AB	BREVIAT	101	15
AB	Anchor Bolt	LAM	Laminate(d)
ABV	Above	LAV	Lavatory
AC	Asphaltic Concrete	LB	Lag Bolt
A/C	Air Conditioning	LF	Lineal Feet
ADJ	Adjustable	LH	Left Hand
AFF	Above Fin. Floor	LOC	Location, Locate(d)
ALUM	Aluminum	LSL	Laminated Strand Lumber
ANOD	Anodized	LT	Light
ANSI	American National Standards Institute	LVL	Laminated Veneer Lumb
ARCH	Architect or Architectural Dwgs.	LWR	Low Wall Register
ARF	Above Rough Floor	MAS	Masonry
ASSY	Assembly	MATL	Material
BLDG	Building	MAX	Maximum
BLW	Below	MB	Machine Bolt, Moisture E
ВМ	Beam	MDF	Med. Density Fiberboard
вот	Bottom	MDO	Med. Density Overlay Ply
BUR	Built-Up Roof	MECH	Mechanical
BYND	Beyond	MEMB	Membrane
<u>¢</u>	Centerline	MFD	Manufactured
C	Cold	MFR	Manufacturer
CA	Combustion Air	MIN	Minimum
CALGREEN	California Green Building Standards	MISC	Miscellaneous
СВ	Catch Basin, Carriage Bolt	N	North
СВС	California Building Code	(N)	New
CEC	California Electrical Code	NIC	Not in Contract
	California Energy Commission	NO	Number
CFC	California Fire Code	NTS	Not to Scale
CMC	California Mechanical Code	O /	Over
CPC	California Plumbing Code	ОС	On Center
CRC	California Residential Code	OCBW	OC Both Ways
C-C	Center to center	OCEW	OC Ea. Way
CDX	Ext. Plywd, Const. Grade	OD	Outside Diameter, Dimer
CEC	Calif. Energy Comm.	ОН	Oval Head
CI	Cast Iron	O/H	Overhead
CJ	Ceiling Joist, Control Joint	OPNG	Opening
CLG	Ceiling	OPP	Opposite
CLR	Clear	OSB	Oriented Strand Board
CMC	California Mechanical Code	PL	Plate

Conc. Masonry Unit P.L., 虔 Property Line Cleanout, Conduit PLY, Column **PLYWD** Plywood Concrete **PSL** Parallel Strand Lumber Construction Pressure-Treated Douglas Fir Continuous Pressure-Treated Mudsill California Plumbing Code Radius, Riser Ceiling Register Return Air Double Roof Drain, Round Demolish REC Recessed Douglas Fir Reinforced, Reinforcement REINF Dual Glazed, Decomposed Granite REQD Required Diameter REQMT Requirement(s) Dimension(ed) Reverse, Revised Down Round Head, Right Hand Downspout Roof Joists Drawing Rough or Rough Opening Roof Rafters **Existing Grade** Resawn **Expansion Joint** Elevation South Equal Supply Air Equipment Surfaced 4-sides ICC Evaluation Service Report **SCHED** Schedule Expanded, Expansion, Exposed Storm Drain Exterior Square Ft Existing SGL Single Forced Air Unit SHTG Sheathing Furnished by Owner, to be installed by Contr. SIM Similar Finish Ceiling Shear Panel Shelf & Pole

Specification

Stainless Steel, Sanitary Sewer

Square

Standard

Tread

Symmetrical

To be Determined

Toe Kick Register

Underground

Utility Pole

West

Water Heater

Waterproof

Work Point

With

Without

Weatherstrip

Welded Wire Fabric

Western Red Cedar

W.P.

WRC

Unless Otherwise Noted

Vertical Grain Douglas Fir

Wrought Iron (Ornamental Iron)

Wood Screw or Water Softener

Top of Curb or Concrete

Tempered, Temporary

COL

CONC

CONST

CONT

EQ

EXP

EXT

FAU

FD

FH

FL

FLR

FOC

FOF

FOS

FT

GA

GYP

H.P.

HVAC

HW(R)

HWR

I.G.

INV

HVY

Horse Power, Heat Pump

International Code Council

Inside Diameter, Dimension

Heating/Ventilating/Air Conditioning

High Point

Hot Water (return)

Insulating Glass

High Wall Register

Heavy

Interior

Invert

EQPT. **EXSTG** Floor Drain Foundation **SPEC** Fin. Floor, Flush Frame Finish to Finish Finished Grade, Fuel Gas, or Fixed Glass STD Fiberglass Flat Head Finish(ed) Flow Level, Flow Line TC Floor **TCB** Top of Catch Basin Face of Concrete Face of Finish Top of Footing Face of Masonry T&G Tongue and Groove Face of Plywood Face of Stud T.O.S. Top of Slope, Toe of Slope Face of Shear Panel Top of Paving **Finished Paving TSF** Top of Subfloor or Ro. Slab Floor Register Top of Wall, Thinwall Foot or Feet TYP Typical (Items Typical UON) Footing U/G Gauge UON **GALV** Galvanized Glue-Lam. Beam Vitrified Clay Pipe Galv. Sheet Metal VCT Vinyl Composition Tile Gypsum Wallboard **VERT** Vertical Gypsum **VGDF** Hot Vent Thru Roof (Floor, Wall) Hose Bibb Heavy Duty Water Closet Header Window Hot Dipped Galvanized Horizontal

GENERAL NOTES

▶ All work shall comply with the 2019 Energy Standards of the California Code of Regulations, Title 24; the Americans with Disabilities Act; the 2019 edition of the California Residential Code, 2019 Green Building Standards, 2019 California Mechanical Code, 2019 California Plumbing Code, 2019 California Electrical Code; and all ordinances of the local jurisdiction in which the project is located, and all laws of the State of California. ► All notes, recommendations, and requirements contained within structural engineering calculations, foundation exploration and soils analysis reports, energy compliance forms, and similar documents submitted to the Building Department are hereby includes as a part of these plans. ► All written dimensions shall take precedence over scaled dimensions, details shall take precedence over small-scale drawings, and specifications shall take precedence over

▶ Dimensions are to face of framing, unless otherwise noted. Where shear panel occurs, face of framing is face of shear panel. ► Check mechanical, electrical, and floor plans, and interior elevations for fixture and

equipment locations and coordinate with subtrades for special framing requirements. ► No changes shall be made in the project which deviate from the plans and specifications without the written consent of the Owner.

No structural changes shall be made without the written consent of the Engineer ► The Architect and/or Engineer shall be notified of any unusual or unforeseen conditions or situations which may affect the structural integrity or safety of the project, as well as any discrepancies within the plans. ▶ Subcontractors must visit the building site and must verify existing conditions and

► Each subcontractor shall perform, supply, and install any and all work, labor, and materials which are necessary, implied, or required to produce the intended result of a

► The intent of these drawings and specifications is to provide a building complete in every detail and ready for occupancy. Any discrepancies in these drawings and specifications which would appear to call for less than a complete job should be brought to the attention of the Architect for clarification before submitting bids. Failure to clarify deficiencies and discrepancies does not relieve the contractor from providing a complete

▶ Where there is a discrepancy within the drawings or between the drawings and specifications or notes, the more restrictive condition, or the higher grade of material or workmanship, shall be assumed unless directed otherwise by the Architect or Engineer.

NOTICE TO OWNER & CONTRACTORS

► The Engineer and Architect do not warrant or guarantee the accuracy and completeness of the work contained in these drawings and the engineering calculations beyond a reasonable diligence.

▶ If any omissions, mistakes, or discrepancies are found to exist within the work product, the Engineer and Architect shall be promptly notified so that they may have the opportunity to take whatever steps necessary to resolve them. Failure to promptly notify the Engineer and Architect of such conditions shall absolve them of any responsibility for the consequences of such failure.

▶ The Contractor shall be required to perform and install any and all work, labor, and materials which are necessary, implied, or required to produce the intended results. ▶ All Contractors shall be licensed and insured, otherwise the Engineer and Architect do not assume any responsibility for the Engineer's and Architect's work product. ► Contractors shall verify all dimensions, elevations, and existing conditions prior to starting any work. The Contractor shall promptly and before such conditions are disturbed, notify the Architect and the Engineer in writing of subsurface or latent physical conditions at the site differing materially from those indicated in the documents, or unknown physical conditions at the site of an unusual nature differing materially from

those ordinarily encountered and generally recognized as inherent in work of the character provided for in the work product. ▶ All work shall conform to local, state, and national codes, and the work herein is deemed to be an addition to the California Building Code.

▶ Engineer always recommends that a soils report be provided by the Owner. If one is not provided, the Engineer shall design footings per Chapters 18 and 19 of the California ► The plans and engineering calculations do not cover latent defects in existing structures; the evaluation of geologic conditions; exterior drainage except as noted on the

plans; or damage resulting from insect infestation or rot.

▶ No assurance is given that existing structures and systems are built or maintained in accordance with current building codes. ▶ The contractor shall supervise and direct the work using his best skill and attention. He shall be solely responsible for all construction means, methods, techniques, sequences and procedures and for coordinating all portions of the work. Neither the professional activities nor the presence of the Architect at the construction site whall

relieve the contractor of his obligation. ► The work shall be in strict accordance with the best standard specifications of materials and applications. All finish material shall be approved by the owner prior to installation

► The contractor is responsible for installing and maintaining all necessary temporary bracing and shoring to ensure the safety of the work until it is completed. He shall ensure that all applicable safety laws are strictly enforced.

▶ The contractor shall ensure that all work and materials are protected from damage from natural forces and other trades. ▶ Special inspections required by Section 1701 of the CBC shall be performed by an inspector of the owner's choice approved by the Building Authority, and fees for such services shall be paid by the owner.

▶ Should any dispute arise regarding this work, all parties agree that the sole remedy for any such dispute shall be decided by the procedures provided by the American Arbitration Association and this arbitration shall be binding upon all parties. If the Engineer and/or Architect is found to have performed his work per contract or agreement, the Engineer and/or the Architect shall be reimbursed for reasonable attorneys' fees. In addition, if it is found that a 'bad-faith' claim was filed or owner cardinal changes made, punitive or treble damages shall be recovered from the claimant and said claimant shall be responsible for consequential or direct impact and loss of efficiency damages to the Engineer and/or the Architect. Under no circumstances shall Engineer or Architect pay claimant attorney fees or other costs associated with this project. Fees or costs assocuated with the redesign or modification of these plans by Architect

as a result of deviation by the contractor from the plans, or due to errors, faulty materials, or faulty workmanship, are to be paid to the Architect by the contractor. ▶ Use of the plans and specifications constitutes acceptance by owner and contractor of

CONSULTANTS

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Pacific Materials Laboratory

E: pml@pml.sbcoxmail.com

ENERGY COMPLIANCE SUMMARY:

SOILS ENGINEERING, SPECIAL INSPECTIONS:

Mike Gones - Civil Engineer

Cell 805-886-2513

GENERAL CONTRACTOR:

Steven Grimaud

Santa Barbara, CA 93101-3295

**Residence & garage are under a separate permit, BLD21-02945



PROJECT DATA ► ASSESSORS PARCEL NUMBER- 047-081-006 ▶ PROPERTY OWNER- Lani & Tim Collins 3333 Braemar Drive

Santa Barbara, CA 93110 805-570-2193 ▶ PROJECT ADDRESS- 3333 Braemar Drive ▶ PROJECT DESCRIPTION- New 1063 SF barn with approx. 113 SF metal cistern. Concurrently, under application PLN2023-00452, a new ADU is proposed above the detached garage (Garage is under a separate permit, BLD21-02945.) The Project Data for both projects will

show the same statistics for existing, demo, and new building areas to be consistent with the FAR

► LAND USE ZONE- A-1 ► COASTAL ZONE- Yes **HIGH FIRE HAZARD AREA-** Yes OCCUPANCY- R3 CONSTRUCTION TYPE- V-B LOT AREA- 50,779 SF, 1.16 Ac

► LOT SLOPE- +/- 3%

EXISTING BUILDING AREA-

Residence*

Calculator.

Proposed ADU - not a

part of this application

Garage - under construction***

4359 SF net 796 SF gross Detached garage* 749 SF net 585 SF gross 550 SF net Horse barn Shed #1 (previously demo'd) TOTAL EXSTG. BLDG. AREA 6278 SF gross ► EXISTING BUILDING AREA TO BE DEMOLISHED-550 SF net Shed #2*** TOTAL DEMO 120 SF gross 113 SF net 663 SF net PROPOSED NEW BUILDING AREA-558 SF net 623 SF gross 1174 SF gross 1063 SF net BARN** 113 SF net 113 SF gross FOTAL NEW BLDG. AREA 1910 SF gross

TOTAL BUILDING AREA-5771 SF net EXSTG. BLDG. AREA -705 SF gross LESS DEMO AREA -663 SF net NEW BUILDING AREA 1797 SF gross 7483 SF gross ▶ OPEN YARD AREA- 1250 SF with 20' x 20' minimum dimension provided, see Site Plan,

PARKING CALCULATION EXISTING: 4 spaces in garage under construction* REQUIRED: 2 covered for residence*

1 uncovered for ADU (>.5 mi. from public transit)** PROPOSED: 0 additional spaces * Residence & garage are under a separate permit, BLD21-02945.

** ADU is under application PLN2023-00452 ***Barn is under application PLN2023-00510

COVER Project Data, Vicinity Map, Notes

SUBJECT PROPOSED BA

Context Plan, Site Plan, Partial Site Plan, Aerial View A2.0 1st & 2nd Floor Plans A2.1 Elevations, Section

VIEW OF BUILDINGS ON SITE FROM STREET

Is there a basement or cellar existing or proposed

Is the height of existing or proposed buildings 1

Are existing or proposed buildings two stories or

The FAR Requirements are:

Does the height of existing or proposed building

Does the project include 500 or more cu. yds. of

grading outside the main building footprint?

Is the site in the Hillside Design District?

ENTER Proposed TOTAL Net FAR Floor Area (in

ENTER Zone ONLY from drop-down list:

ENTER Net Lot Area (in sq. ft.):

ENTER Average Slope of Lot:

FLOOR AREA RATIO (FAR):

MAX FAR Calculation (in sq. ft.):

100% MAX FAR (in sq. ft.):

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

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

SHEET INDEX

An FAR MOD is not required per SBMC §28.15 or §30.20.030

Lot Size Range:

100% MAX FAR:

The 6842 square foot proposed total is 135% of the MAX FAR.*

F.A.R. CALCULATOR-BARN & ADU

3333 Braemar Drive

6,842

A-1 or RS-1A

50,779

Yes

GUIDELINE**

No

>= 20,000 sq. ft.

4,430 + (0.013 x lot size in sq. ft.)

5,090

4,327

ENTER Project Address:

ATTACHMENTS:

SPECIAL INSPECTIONS: See Sheet

Residence - under construction*** RESIDENTIA COMMERCIA 29 DE LA VINA STREE NTA BARBARA. CA 9310 CELL 805-886-251 STEVEHAUSZ@GMAIL.COM



8 RS

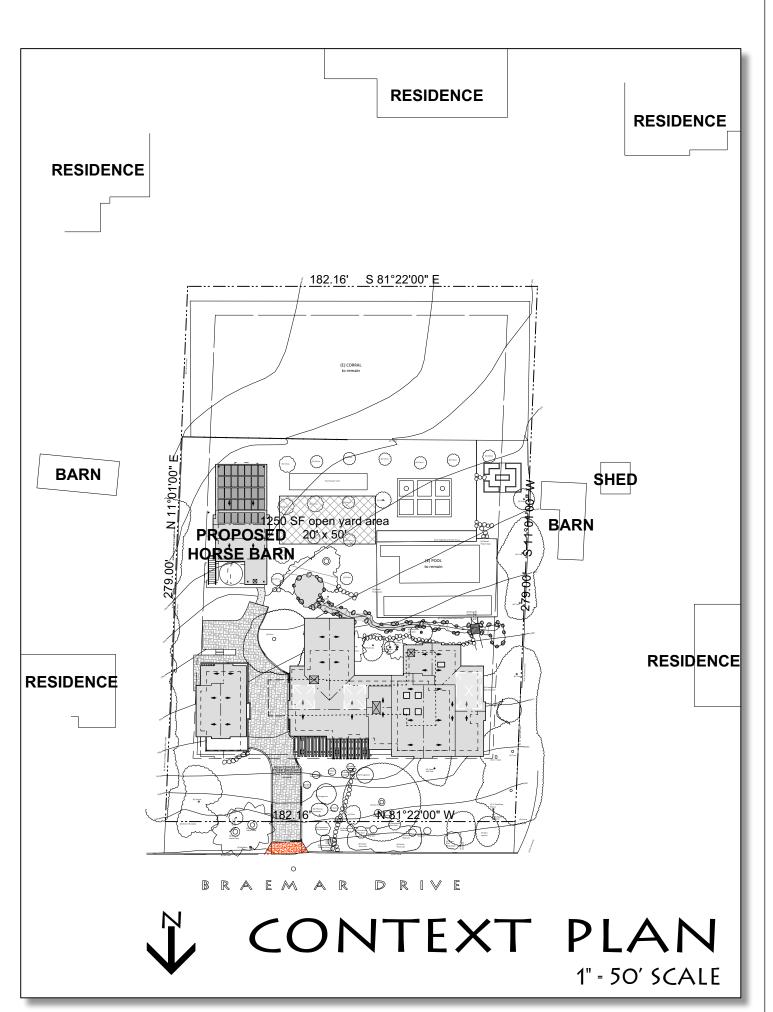
EVISIONS

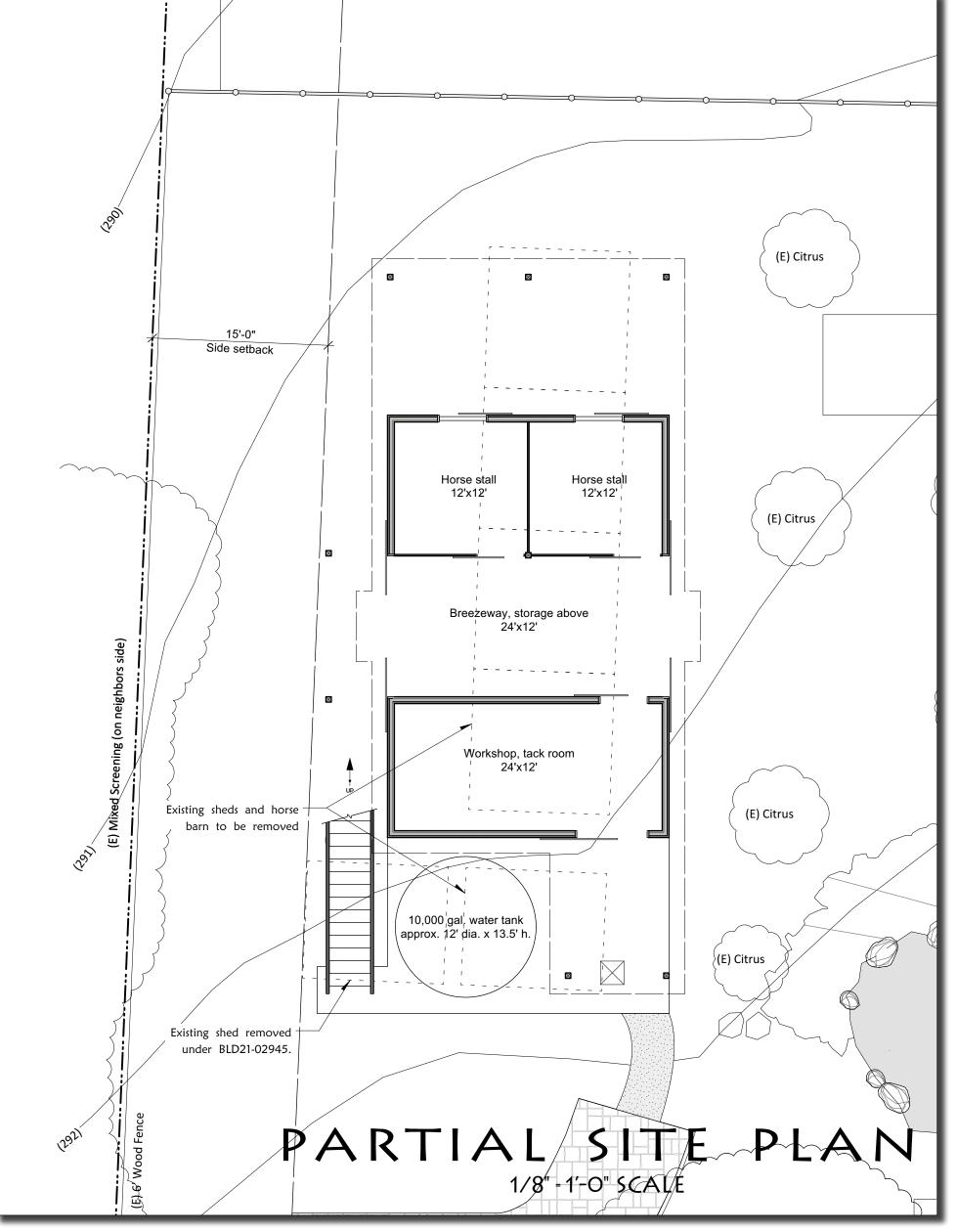
PROJECT DATA SHEET INDEX VICINITY MAP GENERAL NOTES

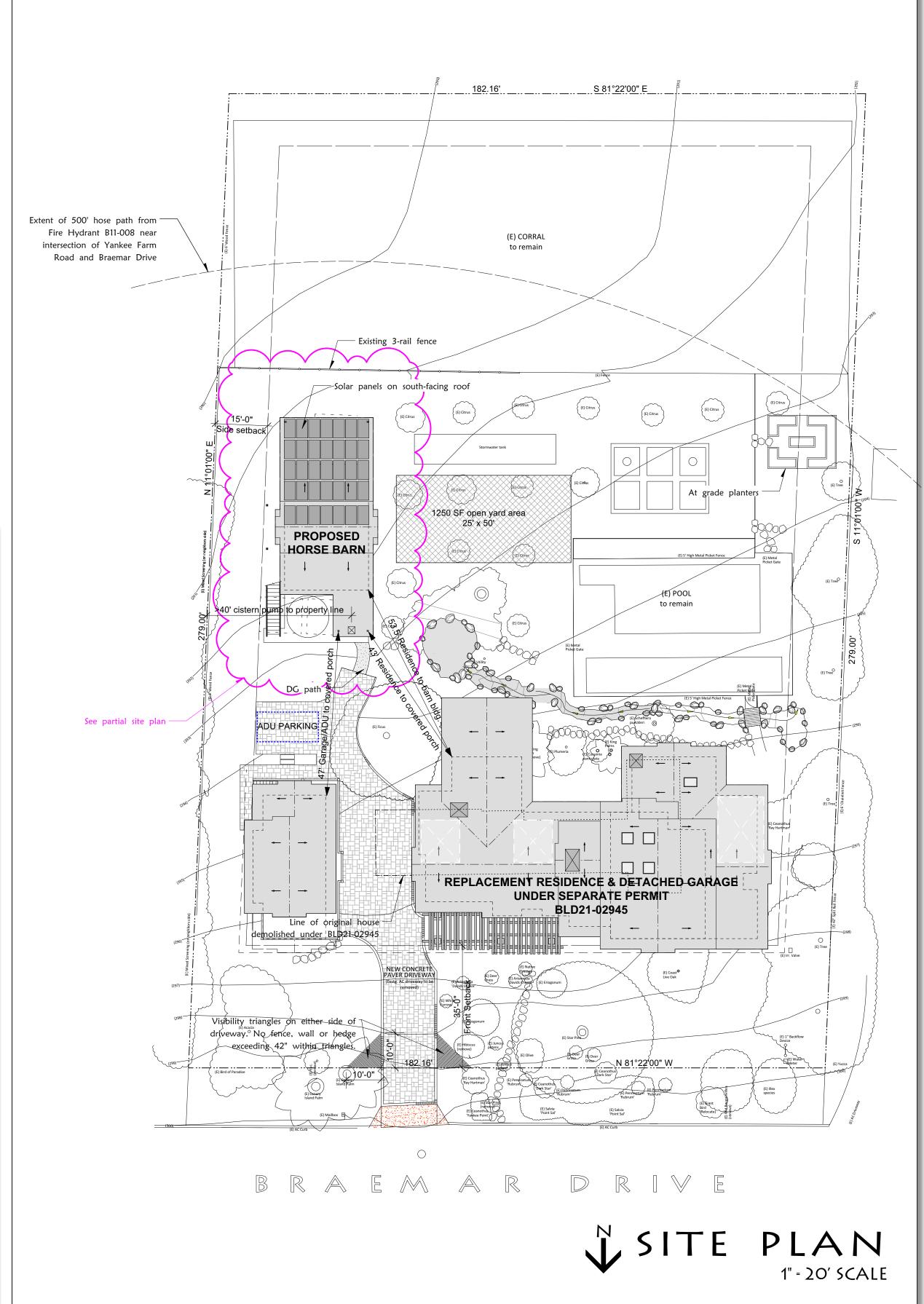


Issue Date: 11 June 2024











SITE PLANS

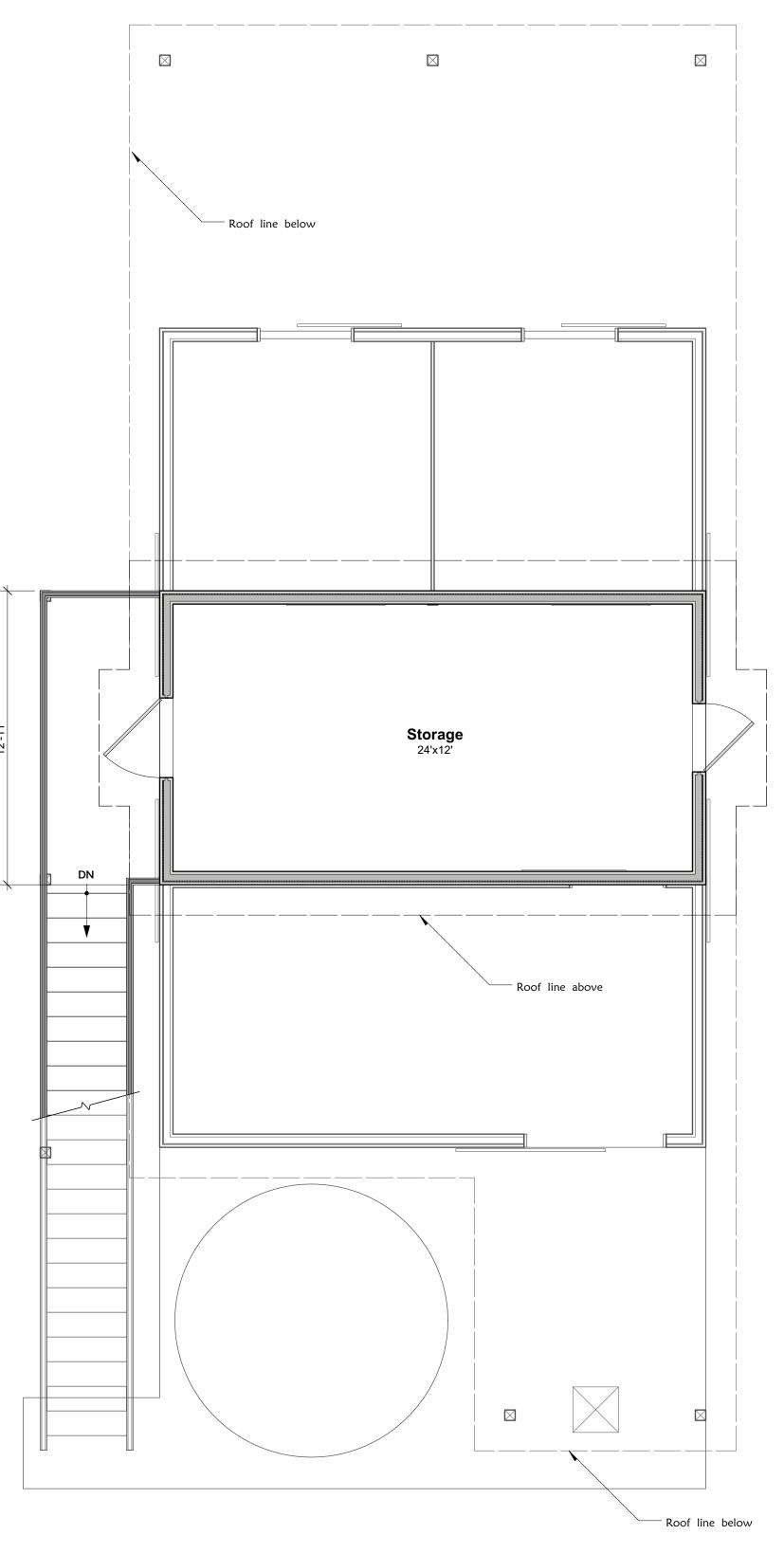
RESIDENTIA COMMERCIA

LIGHTING 829 DE LA VINA STREET

SUITE 300 SANTA BARBARA, CA 9310°

CELL 805-886-2513 STEVEHAUSZ@GMAIL.COM

INTERIOR



FLOOR PLANS

FLOOR PLAN ELEVATIONS

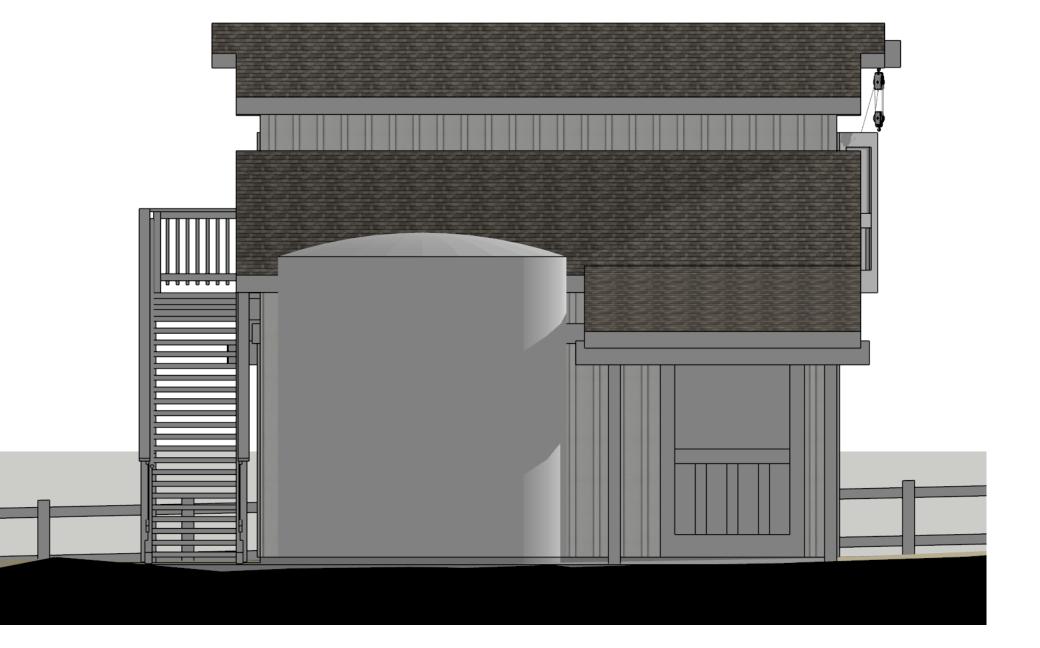
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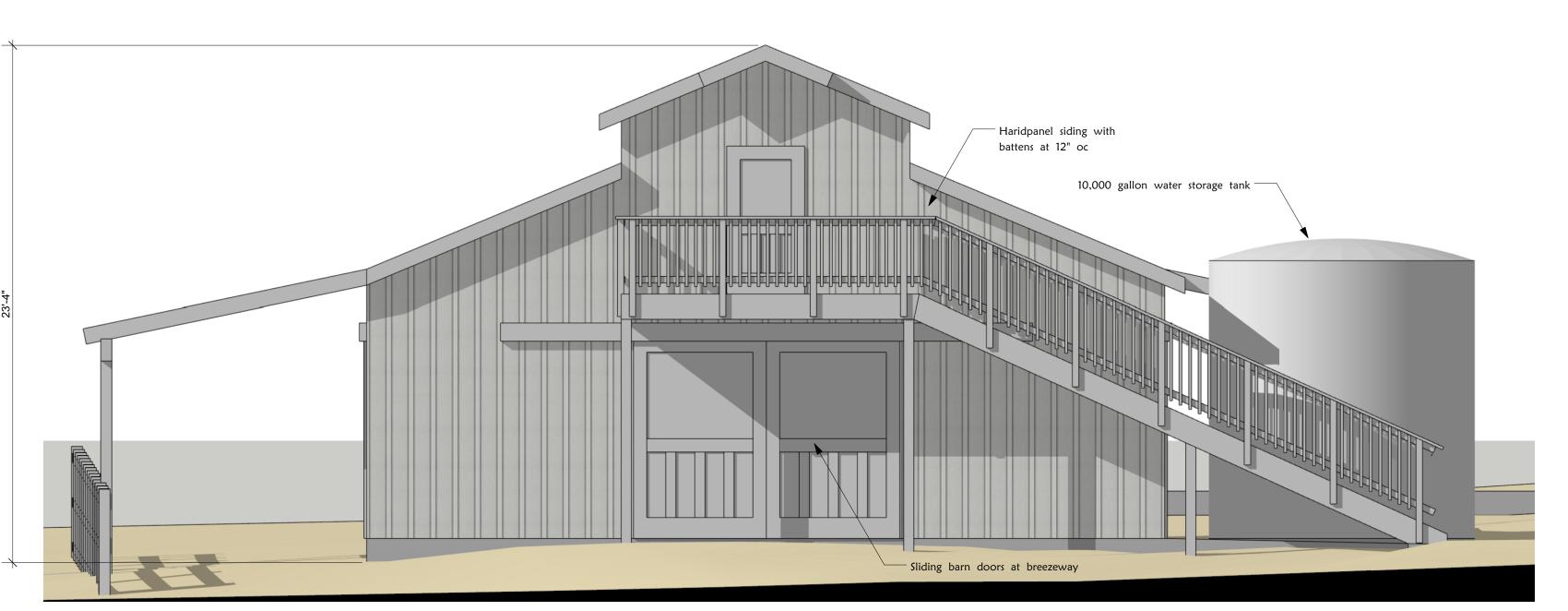
INTERIOR!

COMMERCIAI

LIGHTING
829 DE LA VINA STREET
SUITE 300
SANTA BARBARA, CA 93101
CELL 805-886-2513

STEVEHAUSZ@GMAIL.COM



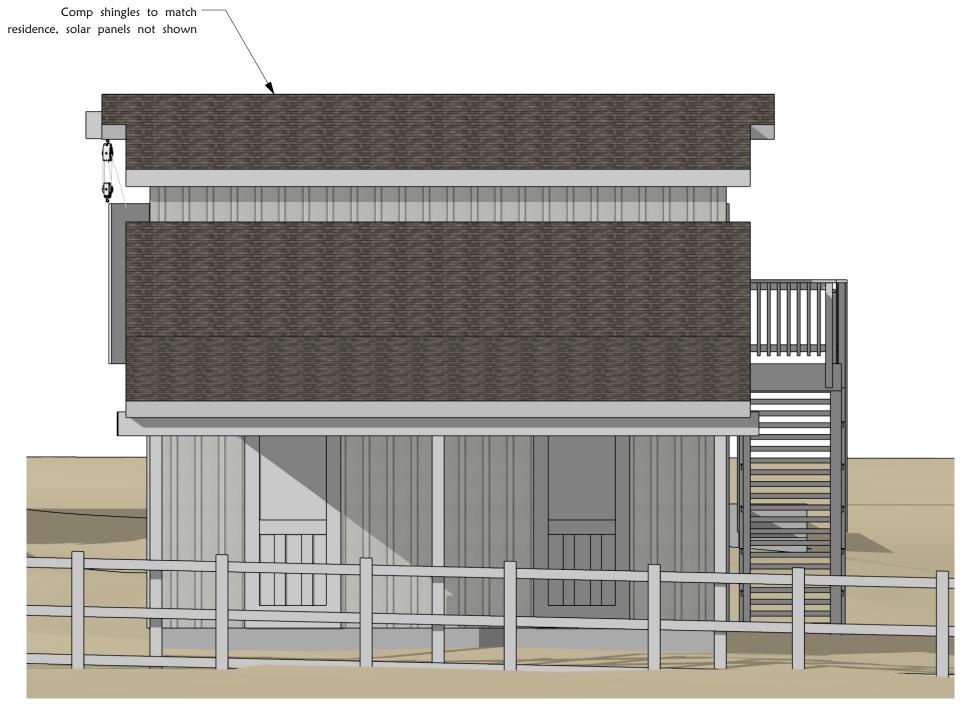


NORTH

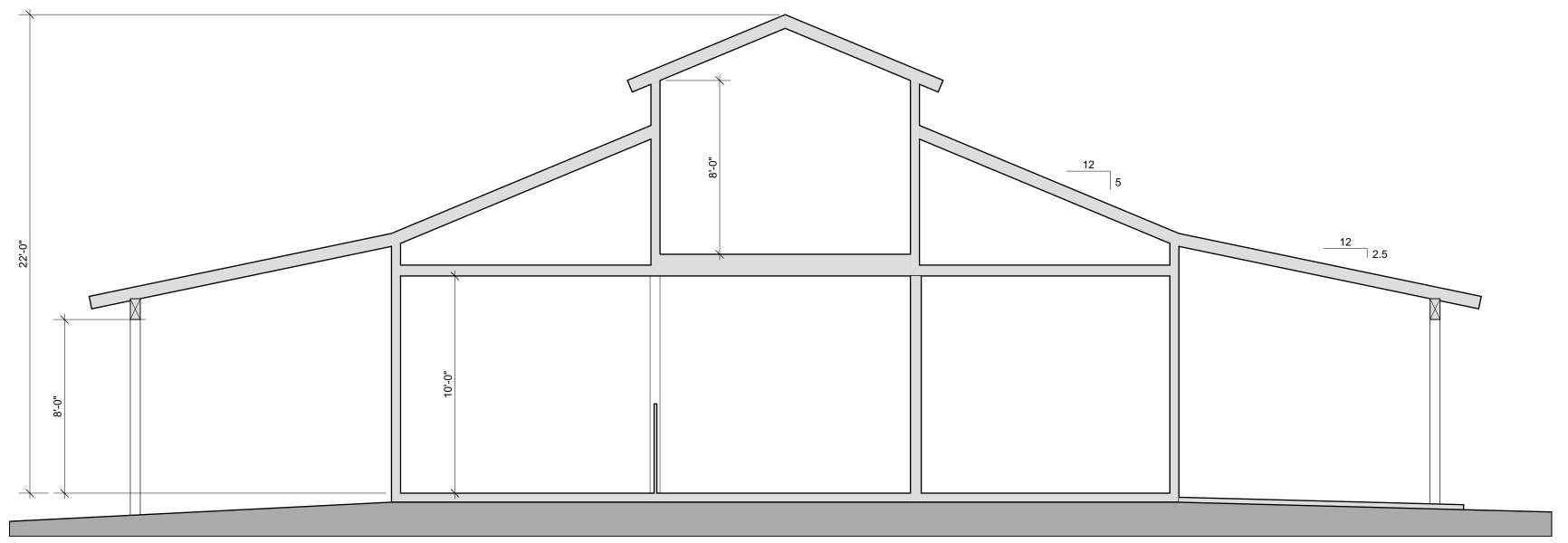


EAST

RESIDENTIAL
COMMERCIAL
INTERIORS
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829 DE LA VINA STREET
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SANTA BARBARA, CA 93101
CELL 805-886-2513
E: STEVEHAUSZ@GMAIL.COM



SOUTH



SECTION

WEST

ELEVATIONS & SECTION









SITE PHOTOS















NEIGHBORHOOD PHOTOS



