

BLUE SANDS INN

421 S. MILPAS STREET SANTA BARBARA, CA

EXTERIOR AND INTERIOR ALTERATIONS TO AN EXISTING HOTEL

VICINITY MAP

PROJECT STATISTICS

BLUE SANDS LLC

421 S MILPAS LLC

SANTA BARBARA CA 93102-1451

C/O KIRKWOOD COLLECTION

WATERFRONT: EAST BEACH

R-1 - NO CHANGE OF USE PROPOSED

10 STANDARD AND 1 VAN ACCESSIBLE.

+/- 0.22 ACRES (± 9,778.42 SF)

1306 SPAULDING AVENUE

LOS ANGELES CA. 90019.

421 S. MILPAS STREET

PO BOX 1451

805-453-4680

017-313-012

HRC-1/SD-3

HOTELS / MOTELS

(NO CHANGES)

TYPE V-B

NOT TO SCALE

PROPERTY OWNER:

PROJECT ADDRESS:

GENERAL PLAN:

LAND USE ZONE:

CONSTRUCTION TYPE:

OCCUPANCY GROUP:

HIGH FIRE ZONE:

FIRE SPRINKLERS:

FLOOD ZONE:

PARKING:

LOT SIZE:

TENANT:

PROJECT SITE: 421 S. MILPAS STREET

SANTA BARBARA, CA 93103

GENERAL REQUIREMENTS

All work shall be performed in a professional workmanlike manner by a licensed contractor and shall comply with the following:

1. These General notes unless otherwise noted on plans or specifications.

- 2. This project shall comply with: 2019 California Building Code (Title 24)
 - 2019 California Plumbing Code 2019 California Electrical Code
- 2019 California Mechanical Code 2019 California Fire Code 2019 California Energy Code
- 2019 California Green Building Standards (Cal Green) City of Santa Barbara Ordinance #5780 City of Santa Barbara Title 28
- 3. All applicable Local, State and Federal Codes, Ordinances, Laws, Regulations and Protective Covenants governing the site of work.
- 4. Standard Specifications of ASTM.
- 5. In case of conflicts, the more stringent requirements shall govern.
- 6. "Or Equal": the Contractor shall submit for the Designer's and Builder's approval all materials or equipment which is considered "or equal" to that specified.

On Site Verification of all dimensions and conditions shall be the responsibility of the Contractor and Sub-contractors. Noted dimensions to take precedence over scale. Each Contractor and Subcontractor shall report to designer and Project Superintendent all Conditions which prevent the proper execution of their work. Client's Architect and Project Superintendent to be notified immediately by Contractor and Sub-Contractor should any discrepancy, error, omission, addition, or other question arise pertaining to the working drawings and/or specifications.

The Contractor shall be held responsible for the results of any errors, discrepancies, or omissions which the Contractor failed to notify the Architect of before construction and/or fabrication of the work. Sub- contractor shall: Insure that all work is done in a professional workmanlike manner by skilled mechanics and shall replace any materials or items damaged by Sub-contractor performance. Sub- contractors and suppliers are hereby notified that they are to confer and cooperate fully with each other during the course of construction to determine the exact extent and overlap of each other's work and to successfully complete the execution of the work. All Sub-contractor workmanship will be of quality to pass inspections by local authorities, lending institutions, Architect or Builder. Any one or all of the above mentioned inspectors may inspect workmanship at any time, and any corrections needed to enhance the quality of building will be done immediately. The Contractor shall, at all times, provide protection against weather, rain, wind, storms, frost, heat or breakage so as to maintain all work, materials, apparatus, and fixtures free from injury or damage The contractor shall at all times keep the premises free from all accumulations of waste material or rubbish caused by his employees, and at the completion of the work shall remove all rubbish, debris, equipment and surplus materials belonging to him from in and about the building and leave work site "Broom Clean". At the end of the day's work, all work likely to be damaged shall be covered. Any work damaged due to failure of protection as defined above shall be removed and replaced with new work at the Contractor's expense. Each Sub-contractor, unless

responsible for cleaning up and removing from the job site all trash and debris not left by other Sub-contractors. Builder will determine how soon after Sub-contractor completes each phase of his work that trash and debris will be removed from the Workmanship: Compliance with drawings and/or specifications with regard to materials and methods of assembly will not, in itself, assure acceptance of the work. Of equal importance is good workmanship, the lack of which will be

specifically exempted by the terms of his sub-contract agreement, shall be

UNREINFORCED MASONRY STRUCTURE

sufficient cause to refuse acceptance of the work.

NO IMPACT TOOLS SHALL BE USED ON URM WALLS.

THIS PROPOSAL IS WITHIN AN UNREINFORCED MASONRY BUILDING:

SEWER BACKFLOW

NOTE: DRAINAGE OF ALL FIXTURES LOCATED BELOW THE NEXT UPSTREAM MANHOLE OR BELOW THE MAIN SEWER LEVEL SHALL BE RESEARCHED BY PLUMBING CONTRACTOR TO

DIG ALERT

CONTACT PRIOR TO CONSTRUCTION WITHIN RIGHT-OF-WAY AND OR LOCATION OF UTILITIES ON-SITE: 1-800-227-2600

ASCERTAIN THE NECESSITY FOR SEWER BACKFLOW INSTALLATION

SPECIAL INSPECTIONS

SPECIAL INSPECTIONS REQUIRED REFER TO SHEET S1.1c FOR MORE INFO.

COL. CONC. CONN. CONSTR. CONT. CORR. C.M.U.

CTSK. CNTR. CTR.

DWR. DS. DWG.

Construction Continuous Corrugated Concrete

Department Detail Diamete Dimension Doweled

Downspout Drawing

Electrical Elevator Enclosure Equal

Equipment Expansion

wind and water.

ABBREVIATIONS Plate PlasticLaminate PL. P.LAM. PLAS. PLYWD. PR. PRCST. P.T. FLASH. Center-line Plywood Diameter Existing Face of Pressure-treated Pound or Numb Face of Finish Q.T. Face of Masonry Face of Stud A.B. ACOUS. A.D. ADJ. AGGR. ALUM. APPROX. ARCH. ASPH. Anchor Bolt RAD. R.D. REF. REFR. RGTR. REINF. REQ'D. RESIL. Radius Roof Drain Acoustical Foot or Feet Area Drain FTG. FURR. Adjustable Aggregate Aluminum Refrigerator Register Reinforced FA. GALV. G.F.I. Gauge Galvanized Approximate Architectural Asphalt **Ground Fault** Required Interrupter Resilient Glass Glued Laminated Room BD. BLDG. BLKG. Board Building Blocking Beam Rough Opening Redwood RWD. R.W.L. Rain Water Leader BM. B.O. Ground Grade Gypsum GR. GYP. Schedule Section Cabinet Catch Basir Hose Bid Square Feet Shelf Shelf and Pole Hold Down Cement Ceramic Cast Iron Header Hardware Ceiling
Calking
Calking
Closet
Clear
Cleanout
Column
Concrete
Connection

H.B. H.D. HDR. HDWE. HORIZ. HR. SH. S & P SHWR. SHT. SIM. SPEC. Shower Sheet Similar Specification Horizontal Hour Height Standard Steel Storage Structural Suspended Shearwall Inside Diameter STL. STOR. STRUCT SUSP. S.W. SYM. Insulation Interior Kitchen Symmetrical Laminate Lavatory
Linen
Light
Laminated TRD. Towel Bar Masonry Unit Counter Counter Center Top of Curb L.V.L. elephone Tounge and Groove Thick

Machine Bolt T.P.D. MECH. MTL. MFR. MIN. MIR. MISC. Mechanical Metal Manufacturer Minimum UBC Opening U.N.O. N.I.C.

VERT. Number Nominal Not to Scale Overall On Center Outside Diameter

NO./# NOM. N.T.S. W.R. WSCT.

BEST MANAGEMENT PRACTICES



Top of Top of

Toilet Pape

ispenser

Television Tube Steel

Building Code Unfinished

Unless Noted

Vertical

Water Closet

Wood Without Waterproof Water

Wainscot

Typical

Best Management Practices for Construction Activities:

Best Management Practices

Building & Safety Division

City of Santa Barbara

D 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. □ Stockpiles of earth and other construction related materials must be protected from being transported

from the site by the forces of wind or water. □ 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.

□ Excess or waste concrete may not be washed into the public way or any other drainage system

Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste. □ Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind. □ 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 into the public way Accidental depositions must be swept up immediately and may not be washed down by rain or other

□ Any slopes with disturbed soils or demanded of vegetation must be stabilized so as to inhibit erosion by

ALLOWABLE BUILDING HEIGHTS AND AREAS ALLOWABLE BUILDING HEIGHT (CBC TABLE 504.3 & 504.4): R-2: 2 STORIES, 40'-0" (TYPE V-B) **ALLOWABLE BASE AREA (CBC TABLE 506.2):** R-2: M: 7.000 SF PROPOSED BUILDING HEIGHT:

2 STORIES, 22'-9" PROPOSED BUILDING AREA: FIRST FLOOR: 2.461 SF COVERED EXTERIOR STAIR TOWER: 147 SF SECOND FLOOR: 2,188 SF

FIRST FLOOR: 2,608 / 7,000 = 0.37 < 1

SECOND FLOOR: 2,188 / 7,000 = 0.31 < 1

BUILDING AREA ANALYSIS:

SQUARE FOOTAGE BREAKDOWN:

EXISTING SQUARE FOOTAGE: GROSS AREA NET AREA FIRST FLOOR 2,344 SF 2.461 SF SECOND FLOOR 2,059 SF 2,188 SF 4,403 SF 4,649 SF **TOTAL SQUARE FOOTAGE** PROPOSED SQUARE FOOTAGE: 77 SF COVERED EXTERIOR STAIR TOWER/ POOL EQUIPMENT CLOSET **EXISTING AND PROPOSED SQUARE FOOTAGE: GROSS AREA NET AREA** FIRST FLOOR 2.344 SF 2,461 SF SECOND FLOOR 2,059 SF 2,188 SF COVERED EXTERIOR STAIR TOWER/ 85 SF POOL EQUIPMENT CLOSET 4,478 SF **TOTAL SQUARE FOOTAGE** 4.744 SF

PERMEABLE AND IMPERMEABLE SURFACE CALCS: TOTAL (N) AND REDEVELOPED IMPERVIOUS AREA: 443.5 SF

STAIR: 26.1 SF, DECK: 48.9 SF)

(STAIR TOWER/STAIR: 110.1 SF, OUTDOOR FIREPLACE: 17.5 SF, SPA: 39.1 SF, POOL COPING: 77.4 SF) REDEVELOPED IMPERVIOUS AREA: 199.4 SF

(STAIR TOWER: 9.6 SF, UPPER LEVEL WALKWAY: 114.8 SF, WEST

EXISTING & PROPOSED ROOM COUNT

EXISTING: MANAGER'S BEDROOM HOTEL ROOMS FIRST FLOOR SECOND FLOOR TOTAL # OF (E) BEDROOMS: 13 **PROPOSED:** HOTEL ROOMS FIRST FLOOR SECOND FLOOR TOTAL: TOTAL # OF BEDROOMS: 13

PARKING CALCULATION CURRENT REQUIRED PARKING SPACES: EXISTING NONCONFORMING PARKING SPACE: PROPOSED REQUIRED PARKING SPACES:

PROPOSED NONCONFORMING PARKING SPACE

AGENCY CONTACT

(NO CHANGE PROPOSED)

630 GARDEN STREET SANTA BARBARA, CA 93101 BUILDING DEPT: 564-5485 PLANNING DEPT: 564-5470 SOUTHERN CALIFORNIA EDISON **ELECTRICAL AGENCY:** 333 LOVE PLACE SANTA BARBARA, CA 93117 (805) 683-5252 **GAS AGENCY:** SOUTHERN CALIFORNIA GAS P.O. BOX 6466 SANTA BARBARA, CA 93160-6466

(805) 681-8060 **SEWER AGENCY:** 630 GARDEN STREET (805) 564-5377 **WATER AGENCY:** CITY OF SANTA BARBARA

CITY OF SANTA BARBARA PUBLIC WORKS DEPT. SANTA BARBARA, CA 93101

COMMUNITY DEVELOPMENT

PUBLIC WORKS DEPT.

630 GARDEN STREET

(805) 564-5377

SANTA BARBARA, CA 93101

MANDATORY INSPECTIONS

PROPOSED AS MAINTENANCE OF PAVING

SCOPE OF WORK

ZONING MODIFICATION TO ALLOW EXTERIOR ALTERATIONS WITHIN THE REQUIRED 20-FOOT SETBACK; COASTAL DEVELOPMENT PERMIT FOR IMPROVEMENTS TO A

EXTERIOR AND INTERIOR ALTERATIONS TO EXISTING HOTEL. SCOPE OF WORK TO

(N) WINDOW SHUTTERS AND WROUGHT IRON GRILLE AT WEST ELEVATION

EXTERIOR STAIR TO BE REPLACED WITH (N) STAIR TOWER WITH POOL

(N) DECORATIVE CORBEL AT EXISTING EAVES AND WEST ELEVATION (N) AND ALTERATIONS TO (E) DOORS/WINDOWS PER PLAN.

PROPERTY LOCATED IN THE COASTAL ZONE:SETBACK VARIANCE REQUEST FOR

DEVELOPMENT WITHIN THE REQUIRED 10-FOOT MILPAS STREET SETBACK (*).

N) EXTERIOR LIGHTING FIXTURES PER PLAN.

QUIPMENT CLOSET BELOW.

INTERIOR (AREA OF ALTERATION: ± 1,183 SF):

RÓOM PER PLAN

KITCHENETTE PER PLAN

(N) ACCESSIBLE RAMPS W/ HANDRAIL

N) TRELLIS AT POOL LOUNGE AREA

ALTERATIONS TO (E) PLANTED AREA

SPA/DECK WITH TRELLIS

N) SPA EQUIPMENT PER PLAN

(N) OUTDOOR FIREPLACE

(N) PERMEABLE PAVERS.

COMPLIANCE.

(N) ADA POOL LIF

E) UPPER LEVEL WALKWAY TO BE RE-SURFACED.

12. (N) JULIET BALCONIES PER PLAN
13. ALTERATIONS TO ACCESSIBLE PATH UNDER (E) STAIR.
14. (E) WEST STAIR TO BE REPLACED W/ (N)

ALTERATIONS TO (E) PARTITION WALLS PER PLAN.
(E) BATHROOMS AND CLOSETS TO BE ALTERED PER PLAN.

STAFF BREAK ROOM TO BE CONVERTED TO (N) KITCHEN

E) STAIT BREAK HOOM TO BE CONVERTED TO (N) KITCHEN
E) MANAGER'S CLOSET TO BE CONVERTED TO (N) HOTEL ROOM
E) ACCESSIBLE RESTROOM TO BE ALTERED PER PLAN

10. (E) LAUNDRY ROOM TO BE ALTERED PER PLAN
11. (E) ROOM #3 TO BE CONVERTED TO ACCESSIBLE WITH (N) ACCESSIBLE

N) AND ALTERATIONS TO (E) POOL ENCLOSURE/GATES PER PLAN
N) GLASS GATE AND FENCE PER PLAN

(E) POOL EQUIPMENT TO BE RELOCATED AND REPLACED W/ (N)

(E) KITCHENETTE @ ROOM #4 TO BE REPLACED W/ NEW

(N) PERMEABLE PATH TO (N) HOTEL ROOM PER PLAN

(N) PERMEABLE PATIO W/ REMOVABLE FIRE PIT

18. (N) 5'-0" H. GLASS PATIO WIND SCREEN AND GATE

19. (E) PARKING LOT AND DRIVE WAY TO BE RESURFACED

20. (E) POOL TO BE ALTERED

TOTAL (N) AND REDEVELOPED IMPERVIOUS AREA: 443.5 SF

STORM WATER MANAGEMENT PROGRAM (SWMP-TIER 2, 2016 BMP)

DISCONNECT DOWNSPOUTS FROM STORM WATER SYSTEM

EXTERIOR ALTERATIONS IN THE REQUIRED FRONT SETBACK.

THIS PROJECT IS REQUIRED TO COMPLY WITH TIER-2, 2016 BMP.

EXISTING SITE DRAINAGE SHALL REMAIN AND SERVE.

CLOSET TO BE ALTERED AND CONVERTED TO I.T. CLOSET PER PLAN

) ROOM #1 KITCHENETTE TO BE ALTERED AND CONVERTED TO LAUNDRY

(E) ROOM #3 KITCHENETTE TO BE ALTERED AND CONVERTED TO (N) STORAGE

CONCRETE ENTRY PORCH TO BE REPLACED WITH (N) PERMEABLE PAVERS

(E) POOL FENCE AND GATE TO BE RELOCATED AND REPLACED W/ (N) PER PLAN

THE PROJECT INCLUDES A REQUEST FOR A ZONING MODIFICATION TO ALLOW

THE PROJECT INCLUDES A REQUEST FOR A SETBACK VARIANCE TO ALLOW

DEVELOPMENT IN THE REQUIRED 10-FOOT MILPAS STREET SETBACK.

"NO DISTURBANCE OF THE SUBGRADE" WILL OCCUR FOR ALL AREAS

ALTERATIONS TO (E) GRADING AND DRAINAGE AS REQUIRED FOR ADA

Ó GUTTERS TO BE REPLACED W/ (N) TO MATCH (E)

THE FOLLOWING MANDATORY INSPECTIONS SHALL BE CARRIED OUT BY THE CITY BUILDING INSPECTOR OR CITY OSP FOR ALL STORM WATER POST-CONSTRUCTION IMPROVEMENTS (BMP) INCLUDING THE PERMEABLE PAVERS, PARCELS, INSPECTIONS SHALL BE CALLED IN BY CONTRACTOR FOR INSPECTION 72 HOURS PRIOR TO NEEDED INSPECTION. THE CITY WILL THEN ROUTE TO THE QSP INSPECTOR OR THIRD PARTY COMPANY. SPECIFIC INSPECTIONS FOR DIFFERENT CONSTRUCTION PHASES SHALL PRE-CONSTRUCTION MEETING

· EXCAVATION, SUBGRADE, AND BOX CONSTRUCTION INSPECTION · UNDERDRAIN, ROCK/SOILS/SAND LAYER INSTALLATIONS PERMEABLE PAVER INSTALLATION FINAL INSPECTION ONCE COMPLETED

PROFESSIONALS

ARCHITECT: SHERRY & ASSOCIATES, ARCHITECTS 535 SANTA BARBARA STREET SANTA BARBARA, CA 93101 PH: (805) 963-0986 FAX: (805) 963-0178

LANDSCAPE ARCHITECT: COMMONGROUND LANDSCAPE ARCHITECTURE 202 STATE STREET, SUITE A SANTA BARBARA, CA 93101 PH: (805) 963-7088

350 KE;;OGG ROAD

PH: (805) 403-4006

SANTA BARBARA, CA 93117

STUDIO ENGINEERS INC. 1108 DEL LA VINA STREET, SUITE A **STRUCTURAL ENGINEER:** SANTA BARBARA, CA 93101 PH: (805) 962-2780

(E) ENTRY ROOF TO BE REPLACED WITH (N) UPPER LEVEL DECK/RAILING. (N) GUARDRAIL AT UPPER LEVEL WALKWAY PER PLAN **CIVIL ENGINEER:** STUDIO ENGINEERS INC 1108 DEL LA VINA STREET. SUITE A E) SCREEN WALL AND OPENING @ UPPER LEVEL TO BE REMOVED PER PLAN SANTA BARBARA, CA 93101 E) STEP @ UPPER LEVEL WALKWAY TO BE RELOCATED PER PLAN PH: (805) 962-2780

POOL CONSULTANT:

SHEET INDEX T 1.0 TITLE SHEET / GENERAL NOTES / PROJECT STATISTICS

T 1.1 SHO RESOLUTION Γ1.2 3D IMAGES T 2.0 SITE PLAN - EXISTING AND PROPOSED T 2.1 SHADOW STUDY - EXISTING AND PROPOSED T 2.2 VIEW STUDY

CS-1 COVER SHEET C-1 GENERAL NOTES / SOILS REPORT / INFILTRATION REPORT DRAINAGE & GRADING PLAN C-4 TYPICAL SECTIONS & DETAILS

A 0.1 LOWER LEVEL FLOOR PLAN - EXISTING AND DEMOLITION A 0.2 UPPER LEVEL FLOOR PLAN - EXISTING AND DEMOLITION A 1.1 LOWER LEVEL FLOOR PLAN - PROPOSED A 1.2 UPPER LEVEL FLOOR PLAN - PROPOSED A 1.3 ROOF PLAN - EXISTING AND PROPOSED A 1.4 ENLARGED GUEST ROOM AND RESTROOM PLANS A 1.5 OCCUPANCY / EXIT PLANS AND EGRESS / DOOR ACCESSIBILITY PLAN

(E) POOL DECK PAVING TO BE REPLACED WITH (N) PERMEABLE PAVING. (N) POOL COPING, WATERLINE TILE AND POOL INTERIOR SURFACE TO REPLACE (E A 2.1 ELEVATIONS - EXISTING AND DEMOLITION A 2.2 ELEVATIONS - EXISTING AND DEMOLITION A 2.3 ELEVATIONS - PROPOSED A 2.4 ELEVATIONS - PROPOSEI A 3.1 PROPOSED SECTIONS A 5.1 DETAILS

A 5.2 DETAILS (E) BIRD OF PARADISE AS A PLANT, (E) KOELREUTERIA AND (E) CANARY ISLAND DATE PALMS WITH TRUNK BELOW 4'-6" AT GRADE TO BE REMOVED PER PLAN A 5.3 DETAILS A 5.4 DETAILS A 5.4 DETAILS A 5.6 DETAILS

> K 1.0 EQUIPMENT PLAN AND SCHEDULE AD2.0 ACCESSIBILITY DETAILS AD3.0 ACCESSIBILITY DETAILS

S1 1a GENERAL NOTES / ABBREVIATIONS S1.1b GENERAL NOTES S1.1c GENERAL NOTES / SPECIAL INSPECTIONS S1.2 TYPICAL DETAILS S1.3 TYPICAL DETAILS S1.4 TYPICAL SIMPSON STRONG WALL DETAILS

S1.5 TYPICAL WOOD STAIR DETAILS S2.1 FOUNDATION PLAN S2.2 2ND FLOOR FRAMING PLAN S2.3 ROOF FRAMING PLAN

S3.1 FOUNDATION AND FRAMING DETAILS

PL-0 COVER SHEET / GENERAL NOTES / SITE PLAN PL-1 SITE PLAN / HEALTH DEPT. NOTES PL-2 POOL PLAN, SECTION, AND DETAILS

PL-3 ENERGY FORM

PS-1 STANDARD STRUCTURAL PLAN FOR SWIMMING POOL & SPA CONSTRUCTION

L-1.0 HARDSCAPE LAYOUT AND DIMENSION PLAN L-1.1 HARDSCAPE DETAILS AND NOTES I -2 0 IBRIGATION PLAN L-3.0 PLANTING PLAN

L-3.1 IRRIGATION AND PLANTING DETAILS AND NOTES L-4.0 LANDSCAPE LIGHTING PLAN

54 SHEETS TOTAL

DATE DESCRIPTION

I 1/20/20 ABR SUBMITTAL

03/14/22 ABR RESUBMITTAL

3/09/21 CDP/MOD SUBMITTAL

TITLE SHEET

CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 046-21 421 S. MILPAS STREET MODIFICATION AND COASTAL DEVELOPMENT PERMIT **SEPTEMBER 22, 2021**

421 S. MILPAS ST., ZONE: HRC-1/S-D-3 (HOTEL AND RELATED COMMERCE/COASTAL OVERLAY), COASTAL LAND USE PLAN DESIGNATION: HOTEL AND RELATED COMMERCE I, APN: 017-313-012, PLN2020-00603, APPLICANT/OWNER: SHERRY & ASSOCIATES ARCHITECTS / BLUE SANDS, LLC

Proposal for improvements and accessibility upgrades to the Blue Sands Inn. Project includes exterior alterations to the hotel structure including a new stair tower; site improvements including changes to landscaping and the pool area, and a new exterior patio along Milpas Street; and miscellaneous interior

The discretionary applications required for this project are:

upgrades including converting the manager's bedroom to a hotel room.

- 1. A Front Setback Modification to allow for exterior improvements within the 20-foot Front Setback (SBMC §28.22.060.A & 28.92.110); and
- 2. A <u>Coastal Development Permit</u> (CDP2021-00009) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.45.009).
- The project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Sections 15301 and 15305.
- WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.
- WHEREAS, one person appeared to speak in favor of the application, and no one appeared to
- speak in opposition thereto, and the following exhibits were presented for the record: 1. Staff Report with Attachments, September 16, 2021.
 - 2. Site Plans

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

- Approved the subject application, making the following findings and determinations A. FRONT SETBACK MODIFICATION (SBMC §28.22.060.A & 28.92.110)
 - 1. The Front Setback Modification is consistent with the purposes and intent of the Zoning Ordinance, and is necessary to secure an appropriate improvement on the lot. The improvements located in the required 20-foot setback are within the footprint of the nonconforming hotel and are largely aesthetic and designed to enhance the architectural character of the building, or necessary to satisfy the Americans with Disabilities Act (ADA) requirements. No impacts to noise or

STAFF HEARING OFFICER RESOLUTION No. 046–21 421 S. MILPAS STREET SEPTEMBER 22, 2021

PAGE 2

privacy are associated with the improvements located in the front setback, as they generally face the public right-of-way or the existing parking lot.

proposed development is located within an existing developed area that is able to

accommodate it, and no changes are proposed to the existing hotel parking lot.

- B. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150) 1. The project is consistent with the policies of the California Coastal Act as described in Section VI.B of the staff report dated September 16, 2021. The proposal will not result in any adverse effects related to coastal resources. including public views, public access to the coastal, and coastal bluff erosion. The
- 2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and with approval of the front setback modification, all applicable provisions of the Code as described in Section VI of the staff report dated September 16, 2021. The proposed improvements to the existing two-story hotel are compatible with surrounding neighborhood development, and will not impact any public views or public access to the coast. The development is not located on a coastal bluff, or any visual or biological
- II. Said approval is subject to the following conditions:

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

- A. Order of Development. In order to accomplish the proposed development, the following
- steps shall occur in the order identified: 1. Obtain all required design review approvals.
- 2. Record any required documents (see Recorded Conditions Agreement section).
- 3. Permits. a. Submit an application for and obtain a Building Permit (BLD) for construction
 - of approved development and complete said development. b. Submit an application for and obtain a Public Works Permit (PBW) for all
- required public improvements and complete said improvements. Details on implementation of these steps are provided throughout the conditions of
- B. Recorded Conditions Agreement. The Owner shall execute a written instrument, which shall be prepared by Planning staff, reviewed as to form and content by the City Attorney and Community Development Director, recorded in the Office of the County Recorder, and shall include the following:
 - **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on August 11, 2021 is limited to exterior and interior

STAFF HEARING OFFICER RESOLUTION No. 046–21 421 S. MILPAS STREET SEPTEMBER 22, 2021

PAGE 3

- alterations to the Blue Sands Inn, including a new stair tower at the east elevation; alterations and improvements to the Milpas Street frontage including a new outdoor patio; a new upper level deck at the hotel interior courtyard; new permeable pavers; an outdoor fireplace; alterations to the pool area including the pool enclosure, a new pool trellis, and new spa; reconfiguring guest room #3 to an accessible room; conversion of the manager's bedroom to a new hotel guest room; and improvements shown on the plans signed by the Staff Hearing Officer on September 22, 2021 and on file at the City of Santa Barbara. No changes to the existing parking lot are a part of the project.
- Uninterrupted Water Flow. The Owner shall allow for the continuation of any historic flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
- Landscape Plan Compliance. The Owner shall comply with the Landscape Plan approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan, including any tree protection measures. If said landscaping is removed for any reason without approval by the ABR, the owner is responsible for its immediate replacement.
- 4. **Areas Available for Parking.** All parking areas and access thereto shall be kept open and available in the manner in which it was designed and permitted. **Design Review.** The project, including public improvements, is subject to the review and approval of the Architectural Board of Review (ABR). The ABR shall not grant project design approval until the following Staff Hearing Officer land use conditions have been
- Tree Protection Measures. The landscape plan and grading plan shall include the following tree protection measures:
- a. **Tree Protection.** All trees not indicated for removal on the approved site plan / landscape plan shall be preserved, protected, and maintained.
- Landscaping Under Trees. Landscaping under the trees shall be compatible with the preservation of the trees, as determined by the ABR.
- (1) All trees within 25 feet of proposed construction activity shall be
- fenced three feet outside the dripline for protection. (2) No grading shall occur within three feet of the dripline of the existing trees.
- (3) A qualified Arborist shall be present during any excavation beneath the dripline of the trees which are required to be protected. All excavation within the dripline of the trees shall be minimized and shall be done with hand tools.

STAFF HEARING OFFICER RESOLUTION No. 046–21 421 S. MILPAS STREET SEPTEMBER 22, 2021 PAGE 4

- (4) Any roots encountered shall be cleanly cut and sealed with a treeseal compound.
- (5) Any root pruning and trimming shall be done under the direction of a qualified Arborist.
- Screened Backflow Device. The backflow devices for fire sprinklers, pools, spas and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building, as approved by the ABR.
- D. Requirements Prior to Permit Issuance. The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.
 - 1. Public Works Department.
 - a. Water Rights Assignment Agreement. The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an Agreement Assigning Water Extraction Rights. Engineering Division Staff prepares said agreement for the Owner's signature.
 - b. Construction-Related Truck Trips. Construction-related truck trips for trucks with a gross vehicle weight rating of three tons or more shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) in order to help reduce truck traffic on adjacent streets and roadways.
- 2. Community Development Department.
- a. Recordation of Agreements. The Owner shall provide evidence of recordation of the written instrument that includes all of the Recorded Conditions identified in condition B "Recorded Conditions Agreement" to the Community Development Department prior to issuance of any building permits.
- b. Drainage and Water Quality. The project is required to comply with Tier 2 of the Storm Water BMP Guidance Manual, pursuant to Santa Barbara Municipal Code Chapter 22.87. The Owner shall submit worksheets from the Storm Water BMP Guidance Manual for Post Construction Practices prepared by a registered civil engineer or licensed architect demonstrating that the new development will comply with the City's Storm Water BMP Guidance Manual. Project plans for grading, drainage, stormwater facilities and treatment methods, and project development, shall be subject to review and approval by the City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no unpermitted construction-related or long-term effects from increased runoff, erosion

and sedimentation, urban water pollutants (including, but not limited to

STAFF HEARING OFFICER RESOLUTION NO. 046-21 421 S. MILPAS STREET **SEPTEMBER 22, 2021** PAGE 9

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

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of being notified of a lawsuit regarding the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent

III. TIME LIMITS.

A. NOTICE OF MODIFICATION APPROVAL TIME LIMITS:

The Staff Hearing Officer action approving the **Modification** shall terminate three (3) years from the effective date of the approval, per Santa Barbara Municipal Code §30.205.120, unless:

1. An extension is granted by the Community Development Director prior to the expiration of the approval; or

STAFF HEARING OFFICER RESOLUTION NO. 046–21 421 S. MILPAS STREET SEPTEMBER 22, 2021 PAGE 5

- trash, hydrocarbons, fertilizers, bacteria, etc.), or groundwater pollutants would result from the project.
- Design Review Requirements. Plans shall show all design, landscape and tree protection elements, as approved by the appropriate design review board and as outlined in Section C "Design Review," and all elements/specifications shall be implemented on-site.
- Conditions on Plans/Signatures. The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. The following statement shall be signed prior to issuance of and permits: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Property Owner Contractor License No. License No.

License No. E. Construction Implementation Requirements. All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the

project construction, including demolition and grading.

- 1. Construction Contact Sign. Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor name, contractor telephone number, construction work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24
- square feet if in a multi-family or commercial zone. **Construction Hours.** Construction (including preparation for construction work) shall only be permitted Monday through Friday between the hours of 7:00 a.m. and 5:00 p.m. and Saturdays between the hours of 9:00 a.m. and 4:00 p.m., excluding the following holidays:

STAFF HEARING OFFICER RESOLUTION No. 046–21 421 S. MILPAS STREET SEPTEMBER 22, 2021 PAGE 6

> January 1st* New Year's Day 3rd Monday in January Martin Luther King, Jr. Day Presidents' Day 3rd Monday in February Memorial Day Last Monday in May Independence Da Labor Day 1st Monday in September Thanksgiving Day 4th Thursday in November Following Thanksgiving Day Friday following Thanksgiving Day Christmas Day

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday. When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the City to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out said construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason

- for the work, the duration of the proposed work and a contact number. Construction Storage/Staging. Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Public Works Director with a Public Works permit.
- Air Quality and Dust Control. The following measures shall be shown on grading and building plans and shall be adhered to throughout grading, hauling, and construction activities:
- a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
- b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
- c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill
- material to and from the site shall be tarped from the point of origin. d. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.

STAFF HEARING OFFICER RESOLUTION No. 046–21 421 S. MILPAS STREET **SEPTEMBER 22, 2021** PAGE 7

- e. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will
 - The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.
 - All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
- h. Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road dieselfueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
 - All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.
- 5. Environmental Health Services (EHS). If fill material or stained/odiferous soil is encountered, work must cease, and EHS must be notified so that the material can be analyzed.
- Unanticipated Archaeological Resources Contractor Notification. Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to,

redirection of grading and/or excavation activities, consultation and/or monitoring

STAFF HEARING OFFICER RESOLUTION No. 046–21 421 S. MILPAS STREET SEPTEMBER 22, 2021

PAGE 8

with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

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

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization. A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days

of completion of the monitoring and prior to any certificate of occupancy for the

- **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy,
- the Owner of the Real Property shall complete the following: Repair Damaged Public Improvements. Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
- Complete Public Improvements. Public improvements, as shown in the public improvement plans or building plans, shall be completed.
- G. General Conditions.
 - Compliance with Requirements. All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California
 - Code of Regulations. Unanticipated Hazardous Materials. If any fill material or stained/odiferous soil is encountered work must cease, and notification of EHS must occur to have the material analyzed.

STAFF HEARING OFFICER RESOLUTION No. 046–21 421 S. MILPAS STREET SEPTEMBER 22, 2021 PAGE 10

- A Building permit for the use authorized by the approval is issued and the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.
- B. NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS: The Staff Hearing Officer action approving the Coastal Development Permit shall expire three (3) years from the date of final action upon the application, per Santa Barbara Municipal Code §28.44.230, unless:
- A Building permit for the work authorized by the Coastal Development Permit is issued prior to the expiration date of the approval.
- The Community Development Director grants an extension of the Coastal Development Permit approval. The Community Development Director may grant up to three (3) one-year extensions of the Coastal Development Permit approval. Each extension may be granted upon the Director finding that: (i) the development continues to conform to the Local Coastal Program, (ii) the applicant has demonstrated due diligence in completing the development, and (iii) there are no changed circumstances that affect the consistency of the development with the General Plan or any other applicable ordinances, resolutions, or other laws.

This motion was passed and adopted on the 22nd day of September, 2021 by the Staff Hearing Officer of the City of Santa Barbara. I hereby certify that this Resolution correctly reflects the action taken by the City of Santa



PLEASE BE ADVISED

- within ten (10) days after the date the action was taken by the Staff Hearing Officer. 2. If the scope of work exceeds the extent described in the Modification and Coastal Development Permit request or that which was represented to the Staff Hearing Officer
- 3. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.

STAFF HEARING OFFICER RESOLUTION NO. 046–21 421 S. MILPAS STREET SEPTEMBER 22, 2021

PAGE 11

and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.

Barbara Staff Hearing Officer at its meeting of the above date.

1. This action of the Staff Hearing Officer can be appealed to the Planning Commission

the drawings submitted with the application for a building permit. The location, size

- at the public hearing, it may render the Staff Hearing Officer approval null and void.
- Subsequent to the outcome of any appeal action, your next administrative step should be
- to apply for Architectural Board of Review (ABR) approval and then a building permit. PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of

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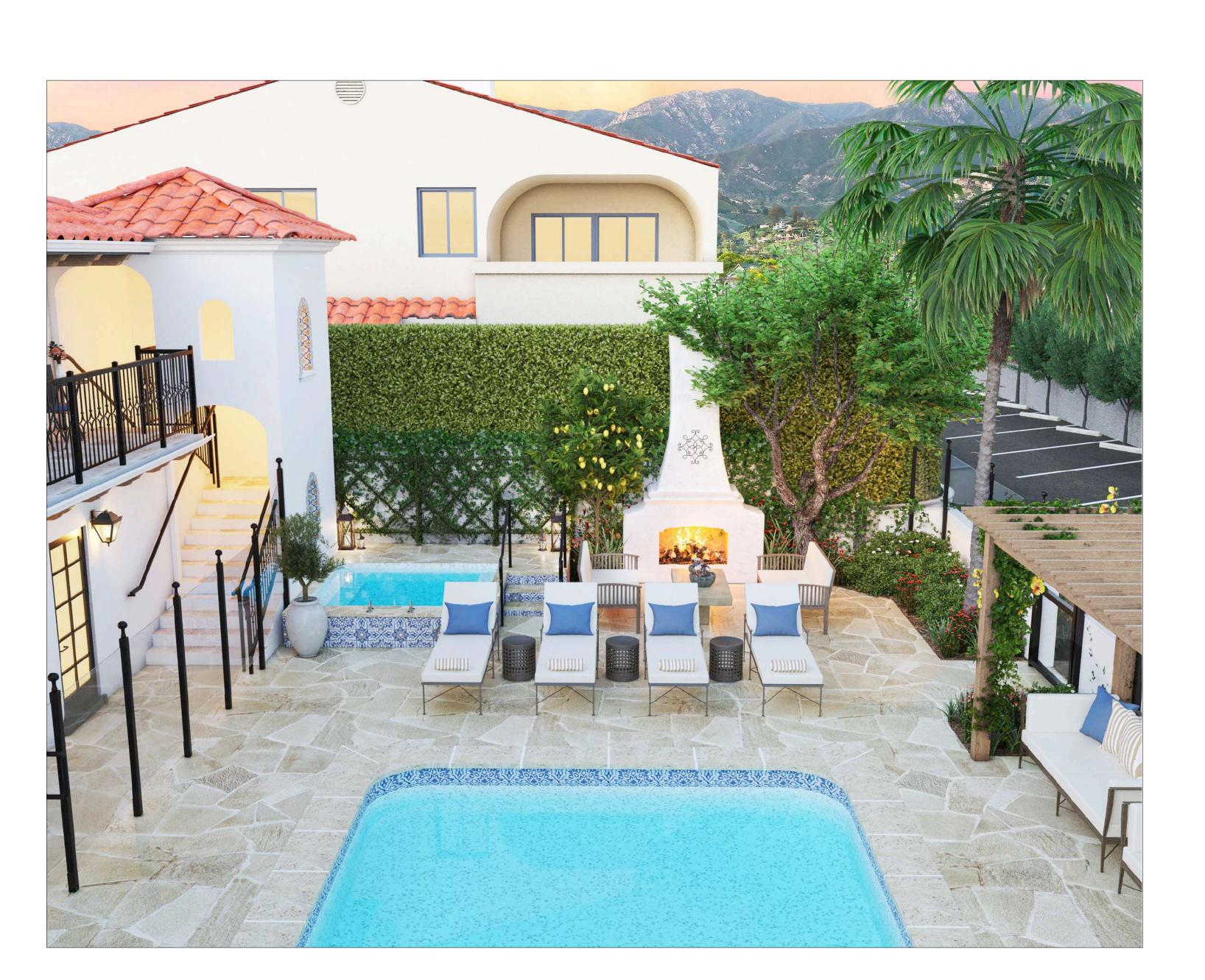
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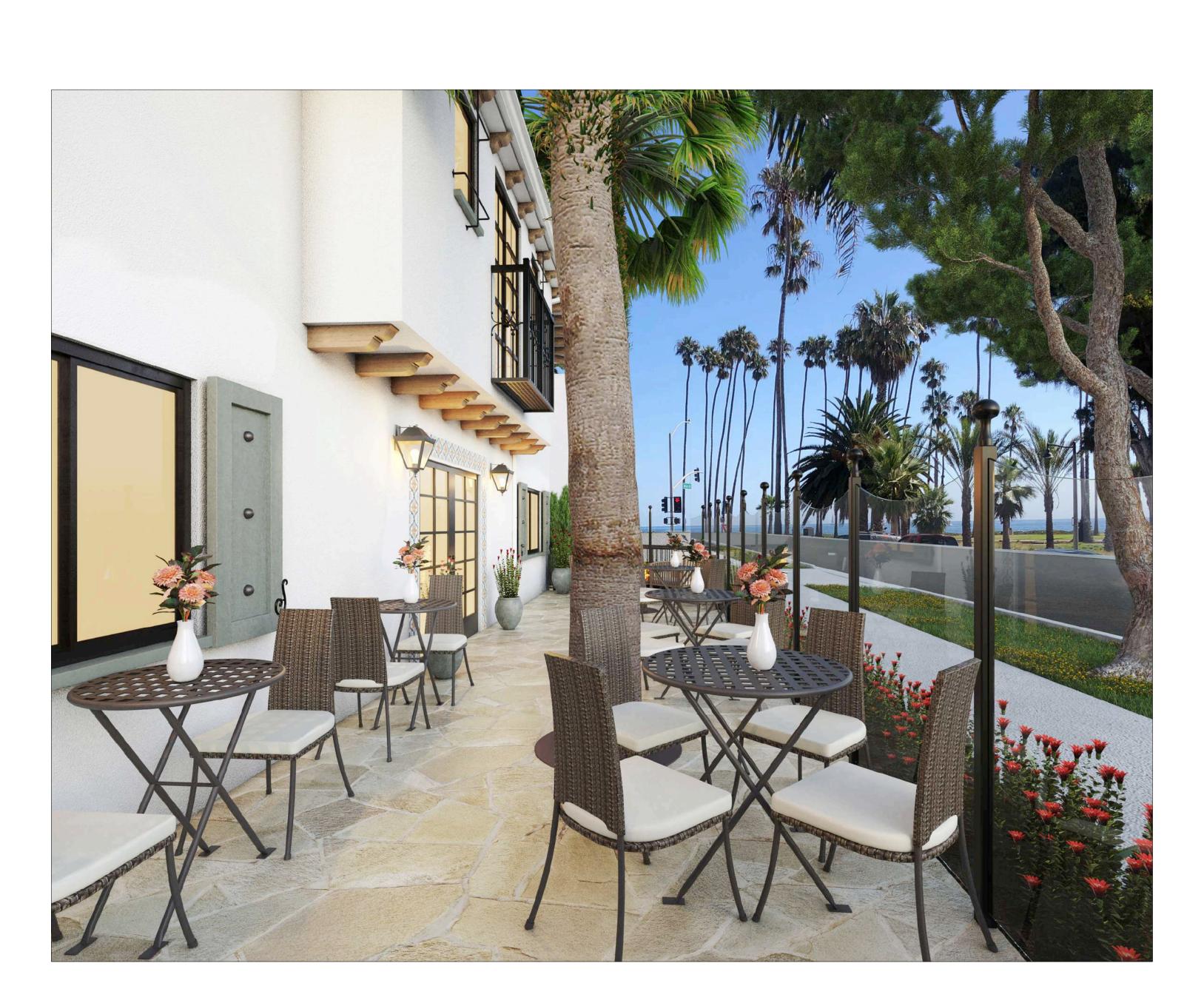
DATE DESCRIPTION 11/20/20 ABR SUBMITTAL 03/09/21 CDP/MOD SUBMITTA 03/14/22 ABR RESUBMITTAL

SHO RESOLUTION









421 S. MILPAS STREET SANTA BARBARA, CA

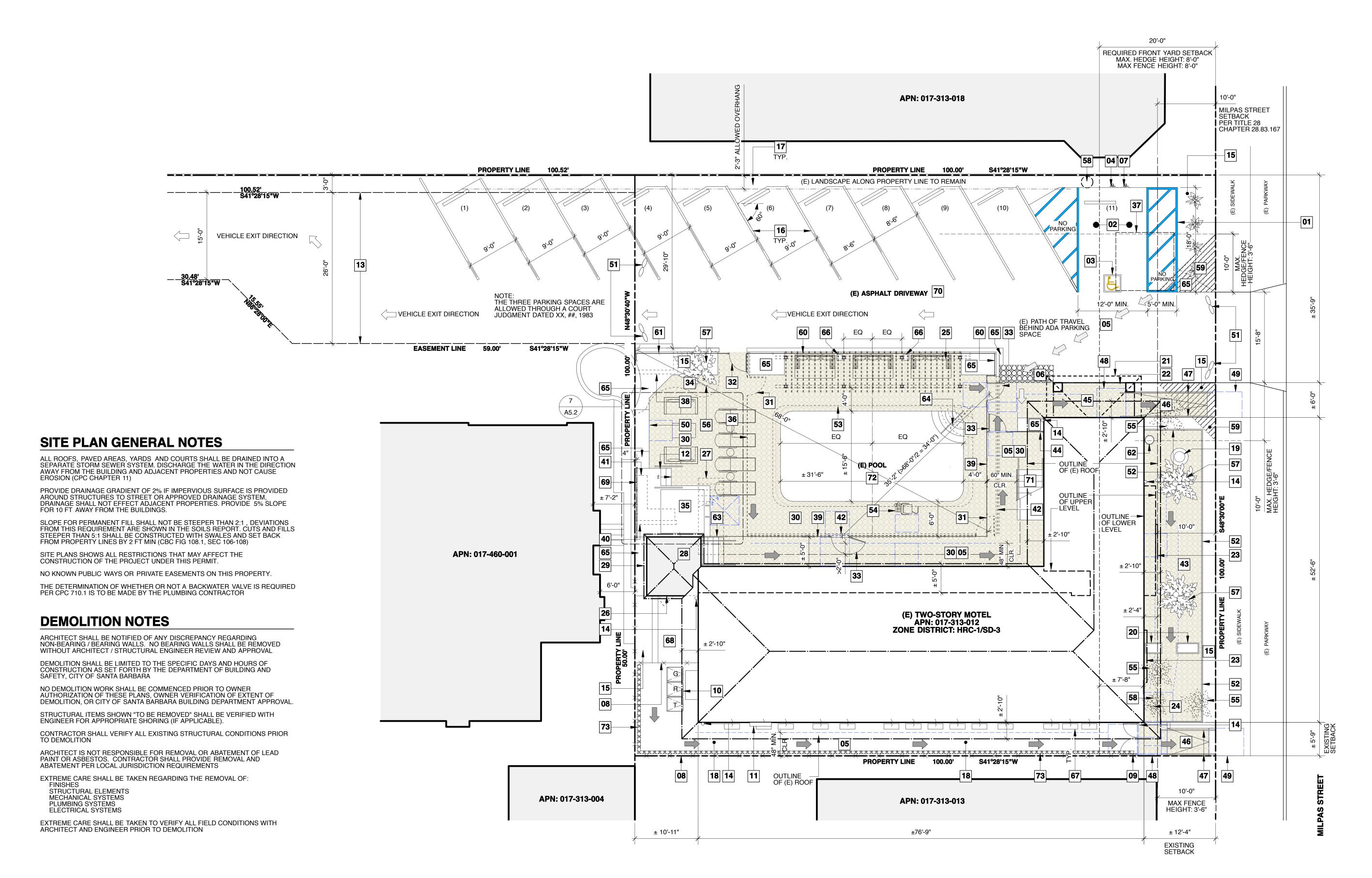
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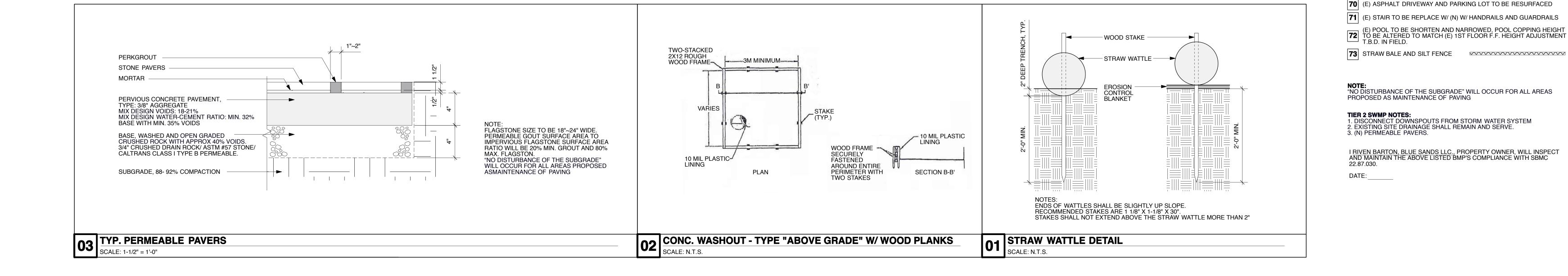
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3D IMAGES - NEWLY PROPOSED







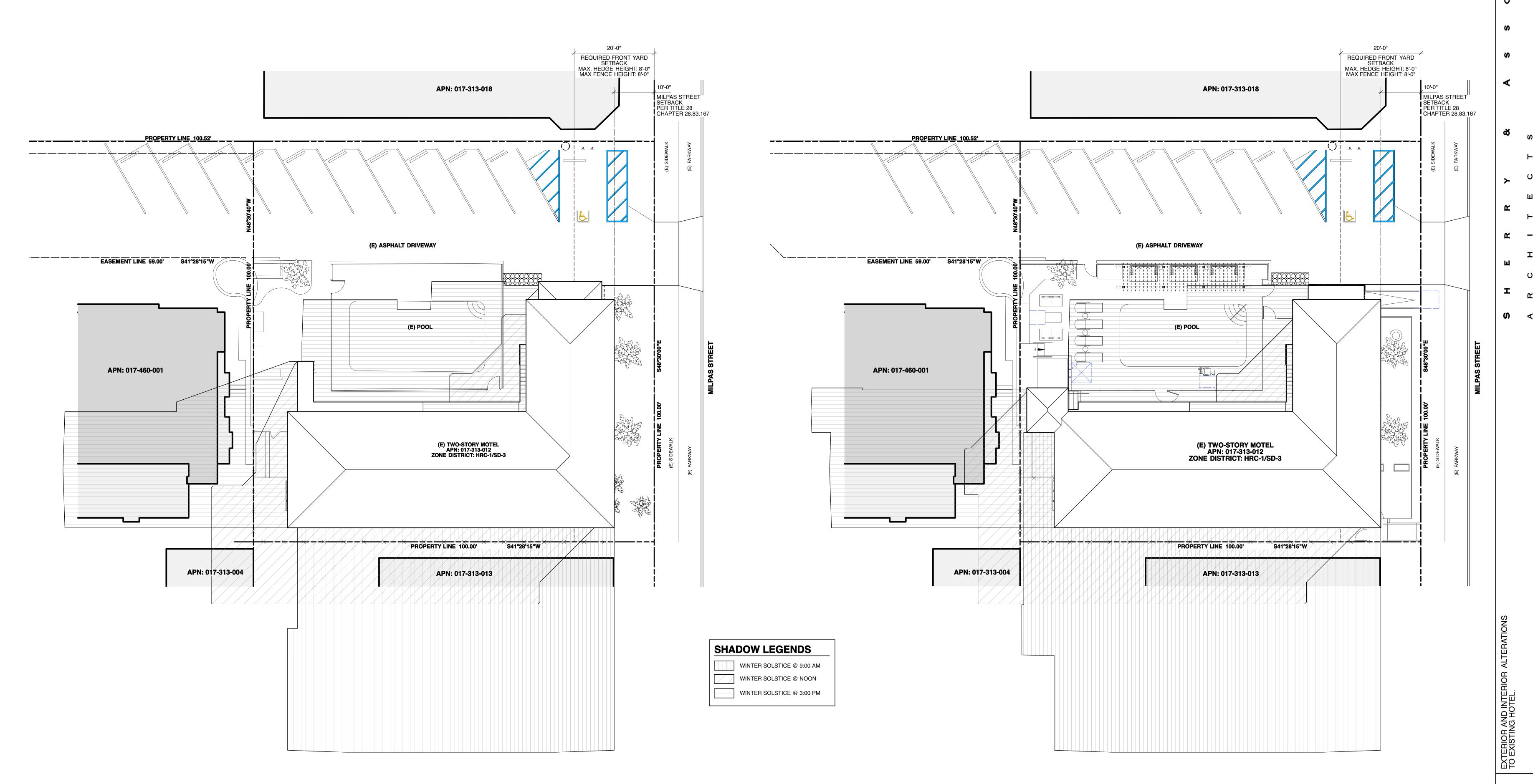
REFERENCE NOTES:

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י אר	MAX. "NO PARKING" PAINTED IN 12" HIGH MIN.			т — п
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' 	N) 60" H. EMPLOYEE ONLY GATE FOR POOL MAINTENANCE	E	-	
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] `	E) PLANTER TO BE REPLACED WITH (N) PERMEABLE PAVING	Ш		
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J 1	E) GLASS FENCE TO BE REMOVED CONC. WASHOUT - REFER TO DETAIL #2 THIS SHEET	=	K	
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] L 1	DÉTAIL #3 THIS SHEET N) 60" H. SECURITY GLASS FENCE TO MATCH (E)			
	E) LANDING TO BE REPLACED W/ PERMEABLE PAVERS REFER TO PERMEABLE PAVER DETAIL #3 THIS SHEET			
1	N) RAMP, 1:12 MAX. SLOPE, 2% MAX. CROSS SLOPE			
] (N) WROUGHT IRON HANDRAIL, 12" MIN. EXTENSIONS			
] ` 1	N) 60"X60" TOP LANDING, 2% MAX. SLOPE			
] `	N) 72" MIN. BOTTOM LANDING, 2% MAX. SLOPE, V.I.F.			
] ` 1	N) OUTDOOR VENTLESS GAS FIREPLACE GRAVEL BAGS			
]] (N) 5'-0" H. TEMPERED GLASS WIND SCREEN W/ STEEL POSTS, POWDER COATED TO MATCH (E)			
, .] ((E) POOL COPING, WATERLINE TILE AND POOL INTERIOR SURFACE TO BE RELOCATED AND REPLACED WITH (N)			
(N) POOL LIFT			
] `	E) BIRD OF PARADISE AS A PLANT TO BE REMOVED			
]]	E) KOELREUTERIA TO BE REMOVED E) PALM TREE TO REMAIN			
) `] (E) CANARY ISLAND DATE PALM WITH TRUNK BELOW 4'-6" AT GRADE			
· ا ا [TÓ BE REMOVED VISIBILITY AT A DRIVEWAY THAT CROSSES A FRONT PROPERTY LINE SHALL NOT BE BLOCKED ABOVE A HEIGHT OF 42 INCHES WITHIN THE			
1	FRONT LOT LINE TRIANGLE AREAS, MEASURED ON TWO SIDES BY A DISTANCE OF 10'-0" FROM THE SIDE OF A DRIVEWAY AND 10'-0" BACK FROM THE FRONT LOT LINE			
(E) 84" H. GLASS FENCE TO BE REPLACED WITH (N) 94" H. GLASS FENCE			
(N) 94" H. GLASS FENCE	SNS		
`	N) POT - REFER TO LANDSCAPE PLAN	ALTERATIONS		
` (N) 95" H. GLASS FENCE. 60" H. MIN. ABOVE STAIR TREAD, V.I.F. E) POOL STAIRS AND HANDRAILS TO BE RELOCATED AND	TER,		
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] (E) ASPHALT DRIVEWAY AND PARKING LOT TO BE RESURFACED E) STAIR TO BE REPLACE W/ (N) W/ HANDRAILS AND GUARDRAILS	TERIOR AN		I S. MILP NTA BAF

DATE DESCRIPTION 11/20/20 ABR SUBMITTAL 03/09/21 CDP/MOD SUBMITTAL

03/14/22 ABR RESUBMITTAL

SITE PLAN - EXISTING & PROPOSED



SHADOW DIAGRAM - PROPOSED

SCALE: 1" = 10'-0"

DATE DESCRIPTION
11/20/20 ABR SUBMITTAL

O3/09/21 CDP/MOD SUBMITTAL
O3/14/22 ABR RESUBMITTAL

SHADOW DIAGRAM - EXISTING & PROPOSED

SHADOW DIAGRAM - EXISTING

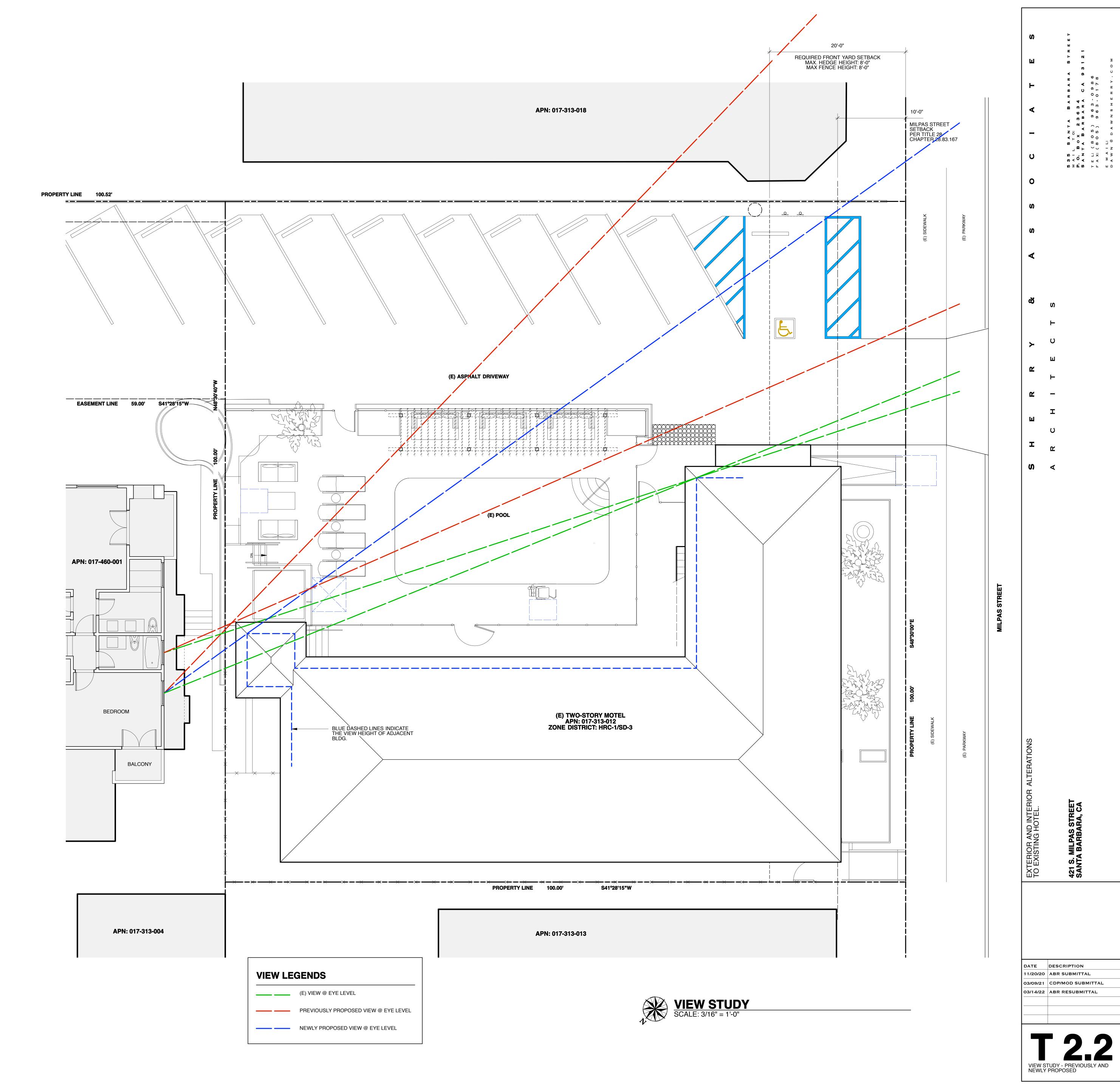
SCALE: 1" = 10'-0"



PHOTO VIEW STUDY FROM THE BEDROOM OF THE ADJACENT STRUCTURE.



PHOTO VIEW STUDY FROM THE BALCONY OF THE ADJACENT STRUCTURE.



CONSTRUCTION NOTES ALL MATERIALS, CONSTRUCTION & WORKMANSHIP SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK)", PUBLISHED BY BNI BUILDING NEWS, LATEST EDITION, THE STANDARD SPECIFICATIONS PUBLISHED BY THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (STANDARD SPECIFICATIONS), LATEST EDITION, AND COUNTY OF SANTA BARBARA STANDARDS. THE APPLICANT SHALL LIMIT EXCAVATION & GRADING TO THE DRY SEASON OF THE YEAR (I.E. APRIL 15 TO NOV. 1) UNLESS A BUILDING & SAFETY APPROVED EROSION CONTROL PLAN IS IN PLACE AND ALL MEASURES THEREIN ARE IN EFFECT. ALL EXPOSED GRADED SURFACES SHALL BE RESEEDED WITH GROUND COVER VEGETATION TO MINIMIZE EROSION. IN THE EVENT ARCHAEOLOGICAL REMAINS ARE ENCOUNTERED DURING GRADING, WORK SHALL BE STOPPED IMMEDIATELY OR REDIRECTED UNTIL A P&D QUALIFIED ARCHAEOLOGIST AND NATIVE AMERICAN REPRESENTATIVE ARE RETAINED BY THE APPLICANT TO EVALUATE THE SIGNIFICANCE OF THE FIND PURSUANT TO PHASE 2 INVESTIGATIONS OF THE COUNTY ARCHAEOLOGICAL GUIDELINES. IF REMAINS ARE FOUND TO BE SIGNIFICANT, THEY SHALL BE SUBJECT TO A PHASE 3 MITIGATION PROGRAM CONSISTENT WITH COUNTY ARCHAEOLOGICAL GUIDELINES AND FUNDED BY **EROSION CONTROL NOTES** 1. BEST MANAGEMENT PRACTICES SHALL BE FOLLOWED FOR ALL EROSION CONTROL. 2. THE CONTRACTOR SHALL FOLLOW ALL EROSION CONTROL REQUIREMENTS CONTAINED 3. USE A STANDBY CREW TO CONSTRUCT CONTROL ITEMS SHOWN IN THE DETAILS DURING TIMES OF ANTICIPATED RAIN, AND THE RAINY SEASON: OCTOBER 15 THRU 4. REMOVE OR ALTER CONTROL DEVICES, WITH INSPECTORS APPROVAL, WHERE THEY INTERFERE WITH THE CONTRACTOR'S OPERATIONS AND THOSE OF UTILITIES AND 5. CONTROL DEVICES SHALL BE IN PLACE AT THE END OF EACH WORK DAY. & AND FOR THE WEEKEND WHEN THE PROBABILITY OF RAIN IS 30% OR GREATER. 6. LOOSE SOIL AND DEBRIS SHALL BE CONTAINED OR RESTRAINED SO THAT IT DOES NOT DAMAGE ADJACENT PROPERTY, EASEMENTS, OR RIGHT OF WAYS. 7. ALL LOOSE MATERIALS SHALL BE CONTAINED OR RESTRAINED AT THE END 8. CONSTRAINING DEVICES AND SILT CONTAINMENT STRUTURES SHALL BE CLEANED AFTER EACH EVENT OR AS DIRECTED BY THE INSPECTOR. 9. THE ENGINEER MAY REQUIRE MOVING OR ADDING ADDITIONAL DEVICES TO CONTROL DEBRIS MOVEMENT AND SILT OR SEDIMENT CONTAINMENT. 10. TARPS SHALL BE USED TO COVER DEBRIS THAT IS AT RISK OF BECOMING LOOSE OR ERODING. TARPS SHALL BE ANCHORED WITH SANDBAGS SO AS NOT TO DISPLACE OR ALLOW TO BECOME DISPLACED. 11. A WASHOUT AREA FOR CONSTRUCTION WORK SHALL BE BUILT BY THE CONTRACTOR. BASED ON THE WORK SHOWN FOR THIS PROJECT IT IS ANTICPATED THAT A WASHOUT AREA WILL BE NEEDED. PROJECT CONSULTANTS **CIVIL ENGINEERING** GEOTECHNICAL ENGINEER & GEOLOGIST BRAUN & ASSOCIATES, INC. P.O. BOX 2004 BUELLTON, CA. 93427 (805) 688-5429 W.O. # 3227 JULY, 20, 2021

PROJECT LOCATION rivo Restaurant & Ba **LEGEND AND SYMBOLS** ——— 100 ——— PROPOSED OR NEW CONTOUR **VICINITY MAP** SHEET INDEX (CIVIL DRAWINGS) PROPOSED OR NEW ELEVATION SHEET TITLE REMARKS SHEET NO. PROPOSED ROW CONCRETE COVER SHEET GENERAL NOTES / SOILS REPORT / INFILTRATION REPORT DRAINAGE & GRADING PLAN ------- PROPOSED SEWER LATERAL TYPICAL SECTIONS & DETAILS TOTAL SHEETS EXIST. UNDERGROUND CONDUIT

> ALL ASPECTS OF THE PROJECT CONSTRUCTION SHALL ADHERE TO THE APPROVAL PLANS, NOTES AND CONDITIONS OF APPROVAL DISCLOSURE OF INFORMATION, DOCUMENTS & KNOWLEDGE

THIS PROJECT IS SUBJECT TO CONDITION COMPIANCE MONITORING AND REPORTING.

. MANY ITEMS ARE NOT COVERED IN THESE COCUMENTS. THESE INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

• ROOFS, ROOFING, GUTTERS & DOWNSPOUTS UNDERGROUND ITEMS, TANKS, GASES, ETC. • WATER SEAPAGE, LEAKAGE OR STANDING WATER
• ENVIRONMENTAL, COMMERCIAL OR INDUSTRIAL FROM ANY SOURCE, POOLS, STORM DRAINS, ETC. NUISCANCES NOISES, SMOKE, ETC. ANY ELECTRICAL SYSTEMS • ORDINANCE VIOLATIONS INCLUDING ZONING ITEMS, ANY PLUMBING ITEMS, GAS, FIXTURES, WATER LAND USE ITEMS, & FAILURE TO OBTAIN PERMITS.

• UTILITY EASEMENTS, PRIVATE ROADS OR ENCROACH- HEATING OR AIR CONDITIONING SYSTEMS • WATER SUPPLY SYSTEMS - QUALITY & CONVEYANCE PRIOR WORK THAT INVOLVED ANY TYPE OF LEGAL • INFESTATIONS FROM ANY ANIMALS OR INSECTS ACTION, SUIT OR TORT & ANY LIENS OR NOTICES. DRAINAGE, GRADING, AND LAND STABILITY OTHER • ANY "OWNER'S ASSOCIATION" ITEMS OR VIOLATIONS THAN WORK CONTAINED HEREIN. OR "COMMON AREA" ISSUES OR VIOLATIONS.

ENVIRONMENTAL HAZARDS OR CONTAMINATIONS

AS A RESULT OF CONCLUSION REACHED BY READING SUCH AS FLOOD ZONES, HABITAT, AND ENDANGERED & INTERPRETING THESE DOCUMENTS. THE ENGINEER ASSUMES NO RESPONSIBILITY (COSTS, ETC.) FOR ITEMS DISCLOSED OR NOT DISCLOSED AS A RESULT OF INTERPRETING THESE DOCUMENTS, AT PRESENT OR ANY FUTURE TIME. THESE DOCUMENTS ARE INTENDED ONLY FOR THE WORK CONTAINED HEREIN, AND CONCLUSIONS DRAWN BEYOND THIS PROJECT ARE DONE SO WITHOUT THE INVOLVEMENT OF THE ENGINEER.

I. IN THE EVENT THAT THESE DOCUMENTS ARE USED IN DISCOVERY DURING THE COURSE OF DISCLOSURE ACTION. NEITHER THE ENGINEER OR THE CONTRACTOR HAS ANY KNOWLEDGE OR INFORMATION OTHER THAN THE SCOPE SHOWN IN THESE DOCUMENTS. THIS IS DONE INTENTIONALLY AS IS NOT ADDRESSING THE ITEMS ABOVE. . IN GENERAL, THE ENGINEER & CONTRACTOR HAVE NO WAY OF KOWING OR ASSESING EXISTING CONDITIONS OR RESULTS AND CONDITIONS OF WORK DONE PREVIOUSLY, ADJOING, OR AFFECTING THE WORK SHOWN HEREIN AND CLAIM NO RESPONSIBILITY FOR DOING SO.

ANY RELEASE OF THESE DOCUMENTS TO THIRD PARTIES, OR PARTIES OTHER THAN THOSE INTENDED FOR THE WORK SHOWN HEREIN, INTERNET, ETC. IS DONE SO WITHOUT THE KNOWLEDGE OR AUTHORIZATION OF THE ENGINEER.

SCOPE OF WORK & PROPOSED STORM WATER TREATMENT BMP'S

GRADING (NON)

IMPORTANT NOTE:

ANY BUILDINGS & STRUCTURAL COMPONENTS

DRAINAGE (PROPOSED STORM WATER BMP'S)

1. SLOPE ALL GRADE AND HARDSCAPE AWAY FROM STRUCTURE 5% FOR 10-15 FEET.

2. PROVIDE SITE DRAINAGE AWAY FROM STRUCTURE PER DRAINAGE PLAN 3. DIRECT RUN-OFF FROM ALL IMPERVIOUS SURFACES &

INTO RETENTION BMP'S & PERMEABLE PAVING AREAS SHOWN ON THE DRAINAGE PLAN.

BMP INSPECTIONS:

1. PRE CONSTRUCTION MEETING

2. EXCAVATION AND SUBGRADE INSPECTION FOR PERMEABLE PAVERS AND FOR STORMTECH CHAMBER SYSTEM

3. ROCK LAYER INSTALLATION FOR PERMEABLE PAVERS AND FOR STORMTECH CHAMBER SYSTEM 4. PERMEABLE PAVER INSTALLATION. 5. CHAMBER SYSTEM AND ASSOCIATED INLET AND OUTLET PIPES.

6. FINAL INSPECTION ONCE COMPLETED

INSPECTIONS SHALL BE CALLED IN BY CONTRACTOR FOR INSPECTION 72 HOURS PRIOR TO NEEDED INSPECTION. THE CITY WILL THEN ROUTE THE REQUEST TO THE QSP INSPECTOR OR THIRD

Service Alert

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1-800-422-4133

TWO WORKING DAYS BEFORE YOU DIG

ALL UTILITY LOCATIONS ARE APPROXIMATE

CONTRACTOR SHALL NOTIFY UNDERGROUND

SERVICE ALERT, 2 WORKING DAYS PRIOR TO

STARTING ANY EXCAVATION OR RESURFACING.

.) Before the Building Inspector will grant Certificate of Occupancy and finalize the building permit, the project Civil Engineer that designed the post-construction BMPs must submit a stamped letter verifying that all post-construction BMPs were installed as approved and that they comply with the City's Tier 3 storm water requirements.

NOTE PURSUANT TO SBMC 22.87.050 THE PROPERTY OWNER

NAME: print:

SHALL MAINTAIN THE FOLLOWING BMP'S ON THIS PROPERTY GRATE & AREA DRAINS

2. PERMEABLE PAVEMENT AREAS

STORM WATER MANAGEMENT STUDY

421 S. MILPAS, SANTA BARBARA, CA. APN:017-313-012 B. SOIL TYPE: HYDROLOGIC SOIL GROUP D C. SITE SLOPES TO THE SOUTH WEST 2% (AVG.)

(1) DETECTABLE TRACING WIRE IS REQIRED ON ALL NON-DETECTABLE SUBSURFACE INSTALLATIONS.

AFTER MONTECITO WATER DISTRICT INSTALLS THE ACCOMPANYING NEW METER.

INSTALLED AND INPECTED IN ACCORDANCE WITH MWD STANDARDS & PROVISIONS.

. ON SITE TECHNICIAL WILL BE PROVIDED FOR MONITORING FOR 75% TIME OF THE

PERIODIC AND CONTINUOUS INSPECTIONS WILL BE REQUIRED FOR KEYWAY,

2. CONFIRM COMPACTION OF 90% - 95% MAXIMUM DENSITY ASTM D-1557 CURRENT EDITION.

BENCHES AND FILL BY SOILS ENGINEER, GEOTECHNICAL ENGINEER OR GEOLOGIST

BACKFLOW DEVICE IS REQUIRED AS DIRECTED BY THE MWD.

SOILS TESTING REQUIREMENTS

3. PROVIDE 1 TEST FOR EACH 500 CY OF FILL TO BE PLACED.

GRADING ACTIVITY.

(2) TESTING & CERTIFICATION OF BACKFLOW PREVENTION DEVICES SHALL NOT BE PERFORMED UNTIL

THE DISTRICT WILL NOT INSTALL NEW METERS UNTIL AFTER THE SERVICE CONNECTION HAS BEEN

MWD SHALL NOT BE CONSIDERED AVAILABLE THROUGH A SERVICE CONNECTION UNTIL AFTER THE BACKFLOW PREVENTION DEVICE HAS BEEN TESTED AND CERTIFIED BY A CERTIFIED BACKFLOW

BACKFLOW TEST SHALL BE WITNESSED BY A MWD CERTIFIED CROSS CONNECTION SPECIALIST.

GRADING QUANTITIES

LEGEND AND SYMBOLS

— — 100 — — EXISTING CONTOUR

————W———— EXIST. WATER LINE

PROPOSED CONTOUR EXIST. AC PAVEMENT

PROPERTY LINE

EXISTING TOE/TOP SLOPE

EXIST. CONTOUR

ROAD C/L

2% → DIRECTION OF SLOPED

EXISTING ELEVATION

EXISTING MANHOLE

EXISTING SIGN

PROPOSED SWALE

EXISTING FIRE HYDRANT

EXISTING LIGHT STANDARD

PROPOSED PARKING LOT LIGHT

FLOW LINE

ABBREVIATIONS

AGGREGATE BASE

CLEARANCE

CENTER LINE CONSTRUCT

CONCRETE

CUBIC YARD

DROP INLET

DIAMETER

ELEVATION

FLOWLINE

LENGTH LINEAR FOOT

MAXIMUM

RETURN

STATION

STANDARD

MINIMUM

ON CENTER

PROPERTY LINE

POLYVINYL CHLORIDE

POWER POLE

RIGHT OF WAY

UNDERGROUND

WATER LINE

SEWER MANHOLE

TOP OF CURB ELEVATION

TOP OF DIKE ELEVATION

TOP OF WALK ELEVATION

TOP OF PAVEMENT ELEVATION

FIRE HYDRANT

INVERT ELEVATION

ASPHALTIC CONCRETE

ASSESSORS PARCEL NUMBER

BACK OF WALK ELEVATION

FINISH FLOOR ELEVATION FINISH GRADE ELEVATION

ABBREVIATIONS

A.P.N.

RET.

STA.

TD TP

TW

E. NO FLOOD HAZARD F. AVAILABLE PUBLIC STORM DRAINAGE SYSTEM ON MILPAS STREET G. NO WATER BODIES

H. POLLUTANTS OF CONCERN - NOT AN ISSUE, NO ACCESS TO WATER BODIES OR DRAIN INLETS NUTRIENTS - DIRECT ALL RUN-OFF TO PIPES \$ INFITRATORS BACTERIA - NOT AN ISSUE CONNECTED TO PUBLIC SEWER - NOT AN ISSUE OTHER THAN FROM DURING CONTRUCTION (EROSION CONTROL PLAN WILL BE PREPARED).

HYROCARBON - NEED TO TREAT PARKING AREA WITH PERMEABLE PAVING IN THE PARKING STALLS AND RUNOFF RETAINED IN BIO-SWALES AT SOUTH AND EAST OF THE LOT, FOLLOWING THE NATURAL GRADES - NOT AN ISSUE PESTICIDE - WILL BE ADDRESSED IN LANDSCAPE PLAN

2. SOILS REPORT PREPARED BY BRAUN & ASSOCIATES, Inc. project# W.O.3227 dated July, 20, 2021 3. BMP OPTIONS: ALL ROOF AND IMPERVIOUS HARDSCAPE SHALL BE DIRECTED VIA DOWNSPOUTS AND HARD PIPED TO PERMEABLE PAVING AREAS
4. NOT USED

5. STORM WATER BMP OPTION SELECTED: 6. AREA STUDY

BMP 1: PERMEABLE PAVERS TOTAL LOT AREA = 9778,42 sf (0.22 AC). AT POOL DECK TOTAL DISTURBED AREA = 2199 sf

(0.05 AC). BMP 2: PERMEABLE PAVERS AT WEST ELEVATION

ROOF AND PAVED AREAS THE TOTAL RUN-OFF FROM ALL IMPERMEABLE AREAS (ROOF \$ HARDSCAPES) IS BEING DIRECTED INTO THE INFILTRATORS FOR TREATMENT. THERE IS NO RUN-OFF FROM ANY NEW DEVELOPMENT ON THIS PROJECT BEING DIRECTED OFF SITE. Existing **Drains** flatwork **Parking** permeable Public sections Storm BMP 1 \$ 2 | drain systems EXISTING IMPERVIOUS AREA EXISTING AC DRIVEWAY / PARKING = 2772 SF = 1565 SF = 3095 SF ∤|to public EXISTING CONCRETE POOL DECK ⊔storm drain EXISTING POOL DECK STRUCTURE = 7432 SF PROPOSED NEW PERMEABLE AREA PERMEABLE PAVERS (POOL DECK)
PERMEABLE PAVERS (FRONTAGE) = 1565 SF = 508 SF = 2073 SF PROPOSED NEW IMPERVIOUS AREA NEW ROOF AREA POOL COPING OUTDOOR FIRE PLACE \$ SPA = 56 SF = 243 SF PROPOSED REPLACED IMPERVIOUS AREA STAIR TOWER
UPPER LEVEL WALKWAY/ STAIR/ DECK PROPOSED REMOVED IMPERVIOUS AREA NET REDUCTION IN IMPERVIOUS SURFACES NEW PERMEABLE PAVING REPLACED EXISTING CONCRETE POOL DECK = 1565 SF

(TERIOR AND INT) EXISTING HOTE **42** SAN se studio engineers inc. 11 W. Figueroa Street Santa Barbara, Ca 93101 f: 805.962.2768 w: www.studioengineersinc.com C 83131 8 9 EXP. 03-31-23

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DESCRIPTION ABR REVIEW

2750 ASPHALT CONCRETE PAVING (CONT.)

2754 PRELIMENARY PAVEMENT DESIGN: Asphalt concrete paving shall have a minimum structural section as follows:

LOCATION	EARTH	AGG	AC
	<u>SUBGRADE</u>	<u>BASE</u>	<u>PAVEMENT</u>
Public street	12" recomp.	8"	3"

- ACTUAL PAVEMENT DESIGN: The actual pavement structural section shall be based on R-Value tests by the soils engineer.
- RECOMPACTION: Earth subgrade and Class I I aggregate base shall be
- recompacted to 95% relative density per ASTM D-1557-78. AGGREGATE BASE: Aggregate base shall conform to Caltrans Standard
- ASPHALT CONCRETE: Aggregate used for asphalt concrete shall conform to the grading specified in Caltrans Standard Specifications Section 39 for # max, medium

2800 PORTLND CEMENT CONCRETE PAVING

Specifications for Class 11 base.

- CODE REQUIREMENTS: All concrete construction shall be installed in accordance with the ACI standards of practice.
- EXPANSION JOINTS: Expansion joints shall be installed wherever concrete is restricted from moving such as where it abuts other concrete surfaces, curbs. These joints shall be premolded, elastic resilient material $\frac{3}{4}$ " thick
- CONTROL JOINTS: Control joints for flatwork shall be placed at 15-20 ft. intervals and shall be $\frac{3}{4}$ " to 1" deep. Consult with Architect and Engineer for finish appearance.
- CURING: The contractor shall determine curing methods to provide complete and careful curing of all concrete work.
- LAYOUT: Plan elevations shown on walkways are for drainage and rough grading design only. It shall be contractor's responsibility to perform detailed layout for and to construct walkways, ramps, and steps in conformance with all building code
- requirements including those for dimensioning and surface texture. PAVEMENT DESIGN: Concrete flatwork shall have a minimum structural section as follows:

	LOCATION:	EARTH SUBGRADE:	CLASSII BASE:	CONCRETE:	CONCRETE REINFORCEMENT:	
	Driveway Patios/walks	24" recomp. 24" recomp.	6" 4" Sand	6" 5"	#4's @ 12" OCEW #3's @ 12" OCEW	
,						

- RECOMPACTION; Earth subgrade shall be recompacted to 95% relative compaction per ASTM D-1557. For the top 24 inches and 90% relative compaction below 24 inches.
- RECOMPACTION; Earth subgrade shall be recompacted to 95% relative compaction per ASTM D-1557. For the top 24 inches and 90% relative compaction below 24 inches.

2890 FENCING

See Landscape/Arhitectural Drawing and specifications.

2920 LANDSCAPING

DRAWINGS: Landscape drawing showing planting, irrigation and permanent erosion control, and miscellaneous features have been prepared by others.

COORDINATION OF IMPROVEMENTS: The contractor shall be responsible for their coordination of the landscaped drawings with the other site development drawings.

- 4300 RETAINING WALLS (not forming part of the building) 4301 EXCAVATION: Footings shall be placed in firm natural ground.
- EXCAVATION INSPECTION: Soils engineer shall inspect all footing excavations before install of reinforcing steel or forms.
- FOOTINGS: Concrete shall have a minimum compressive strength of 2500 psi at 28
- REBAR GRADE: Reinforcing steel shall conform to ASTM AG15 grade 60 for #5 bars and larger and grade 40 for #4 bars and smaller.
- REBAR LAPPING: Lapping of reinforcing steel shall be lapped a minimum of 40 diameters, unless shown otherwise, and securely wired together. Stagger splices in adjacent bars
- MORTAR: Cement mortar and grout shall be Portland Cement conforming to ASTM C150, Type 2, low alkaline. Type M.
- 4308 MASONRY: Masonry shall be Fm = 1500 psi.

by the length of the splices.

- GROUT: Grout all cells. Grout shall have a minimum compressive strength of 2000 psi at 28 days.
- 4310 EXPANSION JOINTS: Free standing retaining walls which are not part of building shall have expansion joints at a maximum spacing of 30 feet on center, unless otherwise approved by the engineer. Vertical expansion joints for walls not forming part of the building shall be rubber-strip or celotex for full vertical height of wall. Horizontal wall steel shall terminate on each side of joint.
- WATERPROOFING: All site wall shall be waterproofed with Miradri and Miradrain system or approved equal. Backfill can be clean sand or gravel filter.
- BACKFILLING: Backfill shall be non-expansive sands or silty sands. Compact to 90% relative compaction. Allow wall to gain 21 days strength before backfilling. If backfill supports driveway, sidewalks and patios, compact the upper 24 inches to 95% relative
- DRAINAGE: Provide continuous french drain pipe behind all retaining walls. Pipe shall be PVC or ABS smooth wall non-corrugated with holes (not slots placed at 4 o'clock and 8 o'clock. Drain shall be sloped 1% towards outlet. Contractor shall provide filter blanket between soil and gravel filter to prevent plugging of perforations.
- 4314 BLOCK: Concrete blocks shall conform to ASTM C90
- CODE: All work shall be accordance with the 2007 California Building Code. SPECIAL INSPECTION: Special inspection is required for the following retaining wall work:
- A. Footing excavation B. Where shown in the construction details
- FILTER FABRIC: Shall be a non woven geotextile fabric with high flow capacity and small pore size such as Mirafi 140 N. or equal. the fabric shall be installed in accordance with the manufacturers requirements.
- GRAVEL FILTER: shall be $\frac{3}{4}$ " 1" diameter round rock.

2254 SPECIFIC REQUIREMENTS

Due to the loose nature of the existing surface soils, cut slopes steeper than 4H to IV may have a tendency to unravel and create minor sloughing problems particularly in trench excavations. To help reduced this problem, the exposed soils within the construction area should be moistened periodically to maintain some soil cohesion. At no time shall these soils be saturated which could create large slope instabilities.

SANTA BARBARA CITY GENERAL NOTES

GENERAL NOTES

- 1. ALL WORK SHALL CONFORM TO THE 2016 CALIFORNIA BUILDING CODE, A.S.T.M. SPECIFICATIONS, AND ALL OTHER APPLICABLE REQUIREMENTS, ORDERS, ORDINANCES, AND REGULATIONS. WHERE CONFLICTS BETWEEN BUILDING CODES AND SPECIFICATIONS OCCUR THE MOST STRINGENT REQUIREMENTS SHALL GOVERN 2 CONFLICTS IN NOTES AND BETWEEN NOTES, PLANS, AND DETAILS WILL OCCUR, IF NOT NOTED OR LLN O APPLY THE MOST STRINGENT REQUIREMENT TO THE PROJECT. FOR DEVIATIONS FROM THIS, OBTAIN WRITTEN APPROVAL FROM THE CIVIL ENGINEER 3. EACH CONTRACTOR IS TO CLOSELY EXAMINE THE CONTRACT DOCUMENTS TO ETERMINE THE EXTENT OF THE EXISTING OF THE EXISTING ELEMENTS TO REMAIN. WHERE QUESTIONS OR DISCREPANCIES ARISE, CONSULT THE ENGINEER ABOUT THE EXTENT AND/OR INTENT OF THE REQUIRED DIRECTION, BEFORE COMMENCING THE
- 4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER, AND ENGINEER OF ANY INCONSISTENCIES IN THE CONSTRUCTION DOCUMENTS DISCOVERED WHILE BIDDING AND CLARIFICATIONS SHALL BE MADE PRIOR TO THE START OF
- 5. SUBSTITUTIONS, REVISIONS, OR CHANGES MAY BE ALLOWED ONLY IF SUCH ITEMS ARE SUBMITTED TO THE ENGINEER IN A TIMELY MANNER IN WRITING AND SUBSEQUENTLY APPROVED. ALL SUBSTITUTIONS MUST BE AT LEAST EQUAL QUALITY, DESIGN, AND
- PERFORMANCE. THE ENGINEER SHALL RESERVE THE RIGHT TO REJECT ANY REQUEST FOR A SUBSTITUTION FOR ANY REASON. 6. ALL STRUCTURAL WORK SHALL CONFORM TO THE REQUIREMENTS OF ALL LEGAL CONSTITUTED AUTHORITIES HAVING JURISDICTION AND TO ALL OF THE STANDARDS OF
- THEIR RESPECTIVE ASSOCIATIONS OR COUNCILS 7. THE ENTIRE EXTENT OF DEMOLITION MAY OR MAY NOT BE SHOWN ON THESE
- 8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL ALL NECESSARY TEMPORARY BRACING AND SHORING TO INSURE THE SAFETY OF THE WORK UNTIL THE
- JOB IS COMPLETED. 9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL APPLICABLE SAFETY LAWS ARE STRICTLY ENFORCED AS TO MAINTAIN A SAFE WORK ENVIRONMENT. 10. EACH CONTRACTOR SHALL REMOVE ALL DEBRIS AND RUBBISH CREATED BY HIS TRADE
- OR HIS EMPLOYEE'S FROM HIS PORTION OF THE WORK AND SHALL BE DEPOSITED IN THE 11. WHERE ANY EXISTING WORK IS DAMAGED BY REMOVAL OF ADJACENT WORK OR ANY OTHER CONSTRUCTION OPERATION, IT SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR WHO HAS CAUSED THE DAMAGE, WITH NEW MATERIALS TO MATCH

NOTICE TO CLIENT: THE BUILDING JURISDICTION HAS REQUIRED HAT THIS DOCUMENT BEAR THE STAMP/SEA SIGNATURE AS SHOWN. BE ADVISED THAT THIS DOCUMENT IS A COPY OF AN ORIGINAL NGINEERING DOCUMENT THAT WAS PREPARE Y THE ENGINEER. STAMPING AND SIGNING COPIES S NOT PERMITTED BY STATE LAW, BUT IS DONE SOLEY AT THE REQUEST OF THE BUILDING OFFICIAL

EXISTING AS APPROVED BY THE ENGINEER.

2400 POTABLE WATER SYSTEM

- 2401 LIMITS: This section addresses underground domestic water piping from the meter to a point two feet outside of the building. 2402 PIPE AND FITTINGS: Pipe and fittings shall be type L copper with soldered joints or
- schedule 40 PVC with solvent weld or threaded joint and shall conform to the VALVES: Valves shall be PVC construction rated for 150 psi as manufactured by
- Ryan Herco Products Corporation or equivalent. PVC valves greater than 2" diameter shall not be used unless approved by the Engineer. 2404 INSTALLATION: Pipe assembly and installation shall be in conformance with AWWA
 - and UPC standards and with the manufacturer's quidelines and recommendations. Pipe, fittings and appurtenances shall fit in place without strain and shall be supported and anchored as necessary.
 - Above ground piping systems shall include union or flange connections placed as necessary to allow removal of system components for servicing and repair; piping shall be supported or anchored at intervals recommended by the manufacturer for the intended application, not to exceed intervals required by the current edition of the Uniform Plumbing Code. Pipe and fittings shall be assembled using non-toxic lubricants and compounds.
 - Unless otherwise called for on the plans or otherwise specified herein, adaption from PVC to steel or Iron pipe shall be made below ground. Steel or Iron pipe and fittings installed below ground shall be wrapped with coal tar tape applied over its
- companion primer. 2406 TESTING: Hydrostatic pressure test in accordance with the UPC is required.

2550 STORM SEWAGE SYSTEMS

- 255 I STORM DRAINAGE: Prior to commencement of storm drainage installation, the contractor and engineer shall meet to review the proposed storm drainage plan. 2552 SCHEDULING: Contractor shall schedule gravity pipeline work ahead of other
- underground conduit construction. 2553 LAYOUT: Gravity storm drain work shall begin at the lowest point and proceed
- upstream. CONCRETE: Concrete for all drainage facilities shall be 2000 psi @ 28 days.
- 2556 STORM DRAIN PIPE: Storm drain piping unless specifically noted shall be non perforated, heavy duty smooth wall polyethylene pipe as manufactured by Advance Drainage systems or equal. Corrugated pipe may be used from the downspouts to the main drain line. Fittings shall be heavy duty polyethylene and selected to fit pipe and drain boxes. Unless noted otherwise, all pipe shall be laid at a minimum 1/4" per foot slope.
- TESTING: Underground storm drainage system, shall be water pressure tested prior to covering any pipes.
- CODE REQUIREMENTS: All private storm drain improvement materials and construction methods shall be in accordance with these drawings and the requirements of the Local Building Department.
- RAIN GUTTERS AND DOWNSPOUTS: The finished structure shall be fitted with rain gutters and downspouts that collect and discharge all roof rain water run-off to underground drainage system or hard paved surface as indicated. Downspouts shall be per the architectural drawings.
- 2561 TRENCHING: For bedding and backfill material see Section 2350.
- DRAIN BOXES: Precast drain boxes as manufactured by Associated Concrete Products or equal may be used in lieu of cast-in-place boxes. Drain boxes for non metallic pipe may be PVC, ABS, PE in lieu of concrete if located in non vehicle traffic
- Submit shop drawings to engineer for approval if prefab concrete boxes to be used. GRATES: Grates located in vehicle travelways shall be rated for heavy traffic loading and shall be cast iron as manufactured by Alhambra Foundry or the Neenan Foundry co. or equal. Submit shop drawings to Architect and Engineer for all grates.
- 2565 GRATES: Grates for non metallic drain boxes shall be PVC or ABS, or PE or equal and shall be matched to fit the drain box.
- FRENCH DRAIN: Pipe shall be PVC or ABS smooth wall non corrugated with holes (not slots) placed at 4 O'clock and 8 O'clock.
- FILTER FABRIC: Shall be a non woven geotextile fabric with high flow capacity and small pore size such as Mirafi 140 N. or equal. The fabric shall be installed in accordance with the manufacturers requirements.
- TRENCH LINERS: Where required per plan shall be 15 mil. visqueen or equivalent impermeable, flexible soil resistant geomembrane.
- GRAVEL FILTER: Shall be $\frac{3}{4}$ " 1" diameter round rock. 2573 RETENTION PIPE: Shall be 36"Ø HDPE pipe.

- 1600 SANITARY SEWAGE SYSTEMS 260 I CODE REQUIREMENTS: The sanitary sewer system shall be installed in accordance
- with the latest edition of the uniform Plumbing Code. LIMITS" This section covers the building sewer from the public sewer lateral a point two feet outside of the new building.
- PIPE AND FITTING: Sanitary sewer pipe 4 inches in diameter and less shall be ABS rated sewer pipe per ANSI D 2751-80.
- INSTALLATION: Unless specific noted otherwise, pipe shall be laid at a minimum 🛣 per foot slope. Bedding and backfill shall be in accordance with section 2350. 2605 TESTING: Testing of underground pipe shall be in accordance with UPC 318b5.
- 2607 CLEAN OUTS: Cleanouts shall be installed in accordance with UPC.

- CODE REQUIREMENTS: The gas system shall be installed in accordance with the
- latest edition of the Uniform Plumbing code. LIMITS: This section covers the gas line from the gas meter to a point two feet
- outside of any new building. 2653 PIPE AND FITTINGS: Gas piping shall be PE natural gas yard piping per ASTM
- VALVES: A shutoff valve shall be located in line before the gas piping enters the building. Install automatic earth guage valve at customer side of meter.
- INSTALLATION: Unless specifically noted otherwise, pipe shall have 18" earth cover slope and number 18 copper tracer wire and shut off valve at house.
- TESTING: Testing of underground pipe shall be in accordance with UPC 1206 (c)2.

to gas meter. Gas Co. to install this section of pipe.

TRENCHING: Contractor shall provide trench and backfill for gas line from gas main

2690 LANDSCAPE IRRIGATION SYSTEM

- SYSTEM DRAWINGS: A landscape irrigation system drawing has been prepared by others for this project.
- 2692 EXISTING SYSTEMS: The exact extent and location of the existing irrigation system has not been shown on the drawing. The contractor and owner shall locate the existing underground pipe, heads and valves prior to construction. Contractor shall take special precaution at East property line to omit or cap damaged irrigation lines exposed during demolition.
- CONNECTION TO POTABLE WATER SYSTEM: A tee connection has been provided for in the potable water system for connection of the landscape irrigation systems. The landscape irrigation system will require a backflow prevention device.

2700 ELECTRICAL, CABLE, TELEPHONE SYSTEM

- 2701 EXISTING SYSTEM: The exact extent and location of the existing underground electrical, cable or telephone system has not been shown on the drawing but is
- DRAWINGS BY OTHERS: A separate underground electrical, cable and telephone plan has been prepared by others.
- COORDINATION: The contractor shall coordinate the electrical, cable and telephone conduit and wire installation with the other underground pipes shown on the plan. Gravity flow pipeline systems shall be installed before electrical, cable and telephone
- UTILITY COMPANY APPROVAL: All electric cable TV, and telephone conduit and pull boxes shall be approved by the respective utility company.

2750 ASPHALT CONCRETE PAVING

- 275 | UTILITY TRENCHES: All excavation work including that for water, sewer, storm drain and utility conduits and all service connections and meter boxes (not permitted in driveways) shall be completed and the structural backfill, inspected and tested for compaction and approved before aggregate base, paving and other permanent surface construction may commence.
- 2752 EARTHWORK: Compaction of pavement subgrade and base courses shall be tested for compliance with applicable requirements by the soils engineer.
- 2753 DEPTH OF COMPACTION: Actual depth of subgrade recompaction shall be determined by the soils engineer, but is estimated to be x feet. Pavement stripping shall be in accordance with the architectural drawings.

2010 GENERAL REQUIREMENTS

- 2011 SCOPE: the proposed work consists of the following:
- Earthwork. storm drainage, utilities, paving and related sitework. DETAIL: The drawings are intended to show or reference all details necessary to construct the proposed work. The contractor shall review these drawings and determine prior to commencement of construction if additional details or clarification of information is necessary. The Engineer shall be given sufficient time to provide any additional information prior to construction.
 - 2013 EXISTING CONDITIONS: The contractor shall verify all existing conditions and measurements shown on the drawing and report any differences to the engineer prior to construction.
 - 2014 PROTECTION OF FACILITIES: The contractor shall be responsible for the protection of all on and off site structures, streets, utilities and landscaping.
 - 2015 SURVEYING: The contractor shall provide for all surveying required to locate property lines, set flow lines of pipes and gutters to obtain new final grades and any other surveying required to construct the improvements.
 - 2016 PERMITS: The contractor shall pay for all permits, licenses and fees required by the governing agencies except, the owner shall pay for the general building and grading permits. The contractor may be required to sign the general building and grading
 - 2017 INSPECTION: The contractor shall be responsible for requesting, coordinating and obtaining all inspections required by the local building codes. Allow 24 hours
 - 2018 SPECIAL INSPECTION: Special testing and inspection by a certified material testing laboratory and/or licensed special inspector may be required as noted below. the contractor shall be responsible for requesting, coordinating and obtaining all inspections and testing as may be required. The owner shall pay for the initial testing and inspection. Any additional testing and inspection required by the
 - contractors performance or scheduling shall be paid by the contractor. 2019 RECORD KEEPING: The contractor shall keep a set of the approved drawings, permits and contract documents in a protected on-site location at all times and shall
 - keep daily field reports of all special inspection and testing. 2020 AS BUILT DRAWING: The contractor shall keep accurate as-built drawings of all work as required such that final drawings by the Engineer may be provided to the owner.
 - AUTHORIZED CHANGES: The Engineer shall review and approve any changes to the drawings or specifications prior to construction. 2022 GODE REQUIREMENTS: All work shall be performed in accordance with the latest
 - edition of governing codes and local ordinances unless specifically noted otherwise in the drawing or specification. 2023 PLAN COORDINATION: The contractor shall refer to the project architectural drawings and specifications including those for site layout, building, mechanical,
 - CLEAN UP: Remove all waste, debris, excess materials, tools and equipment from

electrical and landscaping improvements and for interfacing with all improvements

2050 DEMOLITION

- 2051 REMOVAL: Specific existing improvements shall be removed as required to construct new improvements. Where required the improvements to be removed shall include disconnection and capping of utilities lines serving the improvements and any foundation structures supporting such improvements.
- UTILITIES: Location of existing utilities may or may not be shown in their entirety or exact location on the drawing. Contractor shall determine actual utilities with the utility company and owner. Where shown on the drawings, utilities may be abandoned in place, unless they conflict with new improvements. Contractor shall provide for temporary disconnect where reconnection is required.
- 2053 SALVAGING OF MATERIALS: Where saving of materials to be removed is required, the contractor shall deliver materials to an on site storage location designated by

2200 SHORING AND BRACING

2201 SHORING AND BRACING: The contractor shall be responsible for all excavation including shoring and protection of adjacent property, structures, streets, utilities. Contractor shall determine if shoring is required to meet OSHA requirement for temporary slopes. A request has been made to use 5 Ft. of the neighbors property along the east property line for over-excavation.

2250 EARTHWORK

- CODE REQUIREMENTS: All grading shall conform with chapter 18 of the California Building Code, the local grading ordinances and the soils/geotechnical report.
- REPORTS: The following reports have been prepared for this project and the recommendations included therein shall be incorporated into this specification. Soils Investigation - BRAUN & ASSOCIATES, INC. report no. W.O.#3227 dated July 20, 2021

2254 SPECIFIC REQUIREMENTS

- Areas where disturbed soils from the demolition process occur shall be removed down the undisturbed native soils. Onsite soils if free of organic matter may be reused for fill or recompaction and placed in loose lifts approximately 6 inches thoroughly mixed, moistened or dried to near optimum moisture content and recompacted to a minimum 90% relative
- Where fill materials are placed on slopes steeper than 5H to 1V a keyway shall be placed at the toe of the fill slope. This keyway shall extend a minimum of 5 feet below present ground surface, shall be a minimum of 10 feet in width and shall be inclined slightly into the hillside.
- Above the keyway, benches shall be cut into the firm underlying soils. These benches shall be a minimum of 10 feet in width and shall be excavated to a sufficient depth to ensure the removal and recompaction of the top 2 feet of existing surface soils. Compaction standards shall be ASTM D-1557 Method of Compaction, most current
- All cut and fill slopes shall be no steeper than 2H to IV. Where practical, it is suggested regraded slopes to be flattened to 3H to IV or flatter. Per County of Santa Barbara Grading Ordinances a minimum of 90% relative compaction shall be achieved on all fill slopes a minimum of 8 inches below surface grade.

Import soils shall be granular, well-graded sands or silty sands. All import material

Current building code standards require all soft scaping shall slope away from the

shall be inspected by a representative of Beacon Geotechnical, inc. prior to importation Due to the loose nature of the existing surface soils, cut slopes steeper than 4H to IV may have a tendency to unravel and create minor sloughing problems particularly in trench excavations. To help reduced this problem, the exposed soils within the construction area should be moistened periodically to maintain some soil cohesion. At no time shall these soils be saturated which could create large slope instabilities

2255 EARTHWORK ESTIMATE (for permit purposes only)

structure at 5% for a minimum of 10 feet.

- TESTING AND INSPECTION: See soils/geotechnical report for scope of testing and
- inspection required during earthwork operations. UTILITY TRENCHING AND BACKFILL: Vertical trench excavations less than 5 feet deep should be capable of standing with minimal shoring or bracing for short construction periods. Trenches 5 feet or more deep should be provided with more substantial shoring or bracing. The attention of contractors should be drawn to the State of California Construction Safety Orders for "Excavations, Trenches,
- Earthwork". 2352 BEDDING: For the purposes of this section, bedding is defined as material placed in a trench up to I foot above a utility pipe and backfill is all material placed in the trench above the bedding. Unless concrete bedding is required around utility pipes, free draining sand should be used as bedding. Sand proposed for use in bedding should be tested in laboratory to verify its suitability and to measure its compaction characteristics. sand bedding should be compacted by mechanical means to achieve
- at least 90% relative compaction based on ASTM Tests D 1557 2353 BACKFILL: Approved, on site, inorganic soil, or imported materials may be used as utility trench backfill, a sample of it should be tested and approved by the soils engineer before any is delivered to the site.
- 2354 COMPACTION: Proper compaction of trench backfill will be necessary under and adjacent to structural fill, building foundation, concrete slabs and vehicle pavements. In these areas, backfill should be conditioned with water to produce a soil-water content of optimum valve and placed in horizontal layers not exceeding 6 inches in thickness (before compaction). Each layer should be compacted to at least 90 relative compaction based on ASTM Test D - 1557. The upper 12 inches of trench backfill under vehicle pavements should be compacted to at least 95% relative

IMPORTANT NOTE:
THIS PROJECT IS SUBJECT TO CONDITION COMPLIANCE MONITORING AND REPORTING. ALL ASPECTS OF PROJECT CONSTRUCTION SHALL ADHERE TO THE APPROVAL PLANS, NOTES AND CONDITIONS OF APPROVAL.

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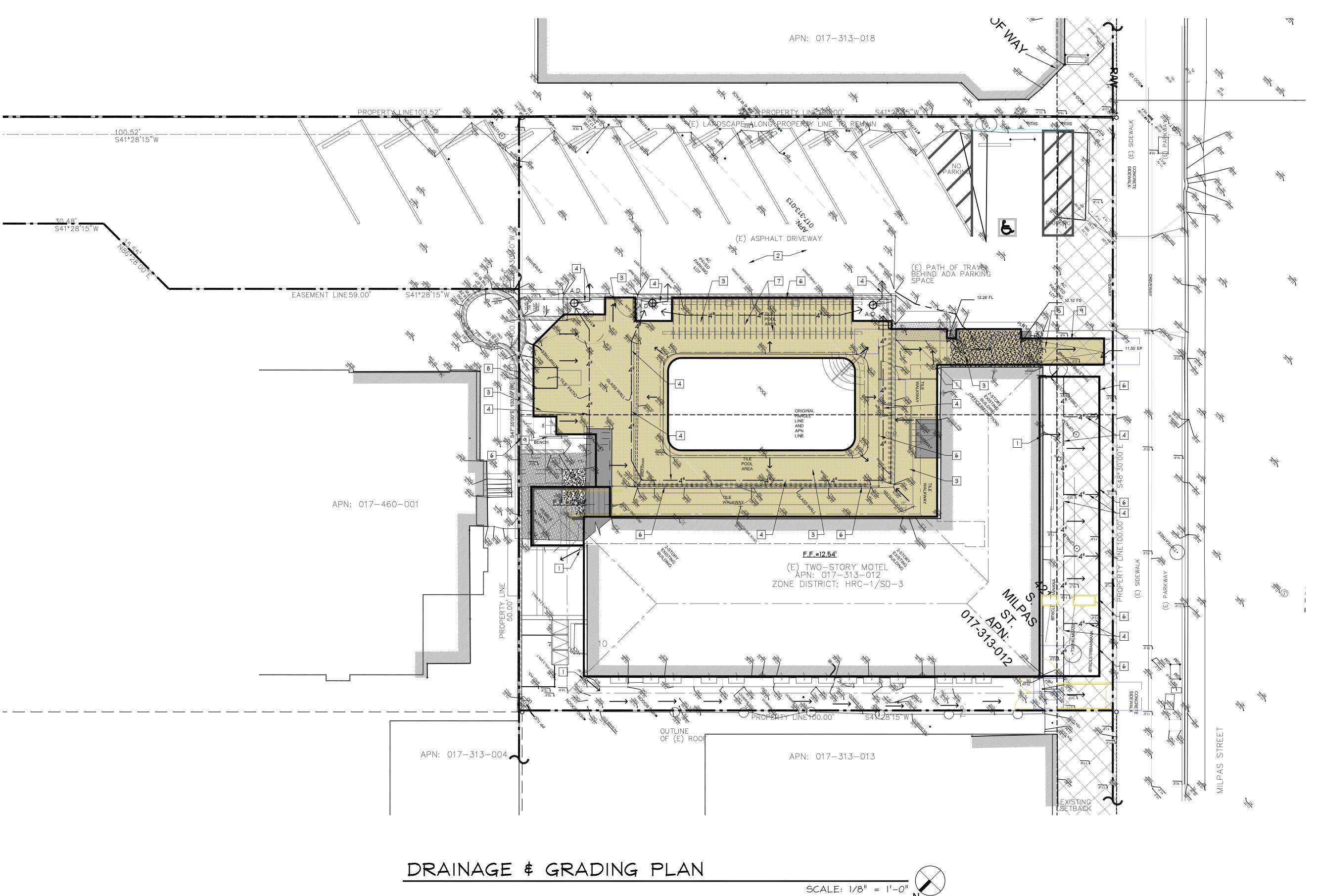


p: 805.962.2780

f: 805.962.2768

ATE DESCRIPTION

-10-22 ABR REVIEW



NUMBERED NOTES
THIS SHEET ONLY

DOWNSPOUTS TO BE DISCONNECTED FROM PUBLIC DRAINAGE SYSTEM & DIRECT TOWARD PERMEABLE PAVERS DRAINAGE AREA SHOWN ON PLAN.,

2 (E) AC PAVING TO BE RE-SURFACE,
NO SUBGRADE DISTURBANCE

SLOPE 2%

REMOVE (E) CONCRETE & REPLACE WITH PERMEABLE PAVERS PER 6

6 0 8 ANACAPA STREE
MAIL TO:
P.O. BOX 23634
SANTA BARBARA CA 9
TEL: (805) 963-0986
FAX: (805) 963-0178
E MAIL:
DAWN @ DAWNSHERRY.

DAYLIGHT 4" PERF. DRAIN AT BASE OF PERMEABLE SECTION INTO PLANTER WITH OUTLET TO EXISTING DRAINAGE

5 RAMP FROM (E) SIDEWALK TO BUILDING F.F. PER ARCH.

STEEL WROUGHT IRON POSTS PER 8
SEE ARCH PLANS FOR LAYOUT,
LOCATION & GLASS SCREEN.

7 WOOD TRELLIS PER ARCH, SEE 9 10 FOR CONNECTIONS

8 GAS FIREPLACE PER ARCH, CONNECTIONS
PER 11

9 HANDRAIL PER ARCH, EMBED. INTO SLEEVE MIN 4" INTO CONCRETE CURB OR SLAB.

EXTERIOR AND INTERIOR AL TO EXISTING HOTEL.

421 S. MILPAS SANTA BARBARA, CA

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S A

LEGEND

D.S. O DOWN SPOUTS

A.D. DINLET=2"BLW F.E. 6" CATCH BASIN. SQUARE AREA DRAINS, PER C-4
SLOPE TO DRAINAGE.

-4"SD- STORM DRAIN SEE PLAN FOR SIZE, SOLID PVC
-4"P-SD- STORM DRAIN SEE PLAN FOR SIZE, PERFORATED PVC PIPE

() = EXISTING GRADE OR FINISH

F.S. = FINISH SURFACE ELEVATION.

---- EXISTING GRADE CONTOUR

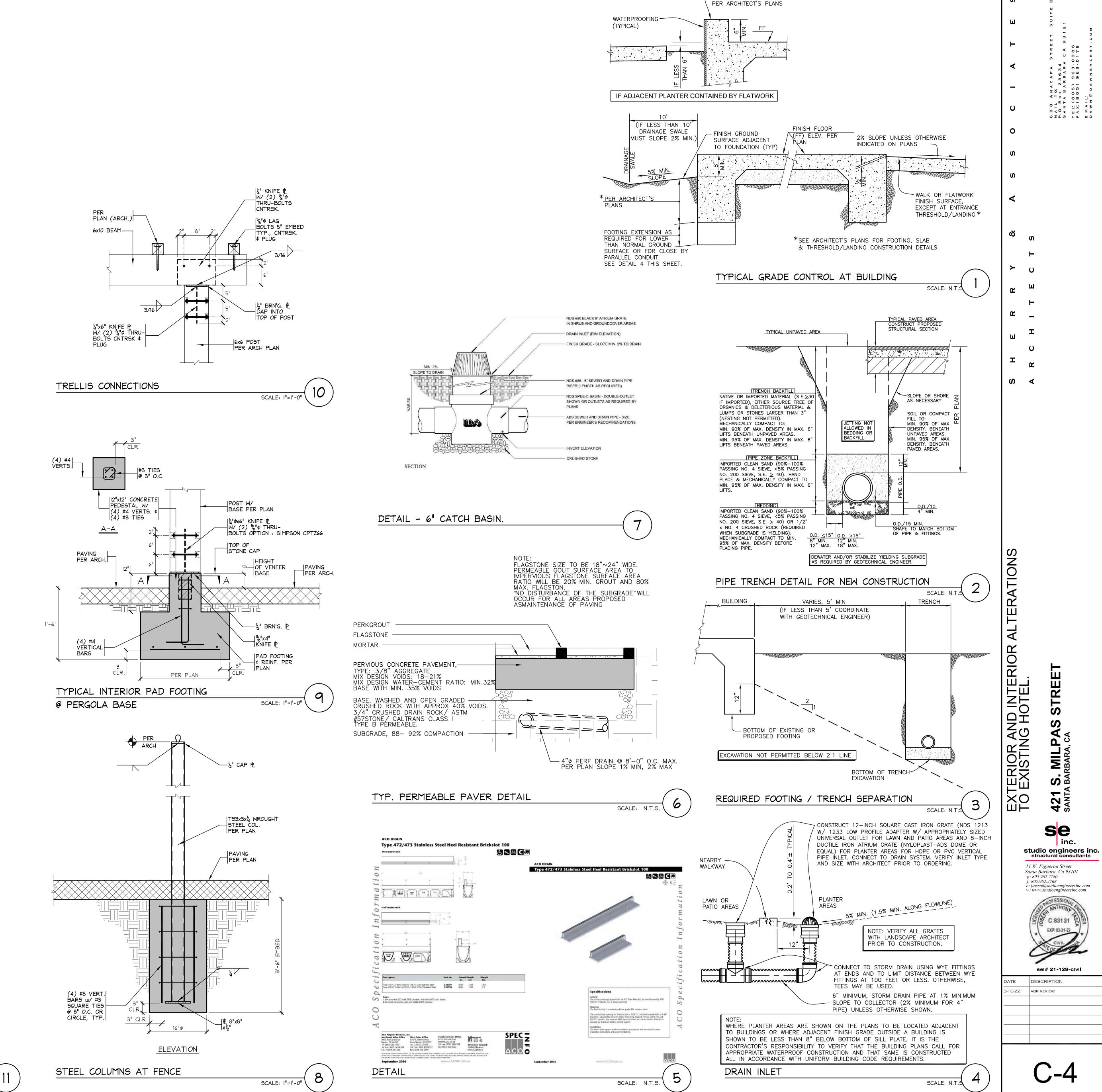
NEW GRADE CONTOUR.

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DATE DESCRIPTION

3-10-22 ABR REVIEW

C-3



-WATERPROOF STEMWALL

ACAPA 2363 ARBAF 5)962

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inc.

2x6 @ 16" O.C. WOOD STUD WALL, METAL STUD W/ CEMENT BOARD, SEE 5/A 5.6 (E) ± 6'-0" H. CEMENT PLASTER SITE WALL @ ADJACENT PROPERTY T.O. FIREPLACE OPENING VENTLESS OUTDOOR GAS FIREPLACE, NAPOLEON RIVERSIDE GSS42CFN OR EQUIVALENT. INSTALL PER MANUFACTURE'S INSTALLATION GUIDE **B.O. FIREPLACE OPENING** 2x6 PTDF SILL 一 R W/%" 0x12" A.B. @ 24" O.C. WIDTH 2'-6" MIN.

2x SOLID BLK'G

TW/A35 @ 16" O.C.

|%" C-DX PLYWOOD

10d @ 6" O.C. B.N.

TYPICAL OUTDOOR FIREPLACE SECTION SCALE: 3/4"=1'-0"

DEMOLITION GENERAL NOTES

ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCY REGARDING NON-BEARING / BEARING WALLS. NO BEARING WALLS SHALL BE REMOVED WITHOUT ARCHITECT / STRUCTURAL ENGINEER REVIEW AND APPROVAL

DEMOLITION SHALL BE LIMITED TO THE SPECIFIC DAYS AND HOURS OF CONSTRUCTION AS SET FORTH BY THE DEPARTMENT OF BUILDING AND SAFETY, CITY OF SANTA

NO DEMOLITION WORK SHALL BE COMMENCED PRIOR TO OWNER AUTHORIZATION AND REVIEW OF THESE PLANS, OWNER VERIFICATION OF EXTENT OF DEMOLITION, OR CITY OF SANTA BARBARA BUILDING DEPARTMENT APPROVAL.

NON-STRUCTURAL WALLS "TO BE REMOVED" SHALL BE VERIFIED WITH ENGINEER PRIOR TO REMOVAL

CONTRACTOR SHALL VERIFY ALL EXISTING STRUCTURAL CONDITIONS PRIOR TO

ARCHITECT IS NOT RESPONSIBLE FOR REMOVAL OR ABATEMENT OF LEAD PAINT OR ASBESTOS. CONTRACTOR SHALL PROVIDE REMOVAL AND ABATEMENT PER LOCAL JURISDICTION REQUIREMENTS

EXTREME CARE SHALL BE TAKEN REGARDING THE REMOVAL OF: FINISHES MECHANICAL SYSTEMS PLUMBING SYSTEMS ELECTRICAL SYSTEMS

EXTREME CARE SHALL BE TAKEN TO VERIFY ALL FIELD CONDITIONS WITH ARCHITECT AND ENGINEER PRIOR TO DEMOLITION

NO STRUCTURAL WALLS OR ELEMENTS SHALL BE DEMOLISHED WITHOUT PROPER SHORING, AS PROVIDED BY THE STRUCTURAL ENGINEER.

NOTE: CONTRACTOR TO VERIFY EXACT SCOPE OF WITH OWNER AND ARCHITECT PRIOR TO DEMOLITION. SCOPE OF WORK TO INCLUDE:

WALL LEGEND

(E) WALL TO REMAIN

(E) WALL TO BE REMOVED

20'-0" FRONT SETBACK 10'-0" MILPAS STREET SETBACK PER TITLE 28 CHAPTER 28.83.167 RECEPTION AREA \bigcirc (E) STAFF BREAK ROOM (E) HOTEL ROOM #4 (E) HOTEL ROOM #3 (E) HOTEL ROOM #2 (ADA ACCESSIBLE) (E) HOTEL ROOM #1 (E)
LAUNDRY
EMPLOYEE WORK
AREA ONLY (E) MANAGER'S BEDROOM (E) STORAGE ± 12'-4"

LOWER LEVEL FLOOR PLAN-EXISTING / DEMOLITION
SCALE: 1/4" = 1'-0"

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DATE DESCRIPTION
11/20/20 ABR SUBMITTAL
03/09/21 CDP/MOD SUBMITTAL

03/14/22 ABR RESUBMITTAL

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DEMOLITION GENERAL NOTES

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EXTREME CARE SHALL BE TAKEN REGARDING THE REMOVAL OF: FINISHES MECHANICAL SYSTEMS PLUMBING SYSTEMS ELECTRICAL SYSTEMS EXTREME CARE SHALL BE TAKEN TO VERIFY ALL FIELD CONDITIONS WITH ARCHITECT AND ENGINEER PRIOR TO DEMOLITION

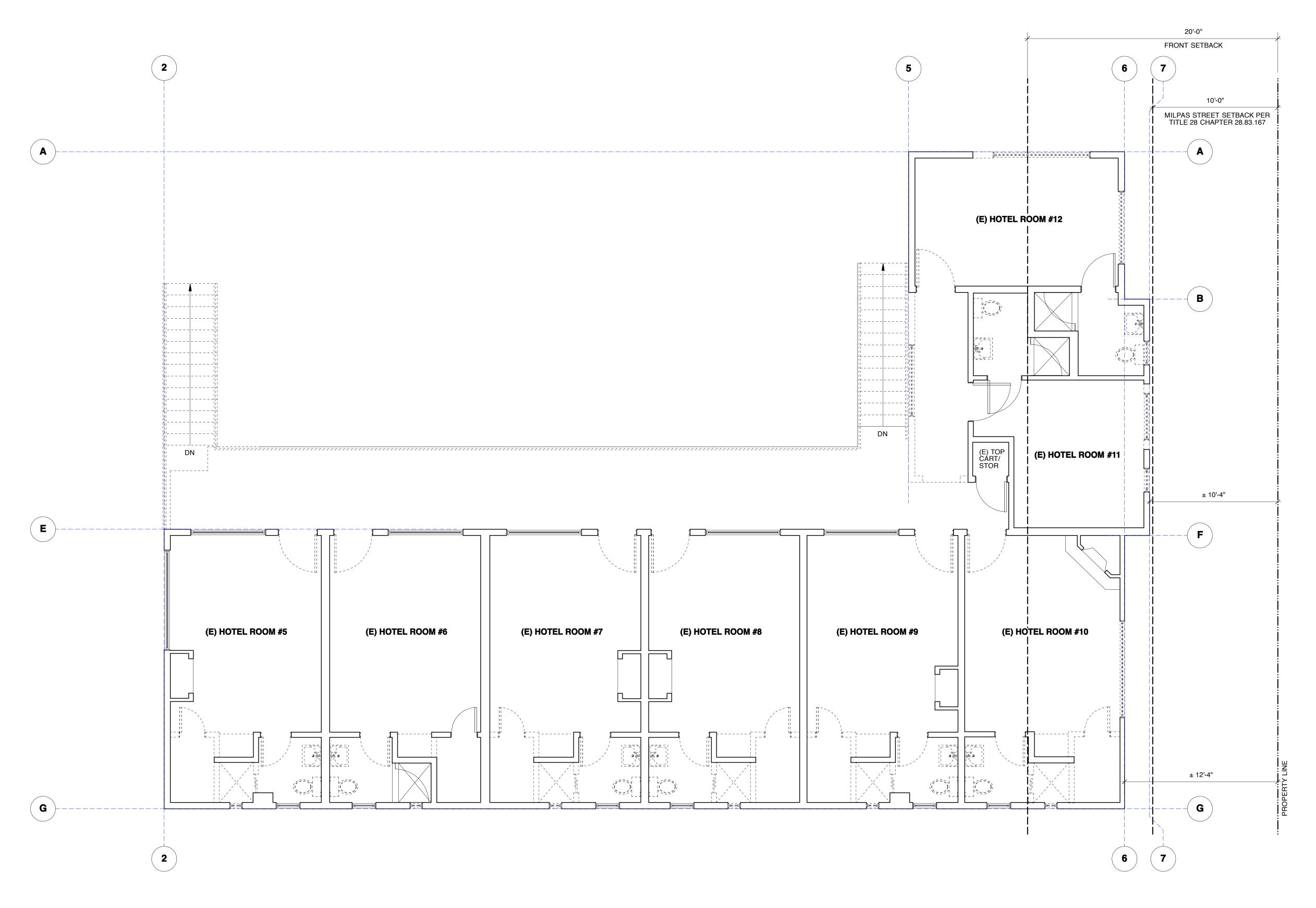
NO STRUCTURAL WALLS OR ELEMENTS SHALL BE DEMOLISHED WITHOUT PROPER SHORING, AS PROVIDED BY THE STRUCTURAL ENGINEER.

NOTE: CONTRACTOR TO VERIFY EXACT SCOPE OF WITH OWNER AND ARCHITECT PRIOR TO DEMOLITION. SCOPE OF WORK TO INCLUDE:

WALL LEGEND

(E) WALL TO REMAIN

(E) WALL TO BE REMOVED



UPPER LEVEL FLOOR PLAN-EXISTING / DEMOLITION
SCALE: 1/4" = 1'-0"

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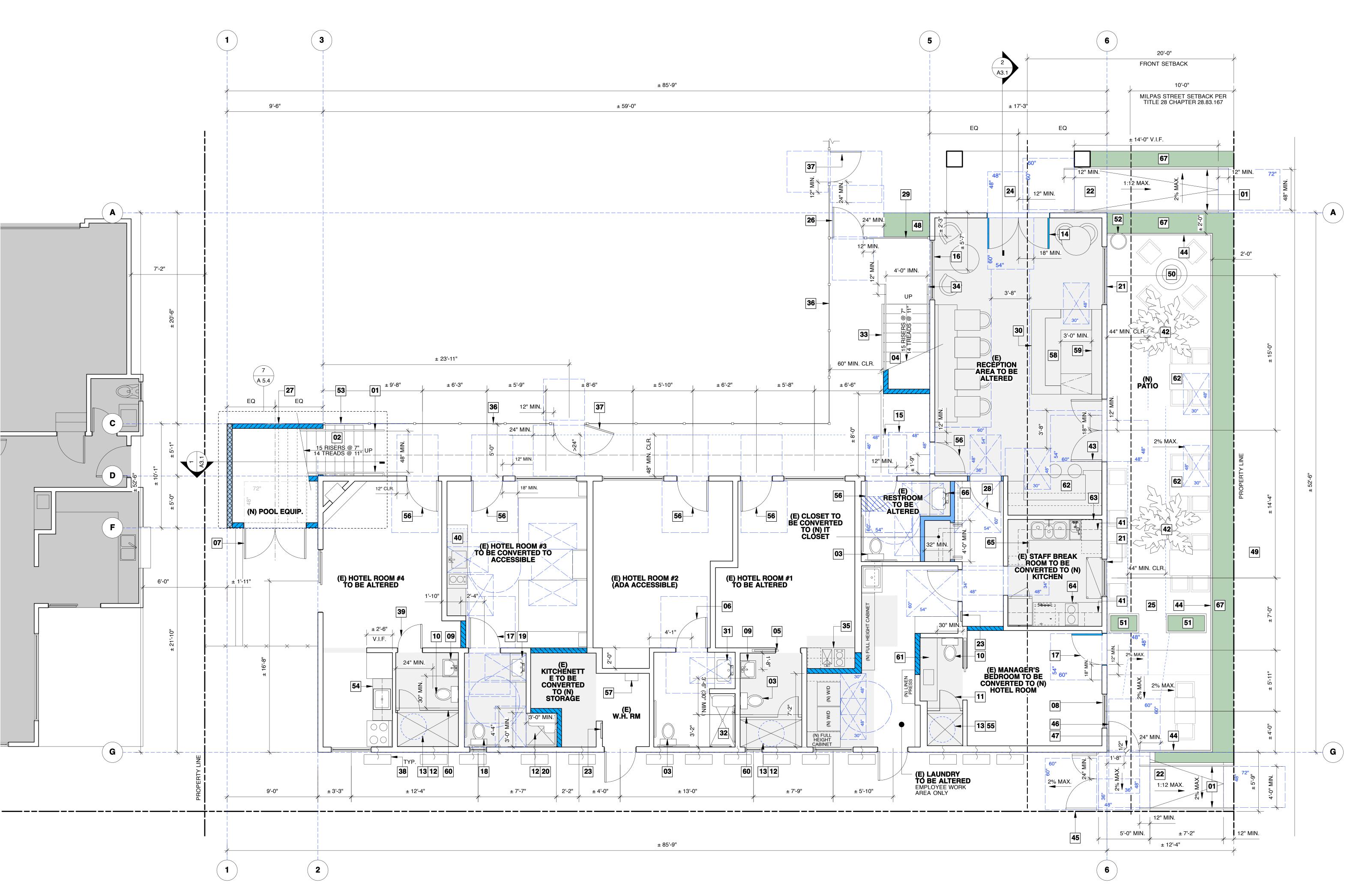
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11/20/20 ABR SUBMITTAL

03/09/21 CDP/MOD SUBMITTAL

03/14/22 ABR RESUBMITTAL

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FLOOR PLAN GENERAL NOTES:

FIXTURES HAVING CONCEALED SLIP JOIN CONNECTIONS.

ALL EXTERIOR OPENINGS SHALL BE FLASHED IN ORDER TO MAKE THEM WATERPROOF. ALL CONCEALED PLUMBING JOINTS SHALL BE NON-SLIP CONNECTIONS. PROVIDE ACCESS PANEL (MIN. 12" X 12") OR UTILITY SPACE FOR ALL PLUMBING

PROVIDE DEVICES TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THE QUICK-ACTING VALVES FROM THE WASHER AND DISHWASHER PER U.B.C.

WATER PRESSURE IN BUILDING SHALL BE LIMITED TO 80 P.S.I. OR LESS. ALL PLUMBING WALLS SHALL BE 2 X 6 STUDS.

STRUCTURE. ALL EXPOSED GAS PIPING SHALL BE KEPT AT LEAST SIX (6) INCHES ABOVE GRADE OR STRUCTURE. ALL HOSE BIBS AND LAWN SPRINKLER SYSTEMS SHALL HAVE APPROVED BACKFLOW PREVENTION DEVICES. FIELD VERIFY AND RELOCATE AS REQUIRED TO ACCOMMODATE

NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND, UNDER ANY BUILDING OR

WINDOW AND DOOR NOTES:

DEMOLITION AND NEW CONSTRUCTION.

VERIFY ALL NEW & EXISTING WINDOWS AND DOORS (TYPES, MATERIAL, DIRECTION OF OPERABILITY, IF ANY, ETC.) WITH OWNER & ARCHITECT PRIOR TO PURCHASE AND

ALL DOORS AND WINDOWS ARE EXISTING TO REMAIN, UNLESS NOTED OTHERWISE. ALL NEW EXTERIOR FRENCH DOORS AND WINDOWS SHALL BE DUAL GLAZED W/ MIN. OF ONE TEMPERED PANE, LOW E.

GLAZING WITHIN 18" OF FINISH FLOOR SHALL BE TEMPERED GLASS.

EGRESS WINDOW NOTES:

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC WAY.

ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET.

THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.

THE MAXIMUM SILL HEIGHT SHALL BE 44 INCHES A.F.F. TO ACTUAL WINDOW OPENING.

PLUMBING NOTES:

PROVIDE PRESSURE BALANCING VALVES AT ALL SHOWERS

ALL PLUMBING FIXTURES ON PLAN ARE EXISTING U.N.O. ALL NEW PLUMBING FIXTURES SHOWN ON PLAN TO BE TIED INTO EXISTING WATER/ SEWER SYSTEMS LOCATED ON PARCEL

ALL NEW PLUMBING FIXTURES TO BE WATER CONSERVING DEVICES AND MUST MEET THE RESTRICTED FLOW REQUIREMENTS OF BELOW. NON-COMPLIANT (E) PLUMBING FIXTURES SHALL BE REPLACED TO COMPLY WITH CURRENT CPC AND CALIFORNIA GREEN BUILDING STANDARD REQUIREMENTS PER 2013

WATER CLOSETS. EITHER FLUSH TANK, FLUSHOMETER TANK, OR FLUSHOMETER VALVE OPERATED, SHALL HAVE AN AVERAGE CONSUMPTION OF NOT MORE THAN 1.28 GALLONS OF WATER PER FLUSH. LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.5 GPM AT 60 PSI, KITCHEN FAUCETS: MAX. 1.8 GPM AT 60 PSI, SHOWERHEADS: MAX. 2.0 GPM AT 80 PSI AND MULTIPLE SHOWERHEADS SERVING ONE SHOWER SHALL HAVE A COMBINED FLOW RATE OF ALL SHOWERHEADS OF 2.0 GPM AT 80 PSI. - 2013 CALIFORNIA GREEN BUILDING STANDARD SECTION 4.303 AND 2013 CPC SECTION 403

SHOWER NOTES:

. SHOWER FLOOR AND WALLS SHALL BE FINISHED WITH A NONABSORBENT SURFACE SUCH SURFACE SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE

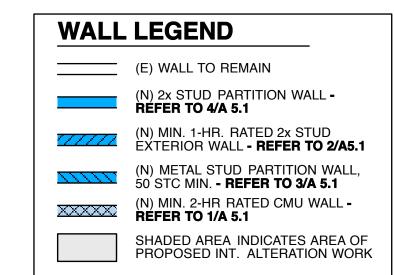
2. SHOWER RECEPTOR SHALL BE WATERTIGHT AND SHALL BE CONSTRUCTED FROM APPROVED-TYPE DENSE, NONABSORBENT, AND NONCORROSIVE MATERIALS. EACH RECEPTOR SHALL BE ADEQUATELY REINFORCED, SHALL BE PROVIDED WITH AN APPROVED FLANGED FLOOR DRAIN DESIGNED TO MAKE A WATERTIGHT JOINT IN THE FLOOR, AND SHALL HAVE SMOOTH, IMPERVIOUS, AND DURABLE SURFACES, SHOWER LINING AND RECEPTORS TO COMPLY WITH CPC 2013 SECTION 408.7

SMOKE ALARM NOTES:

PER 2019 CBC 907.1.11.1 GROUP R-1. SINGLE- OR MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS IN GROUP R-1: 1. IN SLEEPING AREAS. 2. IN EVERY ROOM IN THE PATH OF THE MEANS OF EGRESS FROM THE SLEEPING AREA TO THE DOOR LEADING FROM THE SLEEPING UNIT. 3. IN EACH STORY WITHIN THE SLEEPING UNIT, INCLUDING BASEMENTS. FOR SLEEPING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.



LOWER LEVEL FLOOR PLAN - PROPOSED



FLOOR PLAN REFERENCE NOTES:

02 (N) STAIRS (E) TOILET TO BE REPLACED W/ (N)

01 (N) WROUGHT IRON HANDRAILS

04 (E) WEST STAIR TO BE REPLACED W/ (N), SEE 1/A 5.4 | **05**| (E) DOOR TO BE REPLACED W/ (N) POCKET DOOR

(E) DOOR TO BE RELOCATED AND REPLACED W/ (N), SWING DIRECTION TO BE CHANGED **07** (N) 6046 DOOR

08 (N) WINDOW WITH SHUTTER

(E) SINK TO BE RELOCATED AND REPLACED WITH (N)

10 (E) TOILET TO BE RELOCATED AND REPLACED W/ (N) (E) GLASS PARTITION AND DOOR TO BE REPLACED W/ (N) 1/2" SHATTERPROOF GLASS PARTITION W/ 24" GLASS DOOR
(E) SHOWER TO BE RELOCATED AND REPLACED W/ (N)

SHOWER W/ TILE FLOOR AND WALLS 13 30" DIA. MIN. CLEARANCE

(E) DOOR TO BE REPLACED W/ (N) 6070 DOOR, SEE 12 &

VERIFY 6'-8" MIN. HEAD CLEARANCE @ DOOR ACCESS/PUSH SIDE CLEARANCE IN FIELD (E) 51068 SLIDER TO BE REPLACED WITH (N) 6034

17 (N) 3068 DOOR

18 (N) TOILET

19 (N) 34" H. MAX COUNTER W/ SINK **20** (N) TRANSFER TYPE SHOWER

21 (E) WINDOW TO BE REPLACED W/ (N) W/ SHUTTERS

(N) RAMP, 1:12 MAX. SLOPE, 2% MAX. CROSS SLOPE **23** (E) ELEC. PANEL TO REMAIN

(E) CONCRETE LANDING TO BE REPLACED WITH (N) PÉRMEABLE PAVERS

25 (N) PERMEABLE PAVERS

26 (N) GATE

(N) 1'-8" X 3'-2" ARCHED FAUX OPENING, SEE 20/A 5.1 AND 1 & 2/A 5.2

28 (N) 3068 DOOR W/ CLOSER OR LATCH

29 (N) ±60" H. GLASS FENCE, SEE 10/A 5.5

30 (N) 42" H. COUNTER (E) SINK TO BE REPLACED WITH (N) 34" H. MAX. COUNTER

(E) SHOWER FINISHES TO BE REPLACED W/ (N) TILE FLOOR AND WALLS

(E) WROUGHT IRON GUARDRAIL AND HANDRAIL TO BE RÉLOCATED AND REPLACED WITH (N) **34** (E) WROUGHT IRON HANDRAIL TO BE REPLACED W/ (N) (E) KITCHENETTE TO BE REPLACED AND RELOCATED W/

N) KITCHENETTE WITH SINK, COOKTOP, UNDERCOUNTER RÉFRIGERATOR AND UPPER CABINETS (E) ±64" GLASS POOL FENCE TO BE RELOCATED AND REPLACED WITH (N) 60" H. FENCE, SEE 10/A 5.5 (N) POOL GATE

38 (E) HVAC UNITS

12 & 13/A 5.1

(E) DOOR TO BE REPLACED W/ (N), SWING DIRECTION TO BÉ CHANGED (E) KITCHENETTE TO BE REPLACED AND RELOCATED W/ (N) ACCESSIBLE KITCHENETTE WITH SINK, COOKTOP.

MICROWAVE, UNDERCOUNTER REFRIGERATOR AND (N) UPPER CABINET/SHELVING 42 (E) PALM TREE TO REMAIN

(E) WINDOW TO BE REPLACED WITH (N) 6068 DOOR, SEE

(N) 5'-0" H. TEMPERED GLASS WIND SCREEN W/ STEEL POSTS, POWDER COATED TO MATCH (E), SEE 1/A 5.3 (E) 6' H. WOOD FENCE AND GATE TO BE RELOCATED AND

RÉPLACED WITH (N), SEE 1/A 5.6 **46** (N) 3050 TEMPERED GLASS GATE WITH LATCH ONLY

47 (N) BEVELED CHANGE IN LEVEL, 1/2" H. MAX.

48 (N) PLANTER

49 (E) SIDEWALK | **50** | (N) REMOVABLE GAS FIRE PIT

| **51** | (N) RAISED PLANTER - REFER TO LANDSCAPE PLAN

52 (N) POT - REFER TO LANDSCAPE PLAN

(N) ±95" H. GLASS FENCE, 60" H. MIN. ABOVE STAIR TREAD, V.I.F., SEE 10/A 5.5

| **54**| (E) KITCHENETTE TO BE REPLACED WITH (N) (E) SHOWER TO BE ENLARGED W/ TILE FLOOR AND

| **56**| (E) DOOR TO BE REPLACED W/ (N)

(E) WATER HEATER TO BE REPLACED W/ (N) TANKLESS WATER HEATER

|58| (N) 34" H. COUNTER

(N) CABINET (N) 1/2" SHATTERPROOF GLASS PARTITION W/ 24" GLASS

|61| (N) 36" H. COUNTER W/ SINK AND STORAGE BELOW

62 (N) ACCESSIBLE TABLE. 34" H. MAX.

(N) 36" H. COUNTER -CONTRACTOR TO VERIFY EXACT HEIGHT AND EQUIPMENT SPECIFICATIONS PRIOR TO

(N) 36" H. COUNTER W/ STORAGE BELOW **-CONTRACTOR TO VERIFY EXACT HEIGHT AND EQUIPMENT SPECIFICATIONS PRIOR TO CONSTRUCTION.**

(N) 36" H. COUNTER W/ SINK AND STORAGE BELOW -CONTRACTOR TO VERIFY EXACT HEIGHT AND **EQUIPMENT SPECIFICATIONS PRIOR TO CONSTRUCTION.** (E) SINK TO BE RELOCATED AND REPLACED WITH (N) 34"

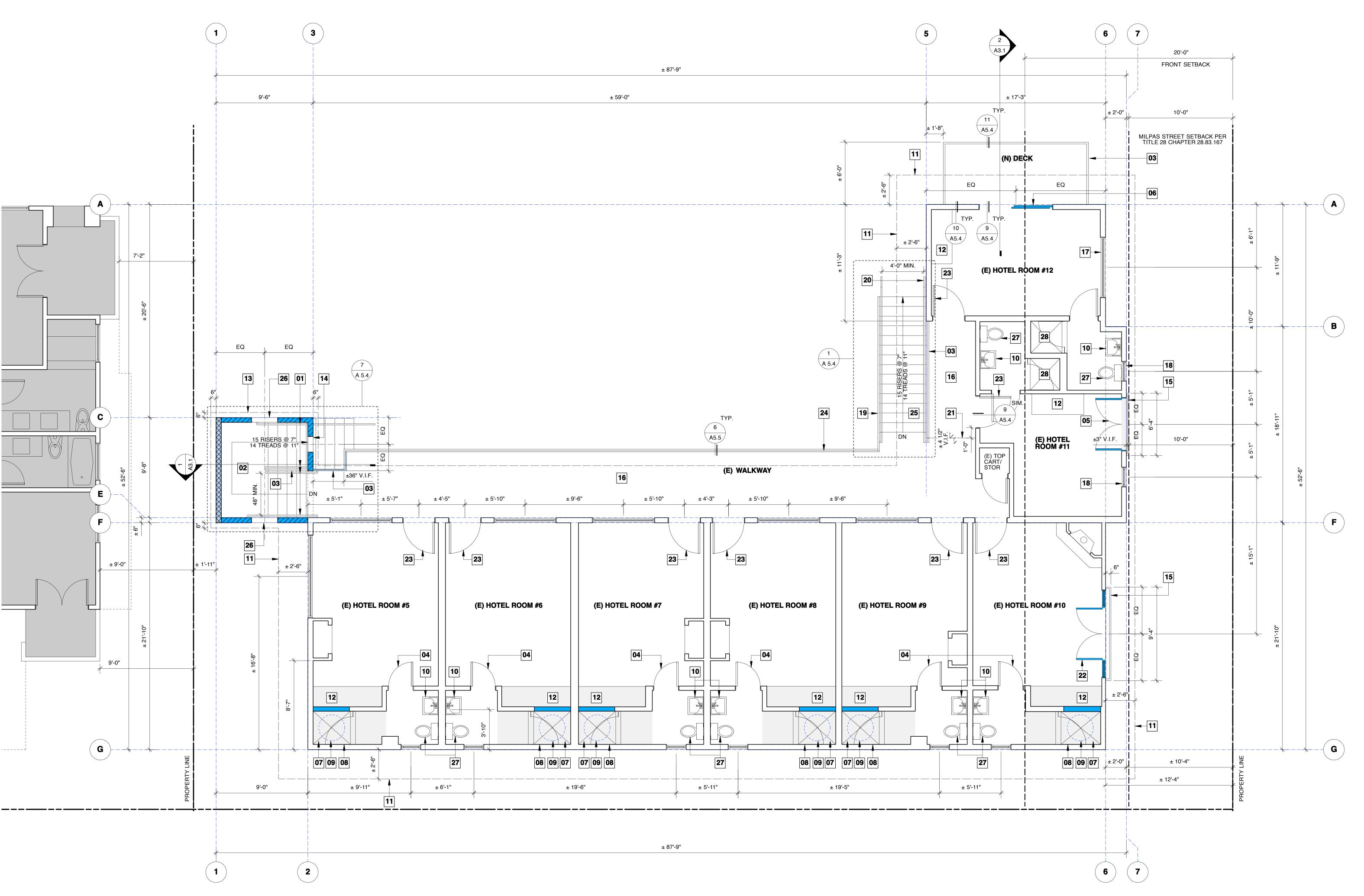
H. MAX. COUNTER W/ SINK (E) PLANTER TO ALTERED - REFER TO LANDSCAPE PLANS

ALL (E) GUESTROOM DOORS AND HARDWARE TO BE REPLACED

WITH (N) BY OTHERS All (N) EXTERIOR AND INTERIOR DOOR HARDWARE BY OTHERS ALL (E) AND (N) EXTERIOR DOORS AND GATES TO BE EQUIPPED WITH (N) ELECTRONIC KEY ENTRY BY OTHERS

> DATE DESCRIPTION 11/20/20 ABR SUBMITTAL 03/09/21 CDP/MOD SUBMITTAL 03/14/22 ABR RESUBMITTAL

LOWER LEVEL FLOOR PLAN-PROPOSED



FLOOR PLAN GENERAL NOTES:

ALL EXTERIOR OPENINGS SHALL BE FLASHED IN ORDER TO MAKE THEM WATERPROOF ALL CONCEALED PLUMBING JOINTS SHALL BE NON-SLIP CONNECTIONS. PROVIDE ACCESS PANEL (MIN. 12" X 12") OR UTILITY SPACE FOR ALL PLUMBING FIXTURES HAVING CONCEALED SLIP JOIN CONNECTIONS.

PROVIDE DEVICES TO ABSORB HIGH PRESSURES RESULTING FROM THE QUICK CLOSING OF THE QUICK-ACTING VALVES FROM THE WASHER AND DISHWASHER PER U.B.C.

WATER PRESSURE IN BUILDING SHALL BE LIMITED TO 80 P.S.I. OR LESS. ALL PLUMBING WALLS SHALL BE 2 X 6 STUDS.

NO GAS PIPING SHALL BE INSTALLED IN OR ON THE GROUND, UNDER ANY BUILDING OR STRUCTURE. ALL EXPOSED GAS PIPING SHALL BE KEPT AT LEAST SIX (6) INCHES ABOVE ALL HOSE BIBS AND LAWN SPRINKLER SYSTEMS SHALL HAVE APPROVED BACKFLOW

PREVENTION DEVICES. FIELD VERIFY AND RELOCATE AS REQUIRED TO ACCOMMODATE DEMOLITION AND NEW CONSTRUCTION.

VERIFY ALL NEW & EXISTING WINDOWS AND DOORS (TYPES, MATERIAL, DIRECTION OF OPERABILITY, IF ANY, ETC.) WITH OWNER & ARCHITECT PRIOR TO PURCHASE AND

ALL DOORS AND WINDOWS ARE EXISTING TO REMAIN, UNLESS NOTED OTHERWISE. ALL NEW EXTERIOR FRENCH DOORS AND WINDOWS SHALL BE DUAL GLAZED W/ MIN. OF ONE TEMPERED PANE, LOW E.

GLAZING WITHIN 18" OF FINISH FLOOR SHALL BE TEMPERED GLASS.

WINDOW AND DOOR NOTES:

INSTALLATION.

EGRESS WINDOW NOTES:

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR TO A YARD OR COURT THAT OPENS TO A PUBLIC

OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES.

THE MAXIMUM SILL HEIGHT SHALL BE 44 INCHES A.F.F. TO ACTUAL WINDOW OPENING.

PLUMBING NOTES:

ALL PLUMBING FIXTURES ON PLAN ARE EXISTING U.N.O. ALL NEW PLUMBING FIXTURES SHOWN ON PLAN TO BE TIED INTO EXISTING WATER/ SEWER SYSTEMS LOCATED ON PARCEL ALL NEW PLUMBING FIXTURES TO BE WATER CONSERVING DEVICES AND MUST MEET THE RESTRICTED FLOW REQUIREMENTS OF BELOW. NON-COMPLIANT (E) PLUMBING FIXTURES SHALL BE REPLACED TO COMPLY WITH

CURRENT CPC AND CALIFORNIA GREEN BUILDING STANDARD REQUIREMENTS PER 2013

WATER CLOSETS, EITHER FLUSH TANK, FLUSHOMETER TANK, OR FLUSHOMETER VALVE OPERATED, SHALL HAVE AN AVERAGE CONSUMPTION OF NOT MORE THAN 1.28 GALLONS OF WATER PER FLUSH. LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.5 GPM AT 60 PSI, KITCHEN FAUCETS: MAX, 1.8 GPM AT 60 PSI, SHOWERHEADS: MAX. 2.0 GPM AT 80 PSI AND MULTIPLE SHOWERHEADS SERVING ONE SHOWER SHALL HAVE A COMBINED FLOW RATE OF ALL SHOWERHEADS OF 2.0 GPM AT 80 PSI. - 2013 CALIFORNIA GREEN BUILDING STANDARD SECTION 4.303 AND 2013 CPC SECTION 403

PROVIDE PRESSURE BALANCING VALVES AT ALL SHOWERS

SHOWER NOTES:

 SHOWER FLOOR AND WALLS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH SURFACE SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE 2. SHOWER RECEPTOR SHALL BE WATERTIGHT AND SHALL BE CONSTRUCTED FROM APPROVED-TYPE DENSE, NONABSORBENT, AND NONCORROSIVE MATERIALS. EACH RECEPTOR SHALL BE ADEQUATELY REINFORCED, SHALL BE PROVIDED WITH AN APPROVED FLANGED FLOOR DRAIN DESIGNED TO MAKE A WATERTIGHT JOINT IN THE

FLOOR. AND SHALL HAVE SMOOTH, IMPERVIOUS, AND DURABLE SURFACES. SHOWER

LINING AND RECEPTORS TO COMPLY WITH CPC 2013 SECTION 408.7

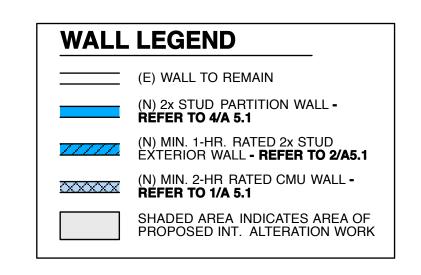
SMOKE ALARM NOTES:

PER 2019 CBC 907.1.11.1 GROUP R-1. SINGLE- OR MULTIPLE STATION SMOKE ALARMS SHALL BE INSTALLED IN ALL OF THE FOLLOWING LOCATIONS IN GROUP R-1: 1. IN SLEEPING AREAS. 2. IN EVERY ROOM IN THE PATH OF THE MEANS OF EGRESS FROM THE SLEEPING AREA O THE DOOR LEADING FROM THE SLEEPING UNIT. 3. IN EACH STORY WITHIN THE SLEEPING UNIT, INCLUDING BASEMENTS. FOR SLEEPING UNITS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.



UPPER LEVEL FLOOR PLAN - PROPOSED

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



FLOOR PLAN REFERENCE NOTES:

(N) WROUGHT IRON HANDRAILS 02 (N) STAIRS

(N) WROUGHT IRON GUARDRAIL, 42" H. MIN., SEE 2/A 5.3 (E) DOOR TO BE REPLACED W/ (N), SWING DIRECTION TO BE CHANGED

05 (N) 5068 DOOR **06** (N) 7068 SLIDER

(E) SHOWER TO BE RELOCATED AND REPLACED W/ (N) SHOWER W/ TILE FLOOR AND WALLS (N) SHATTERPROOF GLASS PARTITION W/ 2'-8" W. DOOR

09 30" DIA. MIN. CLEARANCE

10 (E) SINK TO BE REPLACED WITH (N) 11 (E) ROOF ABOVE

12 (N) SHELVE / CABINET BY THE OWNER 13 (N) ROOF ABOVE

14 (N) 1'-6" X 2'-6" ARCHED OPENING, SEE 14, 15 & 16/A 5.1 (N) JULIET BALCONY W/ 42" H. MIN. WROUGHT IRON GUARDRAIL

16 (E) WALKWAY TO BE RE-SURFACED (E) WINDOW TO BE REPLACED W/ (N) W/ (N) SHUTTER (E) WINDOW TO BE REPLACED W/ (N) W/ WROUGHT IRON

(E) WROUGHT IRON GUARDRAIL AND HANDRAIL TO BE REPLACED WITH (N) (E) WROUGHT IRON HANDRAIL TO BE REPLACED W/ (N)

21 (E) STEP TO BE RELOCATED (E) WINDOW OWN WITH SIDELITES (E) WINDOW TO BE REPLACED WITH (N) FRENCH DOOR

(E) DOOR TO BE REPLACED W/ (N) (E) WROUGHT IRON GUARDRAIL TO BE REPLACED WITH (N), SEE 2/A 5.3

25 (E) WEST STAIR TO BE REPLACED W/ (N), SEE 1/A 5.4 **26** (N) 1'-8" X 3'-2" ARCHED OPENING, SEE 17, 18 & 19/A 5.1

(E) SHOWER FINISHES TO BE REPLACED W/ (N) TILE FLOOR AND WALLS

27 (E) TOILET TO BE REPLACED W/ (N)

ALL (E) GUESTROOM DOORS AND HARDWARE TO BE REPLACED WITH (N) BY OTHERS All (N) EXTERIOR AND INTERIOR DOOR HARDWARE BY OTHERS ALL (E) AND (N) EXTERIOR DOORS AND GATES TO BE EQUIPPED

WITH (N) ELÈCTRONIC KEY ENTRY BY OTHERS

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DATE DESCRIPTION 11/20/20 ABR SUBMITTAL 03/09/21 CDP/MOD SUBMITTAL

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UPPER LEVEL FLOOR PLAN

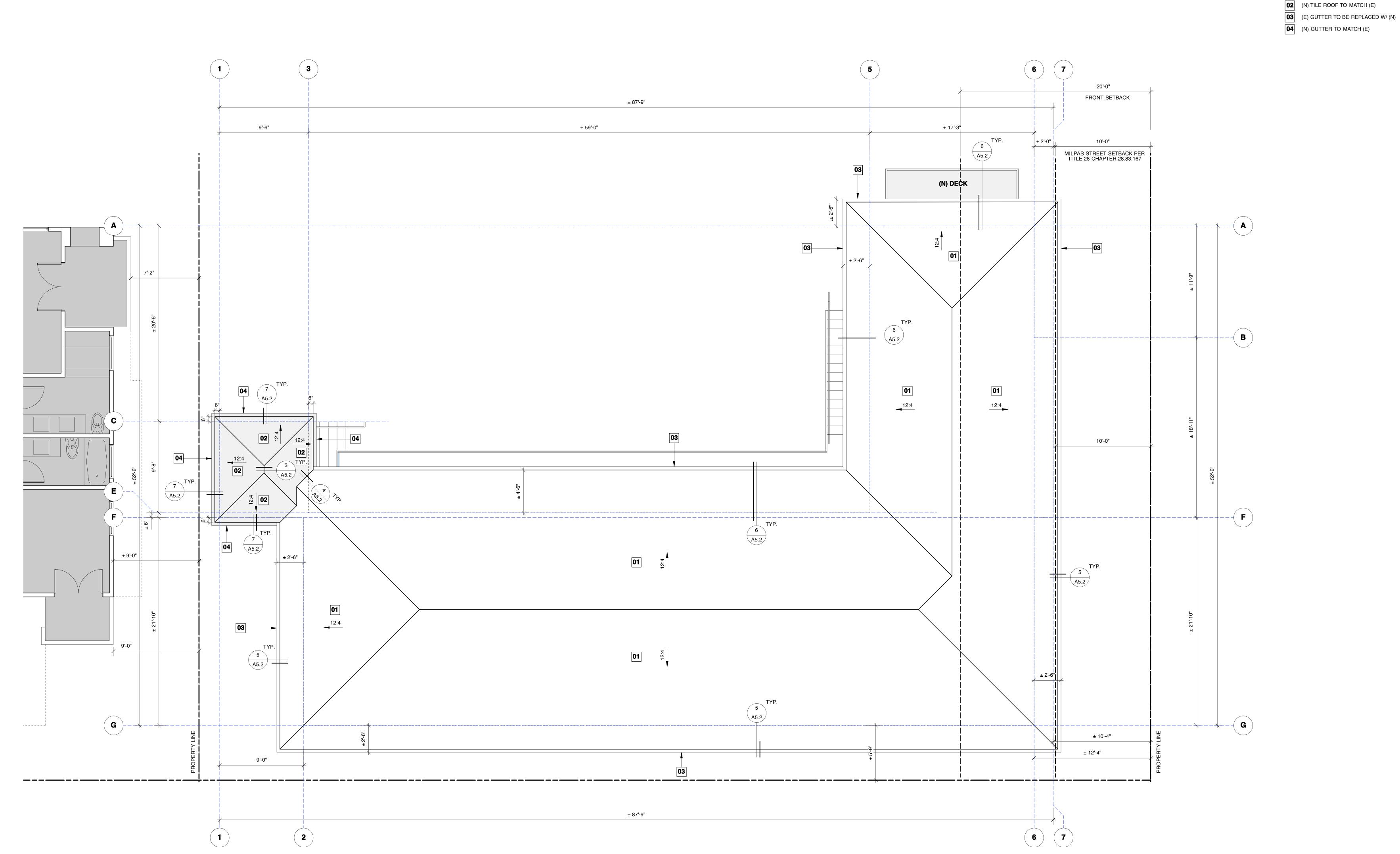
- PROPOSED

FLOOR PLAN REFERENCE NOTES:

01 (E) TILE ROOF TO REMAIN

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ROOF PLAN - EXISTING AND PROPOSED





± 4'-9" -± 8'-8" 12" MIN. 18" MIN. ─ R.8 | R.10 R.4 6" MAX.

ENLARGED RESTROOM REFERENCE NOTES

- (E) 3068 DOOR TO BE REPLACED W/ (N) (32" MIN. CLEAR AT OPENING WITH DOOR IN 90 DEG. POSITION). DOOR SHALL BE TIGHT-FITTING, VERIFY DR. EQUIPPED W/ SELF-CLOSING DÉVICE AND KICK PLATE/ DR. TO RÉMAIN CLOSED EXCEPT DURING
- (E) LAVATORY TO BE RELOCATED AND REPLACED W/ (N) 34" H. MIN. COUNTER W/ SINK, PROVIDE 9" HIGH X 17" MIN. DEEP TOE CLEARANCE. BOTTOM OF BOWL SHALL BE 27" MIN. A.F.F. -REFER TO DETAIL # 8, SHEET AD 2.0
- R.3 (N) SEAT COVER DISPENSER @ 40" A.F.F.*

CLEANING & MAINT. OPERATIONS.

- (E) 36" L. REAR GRAB BAR MOUNTED AT 33" A.F.F., V.I.F. -REFER TO DETAIL #1 & #7,
- (E) 42" L SIDE GRAB BAR MOUNTED AT 33" A.F.F., V.I.F. -REFER TO DETAIL #1 & #7, SHT. AD2.0
- (E) TOILET PAPER ROLL MOUNTED DISPENSER. @ 19" MIN. A.F.F. WITHIN 7"-9" FROM | R.6 | FRONT EDGE OF THE TOILET SEAT TO C.L. OF DISPENSER. V.I.F. -REFER TO DETAIL
- #1, SHEET AD2.0 (N) MIRROR WITH CHAMFERED EDGE MOUNTED AT @ 40" A.F.F. TO BTTM. OF REFLECTIVE EDGE. * -REFER TO DETAIL #1, SHEET AD2.0
- (N) SANITARY FACILITY DOOR SIGNAGE -REFER TO ACCESSIBILITY NOTES, SHEET AD
- R.9 (N) INTERNATIONAL SIGN OF ACCESSIBILITY -REFER TO DETAIL # 11, SHEET AD 2.0
- R.10 (E) TOILET-SEAT TO BE REPLACED W/ (N) -REFER TO DETAIL #1, SHEET AD2.0
- R.11 60" MIN. DIAMETER TURNING RADIUS.

.0 AND DETAIL 1, SHEET AD3.0

OUTLINE OF 30" X 48" CLEAR FLOOR SPACE. PER CBC 11B-603.2.3 EXCEPTION 2: "WHERE THE TOILET ROOM OR BATHING ROOM IS FOR INDIVIDUAL USE AND A CLEAR FLOOR SPACE COMPLYING WITH SECTION 11B-305.3 IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING, DOORS SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE."

WHERE TOWEL, SANITARY, NAPKINS, WASTE RECEPTACLES, AND OTHER SIMILAR DISPENSING & DISPOSAL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH TYPE IS LOCATED W/ ALL OPERABLE PARTS, INCLUDING COIN SLOTS, AT MAX. HT. OF 40" A.F.F. -REFER TO DETAIL #1, SHEET AD2.0

18" MIN. 12" MAX. 12" MAX 12" MAX. (E) HOTEL ROOM #3 TÒ BE CONVERTED TO **ACCESSIBLE** 18" MIN. 36" MIN. 1 1/2" MAX. 08 | 04 |

ACCESSIBLE GUESTROOM NOTES:

TO PROVIDE MOBILITY FEATURES SHALL COMPLY WITH 11B-806.2.

REQUIREMENTS SET FORTH IN CBC 11B-806 AS FOLLOWS:

REQUIRED ON BOTH SIDES OF A BED.

PARTS OF THE GUEST ROOM.

BE PROVIDED WITHIN THE GUEST ROOM.

OR BATHING ROOMS.

12" MIN.

ALL NEW AND ALTERED ACCESSIBLE GUEST ROOMS MUST COMPLY WITH THE

11B-806.2 GUEST ROOMS WITH MOBILITY FEATURES. GUEST ROOMS REQUIRED

11B-806.2.3 SLEEPING AREAS. AT LEAST ONE SLEEPING AREA SHALL PROVIDE A

36 INCH (915 MM) BY 48 INCH (1219 MM) MINIMUM CLEAR SPACE ON BOTH SIDES

OF A BED. THE CLEAR SPACE`SHALL BE POSITIONED FOR PARALLEL APPROACH

TO THE SIDE OF THE BED. EXCEPTION: WHERE A SINGLE CLEAR FLOOR SPACE

COMPLYING WITH 11B-305 POSITIONED FOR PARALLEL APPROACH IS PROVIDED

11B-806.2.3.1 PERSONAL LIFT DEVICE FLOOR SPACE. THERE SHALL BE A CLEAR SPACE UNDER THE BED FOR THE USE OF A PERSONAL LIFT DEVICE. THE CLEAR SPACE SHALL EXTEND UNDER THE BED PARALLEL TO THE LONG SIDE AND BE

ADJACENT TO AN ACCESSIBLE ROUTE. THE CLEAR SPACE SHALL EXTEND TO

AND NOT MORE THAN 12 INCHES (305 MM) FROM THE HEAD AND FOOT END OF

11B-806.2.4 TOILET AND BATHING FACILITIES. AT LEAST ONE BATHROOM THAT

THROUGH 11B- 610. IN ADDITION, REQUIRED ROLL-IN SHOWER COMPARTMENTS SHALL COMPLY WITH 11B-608.2.2 OR 11B-608.2.3. TOILET AND BATHING FIXTURES

REQUIRED TO COMPLY WITH 11B-603 THROUGH 11B-610 SHALL BE PERMITTED TO BE LOCATED IN MORE THAN ONE TOILET OR BATHING AREA, PROVIDED THAT

TRAVEL BETWEEN FIXTURES DOES NOT REQUIRE TRAVEL BETWEEN OTHER

11B-806.2.6 TURNING SPACE. TURNING SPACE COMPLYING WITH 11B-304 SHALL

IS PROVIDED AS PART OF A GUEST ROOM SHALL COMPLY WITH 11B-603. NO

FEWER THAN ONE WATER CLOSET, ONE LAVATORY, AND ONE BATHTUB OR

SHOWER SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF 11B-603

POINTS HORIZONTALLY 30 INCHES (762 MM), VERTICALLY 7 INCHES (178 MM)

BETWEEN TWO BEDS, A CLEAR FLOOR OR GROUND SPACE SHALL NOT BE

11B-806.2.1 LIVING AND DINING AREAS. LIVING AND DINING AREAS SHALL BE ACCESSIBLE. 11B-806.2.2 EXTERIOR SPACES. EXTERIOR SPACES, INCLUDING PATIOS, TERRACES AND BALCONIES, THAT SERVE THE GUEST ROOM SHALL BE

11B-806.2.6 TURNING SPACE. TURNING SPACE COMPLYING WITH 11B-304 SHALL BE PROVIDED WITHIN THE GUEST ROOM.

11B-806.3 GUEST ROOMS WITH COMMUNICATION FEATURES. GUEST ROOMS REQUIRED TO PROVIDE COMMUNICATION FEATURES SHALL COMPLY WITH

11B-806.3.1 ALARMS. WHERE EMERGENCY WARNING SYSTEMS ARE PROVIDED, ALARMS COMPLYING WITH 11B-702 SHALL BE PROVIDED.

11B-806.3.2 NOTIFICATION DEVICES. VISIBLE NOTIFICATION DEVICES SHALL BE PROVIDED TO ALERT ROOM OCCUPANTS OF INCOMING TELEPHONE CALLS AND A DOOR KNOCK OR BELL. NOTIFICATION DEVICES SHALL NOT BE CONNECTED TO VISIBLE ALARM SIGNAL APPLIANCES. TELEPHONES SHALL HAVE VOLUME CONTROLS COMPATIBLE WITH THE TELEPHONE SYSTEM AND SHALL COMPLY WITH 11B-704.3. TELEPHONES SHALL BE SERVED BY AN ELECTRICAL OUTLET COMPLYING WITH 11B-309 LOCATED WITHIN 48 INCHES (1220 MM) OF THE TELEPHONE TO FACILITATE THE USE OF A TTY.

11B-702: FIRE ALARM SYSTEMS SHALL HAVE PERMANENTLY INSTALLED AUDIBLE AND VISUAL ALARMS COMPLYING WITH NFPA 72 AND CHAPTER 9, SECTIONS

11B-704.3: PUBLIC TELEPHONES REQUIRED TO HAVE VOLUME CONTROLS SHALL BE EQUIPPED WITH A RECEIVE VOLUME CONTROL THAT PROVIDES A GAIN ADJUSTABLE UP TO 20 DB MINIMUM. FOR INCREMENTAL VOLUME CONTROL, PROVIDE AT LEAST ONE INTERMEDIATE STEP OF 12DB OF GAIN MINIMUM. AN AUTOMATIC RESET SHALL BE PROVIDED. VOLUME CONTROL TELEPHONES SHALL BE EQUIPPED WITH A RECEIVER THAT GENERATES A MAGNETIC FIELD IN THE AREA OF THE RECEIVER CAP. PUBLIC TELEPHONES WITH VOLUME CONTROL SHALL BE HEARING AID COMPATIBLE.

11B-811.2: CLEAR FLOOR OR GROUND SPACE, A CLEAR FLOOR OR GROUND SPACE COMPLYING WITH SECTION 11B-305 SHALL BE PROVIDED. 11B-811.3: HEIGHT. STORAGE ELEMENTS SHALL COMPLY WITH AT LEAST ONE OF

THE REACH RANGES SPECIFIED IN SECTION 11B-308. 11B-806.2.4.1 VANITY COUNTER TOP SPACE. IF VANITY COUNTER TOP SPACE IS PROVIDED IN NON-ACCESSIBLE GUEST TOILET OR BATHING ROOMS. 11B-811.4: OPERABLE PARTS. OPERABLE PARTS SHALL COMPLY WITH SECTION COMPARABLE VANITY COUNTER TOP SPACE. IN TERMS OF SIZE AND PROXIMITY TO THE LAVATORY, SHALL ALSO BE PROVIDED IN ACCESSIBLE GUEST TOILET

11B-806.3.

ENLARGED ROOM #3 REFERENCE NOTES

- (E) 3068 DOOR TO BE RELOCATED AND REPLACED W/ (N) (32" MIN. CLEAR AT ÖPENING WITH DOOR IN 90 DEG. POSITION). DOOR SHALL BE TIGHT-FITTING, VERIFY DR. EQUIPPED W/ SELF-CLOSING DEVICE AND KICK PLATE/ DR. TO REMAIN CLOSED EXCEPT DURING CLEANING & MAINT. OPERATIONS.
- (E) LAVATORY TO BE RELOCATED AND REPLACED W/ 34" H. MAX. COUNTER W/ SINK. PROVIDE 9" HIGH X 17" MIN. DEEP TOE CLEARANCE. BOTTOM OF BOWL SHALL BE 27" MIN. A.F.F. -REFER TO DETAIL # 8, SHEET AD 2.0
- 03 (N) SEAT COVER DISPENSER @ 40" A.F.F.*
- 04 (N) 36" L. REAR GRAB BAR MOUNTED AT 33" A.F.F. -REFER TO DETAIL #1 & #7, SHT. AD 2.0
- (N) 42" L SIDE GRAB BAR MOUNTED AT 33" A.F.F. -REFER TO DETAIL #1 & #7, SHT. AD
- (N) TOILET PAPER ROLL MOUNTED DISPENSER. @ 19" MIN. A.F.F. WITHIN 7"-9" FROM 06 | FRONT EDGE OF THE TOILET SEAT TO C.L. OF DISPENSER. -REFER TO DETAIL #1,
- (N) MIRROR WITH CHAMFERED EDGE MOUNTED AT @ 40" A.F.F. TO BTTM. OF REFLECTIVE EDGE. * -REFER TO DETAIL #1, SHEET AD 2.0
- (E) TOILET-SEAT TO BE RELOCATED AND REPLACED W/(N) -REFER TO DETAIL #1, SHEET AD 2.0
- 09 60" MIN. DIAMETER TURNING RADIUS.
- 10 NOT USED
- (N) TRANSFER TYPE SHOWER COMPARTMENT, SHALL BE 36" BY 36" CLR. INSIDE DIMENSIONS MEASURED AT THE CENTER POINTS OF OPPOSING SIDES AND SHALL HAVE A 36" W. MIN. ENTRY ON THE FACE OF THE SHOWER COMPARTMENT. CLEARANCE OF 36" W. MIN. BY 48" L. MIN. MEASURED FROM THE CONTROL WALL SHALL BE PROVIDED. THRESHOLDS IN SHOWER COMPARTMENTS SHALL BE 1/2" HIGH MAXIMUM WITH 2:1 BEVEL IN ACCORDANCE WITH SECTION 11B-303. FLOOR SHALL BE SLOPED 1:48 MAX. IN ANY DIRECTION. FLOOR DRAINS W/ 1-1/4" MAX. GRATE OPENINGS TO BE FLUSH WITH THE FLOOR SURFACE.
- (N) SHOWER COMPARTMENT SEAT SHALL BE 17" MIN.-19" MAX. A.F.F. WHEN FOLDED, THE SEAT SHALL EXTEND 6 INCHES MAXIMUM FROM THE MOUNTING WALL. SEAT SHALL BE FOLDING TYPE AND INSTALLED ON FRONT WALL PER REQUIREMENTS SET FORTH IN CBC 11B-610.3
- PROVIDE 36"x48" CLEAR SPACE EACH SIDE OF BED FOR PARALLEL APPROACH.
 REFER TO GUESTROOM ACCESSIBILITY NOTES, THIS SHEET FOR ADDITIONAL
- PROVIDE CLEAR 30" HORIZONTAL AND 7" VERTICAL CLEAR SPACE UNDER BED FOR PERSONAL LIFT DEVICE. CLEAR SPACE MUST EXTEND TO 12" MAX. FROM EDGE OF BED. -REFER TO GUESTROOM ACCESSIBILITY NOTES, THIS SHEET ADDITIONAL REQUIREMENTS.
- (N) TELEPHONE WITH VISUAL NOTIFICATION FUNCTION. TELEPHONE MEETS THE REQUIREMENTS IN CBC 11B-704.3 AND IS SERVED BY AN ELECTRICAL OUTLET COMPLYING WITH CBC 11B-309 LOCATED WITHIN 48" OF THE
- TELEPHONE TO FACILITATE THE USE OF A TTY. **-refer to guestroom** ACCESSIBILITY NOTES THIS SHEET AND DETAIL 02, SHEET AD2.0 **16** (N) NIGHTSTAND
- (N) VISUAL NOTIFICATION DEVICE TO ALERI HOUM OCCUPANTO OF KNOCK OR DOOR BELL. DEVICE TO MEET THE REQUIREMENTS IN CBC (N) VISUAL NOTIFICATION DEVICE TO ALERT ROOM OCCUPANTS OF DOOR 11B-806.3.2 -REFER TO GUESTROOM ACCESSIBILITY NOTES THIS SHEET AND DETAIL 02, SHEET AD2.0
- (E) 3068 DOOR TO BE REPLACED W/ (N) (32" MIN. CLEAR AT OPENING). DOOR SHALL BE TIGHT-FITTING, VERIFY DR. EQUIPPED W/ SELF-CLOSING DEVICE. DOOR AND HARDWARE SHALL MEET REQUIREMENTS SET FORTH IN DOOR NOTES, SHEET AD 1.0.
- (N) DOOR KNOCK OR DOOR BELL TRANSMITTER FOR INDOOR VISUAL NÓTIFICATION DEVICE
- (E) KITCHENETTE TO BE REPLACED AND RELUCATED W/ (IN) ACCESSED KITCHENETTE WITH SINK, COOKTOP, MICROWAVE, UNDERCOUNTER 34" H MAX. (E) KITCHENETTE TO BE REPLACED AND RELOCATED W/ (N) ACCESSIBLE
- 21 (N) INTERNATIONAL SIGN OF ACCESSIBILITY -REFER TO DETAIL # 11, SHEET AD 2.0
- (N) SHELF/CLOSET PER OWNER COMPLYING WITH THE REQUIRED REACH RANGE -REFER TO DETAIL # 2, SHEET AD 2.0

WHERE TOWEL, SANITARY, NAPKINS, WASTE RECEPTACLES, AND OTHER SIMILAR DISPENSING & DISPOSAL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH TYPE IS LOCATED W/ ALL OPERABLE PARTS, INCLUDING COIN SLOTS, AT MAX. HT. OF 40" A.F.F. -REFER TO DETAIL #1. SHEET AD2.0

ENLARGED RESTROOM PLAN

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



6" MAX.

ENLARGED ACCESSIBLE GUEST ROOM #3 PLAN
SCALE: 1/2" = 1'-0"

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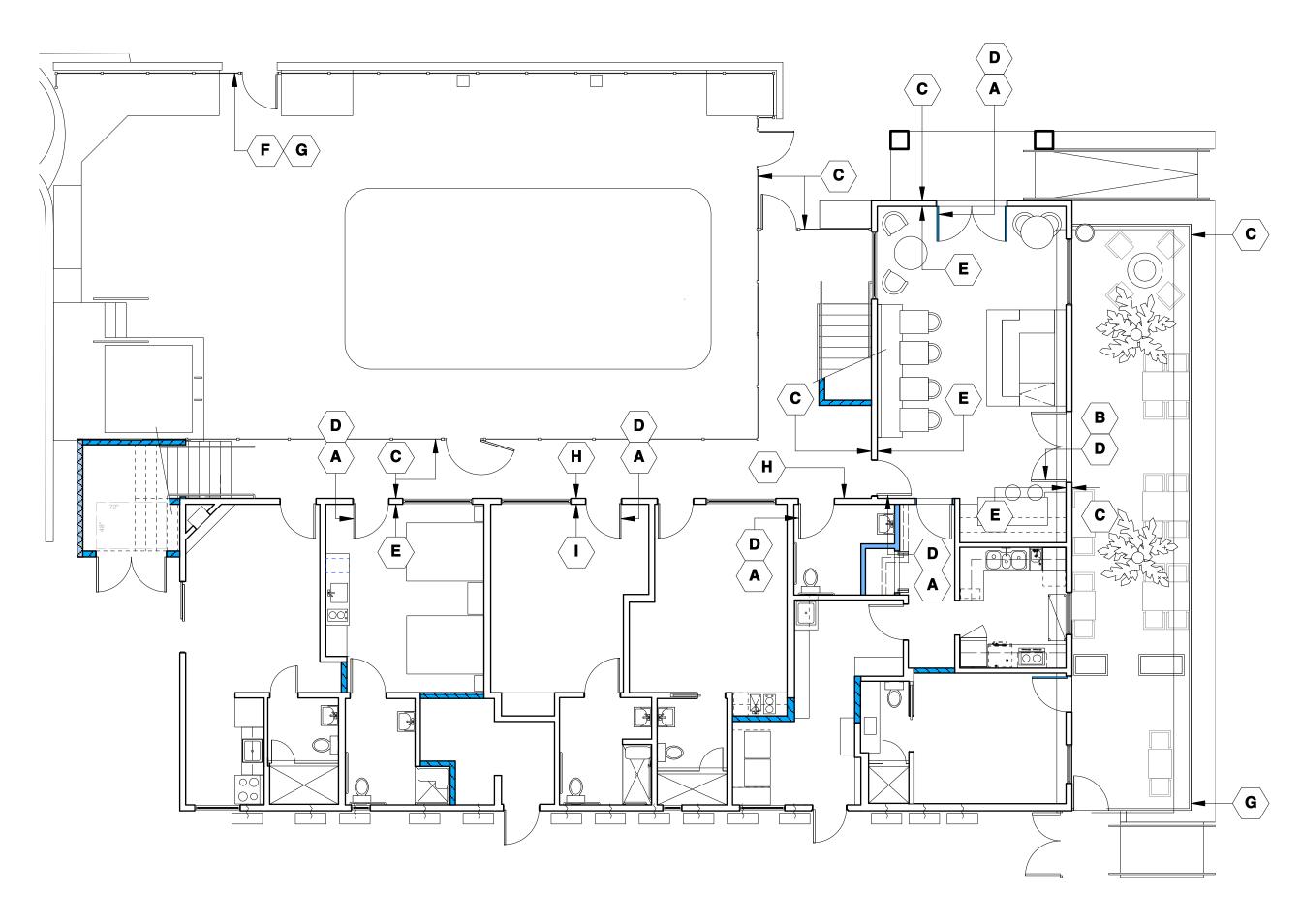
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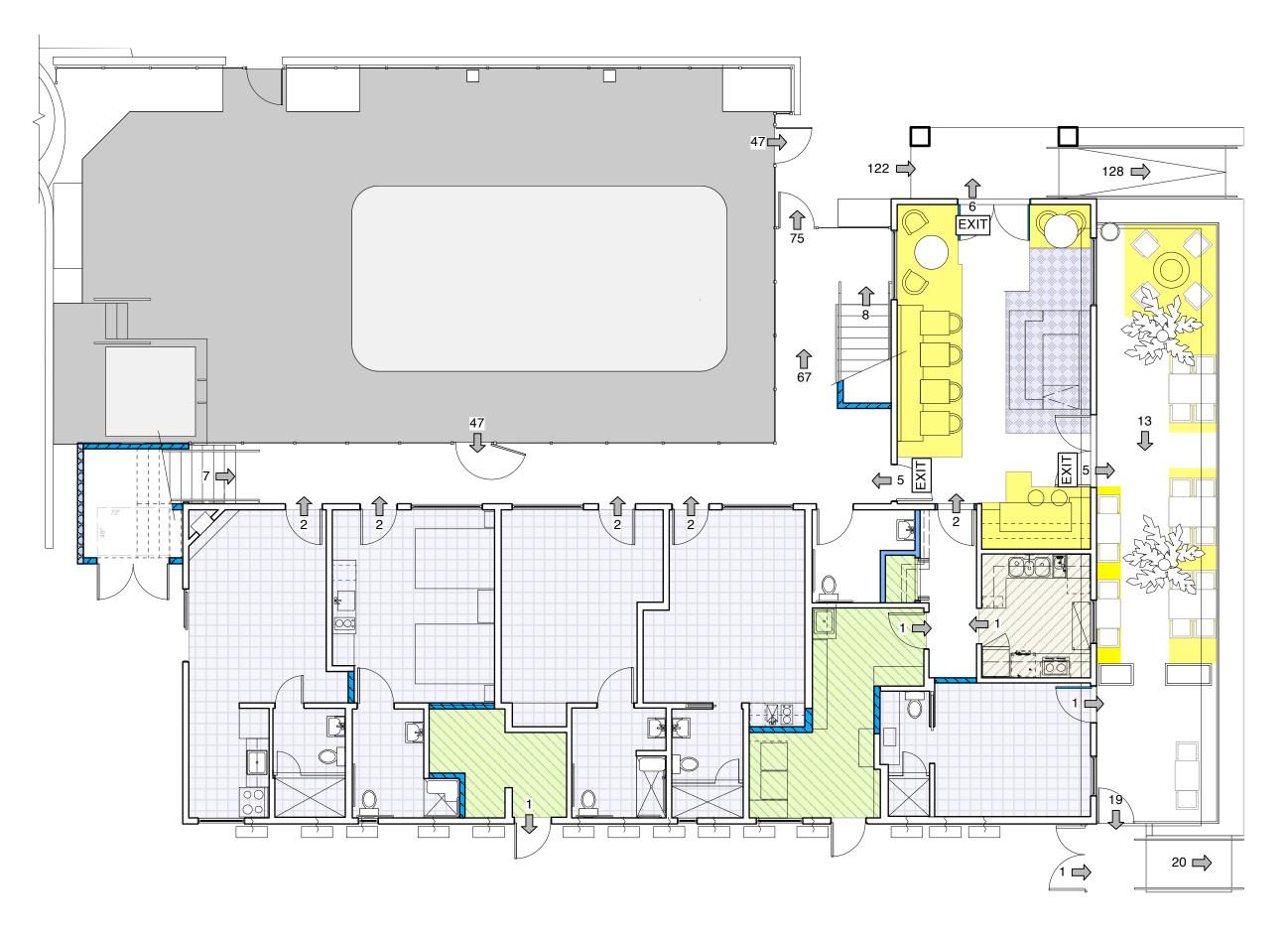
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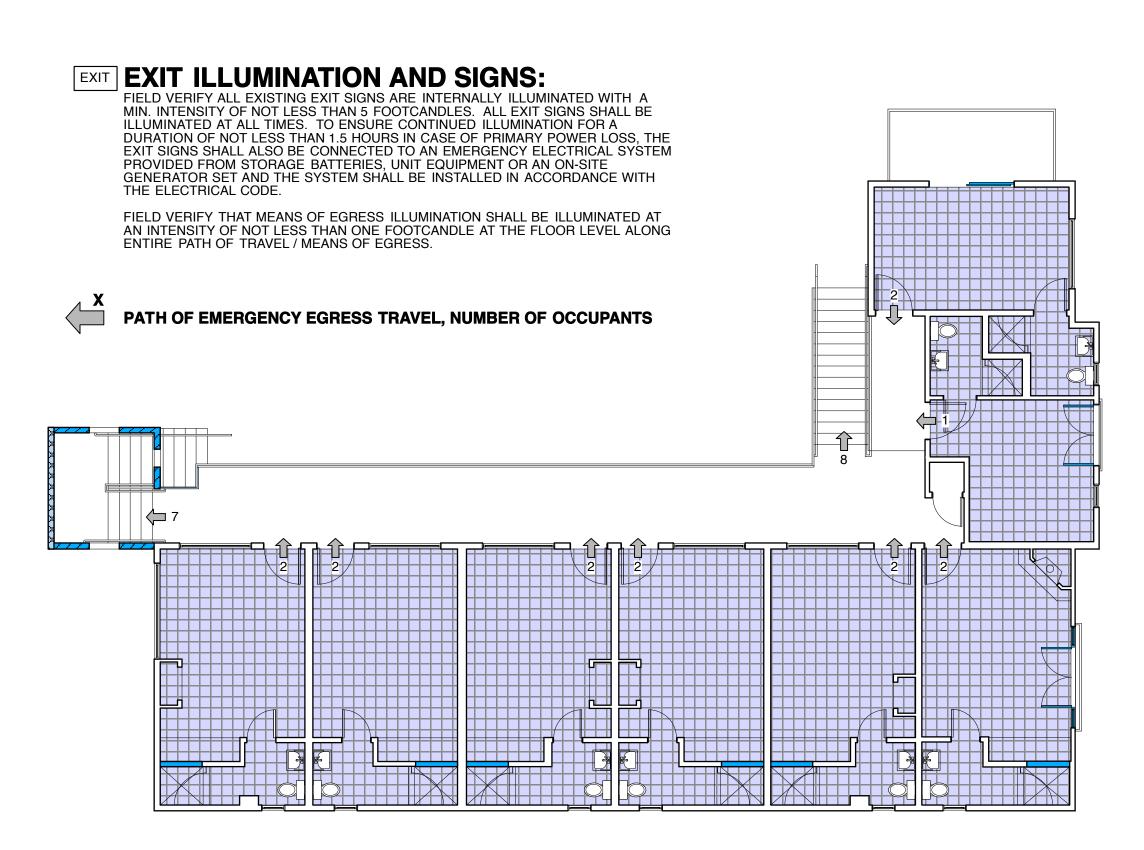


EGRESS/ DOOR ACCESSIBILITY NOTES

- (E) DOOR TO BE REPLACED WITH (N) ACCESSIBLE ENTRANCE DOOR EQUIPPED W/ SELF CLOSING DEVICE AND LEVER-TYPE DOOR HARDWARE PER REQUIRED EXIT NOTES, SHEET AD1.0. THRESHOLD SHALL MEETS REQUIREMENTS, AS SET FORTH IN **DETAIL #6, SHEET AD2.0.**
- (N) ACCESSIBLE ENTRANCE DOOR EQUIPPED W/ SELF CLOSING DEVICE AND LEVER-TYPE DOOR HARDWARE PER REQUIRED EXIT NOTES, SHEET AD1.0. THRESHOLD SHALL MEETS REQUIREMENTS, AS SET FORTH IN **DETAIL #6, SHEET AD2.0.**
- (N) INTERNATIONAL SIGN OF ACCESSIBILITY AT ENTRANCE SIGNAGE TO MEET REQUIREMENTS PER DETAIL #11, SHEET AD2.0.
- BOTTOM 10" OF DOOR HAS A SMOOTH, UN-INTERRUPTED SURFACE TO ALLOW DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. -REFER TO REQUIRED EXIT NOTES, SHEET AD1.0.
- (N) TACTILE "EXIT" SIGNAGE AT ALL ACCESSIBLE EGRESS DOORS -REFER TO DETAIL #12, SHEET AD2.0.
- NOT USED
- (N) ACCESSIBLE WAY FINDING SIGN -REFER TO DETAIL #3, SHEET AD3.0.
- (E) INTERNATIONAL SIGN OF ACCESSIBILITY AT ENTRANCE TO BE REPLACED W/ (N) SIGNAGE TO MEET REQUIREMENTS PER DETAIL #11, SHEET AD2.0.
- (E) TACTILE "EXIT" SIGNAGE AT ALL ACCESSIBLE EGRESS DOORS TO BE REPLACED W/ (N) -REFER TO DETAIL #12, SHEET AD2.0.









UPPER LEVEL:

UPPER LEVEL TOTAL:

INDOOR TOTAL:

GRAND TOTAL:

OUTDOOR TOTAL:

RESIDENTIAL COMPONENT:

OCCUPANCY LOAD CALCULATIONS

LOWER LEVEL:		
INDOOR:		
LOBBY/RECEPTION AREA:	103 SF / 150 GROSS (BUSINESS)	1 OCCUPANT
RESIDENTIAL COMPONENT:	200 GROSS (RESIDENTIAL)	9 OCCUPANT
LAUNDRY/ IT:	103 SF / 300 GROSS (ACCESSORY)	1 OCCUPANTS
STORAGE/ W.H. RM:	92 SF / 300 GROSS (ACCESSORY)	1 OCCUPANT
KITCHENETTE:	99 SF / 200 GROSS (KITCHEN, COMMERCIAL)	1 OCCUPANTS
SEATING AREA:	181 SF / 15 NET (ASSEMBLY)	13 OCCUPANTS
LOWER LEVEL INDOOR TOTAL:		26 OCCUPANTS
OUTDOOR:		
POOL DECK:	1,224 SF / 15 GROSS (SWIMMING POOL)	82 OCCUPANTS

	POOL DECK:	1,224 SF / 15 GROSS (SWIMMING POOL)	82 OCCUPA
	POOL:	486 SF / 50 GROSS (SWIMMING POOL)	10 OCCUPA
	SPA:	56 SF / 50 GROSS (SWIMMING POOL)	2 OCCUPA
	SEATING AREA:	195 SF / 15 NET (ASSEMBLY)	13 OCCUPA
LOWE	R LEVEL OUTDOOR TOTAL:		114 OCCUPA

MMING POOL)	82 OCCUPANTS	NOT
MMING POOL)	10 OCCUPANTS	LOB PEF
MMING POOL)	2 OCCUPANTS	
(ASSEMBLY)	13 OCCUPANTS	
	114 OCCUPANTS	

TS	NOTE:
10	1101=
TS	LOBBY/SEATING SPACE AND OUTDOOR PATIO SPACE WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY PER 2019 CBC 303.1.2
ΓS	TENDONO SIMEE BE SENSINIES NO MISTANOS PI SOCIONARIO I PENESSIO SESSIME
TS	

200 GROSS (RESIDENTIAL) 15 OCCUPANTS

15 OCCUPANTS

41 OCCUPANTS

114 OCCUPANTS

155 OCCUPANTS

REQUIRED EXIT

GUEST ROOMS: PER CBC TABLE 1006.2.1 AND 1006.3.3(2), R-1 OCCUPANCY W/ <11 OCCUPANTS REQUIRES ONE EXIT. ONE EXIT PROVIDED. LOBBY/ EMPLOY SPACES: PER CBC TABLE 1006.2.1 AND 1006.3.3(2), B OCCUPANCY W/ <50 OCCUPANTS REQUIRES ONE EXIT. THREE EXITS PROVIDED.

PATIO: PER CBC TABLE 1006.2.1 AND 1006.3.3(2), B OCCUPANCY W/ <50 OCCUPANTS REQUIRES ONE EXIT. ONE EXIT PROVIDED.

POOL/POOL DECK: PER CBC TABLE 1006.2.1 AND 1006.3.2, A-3 OCCUPANCY W/ >49 AND <501 OCCUPANTS REQUIRES TWO EXITS. TWO EXITS PROVIDED.

NOTE: CBC TABLE 1017.2: EXIT ACCESS TRAVEL DISTANCE IS NOT TO EXCEED 200 FEET WITHOUT SPRINKLER SYSTEM FOR 'B' AND 'R' OCCUPANCY.

DATE DESCRIPTION 11/20/20 ABR SUBMITTAL 03/09/21 CDP/MOD SUBMITTAL 03/14/22 ABR RESUBMITTAL

EXTERIOR AND INTE TO EXISTING HOTEL

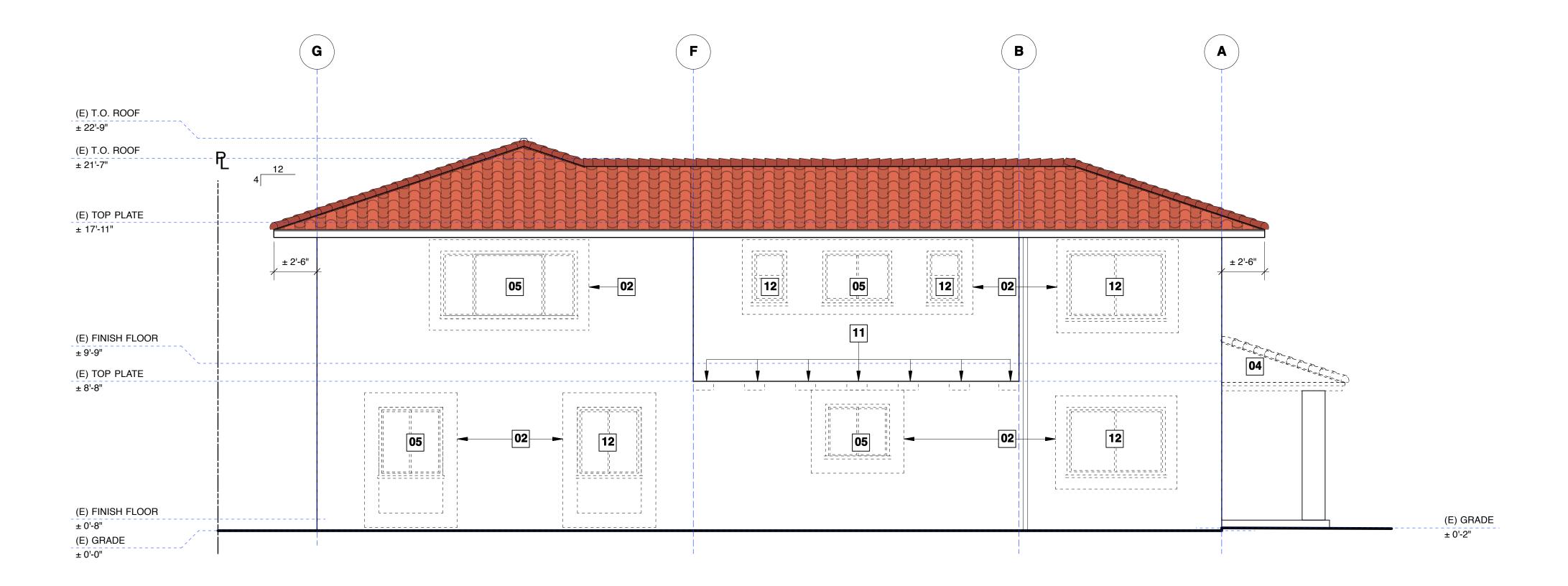
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OCCUPANCY/EXIT PLANS AND EGRESS/DOOR ACCESSIBILITY PLAN

- (E) OPENING AND WINDOW SHUTTERS
 TO BE REMOVED

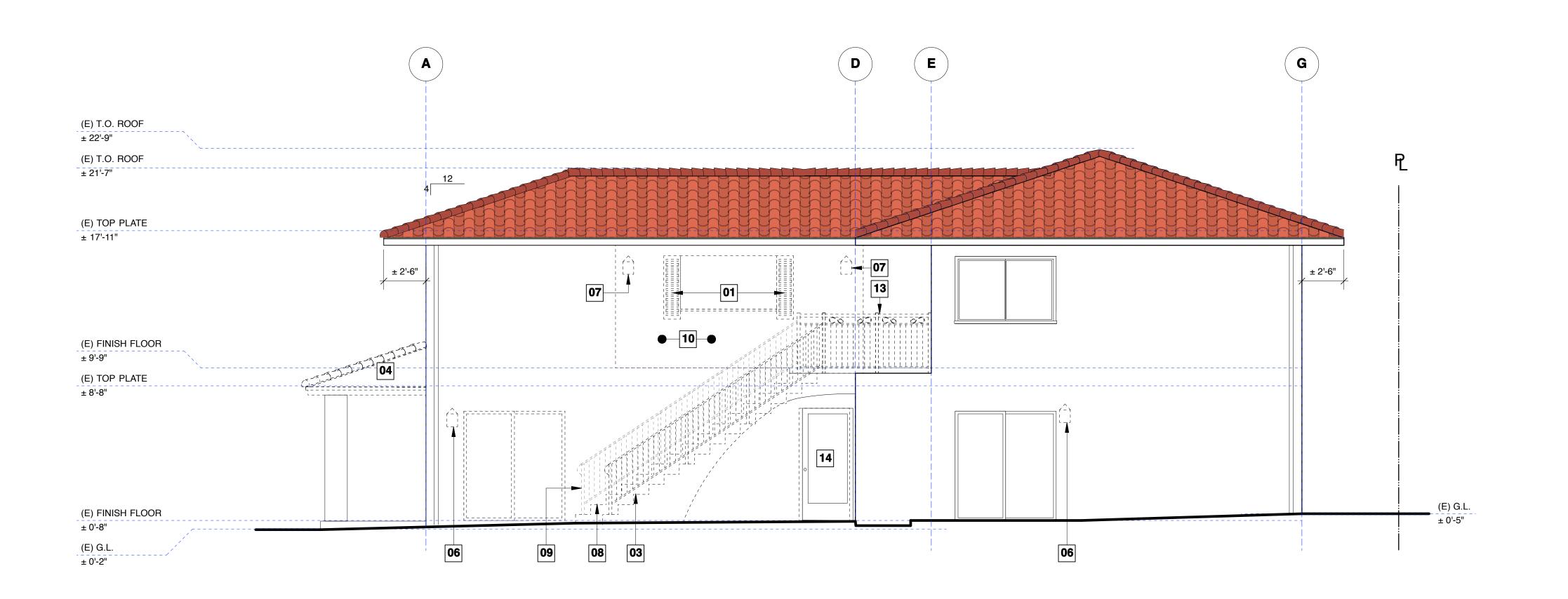
 (E) CEMENT PLASTER TRIM TO BE
 REMOVED
- 03 (E) EAST STAIR TO BE REPLACED W/ (N)
- (E) ROOF TO BE REPLACED WITH (N) UPPER DECK/GUARDRAIL
- **05** (E) WINDOW TO BE REMOVED **06** (E) SCONCE TO BE REPLACED WITH (N)
- (E) SCONCE TO BE REMOVED
- (E) WEST STAIR TO BE REPLACED W/ (N)
- (E) GUARDRAIL AND HANDRAILS AT WEST STAIR TO BE REPLACED WITH (N)

 10 (E) WALL TO BE REMOVED
- (E) DECORATIVE CORBEL TO BE REPLACED W/ (N)
- (E) WINDOW TO BE REPLACED W/ (N)
- 13 (E) GUARDRAIL TO BE REPLACED W/ (N)
- (E) DOOR TO BE REPLACED W/ (N)



WEST ELEVATION - EXISTING AND DEMOLITION

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



EAST ELEVATION - EXISTING AND DEMOLITION

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

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DATE DESCRIPTION 11/20/20 ABR SUBMITTAL 03/09/21 CDP/MOD SUBMITTAL 03/14/22 ABR RESUBMITTAL

ELEVATIONS - EXISTING & DEMOLITION

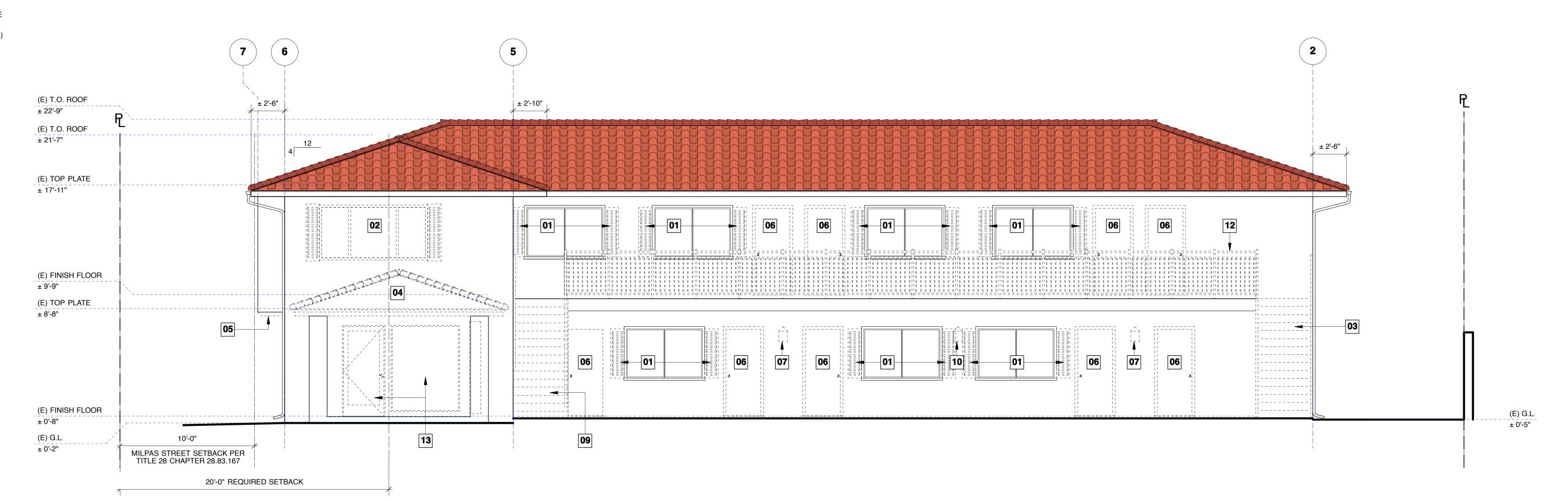
- (E) WINDOW SHUTTERS TO BE REMOVED

 (E) WINDOW AND SHUTTERS TO BE REPLACED WITH (N) DOOR
- (E) EAST STAIR TO BE REMOVED
- (E) ROOF TO BE REPLACED WITH (N) UPPER DECK/GUARDRAIL
- (E) DECORATIVE CORBEL TO BE REPLACED W/ (N)
- **06** (E) DOOR TO BE REPLACED WITH (N)
- (E) SCONCE TO BE RELOCATED AND REPLACED WITH (N)
- (E) WINDOW TO BE REMOVED (E) STAIR W/ GUARDRAIL AND HANDRAIL TO BE REPLACED WITH (N)

 (E) SCONCE TO BE REMOVED
- (E) 6' H. WOOD FENCE AND GATE TO BE RELOCATED AND REPLACED W/ (N)

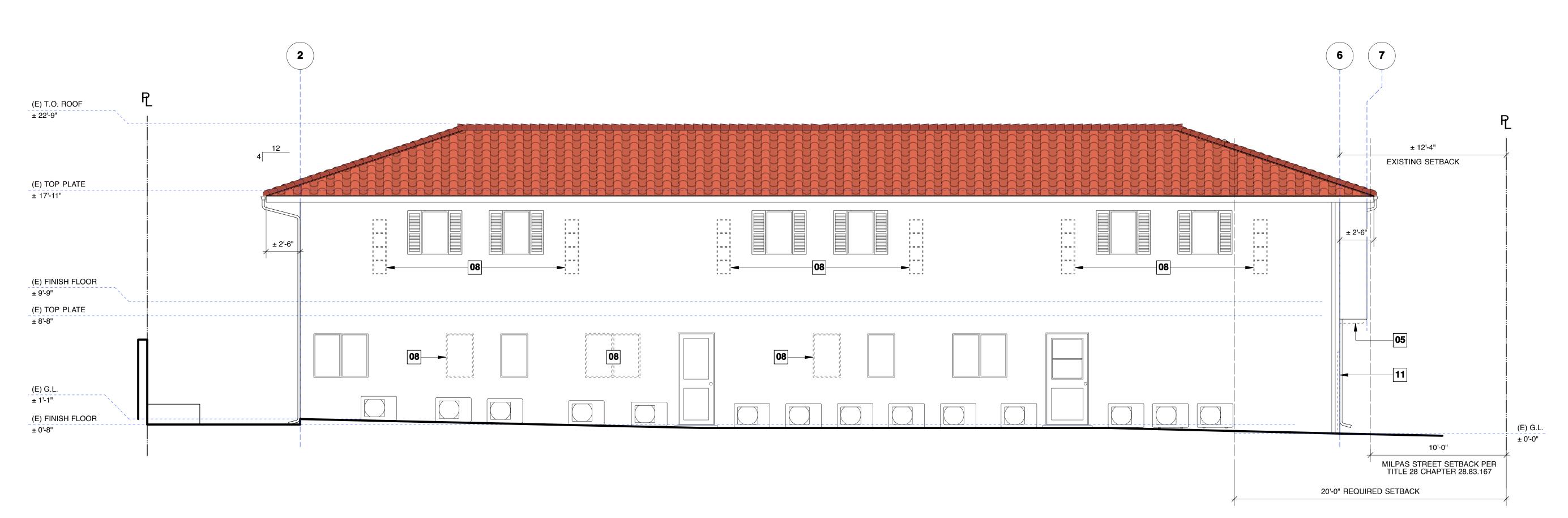
- (E) GUARDRAIL TO BE REPLACED W/ (N)

 (E) DOOR AND WINDOW TO BE REPLACED W/ (N) DOOR



SOUTH ELEVATION - EXISTING AND DEMOLITION

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



NORTH ELEVATION - EXISTING AND DEMOLITION

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

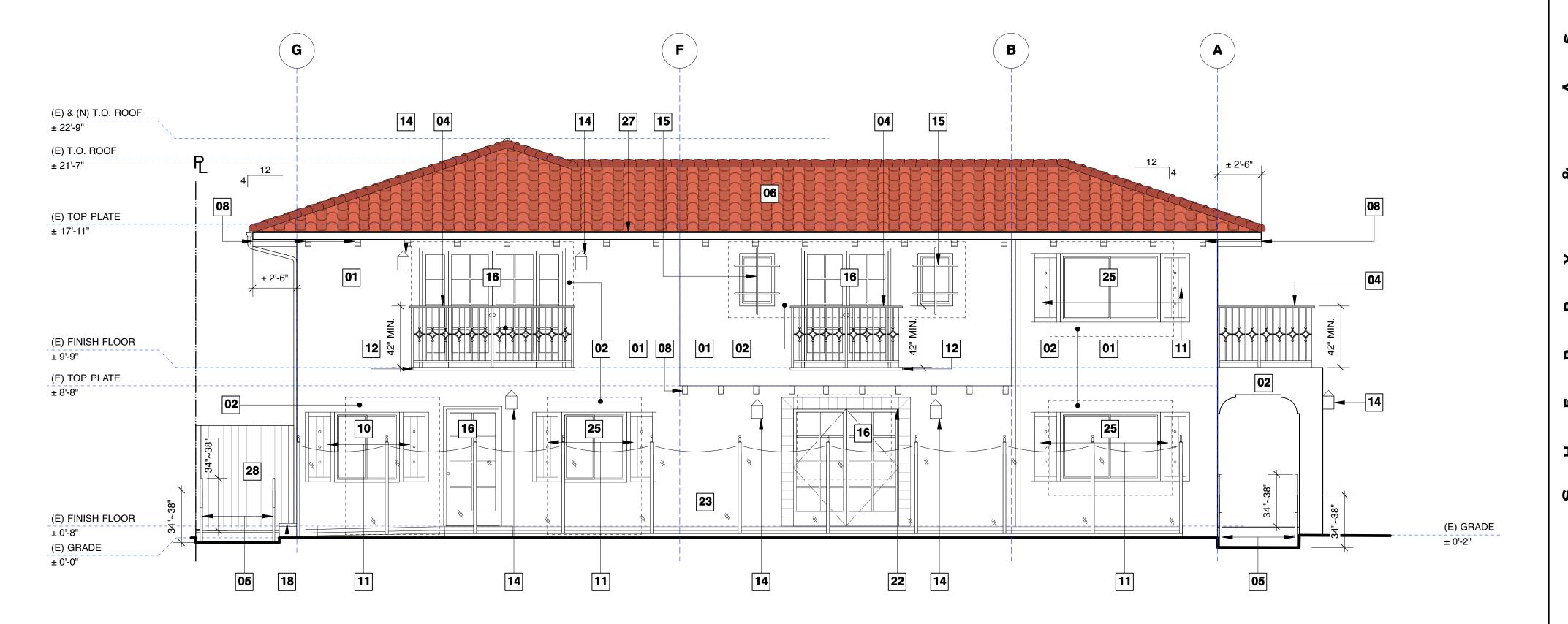
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ELEVATIONS - EXISTING & DEMOLITION

- **01** (E) CEMENT PLASTER TO REMAIN
- (N) CEMENT PLASTER TO MATCH (E)
- (N) WOOD FASCIA AND GUTTER TO MATCH (E)
- (N) WROUGHT IRON GUARDRAIL, 42" H. MIN.
- 05 (N) WROUGHT IRON HANDRAIL
- **06** (E) TILE ROOF TO REMAIN
- **07** (N) TILE ROOF TO MATCH (E)
- (N) DECORATIVE WOOD CORBEL
- (N) OPENING
- 10 (N) WINDOW
- (N) WOOD SHUTTERS
- 12 (N) JULIET BALCONY
- (E) SCONCE TO BE REPLACED WITH (N), 80" MIN. CLR. FROM F.L. TO BOTTOM OF SCONCE, SEE 5/A 5.4

 (N) SCONCE, 80" MIN. CLR. FROM F.L. TO BOTTOM OF SCONCE, SEE 5/A 5.4

 (E) WINDOW TO BE REPLACED W/ (N) W/ (N) WROUGHT IRON GRILLE
- **16** (N) DOOR
- 17 NOT USED
- **18** (N) CURB, 6" H. MIN.
- (E) DOOR TO BE REPLACED WITH (N) WINDOW
- (N) ±60" H. GLASS FENCE AND GATE
- 21 (E) WEST HANDRAI (E) WEST STAIR W/ WROUGHT IRON GUARDRAIL AND HANDRAIL TO BE REPLACED WITH (N)
- (N) 5'-0" H. TEMPERED GLASS WIND SCREEN W/ STEEL POSTS, POWDER COATED TO MATCH (E)
- **24** (N) 4674 OPENING
- (E) WINDOW TO BE REPLACED W/ (N)
- (N) POOL FENCE, 60" H. MIN. ABOVE F.L. OR STAIR TREAD (E) GUTTER TO BE REPLACED W/ (N) TO MATCH (E)
- (E) 6' H. WOOD FENCE AND GATE TO BE RELOCATED AND REPLACED WITH (N), SEE 1/A 5.6



WEST ELEVATION - PROPOSED

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

(E) T.O. ROOF BSI (E) T.O.ROOF (E) UPPER LEVELPLATE ± 21'-8 1/2" (E) T.O. ROOF ± 21'-7" (E) UPPER LEVEL PLATE ± 20'-8 1/2" (N) T.O. ROOF BSI (N) T.O.ROOF ± 19'-8" ± 19'-8" ± 19'-8"
(E) TOP PLATE SHADED AREA INDICATES (E) STRUCTURE BSI (E) UPPER LEVEL PLATE ± 17'-11" 27 (E) UPPER LEVEL F.F. ± 13'-2 1/2" 01 (E) LOWER LEVEL PLATE ± 12'-2 1/2" (E) FINISH FLOOR BSI (E) LOWER LEVEL PLATE (E) TOP PLATE (E) LOWER LEVEL F.F. ± 4'-1 1/2" (E) GARAGE F.F. ± 2'-1 1/2" BSI (E) LOWER LEVEL F.F. (E) FINISH FLOOR (E) G.L.

± 0'-7"

PROPOSED STAIR TOWER WEST ELEVATION

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

EAST ELEVATION - PROPOSED

NOTE: VERIFY 6'-8" MIN. HEAD CLEARANCE @ DOOR ACCESS/PUSH SIDE CLEARANCE UNDER (E) STAIR IN FIELD

06

80

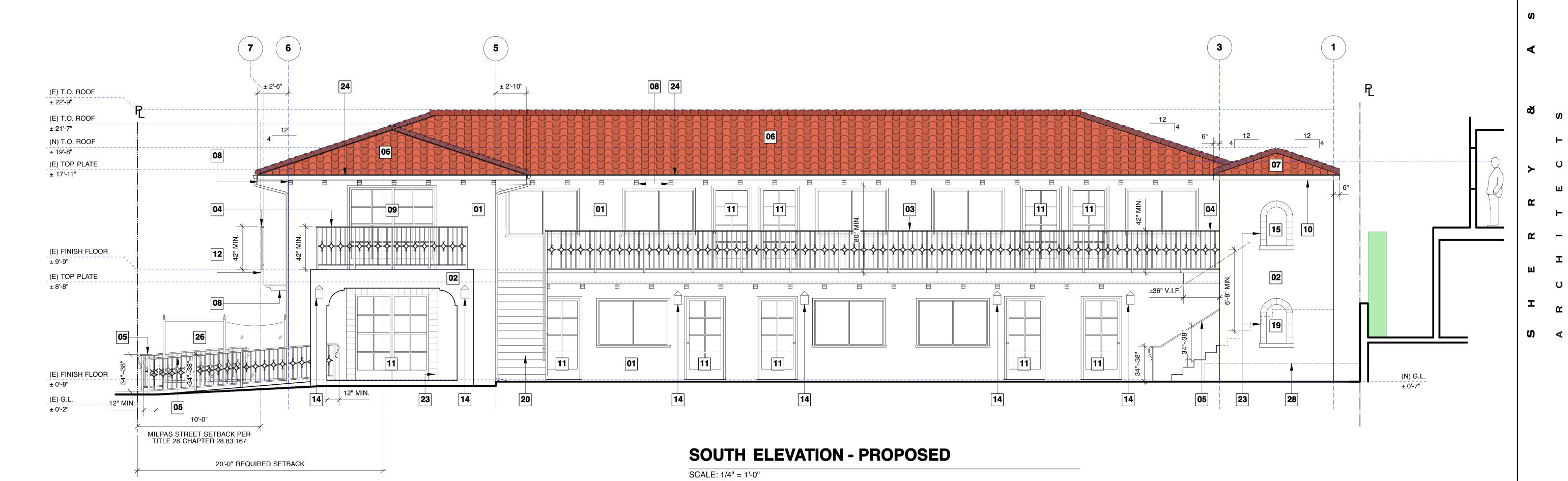
ELEVATIONS - PROPOSED

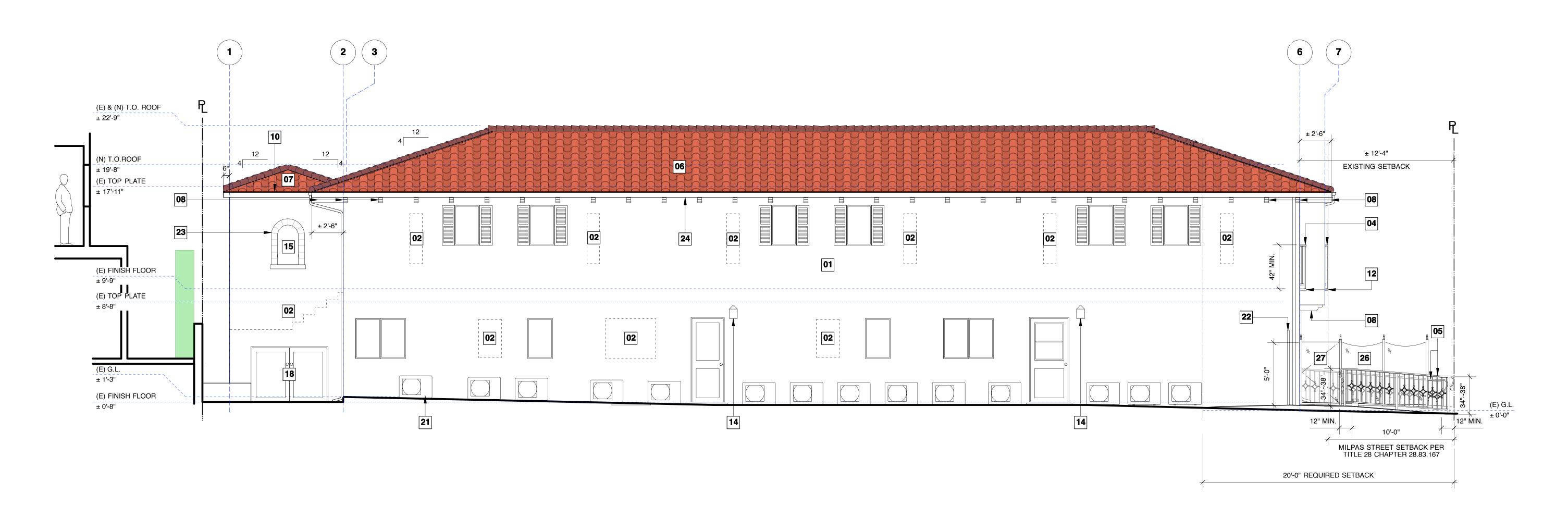
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- (E) CEMENT PLASTER TO REMAIN
- (N) CEMENT PLASTER TO MATCH (E)
- (E) WROUGHT IRON GUARDRAIL TO BE REPLACED W/
- (N) WROUGHT IRON GUARDRAIL, 42" H. MIN.
- (N) WROUGHT IRON HANDRAIL
- **06** (E) TILE ROOF TO REMAIN
- **07** (N) TILE ROOF TO MATCH (E)
- (N) DECORATIVE WOOD CORBEL
- (N) SLIDER
- (N) WOOD FASCIA AND GUTTER TO MATCH (E)
- (E) DOOR TO BE REPLACED WITH (N)
- (N) JULIET BALCONY
- (N) SCONCE, 80" MIN. CLR. FROM F.L. TO BOTTOM OF SCONCE
- 13 NOT USED
- 15 (N) OPENING
- 16 NOT USED
- 17 NOT USED
- **18** (N) DOOR
- 19 (N) FAUX OPENING
- (E) WEST STAIR W/ WROUGHT IRON GUARDRAIL AND HANDRAIL TO BE REPLACED WITH (N)
- (E) HVAC OUTDOOR UNITS, TYP.
- (E) 6' H. WOOD FENCE AND GATE TO BE RELOCATED AND REPLACED W/ (N), SEE 1/A 5.6
- **23** (N) TILE
- (E) GUTTER TO BE REPLACED W/ (N) TO MATCH (E)
- 25 NOT USED
- (N) 5'-0" H. TEMPERED GLASS WIND SCREEN W/ STEEL POSTS, POWDER COATED TO MATCH (E)
- (N) 3050 TEMPERED GLASS GATE W/ LATCH ONLY
- 28 LONG DASHED LINE INDICATES (N) SPA





NORTH ELEVATION - PROPOSED

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

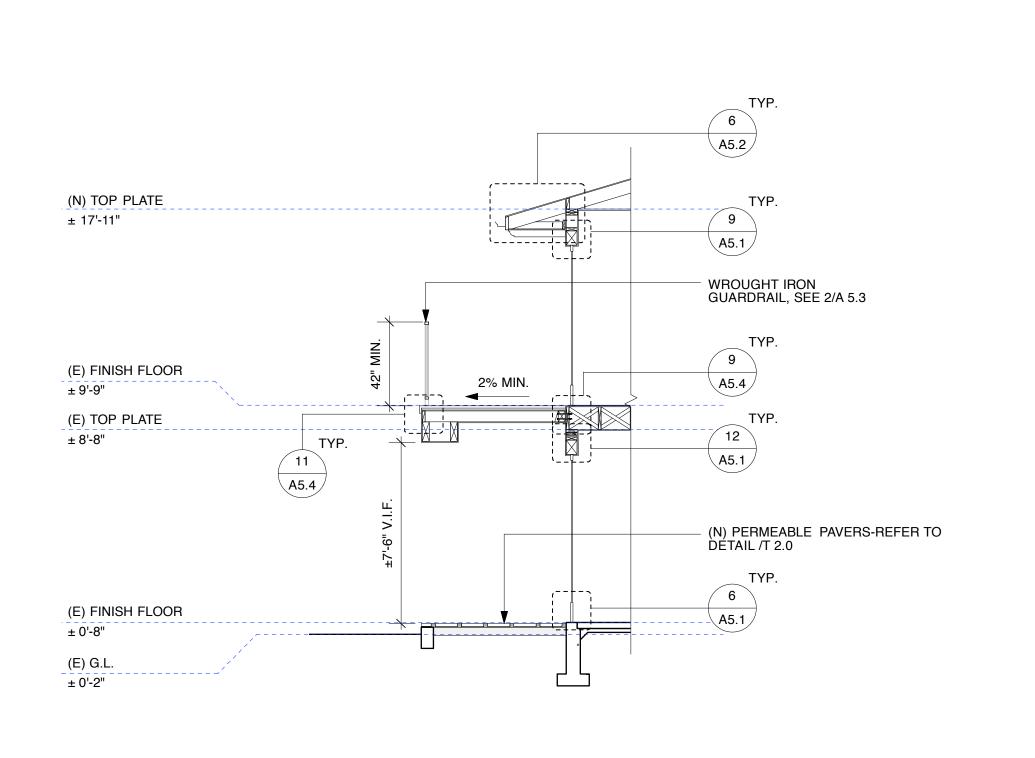
ELEVATIONS - PROPOSED

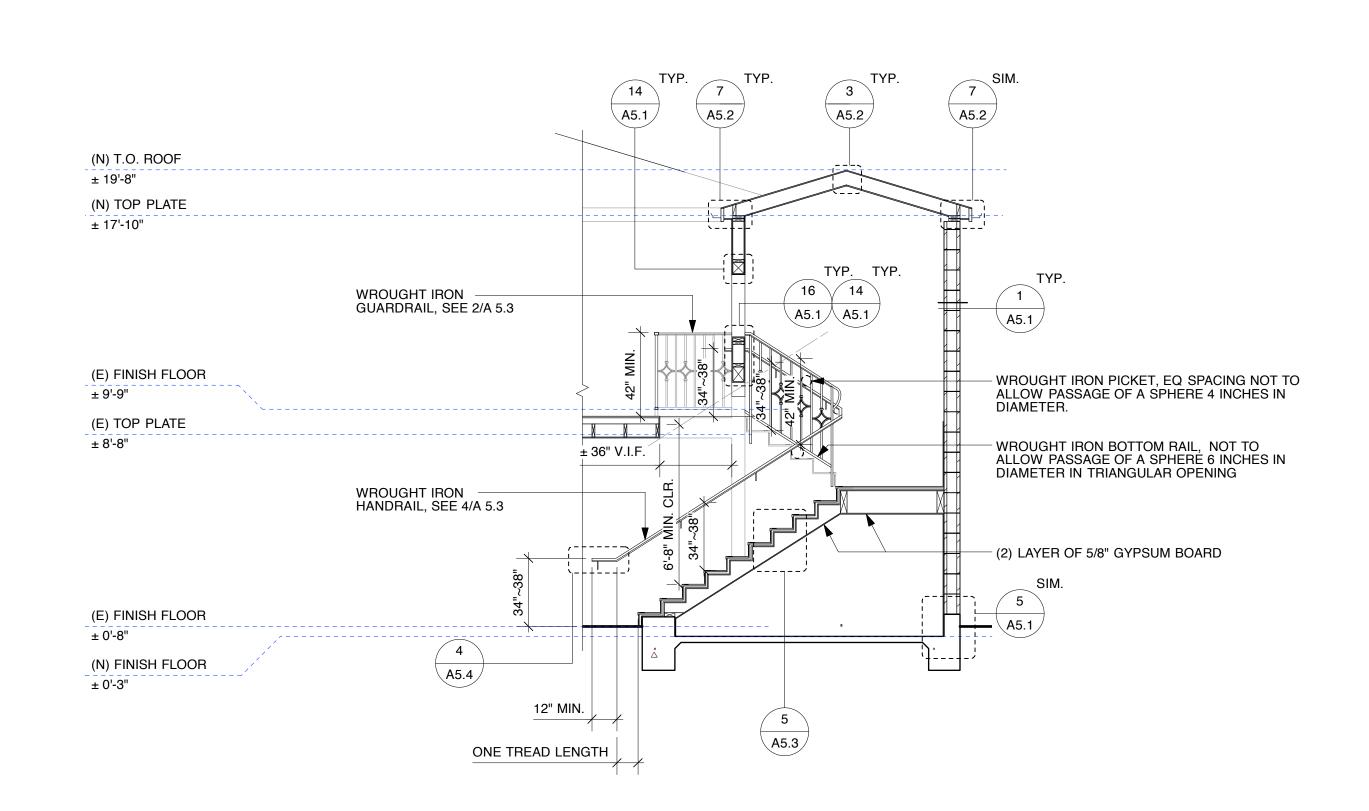
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PROPOSED UPPER DECK SECTION

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

2

PROPOSED STAIR TOWER SECTION

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

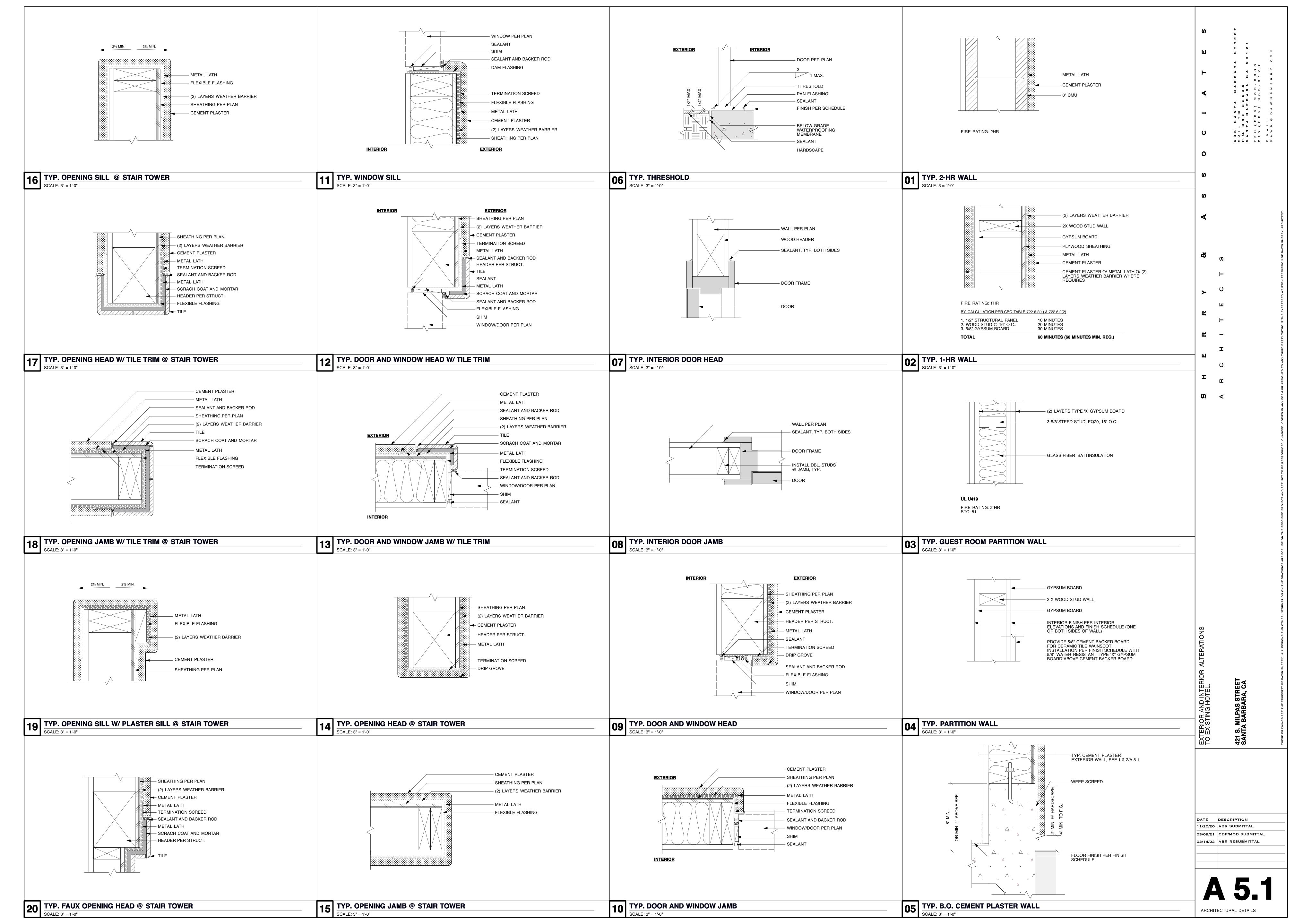
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PROPOSED SECTIONS

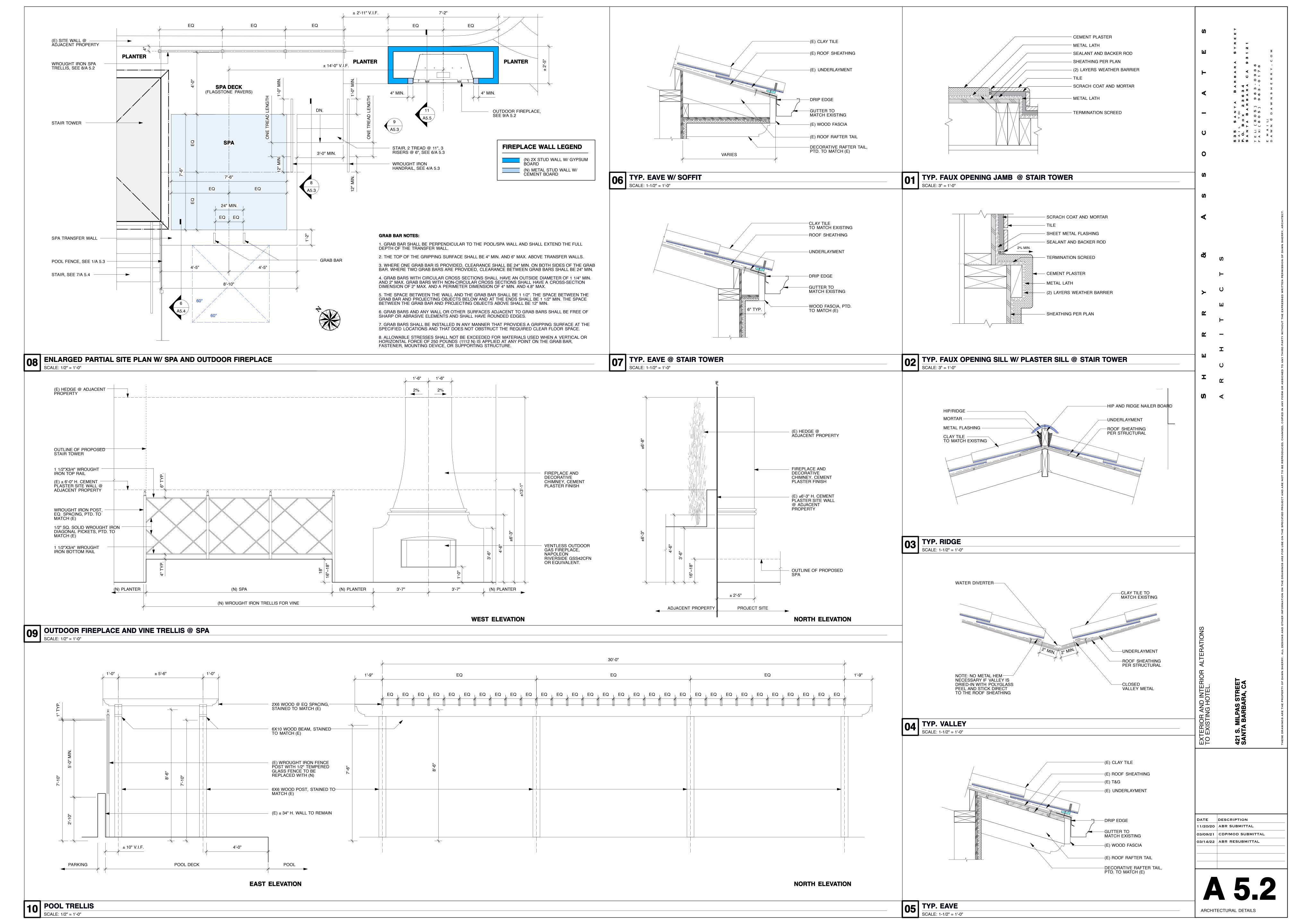
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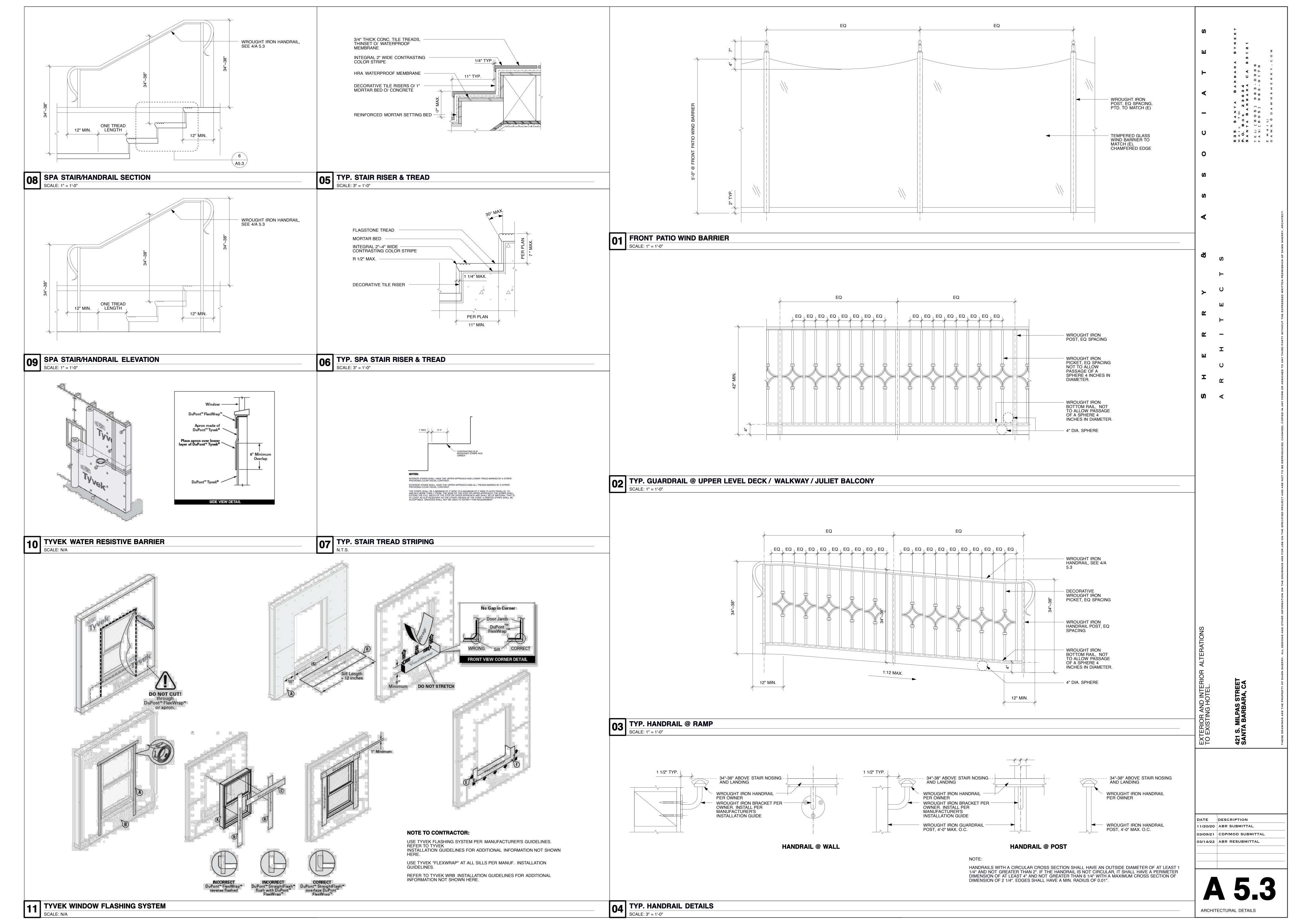
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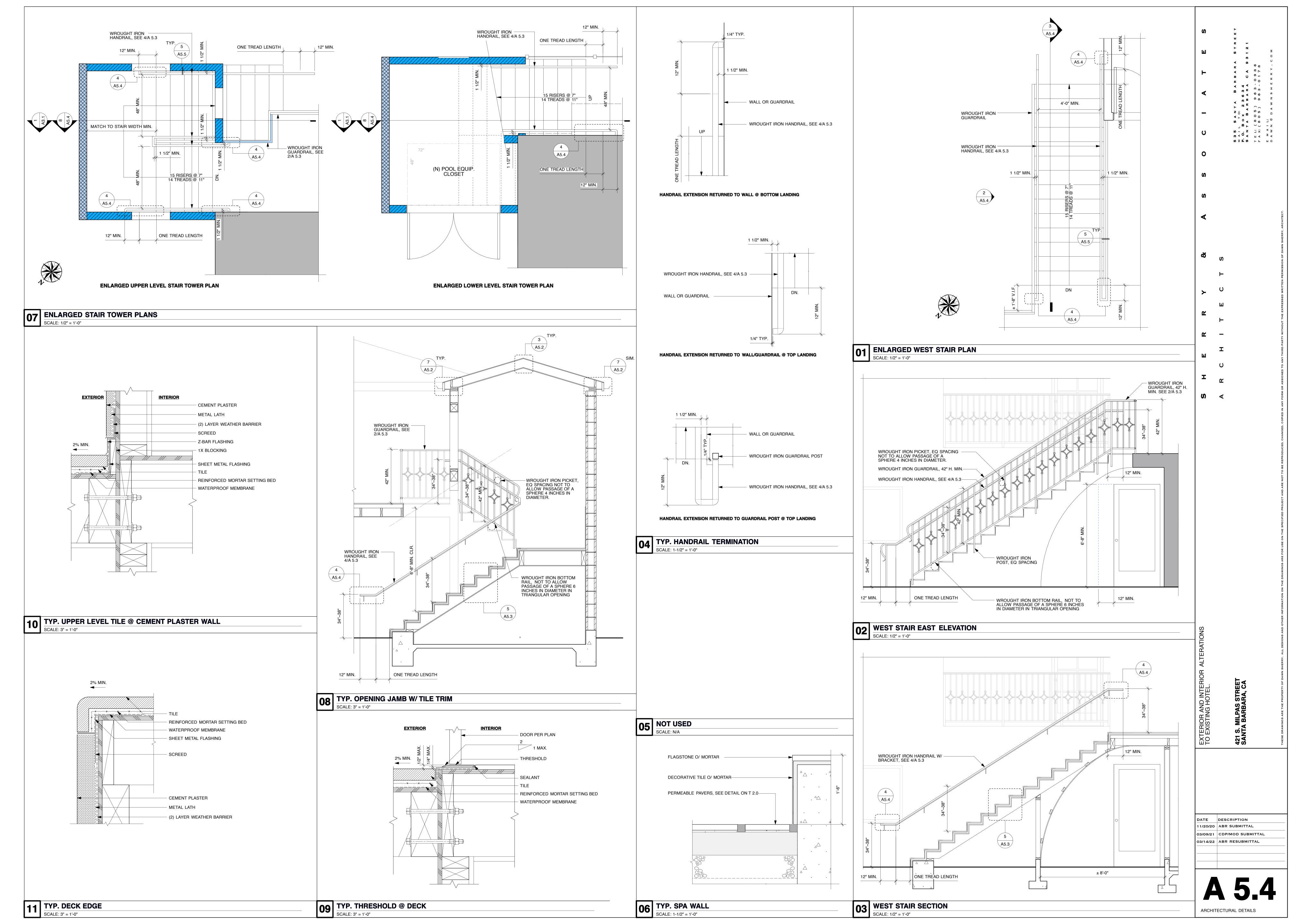
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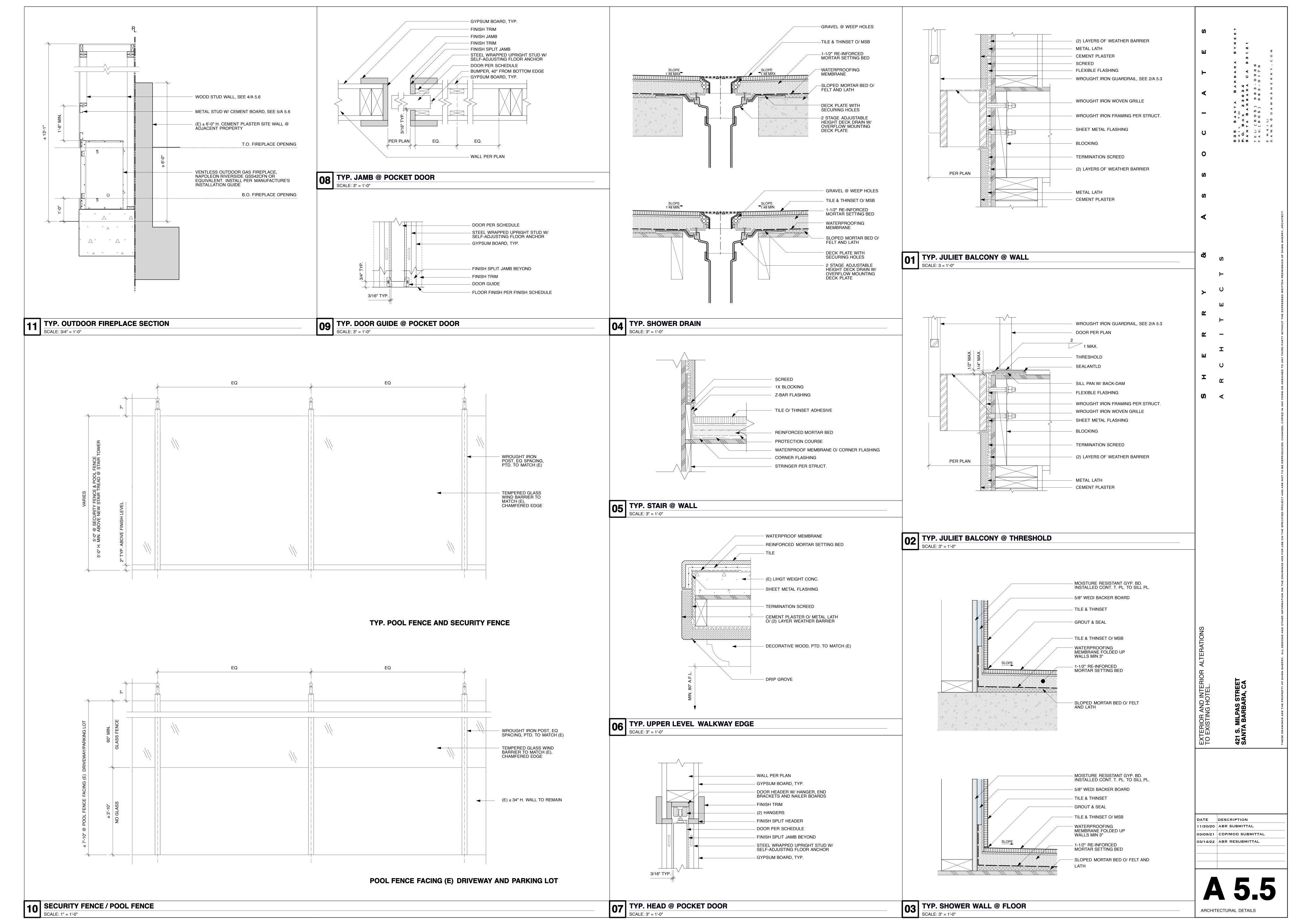
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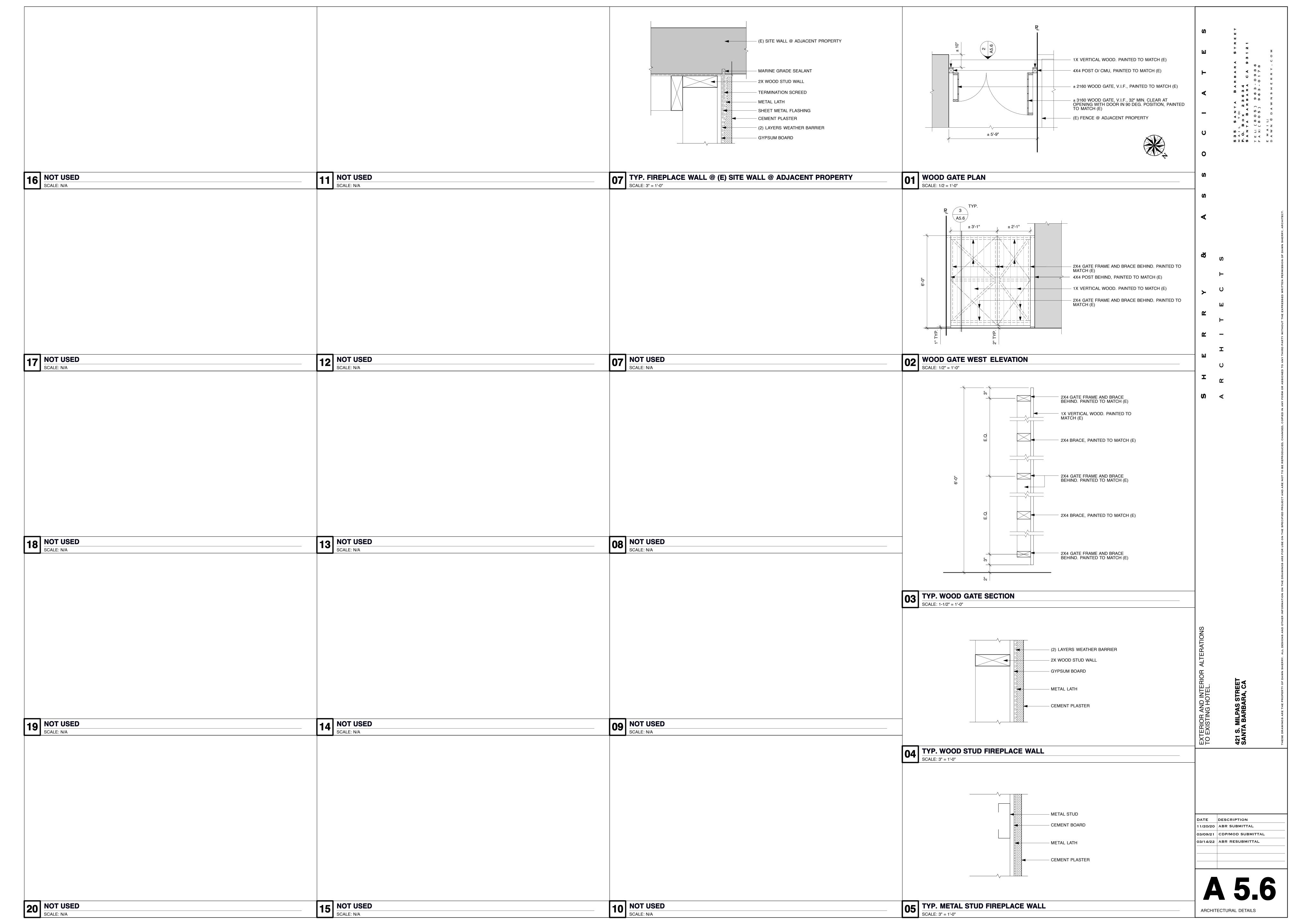


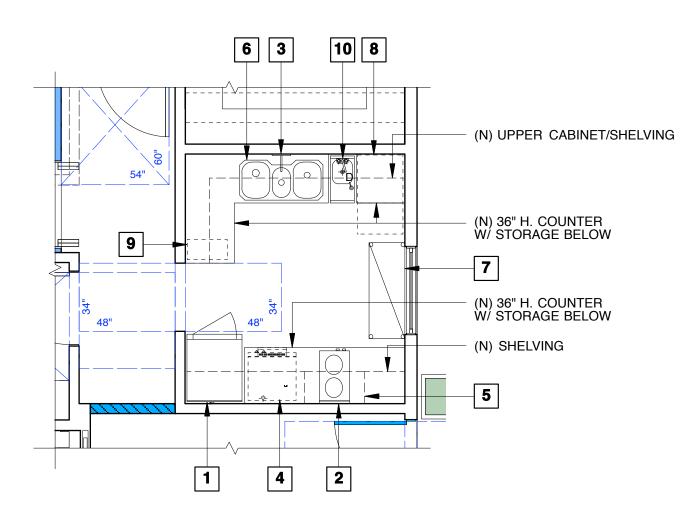














ENVIRONMENTAL HEALTH NOTES

ALL PERMANENT FOOD FACILITIES SHALL BE FULLY ENCLOSED IN A BUILDING CONSISTING OF PERMANENT FLOORS, WALLS AND AN OVERHEAD STRUCTURE. EXCEPTION: OUTDOOR BBQS, OUTDOOR DINING AREAS, PRODUCE STANDS AND SWAP MEET PREPACKAGED FOOD STANDS. ALL EQUIPMENT SHALL MEET NATIONAL SANITATION FOUNDATION (NSF) STANDARDS. FLOOR SURFACES IN ALL AREAS SHALL BE SMOOTH, DURABLE, NONABSORBENT AND EASILY CI FANABLE. FLOORING MUST CONTINUE UP THE WALL (OR TOE-KICKS ON COUNTERS) FOR 4", IN A SEAMLESS MANNER, FORMING A 3/8" MINIMUM RADIUS COVE AS AN INTEGRAL UNIT. EXCEPTION; NO COVING IS REQUIRED IN THE FOLLOWING AREAS: 1) DINING 2) AREAS WHERE FOOD IS STORED IN ORIGINAL, UNOPENED CONTAINERS.

FLOOR DRAINS ARE REQUIRED IN FLOORS THAT ARE WATERFLUSHED FOR CLEANING AND WHERE PRESSURE SPRAY METHODS FOR CLEANING EQUIPMENT ARE USED. (SLOPE 1:50) THE WALLS AND CEILINGS OF ALL ROOMS SHALL BE OF A DURABLE, SMOOTH, NONABSORBENT WASHABLE AND LIGHT COLORED SURFACE. EXCEPTION: 1) BAR AREAS, ROOMS WHERE FOOD IS STORED IN ORIGINAL, UNOPENED CONTAINERS AND DINING AREAS. 2) RÉSTROOMS, EXCLUSIVELY FOR PATRON USAGE. LIGHT SHALL MEAN A LIGHT REFLECTIVE VALUE OF 70% OR GREATER. BRICK, CINDERBLOCK OR TEXTURED SURFACES ARE UNACCEPTABLE.

WALL AREAS ADJACENT TO ALL SINKS SHALL BE SMOOTH, NONABSORBENT AND EASILY CLEANABLE FROM THE TOP OF THE COVING TO THE CEILING. ALL UTENSILS, DISPLAY CASES, WINDOWS, COUNTERS, SHELVES, TABLES, REFRIGERATION UNITS, SINKS, DISHWASHING MACHINES AND OTHER EQUIPMENT OR UTENSILS USED IN THE PREPARATION, SALE, SERVICE AND DISPLAY OF FOOD SHALL BE MADE OF NONTOXIC, NONCORROSIVE MATERIALS. UTENSILS SHALL BE MULTI-USE.

ALL DISPLAY CASES, COUNTERS, SHELVES, REFRIGERATION UNITS AND OTHER EQUIPMENT SHALL BE PROPERLY CONSTRUCTED SO AS TO BE DURABLE, SMOOTH, NONABSORBENT AND WASHABLE. EQUIPMENT SHALL BE PLACES ON THE FLOOR IN ONE OF THE FOLLOWING MANNERS: 1) ON 6" HIGH ROUND, SANITARY LEGS, 2) ON 4" CASTORS, 3) ON A 4" HIGH CURB TO ENABLE THE INSTALLATION OF 4" HIGH CONTINUOUS COVE BASE FLOORING.

ALL PLUMBING AND PLUMBING FIXTURES SHALL BE INSTALLED IN COMPLIANCE WITH APPLICABLE LOCAL PLUMBING ORDINANCES, SHALL BE MAINTAINED SO AS TO PREVENT ANY CONTAMINATION, AND SHALL BE KEPT CLEAN, FULLY OPERATIVE AND IN GOOD REPAIR. NO FLEX TUBING OR FLEX LINES WILL BE APPROVED. ALL WASTE LINES MUST BE HARD PIPED FROM THE TOP OF COUNTER TO

ALL EQUIPMENT WHICH GENERATES CONDENSATE AND LIQUID WASTES FROM STEAM TABLES, ICE MACHINES, ICE BINS, WALK-IN COOLERS AND WALK-IN FREEZERS, FOOD PREPARATION SINKS, ETC SHALL BE DRAINED BY MEANS OF INDIRECT WASTE PIPES INTO A FLOOR SINK OR OTHER APPROVED INDIRECT WASTE RECEPTOR. FLOOR DRAINS ARE NOT TO BE USED IN LIEU OF FLOOR SINKS. ALL FLOOR SINKS SHALL BE AT LEAST HALF EXPOSED OR OTHERWISE READILY ACCESSIBLE FOR INSPECTION AND CLEANING. FLOOR SINK SHOULD NOT POSE A TRIPPING HAZARD. ALL EXPOSED CONDUIT LINES SHALL BE MOUNTED OR ENCLOSED SO AS TO FACILITATE CLEANING. FLEX LINES SHALL BE ENCLOSED WITHIN WALLS. SUFFICIENT NATURAL OR ARTIFICIAL LIGHTING REQUIRED: FIFTY (50) FOOT CANDLES IN FOOD PREPARATION AND UTENSIL WASH AREAS, BARS, STORAGE AREAS AND RESTROOMS. SHATTERPROOF SHIELDS ON LIGHTS REQUIRED ABOVE FOOD PREPARATION, OPEN FOOD STORAGE, AND UTENSIL CLEANING AREAS. INTERIOR HOOD LIGHTING FIXTURES SHALL BE OF SHATTERPROOF CONSTRUCTION OR BE

INSTALLED WITH SHATTERPROOF SHIELDS. ALL SINKS MUST BE EQUIPPED WITH HOT AND COLD WATER DISPENSED FROM MIXING FAUCETS. A BACK FLOW PREVENTION DEVICE MAY BE REQUIRED ON WATER SUPPLY LINES TO FAUCETS WITH THREADED SPIGOTS AND OTHER EQUIPMENT. A FOOD FACILITY SHALL AT ALL TIMES BE CONSTRUCTED, EQUIPPED, MAINTAINED, AND OPERATED

AS TO PREVENT THE ENTRANCE AND HARBORAGE OF ANIMALS, BIRDS AND VERMIN, INCLUDING,

BUT NOT LIMITED TO INSECTS AND RODENTS. ALL EXTERIOR DOORS MUST BE EQUIPPED WITH APPROVED SELF-CLOSING DEVICES, EXCEPT FOR "OUTDOOR/OPEN AIR" OPERATIONS OTHERWISE APPROVED BY THIS DEPARTMENT. EACH DOOR MUST BE TIGHT-FITTING AND HINGED TO A SOLID WALL, AND NO DOOR STOPPERS ARE SHALL EVER BE USED. WHERE MULTIPLE SETS OF FRENCH DOORS/DOUBLE DOORS ARE PROPOSED, ONE DOOR OF EACH SET MUST BE PERMANENTLY FIXED IN AN APPROVED MANNER SUCH THAT THE HINGES ARE REMOVED AND THE PERMANENTLY FIXED PANEL CAN NO LONGER OPERATE AS A DOOR, BUT MAY STILL RETAIN THE ARCHITECTURAL LOOK OF A FRENCH DOOR SET FROM THE EXTERIOR OF THE BUILDING FOR AESTHETIC REASONS.

AIR CURTAIN DEVICES PROVIDED AT DELIVERY DOORS, SHALL BE PERMANENTLY WIRED AND INSTALLED SO THAT THE DEVICE WILL AUTOMATICALLY OPERATE WHENEVER THE DOOR OPENS AND SHALL MEET ANSI STANDARDS.

ALL OPERABLE WINDOWS SHALL BE SCREENED WITH NOT LESS THAN 16-MESH SCREENING. EVERY HOOD SHALL BE INSTALLED TO PROVIDE FOR THOROUGH CLEANING OF ALL INTERIOR AND EXTERIOR SURFACES, INCLUDING, BUT NOT LIMITED TO, THE HOOD, FILTERS, PIPING, LIGHTS,

TROUGHS, HANGERS, FLANGES, AND EXHAUST DUCTS. CONDUITS OF ALL TYPES. (I.E. PLUMBING, ELECTRICAL AND BEVERAGE DISPENSING LINES) SHALL BE INSTALLED WITHIN WALLS. BEVERAGÉ DISPENSING LINES MAY BE ENCLOSED WITHIN WALLS OR FLOORS. OR BE FURRED IN OR ENCASED IN AN APPROVED RUNWAY OR OTHER APPROVED SEALED ENCLOSURE. WHERE LINES ENTER A WALL OR OTHER ENCLOSURE, THE OPENING AROUND THE LINES MUST BE TIGHTLY SEALED. A CHASE OR RUNWAY WHICH ENCLOSES LINES IN THE FLOOR SHALL PROTRUDE AT LEAST SIX INCHES FROM FLOOR AND BE COVED AT THE BASE OF THE CHASE.

RESTRICTED FOOD SERVICE FACILITY NOTES

RESTRICTED FOOD SERVICE FACILITY:

A FOOD FACILITY OF 20 GUESTROOMS OR LESS THAT PROVIDES OVERNIGHT TRANSIENT OCCUPANCY ACCOMMODATIONS, THAT SERVES FOOD ONLY TO ITS REGISTERED GUESTS, THAT SERVES ONLY A BREAKFAST OR SIMILAR EARLY MORNING MEAL AND NO OTHER MEALS, AND THAT INCLUDES THE PRICE OF FOOD IN THE PRICE OF THE OVERNIGHT TRANSIENT OCCUPANCY ACCOMMODATION PER CFRC SECTION 113893.

(A) MECHANICAL EXHAUST VENTILATION EQUIPMENT SHALL BE PROVIDED OVER ALL COOKING EQUIPMENT AS REQUIRED TO EFFECTIVELY REMOVE COOKING ODORS, SMOKE, STEAM, GREASE, HEAT, AND VAPORS. ALL MECHANICAL EXHAUST VENTILATION EQUIPMENT SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, EXCEPT THAT FOR UNITS SUBJECT TO PART 2 (COMMENCING WITH SECTION 18000) OF DIVISION 13, AN ALTERNATIVE CODE ADOPTED PURSUANT TO SECTION 18028 SHALL GOVERN THE CONSTRUCTION STANDARDS.

(B) RESTRICTED FOOD SERVICE FACILITIES SHALL BE EXEMPT FROM SUBDIVISION (A), BUT SHALL STILL PROVIDE VENTILATION TO REMOVE GASES, ODORS, STEAM, HEAT, GREASE, VAPORS AND SMOKE FROM THE FOOD FACILITY. IN THE EVENT THAT THE ENFORCEMENT OFFICER DETERMINES THAT THE VENTILATION MUST BE MECHANICAL IN NATURE, THE VENTILATION SHALL BE ACCOMPLISHED BY METHODS APPROVED BY THE ENFORCEMENT AGENCY.

(C) THIS SECTION SHALL NOT APPLY TO COOKING EQUIPMENT WHEN THE EQUIPMENT HAS BEEN SUBMITTED TO THE LOCAL ENFORCEMENT AGENCY FOR EVALUATION, AND THE LOCAL ENFORCEMENT AGENCY HAS FOUND THAT THE EQUIPMENT DOES NOT PRODUCE TOXIC GASES, SMOKE, GREASE, VAPORS, OR HEAT WHEN OPERATED UNDER CONDITIONS RECOMMENDED BY THE MANUFÁCTURER. THE LOCAL ENFORCEMENT AGENCY MAY RECOGNIZE A TESTING ORGANIZATION TO PERFORM ANY NECESSARY EVALUATIONS.

(D) MAKEUP AIR SHALL BE PROVIDED AT THE RATE OF THAT EXHAUSTED.

ADEQUATE VENTILATION SHALL BE PROVIDED TO REMOVE GASES, ODORS, STEAM, HEAT, GREASE, VAPORS, AND SMOKE FROM THE FACILITY WHERE CIRCUMSTANCES WARRANT, MECHANICAL VENTILATION MAY BE NECESSARY. HOWEVER, COMMERCIAL HOODS THAT COMPLY WITH THE UNIFORM MECHANICAL CODE MAY NOT BE REQUIRED (CRFC SECTION 114149.1)

ADEQUATE CAPACITY TO MAINTAIN FOOD AT OR BELOW 41°F IS REQUIRED, BUT THE REFRIGERATOR NEED NOT MEET AN AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) STANDARD FOR COMMERCIAL REFRIGERATION. COMMERCIAL REFRIGERATION MAY BE NECESSARY TO ENSURE PROPER COOLING AND HOLDING TEMPERATURES FOR LARGE QUANTITIES OF FOOD [CRFC SECTION

ALL FOOD FACILITIES IN WHICH FOOD IS PREPARED OR MULTISERVICE UTENSILS AND EQUIPMENT ARE USED SHALL PROVIDE MANUAL METHODS TO EFFECTIVELY CLEAN AND SANITIZE UTENSILS (CRFC SECTION 114095). B&B AND AGRICULTURAL HOMESTAYS MUST PROVIDE AT LEAST ONE OF THE FOLLOWING FOR WASHING OF DISHES AND UTENSILS: A) A THREE-COMPARTMENT METAL SINK WITH DUAL INTEGRAL METAL DRAINBOARDS (SECTION

114099 A THROUGH C); OR B) A COMMERCIAL OR DOMESTIC DISHWASHER THAT IS CAPABLE OF PROVIDING HEAT OF AT LEAST 160° F TO THE SURFACE OF THE UTENSILS [CRFC SECTION 114101 (D)].

HANDWASHING FACILITIES:

FOR KITCHENS BUILT OR EXTENSIVELY REMODELED AFTER JANUARY 1, 1996, A SEPARATE HANDWASHING SINK IN FOOD PREPARATION AREAS AND WAREWASHING AREAS IS REQUIRED. FOR OLDER KITCHENS THE DOMESTIC KITCHEN SINK MAY BE USED FOR HANDWASHING. SOAP AND SINGLE-USE PAPER TOWELS IN DISPENSERS ARE REQUIRED (CRFC SECTION 113953).

DEQUATE, DEDICATED SPACE SHALL BE PROVIDED FOR THE STORAGE OF FOOD. ALL FOOD MUST BE STORED AT LEAST SIX INCHES OFF THE FLOOR OR IN CABINETS. CASED FOOD IN WATERPROOF CONTAINERS SUCH AS BOTTLES OR CANS MAY BE STORED ON A FLOOR THAT IS CLEAN AND NOT EXPOSED TO MOISTURE (CRFC SECTION 114047).

GENERAL EQUIPMENT NOTES:

BETWEEN THE TABLE AND THE EQUIPMENT.

MATERIALS THAT ARE USED IN THE CONSTRUCTION OF UTENSILS AND FOOD-CONTACT SURFACES OF EQUIPMENT SHALL NOT ALLOW THE MIGRATION OF DELETERIOUS SUBSTANCES OR IMPART COLORS, ODORS. OR TASTES TO FOOD AND UNDER NORMAL USE CONDITIONS SHALL BE SAFE, DURABLE, CORROSION-RESISTANT, AND NONABSORBENT, SUFFICIENT IN WEIGHT AND THICKNESS TO WITHSTAND REPEATED WAREWASHING, FINISHED TO HAVE A SMOOTH, EASILY CLEANABLE SURFACE, AND RESISTANT TO PITTING, CHIPPING, CRAZING, SCRATCHING, SCORING, DISTORTION, AND

(A) EQUIPMENT THAT IS FIXED BECAUSE IT IS NOT EASILY MOVABLE SHALL BE INSTALLED SO THAT IT

- (1) SPACED TO ALLOW ACCESS FOR CLEANING ALONG THE SIDES, BEHIND, AND ABOVE THE FOUIPMENT
- (2) SPACED FROM ADJOINING EQUIPMENT, WALLS, AND CEILINGS A DISTANCE OF NOT MORE THAN (1/32") ONE THIRTY-SECOND INCH.
- (3) SEALED TO ADJOINING EQUIPMENT OR WALLS, IF THE EQUIPMENT IS EXPOSED TO SPILLAGE

(B) EXCEPT AS SPECIFIED IN SUBDIVISIONS (C) AND (D), FLOOR-MOUNTED EQUIPMENT THAT IS NOT ÉÁSILY MOVABLE SHALL BE SEALED TO THE FLOOR (ON A 4" CURB) OR ELEVATED ON (CASTERS OR LEGS) THAT PROVIDE AT LEAST A SIX-INCH CLEARANCE BETWEEN THE FLOOR AND THE EQUIPMENT. (C) NOTWITHSTANDING SUBDIVISION (B), THIS SECTION SHALL NOT APPLY TO DISPLAY SHELVING UNITS, DISPLAY REFRIGERATION UNITS, AND DISPLAY FREEZER UNITS LOCATED IN THE CONSUMER SHOPPING AREAS OF A FOOD FACILITY IF THE FLOOR UNDER THE UNITS IS MAINTAINED CLEAN. (D) TABLE-MOUNTED EQUIPMENT THAT IS NOT EASILY MOVABLE SHALL BE INSTALLED TO ALLOW CLEANING OF THE EQUIPMENT AND AREAS UNDERNEATH AND AROUND THE EQUIPMENT BY BEING SEALED TO THE TABLE OR ELEVATED ON LEGS THAT PROVIDE AT LEAST A FOUR-INCH CLEARANCE

EQUIPMENT SCHEDULE DESCRIPTION MAKE/MODEL **ELECT. REQMTS** PLUMB. REQMTS FULL HT. REFRIGERATOR/FREEZER TRUE STG1DT-2HS-HC 115V/ 60Hz/ 1- PHASE/ 3.7 AMPS N/A 9' CORD W/ NEMA 5-15 PLUG INCL./ 5" CASTORS STD./ 15 AMP DED. CIRCUIT REQUIRED INDUCTION RANGE **VOLLRATH STA8002** 3.0 KW~4.0 KW @ 208~240V / 14.4~16.7 AMPS N/A 3' CORD W/ NEMA 6-30P PLUG INCL./ 30 AMP DED. CIRCUIT REQUIRED SINK FAUCET ADVANCE TABCO K-112 N/A NEMA 5-15P PLUG INCL./ 15 AMP DED. CIRCUIT REQUIRED. UNDERCOUNTER OPEN SHELF W/ 1" MIN. CLR. @ REAR AND SIDE, 8" MIN. CLR. @ TOP. 4 CONVECTION OVEN TURBOFAN EM22M3 110-120V/ 50/60HZ/ 1-PHASE/ 1.5KW/ 12 AMPS N/A 5 OVER-THE-RANGE CONVECTION MICROWAVE N/A 120V/ 60HZ/ 1-PHASE/ 15 AMPS 39" 120V-3 PRONG INCL./ 15 AMP DED. CIRCUIT REQUIRED BOSCH HMVP053U 1/2" IPS HOT AND COLD WATER/ 1-1/2" IPS DRAIN CONNECTION | 6 | UNDERMOUNT SINK KOHLER K-3166 N/A SINGLE FILL & RINSE: 3/4" FEMALE HOSE FITTING DRAIN: 19mm O.D. BARB FITTING 7 S/S WORKTABLE W/ UNDERSHELF ACCESSORY CORD KIT AVAILABLE/ 40 AMP DED. CIRCUIT REQUIRED CUSTOM STAINLESS WORKTABLE N/A 208 V/ 60HZ/ 1-PHASE/ 30 AMPS 240 V/ 60HZ/ 1-PHASE/ 30 AMPS UNDERCOUNTER DISHWASHER **HOBART CUH-1** N/A N/A UNDERCOUNTER W/ PULL OUT CABINET TRASH CAN N/A CARLISLE 34201523 10 HAND SINK KROWNE 18-12DST N/A 1/2" IPS HOT AND COLD WATER/ 1-1/2" IPS DRAIN CONNECTION

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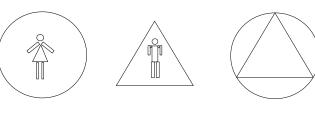
DATE DESCRIPTION 11/20/20 ABR SUBMITTAL 03/09/21 CDP/MOD SUBMITTAL 03/14/22 ABR RESUBMITTAL

EQUIPMENT PLAN/ SCHEDULE



ACCESSIBILITY GENERAL NOTES

IDENTIFICATIONS SYMBOLS: DOORWAYS LEADING TO MEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY AN EQUILATERAL TRIANGLE 1/4 INCH THICK WITH EDGES 12 INCHES LONG AND A VERTEX POINTING UPWARD. WOMEN'S SANITARY FACILITIES SHALL BE IDENTIFIED BY A CIRCLE, 1/4 INCH THICK AND 12" DIAMETER. THESE GEOMETRIC SYMBOLS SHALL BE CENTERED ON THE DOOR AT A HEIGHT OF 58"-60" AND THEIR COLOR AND CONTRAST SHALL BE DISTINCTLY DIFFERENT FROM THE COLOR AND CONTRAST OF THE DOOR. ALSO REFER TO SECTION 3105 A (E) OF THE CALACS ACCESSIBILITY STANDARDS FOR ADDITIONAL SIGNAGE REQUIREMENTS. PROVIDE WALL-MOUNTED SYMBOL ON THE WALL ADJACENT TO THE LATCH OF THE DOOR TO THE TOILET ROOM: BORDER DIM. MIN. 6" IN HEIGHT W/ VERBAL DESCRIPTION SHALL BE CENTERED ON THE WALL 58"-60" A.F.F. WITH LETTERS AND NUMERALS PER 11B-703 & 2 CAL. TITLE 24. DIRECTLY BELOW SYMBOL W/ CHARACTERS AND BACKGROUND PER 11B-703.2.1 CAL. TITLE 24. SIGN



WATER CLOSET HEIGHT SHALL BE BETWEEN 17 AND 19 INCHES MEASURED FROM THE FLOOR TO THE TOP OF THE TOILET SEAT. TOILET SEATS SHALL NOT AUTOMATICALLY RETURN TO A LIFTED POSITION. MIRROR SHALL BE MOUNTED WITH REFLECTIVE EDGE NO HIGHER THAN 40" A.F.F.

LAVATORY RIM SHALL NOT EXCEED 34" IN HEIGHT.

WITH SELF-CLOSING VALVES SHALL REMAIN OPEN FOR NO LESS THAN 10 SECONDS. LAV. FAUCETS SHALL REQUIRE 5LBS MAX. FORCE TO OPERATE. LAVATORY AND WHEELCHAIR KNEE AND TOE SPACE SHALL BE 17" DEEP, MIN. (WITH 9" MIN. KNEE SPACE AND 6" MAX. TOE CLEARANCE), 27" CLEAR HEIGHT, MIN. PIPES BENEATH LAVATORIES SHALL BE CONFIGURED OR INSULATED TO PROTECT AGAINST CONTACT FROM PERSONS USING THE FIXTURE. NO SHARP OR ABRASIVE SURFACES SHALL BE PRESENT UNDER LAVATORIES.

ACCEPTABLE DESIGNS IN FAUCETS INCLUDE PUSH, ELECTRONIC, AND LEVER MECHANISMS. FAUCETS

REQUIRED EXITS SHALL COMPLY WITH TITLE 24 AND SHALL INCLUDE LEVER TYPE HARDWARE, PANIC BARS, PUSH PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. THERE SHALL BE A LEVEL FLOOR AT DOOR LANDINGS/MANEUVERING AREAS AND THE FLOOR SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS FOR EXTERIOR DOORS AND 5 LBS FOR INTERIOR DOORS. DOORS SHALL BE EQUIPPED WITH PROPER SMOOTH 10" MINIMUM KICKPLATE.

RAILING AT STAIRWAYS SHALL BE MOUNTED 34" - 38" ABOVE TREAD NOSING WITH A 12" RETURN AT THE BASE AND LANDING OF THE STAIRWAY (ENDS TERMINATING INTO WALL). RAILING SHALL BE MOUNTED EXACTLY 1 1/2" FROM WALL WITH A HANDGRIP OF NOT LESS THAN 1 1/4" NOR MORE THAN 1 1/2" IN DIAMETER WITH A SMOOTH SURFACE AND NO SHARP CORNERS.

URINAL FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST AND SHALL BE MOUNTED NO MORE THAN 44" A.F.F. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS. GRAB BARS: THE DIAMETER OR WIDTH OF THE GRIPPING SURFACES OF A GRAB BAR SHALL BE 1 1/4" TO 1 1/2" OR THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. IF GRAB BARS ARE MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BARS SHALL BE 1 1/2" CLEAR. THRESHOLD AT FACILITY ENTRANCE: FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN

THE TOP OF THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" IS BEVELED AT A MAX. GRADIENT OF 1:2 (1/4" MAX. VERT. EDGE IS ALLOWABLE @ THRESHOLDS). TOWEL, SANITARY NAPKINS, WASTE RECEPTACLES: WHERE TOWEL, SANITARY, NAPKINS, WASTE RECEPTACLES, AND OTHER SIMILAR DISPENSING & DISPOSAL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH TYPE IS LOCATED W/ ALL OPERABLE PARTS, INCLUDING COIN SLOTS, AT MAX. HT. OF 40." A.F.F. WHERE FOOD OR DRINK IS SERVED, COUNTER SHALL NOT EXCEED 34" IN HEIGHT FOR A MIN. LENGTH OF 5'-0". A KNEE CLEARANCE SPACE SHALL ALSO BE PROVIDED THAT IS AT LEAST 27" HIGH, 19" DEEP AND 30"

POINT OF SALE COUNTER SHALL BE MOUNTED MAX. 34" A.F.F., PROVIDE MIN. 36" CLEAR SPACE ON CUSTOMER SIDE OF COUNTER.

MEANS OF EGRESS IDENTIFICATION NOTES:

SHALL PROVIDE EQUIVALENT LUMINANCE AND BE LISTED FOR THE PURPOSE.

SIGN SHALL BE VISIBLE ALONG THE APPROACHING PEDESTRIAN ACCESS.

WHERE PERMANENT IDENTIFICATION SIGNAGE IS PROVIDED FOR ROOMS AND SPACES THEY SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE ENTERS THE ROOM OR SPACE. SIGNS THAT IDENTIFY EXITS SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE EXITS THE ROOM OR

MOUNTING LOCATION & HEIGHT (CBC 11B-703.4): WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS & SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL, PREFERABLY ON THE RIGHT. MOUNTING HEIGHT SHALL BE 48" MIN. AF.F. TO OR GROUND SURFACE. MEASURED FROM THE BASELINE OF

BRAILLE CHARACTER & 60" MAX. A.F.F. OR GROUND SURFACE, MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS, PER CBC SECTION 11B-703.3-4 SIGN SHALL BE "TACTILE" COMPLYING WITH CBC 11B-703.3-4: CONTRACTED GRADE 2 BRAILLE SHALL BE USED. DOTS SHALL BE 1/10 INCH O.C. WITH 2/10 SPACE BETWEEN CELLS. DOTS SHALL BE RAISED A MIN. OF 1/40 INCH ABOVE BACKGROUND.

LETTERS AND NUMBERS ON SIGNS SHALL BE RAISED 1/32" MINIMUM AND SHALL BE SANS-SERIF UPPERCASE CHARACTERS ACCOMPANIED BY GRADE 2 BRAILLE.

RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8" HIGH AND A MAX. OF 2" HIGH. PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL

DESCRIPTION PLACED DIRÈCTLY BELOW THE PICTOGRAM. THE OUTSIDE OF THE PICTOGRAM SHALL BE A MIN. 6" IN HEIGHT. ILLUMINATION (CBC 1006.2): SIGN SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOTCANDLES (54LX) FROM EITHER OF TWO ELECTRIC LAMPS. INTERNALLY ILLUMINATED SIGNS

POWER SOURCE (CBC 1006.3): EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 1 1/2 HOURS IN CASE OF EXIT SIGNS SHALL ALSO BE CONNECTED TO AN EMERGENCY ELECTRICAL SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR SET, AND THE SYSTEM SHALL BE INSTALLED IN ACCORDANCE W/ THE ELECTRICAL CODE.

ACCESSIBILITY SIGNAGE

PROVIDE TACTILE EXIT SIGNAGE AT LOWER LEVEL AT PRIMARY ENTRANCE. ALL TACTILE SIGNS SHALL MEET THE REQUIREMENTS PER CBC 11B-703.3-4 PROVIDE INTERNATIONAL SIGN OF ACCESSIBILITY AT PRIMARY ENTRANCE. SIGN SHALL BE A WHITE FIGURE ON A BLUE BACKGROUND. SIGN SHALL BE LOCATED ON THE WALL OR GLASS ADJACENT TO THE ENTRANCE OUTSIDE OF THE DOOR. MOUNTING HEIGHT SHALL BE B/WN 48" MIN. -60" MAX. A.F.F. TO CENTER

OPERATING MECHANISM

11B-309 OPERABLE PARTS

1. **GENERAL.** CONTROLS AND OPERATING MECHANISMS IN ACCESSIBLE SPACES, ALONG ACCESSIBLE ROUTES OR AS PARTS OF ACCESSIBLE ELEMENTS (FOR EXAMPLE, LIGHT SWITCHES AND DISPENSER CONTROLS) AND THOSE REQUIRED TO BE ACCESSIBLE SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION.

2. CLEAR FLOOR SPACE. CLEAR FLOOR SPACE (30" x48") COMPLYING WITH SECTION 11B-305 THAT ALLOWS A FORWARD OR PARALLEL APPROACH BY A PERSON USING A WHEELCHAIR SHALL BE PROVIDED AT CONTROLS, DISPENSERS, RECEPTACLES AND OTHER

3. **HEIGHT.** THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITHIN AT LEAST ONE OF THE REACH RANGES SPECIFIED IN SECTIONS 11B-308.

4. OPERATION. CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS (22.2 N) OF FORCE.

DOOR NOTES:

ALL DOORS ARE (E) TO BE REMAIN UNLESS NOTED OTHERWISE.

CONFIRM THAT THRESHOLDS OF ALL ACCESSIBLE ENTRANCES MEET REQUIREMENTS: CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" IS BEVELED AT A MAX. GRADIENT OF 1:2. NOTE: A

1/4" MAX. VERTICAL EDGE IS ALLOWABLE AT THRESHOLDS. CBC 11B-404.2.5 -THRESHOLD AT FACILITY ENTRANCE: FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE TOP OF THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" IS BEVELED AT A MAX. GRADIENT OF 1:2 (1/4" MAX. VERT. EDGE IS ALLOWABLE @ THRESHOLDS).

DOORS/ GATES AT TRASH ENCLOSURES SHALL BE MADE ACCESSIBLE. THERE SHALL BE A LEVEL FLOOR OR LANDING ON EACH SIDE OF A DOOR (MAX. 2% SLOPE).

CBC 11B-404.2.4.4: THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL COMPLY WITH MANEUVERING CLEARANCES PER CB 11B-302. CBC 11B-404.2- REFER TO FLOOR PLAN FOR MINIMUM MANEUVERING CLEARANCES AT DOORS. THE FLOOR OR GROUND AREA SHALL BE LEVEL & CLEAR. THE LEVEL AREAS SHALL HAVE A LENGTH IN THE DIRECTION OF THE DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 48" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION. EXCEPTION: THE LENGTH OPPOSITE THE DIRECTION OF THE DOOR SWING SHALL BE A MIN. OF 44" - 48" DEPENDING ON APPROACH WHERE THE DOOR HAS NO CLOSER AND THE APPROACH TO THE DOOR BY A PERSON IN A WHEELCHAIR CAN BE MADE FROM THE LATCH SIDE, OR IF THE DOOR HAS

NEITHER LATCH NOR CLOSER AND APPROACH CAN BE MADE FRÓM THE HINGE SIDE. CBC 11B-404.2.7- DOOR AND GATE HARDWARE: HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON DOORS AND GATES SHALL COMPLY WITH SECTION 11B-309.4. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MIN. AND 44" MAX. ABOVE THE FINISH FLOOR. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

CBC 11B-404.2.8 CLOSING SPEED: 1. DOOR CLOSERS AND GATE CLOSERS: DOOR CLOSERS AND GATE CLOSERS SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 90 DEGREES, THE TIME REQUIRED TO MOVE THE DOOR TO A POSITION OF 12 DEGREES FROM THE LATCH IS 5 SECONDS MINIMUM. 2. SPRING HINGES: DOOR AND GATE SPRING HINGES SHALL BE ADJUSTED SO THAT FROM THE OPEN POSITION OF 70 DEGREES, THE DOOR OR GATE SHALL MOVE TO THE CLOSED POSITION IN 1.5 SECONDS MINIMUM.

CBC 11B-404.2.9- DOOR AND GATE OPENING FORCE. THE FORCE FOR PUSHING OR PULLING OPEN A DOOR OR GATE SHALL BE AS FOLLOWS: 1. INTERIOR HINGED DOORS AND GATES: 5 LB MAX. 2. SLIDING OR FOLDING DOORS: 5 LB MAX.

3. REQUIRED FIRE DOORS: THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY, NOT TO EXCEED 15 LB. 4. EXTERIOR HINGED DOORS: 5 LB MAX.

CBC 11B-404.2.10- SWINGING DOOR AND GATE SURFACES WITHIN 10 INCHES (254 MM) OF THE FINISH FLOOR OR GROUND MEASURED VERTICALLY SHALL HAVE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR OR GATE. PARTS CREATING HORIZONTAL OR VERTICAL JOINTS IN THESE SURFACES SHALL BE WITHIN 1 /16" OF THE SAME PLANE AS THE OTHER AND BE FREE OF SHARP OR ABRASIVE EDGES . CAVITIES CREATED BY ADDED KICK PLATES SHALL BE CAPPED.

ALL EXTERIOR DOORS SHALL BE EQUIPPED WITH SELF-CLOSING DEVICES.

REQUIRED EXITS SHALL COMPLY WITH TITLE 24 AND SHALL INCLUDE LEVER TYPE HARDWARE, PANIC BARS, PUSH PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. THERE SHALL BE A LEVEL FLOOR AT DOOR LANDINGS/MANEUVERING AREAS AND THE FLOOR SHALL NOT BE MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 LBS FOR EXTERIOR DOORS AND 5 LBS FOR INTERIOR DOORS. DOORS SHALL BE EQUIPPED WITH PROPER SMOOTH 10" MINIMUM KICKPLATE.

POWERED DOOR NOTES:

FULL-POWERED AUTOMATIC DOORS SHALL COMPLY WITH ANSI/BHMA A156.10. LOW-ENERGY AND POWER-ASSISTED DOORS SHALL COMPLY WITH ANSI/BHMA A156.19. POWERED DOORS SHALL BE CONTROLLED ON BOTH THE INTERIOR AND EXTERIOR SIDES OF THE DOORS BY SENSING DEVICES, PUSH PLATES, VERTICAL ACTUATION BARS OR OTHER SIMILAR OPERATING DEVICES COMPLYING WITH SECTIONS 11B-304, 11B-305 AND 11B-308. AT EACH LOCATION WHERE PUSH PLATES ARE PROVIDED THERE SHALL BE TWO PUSH PLATES; THE CENTERLINE OF ONE PUSH PLATE SHALL BE 7 INCHES MINIMUM AND 8 INCHES MAXIMUM ABOVE THE FLOOR OR GROUND SURFACE AND THE CENTERLINE OF THE SECOND PUSH PLATE SHALL BE 30 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE THE FLOOR OR GROUND SURFACE. EACH PUSH PLATE SHALL BE A MINIMUM OF 4 INCHES DIAMETER OR A MINIMUM OF 4 INCHES BY 4 INCHES SQUARE AND SHALL DISPLAY THE

INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 11B-703.7.

WHERE MEANS OF EGRESS DOORS ARE OPERATED OR ASSISTED BY POWER, THE DESIGN SHALL BE SUCH THAT IN THE EVENT OF POWER FAILURE, THE DOOR IS CAPABLE OF BEING OPENED MANUALLY TO PERMIT MEANS OF EGRESS TRAVEL OR CLOSED WHERE NECESSARY TO SAFEGUARD MEANS OF EGRESS PER CBC 1010.1.4.2.

LOW ENERGY OPERATED DOORS SHALL COMPLY WITH FORCE TO STOP DOOR FROM OPENING OR CLOSING IS 15 LBS. MAXIMUM; IT SHALL REMAIN OPEN FOR A MINIMUM OF 5

PER BHMA A156.19 THE SIGNAGE REQUIRED IS 6" MINIMUM DIAMETER WITH 5/8" MINIMUM HEIGHT BLACK LETTERING ON A YELLOW BACKGROUND, MOUNTED AT 50" ABOVE FINISH FLOOR ±12" TO THE CENTERLINE AND VISIBLE FROM BOTH SIDES SAYING "AUTOMATIC CAUTION DOOR" AND ADD AN ADDITIONAL SIGN AT BOTH THE INTERIOR AND EXTERIOR WHICH STATES "ACTIVE SWITCH TO OPERATE".

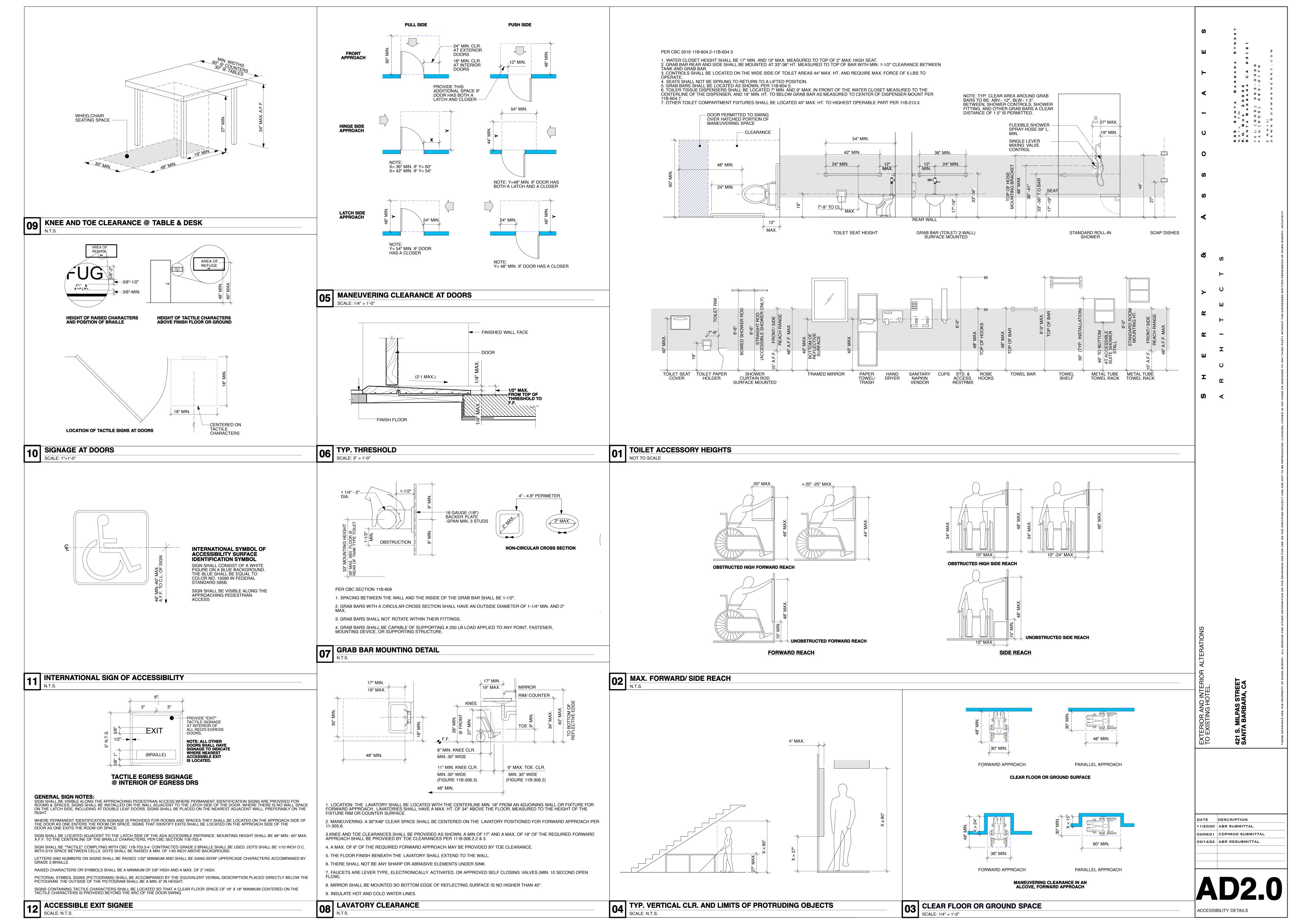
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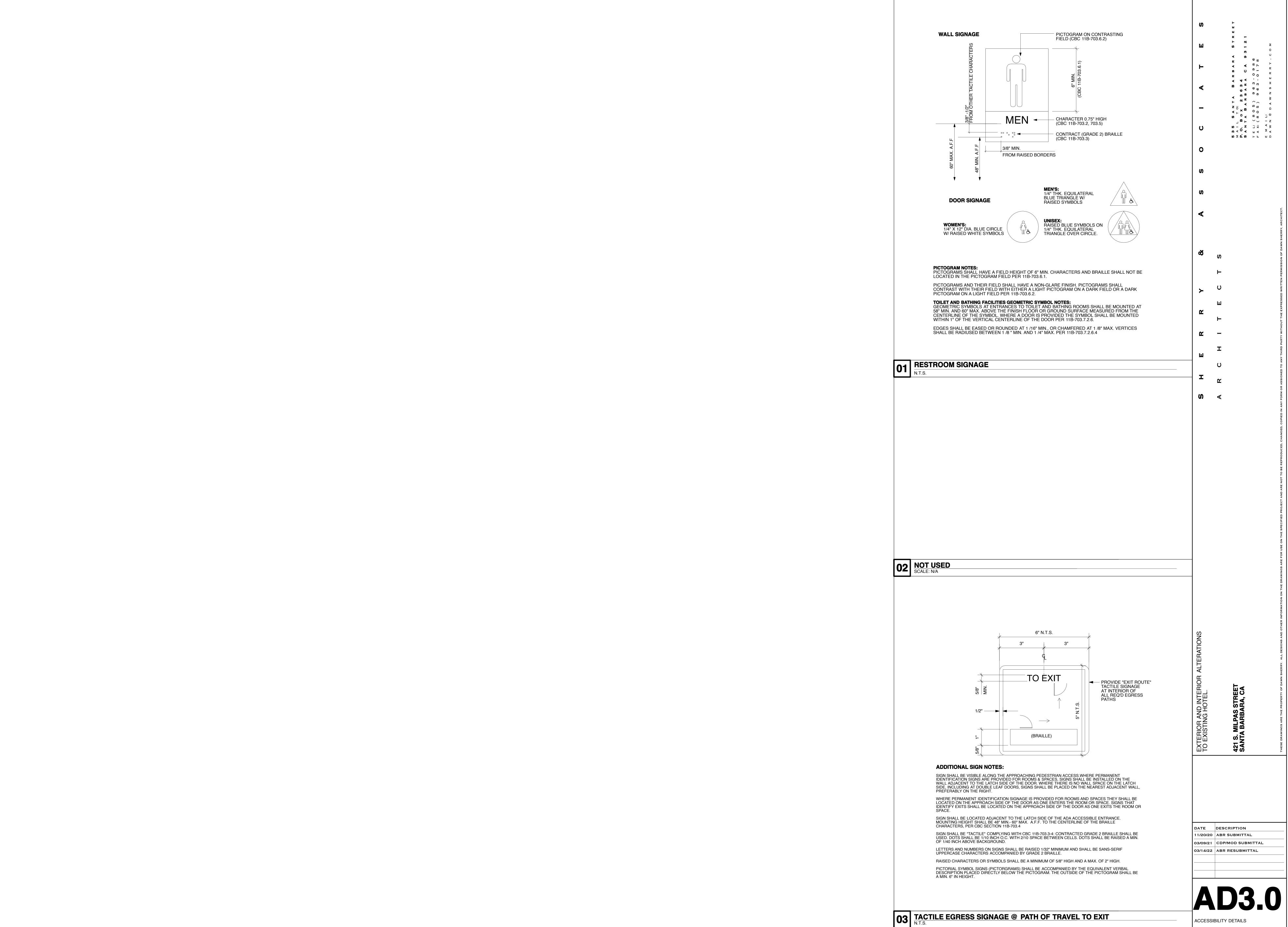
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DATE DESCRIPTION 11/20/20 ABR SUBMITTAL 03/09/21 CDP/MOD SUBMITTA 03/14/22 ABR RESUBMITTA

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STRUCTURAL DESIGN PARAMETERS

_		
	GENERAL PARAMETERS	
	BUILDING CODES	
	NDS 2018 / SDPNS-19 2019 CBC ACI 318-19 AISC 34 ASCE 7-16 ACI 530-18 TMS 40 AISC 360-19 AISC 358-19	41-18
	Max. Height (above grade)	20 1
	Roof DL/LL (psf)	30/2
	Floor DL/LL (psf)	20/
	SOILS VALUES EXTRA	= 1000 p
	Bearing Pressure (Conventional)	1100 p
	Lateral Passive	250 p
	EFP (at-rest, level)	65 p
	EFP (active, level)	50 p
	Friction Coefficient	0.
	Soil Classifications	SAN

SOILS REPORT: BRAUN & ASSOCIATES, INC.

W.O.#3227

ANCHOR BOL

ARCHITECT

BLOCKING

BOUNDARY

BETWEEN

CLEAR

COLUMN

COMMON

CENTER

DECKING

DIAGONAL

DIAMETER

DIMENSION

DRAWING

EXISTING

ELEVATION

FOUIPMENT

EACH WAY

EXTERIOR

F.O. PLY FACE OF PLYWOOD

EDGE NAILING

EACH

CONCRETE

CONDITION

CONSTRUCTION

CONTINUOUS

DOUGLAS FIR

CENTERLINE

CONTROL JOINT

CONCRETE MASONRY UNIT HS

COMPLETE PENETRATION LLO

FLAT HEAD WOOD SCREW OPNG

FACE OF CONCRETE

FACE OF BLOCK

FACE OF STUD

FACE OF WALL

ABOVE

BLOCK

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BUELLTON, CA. 93427

JULY 20, 2021 BUILDING LOADS

Per CBC 1603.1.1 Per CBC 1603.1.2

FLOOR LIVELOADS:

- Uniformly Distributed Load = 40psf Concentrated Load = — Impact Load = —
- Live Load Deduction: Y/N = NRoof Live Load = 20psf Roof Dead Load = 30psf Floor Dead Load = 22psf

BLK

COND

CTR

DET

DIAG

DIAM

DECKG

WIND DESIGN DATA (per CBC 1603 1 4).

WIND DESIGN DATA (per C	BC 1603.1.4):	<u>CO</u> 1	RROSION PROTECTION
Wind Speed	Vult = 110 mph Vasd = 85 mph	1.	METAL IN CONTACT WITH MOISTURE AND TREATMENT PRODUCTS SHALL BE PROTECTED AGAINST CORROSION.
Risk Category ${\mathbb I}$		2.	PROTECTION CAN BE PAINT, GALVANIZATION, OR USE OF STAINLESS STEEL,
Exposure Category	С		(NOT TYPE 304).

Equiv. Lat. Force

Internal Pressure Coefficient, GCpi GEIGNIC DEGICAL DATA /non CRC 1/02 LE).

SEISMIC DESIGN DATA (per	CBC 1	<u>603.1.5):</u>
Risk Category		П
Site Class		D
Seismic Design Category		E
Spectral Response Accelerations	S s S 1	= 2.183 = 0.794
Spectral Response Coefficients	S _{DS} S _{DI}	= 1.746 = NULL
Seismic Force Resisting System(s	5)	A.15*

** Design Forces Obtained w/ Most Stringent R-value of 6.5

TRUS JOIST PRODUCT

RADIUS

REINFORCING

REQUIRED

RETURN

ROUGH

REVISION

REDWOOD

SCHEDULE

SCREW

SECTION

SHEATHING

STANDARD

STRUCTURAL

SHORT LEG OUTSTANDING

SHORT LEG VERTICAL

SURFACED 4 SIDES

TOP AND BOTTOM

TEMPERATURE

TOP OF BLOCK

TOP OF SLAB

TOP OF WALL

T.O. PLY TOP OF PLYWOOD

TYPICAL

VERTICAL

VOLUME

WITHOUT

WEIGHT

MITH

T.O. STL TOP OF STEEL

TOP OF CONCRETE

TOP OF PARAPET

TONGUE AND GROOVE

TAPERED STEEL GIRDER

UNLESS NOTED OTHERWISE

VERIFY IN FIELD

SPECIFICATION

SIMII AR

SLIP CRITICAL

Response Modification Factor, R

Redundancy Factor, p

Analysis Procedure Used

* See ASCE 7-16 Table 12.2.1

For Plywood Shearwalls.

RAD

REQ

RET

REV

RGH

RWD

SCH

SIM

SLO

SLV

SPEC

STD

ΤŧΒ

TEMP

TOC

TOP

TΜ

TYP

UNO

VERTS

VIF

VOL

W/0

W/

REINF

ABBREVIATIONS

FRAMING

FOOT

FOOTING

GAUGE

GRADE

HEADER

HANGER

HORIZONTAL

INFORMATION

KILN DRIED

LIGHTWEIGHT

MACHINE BOLT

NOT IN CONTRACT

OUTSIDE DIAMETER

PRESSURE TREATED DOUGLAS FIR WT

MASONRY

MATERIAL

MAXIMUM

MINIMUM

NUMBER

NEAR SIDE

ON CENTER

OPENING

PLYWOOD

PLYWOOD

PANEL

PAIR

POINT

MECHANICAL

LONG LEG OUTSTANDING STR

LONG LEG VERTICAL 545

INTERIOR

JOIST

HIGH STRENGTH

GALVANIZED

GRADE BEAM

GLUE LAM BEAM

FAR SIDE

FRAMG

FTG

HNGR

HNGRS

HOR

INT

KD

MECH

PNL

Seismic Response Coefficient, Cs

Design Base Shear (ASD ~ 0.7CsW)

6.5** TUMBLED N/A 0.244 5. FACTORY COATINGS OF GI85, FOR SHEET METAL PRODUCTS IS ACCEPTABLE. V = CsW

THIS INCLUDES, BUT IS NOT LIMITED TO:

· REINFORCING STEEL

• FASTENERS & NAILS

· SHAPES, PLATES, & BARS

SHEET METAL

OR ASTM A653.

FASTENERS

PRODUCT

SHEET METAL CONNECTORS

- THE FOLLOWING STANDARDS SHALL APPLY: B487 F1789 A767 A143 A780 A384 B6 A90 E376 A385
- CONNECTOR ASSEMBLIES PRIMARILY NUTS, BOLTS, AND WASHERS SHALL BE SHIPPED ASSEMBLED TO ENSURE PROPER FIT.

PROCESSES SHALL BE IN ACCORDANCE WITH ASTM 153, ASTM 123, ASTM B695,

GALVANIZING

A123

A123

A123

A153

A153

THICKNESS OR AMOUNT

10 MILS DFT

10 MILS DFT

10 MILS DFT

2 OZ PER SF

2 OZ PER SF

- ALTER THREADED PRODUCT DIMENSION TO ENSURE FIT AFTER GALVANIZATION.
- 9. GALVANIZE ALL PRODUCTS AFTER FABRICATION, UNLESS ITEM IS FACTORY MADE AND/OR DIRECTED BY ENGINEER.

REINFORCING STEEL CONCRETE AND CONCRETE BLOCK REFERENCE STANDARDS:

(1) ACI 301-14 "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE", SECTION 3 "REINFORCEMENT SUPPORTS."

(2) ACI SP-66 "ACI DETAILING MANUAL" INCLUDING ACI 315 "DETAILS AND DETAILING OF

- CONCRETE REINFORCEMENT."
- (3) CRSI MSP-2-07 "MANUAL OF STANDARD PRACTICE." (4) ANS/AWS DI.4 "STRUCTURAL WELDING CODE - REINFORCING STEEL."
- (5) CBC CHAPTER 19 CONCRETE.
- (6) ACI 318-14 LATEST EDITION. (7) CONFORM TO ASTM A-185, FOR WELDED WIRE FABRIC

CONFORM TO ACI SEC. 3.1.1 "SUBMITTALS, DATA AND DRAWINGS." SUBMIT PLACING DRAWINGS SHOWING FABRICATION DIMENSIONS AND LOCATIONS FOR PLACEMENT OF REINFORCEMENT AND REINFORCEMENT SUPPORTS.

MATERIALS:

REINFORCING BARS...ASTM A615, \$ SUPPLEMENT SI GRADE 60, DEFORMED BARS, Fy = 60,000 PSI ...CRSI MSP-2-07, CHAPTER 3 "BAR SUPPORTS." TIE WIRE.. ..16.5 GAGE OR HEAVIER, BLACK ANNEALED FIBROUS REINFORCEMENT. ...FIBERMESH OR APPROVED EQUIVALENT. .(SEE CIP CONCRETE FOR SPECIFICATIONS)

CONFORM TO ACI 318-14. "FABRICATION", AND ACI SP-66 "ACI DETAILING MANUAL."

BARS SHALL NOT BE WELDED UNLESS AUTHORIZED. WHEN AUTHORIZED, CONFORM TO ACI 318-11 SEC. 12.7, 12.8 AND 12.19 "WELDING" AND PROVIDE ASTM A706, GRADE 60 REINFORCEMENT.

PLACING:

1. CONFORM TO ACI 318-14, SEC. 7.5 "PLACEMENT." PLACING TOLERANCES SHALL CONFORM TO SEC. 3.3.2.1 "TOLERANCES." 2. NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.

3. CONCRETE WALL REINFORCING--PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

#4 @ 18 VERTICAL 1 CURTAIN #4 @ 16 HORIZ. #4 @ 18 HORIZ. #4 @ 18 VERTICAL 2 CURTAIN 10" WALLS #5 @ 18 HORIZ. #5 @ 18 VERTICAL 2 CURTAINS 12" WALLS #5 @ 16 HORIZ. #5 @ 18 VERTICAL 2 CURTAINS 4. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN

CONFORM TO THE FOLLOWING COVER REQUIREMENTS FROM ACI 318-14, TABLE 7.5.2.1:

ACCORDANCE WITH ACI 315 \$ 318 CURRENT EDITION.

CONCRETE CAST AGAINST EARTH. CONCRETE EXPOSED TO EARTH OR WEATHER .. TIES IN COLUMNS AND BEAMS. BARS IN SLABS AND WALLS.. EXTERIOR BARS IN TILT-UP PANELS

CONFORM TO ACI 318-14, SEC. 12.2.2 AND 12.15 REFER TO "LAP SPLICE SCHEDULE", S3.1 TYPICAL SPLICES. THE SPLICES INDICATED ON INDIVIDUAL SHEETS CONTROL OVER THE SCHEDULE. USE CLASS B SPLICES UNLESS NOTED. MECHANICAL CONNECTIONS MAY BE USED WHEN APPROVED BY THE ENGINEER.

FIELD BENDING:

CONFORM TO ACI 318-14, SEC. 7.3 "FIELD BENDING OR STRAIGHTENING." BAR SIZES #3 THROUGH #5 MAY BE FIELD BENT COLD THE FIRST TIME. OTHER BARS REQUIRE PREHEATING. DO NOT TWIST

GENERAL

- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL TEMPORARY BRACING AND SHORING TO INSURE THE SAFETY OF THE WORK UNTIL IT IS IN ITS
- SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING ITEMS:
- A. SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS · NUTS, BOLTS, WASHERS, SCREWS & LAG BOLTS
 - B. LOCATION OF ALL INTERIOR NON-BEARING WALLS.

AREAS, ETC.

- C. LOCATION OF ALL CONCRETE CURBS, FLOOR DRAINS, SLOPES, DEPRESSED
- 4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK. THE ARCHITECT AND STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND COORDINATING ALL DIMENSIONS.
- PROVIDE EARTH EXCAVATION, EARTH SHORING WORK AND REPAIR DAMAGE TO EXISTING FACILITIES AND ADJOINING PROPERTY RESULTING FROM PERFORMING
- THE WORK UNDER THIS CONTRACT. 6. ALL SCAFFOLDING AND SHORING SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE INDUSTRIAL SAFETY COMMISSION OF THE STATE OF CALIFORNIA.
- 7. ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE AS AMENDED BY APPLICABLE ORDINANCES.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT ALL APPLICABLE SAFETY LAWS ARE STRICTLY ENFORCED AND TO MAINTAIN A SAFE CONSTRUCTION PROJECT.
- IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE SUPERVISION OF THE CONSTRUCTION WORK TO INSURE THAT IT IS BUILT IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THE STRUCTURAL ENGINEER WILL PROVIDE ONLY PERIODIC OBSERVATION OF THE WORK.
- 10. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, THE ARCHITECT, AND THE STRUCTURAL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, ARCHITECT, OR STRUCTURAL ENGINEER.
- II. THIS STRUCTURAL ENGINEERING WORK WAS CONDUCTED IN ACCORDANCE WITH PRESENTLY ACCEPTED PROCEDURES CONSISTENT WITH THE SCOPE OF THE PROJECT AND NO WARRANTY IS IMPLIED.
- 12. BIDDERS MUST VISIT THE BUILDING SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE A PROJECT COMPLETE IN EVERY DETAIL AND READY FOR OCCUPANCY DISCREPANCIES OR DELETIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER BEFORE THE BID DATE FOR CORRECTION.
- 13. ARTICLE II.I OF THE GENERAL CONDITIONS, "CONTRACTOR'S LIABILITY INSURANCE, SHALL BE SUPPLEMENTED AS FOLLOWS: (TO INCLUDE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS)
- A. WORKMEN'S COMPENSATION, AS REQUIRED BY THE LABOR LAWS.
- B. PUBLIC LIABILITY IN THE AMOUNT OF NOT LESS THAN \$200,000.00.
- C. PROPERTY DAMAGE IN THE AMOUNT OF NOT LESS THAN \$250,000.00.
- D. CONTRACTOR SHALL NAME THE ARCHITECT, STRUCTURAL ENGINEER, AND OWNER, AS INSURED MEMBERS ON THE CONTRACTOR'S CERTIFICATES.
- E. THE ARCHITECT SHALL RECEIVE AND APPROVE ALL CERTIFICATES PRIOR TO
- 14. THE CONTRACTOR SHALL MAKE AND KEEP CURRENT A SET OF "RECORD DRAWINGS" SHOWING EXACT DIMENSIONED LOCATIONS OF UNDERGROUND UTILITIES, STUB OUTS, CONSTRUCTION CHANGES, ETC.
- 15. DETAILS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED IN A MANNER SIMILAR TO THE DETAILS THAT ARE SHOWN FOR LIKE CONDITIONS. THESE ITEMS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER AS SOON AS POSSIBLE
- FOR HIS APPROVAL. APPROVAL SHALL BE OBTAINED PRIOR TO INSTALLATION. 16. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MECHANICAL EQUIPMENT
- AND OPENINGS IN ROOF, FLOOR, AND WALLS. 17. THE STRUCTURAL ENGINEER AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE WORK PRODUCT, THE STRUCTURAL ENGINEER SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE STRUCTURAL ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE STRUCTURAL ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH DISCREPANCIES.

ACTIONS WITHOUT THE KNOWLEDGE AND CONSENT OF THE STRUCTURAL ENGINEER OR

IN CONTRADICTION TO THE STRUCTURAL ENGINEERS WORK PRODUCT OR RECOMMENDATIONS

SHALL BECOME THE RESPONSIBILITY NOT OF THE STRUCTURAL ENGINEER BY OF THE

THESE PLANS AND DESIGN ARE THE EXCLUSIVE PROPERTY OF STUDIO ENGINEERS INC AND CANNOT BE USED OR REPRODUCED WITHOUT THE STRUCTURAL ENGINEERS

PARTIES RESPONSIBLE TAKEN SUCH ACTION.

GENERAL INFORMATION

CONFLICTS & RESOLUTION OF DISCREPANCIES: CONFLICTS IN NOTES AND BETWEEN NOTES, PLANS, AND DETAILS WILL OCCUR. IF NOT NOTED, OR UNLESS NOTED OTHERWISE, APPLY THE MOST STRINGENT REQUIREMENT TO THE PROJECT. FOR DEVIATIONS FROM THIS, OBTAIN WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.

WHERE DIMENSIONS DIFFER BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS, THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE.

BE AWARE THAT THE STRUCTURAL ENGINEER HAS NOT SEEN THE ENTIRE SET OF DOCUMENTS THAT YOU ARE LOOKING AT, IN THEIR FINAL FORM.

EVERY CONCEIVABLE AND PRACTICAL EFFORT HAS BEEN MADE TO PROVIDE COORDINATED DOCUMENTS BASED ON THE EXPERIENCE, EXPERTISE, AND JUDGMENT OF THE STRUCTURAL ENGINEER.

WHERE CHANGES TO WORK ARISE OUT OF LACK OF COORDINATED DOCUMENTS, THE STRUCTURAL ENGINEER WILL NOT ACCEPT BACK CHARGES OF ANY KIND, FROM THIS ADDITIONAL WORK.

EXTRA'S WHICH STEM FROM DIFFERENCES AND DISCREPANCIES BETWEEN DISCIPLINES SHALL BE WORKED OUT BETWEEN THE CONTRACTOR, OWNER, AND ARCHITECT/DESIGNER. THE STRUCTURAL ENGINEER SHALL NOT BE PART OF THIS PROCESS.

AT NO ADDITIONAL CHARGE, THE STRUCTURAL ENGINEER MAY PRODUCE DOCUMENTATION TO EXPEDITE RESOLUTION OF THESE ISSUES.

THE STRUCTURAL ENGINEER GENERALLY DOES NOT HAVE ANY KNOWLEDGE OF CONTRACT PRICING, ENTIRETY OF DOCUMENTS ON WHICH PRICING IS BASED, OR WHAT HAS BEEN INCLUDED IN THE CONTRACT AMOUNTS.

FURTHER CHANGES MAY REQUIRED TO DOCUMENTS ISSUED FOR PRICING BASED ON BUILDING DEPARTMENT CORRECTIONS & COORDINATION WITH OTHER DISCIPLINES.

DRAWING SHEETS LABELED WITH 'S' SPECIFICATIONS ITEMS COVERED & NOT COVERED IN THE STRUCTURAL DRAWINGS THE ENTIRETY OF CONSTRUCTION IS NOT COVERED IN THE STRUCTURAL DRAWINGS.

WHERE SEPARATE SPECIFICATIONS ARE USED, THE ORDER OF PRECEDENCE FOR SOLVING

THIS INCLUDES, BUT IS NOT LIMITED TO THE LIST BELOW. IT IS THE INTENT OF THE STRUCTURAL DRAWINGS TO CLEARLY DEFINE THE STRUCTURAL FRAME FOR THE BUILDING, I.E., THAT SYSTEM WHICH PREVENTS COLLAPSE.

ARCHITECTURAL ITEMS

DISCREPANCIES SHALL BE:

- CONVEYANCE SUPPORT SYSTEMS WATERPROOFING & MOISTURE PROTECTION PEST & RODENT PROTECTION UNDERFLOOR DRAINAGE HANDRAILS & GUARDRAILS FIREPLACES
- THERMAL & MOISTURE TREATMENT VAPORS, FUMES, AND OFF-GASSING OF CONSTRUCTION MATERIALS
- MECHANICAL ITEMS PLUMBING & PIPING AND ITS SUPPORTS
- HEATING, VENTILATING, AND AIR CONDITIONING FIRE SPRINKLING SYSTEMS DUCTING AND ITS SUPPORTS RADIANT/HYDRONIC HEATING SYSTEMS
- ELECTRICAL ITEMS HEATING OR LIGHTING SYSTEMS

THESE ITEMS MAY BE ADDRESSED WITH VARIOUS AMOUNTS OF INFORMATION IN THE DRAWINGS INFORMATION IS SHOWN FOR COORDINATION PURPOSES BETWEEN DISCIPLINES ONLY. VARIOUS REASONS FOR THIS MAY BE:

EVEN THOUGH THE ENTIRETY OF THESE ITEMS HAVE NOT BEEN SHOWN, WHAT IS SHOWN IS STRUCTURALLY ADEQUATE TO SUPPORT LOADS FOR WHICH THOSE ELEMENTS HAVE BEEN

THE CONTRACTOR, PROJECT OWNER, AND PROJECT PARTICIPANTS SHALL NOT CONSTRUE THE STRUCTURAL DRAWINGS TO COMPLETELY COVER ALL ASPECTS OF THE ITEMS NOTED ABOVE. FOR EXAMPLE, RETAINING WALLS WILL WITHSTAND LOADS FOR WHICH THEY ARE DESIGNED BUT NOT BE WATERPROOFED, OR COMPLETELY THERMAL RESISTANT.

PROJECT PARTICIPANTS SHOULD NOT LOOK TO THE STRUCTURAL DRAWINGS TO FULFILL ALL THE FUNCTIONS THAT NORMALLY OCCUR WITH THE SYSTEMS ABOVE. THE STRUCTURAL DRAWINGS DO NOT COVER THE ENTIRETY OF THIS INFORMATION.

THE CONTRACTOR AND PROJECT OWNER SHALL MAKE EVERY ATTEMPT POSSIBLE TO INSTALL MATERIALS WHICH DO NOT GIVE RISE TO HARMFUL FUMES, VAPORS, MOLD, PEST ATTRACTION, ETC., OR THAT EXACERBATE THE NOT COVERED ITEMS ABOVE

WHERE THE PROJECT REQUIRES EXPOSED LUMBER, AND OTHER MATERIALS THAT MAY BE

SENSITIVE TO CRACKING OR OTHER DISTORTION IN ITS FINAL CONDITION. THERE SHALL BE A MEETING PRIOR TO ACQUIRING SUCH MATERIALS WITH THE CONTRACTOR, OWNER, AND ARCHITECT TO ENSURE THAT INSTALLED ADVERSE CONDITIONS ARE ABLE TO BE MINIMIZED, SHOULD THEY OCCUR.

ITEMS NOT ADDRESSED IN THE STRUCTURAL DRAWINGS, HAVE NOT BEEN ADDRESSED INTENTIONALLY AS THEY ARE NOT PART OF THE STRUCTURAL SYSTEM OR SCOPE. CHARGES INVOLVED IN ITEMS THAT HAVE NOT BEEN ADDRESSED SHALL NOT BE DIRECTED TO THE STRUCTURAL ENGINEER.

OF ANY OR ALL EXISTING CONSTRUCTION DEMOLITION OF ANY OR ALL EXISTING CONSTRUCTION TO REMAIN

- DEMOLITION: THE CONTRACTOR SHALL FURNISH A DEMOLITION PRICE TO THE OWNER. THAT IS SEPARATE FROM ALL OTHER PRICES IN THE CONTRACT. THE CONTRACTOR SHALL FURNISH TWO PRICES FOR DEMOLITION: A FIGURE THAT IS THE LOWEST PRICE TO ACCOMPLISH THE CONTRACT WORK A BUDGETARY RANGE FOR DEMOLITION, BASED ON (E) COND., EXPERIENCE, AND THIS CONTRACT
- THE CONTRACTOR MAY REMOVE (E) CONSTRUCTION AND REPLACE IN KIND PROVIDED IT MEETS WITH BUILDING DEPARTMENT APPROVAL AND IS ACCEPTABLE TO THE STRUCTURAL ENGINEER. IF IT FACILITATES THE CONTRACTORS ABILITY TO WORK, (E) CONSTRUCTION MAY BE REMOVED TO ASSIST IN SUCH WORK, IE. IT MAY BE LESS WORK TO COMPLETELY REMOVE
- FLOOR JOISTS AND INSTALL NEW JOISTS, AS OPPOSED TO WORKING AS SHOWN. THE EXTENT OF DEMOLITION MAY OR MAY NOT BE SHOWN IN THESE CONSTRUCTION DOCUMENTS. THE CONSULTANTS SHALL NOT BE BACK CHARGED OR RESPONSIBLE FOR SHOWING OR NOT SHOWING THE ENTIRE EXTENT OF DEMOLITION

CONTRACT ALLOWANCE

IN ADDITION TO THE WORK OUTLINED IN THE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL HAVE AN ALLOWANCE FOR FURNISHING AND/OR INSTALLING THE FOLLOWING ITEMS & QUANTITIES REMARKS
WITHIN BUILDING FOOTPRINT EXCAVATION: 3000 LBS FOR CONCRETE OR CONCRETE BLOCK FORMED AND CAST IN PLACE REINFORCING STEEL CAST IN PLACE CONCRETE 10 CY SAWN LUMBER ENGINEERED LUMBER STRUCTURAL STEEL WELDING (1/4" FILLETS)

SIMPSON HÄRDWARE HDU8 OR SIM. 10 THESE ITEMS SHALL BE AVAILABLE TO BE INSTALLED AS DIRECTED AND AT THE DIRECTION OF THE ARCHITECT/ENGINEER.

EPOXY OR CAST IN PLACE (OR SUBSTITUTE STRAPS)

THE UNUSED PORTION OF THE ABOVE ITEMS SHALL BE CREDITED TO THE CONTRACT AT THE END OF THE PROJECT.

ADVISORY NOTES

BE AWARE THAT THERE IS A SCHOOL OF THOUGHT WHICH ATTRIBUTES MOLD TO OSB SHEATHING GETTING AND REMAINING MOIST OR WET. IT IS STRONGLY RECOMMENDED THAT 5 PLY SHEET TYPE PLYWOOD, EXTERIOR GRADE WITH EXTERIOR GLUE, BE USED. THESE AND OTHER SIMILAR PRODUCTS HAVE BEEN DEVELOPED TO ALLEVIATE THIS ISSUE. THESE PRODUCTS WORK BY ALLOWING VAPOR TO BE TRANSMITTED AND MINIMIZING WATER PASSAGE. THE EFFICACY OF THESE PRODUCTS IS A MATTER OF DEBATE AND NOT ALWAYS CLEAR. WHATEVER SHEATHING IS USED IS DONE AT THE SOLE DISCRETION AND RISK OF THE OWNER \$ CONTRACTOR. THE STRUCTURAL ENGINEER AND OTHER DESIGN CONSULTANTS DO NOT & WILL NOT PARTICIPATE IN THIS DECISION, AND APPURTENANT REPERCUSSIONS SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS WHERE DIMENSIONS DIFFER BETWEEN ARCH. AND STRUCTURAL SHEETS

ARCHITECTURAL SHEETS TAKE PRECEDENCE

SHEET INDEX (STRUCTURAL DRAWINGS) # SHT. NO. SHEET TITLE TYPICAL PROJECT INFORMATION GENERAL NOTES / ABBREVIATIONS SI.la GENERAL NOTES SI.Ib GENERAL NOTES / SPECIAL INSPECTIONS SI.lc TYPICAL DETAILS TYPICAL DETAILS TYPICAL SIMPSON STRONG WALL DETAILS S1.5 TYPICAL WOOD STAIR DETAILS FOUNDATION & FRAMING PLANS FOUNDATION PLAN 2ND FLOOR FRAMING PLAN ROOF FRAMING PLAN **5**2.3 FOUNDATION & FRAMING DETAILS FOUNDATION & FRAMING DETAILS TOTAL STRUCTURAL SHEETS

GENERAL CONDITIONS

CODE AND SPECIFICATIONS

- COMPLY WITH THE 2019 EDITION OF CALIFORNIA CODE OF REGULATIONS (C.C.R.) TITLE 24 WITH CA AMENDMENTS. THIS IS THE 2019 CALIFORNIA BUILDING CODE
- REPORT ANY APPARENT DISCREPANCIES ON DRAWINGS AND/OR SPECIFICATIONS TO THE ARCHITECT PRIOR TO PROCEEDING.

3. ACI 318-19 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE

- 4. AISC 358-16 MANUAL OF STEEL CONSTRUCTION-15TH EDITION.
- 5. AWS STRUCTURAL WELDING CODE APPROPRIATE SECTION.
- 6. ASCE 7-14 MN. DESIGN LOADS.
- 7. AWG NDS-2018 WOOD DESIGN.

REFERENCE STANDARDS REFERENCE TO A SPECIFIC SECTION IN THE CODE DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH THE ENTIRE STANDARD. THE LATEST EDITION OF THE STANDARD SHALL BE USED UNLESS A SPECIFIC DATE IS INDICATED.

DEFINITIONS: THE FOLLOWING DEFINITIONS COVER THE MEANINGS OF CERTAIN TERMS USED IN THESE NOTES:

- "ARCHITECT/ENGINEER" THE ARCHITECT AND THE STRUCTURAL ENGINEER OF RECORD (SER).
- "STRUCTURAL ENGINEER OF RECORD" (SER) THE STRUCTURAL ENGINEER IS THE PERSON LEGALLY ELIGIBLE TO STAMP & SIGN THE STRUCTURAL DOCUMENTS FOR THE BUILDING PROJECT. THE SER IS RESPONSIBLE FOR THE DESIGN OF THE BUILDING STRUCTURAL FRAME.

• SUBMITTALS, SUBSTITUTIONS & RFI'S:

- SUBMITTALS BY THE CONTRACTOR ARE REVIEWED AT THE DISCRETION OF THE SER. IN GENERAL PROPRIETARY ITEMS ARE NOT REVIEWED AND GENERIC ITEMS ARE REVIEWED. REVIEW OF SUBSTITUTIONS, DIRECTLY, OR INDIRECTLY, (IN THE FORM OF SHOP DRAWINGS, ETC.) ARE SUBJECT TO A REVIEW FEE AT THE DISCRETION OF THE SER. RFI'S THAT CAN BE ANSWERED USING THE CONSTRUCTION DOCUMENTS ARE SUBJECT TO A REVIEW FEE. SUBMITTALS OF SPECIFIED ITEMS IN GENERAL WILL NOT BE REVIEWED, EVEN WHERE PROJECT SPECIFICATIONS NOTE OTHERWISE, OR UNLESS SUCH ITEM IS SPECIFICALLY DESIGNATED FOR REVIEW.
- "SUBMIT FOR REVIEW" SUBMIT TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO FABRICATION OR CONSTRUCTION.
- "PER PLAN" INDICATES REFERENCES TO THE STRUCTURAL PLANS, ELEVATIONS AND STRUCTURAL GENERAL NOTES. THE PLANS AND DETAILS ARE THE SHEET DESIGNATED AS 'A' OR 'S' SHEETS.

ORDER OF PRECEDENCE DRAWINGS GOVERN NOTES, NOTES ON THE INDIVIDUAL DRAWINGS GOVERN OVER THESE GENERAL NOTES. DO NOT SCALE DRAWINGS OR DETAILS, USE GIVEN DIMENSIONS.

<u>SPECIFICATIONS:</u> REFER TO THE CONTRACT SPECIFICATIONS FOR INFORMATION IN ADDITION TO THAT CONTAINED IN THESE NOTES AND THE STRUCTURAL DRAWINGS.

STRUCTURAL DETAILS:

THE STRUCTURAL DRAWINGS ARE INTENDED TO SHOW THE GENERAL CHARACTER AND EXTENT OF THE PROJECT AND ARE NOT INTENDED TO SHOW ALL DETAILS OF THE WORK.

ARCHITECTURAL DRAWINGS:

REFER TO THE ARCHITECTURAL DRAWINGS FOR INFORMATION INCLUDING BUT NOT LIMITED TO DIMENSIONS, ELEVATIONS, SLOPES, DOOR AND WINDOW OPENINGS, NON-BEARING WALLS, CURTAIN WALLS, STAIRS, DRAINS, DEPRESSIONS, RAILINGS, WATERPROOFING, FINISHES AND OTHER NON-STRUCTURAL ITEMS.

STRUCTURAL RESPONSIBILITIES: THE STRUCTURAL ENGINEER IS RESPONSIBLE FOR THE STRENGTH AND STABILITY OF THE PRIMARY

STRUCTURE IN ITS COMPLETE FORM. CONTRACTOR RESPONSIBILITIES:

THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND ALL JOB SAFETY STANDARDS SUCH AS OSHA AND DOSH (DEPARTMENT OF OCCUPATIONAL SAFETY AND HEALTH) INCLUDING THOSE STEEL ERECTION ITEMS SPECIALLY ADDRESSED IN THE LATEST OSHA REGULATIONS. THE CONTRACTOR IS RESPONSIBLE FOR STRENGTH AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION AND SHALL PROVIDE TEMPORARY SHORING, BRACING AND OTHER ELEMENTS REQUIRED TO MAINTAIN STABILITY UNTIL THE STRUCTURE IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE FAMILIAR WITH THE WORK REQUIRED IN THE CONSTRUCTION DOCUMENTS AND THE REQUIREMENTS FOR EXECUTING IT PROPERLY. THE CONTRACTOR SHALL AT HIS DISCRETION EMPLOY A CALIFORNIA STATE REGISTERED STRUCTURAL ENGINEER SE FOR DESIGN OF TEMPORARY BRACING AND SHORING. BOLTING AND FIELD WELDING AT ALL MEMBER CONNECTIONS IS TO BE COMPLETED PRIOR TO THE RELEASE OF THE MEMBER FROM THE HOISTING MECHANISM UNLESS REVIEWED AND APPROVED BY THE GENERAL CONTRACTOR'S TEMPORARY BRACING AND SHORING DESIGN ENGINEER. SUBMIT CONSTRUCTION SEQUENCE TO

ARCHITECT/ENGINEER FOR REVIEW. THE CONTRACTOR SHALL SUBMIT PLANS PER DEFERRED SUBMITTAL SECTION BELOW, SHOWING THE LOCATION, LOAD, SIZE AND ANCHORAGE OF ALL HANGERS SUPPORTING ALL MECHANICAL, ELECTRICAL, PLUMBING, OR SPRINKLER LOADS IN EXCESS OF 50 POUNDS. ALL ROOF-MOUNTED EQUIPMENT SHALL BE INCLUDED ON THESE PLANS AND SHALL SHOW THE LOADS, SIZE, AND LOCATION. SUBMIT PLANS AS A DEFERRED SUBMITTAL PER CBC SEC. 106.3.4.2, TO THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO

INSTALLATION. EXISTING CONDITIONS

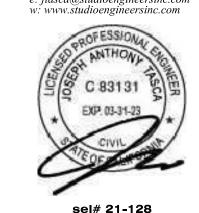
AND THE CONTRACTOR.

- THE ENTIRETY OF EXISTING CONDITIONS IS NOT SHOWN. THE CONTRACTOR SHALL EXAMINE THE EXISTING CONDITIONS AND COMPARE THOSE CONDITIONS TO THE REQUIREMENTS SHOWN IN THE PLANS & DRAWINGS.
- THE CONTRACTOR SHALL ASSESS WHETHER OR NOT THE REQUIREMENTS CONTAINED HEREIN CAN BE INCORPORATED INTO THE FINAL CONSTRUCTED FORM THAT IS SHOWN.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER WHERE THE REQUIREMENTS CONTAINED HEREIN CAN NOT BE ACCOMPLISHED AS A RESULT OF EXISTING CONDITIONS. 4. THE STRUCTURAL ENGINEER HAS MADE EVERY EFFORT TO ACHIEVE COMPLETE COORDINATION BETWEEN KNOWN AND UNKNOWN EXISTING CONDITIONS WITH THE FINAL CONSTRUCTED FORM OF THIS PROJECT.
- IT SHALL BE UNDERSTOOD THAT FOR PRACTICAL PURPOSES. THE ENTIRETY OF EXISTING CONDITIONS WILL NOT BE COMPLETELY KNOWN. THE PROJECT OWNER, ARCHITECT, ENGINEERS \$ CONTRACTOR SHALL ACCOUNT FOR THIS WHILE WORKING ON THIS PROJECT.

WHERE EXISTING CONDITIONS CREATE ADDITIONAL CHARGES, AS DETERMINED BY THE

CONTRACTOR, THE STRUCTURAL ENGINEER SHALL BEAR NO RESPONSIBILITY IN

ACCEPTING ANY OR ALL SUCH CHARGES. THIS IS BETWEEN THE PROJECT OWNER



ATE DESCRIPTION 3-10-22 ABR SUBMITTA

GENERAL NOTES / ABBREVIATIONS

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FRAMING MEMBER	SIZE	SPECIES	GRADE	REMARKS
ROOF RAFTERS	2X, 3X, 4X	DF	#I OR BETTER	545
CEILING JOISTS	2X, 3X, 4X	DF	#2 OR BETTER	545
FLOOR JOISTS	2X, 3X, 4X	DF	#I OR BETTER	545
WALL STUDS	2X, 3X, 4X	DF	STUD GRADE	545
SILL PLATES	2X, 3X, 4X	DF	UTILITY OR BETTER	S4S
TOP PLATES	2X, 3X, 4X	DF	STUD GRADE	545
HEADERS \$ BEAMS	2X, 3X, 4X	DF	#I OR BETTER	545
POSTS	6X & LARGER	DF	#I OR BETTER	545
BEAMS	6X & LARGER	DF	#I OR BETTER	545

PLYWOOD

DOUGLAS FIR-THICKNESS AS SHOWN ON THE PLANS (INTERIOR TYPE, EXTERIOR GLUE) GRADE CDX, 5 PLY MINIMUM

MINIMUM SHEET SIZE 2FT. X 4FT. APA RATED SHEATHING MAY ALSO BE USED RATED SHEATHING SEE FRAMING SHEETS FOR SPECIFIC CALL OUTS. STRUCTURAL I 32/16 XX/XX INCH ALL SHEATHING SHALL HAVE THE SIZED FOR SPACING EXPOSURE 1 TYPICAL TRADEMARK _____000 _____

PS 1-83 C-D PRP-108

COMMON BOLTS AND THREADED ROD ASTM A307 (OFF THE SHELF @ HARDWARE STORE)

- 17. ALL 2X MEMBERS THAT ARE PART OF THE FLOOR FRAMING SYSTEM SHALL BE KILN DRIED, #2 GRADE OR BETTER, DOUGLAS FIR. 85% OF MATERIAL SHALL HAVE A MOISTURE CONTENT OF 15% OR LESS MAXIMUM MOISTURE SHALL BE 19% EACH PIECE SHALL BE GRADE MARKED INDICATING KILN DRIED WITH A STAMP MARK "S-DRY"
- 18. NON-BEARING 2 X 4 STUD WALLS, STRIPPING, BLOCKING, BACKING, AND OTHER NON-STRUCTURAL LUMBER SHALL BE NO. 2 GRADE OR BETTER DOUGLAS FIR, OR STANDARD OR BETTER DOUGLAS FIR, S4S.
- 19. ALL NAILS SHALL BE COMMON SIZE.
- 20. HOLES IN WOOD FOR BOLTS SHALL BE DRILLED 1/16" LARGER THAN THE NOMINAL SIZE OF THE BOLT.
- 21. ALL BOLTS SHALL HAVE MALLEABLE IRON OR PLATE WASHERS UNDER HEAD AND NUTS. SEE WASHER SCHEDULE FOR SIZES.
- 22. ALL JOISTS SHALL BE SOLID BLOCKED AT POINTS OF BEARING. WOOD CROSS-BRIDGING, NOT LESS THAN 2 INCHES BY 3 INCHES (2" X 3") NOMINAL, METAL CROSS-BRIDGING OF EQUAL STRENGTH, OR SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS WHERE THE JOIST SPAN EXCEEDS EIGHT (8) FEET. THE DISTANCE BETWEEN LINES OF BRIDGING OR BETWEEN BRIDGING AND BEARING SHALL NOT EXCEED EIGHT (8) FEET. CROSSBRIDGING MAY BE OMITTED FOR ROOF AND CEILING JOISTS EIGHT INCHES (8") AND LESS DEPTH.
- 23. MINIMUM DIMENSION OF ANY PLYWOOD SHEET SHALL BE 24" AND THE MINIMUM AREA SHALL BE SIX (6) SQUARE FEET.
- 24. USE DOUBLE FLOOR JOISTS UNDER PARALLEL WALLS ABOVE.
- 25. MACHINE APPLIED NAILING: SATISFACTORY INSTALLATION SHALL BE DEMONSTRATED ON THE JOB AND THE ACCEPTANCE OF THE FIELD REPRESENTATIVE OF THE OSA AND THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL BE OBTAINED BEFORE THE USE OF MACHINE-APPLIED NAILS CAN BE APPROVED. APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE.
- 26. ALL NAILS AND TIMBER CONNECTORS SHALL BE GALVANIZED
- 27. STEEL JOISTS HANGERS, FASTENERS, AND OTHER SUCH CONNECTION DEVICES SHALL BE OF STANDARD MANUFACTURE, HAVING A CURRENT ICBO APPROVAL, OF THE TYPES REQUIRED BY THE DRAWINGS. NAILS SHALL BE THOSE FURNISHED BY THE MANUFACTURER FOR THIS SPECIFIC USE. DEVICES SHALL BE GALVANIZED. SIMPSON PART NUMBERS ARE SHOWN ON DRAWINGS; EQUIVALENT UNION STAMPING, KC ARE
- 28. ALL PLYWOOD FLOORING SHALL BE GLUED TO THE FLOOR JOISTS. GLUE SHALL BE PL400 HEAVY DUTY SUBFLOOR ADHESIVE AS MANUFACTURED BY CONTECK CO.
- 29. INSPECTION SHALL BE PROVIDED OF ALL WOOD FRAMING MEMBERS WITH A MOISTURE METER, WITH MOISTURE CONTENT MEASURING LESS THAN 19% BEFORE COVERING FRAMING MEMBERS. PER SECTION 4.505.3 OF THE GREEN BUILDING STANDARDS CODE.

MANUFACTURED/ENGINEERED LUMBER

WEYERHAEUSER PRODUCT ICC-ESR-1387 PSL-PARALLEL STRAND LUMBER - PARALLAM LSL-LAMINATED STRAND LUMBER LVL- LAMINATED VENEER LUMBER - MICROLAM NON-WOLMANIZED MATERIAL (PSI) 2900 PSL 2.0 x 106 125,000 LVL 1.9 x 10 6 125,000 2900 LSL 1.9 x 10 6 125,000 2900 WOLMANIZED MATERIAL PSL ONLY

SERVICE SERVICE LEVEL 1 LEVEL 2 LEVEL 3 111,250 108,750 102,500 1.78 x 106 1.74 x 106 1.64 x 106 2175 2090 1915 190 175 160

- ADHESIVES SHALL BE WATERPROOF AND CONFORM TO THE REQUIREMENTS OF ASTM D-2559.
- 2. HOLES, CUTTING AND NOTCHING SHALL BE AS SHOWN IN THE STRUCTURAL DRAWINGS OR AS APPROVED BY THE STRUCTURAL ENGINEER.
- HOLES, CUTTING AND NOTCHING IN WOLMANIZED MEMBERS SHALL BE COATED WITH HENRY'S ROOFING TAR.

TJI-MEMBERS (WEYERHAEUSER PRODUCT) SOLID WEB PRODUCTS (ICC-ESRII53)

(PSI)

- WEB MATERIAL SHALL BE STRUCTURAL 1 PLYWOOD OR PERFORMANCE PLUS PLUS MATERIAL (OSB) AS MANUFACTURED BY WEYERHAEUSER
- CHORD MEMBERS SHALL BE LVL OR MSR SAWN LUMBER.
- UNLESS NOTED OTHERWISE, MSR SHALL HAVE THE FOLLOWING VALUES:
- (PSI) 2.0 x 10° (PSI) 2400

PSI) GLU-LAMINATED LUMBER: GLB

- I. GLUE LAMINATED SHALL BE OF DOUGLAS FIR MATERIAL, AND FABRICATED IN ACCORDANCE WITH AITC 117- CURRENT EDITION. (AITC A-190)
- 2.0 LAMINATION SHALL BE PLACED HORIZONTALLY.
- LAMINATED TIMBER SHALL BE OF THE FOLLOWING COMBINATION SYMBOL, AND VALUES:

24F-V8 DF/DF E (PSI) = 1.8x 10 6 F_{h} (PSI) = 2400 F_{v} (PSI) = 190

- 4. GLB SHALL MEET THE APPEARANCE REQUIREMENTS OF ARCHITECTURAL
- 5. MEMBERS SHALL BE INDIVIDUALLY WRAPPED.
- 6. MEMBERS EXPOSED TO AMBIENT CONDITIONS OR GRADE, SHALL BE TREATED WITH A PRESERVATIVE MEETING THE FOLLOWING REQUIREMENTS:
- MINIMUM CHEMICAL RETENTION 0.40 PCF
- ADHESIVES SHALL BE WATERPROOF. ALL BORED HOLES SHALL BE DRILLED AND APPLIED WITH TREATMENT. FOLLOW THE REQUIREMENTS OF AITC AI90.1. PROVIDE WET USE ADHESIVES.

STRUCTURAL CARBON STEEL

STRUCTURAL STEEL & STRUCTURAL STEEL WELDING

I. STRUCTURAL SHAPES SHALL CONFORM TO THE REQUIREMENTS OF ASTM A6.

<u>ITEM</u>	ASTM REQUIREMENT	MIN. YIELD MAX CE
W SHAPES	A36, A572, A992, A913	50 KSI .30
M SHAPES	A36, A572, A992, A913	50 KSI .30
S SHAPES	A36, A572, A992, A913	50 KSI .30
HP SHAPES	A36, A572, A992, A913	50 KSI .30
STANDARD	A36	36 KSI .30
C-CHANNELS		.30
MC-CHANNELS	A36	36 KSI .30
ANGLES L	A36	36 KSI .30
FLAT PL. & BAR	A36, A572	36 KSI .30
RECT./SQUARE (STRAIGHT SEAM)	A500 GR. B	46 KSI .30
ROUND PIPE (SPIRAL)	A500 GR. C	42 KSI .30
PIPE (ROUND)	A53 TYPE E GR. B	35 KSI .30
SEAMLESS TUBING (ROUND)	A53 TYPE S GR. B	42 KSI .30

- WELDING ELECTRODES SHALL CONFORM TO E70XX, LOW HYDROGEN TYPE ELECTRODES. AWS DI.I CURRENT EDITION APPLIES.
- WELDING INDICATED HEREIN MAY BE DONE IN THE SHOP OR IN THE FIELD. UNLESS SPECIFICALLY DIRECTED OTHERWISE. FIELD WELDING SHALL BE INSPECTED AS DESCRIBED HEREIN. MULTI-PASS WELDING SHALL BE CONTINUOUSLY INSPECTED
- CONNECTIONS NOT SPECIFICALLY DETAILED ON THE PLANS SHALL BE DETAILED BY THE STEEL FRABRICATOR & SHALL BE SUBMITTED ON SHOP DRAWINGS FOR REVIEW BY THE STRUCTURAL ENGINEER.
- 5. THE FOLLOWING ELECTRODES(FILLER METAL) ARE NOT ALLOWED: E70T-10 E71T-14 E71T-7 E71T-11 E7ITG-G E70T-7 E70T-4
- WELDERS SHALL CARRY CURRENT CERTIFICATION FOR EACH WELDING PROCESS USED. ALL WELDING SHALL BE DONE IN/BY THE SHOP OF AN APPROVED FABRICATOR. AISC OR
- JURISDICTIONAL EQUIVALENT. HIGH STRENGTH BOLTS SHALL BE A325SC, UNO. INSTALLATION SHALL BE
- CONTINUOUSLY INSPECTED. 9. BOLT HOLES FOR MACHINE BOLTS (A307) SHALL BE 1/16" IN DIA. LARGER THAN
- 10. THE STEEL FABRICATOR & DETAILER SHALL CHECK & VERIFY ALL DIMENSIONS USED IN ALLTHE DRAWING DISCIPLINES CONTAINED HEREIN. COORDINATE WITH THE MECHANICAL SCBCONTRACTOR FOR DUCT OPENING LOCATIONS AND SIZES, \$ OBTAIN APPROVAL FROM THE STRUCTURAL ENGINEER.

TIMBER# LUMBER

THE BOLT DIA.

 MATERIAL SPECIFICATIONS: (USE UNO-TABLE BELOW GOVERNS) DIMENSION LUMBER DOUGLAS FIR-LARCH, NO. 2 S4S (STUDS, JOISTS, RAFTERS, LEDGERS)

TIMBERS — DOUGLAS FIR-LARCH, NO. 1 S4S (BEAMS, HEADERS, POSTS)

BOLTS AND THREADED ROD — ASTM A307

OTHER DIMENSION LUMBER — DOUGLAS FIR-LARCH, NO. 2 545 (2X4 STUDS, STRIPPING, BLOCKING, ETC.)

PLYWOOD — DOUGLAS FIR. STRUCTURAL I (INTERIOR TYPE, EXTERIOR GLUE) GRADE C-D, 5 PLY MINIMUM MINIMUM SHEET SIZE 2FT. X 4FT APA RATED SHEATHING MAY ALSO BE USED SEE FRAMING SHEETS FOR SPECIFIC CALL OUTS. NAILS — COMMON

- 2. SILL PLATES ON CONCRETE: 3" IN. NOMINAL THICK (4"@ V>350 PLF) WITH ACZA PRESSURE TREATMENT. BOLT TO CONCRETE WITH 5/8 INCH DIA. X 12 IN. LONG ANCHOR BOLTS (7" MIN EMBED.) AT 4'-0" MAXIMUM SPACING CENTER TO CENTER. SEE SECTIONS & DETAILS FOR SPECIFIC INFORMATION REGARDING THE SPACING. PLACE FIRST BOLT 9" FROM END OF SILL PLATE. THIS DOES NOT APPLY TO HOLDOWN BOLTS ALL WASHERS FOR ANCHOR BOLTS ARE SIMPSON BP 5/8 WASHERS SQUARE CUT, 3" x 3" x 0.229". SILL PL, 4" @ NAIL SP, 4" OR CLOSER. ANCHOR BOLTS & FASTENERS INTO GREEN SEAL PRESSURE TREATED PLATES SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL
- WHERE STUD WALLS FRAME TO CONCRETE OR CONCRETE BLOCK WALLS ANCHOR THE END STUD TO THE WALL 12 INCHES FROM THE TOP AND BOTTOM OF THE STUD, AND ABOVE AND BELOW THE FIRE BLOCKING. 4 BOLTS TOTAL ARE REQUIRED. THE BOLTS SHALL BE 5/8 IN DIA AND BE EMBEDDED 5" INTO THE CONCRETE OR CONCRETE BLOCK.
- 4. DO NOT CUT STRUCTURAL FRAMING, (JOISTS, BEAMS, STUDS, SILLS ETC.) FOR PIPES, VENTS, DUCTS, CONDUIT, OR OTHER ITEMS UNLESS SPECIFICALLY INSTRUCTED ON THE CONSTRUCTION DOCUMENTS. INSTALL HORIZONTAL FRAMING CROWN UP.
- 5. PLACE 2X SOLID BLOCKING BETWEEN ALL JOISTS AND RAFTERS AT ALL POINTS OF SUPPORT AND UNDER ALL SUPPORTED TRANSVERSE PARTITIONS. 2X SOLID BLOCKING, FULL DEPTH, SHALL BE PLACED BETWEEN ALL JOISTS AND RAFTERS GREATER THAN 8" IN DEPTH AS FOLLOWS: ROOF RAFTERS - 10 FOOT INTERVALS, FLOOR JOISTS - 8 FOOT INTERVALS. METAL JOIST BRIDGING IN THE PRECEEDING LOCATIONS MAY BE USED AS REQUIRED.
- LAP SPLICE ALL DOUBLE TOP PLATES AT THE TOP OF ALL WALLS WITH A 4'-0" MINIMUM SPLICE. PROVIDE 8-16d NAILS EACH SIDE OF EACH SPLICE.
- PROVIDE DOUBLED FRAMING MEMBERS, SAME SIZE AS ADJACENT MEMBERS, UNDER ALL PARTITIONS PARALLEL TO JOISTS OR RAFTERS.
- ALL HOLES FOR BOLTS SHALL BE 1/16" LARGER DIA. THAN THE BOLT. PROVIDE WASHERS FOR ALL BOLTS THRU WOOD MEMBERS EXCEPT AT ANCHOR BOLT CONDITIONS. SEE WASHER SCHEDULE
- ANCHOR NON-STRUCTURAL WALLS WITH 1/2" DIAMETER ANCHOR BOLTS 6 INCHES LONG, SCOOP OUT BELOW SLAB TO PROVIDE 3" MINIMUM COVERAGE. PLACE BOLTS AT 4'-0" ON CENTER. USE POWDER DRIVEN PINS @ 32 INCHES ON CENTER AS AN ALTERNATE METHOD OF ANCHORAGE. POWDER DRIVEN PINS SHALL EXTEND I INCH MINIMUM INTO THE CONCRETE.
- 10. FOR MINIMUM NAILING, REFER TO THE NAILING SCHEDULE IN THE TYPICAL DETAILS.
- II. MACHINE APPLIED NAILING IS ACCEPTABLE, BUT SATISFACTORY PERFORMANCE SHALL BE DEMONSTRATED DURING INSTALLATION. ACCEPTANCE IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE
- 12. 2 X 6 T&G DECKING MAY BE USED. DECKING IS 4 SPAN MINIMUM IN LENGTH AND IS NAILED TO THE SUPPORTS WITH 2 - 16d NAILS. BUTT SPLICE THE DECKING AT THE SUPPORTS
- 13. SHEET METAL CONNECTORS ARE AS MANUFACTURED BY THE SIMPSON COMPANY OR APPROVED EQUAL. NAILS SHALL BE THOSE FURNISHED BY THE MANUFACTURER FOR THE SPECIFIC USE SHOWN. THE CONNECTOR TYPE IS FURNISHED, THE CONTRACTOR INSURES THE HANGER DIMENSIONS FIT THE APPROPRIATE APPLICATION.
- 14. SHEAR WALL LENGTHS ARE WITHIN 10 % OF CONSTRUCTED LENGTH UNO.
- 15. CONNECTOR PLATES & HARDWARE MAY BE DAPPED, ROTATED & STRAPS ROTATED
- TO FIT FINAL CONSTRUCTED CONDITION. 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING WOOD BUILDING PRODUCTS THAT ARE FREE OF EMMISSION OF HARMFUL OR CAUSTIC FUMES AS A RESULT OF CHEMICAL, MOISTURE OR THERMAL PROCESSES ASSOCIATED WITH THOSE BUILDING PRODUCTS.

CAST IN PLACE CONCRETE CONT

(5) NO ADDITIVES CONTAINING CHLORIDES SHALL BE USED. USE "POZZUTEC 20" BY MASTER BUILDERS OR "POLARSET" BY WR GRACE OR PRE-APPROVED EQUAL.

CONDITION OF PLACEME	WALLS & SLABS	FOOTINGS	
MIN. TEMP. FRESH CONCRETE AS MIXED FOR WEATHER INDICATED. DEGREES F.	ABOVE 30 DEG. F. 0 TO 30 DEG. F. BELOW 0 DEG. F.	60 65 70	55 60 65
MIN. TEMP. FRESH CONC AND MAINTAINED. DEGR	55	50	
MAX. ALLOWABLE GRADUTHROUGHOUT FIRST 24 A END OF PROTECTION.	50	40	

CONCRETE MASONRY

UNITS. ASTM C-90

(MAY BE USED IN LIEU OF CONCRETE WALLS CONCRETE BLOCK MATCH THICKNESS SHOWN ON DRAWINGS)

- CONCRETE BLOCK IS DESIGNED USING F'm=1500 PSI. SPECIAL INSPECTION IS REQUIRED. CONSTRUCT WALLS SOLID GROUTED.
- 2. PROVIDE TYPE I, MEDIUM WEIGHT, OPEN END LOAD BEARING CONCRETE MASONRY
- MORTAR SHALL CONFORM TO TYPE "S" OF CALIFORNIA BUILDING CODE. MORTAR MIX SHALL BE: I PART PORTLAND CEMENT
- 1/3 PART HYDRATED LIME 3-1/2 PARTS SAND MINIMUM ULTIMATE COMPRESSIVE STRENGTH @28 DAYS SHALL BE 1,800 PSI.
- 4. GROUT: TRANSIT MIXED, 7 SACKS OF CEMENT PER CUBIC YARD. MIX IN THE FOLLOWING PROPORTIONS:
 - I PART CEMENT, TYPE II LOW ALKALI.
 - PARTS PEA GRAVEL 9 1/2 INCH MAXIMUM SLUMP f"c = 2000 PSI @ 28 DAYS
 - PROVIDE CLEANOUTS IN EACH VERTICAL CELL LINE CONTAINING REINFORCING AT THE BOTTOM OF EACH LIFT. GROUT LIFTS SHALL NOT EXCEED 5'-0" DO NOT LAY BLOCK HIGHER THAN GROUT LIFT. VIBRATE GROUT DURING
- ACCURATELY AND SECURLEY TIE REINFORCING IN PLACE PRIOR TO GROUTING. TIE SECURELY TO AVOID MOVEMENT DURING PLACING. UNLESS NOTED, VERITICAL BARS SHALL BE PLACED AT THE CENTER OF THE CELLS.
- 7. INSTALL REINFORCING STEEL IN BOND BEAM BLOCKS.
- 8. LAY BLOCK IN A COMMON BOND PATTERN.
- 9. SAND BLAST SURFACES ON WHICH BLOCK IS LAID, PRIOR TO PLACING BLOCK
- 10. LAY OPEN END AGAINST CLOSED END. DOUBLE OPEN BLOCK IS PERMITTED.
- II. OVERDRILL HOLES IN BLOCK RECEIVING BOLTS TO PROVIDE A I" ANNULUS AROUND ALL ANCHOR BOLTS PLACED IN BLOCK. (NOT FOR EPOXY APP.) APPLIES TO BOTH VERTICAL AND HORIZONTAL APPLICATIONS.
- 12. OPEN END BLOCK SHALL BE USED THROUGHOUT
- 13. THE MAXIMUM HEIGHT OF ANY GROUT LIFT SHALL NOT EXCEED 8'-0". BLOCK SHALL NOT BE LAID HIGHER THAN GROUT LIFT.
- 14. SPLICES IN REINFORCING STEEL SHALL BE LAPPED A MINIMUM OF 48 DIAMETERS 15. HORIZONTAL REINFORCING STEEL SHALL BE PLACED IN BOND BEAM BLOCKS EXCEPT AT LINTELS WHERE LINTEL BLOCKS SHALL BE USED.
- 16. HORIZONTAL REINFORCING STEEL SHALL BE PLACED IN BOND BEAM BLOCKS.
- 17. ALL WALLS SHALL BE SOLID GROUTED. GROUT SHALL BE WELL RODDED. 18. ALL BLOCK WALLS SHALL BE ANCHORED TO WOODEN ROOF AND FLOOR SYSTEMS
- WITH STEEL JOIST ANCHORS AT 4'-0" O.C 19. SHOULD THE TYPICAL JOIST ANCHORS AS DETAILED NOT BE APPLICABLE TO

PARTICULAR CONDITIONS, THEN THE DETAILS OF THE JOIST ANCHORS SHALL BE AS

- DETAILED BY THE STRUCTURAL ENGINEER. 20. ALL BOLTS WHICH ARE EMBEDDED IN MASONRY SHALL BE GROUTED SOLIDLY IN PLACE WITH NOT LESS THAN I" OF GROUT BETWEEN MASONRY AND BOLT SHANK. VERTICAL BOLTS SHALL BE PLACED 4" FROM THE FACE OF MASONRY AND SHALL BE PLACED INSIDE THE HORIZONTAL TIES AT TOPS OF PIERS OR COLUMNS. ALL BOLTS
- SHALL BE ACCURATELY SET WITH TEMPLATES. 21. BACKFILL BEHIND RETAINING WALL SHALL NOT BE PLACED SOONER THAN FOURTEEN
- (14) DAYS AFTER LAST GROUT IS PLACED IN WALL. 22. MORTAR SHALL HAVE COLORING ADDED TO MATCH COLOR OF BLOCK.
- 23. ALL SURFACES ON WHICH BLOCK IS TO BE LAID SHALL BE SAND-BLASTED CLEAN
- PRIOR TO LAYING BLOCK. 24. ALL NEW OPENINGS IN EXISTING MASONRY WALLS SHALL BE MADE BY THE USE OF A CONCRETE SAW THAT CUTS COMPLETELY THROUGH THE WALL. OPENINGS IN EXISTING MASONRY WALLS SHALL NOT BE OVERCUT BEYOND THE ROUGH OPENING SIZE. DRILL I" ROUND HOLES AT ALL CORNERS OF NEW OPENING PRIOR TO SAW CUTTING. DO NOT SAW CUT BEYOND I" ROUND HOLES.
- 25. BASEMENT WALLS SHALL NOT BE BACKFILLED UNTIL FLOOR AT TOP OF WALL IS IN

ALL STEEL ON THE EXTERIOR OF THE BUILDING SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION. 2. STEEL DECKING SHALL BE OF LIGHT GAUGE STEEL CONFORMING TO THE ASTM A-611 OR A-446, GRADE A. DECK SHALL BE GALVANIZED. ALL WELDING OF STEEL DECKING

SHALL BE PERFORMED BY A CERTIFIED AND APPROVED LICENSED LIGHT GAUGE

ALL STEEL NOT ENCASED IN CONCRETE OR CONCRETE BLOCK SHALL HAVE ONE SHOP COAT OF RED OXIDE OR ZINC CHROMATE. PORTIONS INACCESSIBLE AFTER ASSEMBLY SHALL HAVE TWO COATS OF SHOP PAINT. AFTER ERECTION, ALL NUTS, BOLT HEADS, AND ABRASIONS TO THE SHOP COAT SHALL RECEIVE A TOUCH-UP COAT

WELDER. GALVANIZING SHALL BE IN ACCORDANCE WITH A-525.

- WHEREVER A STEEL COLUMN IS EMBEDDED IN A MASONRY WALL, REINFORCING BARS
- SHALL BE WELDED TO COLUMN TO MATCH WALL REINFORCING. 5. WHERE A STEEL COLUMN OCCURS AT THE INTERSECTION OR END OF STUD WALLS, 1/2" BOLT STUDS SHALL BE WELDED TO COLUMN AT TOP, BOTTOM, AND MID-HEIGHT TO RECEIVE WOOD FRAMING.
- ALL WELDING SHALL BE DONE BY THE SHIELDED ARC METHOD. ALL WELDERS SHALL BE PROPERLY QUALIFIED. SURPLUS METAL SHALL BE DRESSED OFF TO SMOOTH, EVEN SURFACES WHERE WELDS ARE EXPOSED TO VIEW. ALL WELDING SHALL CONFORM TO AWS USING E70XX ELECTRODES.
- 7. ALL WELDING SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SECTION B2714, TITLE 24.
- USE LOW HYDROGEN ELECTRODES FOR WELDING REINFORCING STEEL.
- 9. SHOP DRAWINGS OF STEEL WORK SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL. SUFFICIENT COPIES OF SHOP DRAWINGS SHALL BE SUBMITTED SO THAT THE ARCHITECT AND ENGINEER MAY EACH RETAIN ONE COPY FOR THEIR RECORD. ANY FABRICATION PRIOR TO THE RECEIPT OF APPROVED SHOP DRAWINGS SHALL BE DONE AT THE SOLE RISK OF THE CONTRACTOR.
- 10. DRYPACK UNDER BASE PLATES SHALL BE MIXED IN THE PROPORTIONS OF I PART PORTLAND CEMENT TO 2-1/2 PARTS SAND.
- II. STEEL JOIST DESIGNATIONS SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE STEEL JOIST INSTITUTE. THE MANUFACTURER OF THE STEEL JOISTS SHALL BE IN STRICT COMPLIANCE WITH THE STANDARD SPECIFICATIONS OF THE STEEL JOIST INSTITUTE.
- 12. ELECTRODES FOR WELDING SHALL CONFORM TO E70XX OF THE AWS.
- 13. NO LOAD SHALL BE HUNG FROM STEEL DECK OTHER THAN ACOUSTIC TILE CEILING. ALL OTHER ITEMS SHALL BE HUNG FROM SUPPORTING BEAMS.
- 14. UNISTRUT METAL FRAMING SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS AND MANUFACTURED BY UNISTRUT CORPORATION. AN EQUAL SECTION MANUFACTURED BY A DIFFERENT COMPANY MAY BE USED ONLY AFTER SUBMITTING MANUFACTURER SPECIFICATIONS TO THE STRUCTURAL ENGINEER AND RECEIVING THE STRUCTURAL ENGINEER'S APPROVAL.
- 15. ALL GALVANIZING SHALL BE HEAVY COATING PER ASTM A-123.
- 16. ALL STEEL ITEMS AND CONNECTIONS NOT SPECIFICALLY SHOWN IN THE DRAWINGS SHALL BE DETAILED AND SUBMITTED TO THE STRUCTURAL ENGINEER IN THE FORM OF SHOP DRAWINGS FOR REVIEW AND APPROVAL.

CAST IN PLACE CONCRETE

REFERENCE STANDARDS:

CONFORM TO: (1) ACI 318-14 "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE",

(2) CBC CHAPTER 19-CONCRETE

FIELD REFERENCE: THE CONTRACTOR SHALL KEEP A COPY OF ACI FIELD REFERENCE MANUAL, SP-15, "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301) WITH SELECTED ACI AND ASTM REFERENCES." CONCRETE MIXTURES:

CONFORM TO ACI 301 SEC. 4 "CONCRETE MIXTURES."

MATERIALS:

CONFORM TO ACI 301 SEC. 4.2.1 "MATERIALS FOR REQUIREMENTS FOR CEMENTITIOUS MATERIALS, AGGREGATES, MIXING WATER AND ADMIXTURES."

IN THE TABLE BELOW. **DESIGN MIX NOTES:**

PROVIDE ALL SUBMITTALS REQUIRED BY ACI 301 SEC. 4.1.2 SUBMIT MIX DESIGNS FOR EACH MIX

(I) W/C RATIO: WATER-CEMENTITIOUS MATERIAL RATIOS SHALL BE BASED ON THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS.. RATIOS NOT SHOWN IN THE TABLE ABOVE ARE CONTROLLED BY STRENGTH REQUIREMENTS.

- (2) CEMENTITIOUS CONTENT: (a) THE USE OF FLY ASH, OTHER POZZOLANS, SILICA FUME, OR SLAG SHALL CONFORM TO ACI 301 SEC. 4.2.2.8.b. MAXIMUM AMOUNT OF FLY ASH BE 20 % OF TOTAL CEMENTITIOUS CONTENT
- UNLESS REVIEWED AND APPROVED OTHERWISE BY SER. (B) FOR CONCRETE USED IN ELEVATED FLOORS, PORTLAND CEMENT CONTENT SHALL CONFORM

WITH THE SOIL REQUIRE ENTRAINED AIR. USE "MODERATE EXPOSURE." VERTICAL EXTERIOR

- TO ACI 301 SEC. 4.2.2.1. ACCEPTANCE OF LOWER CEMENT CONTENT IS CONTINGENT ON PROVIDING SUPPORTING DATA TO THE ARCHITECT/ENGINEER FOR REVIEW AND ACCEPTANCE. AIR CONTENT: CONFORM TO ACI 301 SEC. 4.2.2.4. HORIZONTAL EXTERIOR SURFACES IN CONTACT
- SURFACES REQUIRE "MODERATE EXPOSURE." TOLERANCE IS ±1-1/2 %. AIR CONTENT (4) SLUMP: CONFORM TO ACI 301 SEC. 4.2.2.2. SLUMP SHALL BE DETERMINED AT POINT OF
- PLACEMENT. (5) SHRINKAGE LIMIT: CONCRETE USED IN ELEVATED SLABS AND BEAMS SHALL HAVE A SHRINKAGE
- LIMIT OF 0.45% AT 28 DAYS MEASURED IN ACCORDANCE WITH ASTM CI57. (6) CHLORIDE CONTENT: CONFORM TO ACI 301 SEC. 4.2.2.6 (7).

SHALL BE MEASURED AT POINT OF PLACEMENT.

- (7) NON-CHLORIDE ACCELERATOR: NON-CHLORIDE ACCELERATING ADMIXTURE MAY BE USED IN CONCRETE SLABS PLACED AT AMBIENT TEMPERATURES BELOW 50 F AT THE CONTRACTOR'S
- (8) CALCIUM NITRITE: BEAMS AND PILE CAPS WITH A MARINE EXPOSURE SHALL CONTAIN 4-1/2 GALLONS OF CALCIUM NITRITE PER CUBIC YARD. TOPPING SLABS EXPOSED TO DEICING SALTS SHALL CONTAIN 2-1/2 GALLONS OF CALCIUM NITRITE PER CUBIC YARD.
- (9) FIBROUS REINFORCEMENT: FIBRILLATED POLYPROPYLENE FIBERS SHALL BE USED WHERE NOTED, SUBMIT PRODUCT DATA FOR REVIEW. ADD FIBERS TO MIX AND FINISH IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

(10) FORMWORK: CONFORM TO ACI 301 SEC. 2 "FORMWORK AND FORM ACCESSORIES." REMOVAL

OF FORMS SHALL CONFORM TO SEC. 2.3.2 EXCEPT STRENGTH INDICATED IN SEC. 2.3.2.5 SHALL

MEASURING, MIXING, AND DELIVERY:

CONFORM TO ACI 301 SEC. 4.3.

CONFORM TO ACI 301 SEC. 5.

CONCRETE CURING:

HANDLING, PLACING, CONSTRUCTION AND CURING:

PROVIDE CURING COMPOUNDS FOR CONCRETE AS FOLLOWS:

- APPLY SPECIFIED CURING COMPOUND TO CONCRETE SLABS AS SOON AS FINAL FINISHING OPERATIONS ARE COMPLETE (WITHIN 2 HOURS AND AFTER SURFACE WATER SHEEN HAS DISAPPEARED). APPLY UNIFORMLY IN CONTINUOUS OPERATION BY POWER SPRAY OR ROLLER IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. RECOAT AREAS SUBJECT TO HEAVY RAINFALL WITHIN HOURS AFTER INITIAL APPLICATION. MAINTAIN CONTINUITY OF COATING AND REPAIR DAMAGE DURING CURING PERIOD.
- (2) USE MEMBRANE CURING COMPOUNDS THAT WILL NOT AFFECT SURFACES TO BE COVERED

WITH FINISH MATERIALS APPLIED DIRECTLY TO CONCRETE.

SUBJECTED TO FREEZING OR THAWING CYCLES.

- APPLY CURING COMPOUND AT RATE EQUIVALENT TO RATE OF APPLICATION AT WHICH CURING COMPOUND WAS ORIGINALLY TESTED FOR CONFORMANCE TO REQUIREMENTS OF ASTM C 309.
- (4) USE CURING COMPOUND COMPATIBLE WITH AND APPLIED UNDER DIRECTION OF SYSTEM MANUFACTURER OF PROTECTIVE SEALER.

ALL CONCRETE MUST ACHIEVE 1000 PSI COMPRESSIVE STRENGTH BEFORE BEING

APPLY TWO SEPARATE COATS WITH FIRST ALLOWED TO BECOME TACKY BEFORE APPLYING SECOND. DIRECTION OF SECOND APPLICATION SHALL BE AT RIGHT ANGLES TO DIRECTION OF FIRST.

	DESIGN RATIO		MAX SLUMP (INCHES)		MIN CEMENT (SACKS/YARD)		
ITEM	(1)	NON-AIR ENTRAINED (3 AND2)	BASIC MIX	W/WATER REDUCER	BASIC MIX	W/WATER REDUCER	W/WATER REDUCER \$ 100# FLY ASH
FOOTINGS	3,000	0.56	5	8	5-1/2	5	5-1/2
SLAB ON GRADE	2,500	0.44	4	8	5	5-1/2	5
VERT. CONC. PILES	4,000	0.44	4	8	5	5-1/2	5
STEM # STEM WALLS	3,000	0.44	4	8	5	5-1/2	5
RETAINING WALLS	3,000	0.50	4	8	5	5-1/2	5
LEAN CONCRETE (4)	N/A	N/A	5	N/A	(4)	5-1/2	N/A

| ALL OTHER CONCRETE | 2,500 | 0.44 (2) | 4 | 8 | 5 | 5-1/2 | 5

CONFORM TO ACI 30I SECS. 2.2.2.5, 5.1.2.3a, 5.2.2.1 AND 5.3.2.6. CONSTRUCTION JOINTS SHALL BE LOCATED AND DETAILED AS ON THE CONSTRUCTION DRAWINGS. USE OF AN ACCEPTABLE ADHESIVE, SURFACE RETARDER, PORTLAND CEMENT GROUT OR ROUGHENING TO THE SURFACE IS NOT REQUIRED UNLESS SPECIFICALLY NOTED ON THE DRAWINGS

POSITION AND SECURE IN PLACE EXPANSION JOINT MATERIAL, ANCHORS AND OTHER STRUCTURAL AND NON-STRUCTURAL EMBEDDED ITEMS BEFORE PLACING CONCRETE. CONTRACTOR SHALL REFER TO MECHANICAL, ELECTRICAL, PLUMBING AND ARCHITECTURAL DRAWINGS AND COORDINATE OTHER

EMBEDDED ITEMS. CONVENTIONAL AND POST-TENSIONED CONCRETE SLABS WILL CONTINUE TO SHRINK AFTER INITIAL PLACEMENT AND STRESSING OF CONCRETE. CONTRACTOR AND SCBCONTRACTOR SHALL COORDINATE JOINTING AND INTERIOR MATERIAL FINISHES TO PROVIDE ADEQUATE TOLERANCE FOR EXPECTED STRUCTURAL FRAME SHRINKAGE AND SHALL INCLUDE, BUT NOT BE LIMITED TO: CURTAIN WALL, DRY WALL DRY VIT, STOREFRONT, SKYLIGHT AND CEILING SUPPLIERS. CONTACT ENGINEER FOR EXPECTED RANGE OF SHRINKAGE.

- MIX DESIGN ITEMS (1) 28 DAY STRENGTH SHALL CONFORM TO CBC 1905. MIX PERFORMANCE HISTORY
- SHALL BE BASED ON THIS PROJECT. (2) MAXIMUM W/C RATIO FOR ENTRAINED CONCRETE SHALL BE 0.38.
- (3) WATER CEMENT RATIO CALCULATIONS SHALL INCLUDE A MAXIMUM OF 50 % OF FLY ASH IF PROVIDED IN THE MIX. MAXIMUM FLY ASH SHALL BE 100#/YD OR 20 % OF CEMENT

FINE AGGREGATE: 3400# MIN./CU. YD. COURSE AGGREGATE MAY BE

CONTENT, WHICHEVER IS LESS. (4) LEAN CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS: PORTLAND CEMENT: 145-200#/CU. YD.

SUBSTITUTED FOR UP TO 50 % OF THE FINE AGGREGATE. COLD WEATHER PLACEMENT

- (1) COLD WEATHER IS DEFINED BY ACI 306, "A PERIOD WHEN FOR MORE THAN 3 SUCCESSIVE DAYS THE MEAN DAILY TEMPERATURE DROPS BELOW 40 DEG. F."
- (2) NO CONCRETE SHALL BE PLACED ON FROZEN OR PARTIALLY FROZEN GROUND. THAWING THE GROUND WITH HEATERS IS PERMISSIBLE.

(3) CONCRETE MIX TEMERATURES SHALL BE AS SHOWN BELOW. HEATING OF WATER

AND/OR ADMIXTURES MAY BE REQUIRED TO ATTAIN THESE TEMPERATURES.

(4) THE CONCRETE MAY REQUIRE PROTECTION 4-7 DAYS AFTER PLACING. IF TEMPERATURES REMAIN BELOW FREEZING, INSULATING BLANKET COVERAGE IS REQUIRED. IF TEMPERATURES ARE SLIGHTLY BELOW FREEZING (30 DEG.MIN) AT NIGHT AND ABOVE FREEZING DURING THE DAY, KRAFT PAPER WITH COMPLETE COVERAGE, MAY BE USED IN LIEU OF INSULATED BLANKETS.

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EXP. 03-31-23

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DATE DESCRIPTION

3-10-22 ABR SUBMITTAL

GENERAL NOTES

			EST A	ND INSPE	CTION LIST		
STR	RUCTUR	AL STEEL					
X	REVIEW MILL CERTIFICATE, TEST REPORTS AND MATERIAL IDENTIFICATION DELIVERED TO THE SITE						
С	CERT	EW WELDING F					
Р	¢ WA	SHERS (PROV	IDE C	UOUNITAC	S INSPECTI	STRENGTH BOLTS ON IF TED WRENCH)	
С		ALLATION OF				GTH BOLTS \$	
P X		ERECTION IN INSP.			P	SHOP P FIELD	
X	NON-	ING INSPECTION DESTRUCTIVE	WELD		C X	SHOP C FIELD SHOP X FIELD	
X		ING INSPECTION ING INSPECTION INS		URN OF N WIST OFF		SHOP X FIELD SHOP P FIELD	
P P	COMPOSITE STUD INSPECTION & TESTING STEEL JOIST INSTALLATION INSPECTION						
С		ALLATION OF RETE POUR	ANCHO	R BOLTS	BEFORE \$	DURING	
REII		NG STEEL EW MILL CERT	TIFICAT	res # Te	ST PEPOPT	<u> </u>	
X						WELDED WIRE FABRIC	
P C		EMENT INSPECTION					
P				WELDABII	LITY OTHER	R THAN ASTM A706	
CON	CRETE,	SHOTCRETE,	CMU,	GROUT 8	MORTAR		
CON	CRETE	SHOTCRETE	CMU	GROUT	MORTAR		
	Х	Х	X	×	X	MIX DESIGN REVIEW (CERTIFICATE OF COMPLIANCE FOR CMU)	
	X	Х		×	×	VERIFICATION OF CORRECT MIX DESIGN USED DURING POUR	
	C	C	V			PREPARATION OF SAMPLES FOR TESTING PURPOSES	
	X					BATCH PLANT INSPECTIONS	
	С	С	С			CAST, PICK-UP, AND COMPRESSION TEST SAMPLES	
	С	С				SLUMP, ENTRAINED AIR, & TEMPERATURE TEST	
	Χ					SHRINKAGE TEST	
	С	С	С	С	Р	PLACEMENT INSPECTION	
	Р	Р	Р			CURING TEMPERATURE AND TECHNIQUES	
	Р	Р				FORMWORK INSPECTION	
STR	STRUCTURAL LUMBER						
Х	REVIEW PILE MATERIALS, SIZE AND LENGTH						
	SAMF	SAMPLE & TEST TIMBER CONNECTORS					
X		FABRICATION GLU-LAM TRUSSES OPEN WEB JOIST					
Р	GENERAL FIELD ERECTION INSPECTION						
Р	SHEAR PANEL (WALL) NAILING, BOLTING, HOLD DOWN (WHERE FASTENER NAILING ? 4")						
Р	DRAG STRUT						
Р	DIAPHRAGM (SHEATHING) NAILING (WHERE FASTENER NAILING ? 4")						
MIS	1ISCELLANEOUS						
С	MECHANICAL ANCHORS						
С	ADHESIVE OR GROUTED ANCHORS AND DOWELS						
С	BOLTS CAST IN CONCRETE OR MASONRY						
NOT				NCDECTIC			
C: P:	INDICATES CONTINUOUS INSPECTION INDICATES PERIODIC INSPECTION						
X:	INDICATES REQUIRED INSPECTION						

INSPECTION / TESTING

- I. AN INDEPENDENT TESTING AGENCY AND SPECIAL INSPECTORS SHALL BE RETAINED BY THE OWNER TO PERFORM THE TESTS AND INSPECTION AS REQUIRED BY SECTION 1704 OF THE CALIFORNIA BUILDING CODE. THE CONTRACTOR SHALL PROVIDE ACCESS TO THE SPECIAL INSPECTOR TO THE SITE OR FABRICATION SHOPS AND SHALL FURNISH SAMPLES OF MATERIALS FOR TESTING AS REQUESTED BY THE TESTING AGENCY AND THE GOVERNING CODE.
- 2. IF INITIAL TESTS OR INSPECTIONS MADE BY THE OWNER'S TESTING AGENCY REVEAL THAT ANY PORTION OF THE WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, ADDITIONAL TESTS, INSPECTIONS, AND NECESSARY REPAIRS WILL BE MADE AT THE CONTRACTOR'S
- 3. PROVIDE CONTINUOUS OR PERIODIC SPECIAL INSPECTION FOR ITEMS NOTED IN "TEST AND INSPECTION LIST". AS REQUIRED PER THE
- AMENDMENTS, UNLESS NOTED OTHERWISE IN SPECIFICATIONS. 4. SPECIAL INSPECTIONS MAY NOT BE REQUIRED WHEN THE WORK IS DONE ON THE PREMISES OF A FABRICATOR REGISTERED AND APPROVED BY THE BUILDING OFFICIAL OR GOVERNING AGENCY HAVING
- JURISDICTION OVER THE PROJECT TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. 5. EACH CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF A MAIN WIND OR SEISMIC FORCE RESISTING SYSTEM ELEMENT SHALL SUBMIT

CHAPTER 17 OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE

- A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND TO THE OWNER'S REPRESENTATIVE, PRIOR TO THE COMMENCEMENT OF THE WORK ON THE SYSTEM OR COMPONENT. THE CONTRACTOR'S STATEMENT OF RESPONSIBILITY SHALL CONTAIN THE FOLLOWING INFORMATION:
- A. ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.
- B. ACKNOWLEDGEMENT THAT CONTROL WILL BE EXERCISED TO OBTAIN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS APPROVED BY THE BUILDING OFFICIAL.
- C. PROCEDURES FOR EXERCISING CONTROL WITHIN THE CONTRACTOR'S ORGANIZATION, THE METHOD AND FREQUENCY OF REPORTING AND DISTRIBUTION OF THE REPORTS.
- IDENTIFICATION AND QUALIFICATIONS OF THE PERSONS EXERCISING SUCH CONTROL AND THEIR POSITIONS IN THE ORGANIZATION.
- 6. FOR BOLTED CONNECTIONS NOT USING TC (TWIST OFF) BOLTS OR LOAD INDICATOR WASHERS, TEST BY CALIBRATED TORQUE WRENCH A MINIMUM OF 10% OF HIGH STRENGTH BOLTS (MINIMUM ONE (1) BOLT) AT EACH SHEAR CONNECTION.
- 7. APPROVAL BY THE INSPECTOR OF MATTERS NOT SPECIFICALLY CONSTRUCTED PER THE APPROVED DRAWINGS DOES NOT MEAN THE FAILURE TO COMPLY WITH THE CONSTRUCTION DOCUMENTS HAS BEEN ACCEPTED. ANY DETAIL THAT FAILS TO BE CLEAR OR IS AMBIGUOUS MUST BE REFERRED TO THE STRUCTURAL ENGINEER FOR INTERPRETATION OR CLARIFICATION.
- 8. INSPECTION AND TESTING REPORTS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER WITHIN SEVEN DAYS OF WHEN THE INSPECTION WAS MADE OR WHEN THE TESTING WAS PERFORMED.
- 9. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY INSPECTION OR TESTING WHICH DOES NOT COMPLY WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

MECHANICAL ANCHORS

DEVICES, ETC.

PRIOR TO TESTING.

- I. EXPANSION OR WEDGE ANCHORS INTO CONCRETE: HILTI KB TZ (LARR #25701, ICC ESR-1917), OR DEWALT POWER-STUD +SD2 (LARR #25831, ICC ESR-2502) TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.
- 2. SCREW ANCHORS INTO CONCRETE: HILTI HUS-EZ (LARR #25897, ICC ESR-3027), SIMPSON STRONG TIE TITEN HD (LARR #25741, ICC ESR-2713), OR DEWALT SCREW-BOLT+ (ICC ESR-3889) TO BE INSTALLED IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS.
- 3. FASTENERS SHALL BE STAINLESS STEEL FOR EXTERIOR USE OR WHEN EXPOSED TO WEATHER. PROVIDE GALVANIZED CARBON STEEL ANCHORS AT OTHER LOCATIONS, UNLESS OTHERWISE NOTED.
- 4. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR I INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE STRUCTURAL ENGINEER WILL DETERMINE A NEW LOCATION.
- 5. LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL ASSEMBLIES ATTACHED WITH MECHANICAL ANCHORS.
- 6. ANCHORS SHALL BE PROOF-TESTED BY OWNER'S TESTING AND INSPECTION AGENCY.
- 7. TEST ANCHORS NO SOONER THAN 24 HOURS AFTER INSTALLATION. 8. APPLY TEST LOAD BY ANY METHOD THAT WILL EFFECTIVELY MEASURE

THE TENSION ON THE ANCHOR SUCH AS DIRECT PULL WITH A

- 9. REACTION LOADS FROM TEST FIXTURES MAY BE APPLIED CLOSE TO THE ANCHOR BEING TESTED, PROVIDED THE ANCHOR IS NOT RESTRAINED FROM WITHDRAWING BY A BASE PLATE OR OTHER FIXTURE. IF RESTRAINT IS FOUND, LOOSEN AND SHIM OR REMOVE THE FIXTURE
- 10. PROVIDE MINIMUM EMBEDMENT OF ANCHORS AS SHOWN IN DRAWINGS.

HYDRAULIC JACK, TORQUE WRENCH, OR CALIBRATED SPRING_LOADING

- II. WHERE INSTALLATION TORQUE IS PROVIDED BY MANUFACTURER AND OBSERVED BY A DEPUTY INSPECTOR, NO FURTHER TESTING IS REQUIRED. IF NO INSTALLATION TORQUE IS PROVIDED, TEST 50% OF ANCHORS PER ONE OF THE FOLLOWING METHODS AND IN ACCORDANCE WITH THE VALUES CALCULATED BELOW:
- A. HYDRAULIC RAM METHOD: APPLY PROOF TEST LOAD WITHOUT REMOVING THE NUT. IF IT IS NOT POSSIBLE TO TEST WITH THE NUT INSTALLED, REPLACE THE NUT WITH A THREADED COUPLER TO THE SAME TORQUE MEASURED WITH A TORQUE WRENCH, AND THEN APPLY THE LOAD. ANCHOR IS ACCEPTABLE IF NO MOVEMENT IS OBSERVED AT THE TEST LOAD. MOVEMENT MAY BE DETERMINED WHEN THE WASHER UNDER THE NUT BECOMES LOOSE.
- B. TORQUE WRENCH METHOD: TEST ANCHORS TO THE CALCULATED TORQUE LOAD WITHIN ONE-HALF TURN OF THE NUT.
- C. TEST LOAD FOR ANCHORS TO BE TWO TIMES THE ALLOWABLE TENSION VALUE OR I 1/4 TIMES THE MAXIMUM DESIGN STRENGTH GIVEN IN THE ICC APPROVAL, BUT NEED NOT EXCEED 0.8 Ase F.,, WHERE ASE IS THE CROSS SECTIONAL AREA OF THE ANCHOR AND F.V. IS THE YIELD STRESS OF THE ANCHOR.
- 16. IF ANY ANCHOR FAILS TESTING, REPLACE ANCHOR AND TEST ADDITIONAL ANCHORS OF THE SAME CATEGORY NOT PREVIOUSLY TESTED UNTIL TWENTY (20) CONSECUTIVE TESTS PASS, THEN RESUME INITIAL TESTING FREQUENCY.

PREFABRICATED WOOD PRODUCTS (I-JOISTS, OPEN WEB JOISTS AND OTHER ENGINEERED LUMBER PRODUCTS)

- I. THE CONTRACTOR IS RESPONSIBLE FOR THE FINAL DESIGN OF ALL PREFABRICATED WOOD PRODUCTS AND THEIR CONNECTIONS SHOWN IN THIS SET OF DRAWINGS.
- MEMBERS ARE TO BE DESIGNED TO MEET MAXIMUM DEFLECTION CRITERIA: MAXIMUM LIVE LOAD DEFLECTION = L/360
- MAXIMUM TOTAL LOAD DEFLECTION = L/240PREFABRICATED WOOD PRODUCT SIZES SHOWN ON PLANS ARE ESTIMATED AND SHALL BE VERIFIED BY THE ENGINEER RESPONSIBLE FOR THIS FRAMING, BASED UPON THE DEPTH AND SPACING SHOWN IN
- PLANS, ADDITIONAL LOADS SHOWN IN THIS SET OF STRUCTURAL DRAWINGS, AND THE FOLLOWING UNIFORM SUPERIMPOSED LOADS: A. DEAD LOAD: UNIFORM DEAD LOAD = 44 PSF
- B. LIVE LOAD: UNIFORM LIVE LOAD = 40 PSF EQUIPMENT LOADS = REFER TO MEP DRAWINGS ADDITIONAL LOADS = AS INDICATED IN THIS SET OF
- STRUCTURAL DRAWINGS E. ALL JOISTS SHALL BE DESIGNED TO CARRY A SUSPENDED CONCENTRATED LOAD OF 100 POUNDS IN ADDITION TO THE SPECIFIED DEAD AND LIVE LOAD TO BE APPLIED TO ANY POINT ALONG THE BOTTOM CHORD.
- 4. PROVIDE FRAMING CONFORMING TO CONFIGURATION AND DEPTH INDICATED ON STRUCTURAL DRAWINGS. WHERE DESIGN REQUIRES ANY DEVIATION NOTIFY THE OWNER'S REPRESENTATIVE IMMEDIATELY AND, IF ACCEPTABLE, PROVIDE AT NO COST TO THE OWNER.
- ACCEPTABLE PREFABRICATED WOOD PRODUCTS MANUFACTURERS: TRUS-JOIST CORPORATION, GEORGIA-PACIFIC OR BOISE. MARK MEMBERS WITH APA PRI TRADEMARK INDICATING CONFORMANCE WITH MANUFACTURING AND QUALITY ASSURANCE OF APA EWS STANDARD PRI-400
- A. BENDING STRESS, Fb = 2,400 PSI B. ELASTIC MODULUS, E = 1,800,000 PSI. SUBMIT SHOP DRAWINGS AND CALCULATIONS SIGNED BY AND BEARING THE SEAL OF A REGISTERED CIVIL OR STRUCTURAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA TO THE STRUCTURAL ENGINEER FOR REVIEW AND TO GOVERNING CODE AUTHORITY FOR
- CONTRACTOR IS RESPONSIBLE FOR ERECTION BRACING TO KEEP JOISTS STRAIGHT AND PLUMB AND PROVIDE ADEQUATE LATERAL SUPPORT FOR THE INDIVIDUAL MEMBERS AND THE ENTIRE SYSTEM UNTIL CONSTRUCTION HAS BEEN COMPETED.
- INSTALL BLOCKING, BRIDGING, STIFFENERS, FILLER BLOCKS AND BACKER BLOCKS IN CONFORMANCE WITH MANUFACTURER'S STANDARDS AND AS DETAILED.
- 9. SPACE JOIST BRIDGING EQUALLY ALONG LENGTH OF MEMBERS AT

16'-0" O.C. MAXIMUM, TYPICAL ALL BAYS.

- STRUCTURAL OBSERVATION
- PERIODIC STRUCTURAL OBSERVATION WILL BE PROVIDED BY JOHN A. MARTIN \$ ASSOCIATES INC., STRUCTURAL ENGINEERS, PER SECTION 1710 OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE AMENDMENTS, FOR THE WORK INDICATED BELOW, CONTRACTOR SHALL NOTIFY ENGINEER 48 HOURS BEFORE REQUIRED OBSERVATIONS. DELINQUENT NOTIFICATION MAY REQUIRE DEMOLITION OF COVERING MATERIAL TO FACILITATE OBSERVATION.
 - INITIAL PLACING OF CONCRETE INITIAL PLACING OF REINFORCING INITIAL PLACING OF STRUCTURAL STEEL INITIAL PLACING OF PLYWOOD SHEAR WALLS
 - INITIAL PLACING OF WOOD DIAPHRAGMS INITIAL PLACING OF ANCHOR BOLTS INITIAL PLACING OF MECHANICAL AND ADHESIVE ANCHORS
- STRUCTURAL OBSERVATIONS PERFORMED BY THE STRUCTURAL ENGINEER OF RECORD CONSIST OF THE VISUAL OBSERVATION OF THE MAJOR ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES AND THE COMPLETED STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. STRUCTURAL OBSERVATION DOES NOT WAIVE THE REQUIREMENT/RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF
- THE BUILDING INSPECTOR OR THE SPECIAL INSPECTOR. THE ENGINEER OF RECORD SHALL DEVELOP ALL CHANGES RELATING TO THE STRUCTURAL SYSTEMS. THE BUILDING DEPARTMENT SHALL REVIEW AND APPROVE ALL CHANGES TO THE APPROVED PLANS AND SPECIFICATIONS.
- POWDER ACTUATED FASTENERS (SHOT PINS) I. POWDER ACTUATED FASTENERS INTO STEEL SHALL BE HILTI X-U FASTENERS (ESR-2269), DEWALT POWDER ACTUATED FASTENERS (ESR-2024), OR RAMSET SP FASTENERS (ESR-1799). INSTALL ANCHORS IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS. FASTENERS SHALL BE OF SUFFICIENT LENGTH SUCH THAT THE POINT OF THE PIN PENETRATES THROUGH THE STEEL BASE MATERIAL WHEN CONNECTING TO STEEL LESS THAN 3/4 IN THICKNESS. FASTENERS LENGTH SHALL PROVIDE MINIMUM POINT PENETRATION OF 1/2" WHEN CONNECTING TO STEEL 3/4" OR THICKER IN THICKNESS U.N.O.
- POWDER ACTUATED FASTENERS INTO CONCRETE SHALL BE HILTI X-U FASTENERS (ESR-2269), DEWALT POWDER ACTUATED FASTENERS (ESR-2024), OR RAMSET SP STEPPED SHANK FASTENERS (ESR-1799). INSTALL ANCHORS IN ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS. PROVIDE FASTENERS WITH SUFFICIENT LENGTH TO PROVIDE 1-1/2" MINIMUM PENETRATION INTO CONCRETE U.N.O.
- 3. FASTENERS SHALL NOT BE INSTALLED UNTIL THE CONCRETE HAS REACHED ITS DESIGNATED STRENGTH.
- FASTENERS SHALL NOT BE INSTALLED IN CONCRETE WITH THICKNESS LESS THAN THREE TIMES THE PENETRATION REQUIRED, EXCEPT 1-1/2" PENETRATION IN 3-1/4" THICK CONCRETE FILL OVER METAL DECK IS ACCEPTABLE.
- 5. PROVIDE A MINIMUM OF 3" BETWEEN THE EDGE OF CONCRETE TO CENTER OF ANCHOR.
- 6. FASTENERS IN THE UNDERSIDE OF CONCRETE FILL OVER METAL DECK SHALL BE PLACED IN THE LOW FLUTES ONLY.
- FASTENERS SHALL BE INSTALLED, BY A PRE-QUALIFIED OPERATOR, ACCORDING TO THE APPLICABLE ICC RESEARCH REPORT AND TESTED AS FOLLOWS: INSPECTOR SHALL OBSERVE THE TESTING OF THE FIRST 10 FASTENERS INSTALLATION. A TEST PULL-OUT LOAD OF NOT LESS THAN TWICE THE APPLICABLE ALLOWABLE LOAD PER ICC TABLES SHALL BE APPLIED TO THE PIN IN SUCH A MANNER AS NOT TO RESIST THE SPALLING TENDENCY OF THE CONCRETE SURROUNDING THE PIN (NOT APPLICABLE TO PINS INSTALLED INTO STEEL). RANDOM TESTS UNDER THE PROJECT INSPECTOR'S SUPERVISION SHALL BE MADE OF APPROXIMATELY I IN 20 PINS. SHOULD FAILURE OCCUR ON ANY PIN TESTED, ALL OF THE INSTALLATIONS MUST BE TESTED AND FAILED PINS REPLACED AT CONTRACTOR'S EXPENSE.
- WHEN INSTALLING POWDER DRIVEN PINS IN EXISTING REINFORCED CONCRETE, USE CARE AND CAUTION TO AVOID CUTTING OR DAMAGING THE EXISTING REINFORCING BARS.

ADHESIVE ANCHORS AND DOWELS

ANCHORS AND DOWELS INSTALLED INTO CONCRETE SHALL BE INSTALLED USING HILTI HIT HY200 (ICC ESR-3187), HILTI RE500-V3 (ICC ESR-3814), DEWALT PUREIIO+ (ICC ESR-3298), OR SIMPSON SET-XP (IAMPO-281). INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH ICC REPORT AND MANUFACTURER'S RECOMMENDATIONS. MANUFACTURER'S FIELD REPRESENTATIVE SHALL PROVIDE

- INSTALLATION TRAINING FOR ALL PRODUCTS TO BE USED PRIOR TO COMMENCEMENT OF WORK; ONLY PROPERLY TRAINED INSTALLERS SHALL PERFORM POST INSTALLED ANCHOR INSTALLATION. INSTALLATION OF ADHESIVE ANCHORS IN HORIZONTAL TO VERTICAL ORIENTATION SHALL BE DONE BY A CERTIFIED ADHESIVE INSTALLER (AAI) AS CERTIFED THROUGH ACI AND IN ACCORDANCE WITH THE
- CURRENT EDITION OF ACI 318. EMBEDMENT DEPTH FOR ANCHORS AND DOWELS IS AS SHOWN ON PLAN. THE TESTING LABORATORY WILL PERFORM TENSION TESTS ON 10% OF SILL ANCHORS AND DOWELS, 100% OF ALL OTHER STRUCTURAL ANCHORS, AND 50% OF NON-STRUCTURAL ANCHORS PER ON OF THE FOLLOWING METHODS AND IN ACCORDANCE WITH THE VALUES
- SPECIFIED BELOW: 4.I. HYDRAULIC RAM METHOD: APPLY PROOF TEST LOAD WITHOUT REMOVING THE NUT. IF IT IS NOT POSSIBLE TO TEST WITH THE NUT INSTALLED, REPLACE THE NUT WITH A THREADED COUPLER TO THE SAME TORQUE MEASURED WITH A TORQUE WRENCH, AND THEN APPLY THE LOAD. MOVEMENT MAY BE DETERMINED WHEN THE WASHER UNDER THE NUT BECOMES LOOSE. TORQUE WRENCH METHOD: TEST ANCHORS TO THE CALCULATED

TORQUE LOAD WITHIN ONE-HALF TURN OF THE NUT.

- TEST LOAD FOR ANCHORS TO BE TWO TIMES THE ALLOWABLE TENSION VALUE OR I 1/4 TIMES THE MAXIMUM DESIGN STRENGTH GIVEN IN THE ICC APPROVAL, BUT NEED NOT EXCEED 0.8Ase fya, WHERE Ase IS THE CROSS SECTIONAL AREA OF THE ANCHOR AND Fya IS THE YIELD STRESS OF THE ANCHOR.
- ANCHORS SHALL CONFORM WITH ASTM A193 GRADE B7 THREADED RODS USING ASTM A 563 GRADE DH HEAVY HEX NUTS AND ASTM F436 WASHERS U.N.O. 6. DOWELS SHALL CONFORM WITH ASTM A615 OR ASTM A706 GRADE 60
- REINFORCING STEEL U.N.O. REPLACE ANCHORS AND DOWELS THAT FAIL DURING TESTING AND RETEST. IF MORE THAN 10% OF THE TESTED DOWELS AND ANCHORS FAIL TO ACHIEVE THE SPECIFIED TEST LOAD, TEST 100% OF THE
- DOWELS AND ANCHORS INSTALLED IN THE LAST 2 DAYS OF ANCHOR INSTALLATION. CENTER BAR IN THE HOLE AND WEDGE TIGHT WITH WOODEN WEDGES TO HOLD IT IN PLACE UNTIL THE ADHESIVE SETS.
- 9. IF REINFORCEMENT IS ENCOUNTERED DURING DRILLING, ABANDON AND SHIFT THE HOLE LOCATION TO AVOID THE REINFORCEMENT. PROVIDE A MINIMUM OF 2 ANCHOR DIAMETERS OR I INCH, WHICHEVER IS LARGER, OF SOUND CONCRETE BETWEEN THE DOWEL AND THE ABANDONED HOLE. FILL THE ABANDONED HOLE WITH NON-SHRINK GROUT. IF THE ANCHOR OR DOWEL MAY NOT BE SHIFTED AS NOTED ABOVE, THE
- ENGINEER WILL DETERMINE A NEW LOCATION. 10. LOCATE REINFORCEMENT AND CONFIRM FINAL ANCHOR LOCATIONS PRIOR TO FABRICATING PLATES, MEMBERS, OR OTHER STEEL

ASSEMBLIES ATTACHED WITH ADHESIVE ANCHORS.

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11 W. Figueroa Street

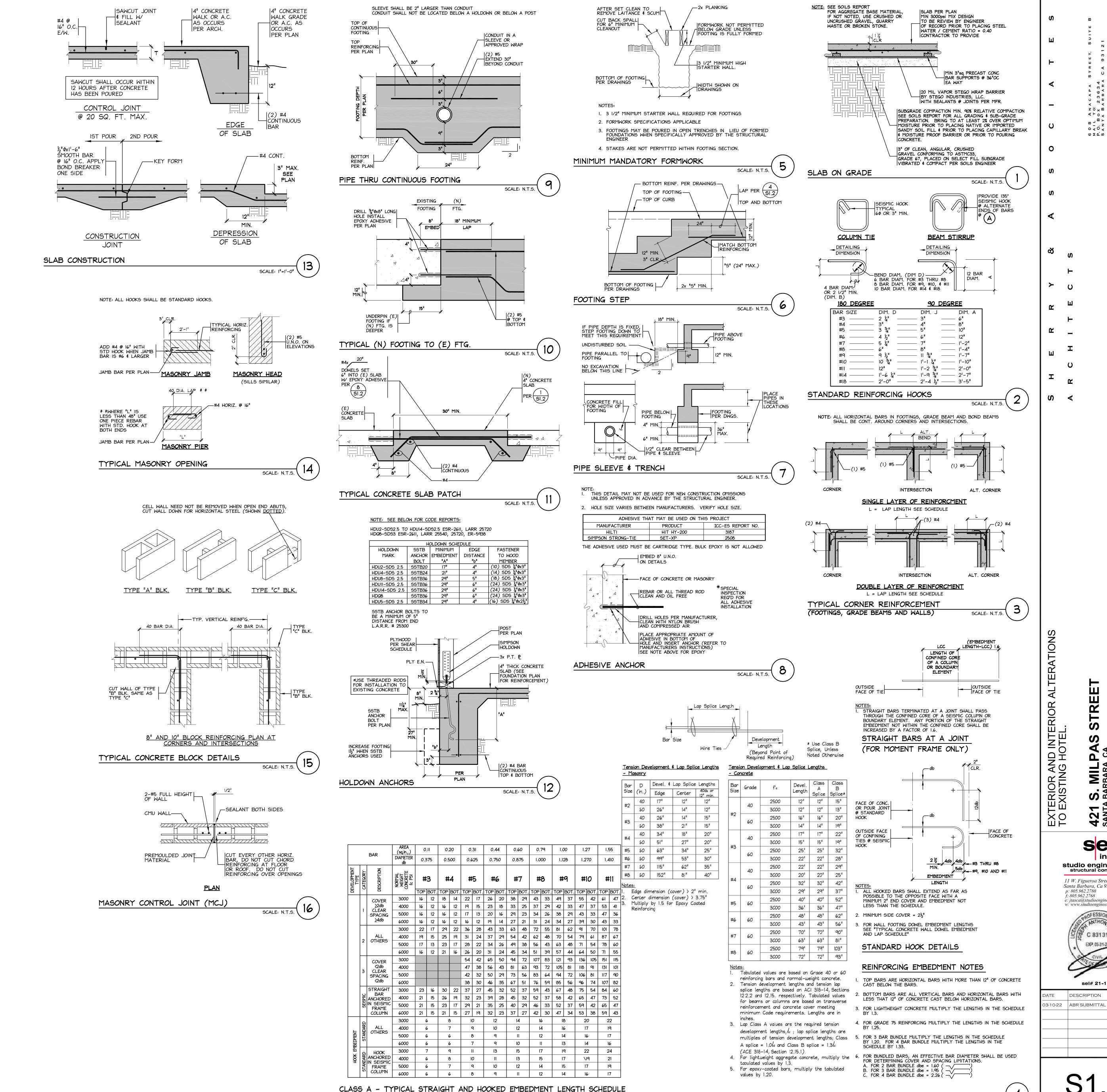
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GENERAL NOTES / SPECIAL INSPECTIONS



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11 W. Figueroa Street Santa Barbara, Ca 93101 p: 805.962.2780

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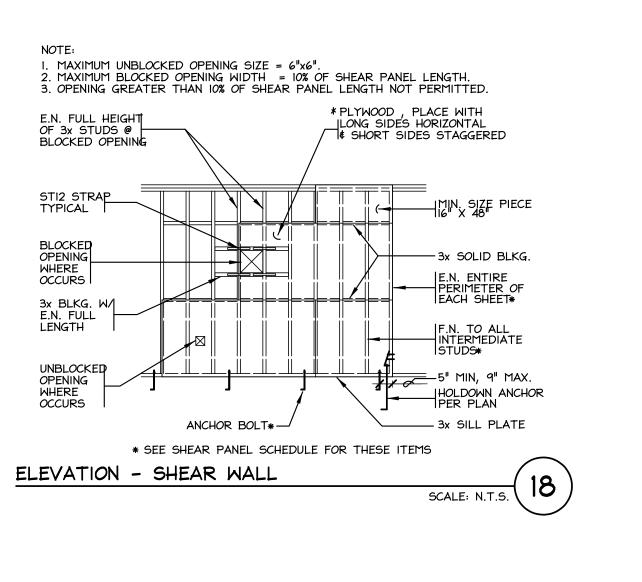
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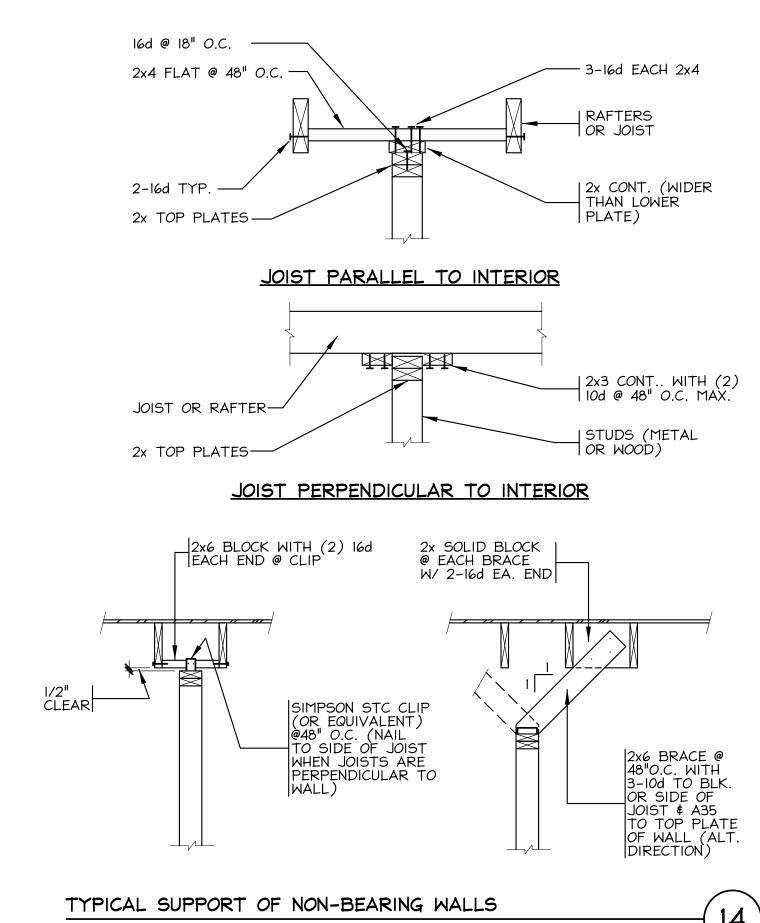
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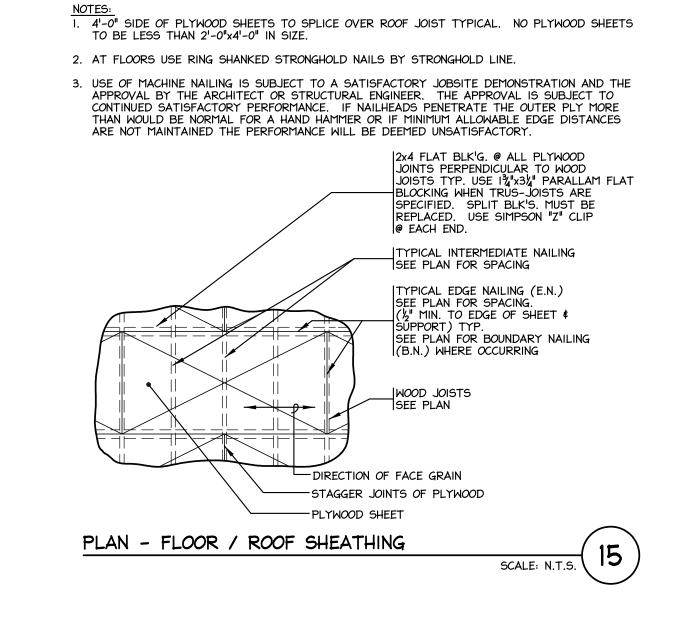
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TYPICAL DETAILS

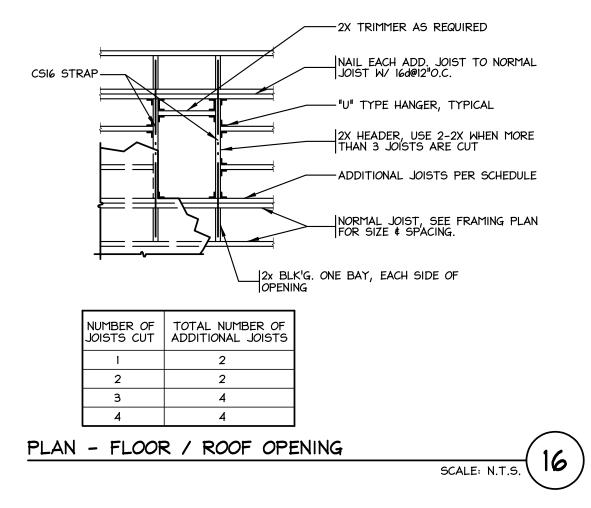
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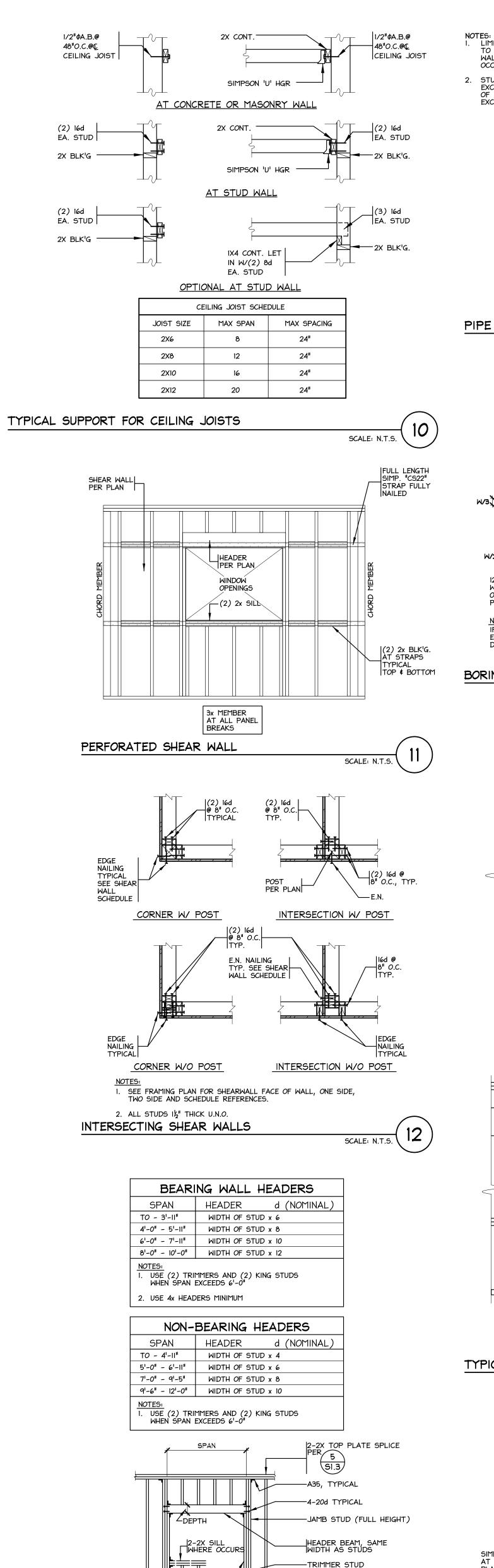


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	WASHER SCHEDULE								
BOLT	MALLEABLE IRON WASHER	*HEAVY PLATE WASHER	STANDARD CUT WASHER						
1/2" DIAM.	2-1/2" DIAM x 1/4"	3"x 3"x 5/16"	1-3/8" DIAM x 3/32"						
5/8" DIAM.	2-3/4" DIAM x 5/16"	3"x 3"x 5/16"	1-3/4" DIAM x 1/8"						
3/4" DIAM.	3" DIAM x 7/16"	3"x 3"x 5/16"	2" DIAM x 5/32"						
7/8" DIAM.	3 1/2" DIAM. x 7/16"	3"x 3"x 5/16"	2-1/4" DIAM x 11/64"						
I" DIAM	4" DIAM x 1/2"	3 1/2"x 3 1/2"x 3/8"	 2-1/2" DIAM x 11/64"						

*USE UNDER NUT OF ALL ANCHOR BOLTS WASHER SCHEDULE SCALE: N.T.S.



-SILL PLATE

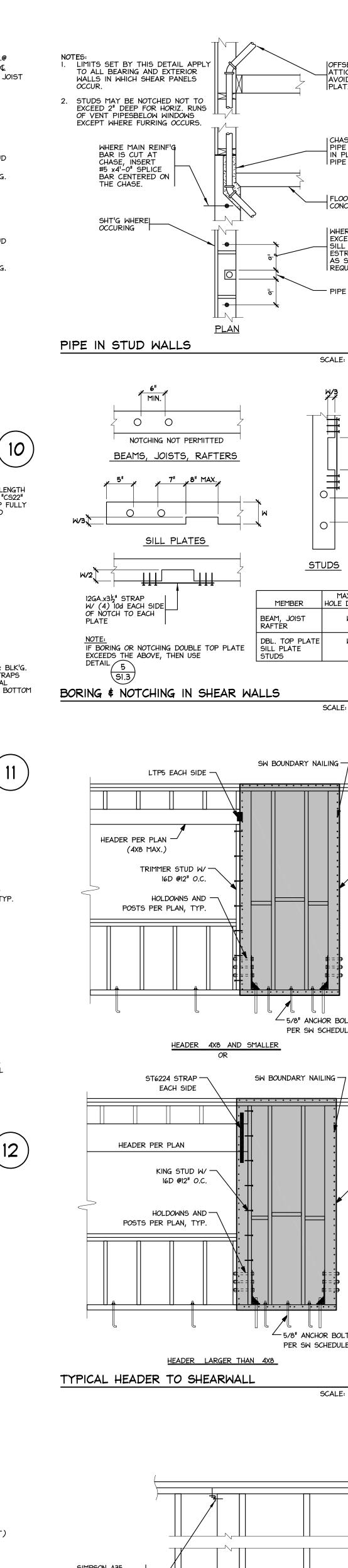
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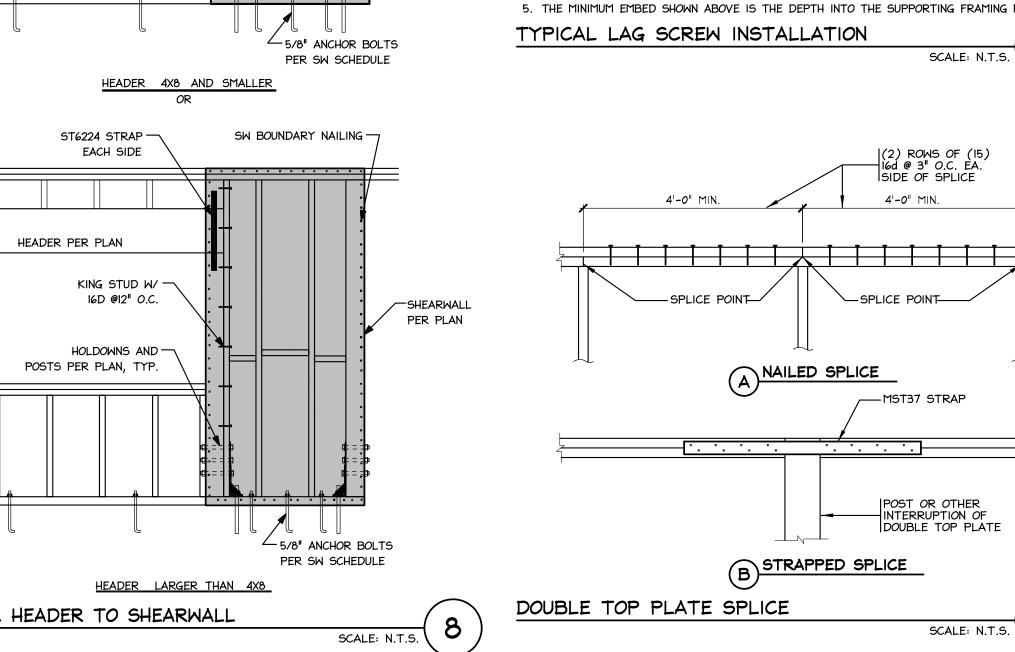
NOTE: FRAMING SHOWN TYPICAL FOR ALL OPENINGS IN

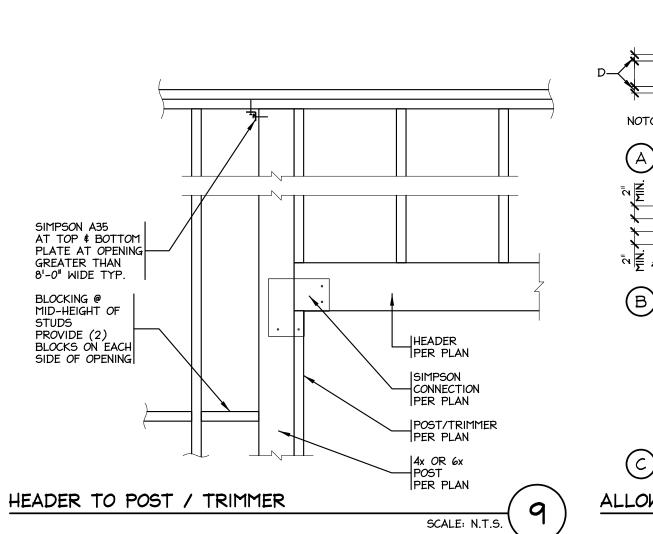
REQUIRED AT INTERIOR WALLS)

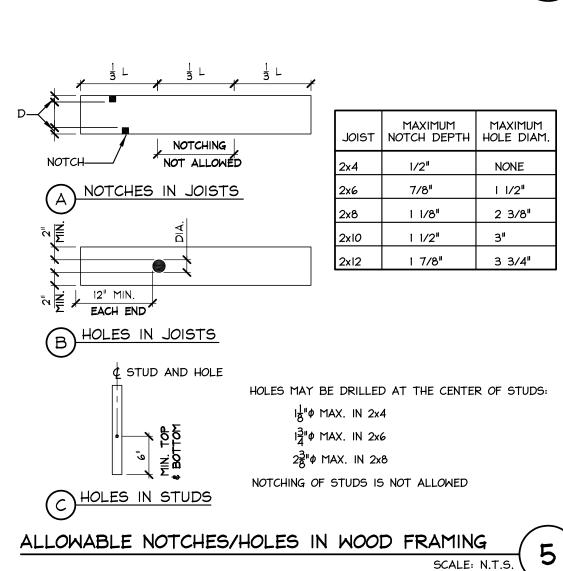
FRAMING AT WALL OPENINGS

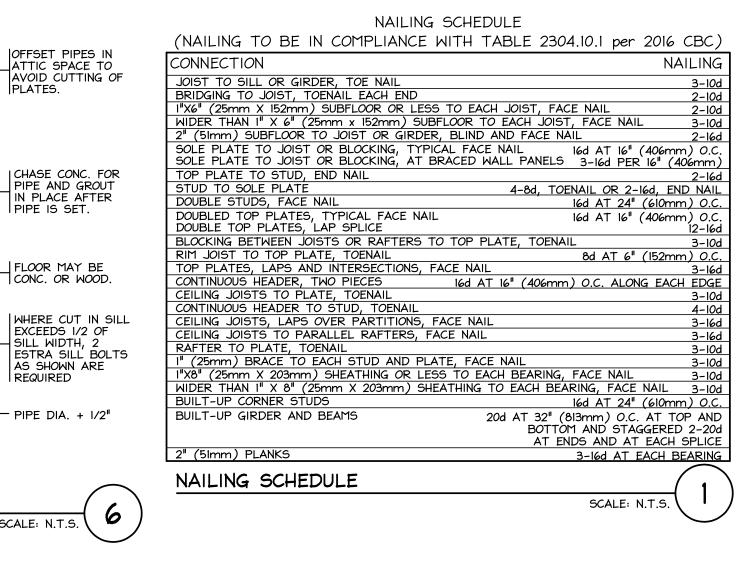
EXTERIOR WALL & INTERIOR BEARING WALLS (A35'S NOT











PIPE IS SET.

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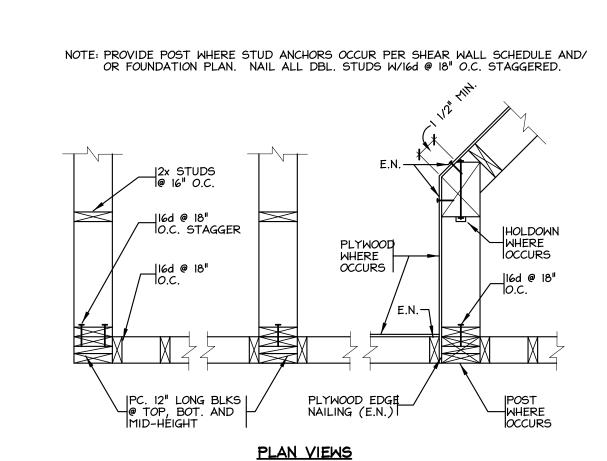
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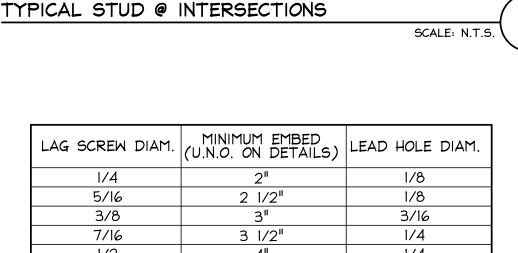
MAXIMUM HOLE DIAMETER

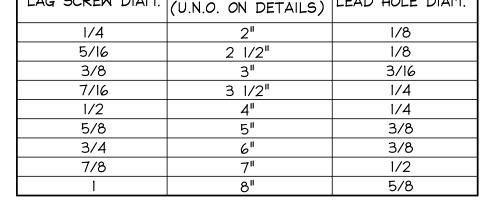
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-SHEARWALL

PER PLAN

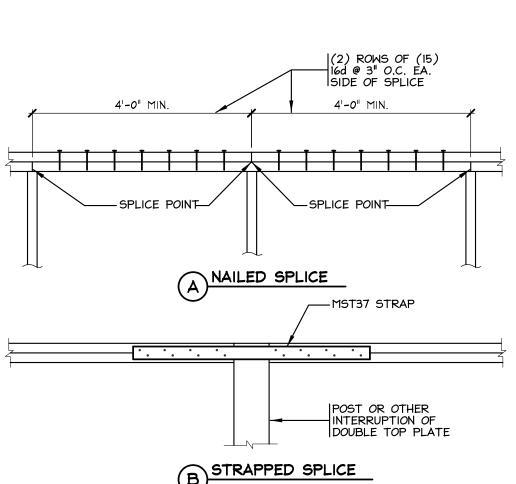




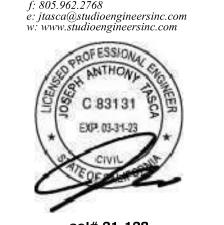


. THE CLEARANCE HOLE FOR THE SHANK SHALL BE THE SAME DIAMETER AND LENGTH AS THE UNTHREADED SHANK. 2. THE LEAD HOLE FOR THE THREADED PORTION SHALL BE THE DIAMETER SHOWN ABOVE AND A LENGTH EQUAL TO AT LEAST THE LENGTH OF THE THREADED PORTION. 3. THE THREADED PORTION OF THE LAG SCREW SHALL BE INSERTED IN ITS LEAD HOLE BY TURNING WITH A WRENCH, NOT BY DRIVING WITH A HAMMER.

4. SOAP OR OTHER LUBRICANT SHALL BE USED ON THE LAG SCREWS OR IN THE LEAD HOLES TO PREVENT DAMAGE TO THE LAG SCREWS. 5. THE MINIMUM EMBED SHOWN ABOVE IS THE DEPTH INTO THE SUPPORTING FRAMING MEMBER.



EXTERIOR AND INTERICTO EXISTING HOTEL. **42** SAN se inc. studio engineers inc. structural consultants 11 W. Figueroa Street Santa Barbara, Ca 93101 p: 805.962.2780 f: 805.962.2768 e: jtasca@studioengineersinc.com w: www.studioengineersinc.com



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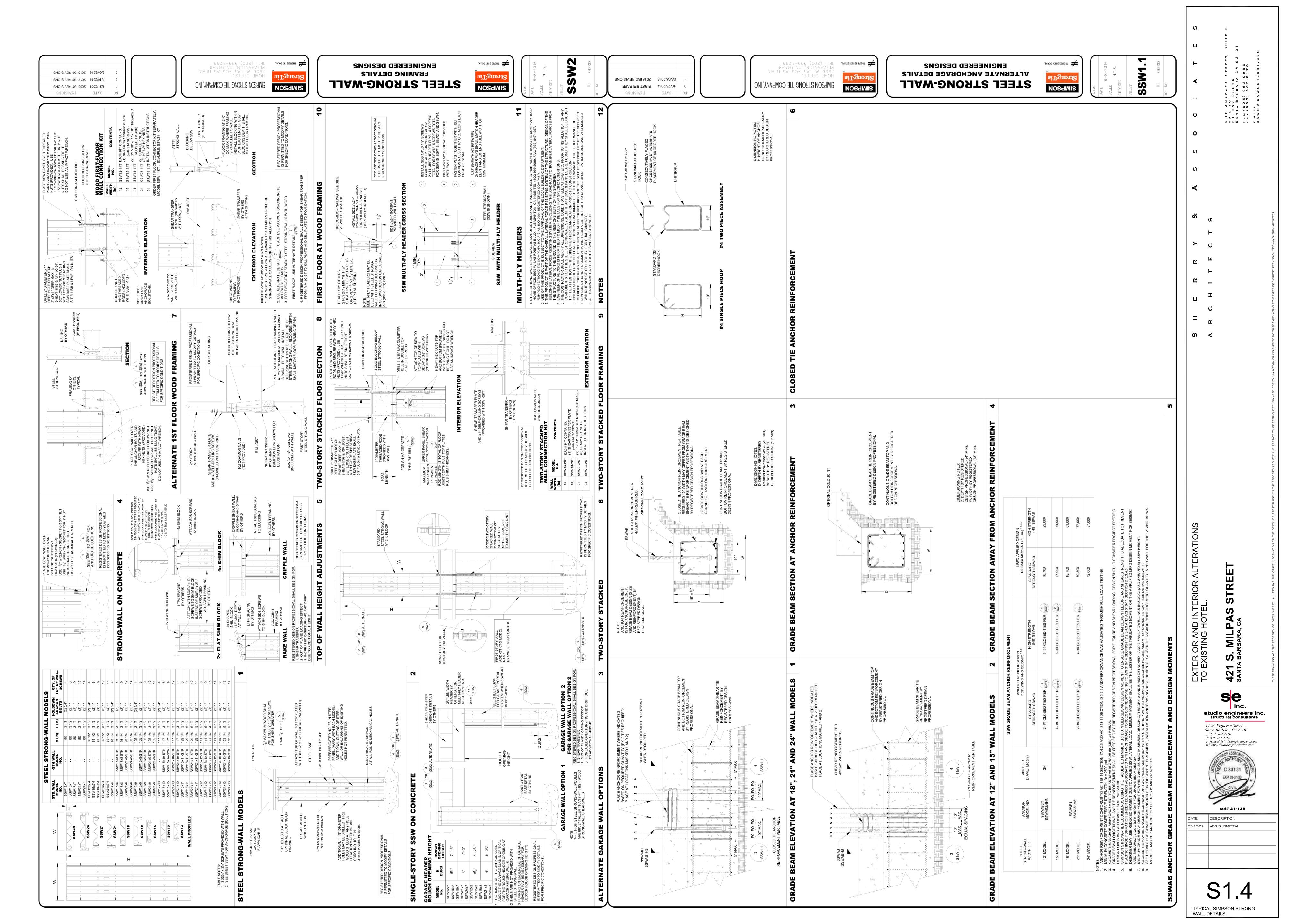
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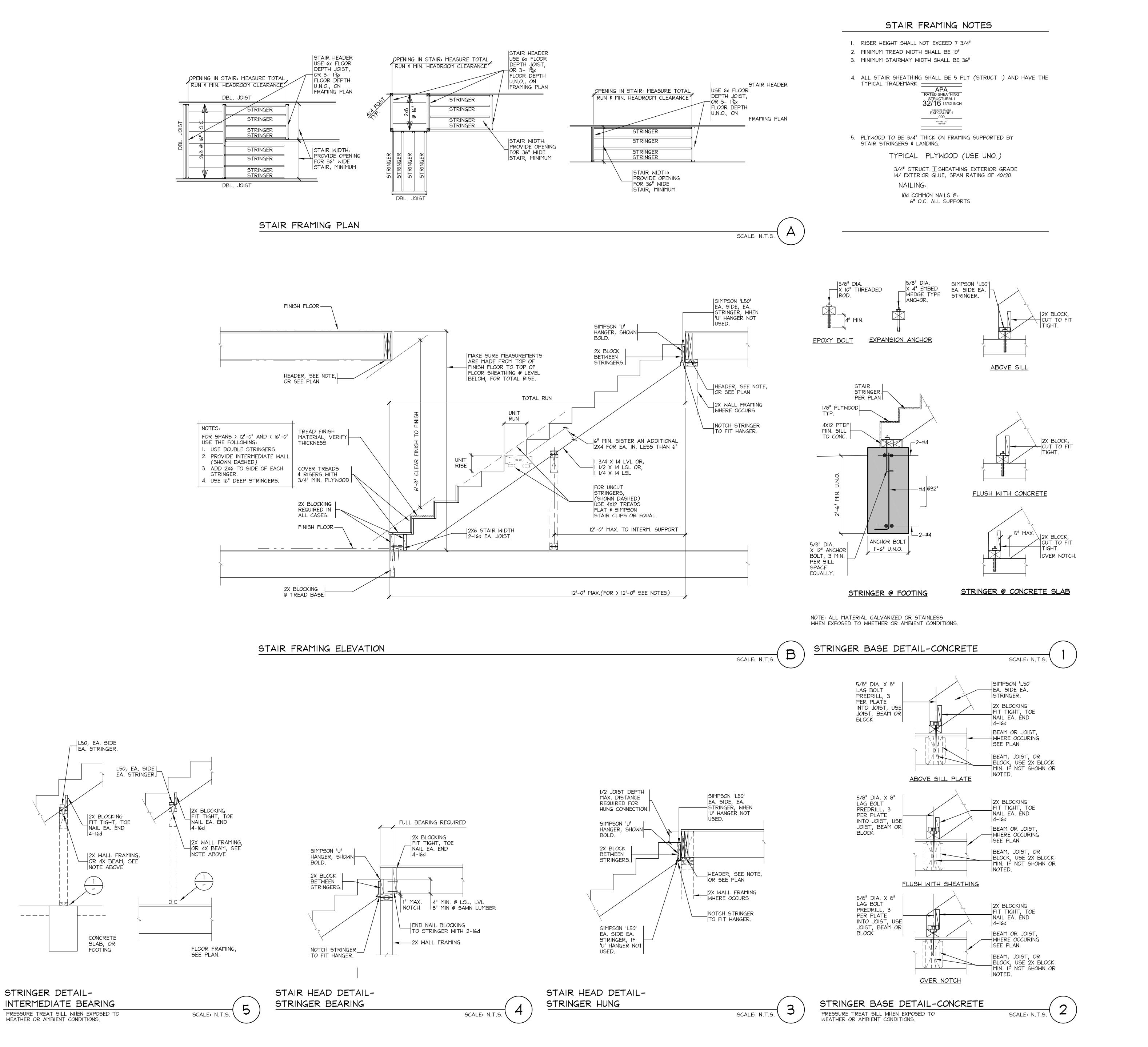
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sel# 21-128 DESCRIPTION 3-10-22 ABR SUBMITTAL

TYPICAL DETAILS





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STRINGER DETAIL-

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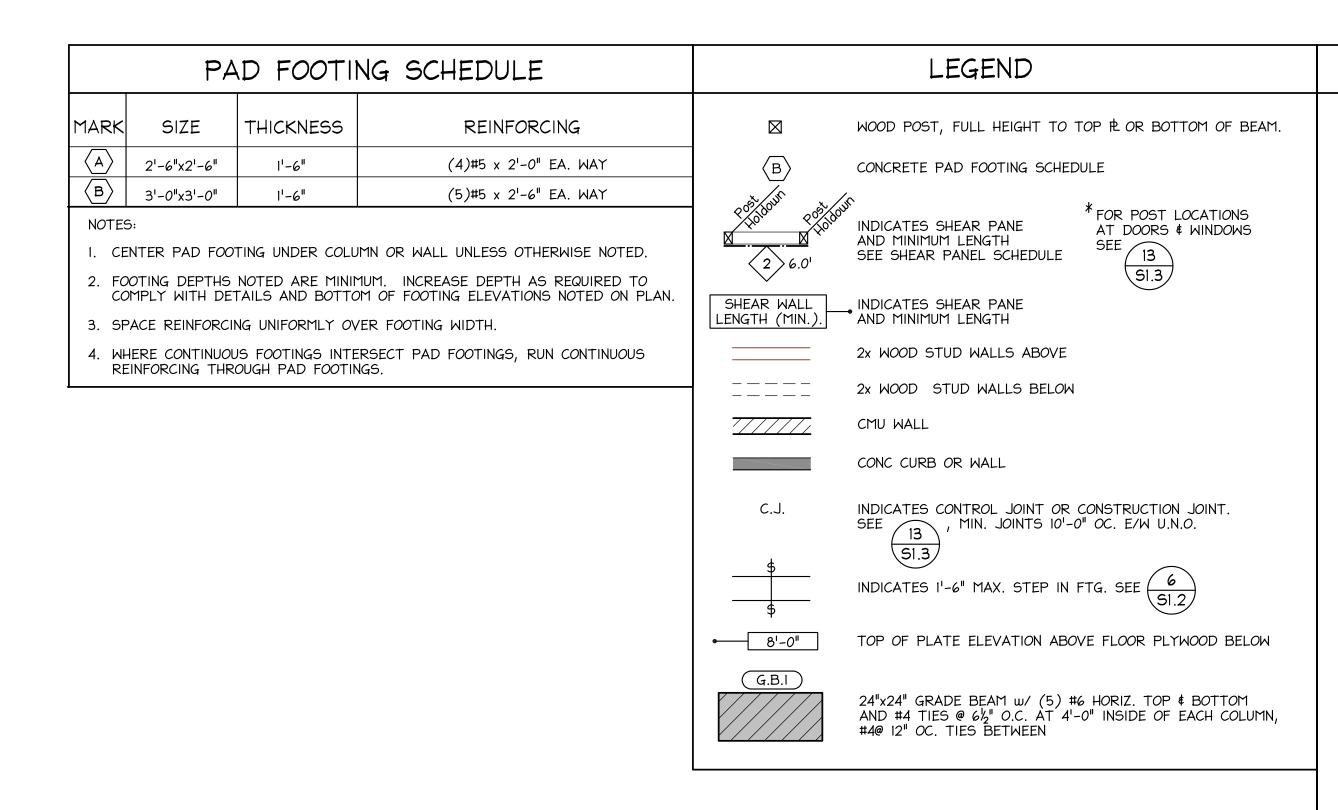
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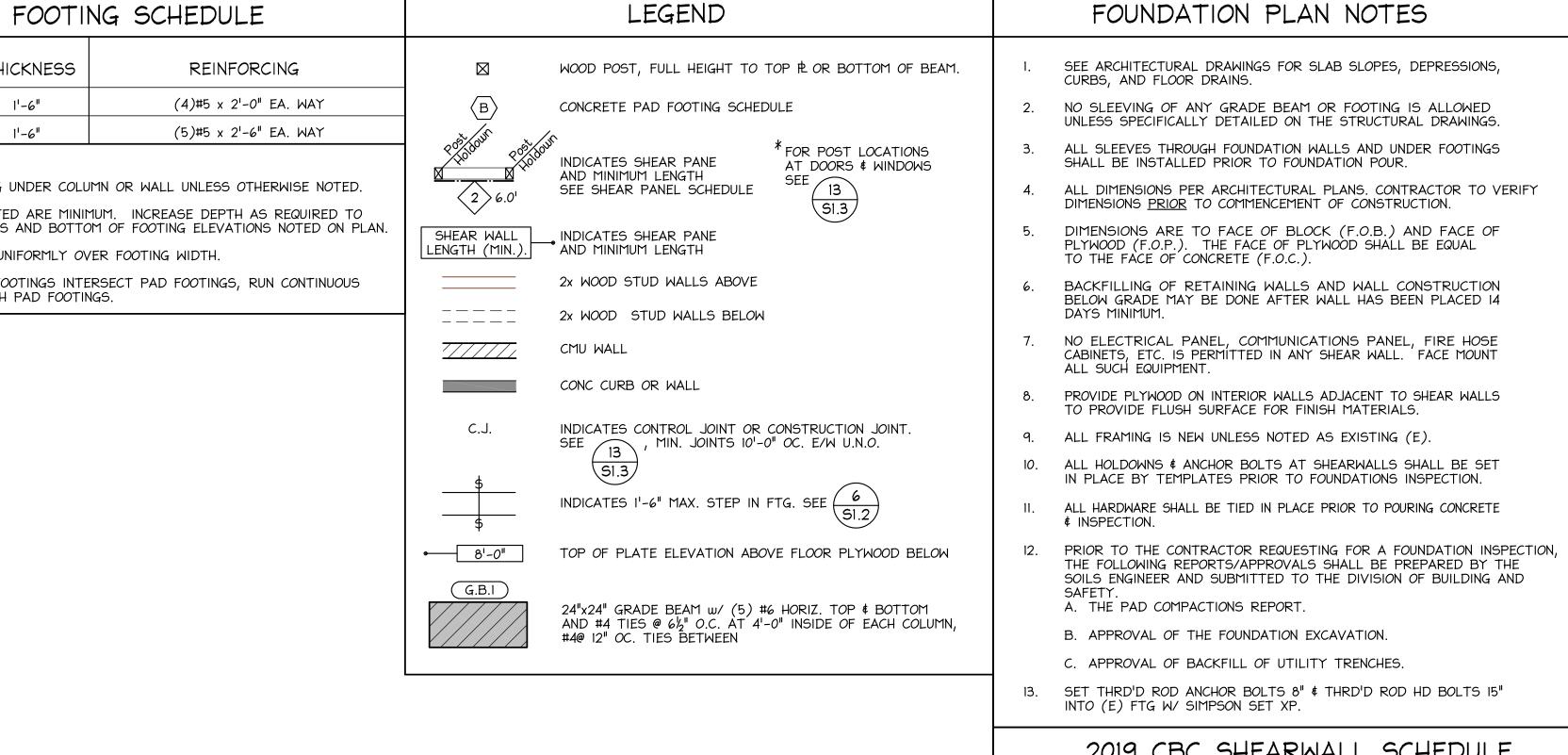
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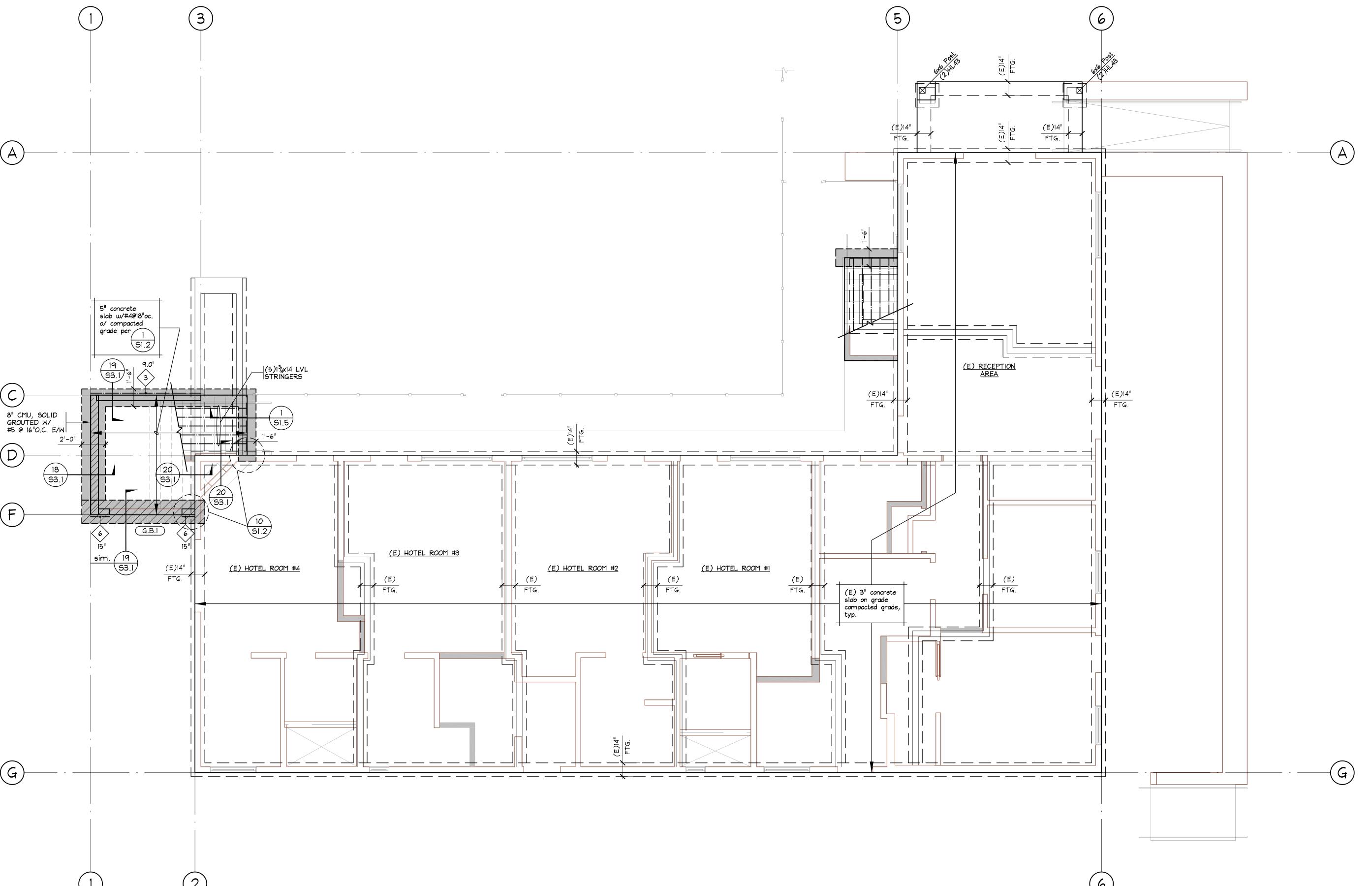
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TYPICAL DETAILS

3-10-22 ABR SUBMITTAL







FOUNDATION PLAN

2019 CBC SHEARWALL SCHEDULE

FOOTNOTES / NOTES:

- I. USE COMMON NAILS ONLY FOR ALL SHEATHING. FIELD NAILING IS 12" O.C. PROVIDE 3x OR 2-2x FRAMING AT ALL PANEL EDGES.
- 2. ALL ANCHOR BOLTS FOR SHEARWALLS SHALL INCLUDE 3" x3" x 0.229" THICK PLATE WASHERS MIN. [2019 CBC 2305.3.11]

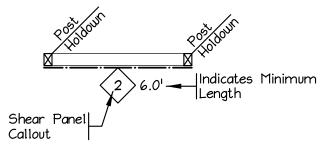
3. USE 1/4" x 4 1/2" SDS SCREWS THROUGH 2x SILLS AND 1/4" x 6" SDS SCREWS

- THROUGH 3x SILLS. [ICC ESR-2236] 4. EMBED 3/8" LAGS 2" MIN. INTO FRAMING BELOW PER PLAN (USUALLY 5" LAGS
- AT $2x \text{ SILLS } \notin 6^{\parallel} \text{ LAGS AT } 3x \text{ SILLS, } V.I.F.).$
- 5. INSTALL RIM/BLOCKING TO MATCH FULL WIDTH OF TOP PLATES, AND STAGGER CLIPS ON EACH SIDE OF WALL.
- 6. VALUES BASED ON 2018 NDS FOR LIGHT-FRAMED CONSTRUCTION, AS REFERENCED IN SEAOC ARTICLE 12.04.030, JUNE 2018
- ALLOWABLE LOADS HAVE BEEN REDUCED TO (1/1.25) OF ALLOWABLE VALUES DUE TO PLAN IRREGULARITY. [ASCE 7-14 12.3.3.4]
- 8. SEE DETAIL $\frac{18}{51.3}$ FOR TYPICAL PLYWOOD SHEAR WALL CONSTRUCTION. 9. PROVIDE 7" MINIMUM EMBEDMENT OF ANCHOR BOLTS INTO FOOTING, EMBEDMENT DEPTH BEGINS BELOW SLAB SAND LAYER & BELOW BOTTOM OF ANY CURBS OR
- 10. PROVIDE 3x SILL PLATE AND STUD BLOCKING WHEN PLYWOOD EDGE NAILING IS 4" OR LESS AT PLYWOOD EDGE.
- II. WHERE PLYWOOD SHEAR PANELS OCCUR ON BOTH SIDES OF A WALL, OFFSET
- 12. WHERE NEW PLYWOOD IS INDICATED ON EXISTING STUD WALLS, REMOVE EXISTING GYPSUM BOARD OR PLASTER AND NAIL PLYWOOD TO FACE OF STUDS.
- 13. ALL EXTERIOR WALLS SHALL HAVE SHEATHING & ANCHOR BOLTS PER < 1 > SHOWN ABOVE. MINIMUM OF 2x P.T.D.F. SILL PLATE REQUIRED.

PLYWOOD EDGES ON EACH SIDE TO FALL ON DIFFERENT STUDS.

- 14. ANCHOR BOLTS & FASTENERS INTO GREEN SEAL PRESSURE TREATED PLATES SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
- 15. SEE $\frac{12}{51.2}$ FOR TYPICAL HOLDOWN INSTALLATION
- 16. PLYWOOD SHALL BE DOUGLAS-FIR-LARCH PER (SPDWS-2018 NOTE 3 OF TABLE 4.3A)
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- 18. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING \$ OTHER FASTNER COMPONENTS IN SHEAR WALLS \$ DIAPHRAMS, WHEN NAILING IS 4" O.C. OR LESS.

DESCRIPTION				NAILING 1			TRANSFER ALTERNATIVES (SPACING) (1888#) 6(294#) 7 (256#) 7 (536#) 7 (444#) 7 (360#) 7 (352#) 7 (932#) 7							
NO.	SHEATHING MATERIAL	NO. OF SIDES	SIZE	BOUNDARY SPACING	EDGE SPACING	5/8"2	SDS ³ Screw	3/8" ⁴ Lag	LTP4	LTP5	A35		HGAI0	VALUE (plf)
$\langle \overline{\cdot} \rangle$	1/2" STI PLYWOOD/0SB	1	10d	6"	6"	48"	8"	8"	16"	12"	10"	10"	24"	340
$\langle 2 \rangle$	1/2" STI PLYWOOD/0SB	1	10d	4"	4"	44"	6"	6"	12"	10"	8"	8"	21"	510
3	1/2" STI PLYWOOD/OSB	1	10d	3"	3"	34"	5"	4.5"	9"	8"	6"	6"	16"	665
4	1/2" STI PLYWOOD/OSB	1	10d	2"	2"	26"	4"	3.5"	7"	6"	1	-	12"	870
5	1/2" STI PLYWOOD/OSB	2	10d	4"	4"	22"	3.5"	3"	6"	-	-	-	11"	1020
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* FOR POST LOCATIONS AT DOORS & WINDOWS

*NOTE: PER 2019 CBC 1705.12.2 PERIODIC SPECIAL INSPECTION IS REQ'D FOR NAILING, BOLTING, ANCHORING & OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE RESISTING SYSTEM (WOOD SHEAR WALLS & DIAPHRAMS) WHERE THE FASTENING OF THE SHEATHING IS 4" O.C. OR LESS.

se studio engineers inc. structural consultants 11 W. Figueroa Street Santa Barbara, Ca 93101 p: 805.962.2780

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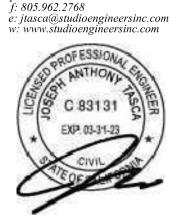
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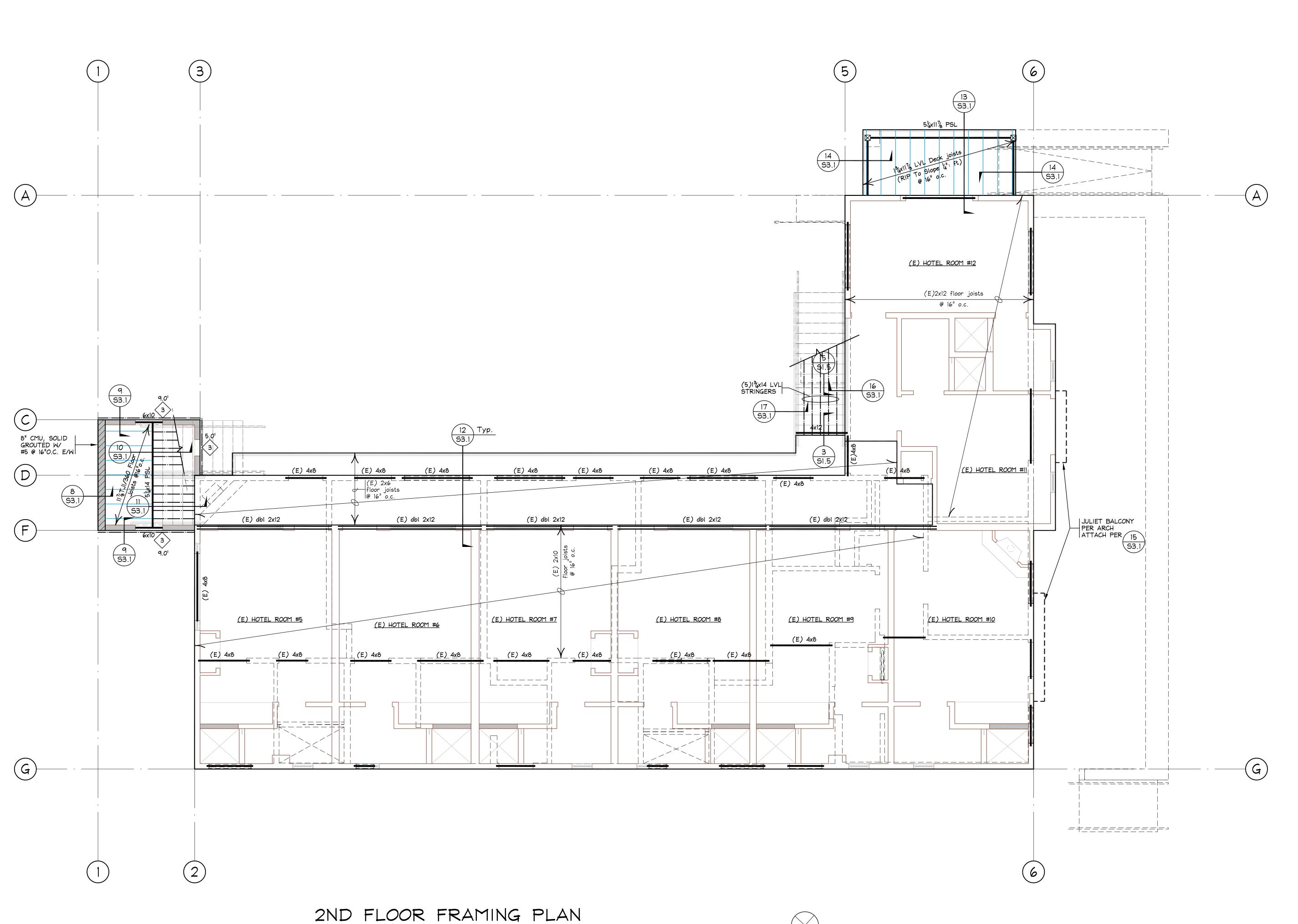
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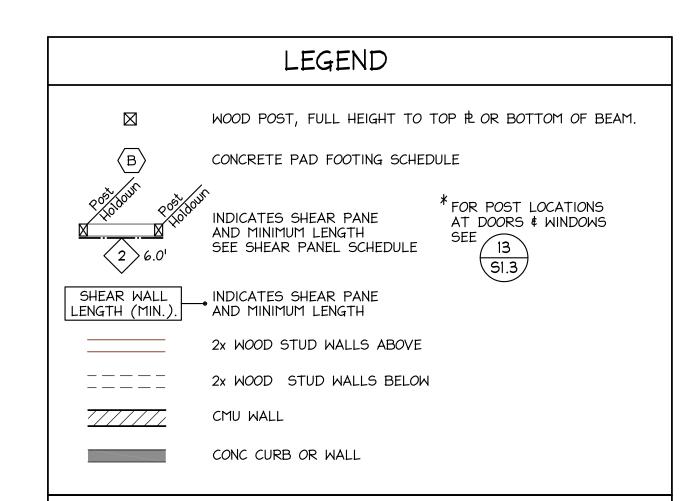
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DESCRIPTION

FOUNDATION PLAN





2019 CBC SHEARWALL SCHEDULE

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NO.	SHEATHING MATERIAL	NO. OF SIDES	SIZE	BOUNDARY SPACING	EDGE SPACING	5/8"2				LTP5	A35		HGA10	VAL (p
$\overline{\langle 1 \rangle}$	1/2" STI PLYWOOD/OSB	1	10d	6"	6"	48"	8"	8"	16"	12"	10"	10"	24"	34
$\langle 2 \rangle$	1/2" STI PLYWOOD/OSB	1	10d	4"	4"	44"	6"	6"	12"	10"	8"	8"	21"	51
3	1/2" STI PLYWOOD/OSB	1	10d	3"	3"	34"	5"	4.5"	9"	8"	6"	6"	16"	66
4	1/2" STI PLYWOOD/OSB	1	10d	2"	2"	26"	4"	3.5"	7"	6"	-	-	12"	87
(5)	1/2" STI PLYWOOD/OSB	2	10d	4"	4"	22"	3.5"	3"	6"	-	-	-	11"	102

* FOR POST LOCATIONS AT DOORS & WINDOWS 2 6.01 Indicates Minimum Length Shear Panel

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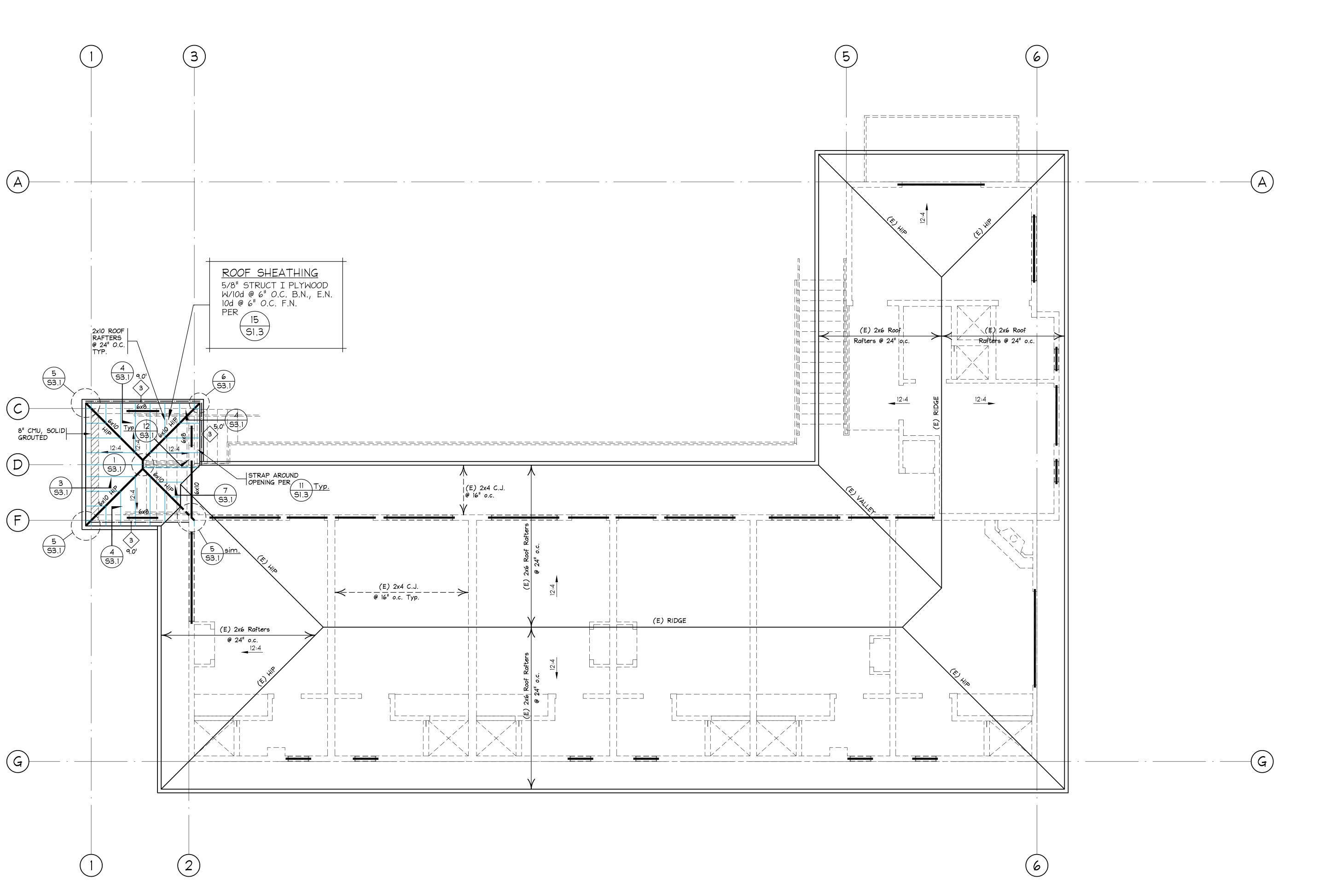
se studio engineers inc. structural consultants 11 W. Figueroa Street Santa Barbara, Ca 93101 p: 805.962.2780 f: 805.962.2768 e: jtasca@studioengineersinc.com w: www.studioengineersinc.com

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DATE DESCRIPTION 3-10-22 ABR SUBMITTAL

2ND FLOOR FRAMING PLAN



ROOF FRAMING PLAN

2019 CBC SHEARWALL SCHEDULE

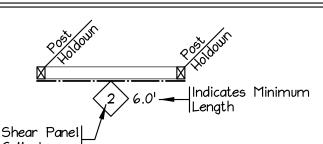
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- 4. EMBED 3/8" LAGS 2" MIN. INTO FRAMING BELOW PER PLAN (USUALLY 5" LAGS AT 2x SILLS \$ 6" LAGS AT 3x SILLS, V.I.F.).
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- 10. PROVIDE 3x SILL PLATE AND STUD BLOCKING WHEN PLYWOOD EDGE NAILING IS 4" OR LESS AT PLYWOOD EDGE.
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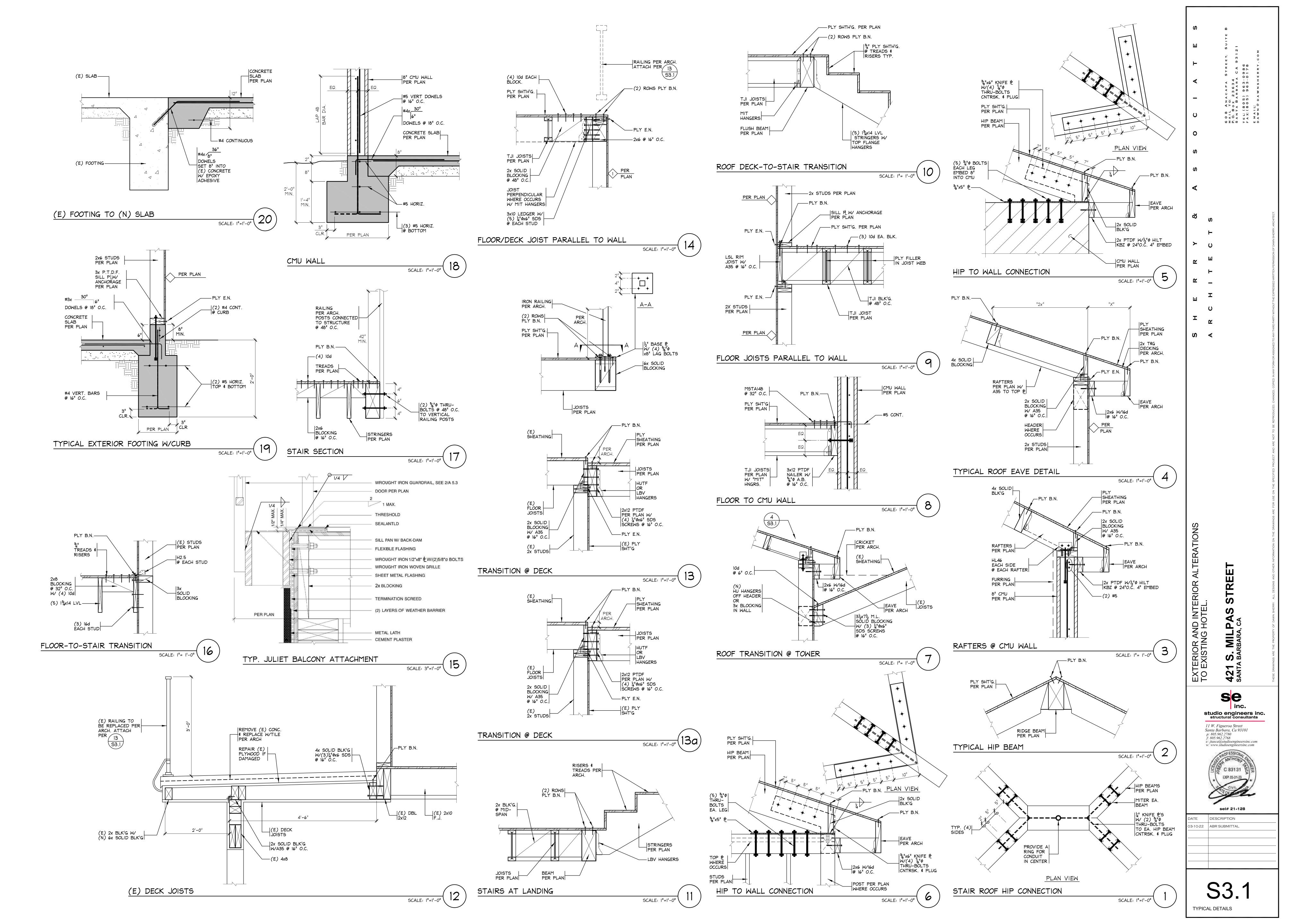
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42′ studio engineers inc. structural consultants



DATE DESCRIPTION

ROOF FRAMING PLAN



3. IF COPING NEEDS TO BE CHANGED, IT HAS TO BE APPROVED PRIOR TO INSTALLATION.

SKIMMERS-

4. CAPABLE OF WITHDRAWING MINIMUM 75% REQUIRED RECIRCULATION CAPACITY.

5. RECESSED INTO POOL WALL.

6. ADJUSTABLE FLOW RATES.

7. WEIR SHALL AUTOMATICALLY ADJUST TO 4 INCH WATER LEVEL

8. EQUALIZER LINE (ANTI-AIR LOCK DEVICE).

9. REMOVABLE SCREEN OR BASKET.

10. ONE SKIMMER FOR EACH 500 SQ. FT. OR FRACTIONAL PART THEREOF

14. GRATES REMOVABLE ONLY WITH TOOLS, SAFETY COVERS REQUIRED.

11. LOCATED IN A MANNER TO ENHANCE WATER RECIRCULATION.

BOTTOM DRAIN OUTLETS-

13. DESIGNED SO THAT POOL CAN BE EMPTIED.

INLETS-

15. MINIMUM OF 2 INLETS FOR THE FIRST 10,000 GALLONS AND ONE INLET FOR EACH ADDITIONAL 10,000 GALLONS OR FRACTIONAL PART.

16. LOCATED NOT LESS THAN 18 INCHES BELOW WATERLINE.

17. ADJUSTABLE FOR VOLUME AND DIRECTION OF FLOW

18. A VACUUM CLEANING SYSTEM IS REQUIRED. EITHER A PORTABLE VACUUM CLEANER OR UNIT BUILT INTO SKIMMER WITH BACKFLOW PROTECTION.

WASTE WATER DISPOSAL-

19. AIR GAP TO SEWER OR DRAINAGE SYSTEM. FLOOR SINK IS IN A LOCATION THAT IS ACCESIBLE AND NOT A TRIP HAZARD.

20. (USPSHTC-311) SEPARATION TANK IS REQUIRED FOR DE FILTERS. CLOSED LOOP WITH RETURN OF WATER TO POOL IS PROHIBITED.

21. SIGHT GLASS INSTALLED IN PIPE BETWEEN FILTER AND SEPARATION TANK (NOT REQUIRED IF READILY VISIBLE AIR GAP CONNECTION TO SEWER PROVIDED).

22. FILTER BACKWASH TO BE DONE IN A SANITARY MANNER.

23. SINK REQUIRED IN EQUIPMENT AREA WHEN CARTRIDGE FILTER IS PROVIDED

24. (USPSHTC-310)BACKWASH RECEPTACLE AND ADEQUATE P-TRAP SIZE (3 IN.)

ELECTRICAL -

25. PROVIDE UNDERWATER LIGHT AND AREA LIGHTING IF POOL USED AT NIGHT. VERIFY EXISTING TO BE GFI

26. SWITCHES FOR MECHANICAL VENTILATION AND LIGHTING FIXTURES IN A GAS CHLORINE ROOM MUST BE LOCATED OUTSIDE AND ADJACENT TO ENTRY DOOR.

DECKS-

27. TO BE NON-SLIP SURFACE OF FLOATED OR BRUSHED FINISH CONCRETE (ANY OTHER PROPOSAL WILL

28. FOUR FOOT MINIMUM DECK TO SURROUND POOL AND REAR OF DIVING BOARD.

29. COPING SHALL BE SLIP RESISTANT.

30. DECK SLOPING AT LEAST 1/4" PER FOOT AWAY FROM POOL.

31. IF THERE ARE DECK DRAINS, NOT MORE THAN 400 SQUARE FEET/DRAIN AND DRAINS SPACED NOT MORE THAN 25 FEET APART.

32. ARTIFICIAL DECK COVERING IF SAMPLE APPROVED.

WATER SUPPLY INLETS-

33. PROVIDE PERMANENTLY INSTALLED FILL LINE. EXCEPTION: SPA POOLS, TEMPORARY POOLS AND POOLS LESS THAN 1500 GALLONS MAY BE EXEMPT.

34. AIR GAP, VACUUM BREAKER, OR DOUBLE CHECK VALVE ATTACHED TO PERMANENTLY INSTALLED FILL INLET

35. CARTRIDGE FILTER TO BE 0.375 GPM/SQ. FT.

36. DISINFECTANT FEEDER-NSF APPROVED AND/OR EASILY CLEANABLE, CORROSION RESISTANT (A) BE CAPABLE OF SUPPLYING 3 LBS. OF CHLORINE PER DAY PER 10,000 GALLONS, (B) ADJUSTABLE FLOW RATE, AND (C) BACKSIPHONAGE PROTECTION.

FENCING AND GATES-

37. PROVIDED AT EACH POOL AND POOL ENCLOSED BY 5 FT. MIN. HEIGHT FENCE, BUILDING, OR ENCLOSURE.

38. OPENINGS IN FENCE OR ENCLOSURE NOT TO EXCED 4 INCHES.

39. GATE SHALL BE EQUIPPED WITH A SELF-CLOSING AND SELF-LATCHING DEVICE LOCATED NOT LESS THAN 3-1/2 FT. ABOVE DECK.

PROVIDE THE FOLLOWING SIGNS:

40. (65539C) "WARNING NO LIFEGUARD ON DUTY."
41. (65539D) ARTIFICIAL RESPIRATION, EMERGENCY PHONE #'S.

42. OCCUPANT LOAD - 1 POOL USER/20 SQ. FT. OF WATER SURFACE AREA.

PROVIDE THE FOLLOWING SAFETY EQUIPMENT ON SITE: 43. MINIMUM 12 FT. POLE WITH BODY HOOK.

THE MAXIMUM WIDTH OF THE POOL.

44. POOL EQUIPMENT TO BE MOUNTED ON CONCRETE PAD AND SLOPED AT LEAST 1/4"/FT. TO DRAIN OR OTHER APPROIVED SURFACE DISPOSAL.

LIFE RING WITH MINIMUM EXTERIOR DIAMETER OF 17 INCHES AND ATTACHED ROPE LONG ENOUGH TO SPAN

RECIRCULATION PIPING SYSTEM AND COMPONENTS-

46. VACUUM GAUGE ON SUCTION TYPE FILTERS.

45. PRESSURE GAUGE ON INFLUENT AND EFFLUENT LINES. SAME ELEVATION, ADEQUATE RANGE.

47. FLOWMETER, ACCURATE WITHIN 10% OF ACTUAL FLOW.

48. EACH POOL MUST HAVE SEPARATE RECIRCULATION AND TREATMENT SYSTEMS.

49. PROVIDE HAIR AND LINT STRAINER.50. PROVIDED BACKWASH PIPING, MUST

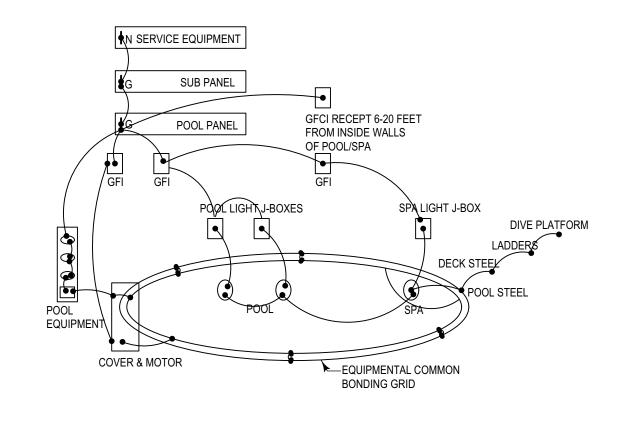
50. PROVIDED BACKWASH PIPING, MUST GO TO A SANITARY SEWER LINE.

51. ALL VALVES CLEARLY IDENTIFIED.52. PROVIDE ADEQUATE CLEARANCE FOR EQUIPMENT OPERATION AND MAINTENANCE.

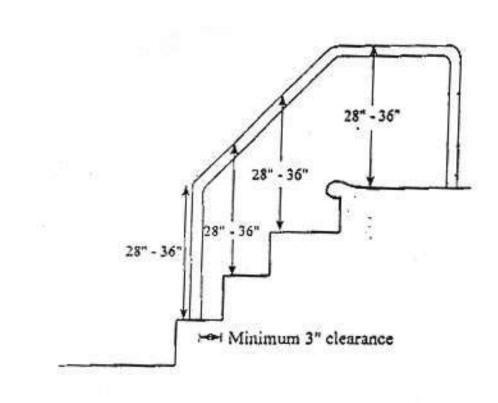
53. (USPSHTC-202) CARTRIDGE - 50 FT. HEAD.

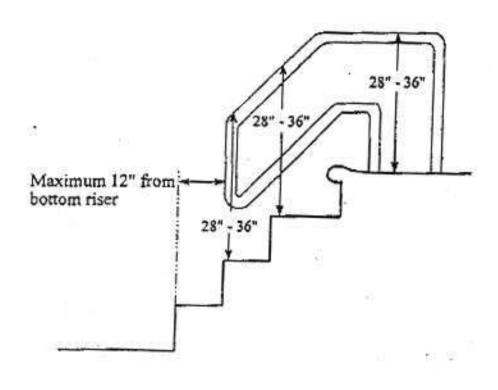
SYMBOL LEGEND COMPOOL 100A RATED MAIN SERVICE (EXISTING) 120/240V WIRING CONTINOUS #8 COPPER GROUND 2 POLE MAIN BREAKER #4 COPPER TO GROUNDING LETRODE & H2O #8 COPPER TO GROUND ELETRODE 50A, 2 POLE BREAKER 2X THHN #12 & #12 GROUND 1-1/2" PVC UNDERGROUND 3 X #6 THHN CU #6 CU GROUND GFCI SERVICES RECEPTICAL FOR POOL 10' TO 20' AWA 2X THHN #12 & #12 GROUND X THHN #12 & #12 GROUND AIR BLOWER \ -1/2 HP, 220V / DEVICES #12 GROUND UL APPROVED BRASS POOLING JB LIGHT BOX, 8" MIN. ABOVE: JE **GRADE & WATER** #8 COPPER TO POOL STEEL, NICHE LIGHTS, COVER BOX AND ALL ASSOCIATED ELECTRICAL EQUIPMENT

Pool Grounding & Bonding Diagram



Electric grounding diagram





APPROVED HANDRAIL STANDARDS

Drowning Prevention Measures

PROPOSED PROJECT SHALL PROVIDE DROWNING PREVENTION FEATURE FOR POOL AND/OR SPA CONSISTING OF AT LEAST <u>TWO</u> OF THE FOLLOWING:

A. AN ENCLOSURE THAT MEETS THE REQUIREMENTS OF SECTION 115923 AND ISOLATES THE SWIMMING POOL OR SPA FROM THE PRIVATE SINGLE-FAMILY HOME.

B. REMOVABLE MESH FENCING THAT MEETS AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) SPECIFICATIONS F2286 STANDARD IN CONJUNCTION WITH A GATE THAT IS SELF-CLOSING AND SELF-LATCHING AND CAN ACCOMMODATE A KEY LOCKABLE DEVICE.

C. AN APPROVED SAFETY POOL COVER, AS DEFINED IN SUBDIVISION (D) OF SECTION 115921.

D. EXIT ALARMS ON THE PRIVATE SINGLE-FAMILY HOME'S DOORS THAT PROVIDE DIRECT ACCESS TO THE SWIMMING POOL OR SPA. THE EXIT ALARM MAY CAUSE EITHER AN ALARM NOISE OR A VERBAL WARNING, SUCH AS A REPEATING NOTIFICATION THAT "THE DOOR TO THE POOL IS OPEN."

A SELF-CLOSING, SELF-LATCHING DEVICE WITH A RELEASE MECHANISM PLACED NO LOWER THAN 54 INCHES ABOVE THE FLOOR OF THE PRIVATE SINGLE-FAMILY HOME'S DOORS PROVIDING DIRECT ACCESS TO THE SWIMMING POOL OR SPA.

F. AN ALARM THAT, WHEN PLACED IN A SWIMMING POOL OR SPA, WILL SOUND UPON DETECTION OF ACCIDENTAL OR UNAUTHORIZED ENTRANCE INTO THE WATER. THE ALARM SHALL MEET AND BE INDEPENDENTLY CERTIFIED TO THE ASTM STANDARD F2208 "STANDARD SAFETY SPECIFICATION FOR RESIDENTIAL POOL ALARMS," WHICH INCLUDES SURFACE MOTION, PRESSURE, SONAR, LASER, AND INFRARED TYPE ALARMS. A SWIMMING PROTECTION ALARM FEATURE DESIGNED FOR INDIVIDUAL USE, INCLUDING AN ALARM ATTACHED TO A CHILD THAT SOUNDS WHEN THE CHILD EXCEEDS A CERTAIN DISTANCE OR BECOMES SUBMERGED IN WATER, IS NOT A QUALIFYING DROWNING PREVENTION SAFETY FEATURE.

OTHER MEANS OF PROTECTION, IF THE DEGREE OF PROTECTION AFFORDED IS EQUAL TO OR GREATER THAN THAT AFFORDED BY ANY OF THE FEATURES SET FORTH ABOVE AND HAS BEEN INDEPENDENTLY VERIFIED BY AN APPROVED TESTING LABORATORY AS MEETING STANDARDS FOR THOSE FEATURES ESTABLISHED BY ASTM OR THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME).

Electrical Notes

PROVIDE #8 BARE COPPER WIRE FOR BONDING OF POOL/SPA COMPONENTS: POOL STEEL, LIGHT NICHES, AUTOMATIC POOL COVER.

POOL / SPA NICHE LIGHTS MUST BE: GFCI PROTECTED, UL APPROVED NICHE ENCLOSURE, GROUNDED TO JUNCTION BOX WITH #8 BARE COOPER WIRE PER NOTE ABOVE. LIGHT SHALL BE 18 IN. BELOW WATER LEVEL TO LENS GLASS (OR PER LISTING), AND FIBER-OPTIC LIGHT BOXES SHALL BE MOUNTED PER LISTING

PROVIDE A READILY ACCESSIBLE ON-OFF SWITCH MOUNTED ON THE OUTSIDE OF THE HEATER THAT ALLOWS SHUTTING OFF THE HEATER WITHOUT ADJUSTING THE THERMOSTAT.

RECPTACLES IN WET LOCATIONS TO HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR NOT THE ATTACHMENT PLUG IS INSERTED IN THE RECEPTACLE.

PROVIDE MEANS OF DISCONNECT FOR ALL MOTORS. TIME CLOCKS MAY NOT BE USED FOR THIS PURPOSE.

RECEPTACLES THAT PROVIDE POWER FOR MOTORS OR OTHER LOADS DIRECTLY RELATED TO THE CIRCULATION & SANITATION SYSTEM SHALL BE LOCATED AT LEAST 10 FT. FROM THE INSIDE WALLS OF THE POOL OR NOT LESS THAN 6 FT. FROM THE INSIDE WALLS OF THE POOL IF THEY MEET ALL OF THE FOLLOWING CONDITIONS; CONSIST OF SINGLE RECEPTACLES, EMPLOY A LOCKING

ALL 15 AND 20 AMP SINGLE PHASE 125 VOLT RECEPTACLES LOCATED WITHIN 20FT OF THE INSIDE WALLS OF A POOL SHALL BE PROTECTED BY A GFCI.

CONFIGURATION, ARE OF THE GROUNDING TYPE & HAVE GFCI PROTECTION. ALL OTHER

RECEPTACLES SHALL NOT BE LESS THAN 6 FT. FROM THE INSIDE WALLS OF A POOL.

THE EQUIPOTENTIAL COMMON BONDING GRID SHALL EXTEND UNDER POURED CONCRETE, PAVED & UNPAVED WALKING SURFACES FOR 3FT. HORIZONTALLY BEYOND THE INSIDE WALLS OF THE POOL AND SHALL BE ATTACHED TO THE POOL REINFORCING STEEL OR COPPER CONDUCTOR GRID AT MIN. OF 4 POINTS UNIFORMLY SPACED AROUND THE PERIMETER OF THE POOL.

POOL/SPA NICHE LIGHTS TO HAVE:

UL APPROVED NICHE ENCLOSURE.
GROUNDING FOR LIGHT NICHE TO JUNCTION BOX TO BE #8 COPPER WIRE.
LIGHT SHALL BE 18" BELOW WATER LEVEL TO LENS GLASS (OR PER LISTING IF LESS)

FIBER-OPTIC LIGHT BOXES SHALL BE MOUNTED PER LISTING.

RECEPTACLES IN WET LOCATIONS TO HAVE AN ENCLOSURE THAT IS WEATHERPROOF WHETHER OR

HEATERS SHALL BE GROUNDED WITH A #8 SOLID COPPER WIRE.

NOT THE ATTACHMENT PLUG IS INSERTED IN THE RECEPTACLE

*LUMINAIRES , LIGHTING OUTLETS AND CEILING-SUSPENDED PADDLE FANS ARE TO COMPLY WITH REQUIREMENTS OF CEC 680.22(B)

*UNDERWATER LUMINAIRES ARE TO MEET THE PROVISIONS OF CEC 680.23

*FIXED METAL PARTS WITHIN 5 FEET OR LESS FROM THE INSIDE OF THE POOL WALL SHALL BE BONDED PER CEC 680.26(B)(7)

RECEPTACLES WITHING 20 FEET OF THE INSIDE WALLS OF POOL/SPA TO BE GFCI PROTECTED. RECEPTACLES SUPPLYING POOL PUMP MOTORS TO BE GFCI PROTECTED

WHERE NONE OF THE BONDED PARTS IS IN DIRECT CONNECTION WITH SPA WATER, THE SPA WATER SHALL BE IN DIRECT CONTACT WITH AN APPROVED CORROSION-RESISTANT CONDUCTIVE SURFACE THAT EXPOSES NOT LESS THAN (9 SQ. IN.) OF SURFACE AREA TO THE SPA WATER AT ALL TIME. THE CONDUCTIVE SURFACE SHALL BE LOCATED WHERE IT IS NOT EXPOSED TO PHYSICAL DAMAGE OR DISLODGEMENT DURING USUAL POOL ACTIVITIES, AND IT SHALL BE BONDED IN ACCORDANCE WITH CEC 680.26)C) IF APPLICABLE, WATER BOND SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION AND ALWAYS BELOW POOL/SPA WATER LEVEL AT ALL TIMES PER MANUFACTURER'S INSTRUCTION.

POOL/SPA HEATERS ARE TO BE GROUNDED WITH A #8 SOLID COPPER WIRE.

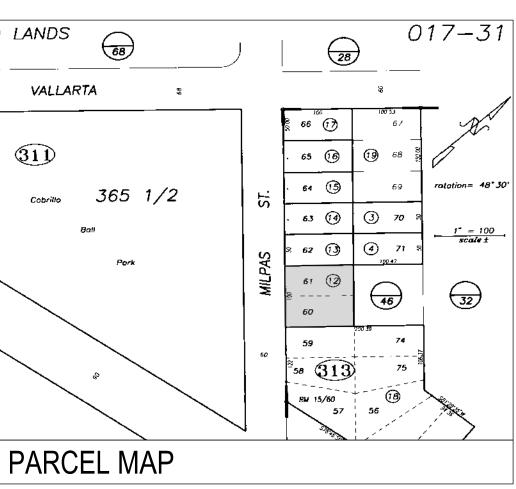
General notes

GFCI PROTECTED.

- POOL EQUIPMENT LOCATION IS APPROXIMATE, REFER TO ARCHITECTURAL SITE PLAN FOR PRECISE LOCATION.
 5 FT. PERIMETER FENCING REQUIRED. ARCHITECT/CONTRACTOR TO PROVIDE 5 FT. VERTICAL BARRIER AROUND POOL OR PROPERTY PERIMETER PRIOR TO FILLING THE POOL.
- 3. ALL GATE AND DOORS WHICH GIVING OR LEADING TO THE ACCESS OF THE POOL AREA WILL BE FITTED WITH SELF-CLOSING HARDWARE. OR ALARM SENSORS
- 4. OWNER IS RESPONSIBLE FOR WATERING THE POOL AFTER GUNITE IS POURED FOR A MIN. OF 5 TIMES A DAY FOR 4 DAYS.

 5. DRIOR TO DRE CUNITE INSPECTION, ALL BONDING CONNECTIONS SHALL BE INSTALLED.
- 5. PRIOR TO PRE-GUNITE INSPECTION, ALL BONDING CONNECTIONS SHALL BE INSTALLED
- AND CONNECTED.

 6. PRIOR TO PRE-PLASTER INSPECTION, ALL GROUNDS SHALL BE INSTALLED AND CONNECTED.
- 7. PROVIDE AN ASTM APPROVED OR ASME APPROVED ANTI-ENTRAPMENT DEVICE BE INSTALLED ON THE DRAIN OF ANY EXISTING SWIMMING POOL, TODDLER POOL, OR SPA NOT CURRENTLY EQUIPPED WITH ONE WHEN A BUILDING PERMIT IS ISSUED ON AN EXISTING SINGLE-FAMILY RESIDENCE, PER CALIFORNIA HEALTH AND SAFETY CODE SECTION 115928.



Energy Conservation Notes

PROVIDE A TIME SWITCH ON THE CIRCULATION PUMP THAT ALLOWS OPERATION OF THE EQUIPMENT DURING OFF PEAK HOURS.

PROVIDE A PERMANENT EASILY READABLE AND WEATHERPROOF PLATE OR CARD THAT GIVES INSTRUCTION FOR THE ENERGY EFFICIENT OPERATION OF THE POOL/SPA HEATER.

GAS-FIRED HEATING SYSTEMS SHALL BE PROVIDED WITH A READILY ACCESSIBLE ON-OFF SWITCH MOUNTED ON THE OUTSIDE OF THE HEATER THAT ALLOWS SHUTTING OFF THE HEATER WITHOUT ADJUSTING THE THERMOSTAT.

PROVIDE AT LEAST 36" OF PIPING BETWEEN THE FILTER AND THE HEATER TO ALLOW FOR THE FUTURE ADDITION OF SOLAR HEATING EQUIPMENT.

OUTDOOR HEATED POOLS AND SPAS SHALL HAVE AN INSULATION COVER.

POOL/SPA HEATERS SHALL HAVE A THERMAL EFFICIENCY THAT MEETS THE APPLIANCE EFFICIENCY REGULATIONS. SEE FORMS ON SHEET PL-3 FOR MORE INFORMATION.

Mechanical / Plumbing Notes

FOR PLASTIC GAS LINE (PE):

\$\footnote{P}\text{LACED NOT LESS THAN 18" DEEP}\$

◇SANDED 3" BOTTOM, 3" SIDE, 4" TOP

◇RISERS SHALL BE LISTED TRANSITION FITTINGS

◇PROVIDE A CONTINUOUS INSULATED YELLOW TRACER WIRE WRAPPED AROUND OR

TAPED TO GAS LINE AND TERMINATING ABOVE GROUND AT EACH END

◇PROVIDE SHUT-OFF AT THE EQUIPMENT

FOR METAL GAS LINE INSTALLED UNDERGROUND:

◇FACTORY COATED PIPE WITH 10-MIL TAPE DOUBLE WRAPPED ON ALL JOINTS AND WRENCH TEETH MARKS.
 ◇MAXIMUM LENGTH OF NON-FACTORY COATED PIPE IS 12", WITH 10-MIL TAPE DOUBLE WRAPPED.
 ◇SLEEVES UNDER CONCRETE SHALL BE VENTED PVC PIPE 1/2" LARGER ON EACH SIDE.
 ◇IF INSTALLED ABOVE GRADE, PIPE SHALL BE 6" ABOVE GRADE AND SECURED PER CODE.
 ◇PROVIDE SHUT-OFFS AT THE EQUIPMENT

EXHAUST FROM GAS FIRED POOL EQUIPMENT MUST BE LOCATED A MINIMUM OF 4FT BELOW OR 4FT HORIZONTALLYH FROM AN OPENABLE WINDOW OR A GRAVITY-AIR INLET INTO A BUILDING

FIELD INSPECTOR WILL BE PROVIDED AT JOB SITE WITH ALL POOL EQUIPMENTS MANUFACTURERS INSTALLATION SOPECIFICATIONS TO VERIFY REQUIRED CLEARANCES AND INSTALLATION REQUIREMENTS

POOL HEATER SHALL BE INSTALLED ON 3" PAD ABOVE GRADE AND INSTALLED IN COMPLIANCE WITH MANUFACTURER'S INSTALLATION SPECS.

PROVIDE COMBUSTION AIR FOR THE PROPOSED POOL EQUIPMENT IN COMPLIANCE WITH

THE MANUFACTURER INSTALLATION SPECIFICATIONS OR THE 2010 CALIFORNIA MECHANICAL CODE. COMBUSTION AIR TO BE DRAWN FORM OUTSIDE SOURCE.

HOSE BIBS THAT SERVE THE SPA ARE TO BE ANTI-SIPHON HOSE BIDS.

UNDERGROUND GAS LINES ARE TO BE INSTALLED IN ACCORDANCE WITH THE

FOR SYSTEM PIPING FOR POOLS AND SPAS, ALL ELBOWS SHALL BE SWEEP ELBOWS OR OF AN ELBOW-TYPE THAT HAS A PRESSURE DROP OF LESS THAN THE PRESSURE DROP OF STRAIGHT PIPE WITH A LENGTH OF 30 PIPE DIAMETERS.

EXHAUST FROM GAS FIRED POOL EQUIPMENT TO BE LOCATED A MINIMUM OF 4 FEET HORIZONTALLY FROM PROPERTY LINE, AN OPERABLE WINDOW AND/OR GRAVITY-AIR INLET INTO A BUILDING.

Additional Notes

CALIFORNIA PLUMBING CODE.

AT LEAST ONE OF THE FOLLOWING DROWNING PREVENTION FEATURE MUST BE PROVIDED PER CA HEALTH AND SAFETY CODE SECTION 115922.

PER CA HEALTH AND SAFETY CODE SECTION 115922.

♦ A 60" HIGH NO-CLIMB FENCE OR ENCLOSURE WITH SELF-CLOSING OR SELF-LATCHING GATES OPENING AWAY FROM THE SWIMMING POOL AND/OR SPA (ENCLOSURE MUST NOT LEAVE A GAP AT THE BOTTOM IN EXCESS OF 2" AND A 4" SPHERE MUST NOT BE ABLE TO PASS THROUGH ANY OPENINGS IN THE ENCLOSURE); OR

♦ REMOVABLE MESH POOL FENCING THAT MEETS ASTM SPECIFICATIONS F2286 STANDARDS IN CONJUNCTION WITH A GATE THAT IS SELF-CLOSING AND SELF-LATCHING AND CAN ACCOMMODATE A KEY LOCKABLE DEVICE; OR

♦ AN APPROVED SAFETY POOL COVER THAT MEETS ASTM F1346 SPECIFICATIONS; OR
 ♦ EXIT ALARMS ON ALL DOORS FROM THE RESIDENCE PROVIDING DIRECT ACCESS TO THE POOL;

♦ ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE SWIMMING POOL SHALL BE EQUIPPED WITH A SELF-CLOSING, SELF-LATCHING DEVICE WITH A RELEASE MECHANISM PLACED NO LOWER THAN 54" ABOVE THE FLOOR; OR

SWIMMING POOL ALARMS CERTIFIED TO MEET ASTM STANDARD F2208 THAT, WHEN PLACED IN POOLS, WILL SOUND UPON DETECTION OF ACCIDENTIAL OR UNAUTHORIZED ENTRANCE INTO THE WATER (DOES NOT INCLUDE SWIMMING PROTECTION ALARM DEVICES DESIGNED FOR INDIVIDUAL USE, SUCH AS AN ALARM ATTACHED TO A CHILD THAT SOUNDS WHEN THE CHILD EXCEEDS A CERTAIN DISTANCE OR BECOMES SUBMERGED IN WATER); OR

♦ OTHER APPROVED MEANS OF PROTECTION.♦ (MONTECITO SANITARY DISTRICT)

NO POOL/SPA DRAINS, OVERFLOW DRAINS, OR BACKWASH DRAINS FOR FILTER SYSTEM SHALL BE CONNECTED TO THE SANITARY SEWER SYSTEM PER MONTECITO SANITARY DISTRICT ORDINANCE #12.

Vicinity map Vicinity map The state to the state of the

ARCHITECTURAL

Sheet Index

PL-0 COVER SHEET / GENERAL NOTES / SITE PLAN
PL-1 SITE PLAN / HEALTH DEPT. NOTES

SITE LOCATION

PL-2 POOL PLAN, SECTION, AND DETAILS

PL-3 ENERGY FORMS

Project Description

DEMO EXISTING POOL AND REPLACE WITH NEW 15'-7" X 31'-6" POOL AT SAME LOCATION.

2. NEW POOL & SPA EQUIPMENT WITH RELATED PLUMBING AND ELECTRICAL

Project Data

2. NEW 7'-6" x 7'-6" SPA.

OWNERS: BLUE SANDS INN

SCOPE OF THIS PERMIT: REPLACE (E) POOL AND NEW SPA

PROJECT ADDRESS: 421 S. MILPAS STREET

SANTA BARBARA, CA 93103

APN #: 017-313-012

ZONE: HRC-1/S-D-3

LOT SIZE: 0.22 ACRES

Intent To Comply

THE FOLLOWING CODES AND ORDINANCES ARE AND SHALL BE PART OF THESE

CALIFORNIA BUILDING CODE [CBC] 2019
CALIFORNIA MECHANICAL CODE [CMC] 2019
CALIFORNIA PLUMBING CODE [CPC] 2019
CALIFORNIA ELECTRICAL CODE [CEC] 2019
CALIFORNIA GREEN BUILDING STANDARDS CODE [CGBSC] 2019
CALIFORNIA ENERGY CODE 2019

Special Inspection

SPECIAL INSPECTION REQUIRED FOR ANY WORK INVOLVING, GUNITE, SHOTCRETE, AND CONCRETE WITH COMPRESSIVE STRENGTH EXCEEDING 3,000 PSI, RETAINING WALLS, CASSIONS AND GRADE

Oita Natas

GAS, WATER, AND ELEC. SERVICE UNDER SEPARATE PERMIT.

PROVIDE AND INSTALL AN APPROVED, TESTABLE BACKFLOW PREVENTION ASSEMBLY PER U.P.C. ON THE PORTABLE WATER LINE AS CLOSE TO WATER METER AS POSSIBLE IN AN ACCESSIBLE LOCATION FOR METER PROTECTION.

PROVIDE ANTI-SIPHON DEVICES ON ALL HOSE BIBS IN AREA OF POOL OR SPA.

CONTRACTOR:

GUS BAKER

805-403-4006

RINCON POOL DESIGN

350 S. KELLOGG ROAD,

rinconpooldesign.gus@gmail.com

GOLETA, CA 93117

Project Consultants

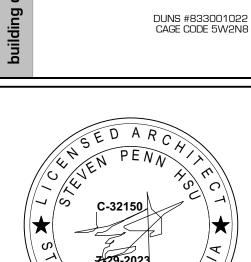
POOL PLAN PREPARER:

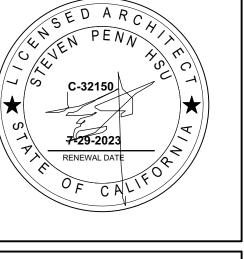
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SPH ARCHITECTS
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spharchitects@gmail.com
805-415-0910

design | architecture

Steven Penn Hsu
Architect

REVISION:





805.665.3136

pennarch@att.net



LITAION OF EXISTING POOL D NEW SPA

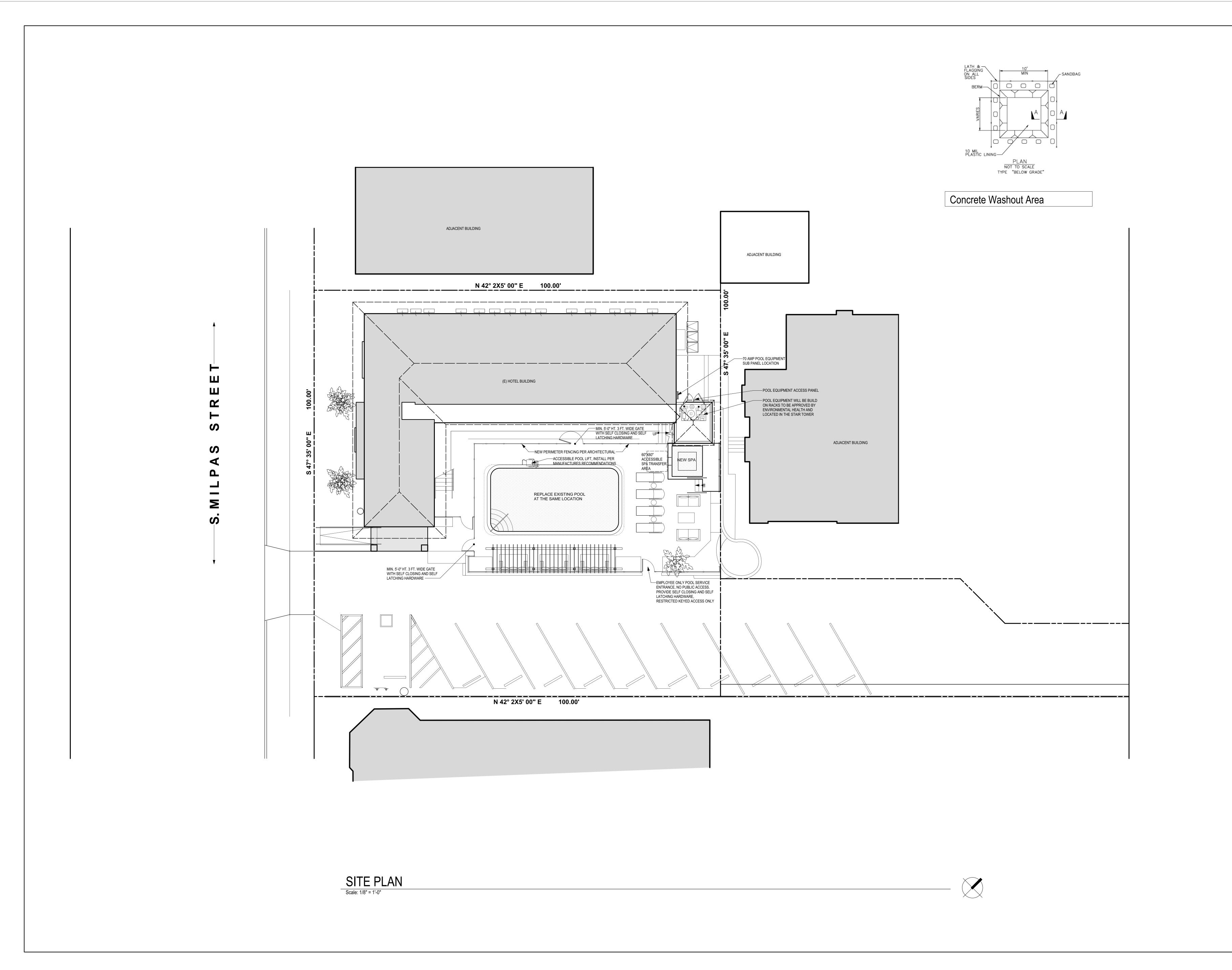
PROPOSED REHABILITAION OF AND NEW SPA

SHEET TITLE :

GENERAL NOTES
PROJECT DATA

SHEET: **Date:** 3/1/22

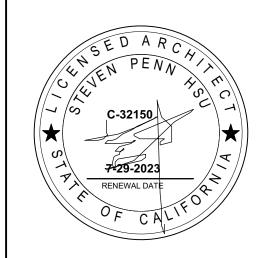
PL-0



REVISION:

design | architecture Steven Penn Hsu

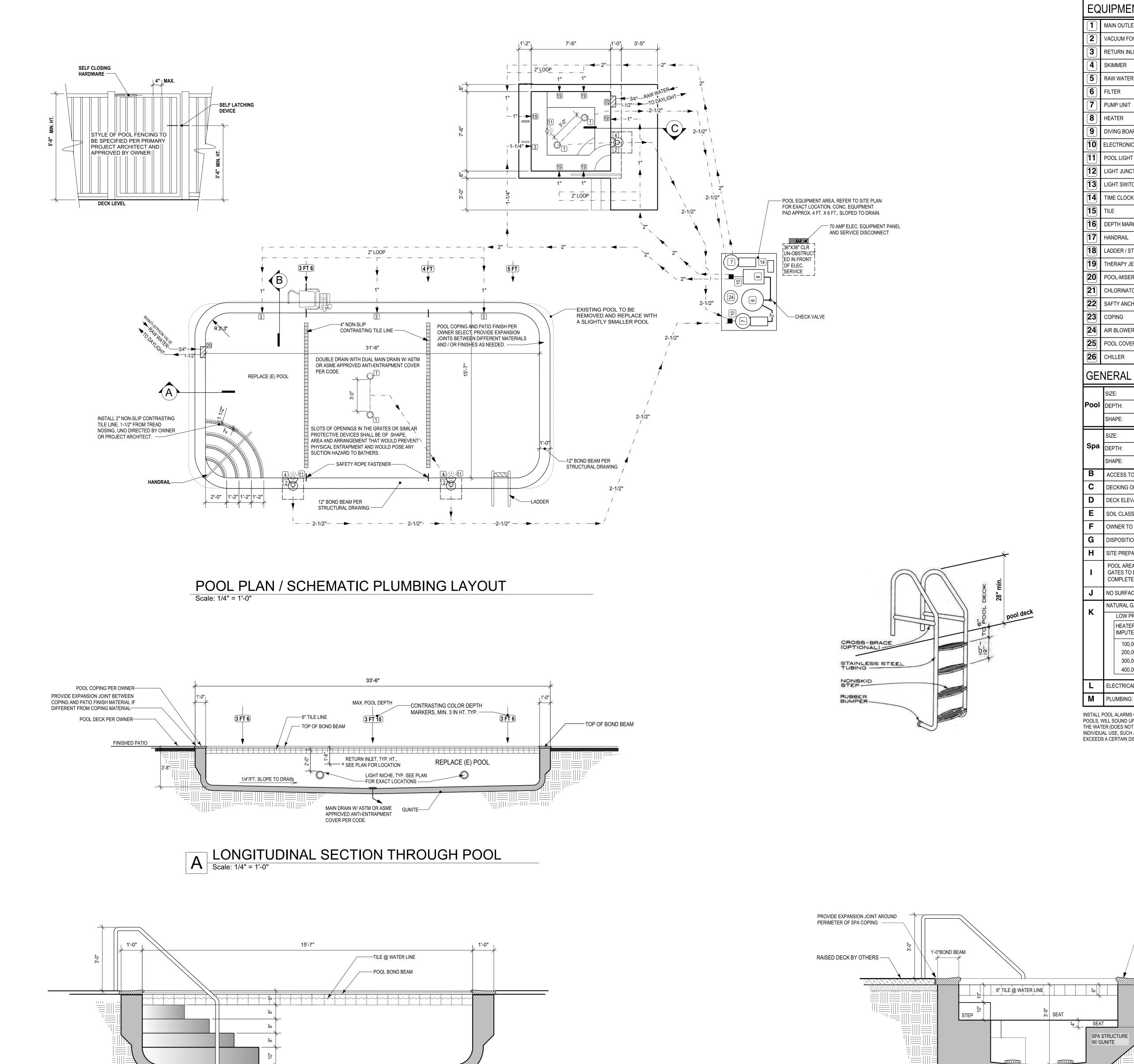
805.665.3136 pennarch@att.net



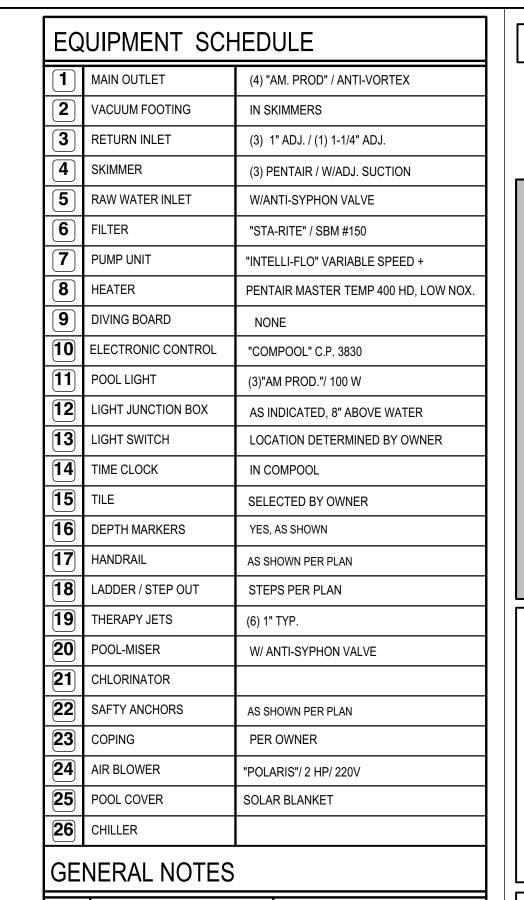
SHEET TITLE :

PLAN

SHEET: **Date:** 3/1/22



B CROSS SECTION THRU POOL & SPA Scale: 1/2" = 1'-0"



i	<u> </u>	110120		
	SIZE:	31'-6" X 15'-7"	AREA:	486 SF
Pool	DEPTH:	5'-0" MAX. TO WATERLINE	PERIMETER:	90'-3"
	SHAPE:	RECTANGULAR	VOLUME:	14337 GAL
	SIZE:	7'-6" X 7'-6"	AREA:	56.25 SF
Spa	DEPTH:	3'-9" MAX. TO WATERLINE	PERIMETER:	30 LF
	SHAPE:	SQUARE	VOLUME:	1245 GAL
В	ACCESS TO	POOL-		BEST WAY
С	DECKING O	R PATIO-		PER ARCHITECTURAL
D	DECK ELEV	ATION-		PER ARCHITECTURAL
E	SOIL CLASS	-		PER SOILS REPORT
F	OWNER TO	APPROVE LOCATION	& ELEVATION	

E	SOIL CLASS-	PER SOILS REPOR
F	OWNER TO APPROVE LOCATION & ELEVATION	
G	DISPOSITION OF EARTH-	LEAVE ON SITE
Н	SITE PREPARATION-	MINO

	OWNER TO APPROVE LOCATION & ELEVATION	
G	DISPOSITION OF EARTH- LEAVE ON SITE	
Н	SITE PREPARATION- MINOR	
Г,	POOL AREA TO BE FENCED PER LOCAL ORDINANCE. ALL DOORS AND	

I	GATES TO BE SELF CLOSING AND LATCHING. PO COMPLETELY FENCED PRIOR TO FILLING	OOL TO BE
J	NO SURFACE WATER SHALL DRAIN INTO POOL	
V	NATURAL GAS SUPPLY:	METER
N	LOW DDESCRIDE NATURAL CAS & DDODANE	CAC DIDE CI

K	NATURAL GAS SUPP	PLY:			METE	:R	
^	LOW PRESSUR	E NATURAL	GAS & PROF	PANE	GAS PI	PE SIZE.	
	HEATER SIZE		PIPE	SIZE			
	IMPUTE BTU	0-50'	50'-100'	100'-	-200'	200'-300']
	100,000	3/4"	3/4"	1	"	1-1/4"	
	200,000	1-1/4"	1-1/4"	1	-1/2"	1-1/2"	
	300,000	1-1/4"	1-1/4"	1	-1/2"	1-1/2"	
	400,000	1-1/4"	1-1/2"	1	-1/2"	1-1/2"	
							_
L	ELECTRICAL WORK	BY:			POOL	CONTRACTO)F

M PLUMBING: INSTALL POOL ALARMS CERTIFIED TO MEET ASTM STANDARD F2208 THAT, WHEN PLACED IN POOLS, WILL SOUND UPON DETECTION OF ACCIDENTIAL OR UNAUTHORIZED ENTRANCE INTO THE WATER (DOES NOT INCLUDE SWIMMING PROTECTION ALARM DEVICES DESIGNED FOR INDIVIDUAL USE, SUCH AS AN ALARM ATTACHED TO A CHILD THAT SOUNDS WHEN THE CHILD EXCEEDS A CERTAIN DISTANCE OR BECOMES SUBMERGED IN WATER)

> MATCH EXISTING STONE FINISH

OR AS APPROVED BY OWNER.

EXPANSION JOINT

MAIN DRAIN / EQUIPMENT

CROSS SECTION
Scale: 1/2" = 1'-0"

REVISION:

design | architecture

Steven Penn Hsu

805.665.3136

pennarch@att.net

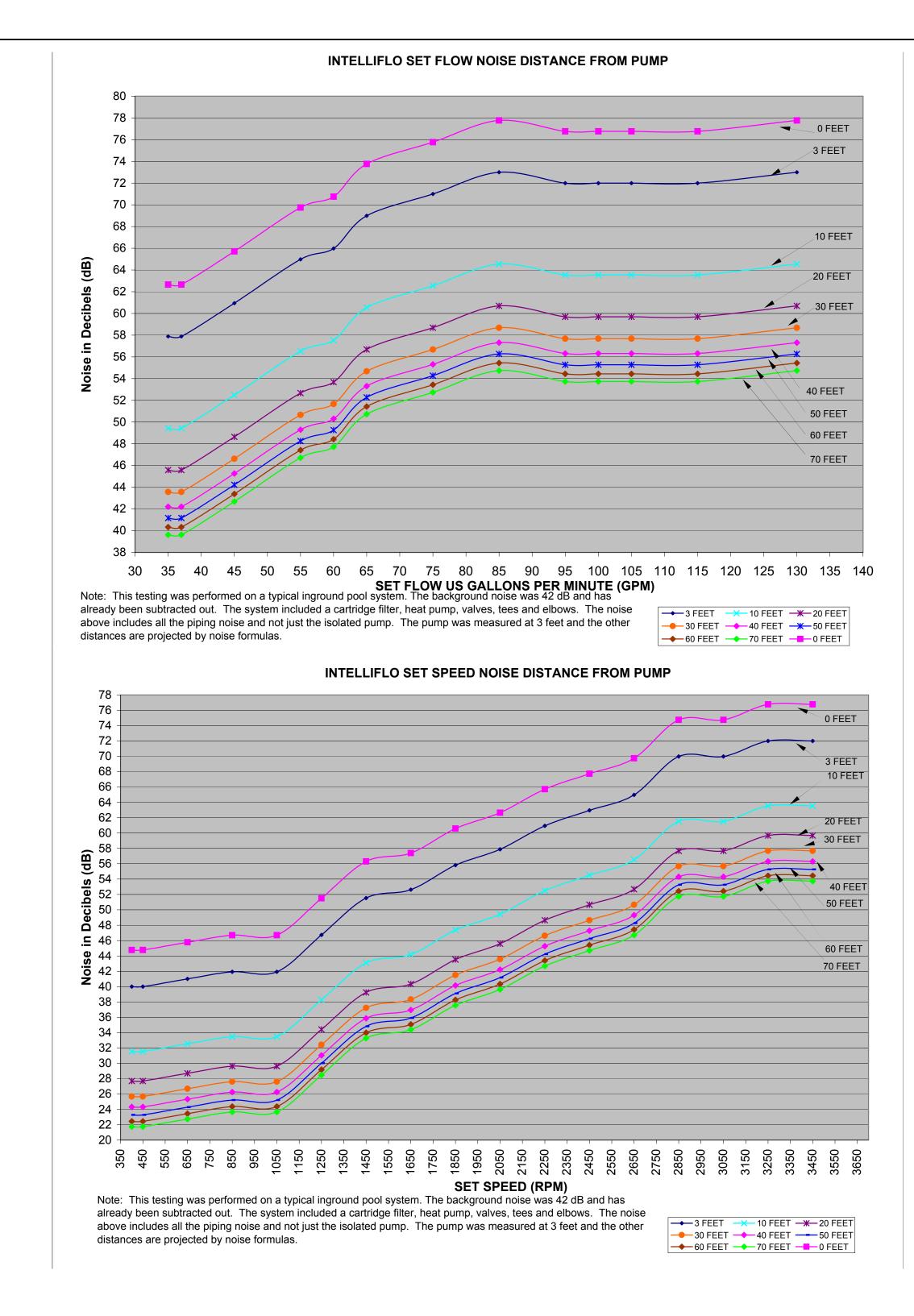
Architect

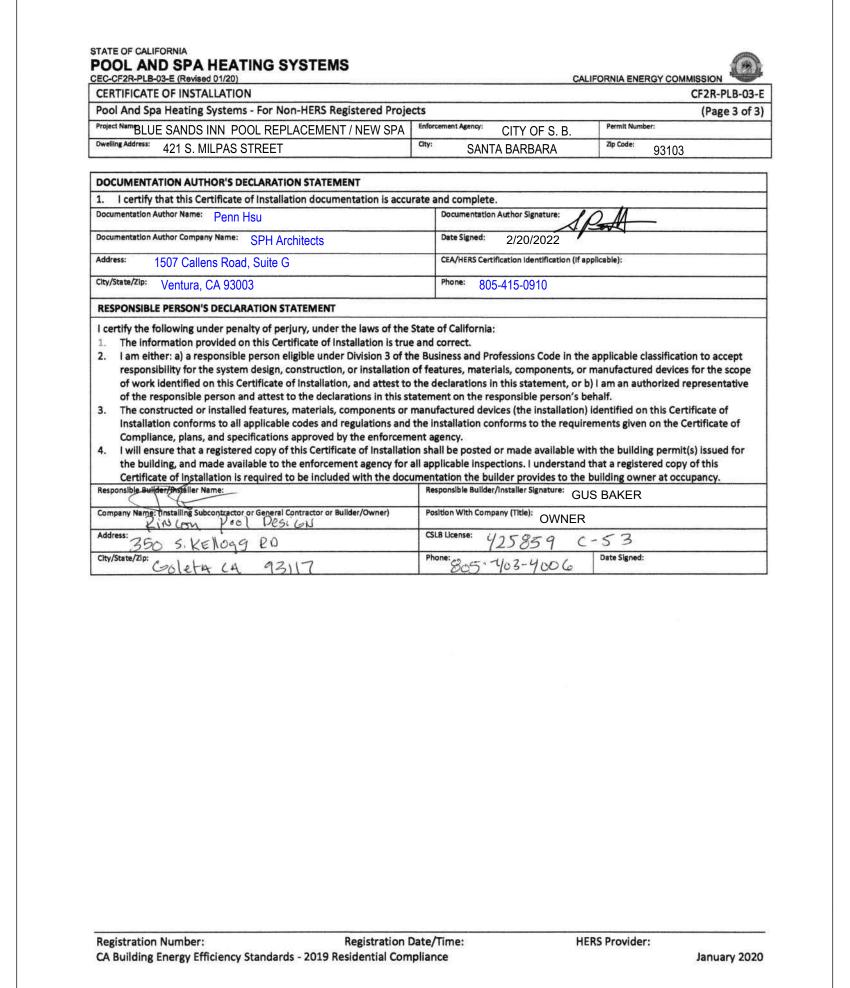
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POOL PLAN / PLUMBING & ELECTRICAL DIAGRAM

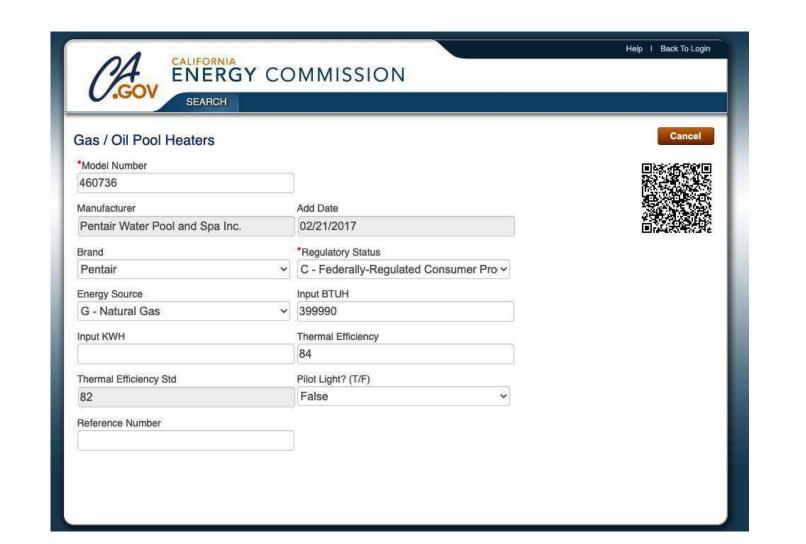
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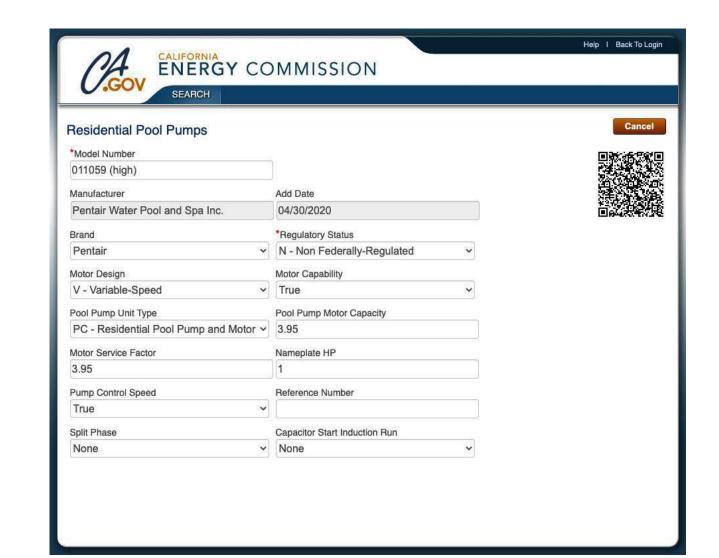


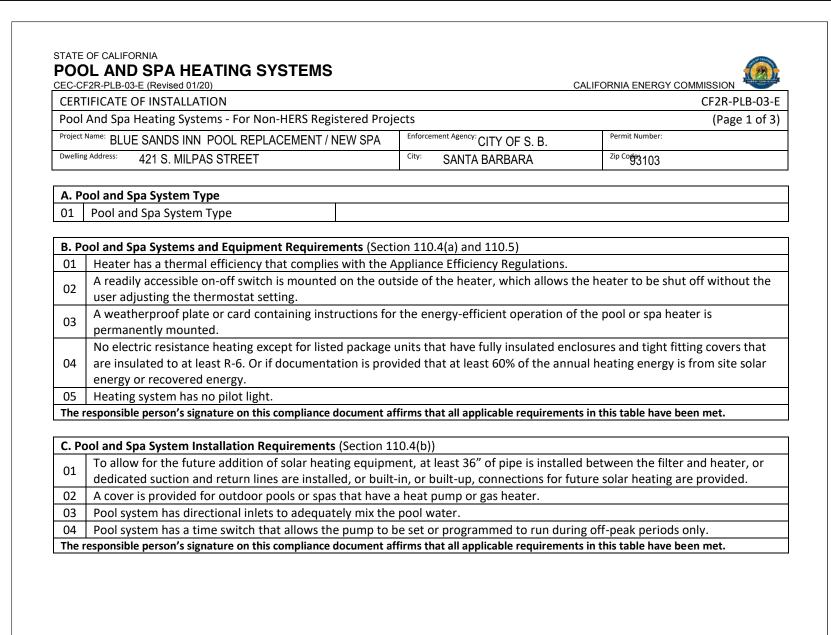


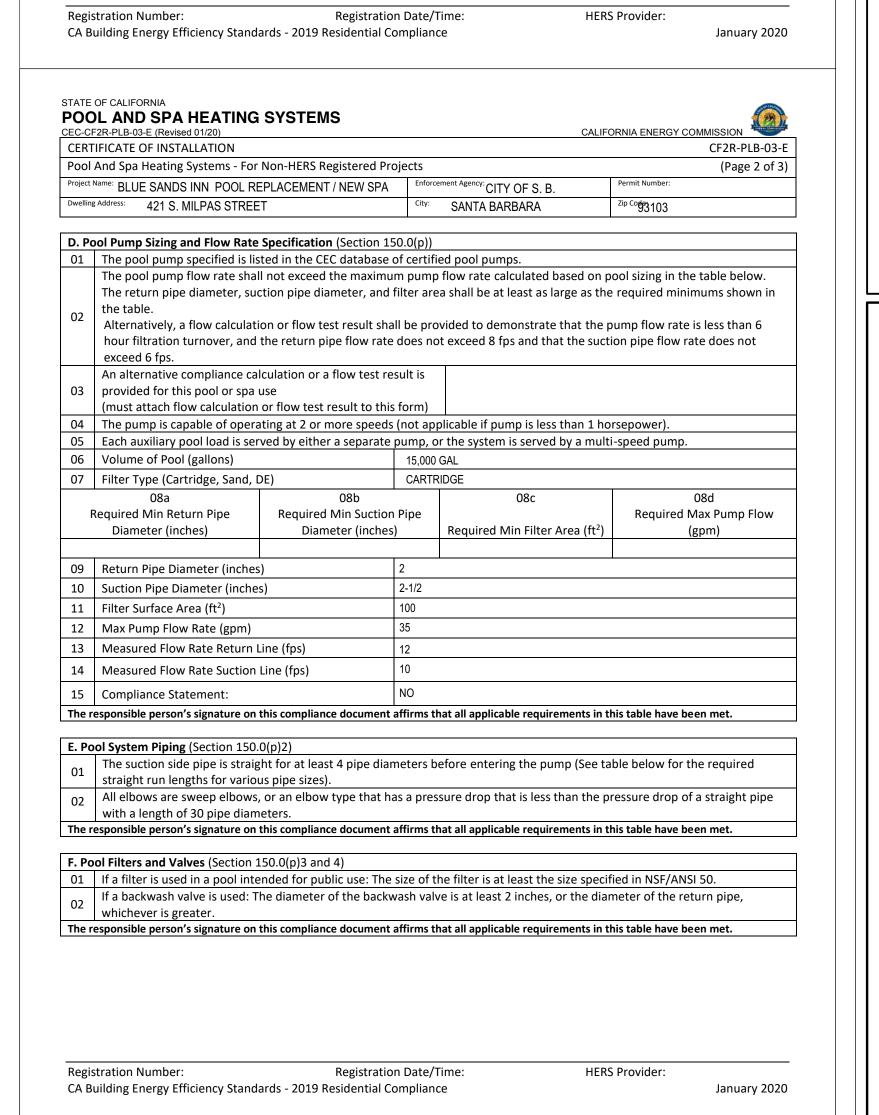
		Tab	le C						
Pool sizing (Values are based on a maximum allowable turnover rate of 6- hours)									
Note: For pumps greater than 1 hp. The maximum Pump Flow is the lowest speed default filtration									
Max Pool									
Volume	Min Pipe	D or Greater	Min Filter	Area or	more	Max Pump			
(gallons)	(inches)		(squ	Flow (gpm)					
	Return	Suction	Cartridge	Sand	DE				
13,000	1.5	1.5	100	2.4	20	36			
17,000	1.5	2	130	3.1	25	47			
21,000	2	2	160	3.9	30	58			
28,000	2	2.5	210	5.2	40	78			
42,000	2.5	3	320	7.8	60	117			
48,000	3	3	360	8.9	70	133			

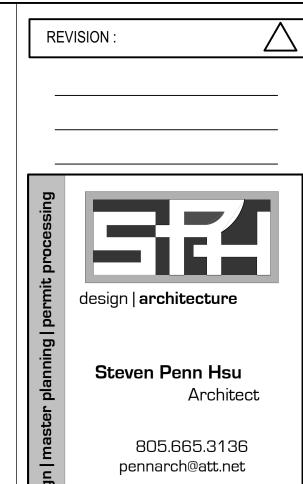
Table D Pipe Diameter/Pipe Length					
Pipe Diameter	Required Pipe Length				
(inch)	leading into pump (inch)				
1.5	6				
2	8				
2.5	10				
3	12				









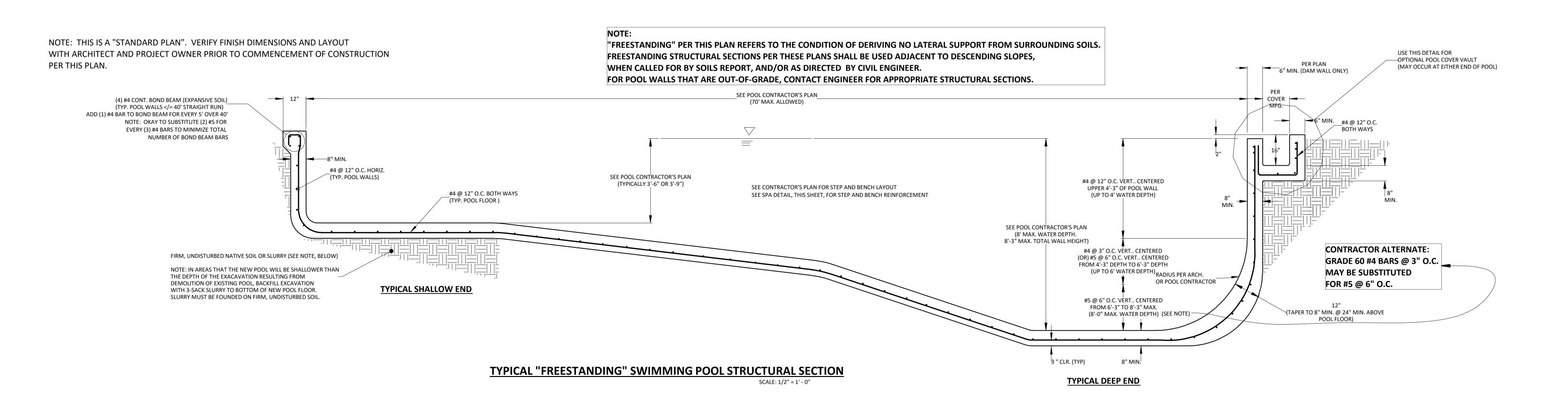




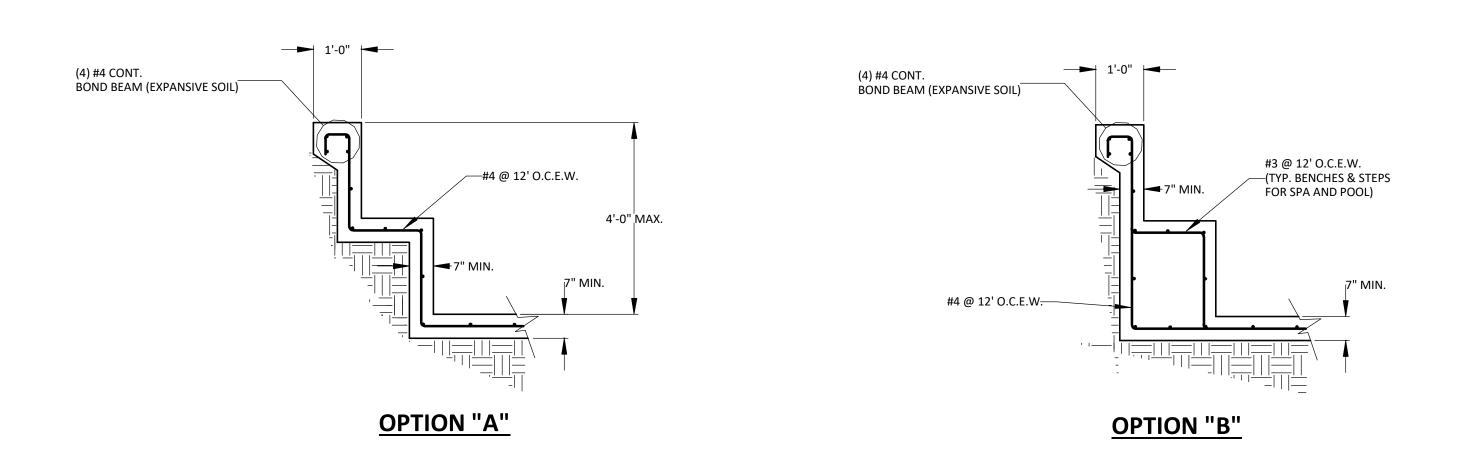


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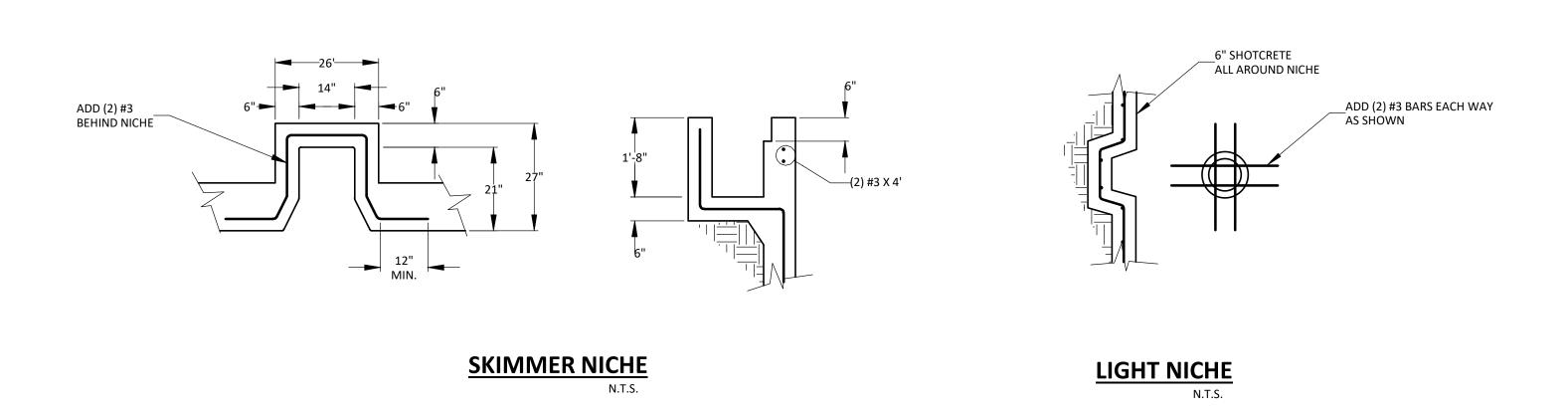
ENERGY COMPLIANCE



SPA COVER VAULT, IF USING, SIMILAR TO POOL COVER VAULT.



SPA STRUCTURAL SECTION



MANDATORY DROWNING PREVENTION SAFETY MEASURES:

Effective January 1, 2020, when a building permit is issued for the construction of a new swimming pool or spa or the remodeling of an existing swimming pool or spa at a private single-family home, the respective swimming pool or spa shall be equipped with <u>at least</u> **TWO** of the following seven drowning prevention safety features:

(1) An enclosure that shall have all of the following characteristics and isolates the swimming pool or spa from the private single-family home:

- (a) Any access gates through the enclosure open away from the swimming pool, and are self-closing with a self-latching device placed no lower than 60 inches above
- the ground.
- (b) A minimum height of 60 inches.
- (c) A maximum vertical clearance from the ground to the bottom of the enclosure
- (d) Gaps or voids, if any, do not allow passage of a sphere equal to or greater than four inches in diameter.
- (e) An outside surface free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over, OR
- (2) Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-

latching and can accommodate a key lockable device, OR (3) An approved safety pool cover, defined as a manually or power-operated safety pool

cover that meets all of the performance standards of the American Society for Testing and

(4) Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning,

(5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa, OR

Materials (ASTM), in compliance with standard F1346-91, OR

such as a repeating notification that "the door to the pool is open," OR

(6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is **not** a qualifying drowning prevention safety feature, OR

(7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

Where new fencing is required because of a pool or spa installation, the permit for that fencing shall be obtained prior to, or concurrently with, the building permit for the pool. No water shall be placed in any pool or spa prior to the installation of safeguards specified herein and the approval of all associated work. The protective fencing enclosure is required around the entire pool, built-in spa, or yard as described above.

EXCEPTIONS: Hot tubs or spas with locking safety covers that comply with the American Society for Testing and Materials (ASTM F1346) shall be exempt from these requirements.

- 1. All construction per this plan shall comply with CBC/CRC 2019 and all other applicable current building codes and ordinances.
- A Building and/or Land Use Permit is typically required for construction perthis plan. Michael J. Gerenser, Civil Engineer, assumes no liability for project unless any and all required Permits have
- not been obtained, and accompanying required Inspections have been performed. 4. Plan is designed to be executed by a licensed Swimming Pool Contractor in good standing. Plan may not contain sufficient information for a General Contractor, Owner-Builder, or other persons to comply with all relevant codes and accepted swimming pool construction practices. Michael J. Gerenser, Civil Engineer, assumes no liability for project unless constructed by a

2. Contractor shall notify engineer of any apparent discrepancies in this plan prior to proceeding

- licensed Swimming Pool Contractor. 5. It is recommended that a soils investigation be performed by a licensed geotechnical engineer and provided to this engineer prior to construction per this plan. Michael J. Gerenser, Civil Engineer, assumes no liability for site conditions discovered prior to or during excavation.
- Additional engineering, at additional cost, may be required depending on site conditions. 6. If expansive (clay) soils are present, the sides and bottom of excavation shall be moistened prior to placement of concrete. If expansive soils are present in the bottom of excavation, notify engineer prior to placement of reinforcement.
- 7. Concrete is to be placed in contact with firm, undisturbed native soil, or certified compacted fill. 8. All pneumatically placed concrete shall be shotcrete, proportioned and placed per IBC section 1913 and ACI 506, with a 28 day minimum compressive strength of <u>3000</u> psi. Continuous
- inspection by a registered deputy inspector is required during placement of all concrete. 9. Steel reinforcement shall be grade 40 complying with ASTM A615 standards.
- 10. All lap splices in reinforcement shall be 24" minimum for #3 & #4 bars, 36" for #5 bars. Splices in adjacent bars shall be staggered. 11. All bond beam reinforcement shall be continuous, and shall wrap around all corners of pool
- and/or spa. Bend bars behind and under skimmer boxes. 12. Dimensions noted on plans as "clear" ("clr.") are to be taken as exact, not minimum.
- 13. Unless otherwise noted, all reinforcement is to be placed 3" clear of grade.
- 14. Notify engineer in the event that sufficient groundwater is encountered to cause ponding in the 15. No surcharges are allowed for construction per this plan. Potential surcharges include: footings
- adjacent to pool wall, if a line drawn at 1:1 extending downward from the bottom of the footing toe towards the pool wall intersects the pool at any point; ascending slopes greater than 5:1 adjacent to the pool; vehicular travel or parking within a distance from the pool equal to the
- height of the pool wall in that area. 16. All electrical equipment shall be properly grounded per CEC article 680.
- 17. All pools shall be provided with either a hydrostatic relief valve, or a sub-drain to daylight. 18. Plan is applicable for active earth pressures up to 100 PCF.

NOTE: CONTINUOUS SPECIAL INSPECTION IS REQUIRED FOR PLACEMENT OF SHOTCRETE.

SPECIAL NOTE FOR PLAN CHECKER:

- 1. This plan incorporates standard engineering details and sections appropriate to the individual project. Therefore, "Standard Plans" for different projects will depict varying details and structural sections. This is in lieu of providing details for all conditions and leaving it to the contractor to determine the appropriate portions of the plan to use.
- 2. Calculations are based upon 100 PCF active soil pressure for the un-drained condition, i.e., typical pool and spa walls.

STRUCTURAL OBSERVATIONS: Michael J. Gerenser, project engineer, shall be notified 48 hours prior to: Completion of excavation for pool and/or spa. (Note: Not required if observed by Geotechnical Engineer of record.) 2. Completion of placement of steel reinforcement. (Note: Engineer's signature indicates substantial conformance with approved plan,

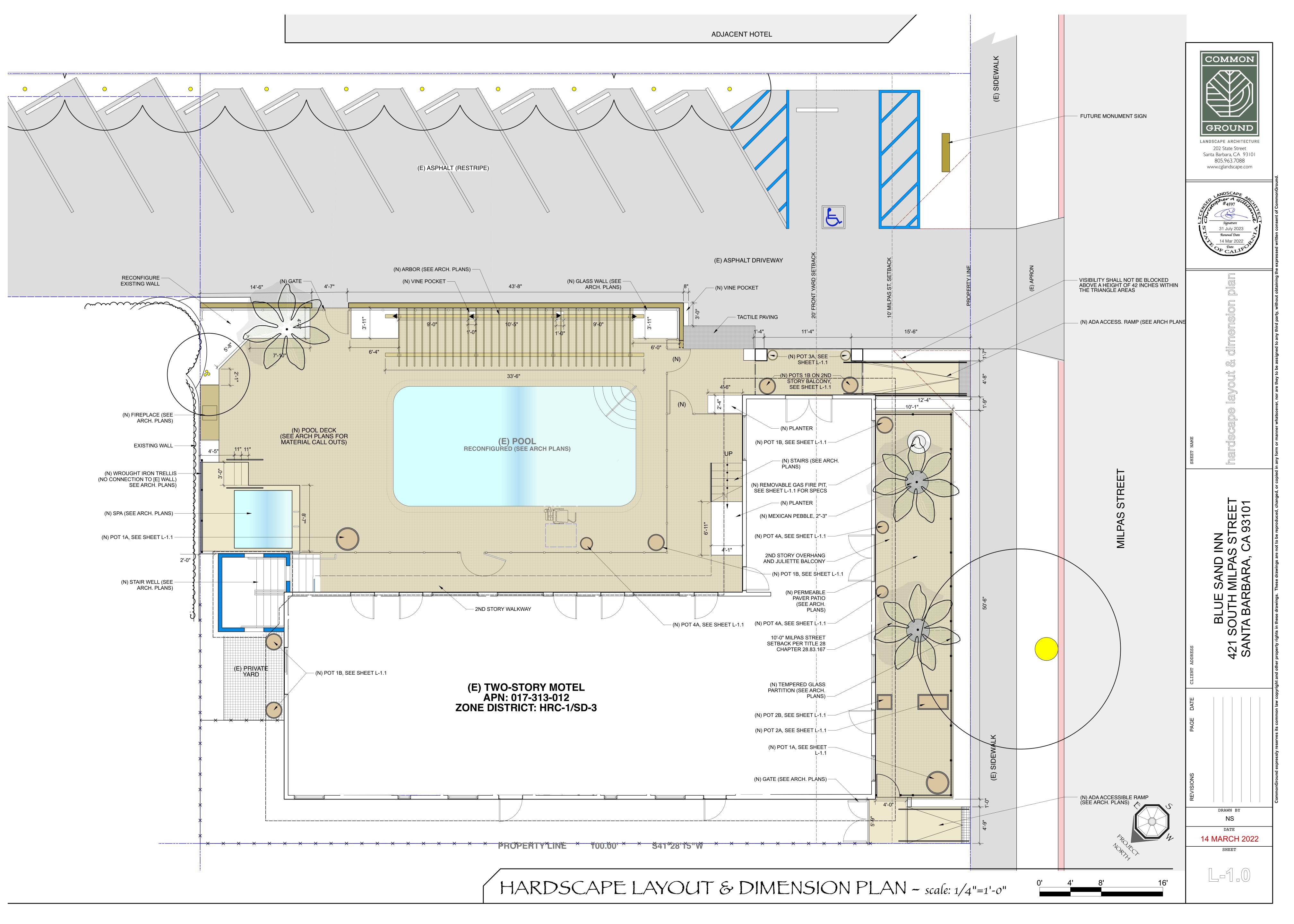
and approval for placement of shotcrete.) STANDARD STRUCTURAL PLAN FOR

SWIMMING POOL & SPA CONSTRUCTION THE BLUE SANDS INN 421 SOUTH MILPAS STREET

SANTA BARBARA, CALIFORNIA REVISED: 3/8/22 August 1, 2008 MICHAEL J. GERENSER, CIVIL ENGINEER

5255 Calle Cristobal, Santa Barbara, CA 93111 • (805) 681-9500 office • mjgerenser@gmail.com





FINISHING CHART - PRELIMINARY FINISH CHOICES SHOWN IN RED



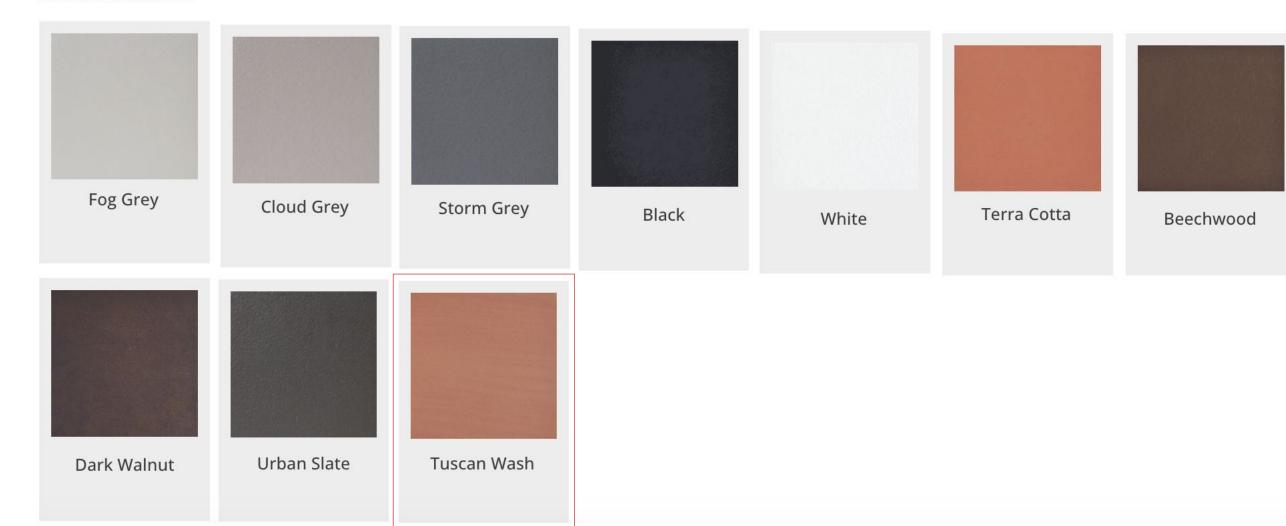
Premium Finishes



Metallic Finishes



Solid Finishes



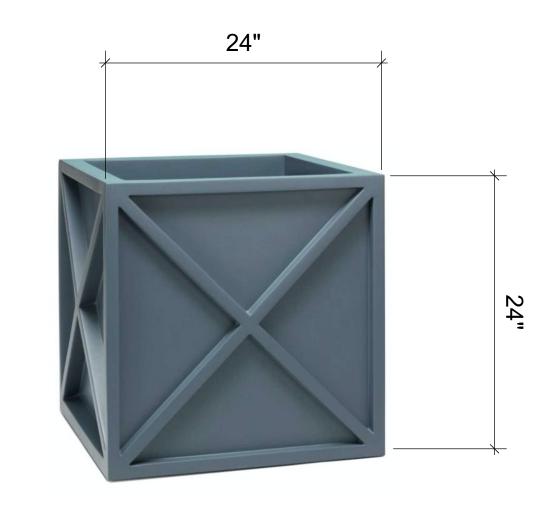
POT COLLECTION - SEE SHEET L-1.0 FOR POT LOCATIONS AND QUANTITIES



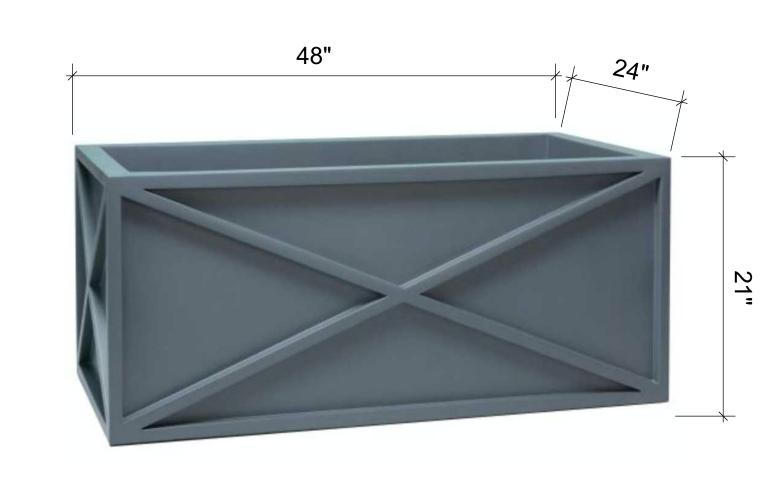
POT 4A - Aria Round Cast Stone Planters PRODUCT # C19-ARI-R2020 FINISH: DEFAULT QUANTITY: 3



POT 3A - ITALIAN LOW CYLINDER PRODUCT #FGCYLD-19 FINISH: TBD (SEE FINISHING CHART) QUANTITY: 2



POT 2B - XANDER FIBERGLASS SQUARE PLANTER PRODUCT #F1-XAN-S2424 FINISH: DEFAULT QUANTITY: 1



POT 2A - XANDER FIBERGLASS RECTANGLE PLANTER PRODUCT #F1-XAN0RECC482421 FINISH: DEFAULT **QUANTITY: 1**



POT 1B - ITALIAN TALL JARDINIERE - 26" PRODUCT #FGJAR-26 FINISH: TBD (SEE FINISHING CHART) QUANTITY: 6



POT 1A - ITALIAN TALL JARDINIERE - 36" QUANTITY: 2

GENERAL NOTES

1. ALL OTHER PLANS RELATING TO THE DEVELOPMENT SHOWN HEREON MUST INCORPORATE THE IMPROVEMENTS AS REQUIRED BY THESE PLANS. WORK DONE IN CONFLICT WITH THESE PLANS WILL BE SUBJECT TO REJECTION. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY IF DISCREPANCIES ARISE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK WITH OWNER AND LANDSCAPE ARCHITECT. FINAL LAYOUT FOR CONSTRUCTION OF THESE ELEMENTS REQUIRES APPROVAL BY OWNER AND LANDSCAPE ARCHITECT.

2. CONTRACTOR SHALL POSSESS A CONTRACTOR'S LICENSE OF A TYPE APPROPRIATE TO THE WORK AND SHALL FURNISH EVIDENCE OF THE SAME AT THE TIME THE CONTRACT IS AWARDED. CONTRACTOR TO PROVIDE OWNER WITH PROOF OF WORKERS COMPENSATION AND INSURANCE.

3. THE LOCATIONS OF EXISTING UTILITIES ARE INDICATED ON THE DRAWINGS. THE OWNER DOES NOT GUARANTEE THE ACCURACY OR COMPLETENESS OF THIS INFORMATION AND IT IS TO BE UNDERSTOOD THAT OTHER ABOVE-GROUND AND UNDERGROUND FACILITIES NOT SHOWN ON THE DRAWINGS MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK.

4. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION AND DEPTH OF ALL UNDERGROUND FACILITIES INCLUDING SERVICE CONNECTIONS WHICH MAY AFFECT OR BE AFFECTED BY HIS OPERATIONS. UNDERGROUND UTILITIES AND SUBSTRUCTURES AS SHOWN HEREON WERE OBTAINED FROM AVAILABLE SOURCES, THE ACCURACY OF WHICH HAS NOT BEEN DETERMINED. CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES AND SUBSTRUCTURES PRIOR TO CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION.

5. UPON LEARNING OF THE EXISTENCE AND LOCATION OF ANY UNDERGROUND FACILITIES NOT SHOWN OR SHOWN INACCURATELY ON THESE PLANS OR NOT PROPERLY MARKED BY THE UTILITY OWNER. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY OWNER AND THE LANDSCAPE ARCHITECT BY TELEPHONE AND IN WRITING.

6. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT TWO (2) FULL DAYS IN ADVANCE OF ANY DEMOLITION OR EXCAVATION.

7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA DIVISION OF INDUSTRIALRELATIONS. SAFETY ORDERS.

8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREEN BOOK), LATEST EDITION (PUBLISHED BY BUILDING NEWS, INC., LOS ANGELES) AS MODIFIED BY THE NOTES HEREON.

9. CONTRACTOR SHALL MAINTAIN A COMPLETE AND ACCURATE RECORD OF ALL CHANGES OF CONSTRUCTION FROM THAT SHOWN IN THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING A BASIS FOR RECORD AS-BUILT DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT AND/OR THE OWNER.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADEQUATE TEMPORARY DRAINAGE FACILITIES AND EROSION CONTROL DEVICES DURING CONSTRUCTION IN ORDER TO CONTROL STORM WATER RUNOFF AND PROTECT THE WORK, PROPERTY AND ADJACENT PROPERTIES FROM DAMAGE.

11. DUE TO UNFORESEEN CIRCUMSTANCES THAT OCCUR AS PROJECTS UNDERGO CONSTRUCTION, SITE CONDITIONS WILL CHANGE. THEREFORE, IF A PROPOSED BUILT ELEMENT, GRADE CHANGE, PLANTING OR IRRIGATION SEEMS PROBLEMATIC AND IT IS EVIDENT THAT IT IS NOT REALISTIC DUE TO NEW SITE CONDITIONS, PLEASE INFORM OWNER AND LA TO COORDINATE THIS ISSUE PRIOR TO CONSTRUCTION.

12. DIMENSIONS SHOWN ARE RELATIVE TO EXISTING CONDITIONS AND MUST BE VERIFIED IN THE FIELD BY THE CONTRACTOR. THE LOCATIONS AND EXTENT OF PAVING MUST BE STAKED BY THE CONTRACTOR, AND ANY NECESSARY ADJUSTMENTS MADE IN CONSULTATION WITH THE OWNER AND LA PRIOR TO CONSTRUCTION.

13. CONTRACTOR SHALL PROVIDE SLEEVES FOR IRRIGATION UNDER PAVED AREAS TO ACCESS ALL PLANTING AREAS.

14. LAYOUT INFORMATION AND DIMENSIONS SHOWN ON THIS PLAN TO BE USED IN CONJUNCTION WITH ALL REFERENCED DETAILS.

15. CONTRACTOR SHALL READ AND UNDERSTAND THE PLAN NOTES PRIOR TO BIDDING. FAILURE TO ADHERE TO THE PLAN NOTES MAY RESULT IN A DELAY OF THE PROJECT AT THE CONTRACTOR'S EXPENSE. CONTRACTOR IS RESPONSIBLE FOR ANY LOSS DUE TO HIS/HER DECISION TO ALTER THE DESIGN OR LAYOUT OF THIS PROJECT IN ANY WAY.

16. CONTRACTOR SHALL CONFIRM ALL FIELD DIMENSIONS AND CONDITIONS PRIOR TO THE START OF WORK. ANY DISCREPENCIES WITH PLANS SHALL BE REPORTED TO THE OWNER AND LANDSCAPE ARCHITECT

17. CONTRACTOR SHALL MAKE MODIFICATIONS TO MATERIAL OR METHOD OF INSTALLATION AS REQUIRED BY LOCAL CODE, AND SHALL NOTIFY THE OWNER'S OF SUCH CHANGES.

18. TREE ROOTS GREATER THEN 4" ARE NOT TO BE DISTURBED.

REMOVEABLE GAS FIREPIT



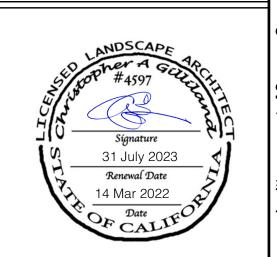
RH - YOUNTVILLE ROUND FIRE TABLE FINISH: WEATHERED LIMESTONE (SEE SHEET L-1.0 FOR LOCATION)



PRODUCT #FGJAR-36 FINISH: TBD (SEE FINISHING CHART)



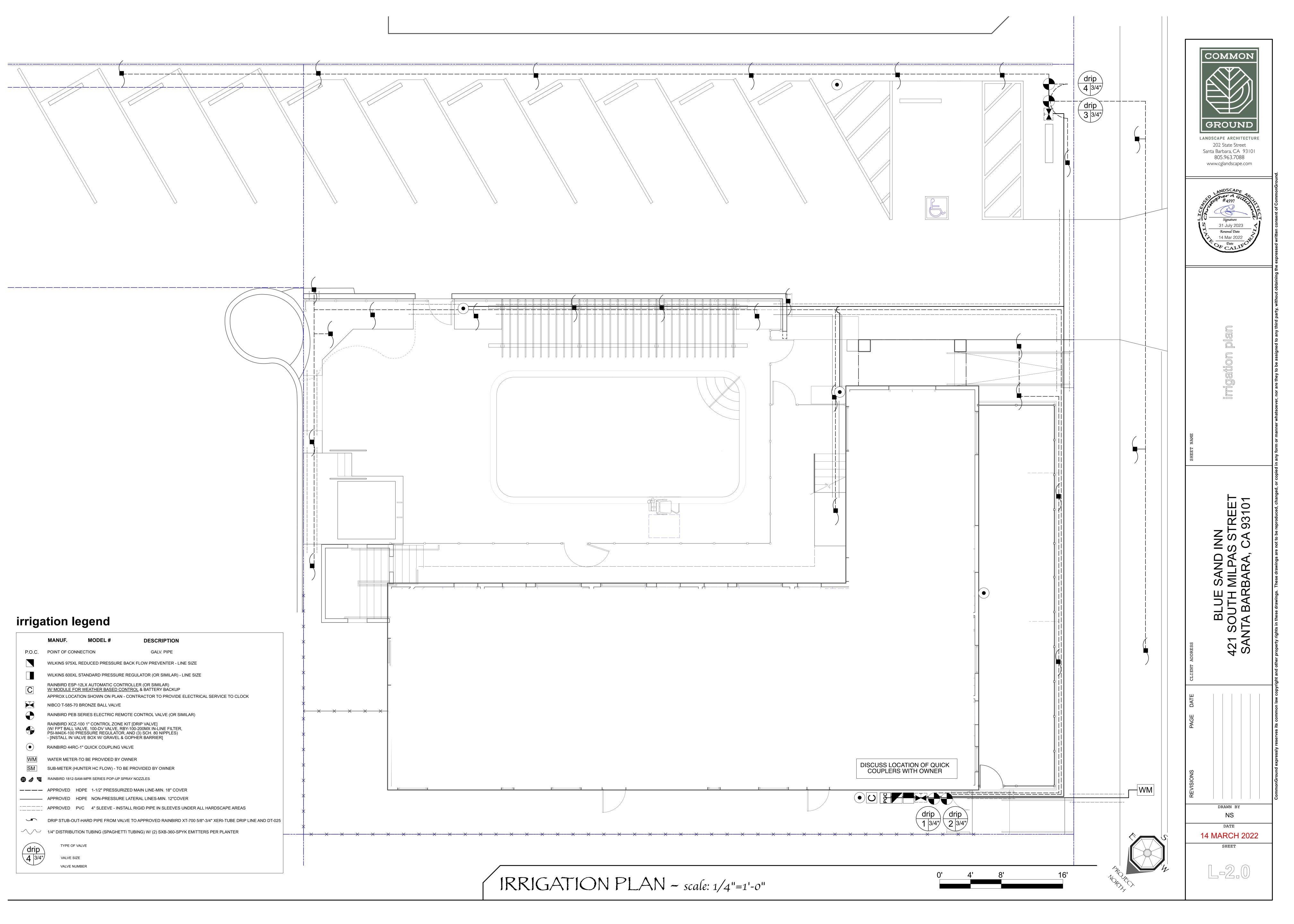
LANDSCAPE ARCHITECTURE 202 State Street Santa Barbara, CA 93101 805.963.7088 www.cglandscape.com

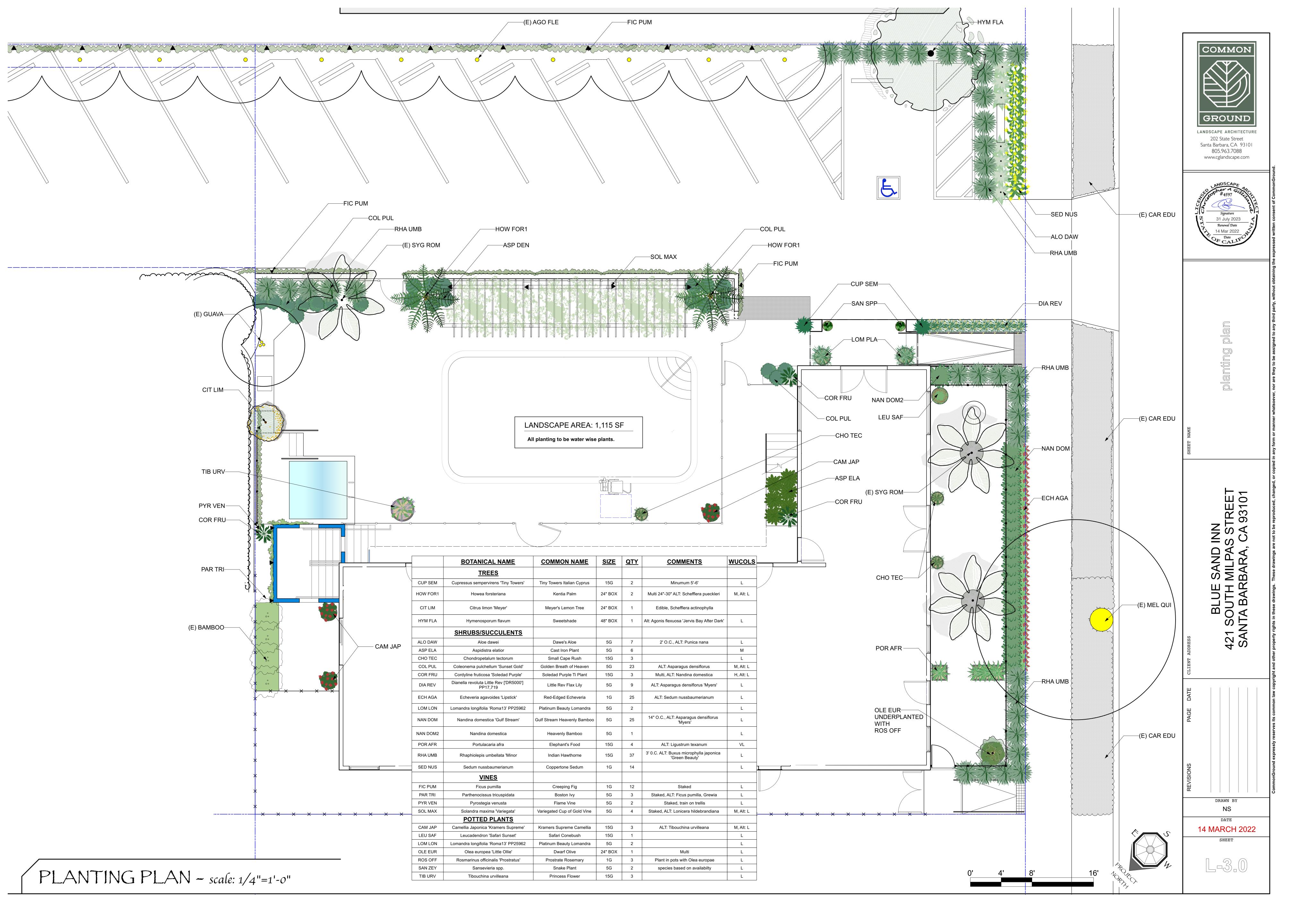


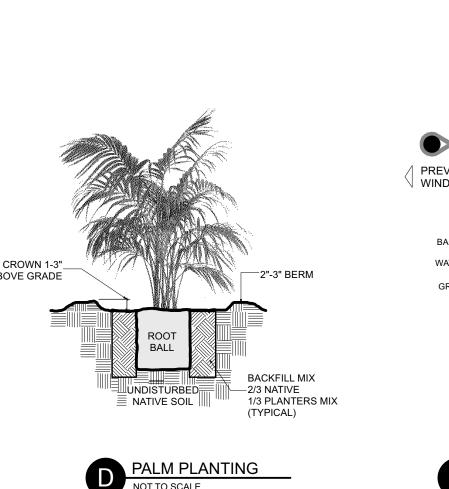
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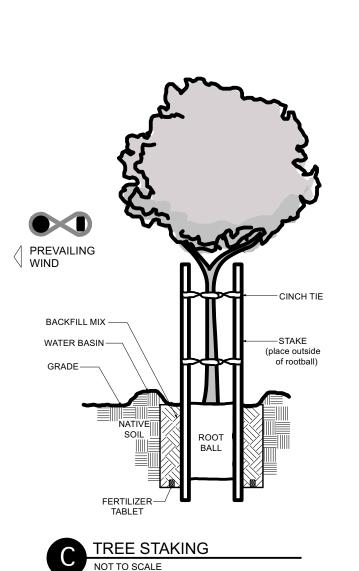
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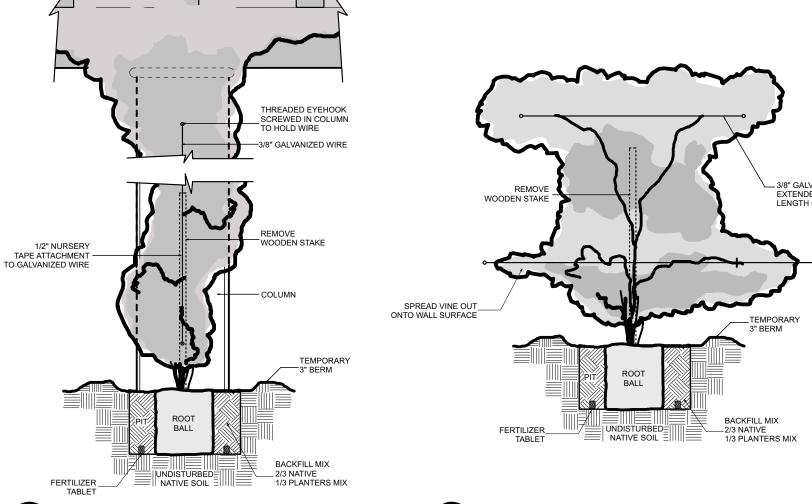
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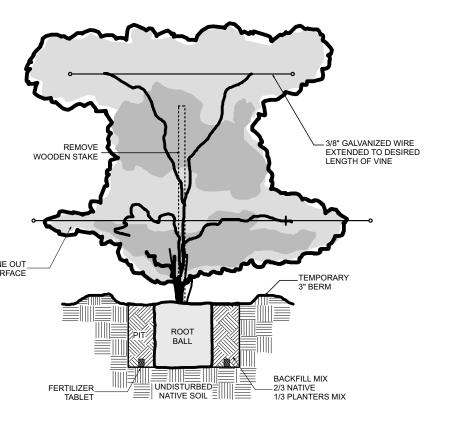


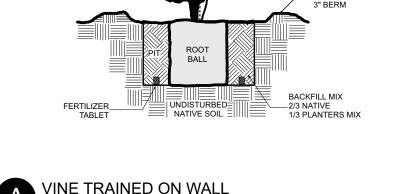


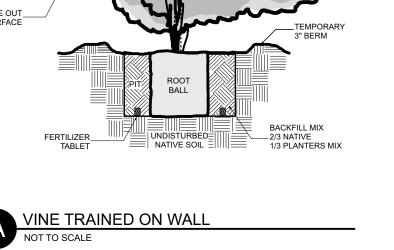


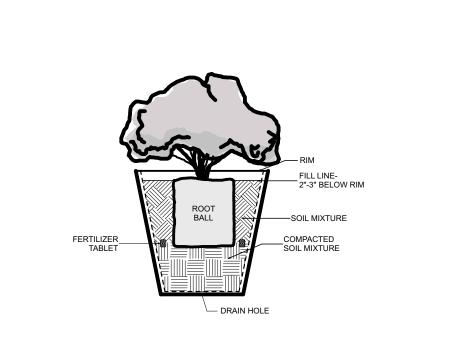


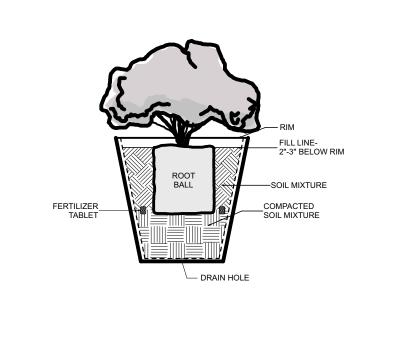


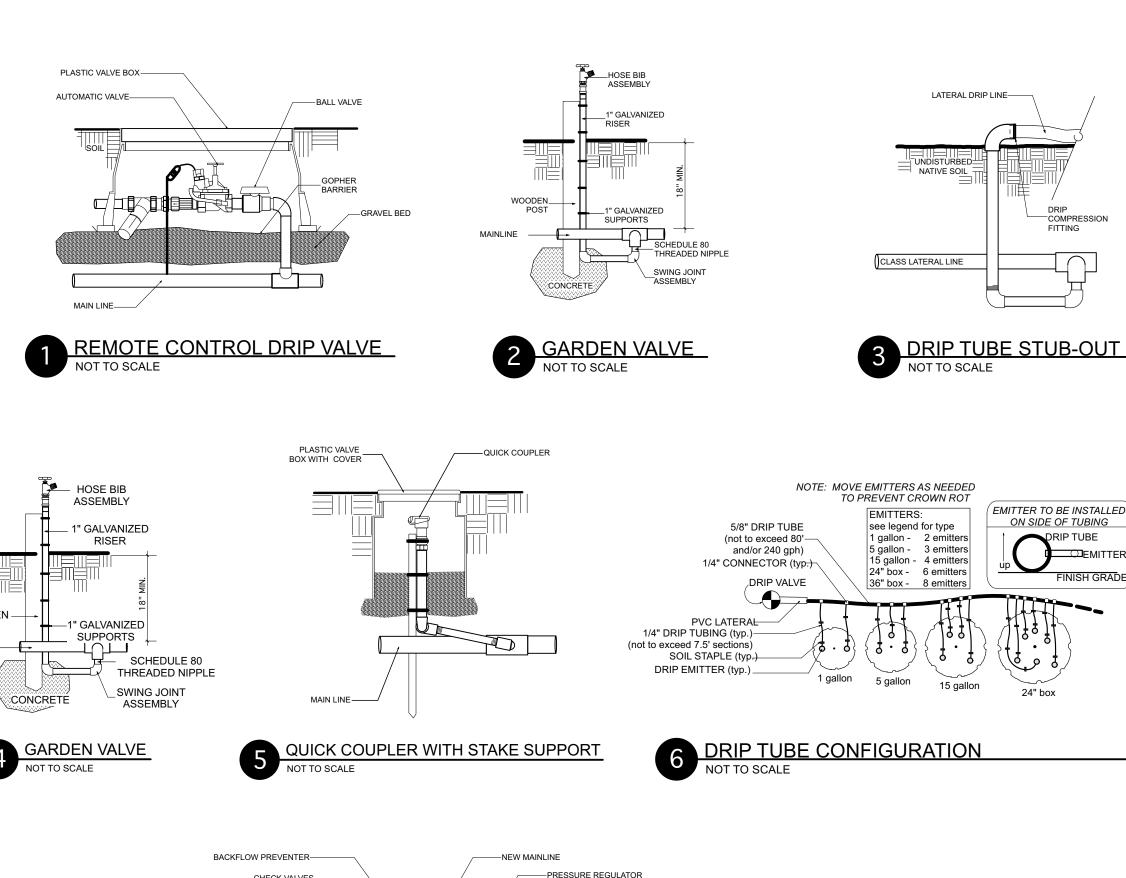


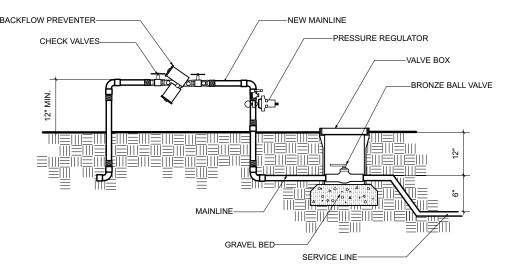












7 BACKFLOW PREVENTOR / PRESSURE REGULATOR & BALL VALVE ASSEMBLY

Landscape Compliance Requirements

Landscape Design for Water Conservation

Sheet
L-3.
L-3.
L-3.
L-3.
L-3.
L-2.
L-3.
L-1.

I state that I am familiar with the Landscape Design Standards for Water Conservation as most recently adopted by the Santa Barbara City Council and that the landscape design for this project complies with those standards. It is my understanding that verification of compliance will be necessary upon final building inspection. I shall inspect the completed installation and I will submit in writing that the installation substantially conforms to the approved plans and meets or exceeds the minimum requirements of the Landscape Design Standards.

Chris A. Gilliland #4597, July 31st 2023

www.SantaBarbaraCA.gov/LandscpaeDesignStandards City of Santa Barbara Planning Counter / 630 Garden St. / (805) 564-5578

BACKFILL MIX 2/3 NATIVE 1/3 PLANTERS MIX

(1) CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF SITE CONDITIONS WHICH PREVENT INSTALLATION PER PLANS AND SPECIFICATIONS. (2) CONTRACTOR SHALL BE LIABLE FOR REMOVING AND REINSTALLING IRRIGATION EQUIPMENT AND REPLANTING AREAS WHICH ARE NOT INSTALLED PER PLAN

(3) IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO PLANT MATERIALS (4) TREES AND SHRUBS SHALL BE PLANTED AFTER HARDSCAPE CONSTRUCTION, BUT NOT BEFORE IRRIGATION COVERAGE TEST.

(5) KEEP IRRIGATION HEADS AWAY FROM TREE TRUNKS. (6) LANDSCAPE CONTRACTORS SHALL TAKE SOIL SAMPLES FROM POINTS THROUGHOUT THE SITE WHERE, AND WITHIN 10 FEET OF ALL AREAS WHERE PLANTING WILL OCCUR. SOIL SAMPLES SHOULD CONTAIN AT LEAST 6-8 CORES FOR EACH SAMPLE AREA. ONE (1) CORE SHALL CONTAIN AN EQUAL AMOUNT OF SOIL FROM THE SURFACE TO A DEPTH OF 15"-18" (0-18"). SOIL CORE SAMPLES SHOULD BE PLACED IN A CLEAN BUCKET AND MIXED THOROUGHLY. APPROXIMATELY A QUART VOLUME OF THIS SOIL WILL BE REQUIRED FOR EACH SAMPLE FOR ANALYSIS PURPOSES. SAMPLES TO BE VISUALLY PRESENTED TO OWNER OR REPRESENTATIVE PRIOR TO MAILING OR SENDING IN FOR ANALYSIS. THE SAMPLES SHALL BE EXTRACTED AFTER ROUGH GRADING OCCURS AND THEN SUBMITTED TO AN APPROVED SOIL AND PLANT LABORATORY FOR AGRICULTURAL SUITABILITY TESTING. THE COST OF TESTING SHALL BE INCLUDED IN

THE CONTRACTORS BID. (7) SOIL REPORT SHALL INCLUDE: SOIL TEXTURE, INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOIL TEXTURE INFILTRATION RATE TABLE, PH, TOTAL SOLUBLE SALTS, SODIUM, PERCENT ORGANIC MATTER.

(8) THE RECOMMENDATIONS OF THE SOIL REPORT SHALL DICTATE THE SOIL PREPARATION AND BACKFILL MIX SPECIFICATIONS. ORGANIC COMPOST AND AMENDMENTS SHALL BE PURCHASED FROM A REPUTABLE LOCAL SOURCE. THE CONTRACTOR SHALL SUBMIT A COPY OF ALL SOIL REPORTS TO THE LANDSCAPE ARCHITECT PRIOR TO MODIFICATION OF THESE SPECIFICATIONS.

(9) MULCH INSTALLATION: CONTRACTOR TO INSTALL MINIMUM 3" LAYER OF MULCH ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. (10) CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND REPLACEMENT OF ANY DAMAGED BUILDING AND/OR LANDSCAPE AREA BEYOND THE LIMIT OF WORK,

THAT IS A DIRECT RESULT OF THE LANDSCAPE CONSTRUCTION AND/OR HIS SUB-CONTRACTOR(S). REPLACEMENT ITEMS SHALL BE EXACT DUPLICATES OF (11) CLEAN UP SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.

(14) ALL PLANTS TO BE PLANTED IN GOPHER BASKETS, UNLESS THE PLANT IS KNOWN TO BE GOPHER RESISTANT. PLANTS IN RAISED BEDS TO BE PROTECTED BY GOPHER BARRIER AT MIN. 24" DEPTH. (15) VINES SHALL BE SPREAD FROM STAKES AND ATTACHED TO WALL OR FENCE WITH WHATEVER MEANS IS APPROPRIATE TO THE SPECIFIC WALL/FENCE

(16) PLANTS SHALL BE GRADE A, FREE OF PEST AND DISEASE, AND NOT ROOTBOUND. (17) PLANTS SHALL BE PLACED IN FIELD PER PLAN AND THEN APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. 48 HOUR NOTICE SHALL BE

(18) 9 MONTH SLOW-RELEASE ORGANIC FERTILIZER TABLETS SHALL BE USED AS LISTED BELOW, UNLESS ALTERNATIVE IS APPROVED BY LANDSCAPE ARCHITECT. USE A 'CITRUS MIX' FOR CITRUS TREES:

1 GALLON - 1 TABLET 15 GALLON - 3 TABLETS 36" BOX - 5 TABLETS 5 GALLON - 2 TABLETS 24" BOX - 4 TABLETS 42" BOX - 7 TABLETS

(12) NO TURF IN PARKWAYS, MEDIANS OR OTHER AREAS WITH ANY DIMENSION OF < 8 FEET

(19) UNLESS SOILS HAVE GREATER THEN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL, CERTIFIED ORGANIC AMENDMENT/COMPOST SHALL BE ADDED TO SOIL AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO THE SOIL. IF

ADDITIONAL INFORMATION IS REQUIRED, CONTACT LANDSCAPE ARCHITECT FOR REFERENCES. (20) ALL TREES SHALL BE STAKED OR GUY-WIRED ACCORDING TO DETAILS. STAKE WITH LODGEPOLE FOR 15 GALLON OR SMALLER. USE GUY WIRE SYSTEM FOR 24" OR LARGER BOX.

(21) PLANTS SHALL BE PLACED WITH BEST SIDE TOWARD MOST VISIBLE PERSPECTIVE.

(22) PLANTS SHALL BE PLANTED HIGHER IN HEAVY SOILS - AS LISTED: 1/5 GALLON - 1 INCH

15 GALLON OR LARGER - 2 INCHES

(23) LAY-OUT OF MAJOR PLANTINGS: PLACE FERTILIZER TABS IN PLANT CONTAINER PRIOR TO PLANTING FOR OBSERVATION PURPOSES. ALL CONTAINERIZED PLANTS SHALL BE LAID OUT IN THEIR CONTAINERS AT THE LOCATIONS INDICATED BY THE DRAWINGS BEFORE ANY PLANT PITS ARE DUG. ALL SUCH LOCATIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. IF ANY UNDERGROUND CONSTRUCTION OR UTILITY LINE IS ENCOUNTERED IN THE EXCAVATION OF PLANTING AREAS, ALTERNATE LOCATIONS FOR PLANTING WILL BE SELECTED BY THE LANDSCAPE ARCHITECT. **(24)** BEFORE REQUESTING SITE VISIT FOR PLANTING APPROVAL, CONTRACTOR MUST HAVE

- 90% MINIMUM OF MAJOR PLANT MATERIAL (I.E., TREES AND FIVE GALLON OR LARGER SHRUBS).

- 50% MINIMUM OF ONE GALLON OR SMALLER PLANTS AND GROUNDCOVERS.

- ADEQUATE MOCK UP MATERIAL (PREFER EMPTY NURSERY CANS) FOR ALL MISSING ITEMS. - ADEQUATE LABELING OF ALL PLANTS DELIVERED TO SITE.

(25) OWNER TO BE PROVIDED WITH MANUAL FOR PROPER INTEGRATED PEST MANAGEMENT (IPM) PRACTICES FOR NON-TOXIC PEST AND WEED CONTROL (26) WHENEVER POSSIBLE DURING EXCAVATION, CONTRACTOR SHALL SAVE AND REUSE TOPSOIL. STOCKPILE ON-SITE DURING CONSTRUCTION AS

(27) GRADING ENCOURAGES WATER RETENTION AND INFILTRATION BY PRESERVING OPEN SPACE AND CREATING DEPRESSED AREAS/SWALES (28) GRADING MIMICS NATURAL, PRE-DEVELOPMENT HYDROLOGIC FLOW PATHS AND MAINTAINS AND/OR INCREASES THE WIDTH OF FLOW PATHS IN ORDER TO

DECREASE FLOW RATES. (29) SOIL PREPARATION FOR LAWN AREAS - PER 1000 SF - ADD 1 YD COMPOST, 150 LBS GYPSUM, 150 LBS GROPOWER. ROTOTILL TOP 4"-6", FINE GRADE, FOR GOPHER MITIGATION ADD VINYL COATED HARDWARE CLOTH 6" BELOW FINISH GRADE, TURN UP AT EDGES.

irrigation notes

(1) THIS SYSTEM IS DIAGRAMMATIC. ALL PIPE, VALVES, ETC, SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. IRRIGATION LINES SHALL BE INSTALLED DIRECTLY ADJACENT TO PAVING WHEREVER POSSIBLE. VALVES SHALL BE LOCATED IN AN EASILY ACCESSIBLE AND NON-VISIBLE LOCATION WITHIN THE SHRUBS BEDS.

(2) DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS INDICATED ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST AND SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER AND/OR LANDSCAPE ARCHITECT. IN THE EVENT THAT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR NECESSARY REVISIONS. (3) IRRIGATION CONTRACTOR SHALL VERIFY ALL PRESSURES AND FLOW ON SITE PRIOR TO CONSTRUCTION. IF UNUSUAL CIRCUMSTANCES ARISE IN REGARDS TO THE IRRIGATION SYSTEM AS IT IS SHOWN HERE, CONTRACTOR SHALL INFORM LANDSCAPE ARCHITECT IMMEDIATELY. (4) IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATIONS OF ELEMENTS, RETAINING WALLS, CURBS, ETC. HE SHALL COORDINATE ALL HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR

LOCATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADS, PAVING AND STRUCTURES. (5) MAINLINE FEEDER BETWEEN POINT OF CONNECTION, METER, AND BACK FLOW PREVENTER TO BE OF MATERIAL AS REQUIRED BY CURRENT WATER

(6) WEATHER BASED AUTOMATIC IRRIGATION CONTROLLER UTILIZING EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA UTILIZING NONVOLATILE MEMORY INCLUDING WIND AND RAIN SENSORS SHALL BE INSTALLED OR SHALL REPLACE EXISTING CONTROLLER IF IT DOES NOT MEET

(7) LOCATION OF PRESSURE REGULATING DEVICES SHALL BE INSTALLED WHERE NECESSARY TO ENSURE THAT THE DYNAMIC PRESSURE AT EACH EMISSION DEVICE IS WITHIN MANUFACTURER'S RECOMMENDED PRESSURE RANGE FOR OPTIMAL PERFORMANCE AND SHALL BE APPROVED BY THE

CITY'S AND OWNER'S REPRESENTATIVE, AND/OR LANDSCAPE ARCHITECT, WHERE APPLICABLE. (8) THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SLEEVES OF SUFFICIENT SIZE (IF REQUIRED) UNDER ALL PAVED AREAS PRIOR TO PAVING.

(9) IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES AND AXXDJUST ALL HEADS FOR MAXIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, STREETS, AND BUILDINGS AS MUCH AS POSSIBLE. NOTIFY LANDSCAPE ARCHITECT 48 HOURS IN ADVANCE FOR ANY COVERAGE TESTS. (10) AREAS OF SPRINKLER COVERAGE SHALL AVOID OVERSPRAY AND RUNOFF, INCLUDING OPTIMUM UNIFORMITY, HEAD-TO-HEAD SPACING AND SETBACKS FROM WALKWAYS AND PAVEMENT.

(11) AREAS LESS THEN 10' WIDE SHALL BE IRRIGATED WITH BUBBLERS, ROTATING NOZZLES ON POP-UP BODIES, SUB-SURFACE, OR DRIP IRRIGATION TO PREVENT RUNOFF AND/OR OVERSPRAY.

(12) PLACE DRIP LINES ACROSS SLOPE, FOLLOWING CONTOUR LINES AS CLOSE AS POSSIBLE. CHECK VALVE LOCATED AT EVERY 10 FOOT OF ELEVATION CHANGE OR AS INDICATED ON PLAN. (13) VALVES SHALL BE SEPARATED FOR INDIVIDUAL HYDROZONES BASED ON PLANT WATER NEEDS AND SUN/SHADE REQUIREMENTS.

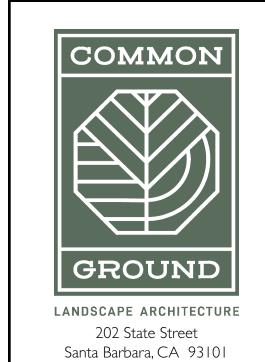
(14) SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATED WITHIN EACH VALVE AND CIRCUIT. (15) ALL CONTROLLER CABLING SHALL BE SOLID COPPER (AWG MULTI-STRAND CONTROLLER WIRE) PLACED UNDER MAINLINE AND COILED AT EACH (16) INSTALL ALL VALVES IN LOCKING PLASTIC VALVE BOXES IN SHRUB AREAS, ADJACENT TO PAVEMENT IF POSSIBLE. INSTALL ALL PRESSURE

REGULATORS AND BRASS BALL VALVES IN LOCKING PLASTIC VALVE BOXES. (17) THE ENTIRE IRRIGATION SYSTEM SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE FINAL DATE OF ACCEPTANCE OF THE WORK. GUARANTEE SHALL COVER ALL MATERIALS AND WORKMANSHIP INCLUDING EXCAVATION AND BACKFILL. IF AT ANY TIME ANY PART OF THE SYSTEM FAILS TO FUNCTION ADEQUATELY THE CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS OR ADJUSTMENTS

IMMEDIATELY UPON RECEIPT OF NOTICE FROM THE OWNER. ANY DAMAGE TO PLANTING, STRUCTURES, OR PAVING SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE. (18) CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE TO ANY AND ALL UNDERGROUND STRUCTURES AND UTILITIES DURING

(19) IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL STATE AND LOCAL CODES. (20) BURY IRRIGATION LINES AND EQUIPMENT AT THE FOLLOWING MINIMUM DEPTHS TO TOP OF PIPE OR EQUIPMENT: 18" MINIMUM COVER

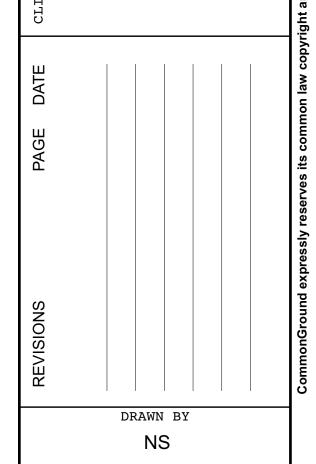
12" MINIMUM COVER (21) CLEAN-UP SHALL OCCUR ON A DAILY BASIS AND PER OWNER'S REPRESENTATIVES APPROVAL



805.963.7088

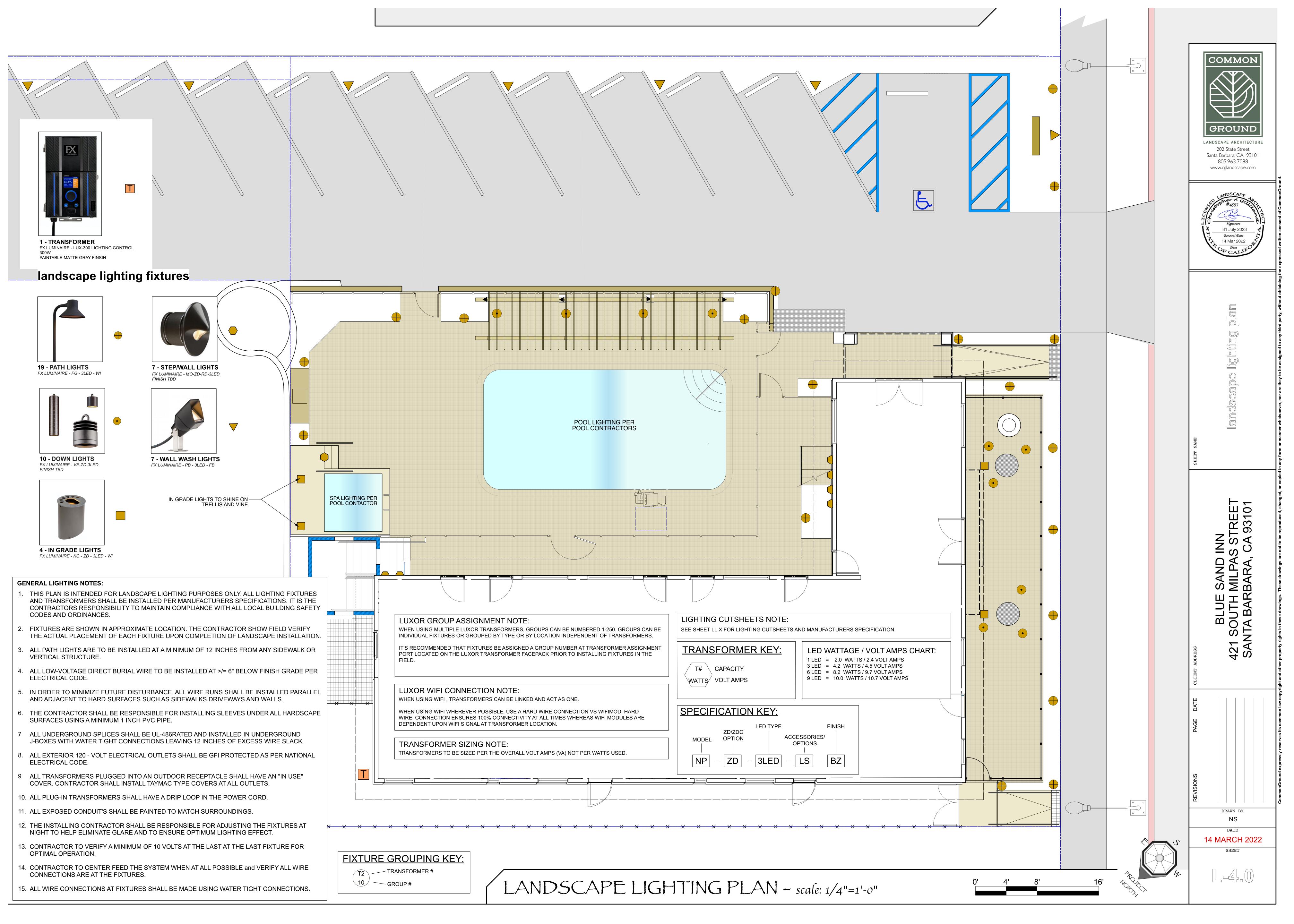
www.cglandscape.com





L-3.7

14 MARCH 2022





EXTERIOR PLASTER/FASCIA
BENJAMIN MOORE
WHITE DOVE OC-17
COLOR SUBJECT TO
FIELD VERIFICATION TO
MATCH (E)



EXPOSED WOOD SHERWIN-WILLIAMS MOUNTAIN ASH SW 3540 COLOR SUBJECT TO FIELD VERIFICATION



ROOF SPANISH TILE ROOF FIELD VERIFICATION TO MATCH (E)



WROUGHT IRON RAILING/GRILLE BENJAMIN MOORE Black Panther 2125-10 COLOR SUBJECT TO FIELD VERIFICATION



WROUGHT IRON
FENCE POST
BENJAMIN MOORE
Black Panther 2125-10
COLOR SUBJECT TO FIELD
VERIFICATION



STONE PAVERS
COLOR SUBJECT TO FIELD
VERIFICATION

SHERRY & ASSOCIATES ARCHITECTS



FLOOR / STAIR TREAD TILE
BEDROSIANS
Quartzite Sunset
PORCELAIN TILE
COLOR SUBJECT TO
FIELD VERIFICATION



DOOR / WINDOW
BENJAMIN MOORE
Black Panther 2125-10
COLOR SUBJECT TO FIELD
VERIFICATION TO
MATCH (E)



WINDOW WOOD SHUTTER
BENJAMIN MOORE
Carolina Gull 2138-40
COLOR SUBJECT TO
FIELD VERIFICATION

OUT DOOR LIGHTING



CUSTOM OUTDOOR SCONCE

BLACK RUST
BUILDER LINE
EMERSON WALL BRACKET
LED OUTDOOR WALL LIGHT
SIZE VARIES



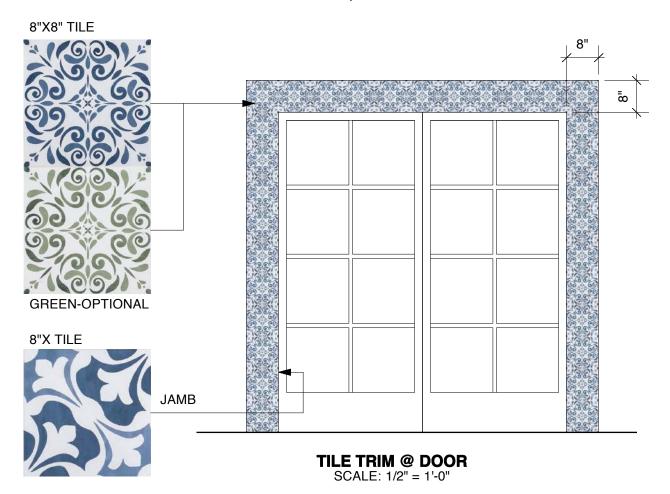
STEP LIGHT BRONZE METALLIC FX LUMINAIRE MO-ZD-RD-3LED



CUSTOM STAIR TOWER CHANDELIER OLD IRON PAUL FERRANTE 2047 CHANTILLY CHANDELIER

SHERRY & ASSOCIATES ARCHITECTS

TILE OPTIONS FOR OPENING TRIMS, STAIR RISERS AND WALLS









INSPIRATIONAL IMAGE TO DEPICT COMBINATION OF SYMMETRICAL AND GEOMETRIC TILES FOR A MORE FUN AND REFRESHING SOLUTION

SHERRY & ASSOCIATES ARCHITECTS

ADDITIONAL TILE OPTIONS









SHERRY & ASSOCIATES ARCHITECTS





Spot (ST)



11	

Wall Wash (WW)

PROJECT
CATALOG#
TYPE
NOTES

MO Recessed Wall Light DESIGNER PREMIUM

This glare-free wall light in 1 or 3 LED. Available in four brass faceplate options. An RGBW version is also available for use with Luxor®Systems.

Quick Facts

- Die-cast brass construction
- Natural, powder-coated, or antiqued brass finish
- Lumileds® integrated LEDs
- Color temperature filters
- Compatible with Luxor Technology
- Phase and Luxor dimmable
- Input voltage:10 to 15 VAC/VDC





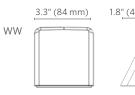
0.9" (23 mm)











MO Recessed Wall Light specifications

Output	1 LED	3 LED	ZD3LEDT	ZDC
Total Lumens ^{†‡}	13 to 68	33 to 169	21 to 102	61
Input Voltage	10 to 15 V	110 to 15 V	110 to 15 V	11 to 15 V
Input Power	2.0 W	4.2 W	4.2 W	6.0 W
Power Consumption (VA)	2.4 W	4.5 W	4.5 W	7.2 W
Efficacy (Im/W)	18	21	29	19
Color Rendering Index (CRI)	80+	80+		80+
Max Candelas [‡]	31	79	195	51
Dimming				
Primary Dimming (Transformer)				
Secondary Dimming (Fixture)	Phase**, Luxor	Phase**, Luxor	Phase**, Luxor	Luxor
RGBW Available	No	No	No	Yes
Luxor Compatibility				
Default	Zoning	Zoning		
ZD Option	Zoning/Dimming	Zoning/Dimming	Zoning/Dimming	
ZDC Option				Zoning/Dimming/Color
Minimum Rated Life (L70) Hrs	72,000	72,000	72,000	72,000
BUG Rating (RD & SQ)	B0-U1-G0	B0-U1-G1	B0-U1-G1	B0-U1-G0

 $^{^{\}dagger}$ Measured using the 3,900K CCT. Multipliers for other CCTs include 0.80 (2,700K), 0.65 (4,500K), and 0.65 (5,200K).

[‡] Measured using the Round (RD) faceplate. Multipliers for other faceplates include: 1.0 (Square), 2.0 Spot), and 0.4 (Wall Wash).

^{**} For optimal performance, use a trailing-edge (reverse phase-cut) dimmer.

MO Recessed Wall Light specifications

FX Luminaire

FX Luminaire is an industryleading manufacturer of landscape and architectural lighting products with a focus on the advancement of LED technology and digital lighting control with zoning, dimming, and color adjustment capabilities. We offer a full spectrum of specification-driven lighting fixtures that can be utilized to create elegant, cuttingedge landscape lighting systems for commercial or residential applications. Our products are available exclusively via our extensive professional distributor network.

Materials

Die-cast C360 brass faceplate, A380 aluminum housing, and ABS construction conduit sleeve.

Socket

Socket contains MoistureBlock™ Technology, preventing moisture from wicking up into sealed areas of the fixture.

Warranty

10-year limited warranty

Lamp

Integrated module with Lumileds LEDs. Gold-plated connectors and conformal coated for maximum reliability and corrosion resistance. Proprietary onboard intelligent driver uses firmware-controlled temperature regulation, maximizing LED life. Field upgradable and replaceable, the LEDs are rated to 72,000 hrs. Maximum drive current: 1 A

Optics

Default color temperature is 2,700K (Warm). Fieldserviceable beam angle lenses included with fixture: 35° Flood (pre-installed) and 60° Wide Flood. Beam angle is calculated using the LM-79 method for SSL luminaires.

Wiring

18 AWG (1 mm); SPT-1W; 220°F (105°C); 300V; 10' (3 m) length

Faceplate

Die-cast brass faceplate.

Power

Input 10 to 15 Vac/Vdc, 50/60 Hz. Remote transformer required (specify separately).

Housing

Die-cast aluminum housing with capacity for 1 LED, 3 LED, or ZDC integrated LEDs.

IES Classification

Type IV (RD & SQ), Type V (ST), Type II (WW).

Tempered glass lens with shock resistance and high tolerance for thermal expansion and stress.

Finish

Options of natural brass finish, antiqued finish with brushed (Antique Bronze) or tumbled (Antique Tumbled) effect, or TGIC powder-coat finish. Antique finishes sealed with a clear TGIC powder-coat layer.

Ambient Operating Temperature

0°F to 140°F (-18°C to 60°C)

Weight

3.6 lbs (1.6 kg)

Hardware

Includes 2" (51 mm) x 12" (305 mm) ABS conduit sleeve with ½"-14 NPT female hole for strain relief. Strain relief specified separately.

ZD and ZDC options utilize Luxor Technology to zone light fixtures in up to 250 groups, dim each group in 1% increments between 0% and 100%, or change to one of 30,000 colors with RGBW LEDs. Select the ZD option for zoning/dimming or ZDC for zoning/dimming/color. Standard fixture is zoneable witha Luxor Controller.

Sustainability

Innovation meets conservation in the design and manufacturing of our products. Where we can, we use recycled materials while maintaining superior functionality. Our LED products provide highquality light at optimal energy efficiency, lifespan, and durability.

Manufacturing

ISO 9001:2015 certified facility

Wildlife-Friendly Lighting

When used with the ZD3LEDT Output option, this fixture is Wildlife Lighting Certified by the Florida Fish and Wildlife Conservation Commission.

Installation Requirements

RD & SQ: Designed for recessed installation in a vertical wall in the down lighting position only.

WW: Designed for recessed installation in a vertical wall in any orientation.

ST: Designed for recessed installation in a vertical or horizontal wall; ensure substantial drainage flow for up lighting (e.g., decking).

International Compliance Compliant per IEC 60598-1 and IEC 60598-2-4 when used with International Wall Light Connection Kit ("EKITWALL").

Listings









MO Recessed Wall Light ordering information

Fixture	Luxor Option	+ Output	Faceplate	Finish	
MO*	■ 1LED Zone, 60 lm		■ RD Round	■ BS Natural Brass	
	■ 3LED Zone, 165 lm		■ SQ Square	■ BZ Bronze Metallic	
	■ ZD3LED Zone/Dim, 3 LE	D, 165 lm	■ ST Spot	■ DG Desert Granite	
	■ ZD3LEDT** Wildlife-Friendly (585 to 595 nm)	/ Amber	■ WW Wall Wash	■ WI Weathered Iron	
	Zone/Dim/Colo	r, 90 lm		■ SB Sedona Brown	
				■ FB Black	
				■ FW Flat White	
				■ SV Silver	
				■ NP Nickel Plate	
				■ AB Antique Bronze	
				■ AT Antique Tumbled	
MO-ZDC-RD-SV *Includes 2.0" (51 r	E CONFIGURATION: mm) Conduit Sleeve (25002) D Luxor option and CU, AB,		MO -	-	-
ACCESSORI	IES: Specify Separa	tely			
Item		Code			
RECESSED W	BRACKET FOR MO VALL LIGHT V (33 mm x 81 mm)	MOBRKT			
■ STANDARD O	PTICS KIT	ΔLEDOPTICSKI	т 🔘		
■ WALL LIGHT	CONNECTION KIT	EKITWALL			

MO Recessed Wall Light PHOTOMETRICS

MO 1LED Illuminance at a Distance			nce	RD/SQ
Feet (Meters)	Center Beam		Beam	Width
	Foot-Candles (Lux)		Vertical 45°	Horizontal 75°
0.5' (0.2 m)	16 fc (174 lx)		0.4' (0.1 m)	0.7' (0.2 m)
1.0' (0.3 m)	4 fc (43 lx)		0.8' (0.2 m)	1.5' (0.5 m)
1.5' (0.5 m)	1.8 fc (19 lx)		1.2' (0.4 m)	2.2' (0.7 m)
2.0' (0.6 m)	1.0 fc (11 lx)		1.6' (0.5 m)	3.0' (0.9 m)
2.5' (0.8 m)	0.6 fc (7 lx)		2.0' (0.6 m)	4.0' (1.0 m)

MO 1LED Illuminance at a Distance			ST
Feet (Meters) Center Beam			Beam Width
	Foot-Candles (Lux)		Vertical 90°
0.5' (0.2 m)	136 fc (1,467 lx)		1.0' (0.3 m)
1.0' (0.3 m)	34 fc (366 lx)		2.0' (0.6 m)
1.5' (0.5 m)	15 fc (162 lx)		3.0' (0.9 m)
2.0' (0.6 m)	9 fc (97 lx)		4.0.' (1.2 m)
2.5' (0.8 m)	4 fc (43 lx)		5.0' (1.5 m)

MO 1LED Illuminance at a Distance			nce	WW
Feet (Meters) Center Beam		Bean	n Width	
	Foot-Candles (Lux)		Vertical 50°	Horizontal 60°
0.5' (0.2 m)	33 fc (355 lx)		0.5' (0.2 m)	0.7' (0.2 m)
1.0' (0.3 m)	8 fc (86 lx)		1.0' (0.3 m)	1.3' (0.4 m)
1.5' (0.5 m)	4 fc (43 lx)		1.5' (0.5 m)	2.0' (0.6 m)
2.0' (0.6 m)	2 fc (22 lx)		2.0' (0.6 m)	2.6' (0.8 m)
2.5' (0.8 m)	1.3 fc (14 lx)		2.4' (0.7 m)	3.3' (1.0 m)

MO 3 LED Illuminance at a Distance			RD/SQ
Feet (Meters)	Center Beam	Beam	n Width
	Foot-Candles (Lux)	Vertical 40°	Horizontal 60°
0.5' (0.2 m)	33 fc (355 lx)	0.4' (0.1 m)	0.6' (0.2 m)
1.0' (0.3 m)	8 fc (86 lx)	0.8' (0.2 m)	1.0' (0.4 m)
1.5' (0.5 m)	4 fc (43 lx)	1.0' (0.4 m)	2.0' (0.6 m)
2.0' (0.6 m)	2 fc (22 lx)	2.0 (0.5 m)	3.0' (0.8 m)
2.5' (0.8 m)	1.3 fc (14 lx)	2.0' (0.6 m)	3.0' (0.8 m)

MO 3 LED IIIum	ST		
Feet (Meters)	eet (Meters) Center Beam		
	Vertical 85°		
0.5' (0.2 m)	355 fc (3,821 lx)	1.0' (0.4 m)	
1.0' (0.3 m)	89 fc (958 lx)	2.0' (0.5 m)	
1.5' (0.5 m)	39 fc (424 lx)	3.0' (0.9 m)	
2.0' (0.6 m)	22 fc (239 lx)	4.0 (1.2 m)	
2.5' (0.8 m)	14 fc (153 lx)	5.0' (1.5 m)	

MO 3 LED IIIum	WW			
Feet (Meters)	Center Beam	Beam	Width	
	Foot-Candles (Lux)	Vertical 50°	Horizontal 70°	
0.5' (0.2 m)	88 fc (946 lx)	0.5' (0.2 m)	0.7' (0.2 m)	
1.0' (0.3 m)	22 fc (237 lx)	1.0' (0.3 m)	1.3' (0.4 m)	
1.5' (0.5 m)	10 fc (106)	1.5' (0.5 m)	2.0' (0.6 m)	
2.0' (0.6 m)	6 fc (59 lx)	2.0' (0.6 m)	2.5' (0.8 m)	
2.5' (0.8 m)	4 fc (38 lx)	3.0' (0.9 m)	3.0' (0.8 m)	

MO Recessed Wall Light PHOTOMETRICS

MO zpc Illuminance at a Distar			ce	RD/SQ
Feet (Meters)	Center Beam		Beam	ı Width
	Foot-Candles (Lux)		Vertical 45°	Horizontal 70°
0.5' (0.2 m)	24 fc (262 lx)		0.4' (0.1 m)	0.7' (0.2 m)
1.0' (0.3 m)	61 fc (655 lx)		0.8' (0.2 m)	1.0' (0.4 m)
1.5' (0.5 m)	2.7 fc (29 lx)		1.2' (0.4 m)	2.0' (0.6 m)
2.0' (0.6 m)	1.5 fc (16 lx)		1.6' (0.5 m)	3.0' (0.9 m)
2.5' (0.8 m)	0.97 fc (10 lx)		2.0' (0.6 m)	3.0' (0.9 m)

MO zpc Illuminance at a Distance			ST
Feet (Meters)	Center Beam	1	Beam Width
	Foot-Candles (Lux)		Vertical 90°
0.5' (0.2 m)	268 fc (2,885 lx)		1.0' (0.4 m)
1.0' (0.3 m)	67 fc (721 lx)		2.0' (0.6 m)
1.5' (0.5 m)	30 fc (321 lx)		3.0' (0.9 m)
2.0' (0.6 m)	17 fc (181 lx)		4.0' (1.2 m)
2.5' (0.8 m)	11 fc (115 lx)		5.0' (1.5 m)

MO zoc Illum	WW			
Feet (Meters)	Center Beam	1	Beam	n Width
	Foot-Candles (Lux))	Vertical 40°	Horizontal 70°
0.5' (0.2 m)	83 fc (895 lx)		0.4' (0.1 m)	0.7' (0.2 m)
1.0' (0.3 m)	21 fc (224 lx)		0.8' (0.2 m)	1.0' (0.4 m)
1.5' (0.5 m)	9 fc (99 lx)		1.0' (0.4 m)	2.0' (0.6 m)
2.0' (0.6 m)	5 fc (56 lx)		2.0' (0.6 m)	3.0' (0.9 m)
2.5' (0.8 m)	3 fc (36 lx)		2.0' (0.6 m)	4.0' (1.0 m)

Lumileds is a trademark of Lumileds Holding B.V. MoistureBlock is a trademark of DSM&T Co. Inc.

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Paul Ferrante



2047 Chantilly Chandelier

Item: 2047

Dimensions: 32" dia x 17"h Finish Shown: Old Iron Candle Sleeve Shown: Wax Drip Lamping: 6 candelabra

Wattage: 15 watt max per bulb

Shade Not Included, Suggested Shade Size: 4" top x 7" bottom x 5" vertical **Additional Notes:** 60 watt max per bulb available with alternate candle sleeve

www.paulferrante.com

CUSTOM SCONCE

Ð

Builders Line-Emerson 8" Wall Bracket

SKU: BL.OL.6.8WB



Please choose appropriate options to continue your product selection

Frame Finishes Glass Choices

If you have ANY questions or need help placing your $\rm AFGPfo$ Wishlis please call us at (805) 962-5119

or email sales@stevenhandelmanstudios.com

\$399.00

Made to order. Please allow 12-14 weeks for completion. Don't want to wait? See our Quick Ship selection

1 Add Item to Your Order

Category: Outdoor Lanterns

Tags: Arts & Crafts, Colonial Revival, Early California, English Country, French Normandy, Italian, Made to Order, Old World, Ranch, Spanish

Product Specifications

Type:	Wall Bracket
Width:	8.5"
Height:	13"
Weight:	5 lbs.
Canopy Size:	4.5" x 9.5"
Point of Attachment to top:	3"
Point of Attachment to Bottom:	10"
Projection:	12"
Light Bulb(s):	(1) 60 watt bulb
Comments:	This lantern is part of our new Builders Line collection. It is made with slightly lighter weight material using our new innovative method of fabrication. It is available with the same finish and glass options as our regular line items.

Shades sold separately, please choose correct qty for you order. Shades Heavy Cardboard Candle sleeves are included with all candle sockets. To upgrade to Resin wax candle sleeves, please add correct qty to your order Candle Sleeves



FEATURES & SPECIFICATIONS

INTENDED USE — The OneUp™ recessed direct-wire LED downlights includes integrated junction box, trim, pre-installed non-metallic bushings and 3-port push wire quick connectors in one package. The OneUp is the most economical means to create a well lit environment with exceptional energy efficiency and near zero maintenance.

CONSTRUCTION — Spun steel, round baffle trim. Integrated galvanized steel junction box with captive door for easy access. Suitable for daisy chaining (pulling wires). Available in 3000K color temperature LEDs.

OPTICS — Round baffle recesses optical system into the ceiling to prevent glare and provide a traditional look. Diffused lens provides even light distribution for general illumination, equivalent to 65W incandescent flood lamp. Wide flood beam angle at $>90^\circ$. CRI >90. Maintains at least 70% light output for 50,000 hours.

INSTALLATION — Tool-less installation. Secure trim retention with two side-mounted spring clips for easy installation in plaster, sheet rock, or plywood ceilings. The integrated junction box - with pre-installed non-metallic bushing - allows non-metallic cable to be fed through without the hassle of knockouts. The captive junction box door provides easy access to pre-installed 3-port push wire quick connectors for straight-forward wiring. Rated for Type IC installations. Maximum of 4 No. 12AWG through branch circuit conductor suitable for 90°C permitted in box. Ground wire provided.

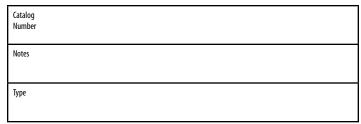
ELECTRICAL SYSTEM — LED module with high-efficiency on board driver. Dimming down to 10%. For compatible dimmers, refer to: Compatible dimmers chart.

Actual wattage may differ by \pm -5% when operating at 120V \pm -10%.

LISTINGS — ETL certified to US and Canadian safety standards. California T24 compliant. WSEC ASTEM E283 for Air-Tight rated with gasket or caulking between fixture trim and ceiling. ENERGY STAR® certified. Wet location listed*. Indoor damp location only for items in Brushed Nickel finish.

WARRANTY — 5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms and conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



Direct-Wire LED Recessed Downlight

6JBK RD

IC Remodel











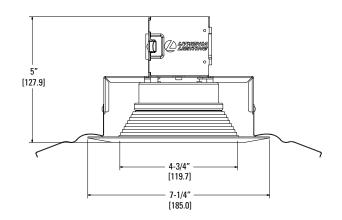








Oil-rubbed bronze



ORDERING INFORMATION For shortest lead times, configure product using standard options (shown in bold).

Series	Shape	CCT/Watts/Lumens ¹	CRI	Finish
6JBK	RD Round	30K 3000K/10.9W/850L	90CRI 90 CRI	MW Matte White
				BN Brush Nickel ²
				ORB Oil-Rubbed Bronze

Notes

1 Total System Delivered Lumens.

Example: 6JBK RD 30K 90CRI MW

2 Indoor damp location only for items in Brushed Nickel Finish.

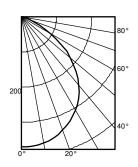
DOWNLIGHTING 6JBK RD

PHOTOMETRICS

Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance Data at 30" Above Floor for
				a Single Luminaire

20%

6JBK RD 30K, 3000 K LEDs, input watts: 10.9, delivered lumens: 841.1, LM/W=77.16, test no. ISF 35031



						pc		80%			70%			50%	
	Ave	Lumens	 Zone	Lumens	% Lamp	pw	50%	30%	10%	50%	30%	10%	50%	30%	10%
0	370		0°-30°	285.5	34.0	0	119	119	119	116	116	116	111	111	111
5	369	35	0°-40°	462.2	55.0	1	107	103	100	104	101	98	100	98	95
15	355	100	0°-60°	756.0	90.0	2	95	89	84	93	88	83	90	85	81
25	326	150	0°-90°	840.4	100.0	3	85	77	72	83	76	71	80	75	70
35	284	177	90° - 120°	0.0	0.0	4	76	68	62	75	67	62	72	66	61
45	220	169	90° - 130°	0.0	0.0	5	68	60	54	67	60	54	65	58	53
55	141	125	90° - 150°	0.0	0.0	6	62	54	48	61	53	48	59	52	47
65	57	59	90° - 180°	0.0	0.0	7	56	48	43	56	48	42	54	47	42
75	19	21	0°-180°	840.4	*100.0	8	52	44	38	51	43	38	50	43	38
85	4	5		Efficiency	,	9	48	40	35	47	40	34	46	39	34
90	0					10	44	36	31	43	36	31	43	36	31

0%							
11			50% be		10% be		
95			63.3	۰	104.8	3°	
81		Inital FC					
70	Mounting	Center					
61	Height	Beam	Diameter	FC	Diameter	FC	
53	8.0	12.2	6.8	6.1	14.3	1.2	
47	10.0	6.6	9.2	3.3	19.5	0.7	
42	12.0	4.1	11.7	2.1	24.7	0.4	
38	14.0	2.8	14.2	1.4	29.9	0.3	
34	16.0	2.0	16.6	1.0	35.0	0.2	
31							

ENERGY DATA

6" ENERGY DATA - 3000K							
Lumens	850						
Color temperature	3000K						
CRI	90						
Lumens/Watt	77.98						
Min. starting temperature	-18°C (0°F)						
EMI/RFI	FCC Title 47 CFR, Part 15, Class B						
Sound rating	Class A standards						
Input voltage	120V AC						
Total Harmonic Distortion	5.10						
Min. power factor	0.9						
Input frequency	50/60 Hz						
Rated wattage	10.9W						
Input power	10.9W						
Input current	0.09A						

DIMMER COMPATIBILITY

COMPATIBLE DIMMERS									
Lutron	Leviton	Pass & Seymour	Synergy/Leviton	Sensorswitch					
DV-603P-LA	6633-PA	HCL453PTCCCV6	ISD 600 I 120 / IPI06	nSP5 PCD 2W					
CT-603PR-WH	6615-P	LS 603 PWV	ISD 1000 I 120 / IPI10	nSP5 PCD ELV 120					
DVELV-300P			ISD 400 ELV 120 / IPE04						
300P SELV									
DV-600P									
NTELV-300P									
NLV-600									
Caseta PD-6WCL dimmer									
(requires Lutron Smart Bridge									
L-BDG2-WH which is sold									
separately from the dimmer)									

LIGHTING FACTS

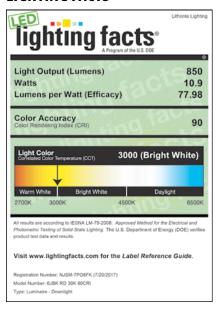


PHOTO PAGES



LOOKING EAST TOWARD WEST ELEVATION OF STRUCTURE



LOOKING TOWARDS NORTHWEST ELEVATION OF STRUCTURE

SHERRY & ASSOCIATES ARCHITECTS

PHOTO PAGES



LOOKING TOWARDS SOUTHWEST ELEVATION OF STRUCTURE



LOOKING WEST TOWARDS (E) STRUCTURE AND (E) POOL FROM PARKING LOT

SHERRY & ASSOCIATES ARCHITECTS

PHOTO PAGES



LOOKING TOWARDS SOUTH ELEVATION OF STRUCTURE FROM PARKING LOT



ADJACENT STRUCTURE AT NORTH OF PROPERTY

SHERRY & ASSOCIATES ARCHITECTS

PHOTO PAGES



ADJACENT STRUCTURE AT SOUTH OF PROPERTY



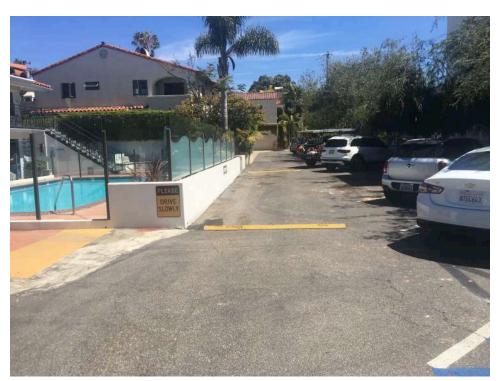
VIEW ACROSS MILPAS STREET

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PHOTO PAGES



LOOKING WEST TOWARDS (E) STRUCTURE FROM DRIVEWAY @ ADJACENT SITE



LOOKING NORTHEAST TOWARDS (E) PARKING LOT FROM DRIVEWAY

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PHOTO PAGES



LOOKING EAST TOWARD ADJACENT STRUCTURES FROM WEST STAIR TOP LANDING



LOOKING NORTHEAST TOWARD ADJACENT STRUCTURE FROM WEST STAIR TOP LANDING

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LOOKING NORTHEAST TOWARD ADJACENT STRUCTURE FROM EAST STAIR TOP LANDING



LOOKING NORTHWEST TOWARD (E) AND ADJACENT STRUCTURES FROM EAST PROPERTY LINE

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PHOTO PAGES



LOOKING SOUTHWEST TOWARD PROJECT SITE FROM UPPER LEVEL BEDROOM @ ADJACENT BLDG.



LOOKING SOUTHWEST TOWARD PROJECT SITE FROM UPPER LEVEL BEDROOM @ ADJACENT BLDG.

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LOOKING SOUTHWEST TOWARD PROJECT SITE FROM LOWER LEVEL KITCHEN @ ADJACENT BLDG.



LOOKING SOUTH TOWARD PROJECT SITE FROM UPPER LEVEL BATHROOM @ ADJACENT BLDG.

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LOOKING SOUTHWEST TOWARD PROJECT SITE FROM UPPER LEVEL MASTER BEDROOM BALCONY @ ADJACENT BLDG.

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PHOTO PAGES



LOOKING NORTH TOWARD PROJECT SITE FROM S. MILPAS ST. (AUGUST 2017)



LOOKING NORTH TOWARD PROJECT SITE FROM POOL (AUGUST 2017)

SHERRY & ASSOCIATES ARCHITECTS