PAINT |
| CLR | CLEAR(ANCE) | PSF | POUNDS PER SQUARE FOOT |
| CMU | CONCRETE MASONRY UNIT | PSI | POUNDS PER SQUARE INCH |
| CONC | CONCRETE | PT | PRESSURE TREATED |
| CPT | CARPET | PWD | PLYWOOD |
| CSMT | CASEMENT | QT | QUARRY TILE |
| CTR | CENTER | RA | RETURN AIR |
| CTYD | COURTYARD | RAD | RADIUS |
| CU | COPPER | RCP | REFLECTED CEILING PLAN |
| CY | CUBIC YARD(S) | REF | REFER(ENCE), REFRIGERATOR |
| DIM | DIMENSION | REINF | REINFORCE(D) |
| DN | DOWN | REQ(D) | REQUIRED |
| DS | DOWNSPOUT | REQ'S | REQUIREMENTS |
| DTL | DETAIL | RET | RETAIN(ING) |
| DW | DISHWASHER | REV | REVISION, REVISED |
| ELEC | ELECTRIC(AL) | RM | ROOM |
| ELEV | ELEVATION | RO | ROUGH OPENING |
| EP | ELECTRICAL PANEL | SA | SUPPLY AIR |
| EXH | EXHAUST | SCHED | SCHEDULE |
| EXIST, (E) | EXISTING | SF | SQUARE FEET |
| EXT | EXTERIOR | SIM | SIMILAR |
| EQ | EQUAL | SMD | SMOKE DETECTOR |
| EQUIP | EQUIPMENT | SS | STAINLESS STEEL |
| EST | ESTIMATE(D) | STL | STEEL |
| FCU | FAN COIL UNIT | STRUCT | STRUCTURE, STRUCTURAL |
| FG | FINISH GRADE | T | TILE |
| FL | FLOOR | TEMP | TEMPERED, TEMPERATURE |
| FND(N) | FOUNDATION | TG, T&G | TONGUE AND GROOVE |
| FOF | FACE OF FINISH | TO | TOP OF |
| FOS | FACE OF STUD | TOF | TOP OF FRAMING |
| FP | FIREPROOF(ING) | TS | TUBE STEEL |
| FS | FIRESTOP(PING) | TYP | TYPICAL |
| FTG | FOOTING | U/C | UNDERCOUNTER |
| GA | GAUGE | U/S | UNDERSIDE |
| GALV | GALVANIZED | UON | UNLESS OTHERWISE NOTED |
| GSF | GROSS SQUARE FEET | VB | VAPOR BARRIER |
| GWB | GYP SUM (WALL) BOARD | VERT | VERTICAL |
| HBB | HOSE BIBB | VEST | VESTIBULE |
| HDR | HEADER | VFY | VERIFY |
| HDW | HARDWARE | VIF | VERIFY IN FIELD |
| HOR(IZ) | HORIZONTAL | VTR | VENT TO ROOF |
| HR | HOUR | W/ | WITH |
| HT | HEIGHT | W/D | WASHER/DRYER |
| HTG | HEATING | W/O | WITHOUT |
| HWH | HOT WATER HEATER | WAP | WIRELESS ACCESS POINT |
| INCL | INCLUDE(D), INCLUDING | WC | WATER CLOSET |
| INS(UL) | INSULATED, INSULATION | WD | WOOD |
| INT | INTERIOR | WHR | WATER HEATER |
| JT | JOINT | WP | WATERPROOF(ING) |
| LAM | LAMINATE(D) | WRB | WEATHER BARRIER |
| LAV | LAVATORY | WTR | WATER |
| MAX | MAXIMUM | YD | YARD |
| MECH | MECHANICAL | | |
| MEZZ | MEZZANINE | | |

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SANTA BARBARA, CA, 93105

ISSUANCE

INITIAL APPLICATION

DATE

04/23/2024

REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------------|------------|
| 1 | RENDERING UPDATES | 06/07/2024 |
| 2 | CONTEXT STUDIES | 06/13/2024 |
| 3 | REVISION 1 | 07/03/2024 |
| 4 | REVISION 2 | 09/11/2024 |

PROJECT NO.

23001

NOTES, SYMBOLS & LEGENDS

G.02



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INITIAL APPLICATION

04/23/2024

Table with 3 columns: NO., DESCRIPTION, DATE. Contains revision history entries.

23001

CGBS SHEET 1



2022 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y N/A RESPON PARTY YES APPLICABLE RESPONSIBLE PARTY (IN ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR, ETC.)

Main table with 4 columns for compliance tracking (Y, N/A, RESPON PARTY, YES APPLICABLE) and 4 columns for content (CHAPTER 3, 4.106.4.2, 4.304, 4.410.2). Contains detailed building codes and project-specific notes.



Table with 3 columns: NO., DESCRIPTION, DATE. Contains 4 revision entries.



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

Main table with columns for Y, N/A, RESPON PARTY and content for various sections: 4.503 FIREPLACES, 4.504 POLLUTANT CONTROL, 4.504.2 FINISH MATERIAL POLLUTANT CONTROL, 4.504.2.1 Adhesives, Sealants and Caulks, 4.504.2.2 Paints and Coatings, 4.504.2.3 Aerosol Paints and Coatings, 4.504.2.4 Verification, 4.504.1 - ADHESIVE VOC LIMIT, 4.504.2 - SEALANT VOC LIMIT, 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS, 4.504.5 - FORMALDEHYDE LIMITS, 4.505 INTERIOR MOISTURE CONTROL, 4.505.1 Bathroom exhaust fans, 4.506 INDOOR AIR QUALITY AND EXHAUST, 4.507 ENVIRONMENTAL COMFORT, 4.507.2 HEATING AND AIR-CONDITIONING SYSTEM DESIGN, CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS, 702.1 INSTALLER TRAINING, 702.2 SPECIAL INSPECTION [HCD], 703 VERIFICATIONS, 703.1 DOCUMENTATION.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS.



1: VIEW FROM VISTA DE LA CUMBRE



2: FRONT (SOUTH) ELEVATION



3: FRONT PORCH/PATIO



4: SIDE (EAST) ELEVATION



5: REAR (NORTH) ELEVATION



6: SIDE (WEST) ELEVATION



7: EXISTING ACCESSORY STUDIO (TO BE DEMOLISHED)



8: EXISTING WORKSHOP/SHED (TO BE DEMOLISHED)

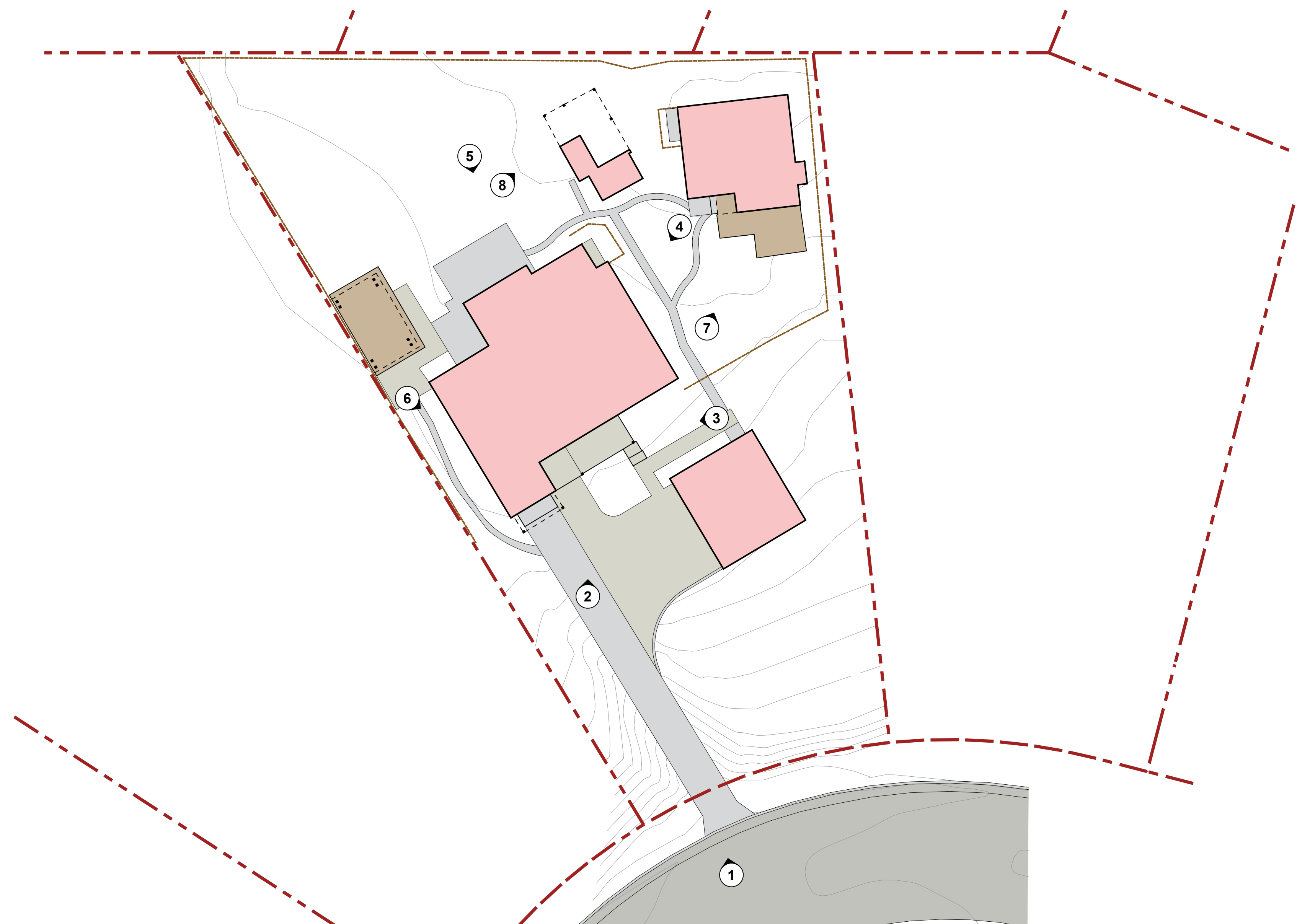


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PROJECT NO.

23001

EXISTING
PHOTOS

G0.5



309 VISTA DE LA CUMBRE (NEIGHBOR TO WEST)
VIEW FROM STREET



317 VISTA DE LA CUMBRE (NEIGHBOR TO EAST)
VIEW FROM STREET



316 VISTA DE LA CUMBRE (NEIGHBOR TO SOUTH)
VIEW FROM STREET



305 VISTA DE LA CUMBRE
VIEW FROM STREET



301 VISTA DE LA CUMBRE
VIEW FROM STREET



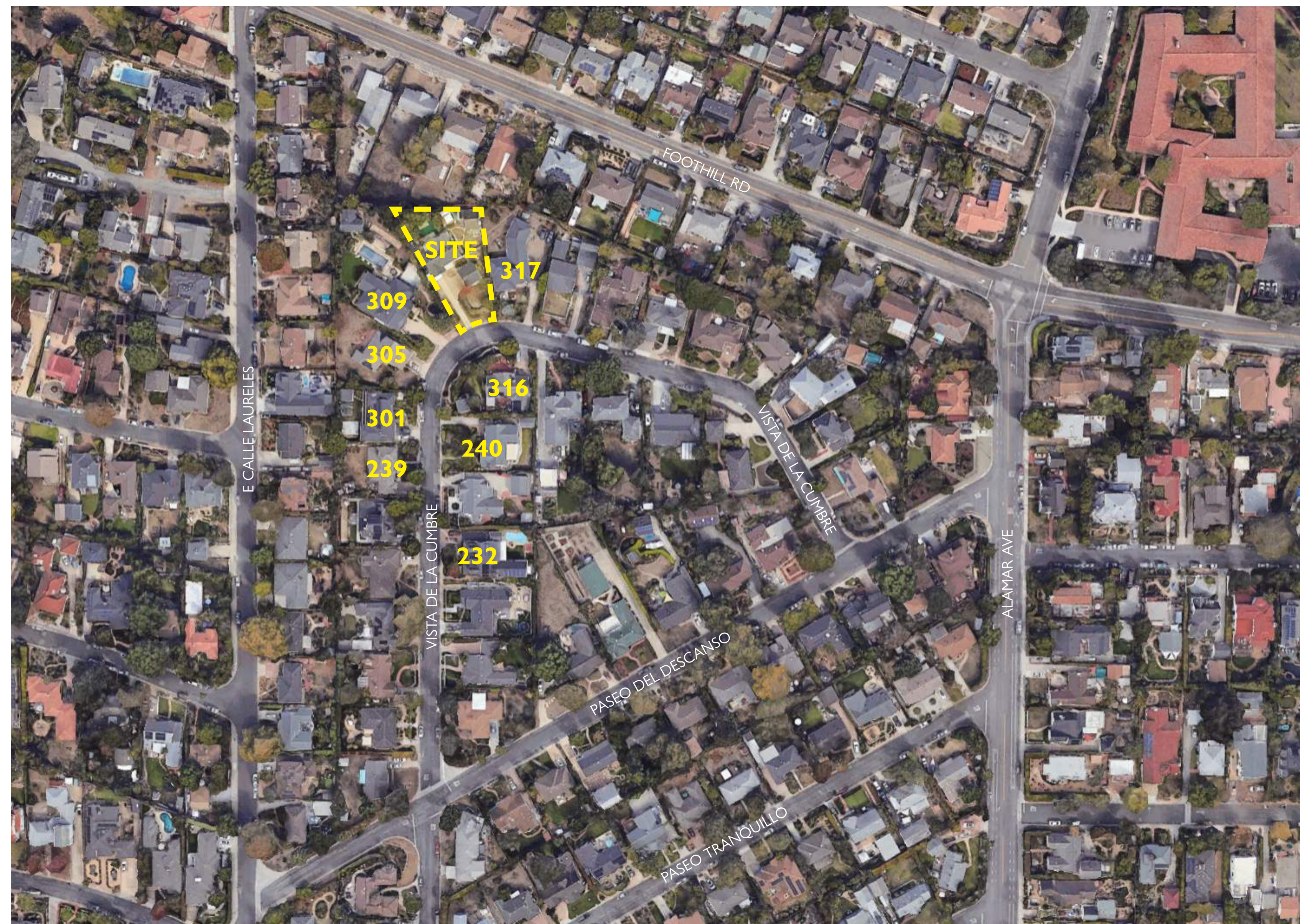
240 VISTA DE LA CUMBRE
VIEW FROM STREET



239 VISTA DE LA CUMBRE
VIEW FROM STREET



232 VISTA DE LA CUMBRE
VIEW FROM STREET



VICINITY MAP

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23001

CONTEXT
PHOTOS

G0.6



321 VISTA DE LA CUMBRE
VIEW FROM STREET



322 VISTA DE LA CUMBRE
VIEW FROM STREET



325 VISTA DE LA CUMBRE
VIEW FROM STREET



326 VISTA DE LA CUMBRE
VIEW FROM STREET



337 VISTA DE LA CUMBRE
VIEW FROM STREET



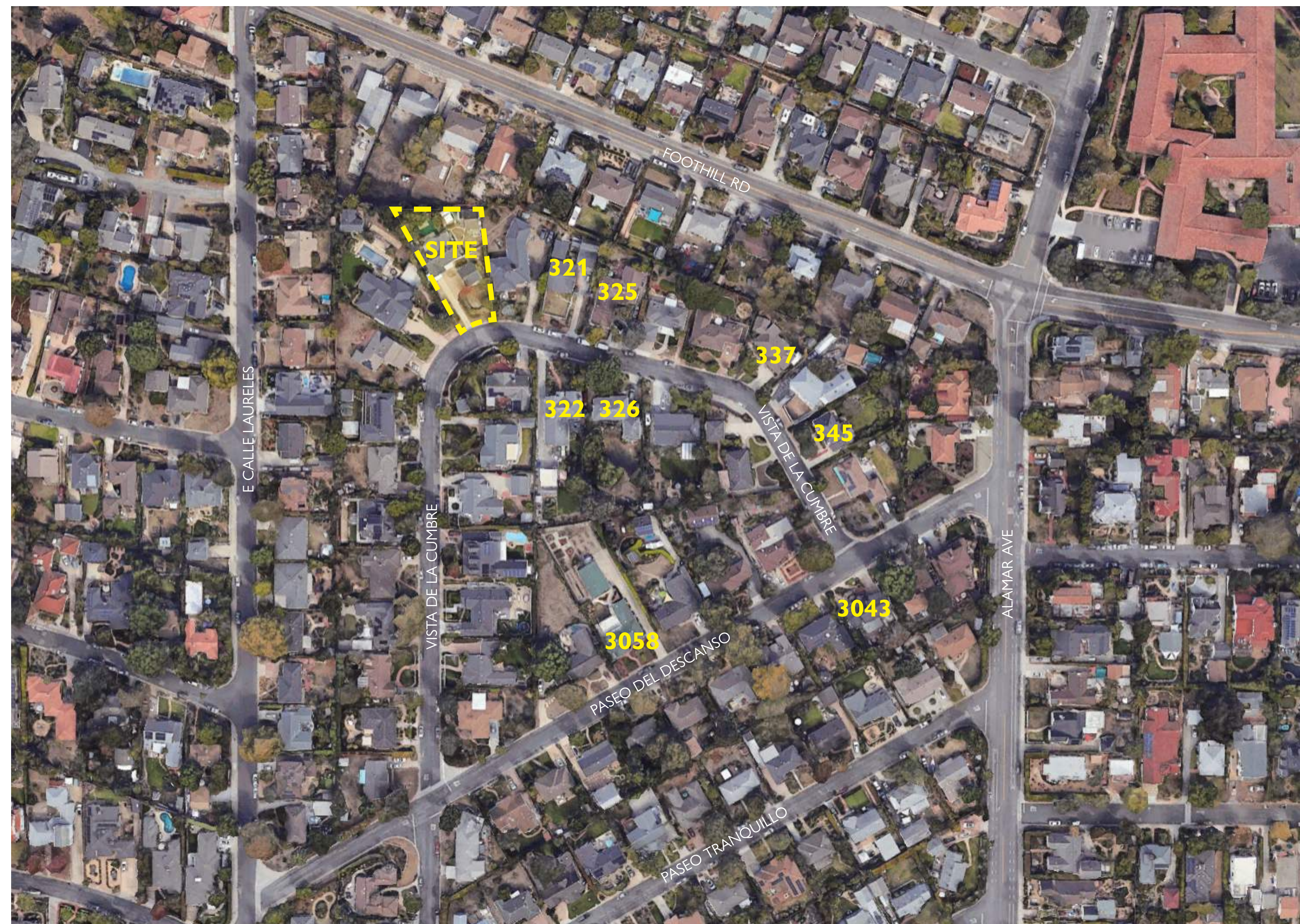
345 VISTA DE LA CUMBRE
VIEW FROM STREET



3043 PASEO DEL DESCANSO
VIEW FROM STREET



3058 PASEO DEL DESCANSO
VIEW FROM STREET



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CONTEXT
PHOTOS
(CONT.)

GO.7

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**INITIAL
APPLICATION**

DATE

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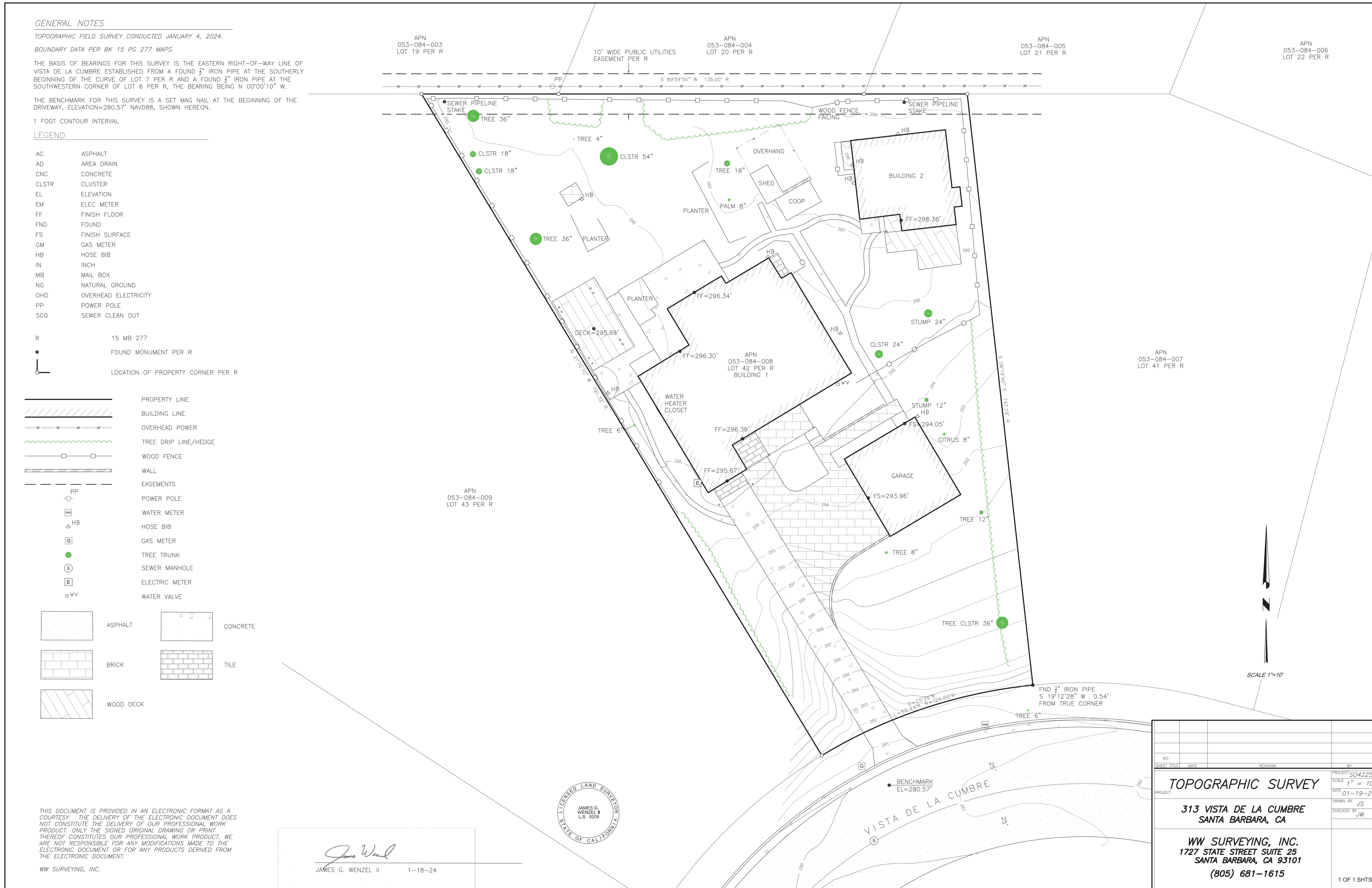
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PROJECT NO.

23001

SITE SURVEY

G1.1





June 25, 2024

Andrew Blumm
313-Vista de la Cumbre
Santa Barbara, Ca, 93105
053-084-008

Re: Form Board Certification:

We have surveyed the lot at the above address and have found the gross and net areas to be equal.
We report the gross/net area of the lot to be 14,897 sq ft or 0.342 acres.
We have made our determination from the field survey and a review of the current title repor.

Sincerely,

James Wenzel
L.S. 9209



P.O. Box 82, Atascadero, CA 93422
1727 State Street, Suite 25, Santa Barbara, CA 93101
WWSurveying.com
(805) 681-1615
WW Surveying, Inc

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SITE SURVEY
ADDENDUM

G1.2



WASHITA RESIDENCE

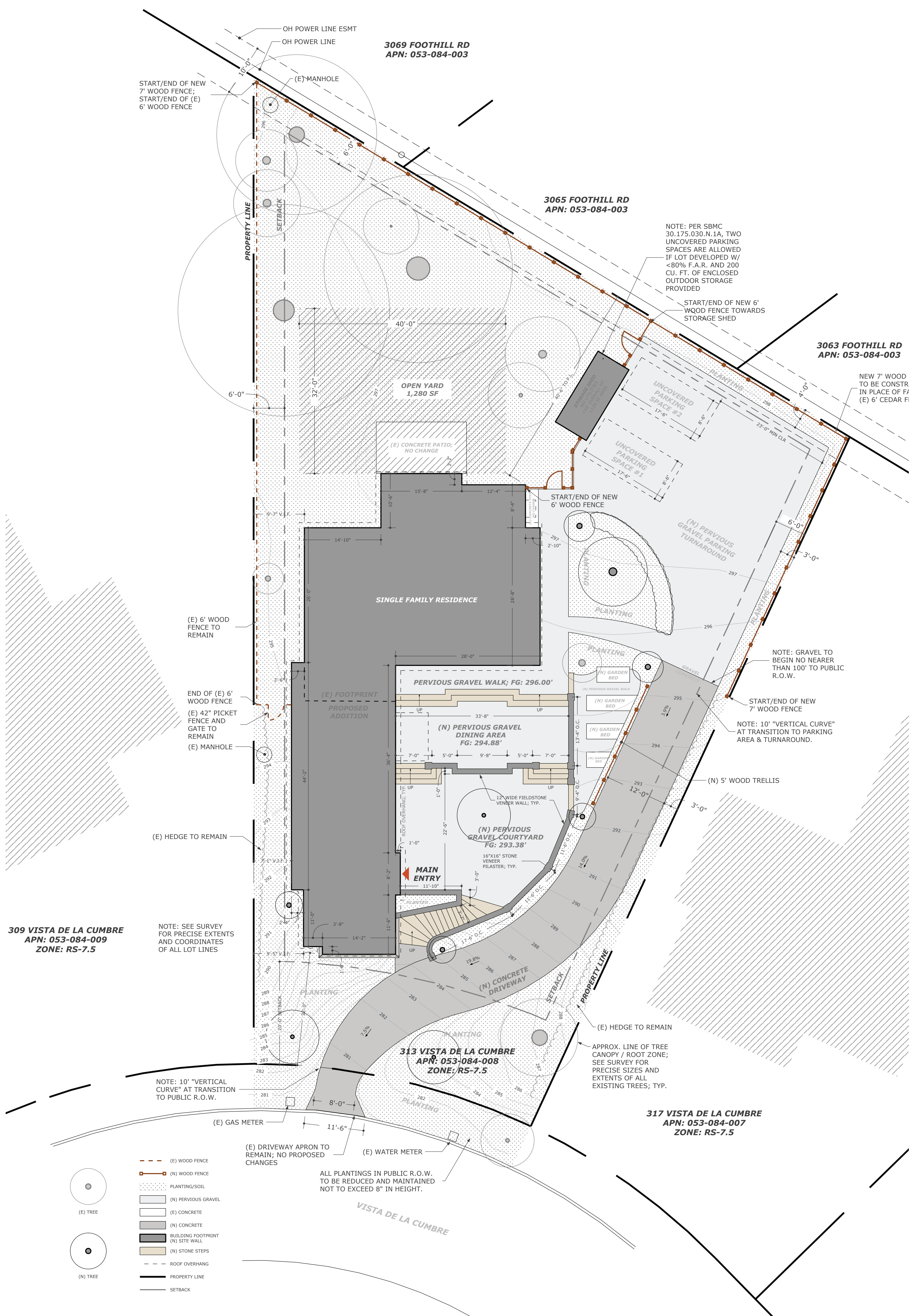
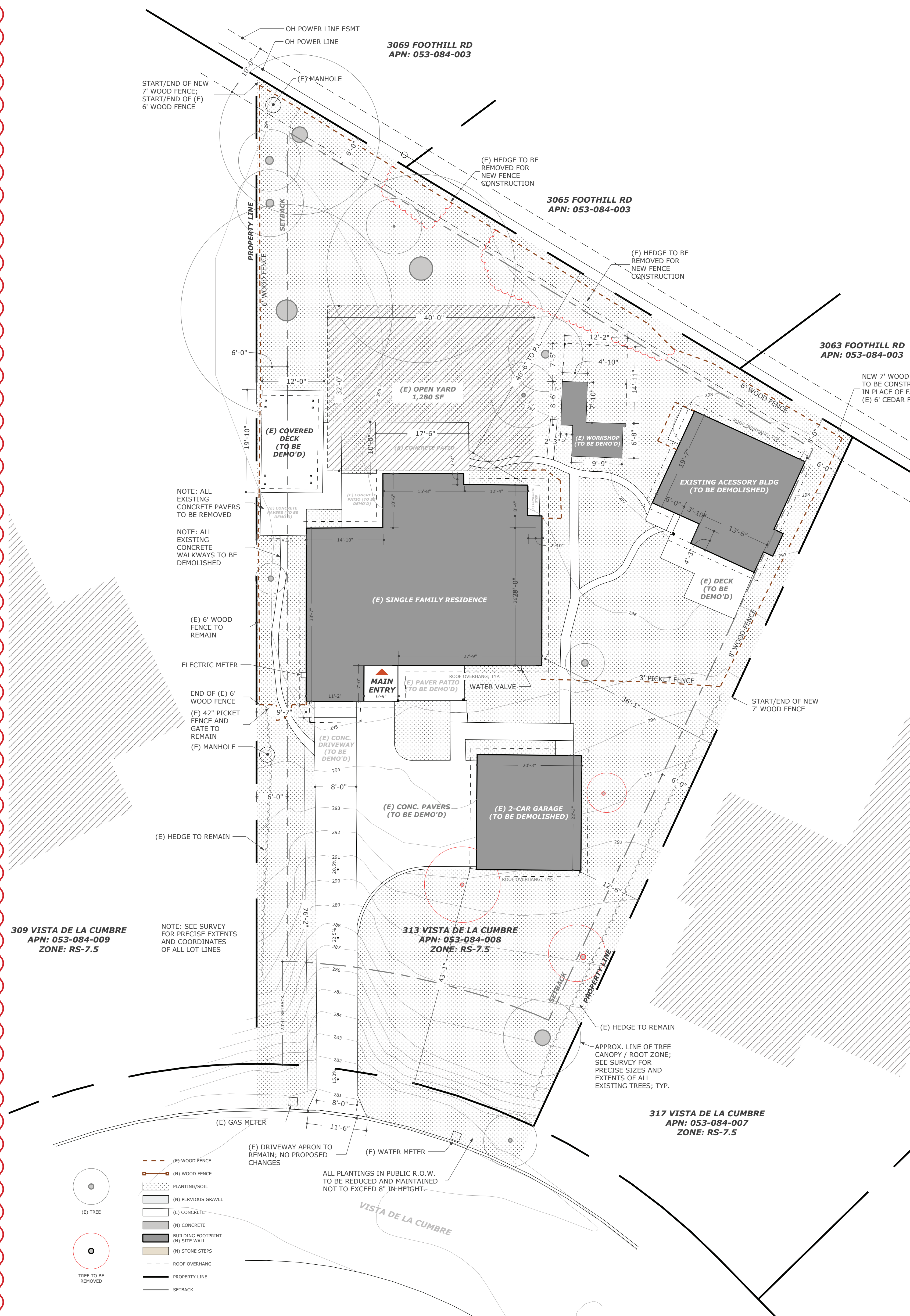
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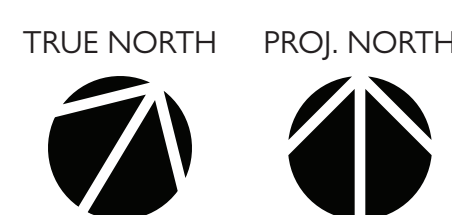
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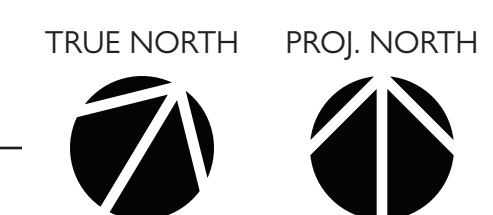
23001



2 EXISTING SITE PLAN
1" = 10'-0"



1 PROPOSED SITE PLAN
1" = 10'-0"



WALL LEGEND

-  EXISTING WALL
-  NEW WALL

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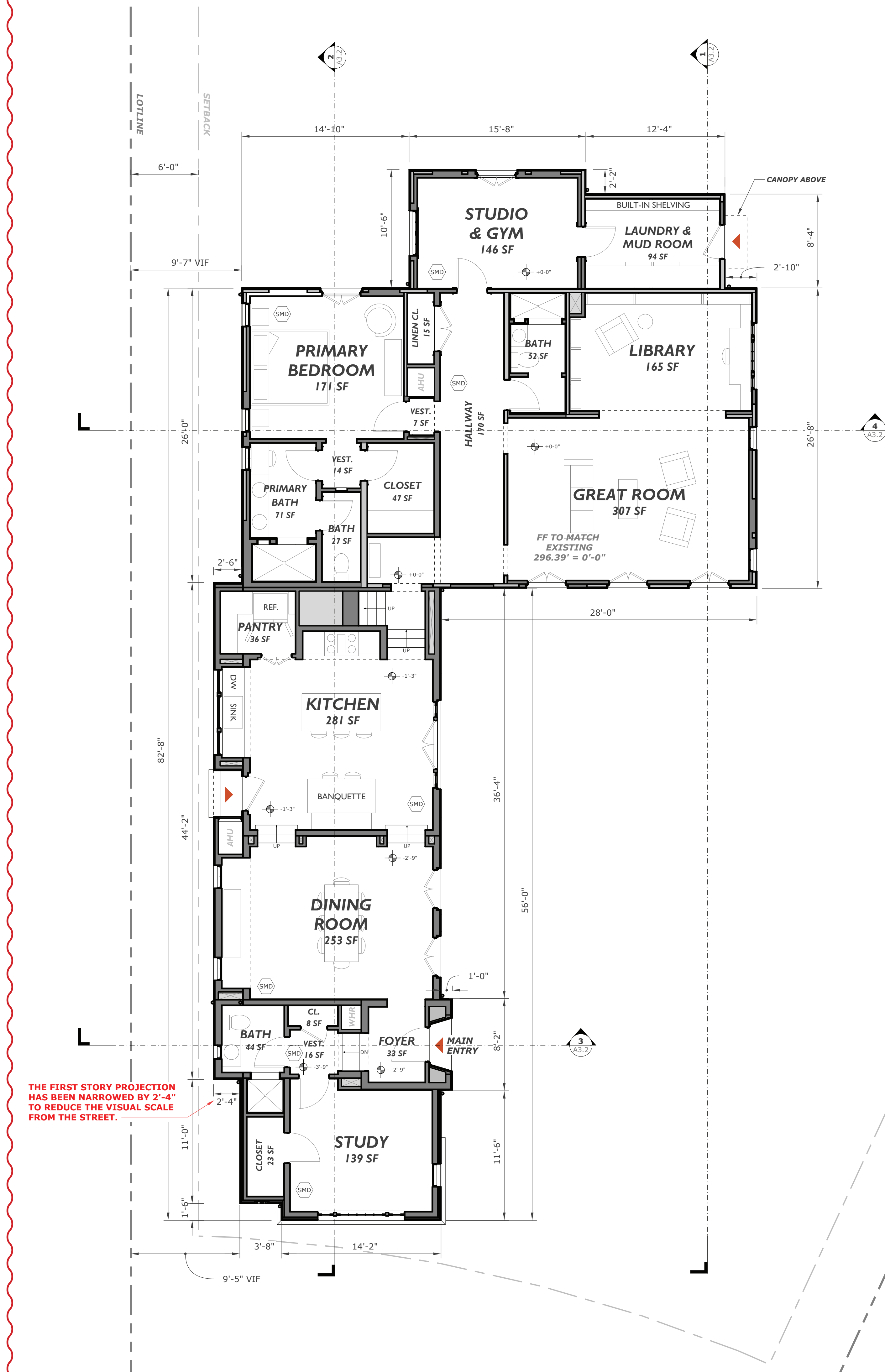
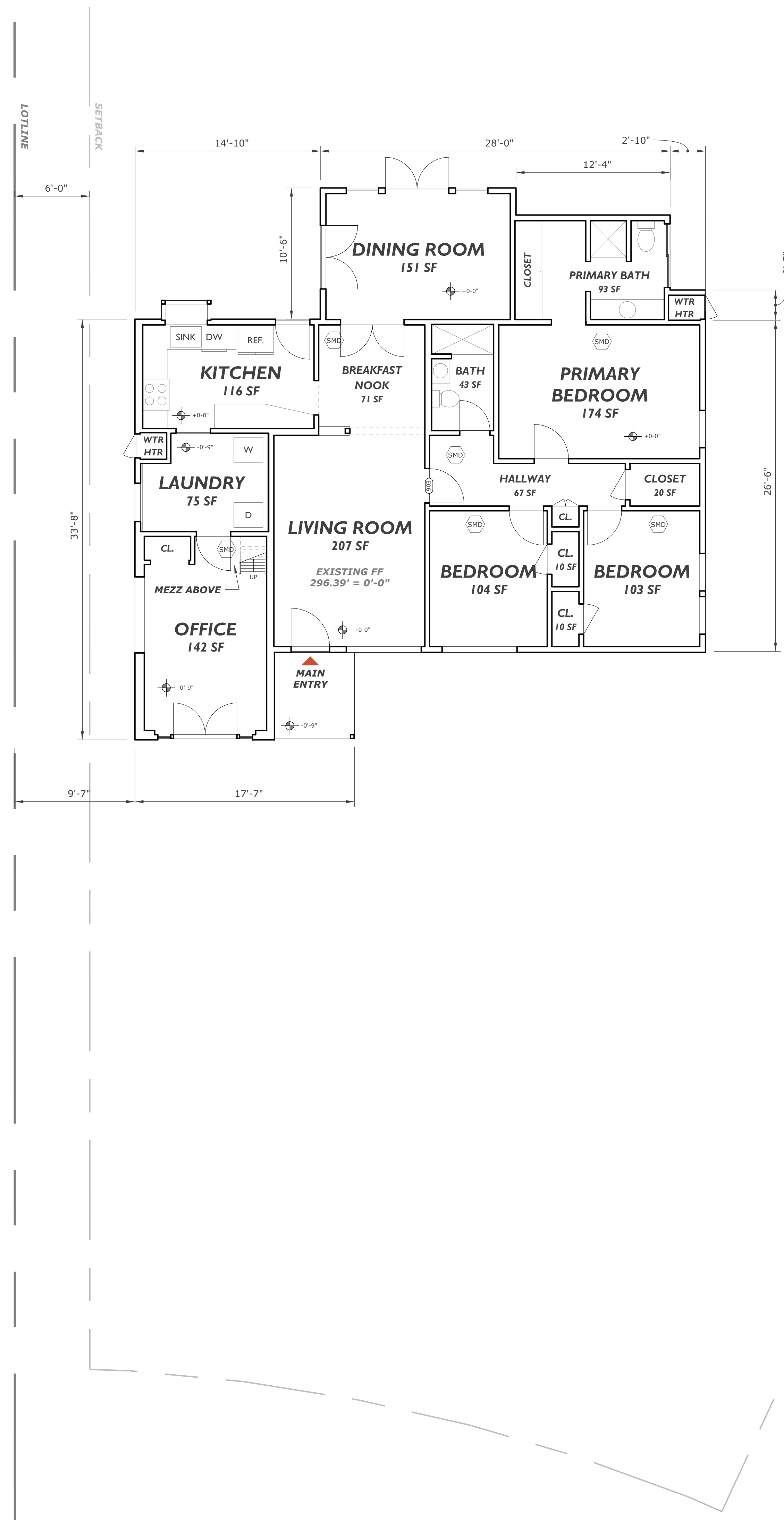
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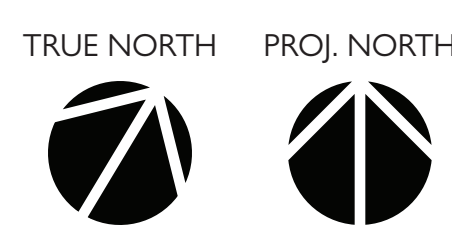
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FLOOR PLANS

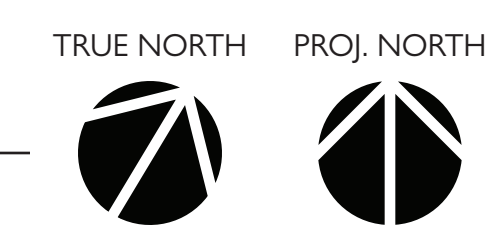
A2.1



2 EXISTING FIRST FLOOR PLAN
3/16" = 1'-0"



1 PROPOSED FIRST FLOOR PLAN
3/16" = 1'-0"



WALL LEGEND

- EXISTING WALL
- NEW WALL

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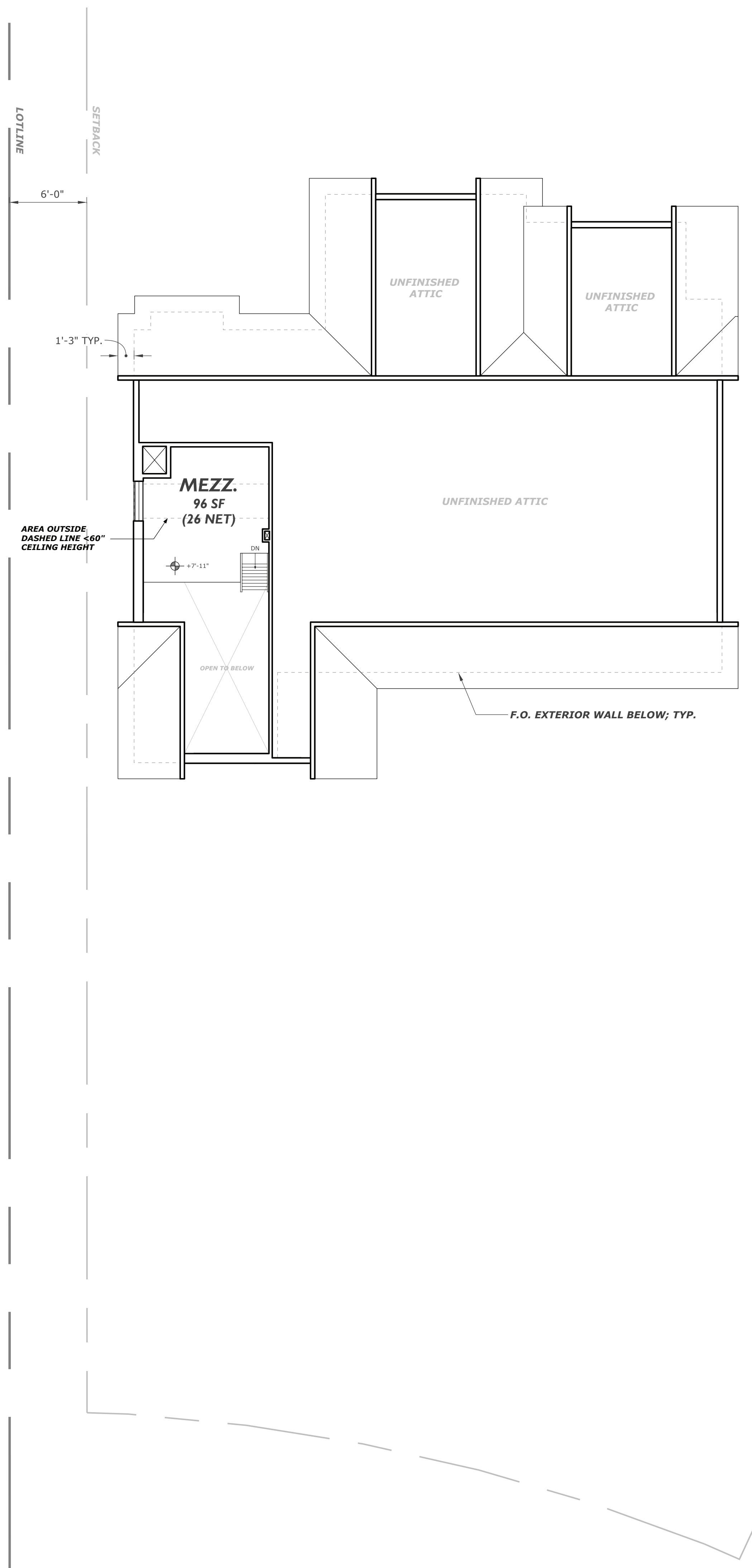
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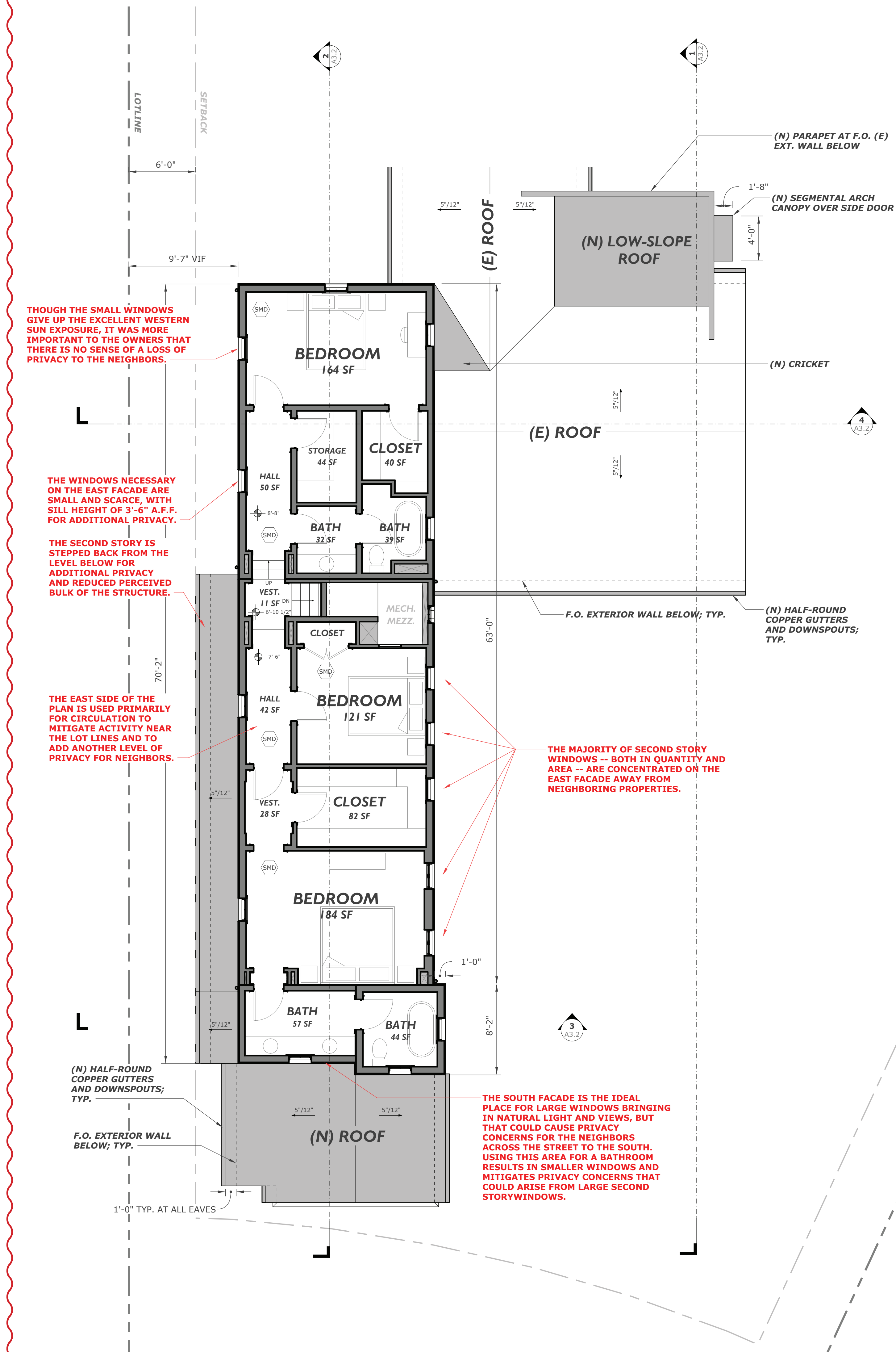
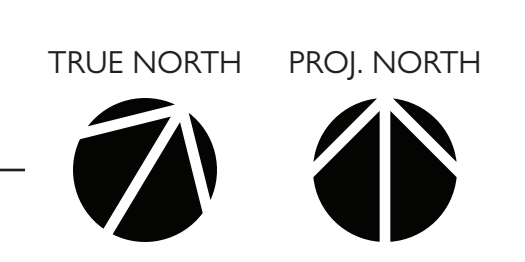
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FLOOR PLANS

A2.2



2 EXISTING SECOND FLOOR PLAN
3/16" = 1'-0"



1 PROPOSED SECOND FLOOR PLAN
3/16" = 1'-0"



WALL LEGEND

- EXISTING WALL
- NEW WALL

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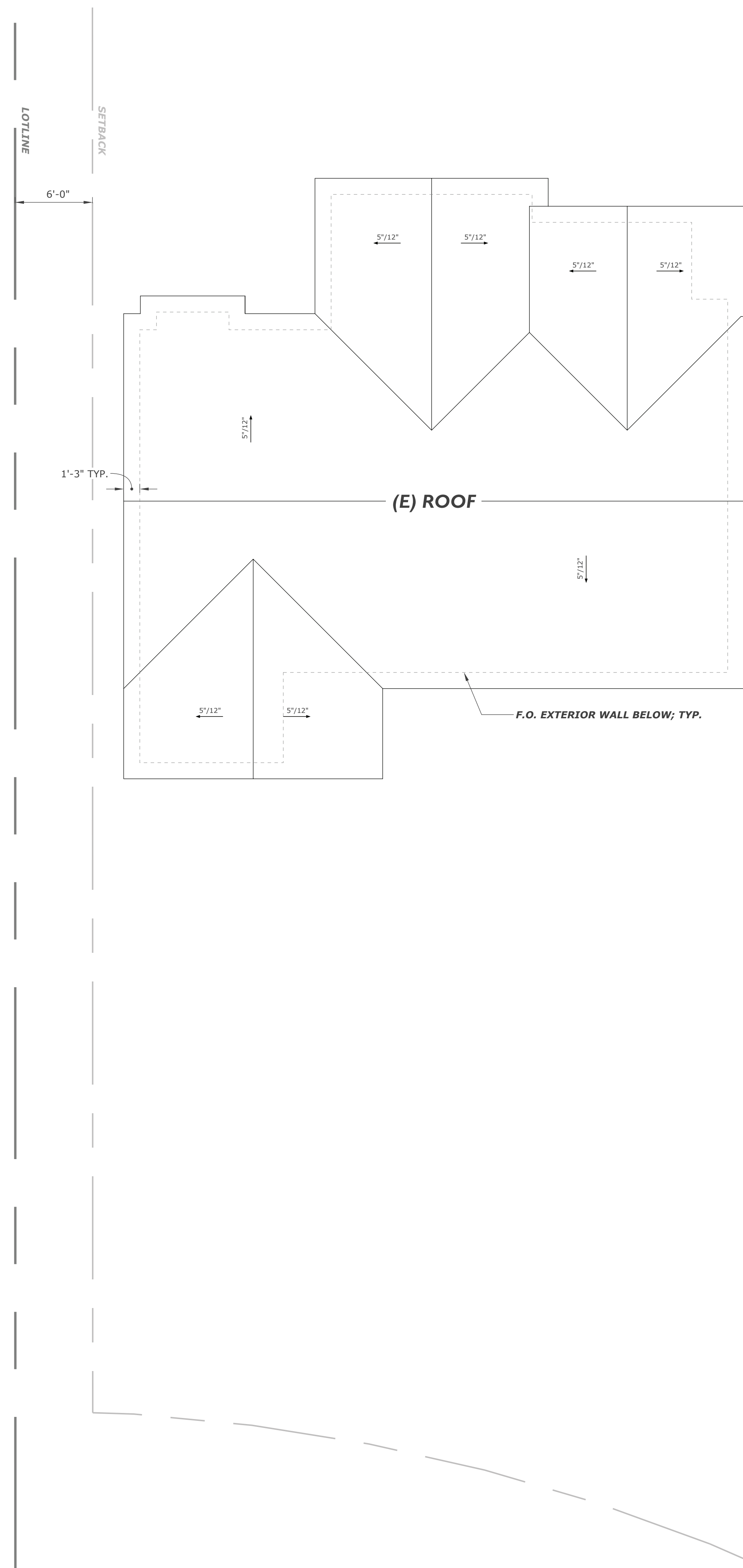
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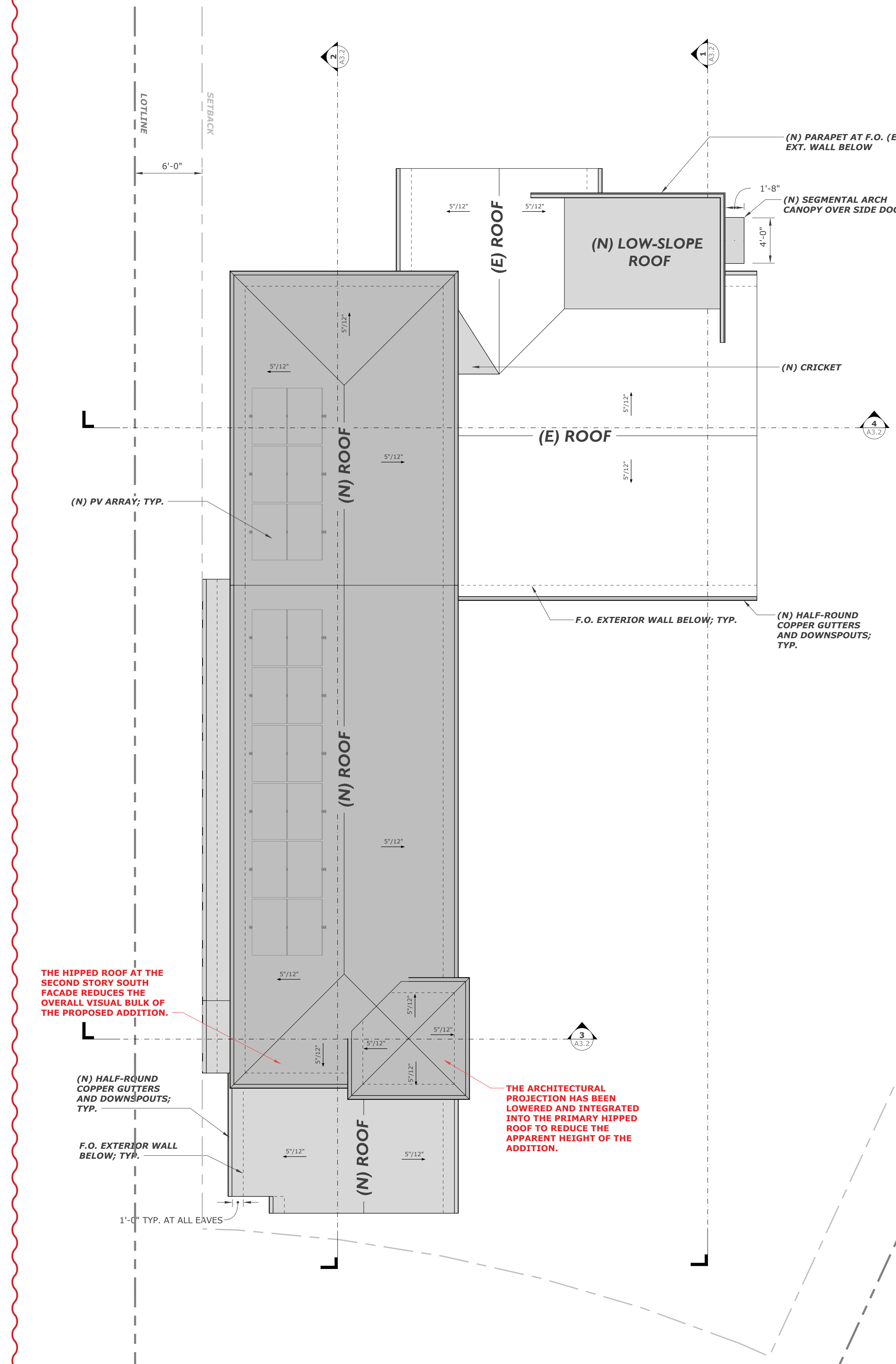
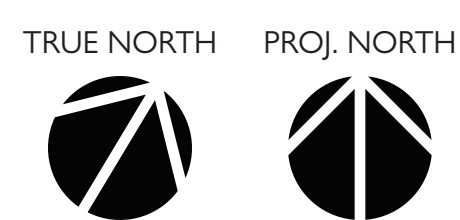
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ROOF PLANS

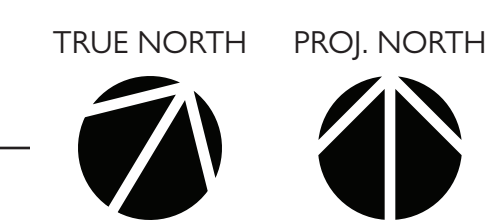
A2.3



2 EXISTING ROOF PLAN
3/16" = 1'-0"



1 PROPOSED ROOF PLAN
3/16" = 1'-0"



EXTERIOR MATERIAL PALETTE



EXTERIOR LIGHTING FIXTURES



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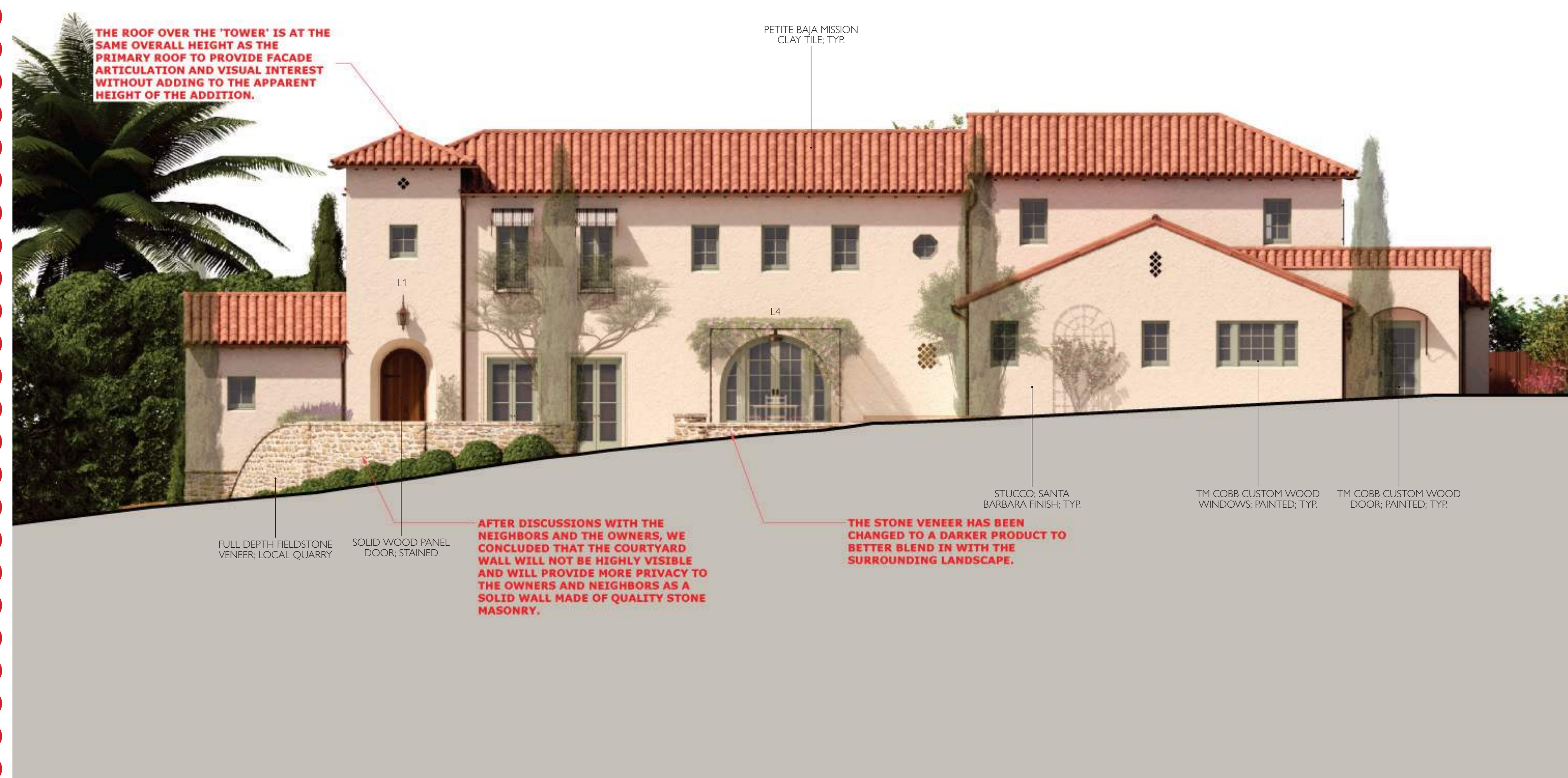
EXTERIOR ELEVATIONS

A3.1



4 WEST ELEVATION

3/16" = 1'-0"



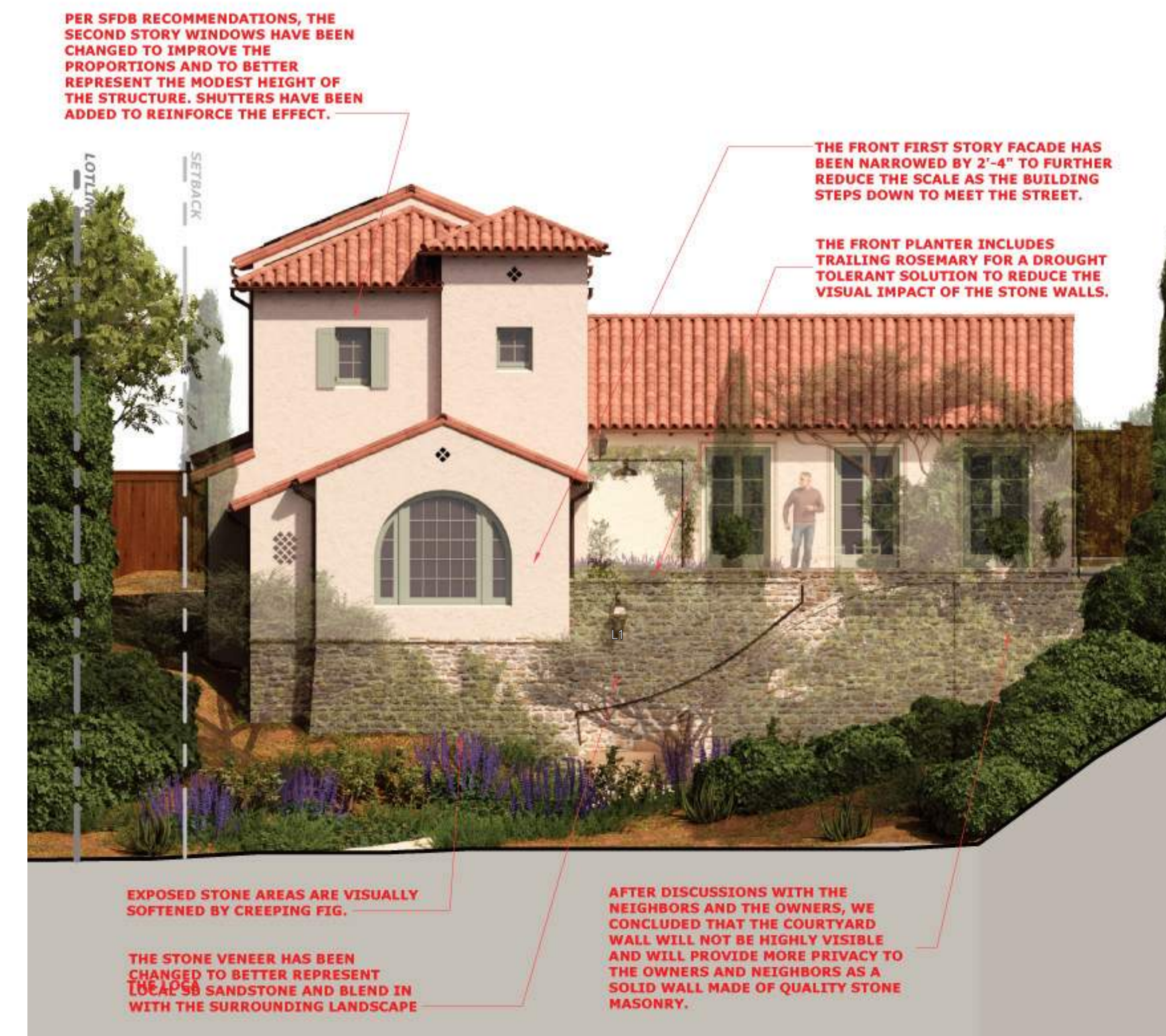
3 EAST ELEVATION

3/16" = 1'-0"



2 NORTH ELEVATION

3/16" = 1'-0"

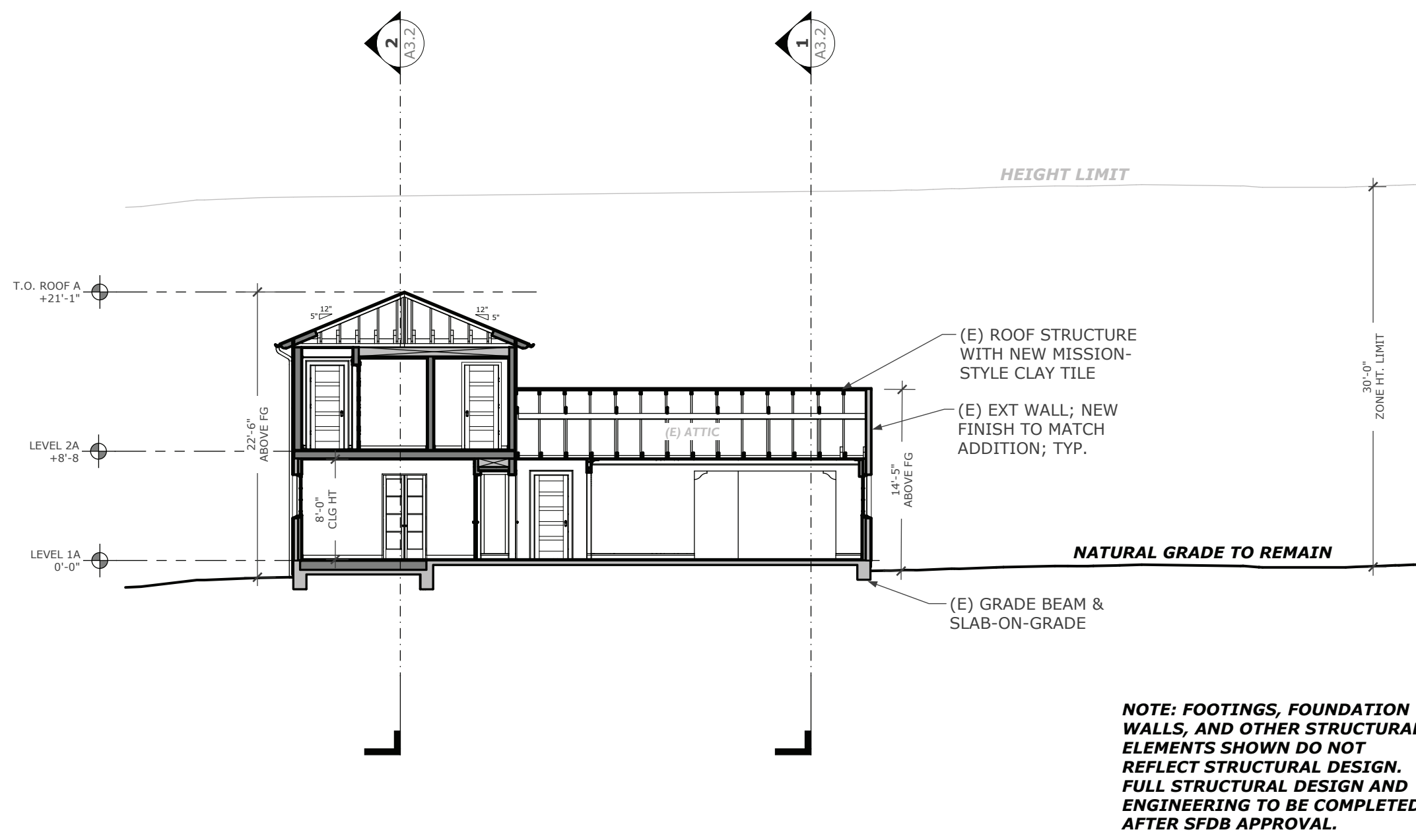


1 SOUTH ELEVATION

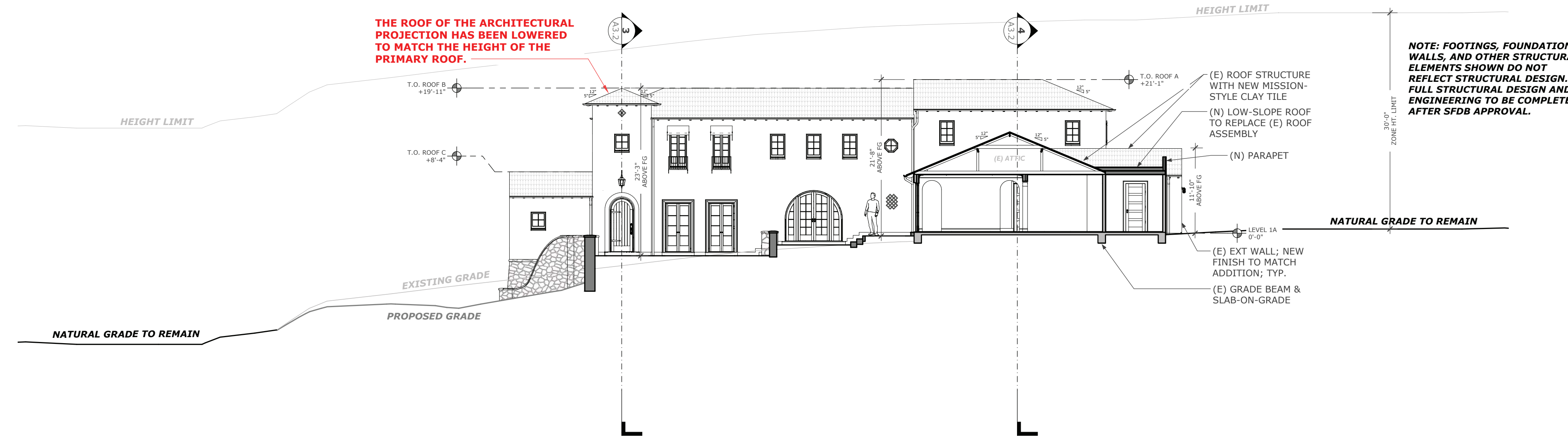
3/16" = 1'-0"

LEGEND

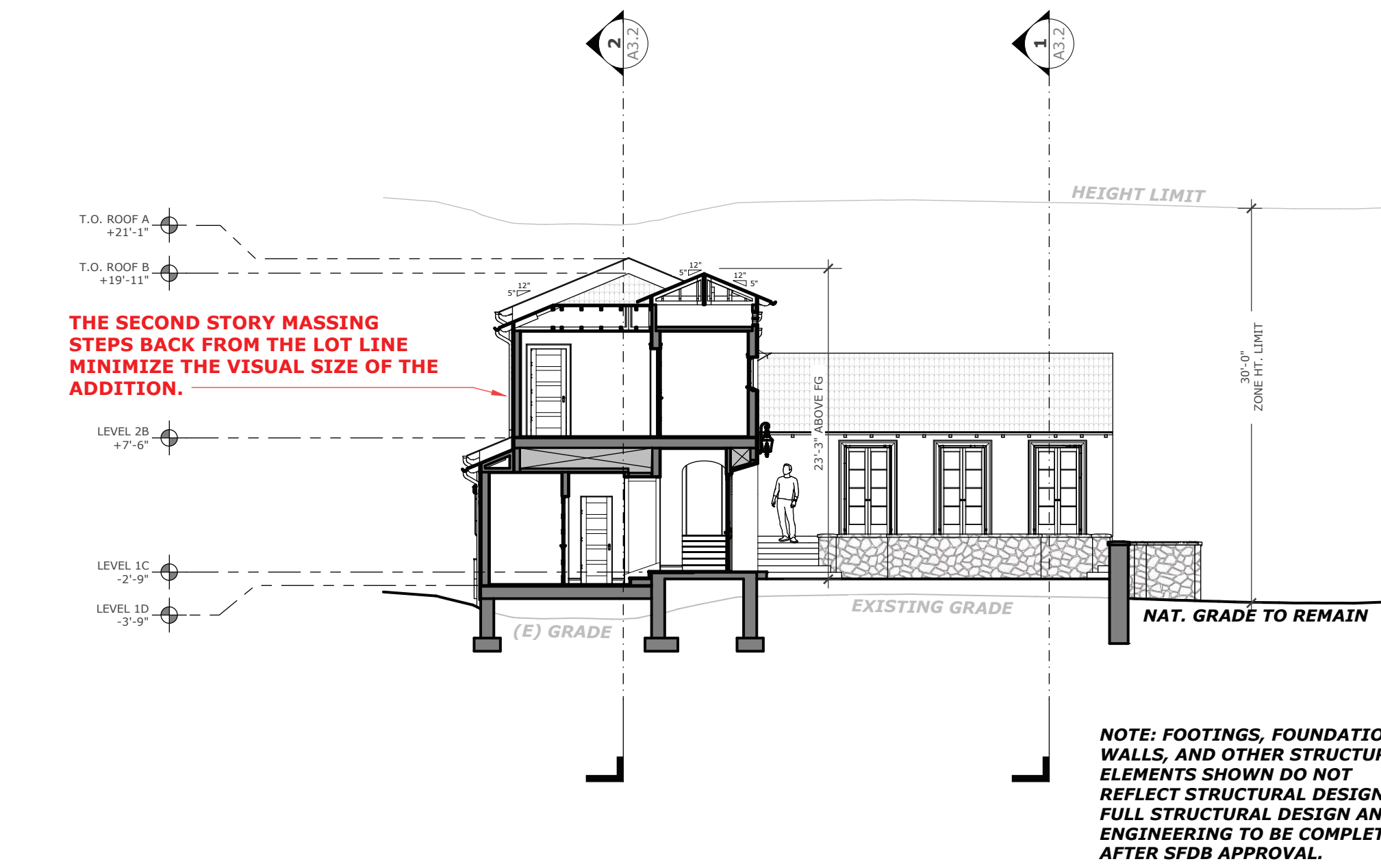
- EXISTING
- NEW



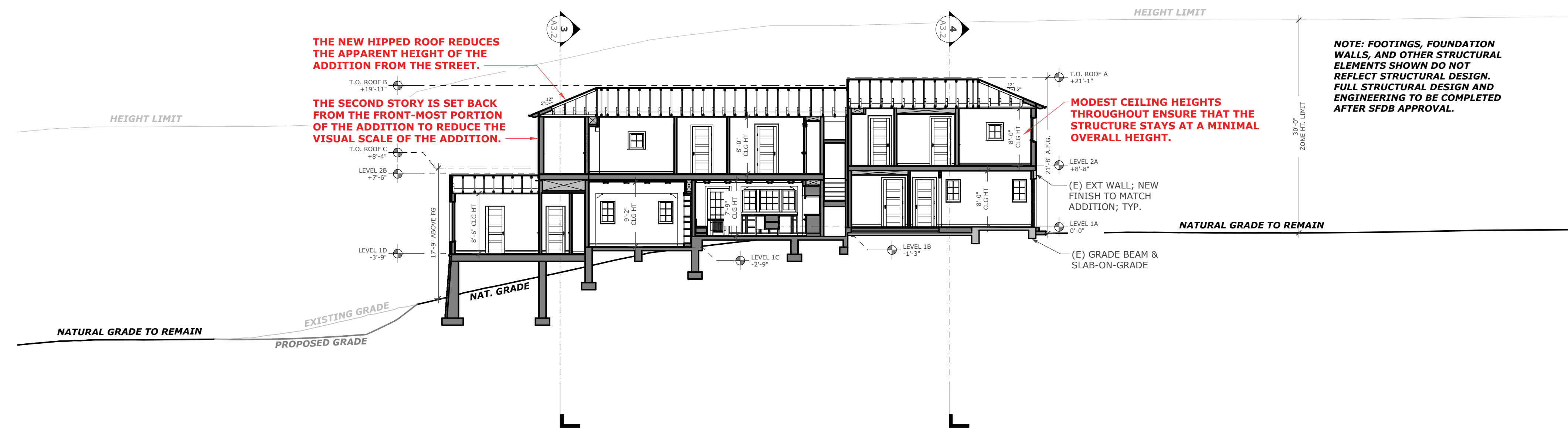
4 SECTION 4
1" = 10'-0"



2 SECTION 2
1" = 10'-0"



3 SECTION 3
1" = 10'-0"



1 SECTION 1
1" = 10'-0"

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| 4 | REVISION 2 | 09/11/2024 |

PROJECT NO.

23001

SECTIONS

A3.2



ALL
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DESIGN

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+1 (541) 510-2808

SIGNATURE

ANDREW BLUMM, DESIGNER

IWASHITA RESIDENCE

JULIE & SCOTT IWASHITA
313 VISTA DE LA CUMBRE
SANTA BARBARA, CA, 93105

ISSUANCE

INITIAL
APPLICATION

DATE

04/23/2024

REVISIONS

| NO. | DESCRIPTION | DATE |
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| 1 | RENDERING UPDATES | 06/07/2024 |
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PROJECT NO.

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RENDERINGS

A4.1



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RENDERINGS

A4.2



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PROJECT NO.

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RENDERINGS

A4.3

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RENDERINGS

A4.4



SIGNATURE



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PROJECT NO.

23001

**CONTEXT
STUDIES**

A4.5



2 PROPOSED VIEW LOOKING NORTH FROM VISTA DE LA CUMBRE
N.T.S.



301 VISTA DE LA CUMBRE

305 VISTA DE LA CUMBRE

309 VISTA DE LA CUMBRE

313 VISTA DE LA CUMBRE

317 VISTA DE LA CUMBRE

321 VISTA DE LA CUMBRE

1 STREET CONTEXT STUDY
N.T.S.

SIGNATURE



ANDREW BLUMM, DESIGNER

IWASHITA RESIDENCE

JULIE & SCOTT IWASHITA
313 VISTA DE LA CUMBRE
SANTA BARBARA, CA, 93105

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CONTEXT
STUDIES



333 CALLE LAURELES
~250' (ADJ. BLOCK)



477 PASEO DEL DESCANSO
~1100' (3 BLOCKS AWAY)



248 CALLE LAURELES
~300' (SAME BLOCK)



345 VISTA DE LA CUMBRE
~500' (SAME BLOCK)



326 VISTA DE LA CUMBRE
~200' (SAME BLOCK)



310 ARGONNE CIRCLE
~1100' (3 BLOCKS AWAY)



3043 PASEO DEL DESCANSO
~600' (ONE BLOCK AWAY)



232 VISTA DE LA CUMBRE
~300' (SAME BLOCK)

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SANTA BARBARA, CA, 93105

ISSUANCE

INITIAL
APPLICATION

DATE

04/23/2024

REVISIONS

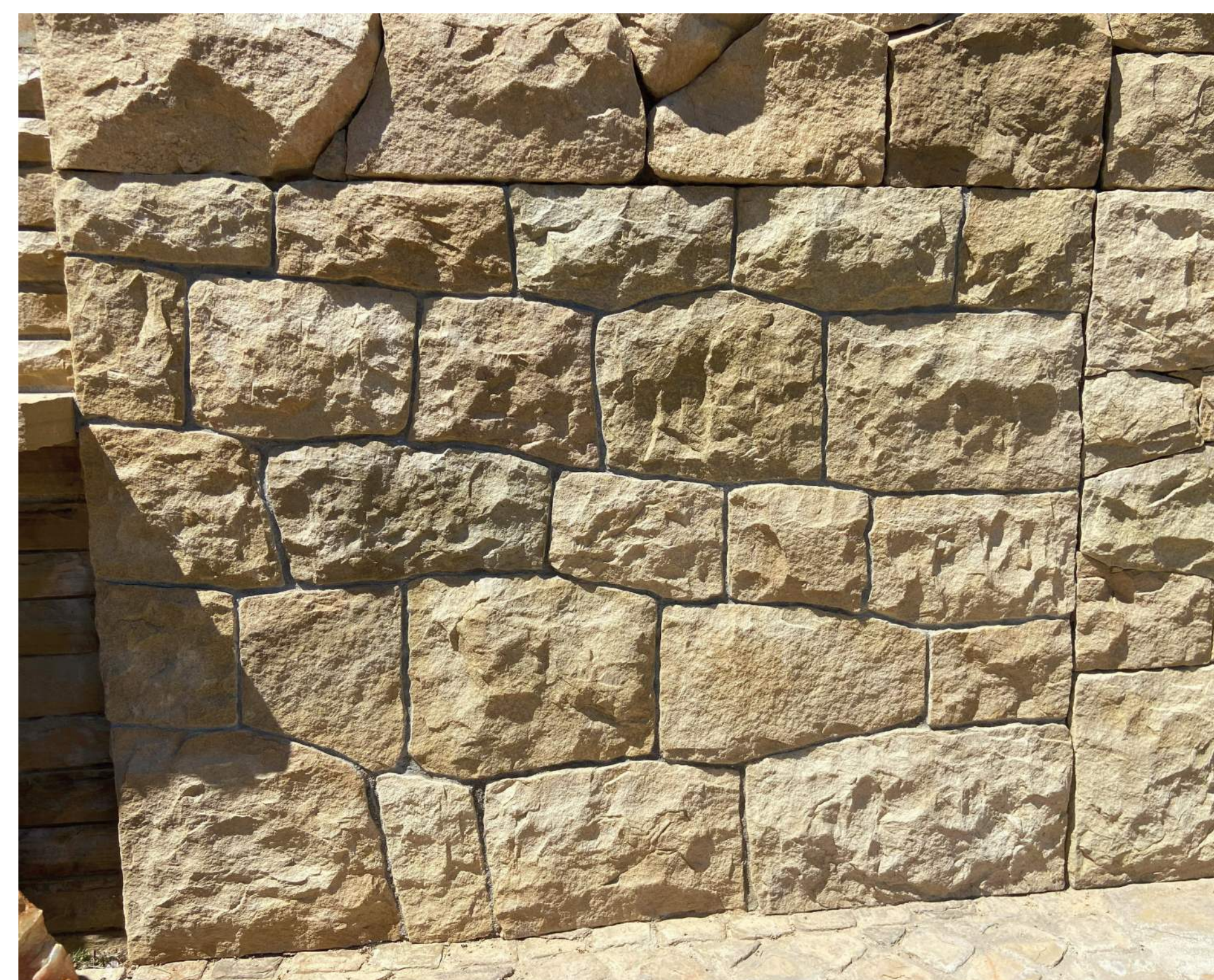
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PROJECT NO.

23001

EXTERIOR
STONE

A8.1



LOCAL SANTA BARBARA SANDSTONE
EXAMPLE WALL MOCKUP -- NOTE: DRYSTACK SHOWN; BASIS OF DESIGN TO INCLUDE
3/4" - 1" MORTAR JOINT



LOCAL SANTA BARBARA SANDSTONE
RAW MATERIAL

EXTERIOR LIGHTING FIXTURES



EXT. LIGHT 'L1'



EXT. LIGHT 'L2'



EXT. LIGHT 'L3'

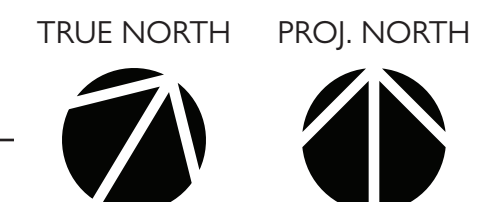


EXT. LIGHT 'L4'



| | | |
|------------------|----------------------------|------------------------------|
| (N) WILD SAGE | (N) MANDARINA | (N) WARRIOR LITTLE BLACKBEAT |
| (N) CREEPING FIG | (N) TRAILING ROSEMARY | (N) BUSH SUNFLOWER |
| (N) BAY LAUREL | (N) OLEANDER HEDGE | (N) BLUE FESCUE |
| (N) LAVENDER | (E) FOXTAIL AGAVE | |
| (E) TREE | (N) 'HOISLANCA' OLIVE TREE | (E) WOOD FENCE |
| (N) AVOCADO TREE | (N) MEDITERRANEAN CYPRESS | (N) WOOD FENCE |
| | | PLANTING/SOIL |
| | | (N) PERVIOUS GRAVEL |
| | | (E) CONCRETE |
| | | (N) CONCRETE |
| | | BUILDING FOOTPRINT |
| | | (N) SITE WALL |
| | | (N) STONE STEPS |
| | | ROOF OVERHANG |
| | | PROPERTY LINE |
| | | SETBACK |

1 PLANTING & SITE LIGHTING CONCEPT
1" = 10'-0"



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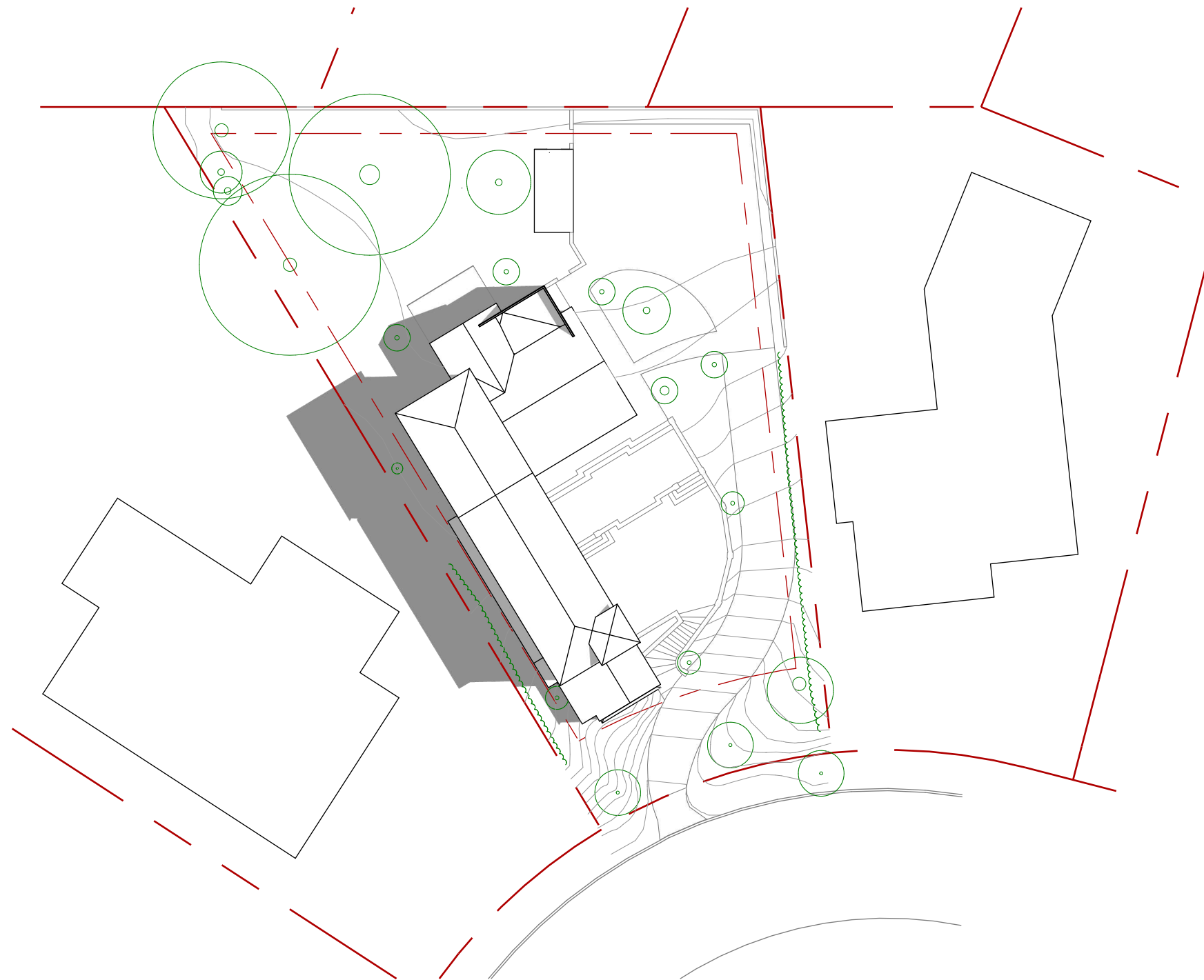
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PROJECT NO.

23001

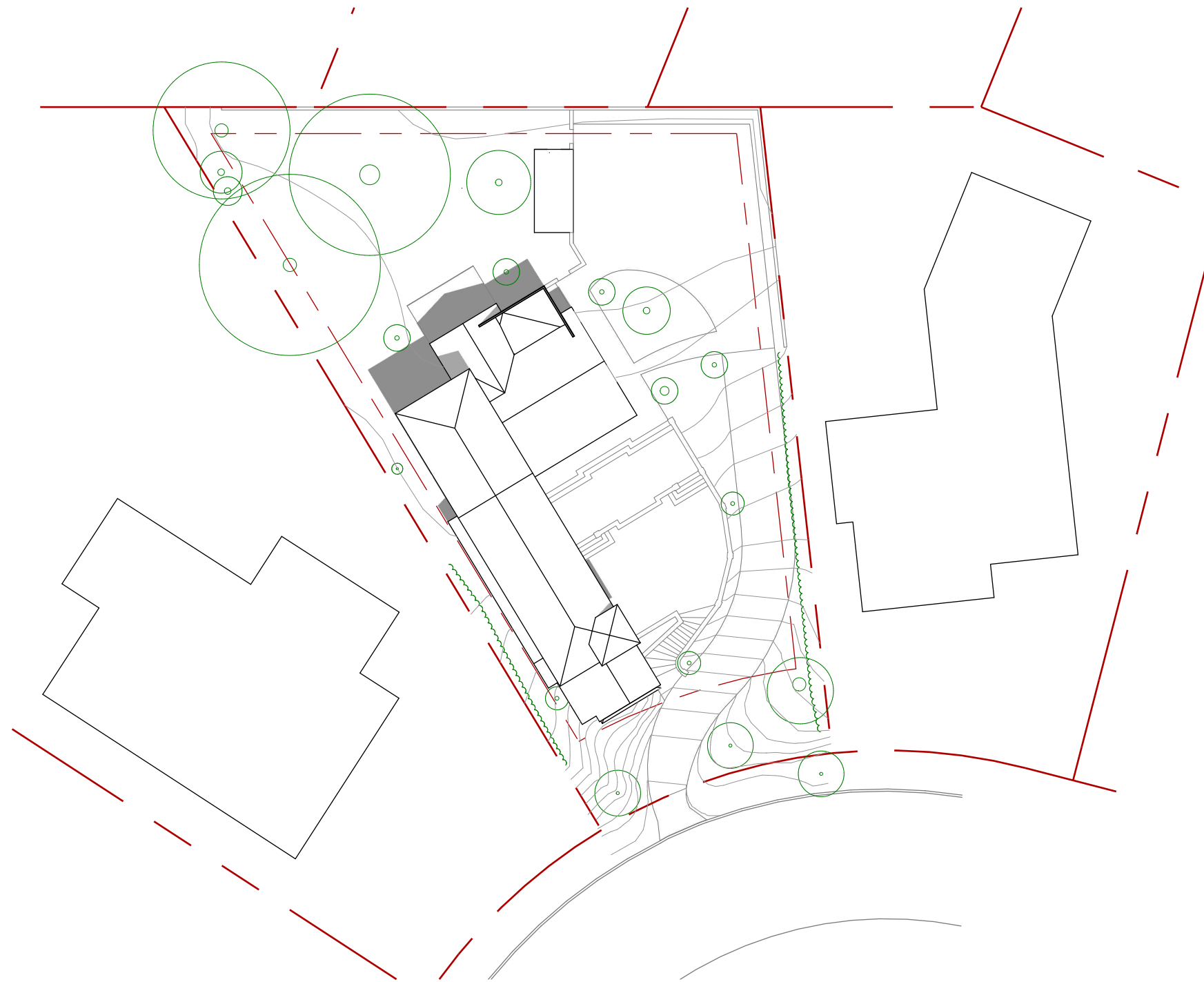
PLANTING CONCEPT

L1.1



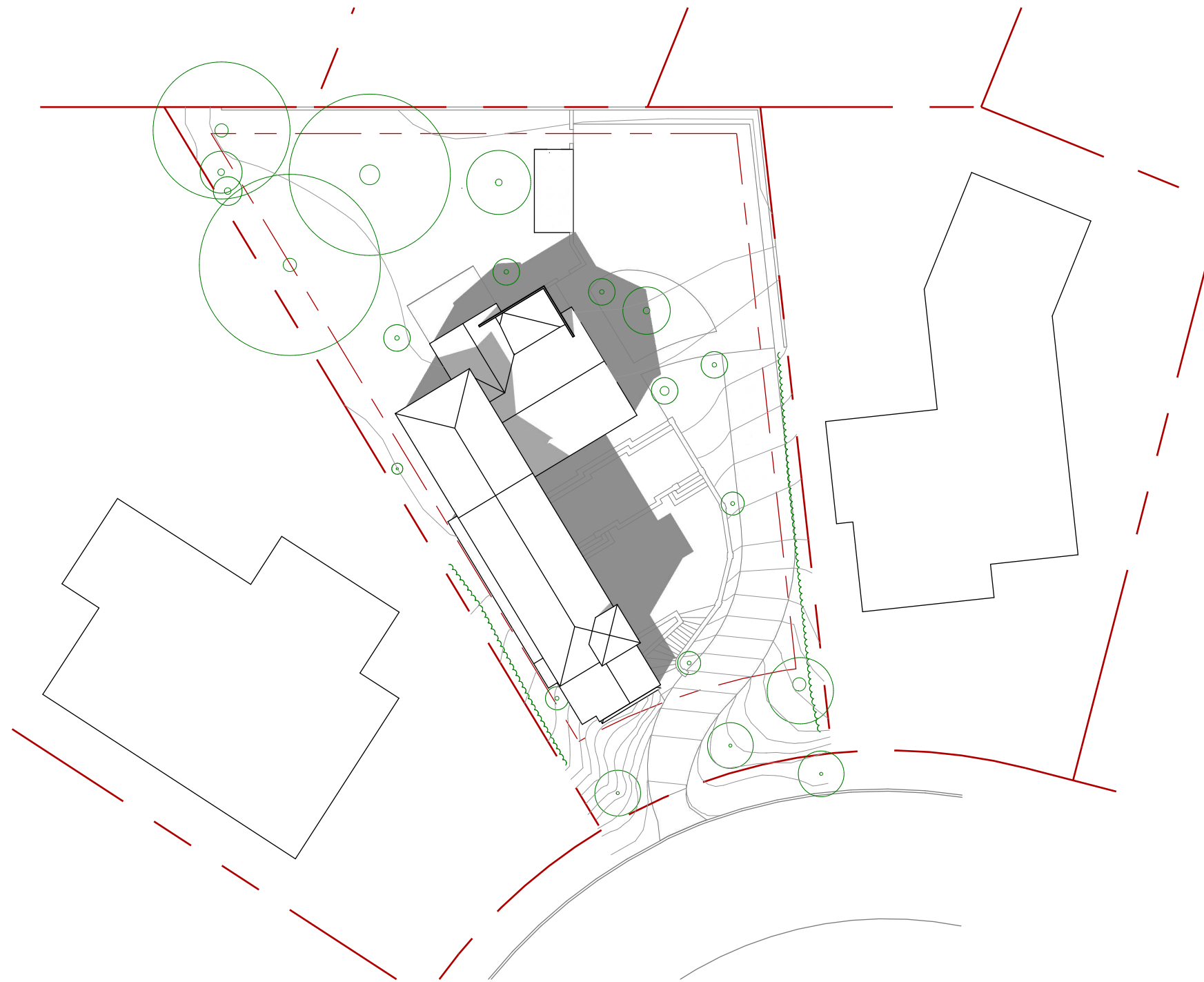
SPRING EQUINOX

MORNING • 9AM (PDT)



SPRING EQUINOX

MIDDAY • 12PM (PDT)



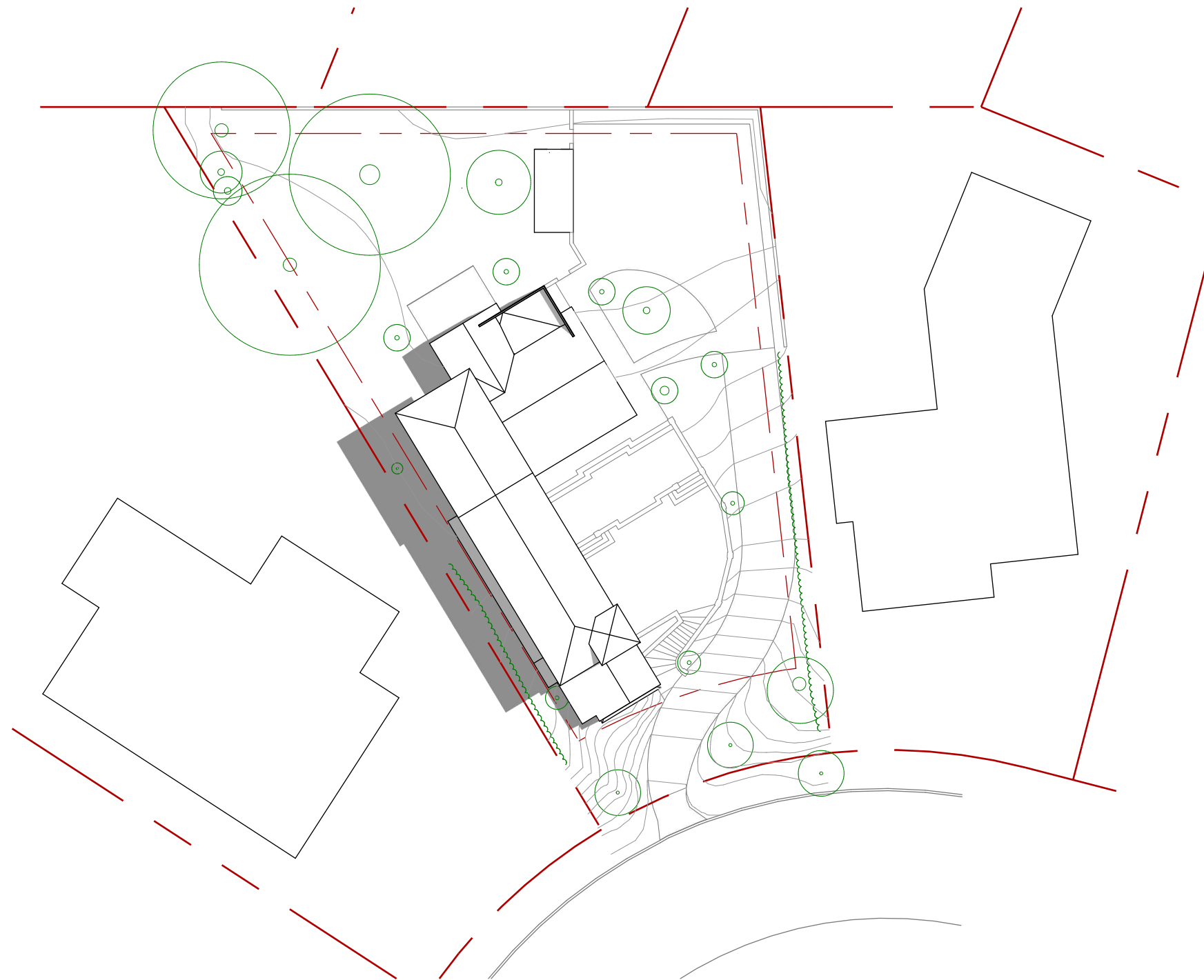
SPRING EQUINOX

MID-AFTERNOON • 3PM (PDT)



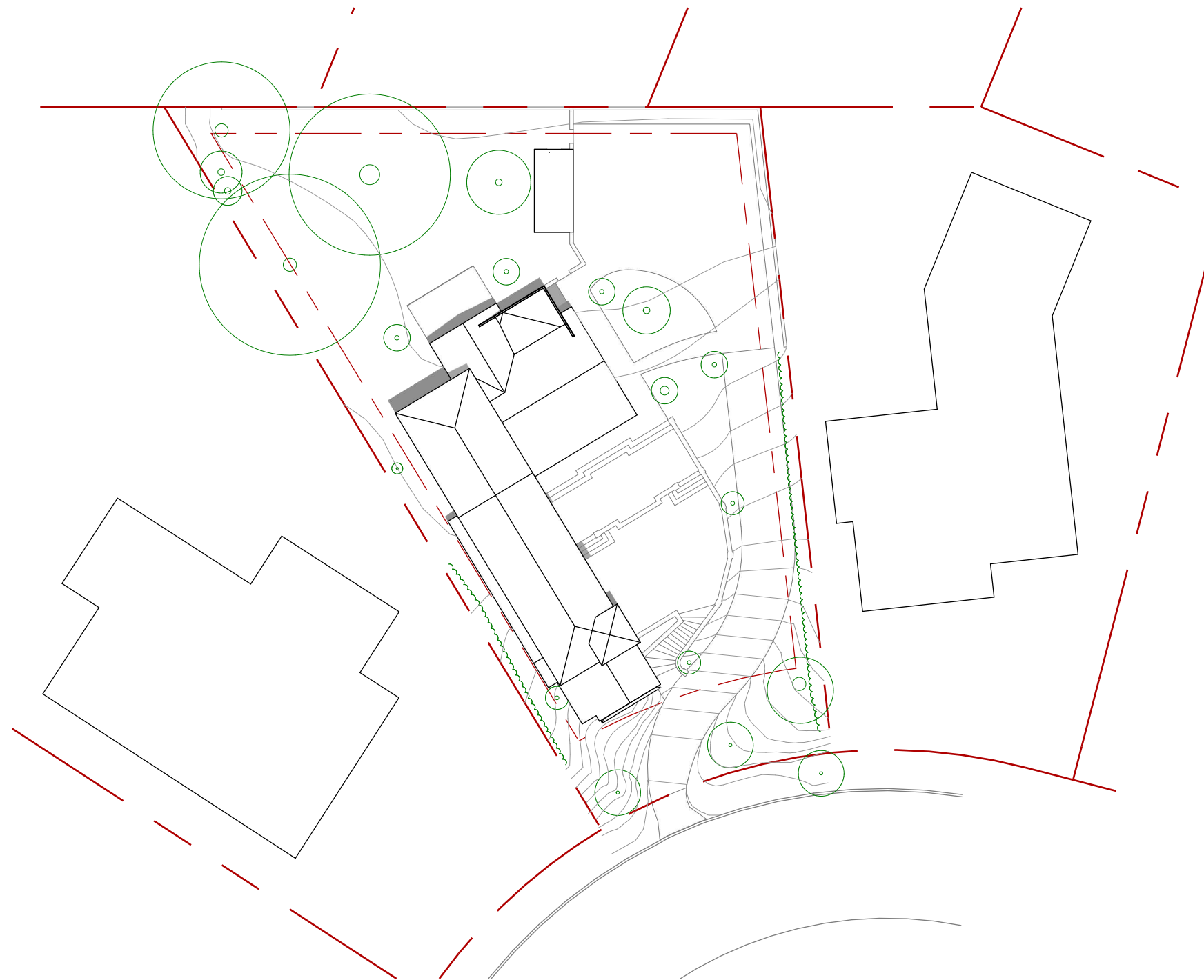
SPRING EQUINOX

~1 HR BEFORE SUNSET • 6PM (PDT)



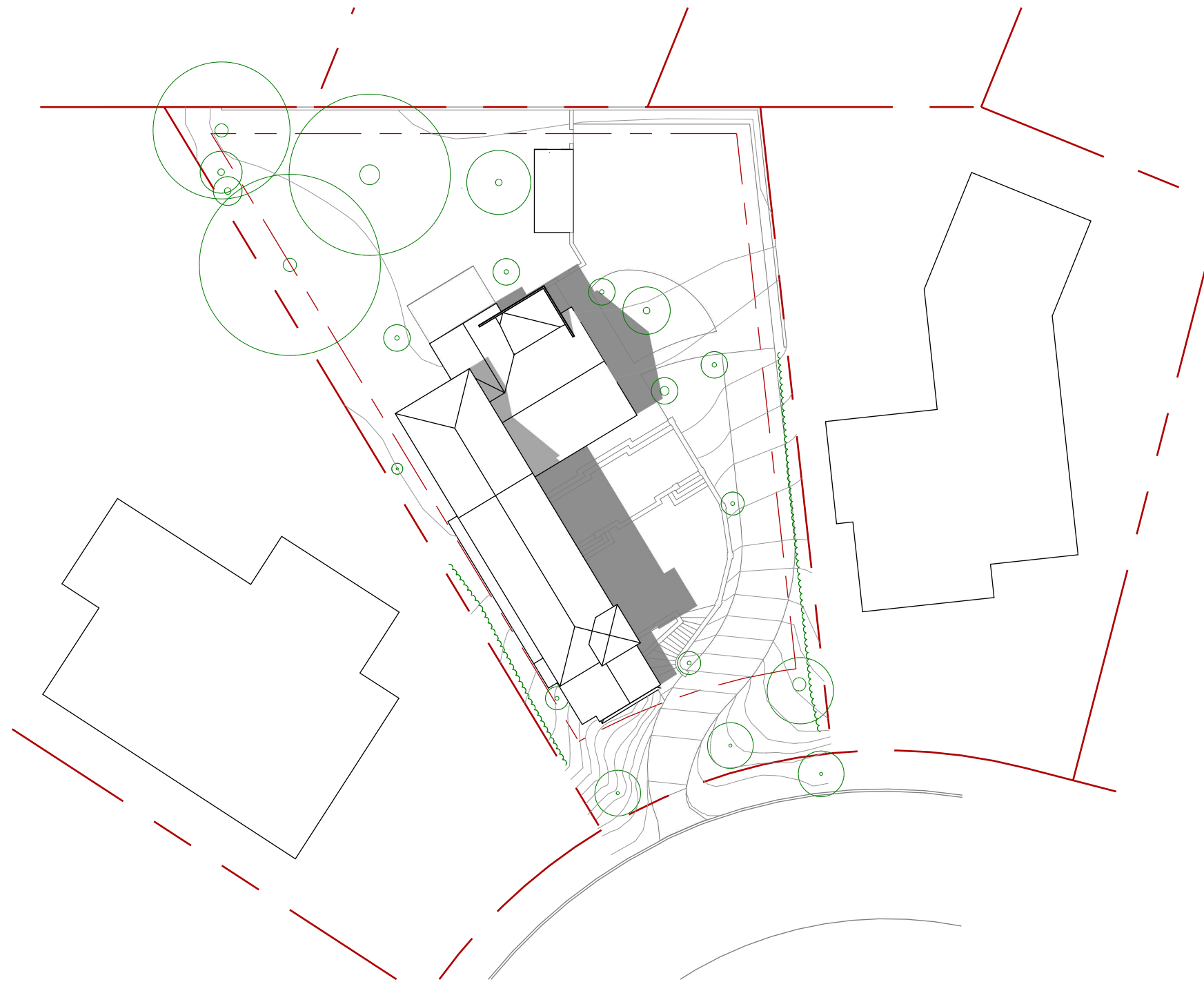
SUMMER SOLSTICE

MORNING • 9AM (PDT)



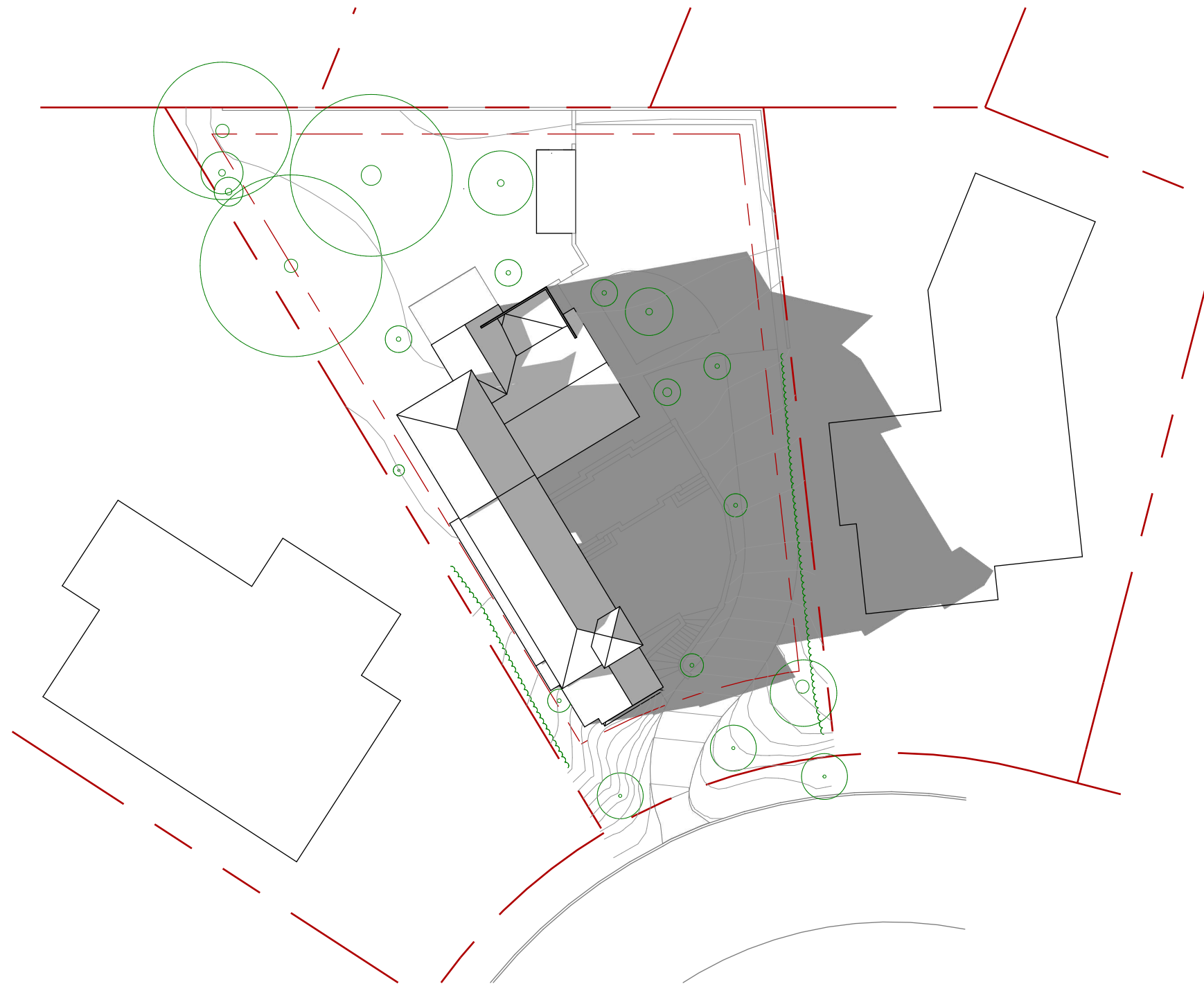
SUMMER SOLSTICE

MIDDAY • 12PM (PDT)



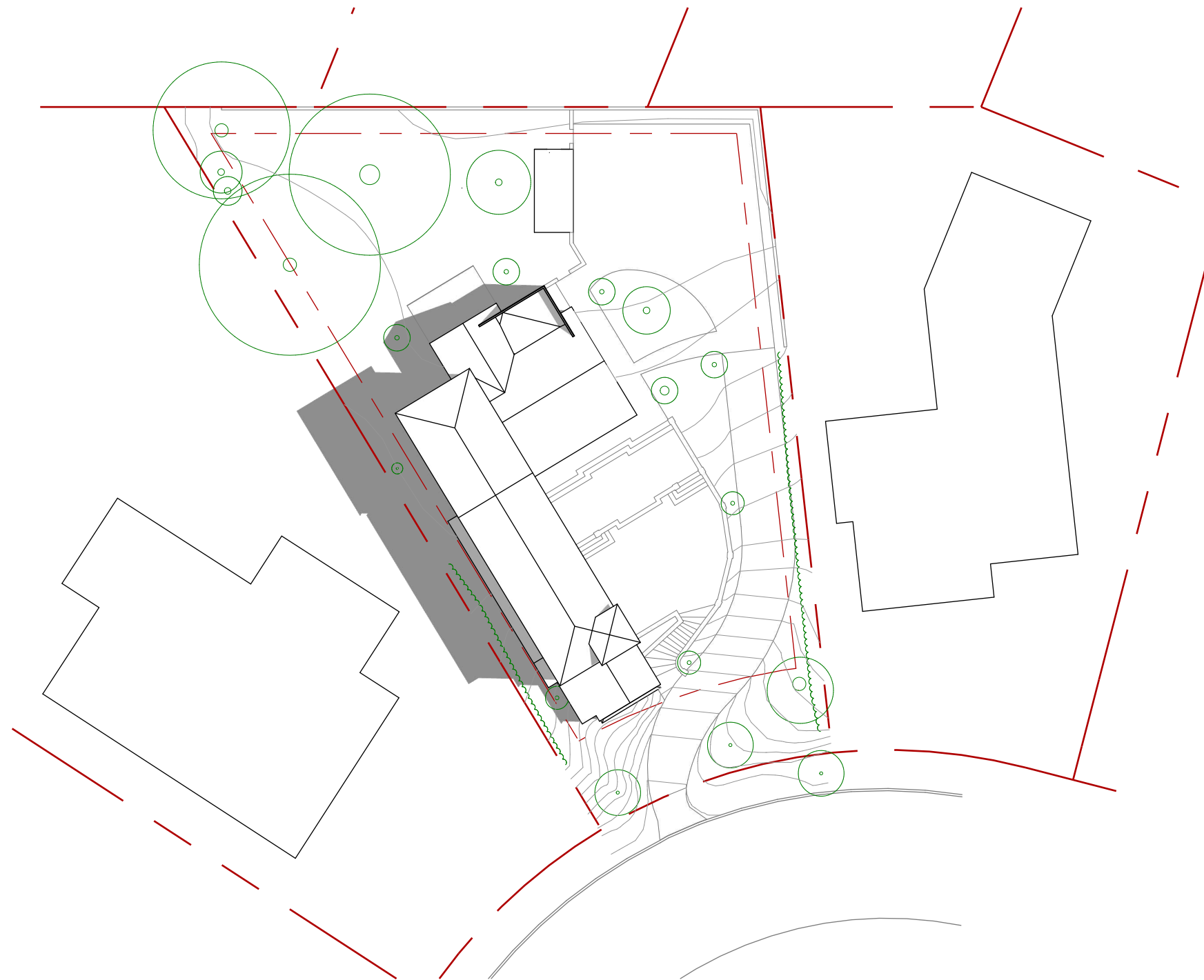
SUMMER SOLSTICE

MID-AFTERNOON • 3PM (PDT)



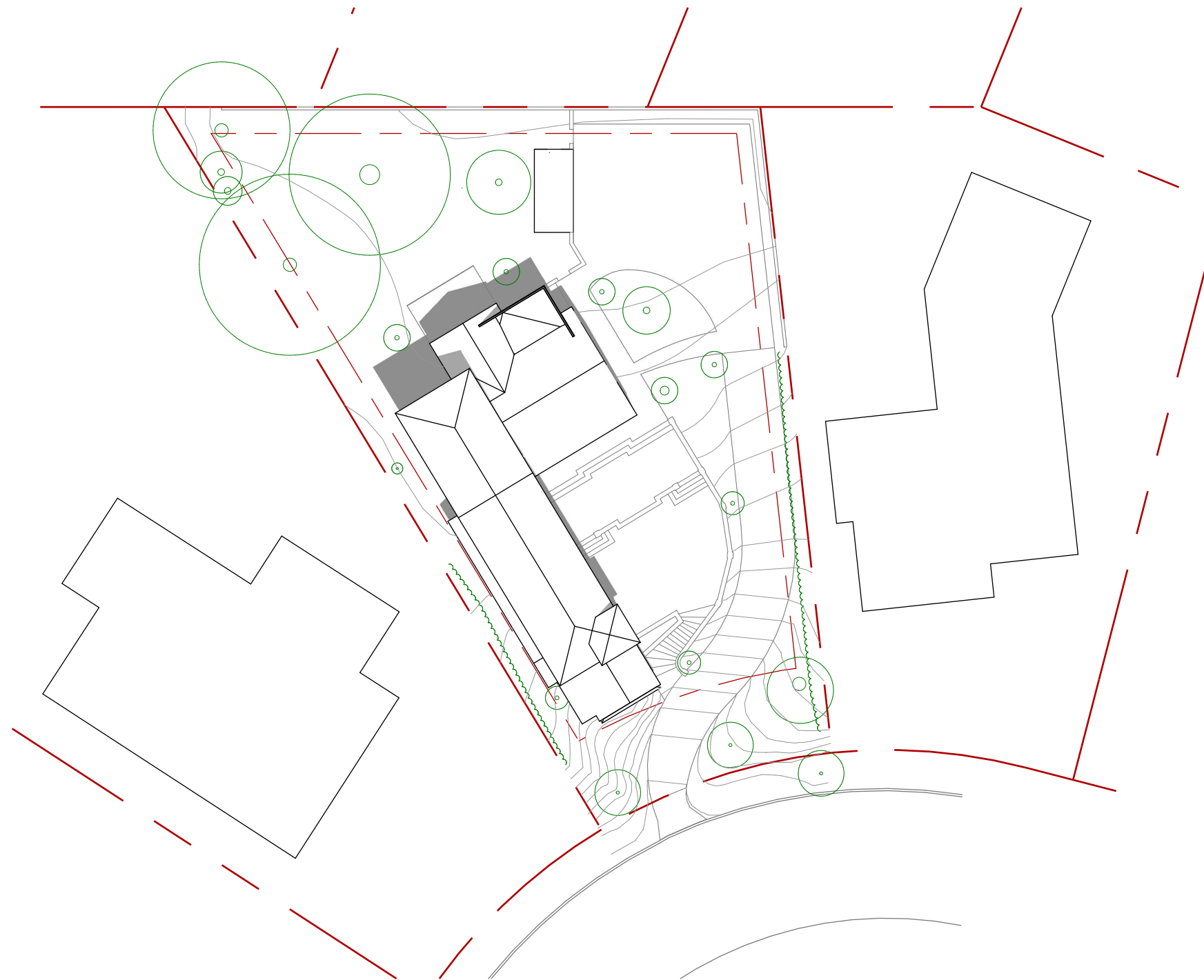
SUMMER SOLSTICE

~1 HR BEFORE SUNSET • 7PM (PDT)



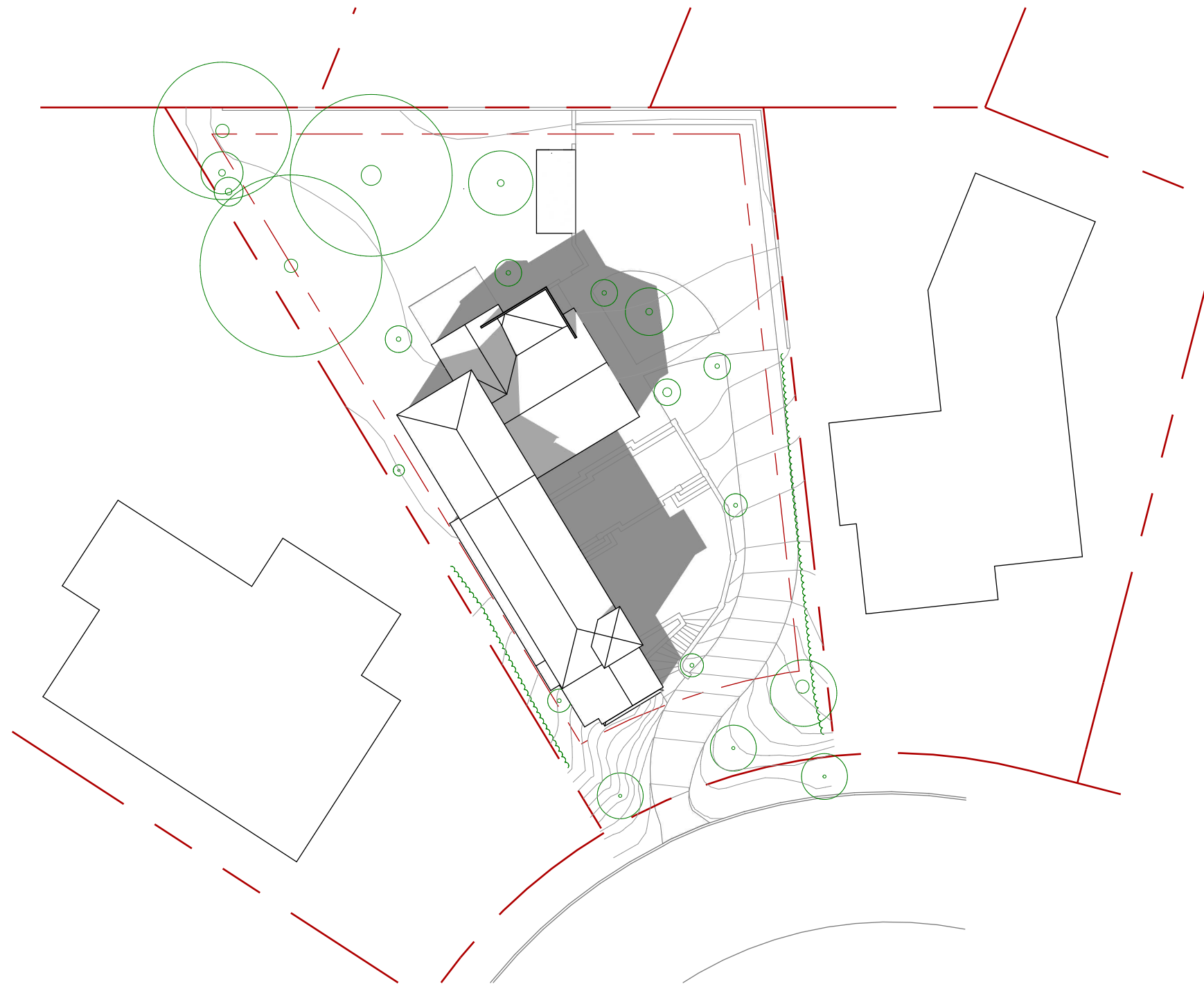
AUTUMN EQUINOX

MORNING • 9AM (PDT)



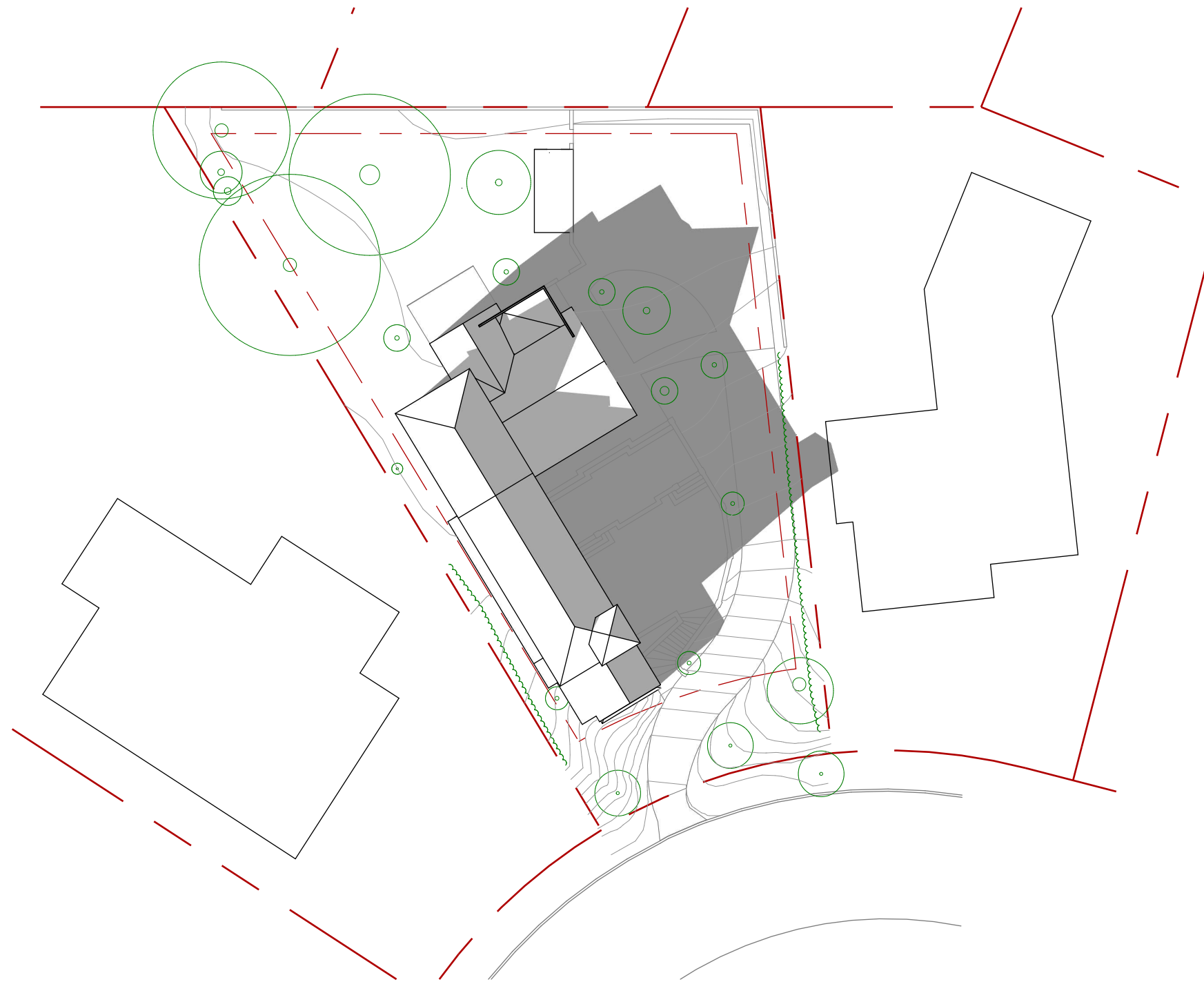
AUTUMN EQUINOX

MIDDAY • 12PM (PDT)



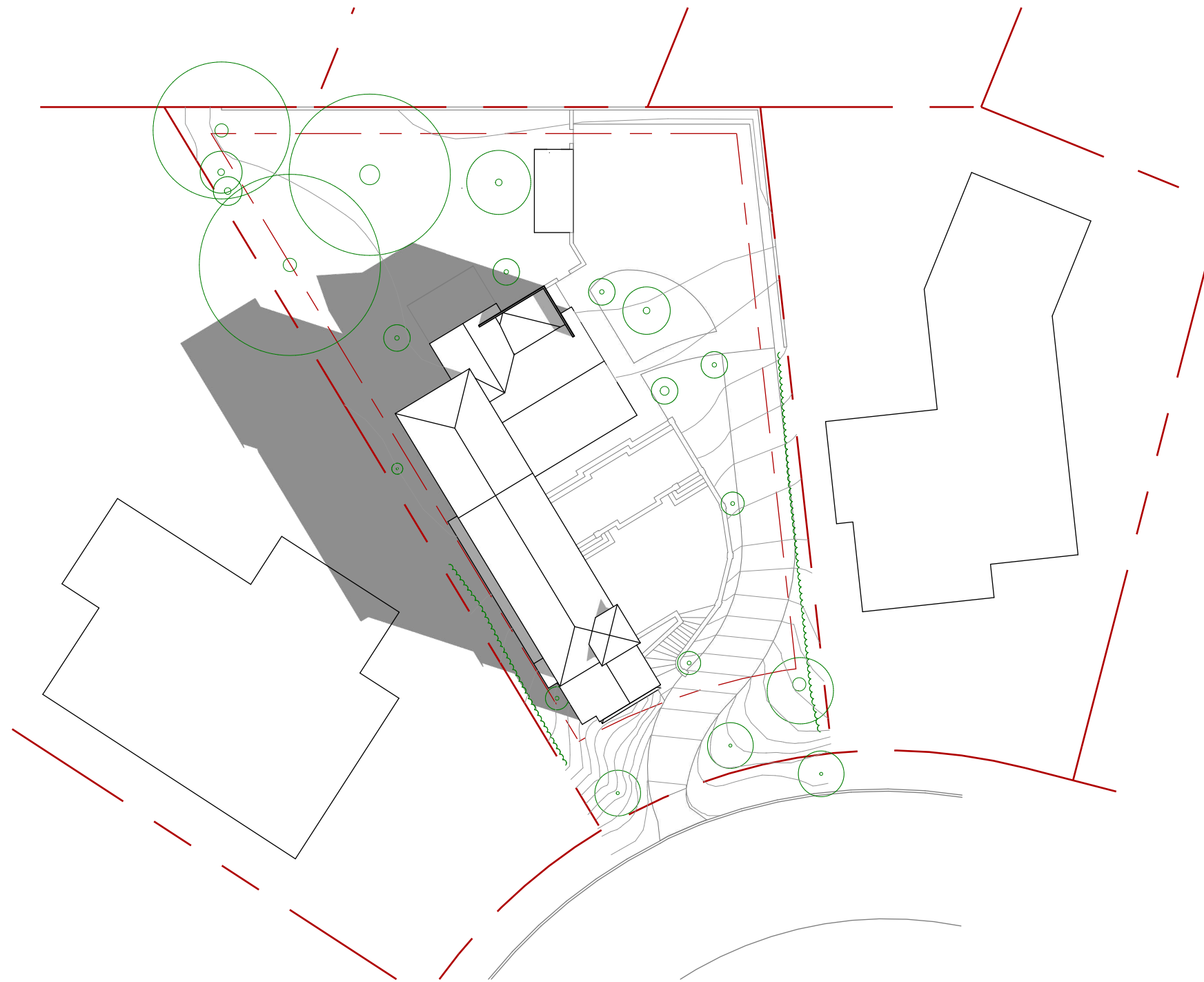
AUTUMN EQUINOX

MID-AFTERNOON • 3PM (PDT)



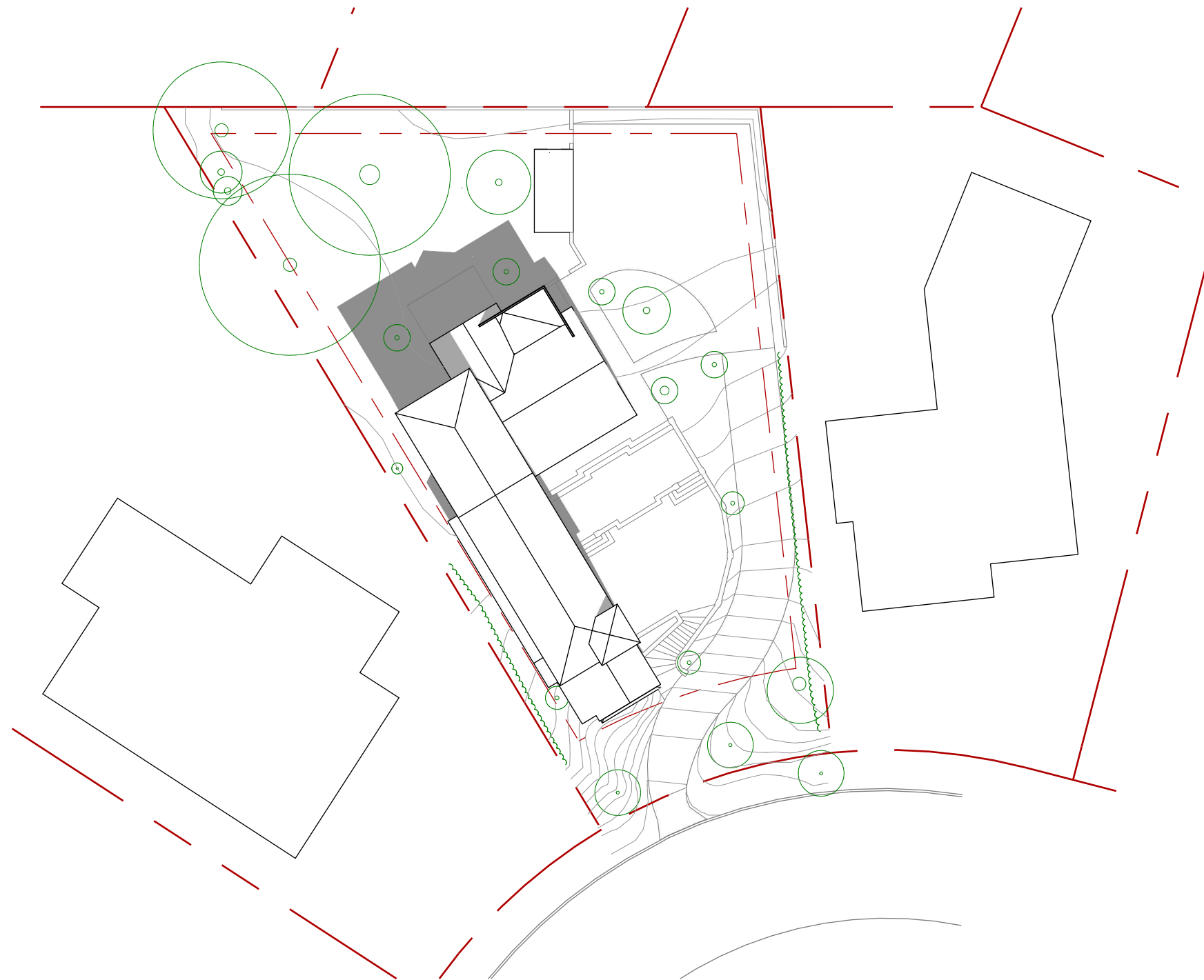
AUTUMN EQUINOX

~1 HR BEFORE SUNSET • 6PM (PDT)



WINTER SOLSTICE

MORNING • 9AM (PST)



WINTER SOLSTICE

MIDDAY • 12PM (PST)



WINTER SOLSTICE

MID-AFTERNOON • 3PM (PST)



WINTER SOLSTICE

~1 HR BEFORE SUNSET • 4PM (PST)