



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

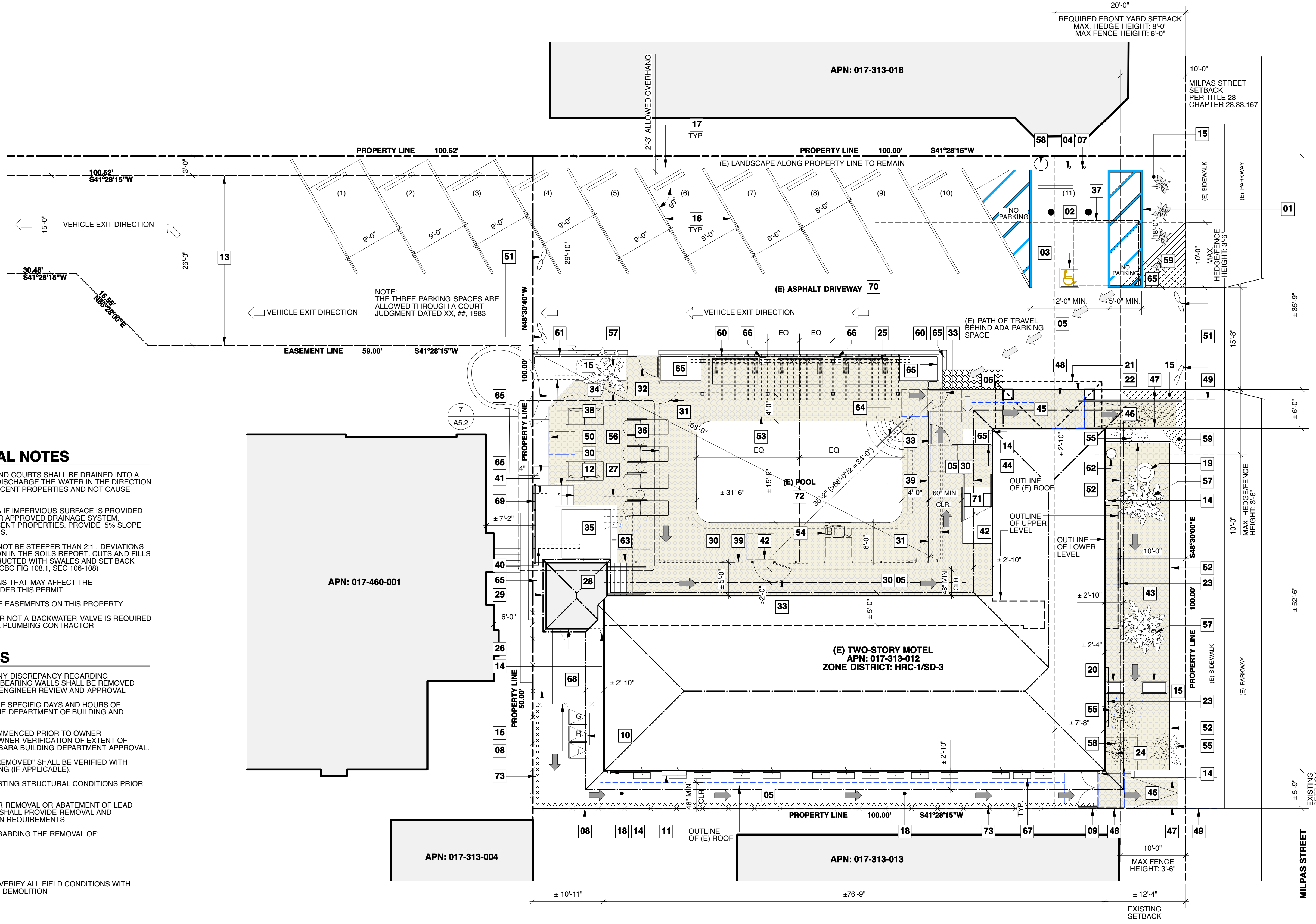
REFERENCE NOTES:

- 01 (E) ACCESSIBLE LOADING ZONE TO BE RESTRIPTED. 2% MAX. SLOPE STRIPING TO BE PAINTED BLUE. HATCH LINES PAINTED AT 36" O.C. MAX. "NO PARKING" PAINTED IN 2" HIGH MIN.
- 02 (E) 12'-0" W. VAN-ACCESSIBLE PARKING SPACE TO BE RESTRIPTED
- 03 (E) INTERNATIONAL SIGN OF ACCESSIBILITY TO BE RESTRIPTED
- 04 (E) ACCESSIBLE PARKING SIGNAGE
- 05 MIN. 48" WIDE PATH OF TRAVEL, 5% MAX. SLOPE V.I.F., 2% MAX. CROSS SLOPE
- 06 (E) DETECTABLE WARNINGS
- 07 (E) TOW AWAY SIGNAGE PER 11B-502.8.
- 08 (E) ± 6'-0" H. WOOD FENCE
- 09 (E) 6" H. WOOD FENCE AND GATE TO BE RELOCATED AND REPLACED WITH (N), SEE 1/A 5.8
- 10 (E) LOCATION OF 95GAL TRASH, 95GAL RECYCLE, AND 95GAL GREEN WASTE CONTAINER CARTS, MIN. 3 PICK UPS A WEEK.
- 11 (E) METERING SWITCHBOARD
- 12 (N) STAIRS WITH WROUGHT HANDRAIL TO MATCH (E)
- 13 (E) EASEMENT FOR INGRESS & EGRESS PARKING
- 14 (E) DOWNSPOUT
- 15 (E) PLANTER TO ALTERED - REFER TO LANDSCAPE PLANS
- 16 (E) PARKING LOT STRIPING TO BE RESTRIPTED
- 17 (E) GROUND COVER TO BE LESS THAN CURB HEIGHT IN THE OVERHANG AREA
- 18 (E) CONCRETE SURFACE
- 19 (N) REMOVABLE GAS FIRE PIT
- 20 (N) RAISED PLANTER - REFER TO LANDSCAPE PLAN
- 21 (E) ROOF TO BE REMOVED
- 22 (N) UPPER LEVEL DECK W/ 42" H. MIN. WROUGHT IRON GUARDRAIL
- 23 (N) JULIET BALCONY
- 24 (N) 3050 TEMPERED GLASS GATE WITH LATCH ONLY
- 25 (N) TRELLIS, SEE 10/A 5.2
- 26 (E) FENCE AND GATE TO BE REMOVED
- 27 (E) STAIRS TO BE REMOVED
- 28 (N) EXTERIOR STAIR TOWER
- 29 (N) EXTERIOR STAIR ROOF
- 30 (E) PAVING TO BE REPLACED WITH (N) PERMEABLE PAVING REFER TO PERMEABLE PAVEMENT DETAIL #3 THIS SHEET
- 31 (E) GATE TO BE REMOVED
- 32 (N) 60" H. EMPLOYEE ONLY GATE FOR POOL MAINTENANCE
- 33 (N) 60" H. GATE
- 34 (E) PLANTER TO BE REPLACED WITH (N) PERMEABLE PAVING
- 35 (N) SPA W/ 18" H. & 14" W. TRANSFER WALL, GRAB BARS AND 60"x60" OF TRANSFER SPACE
- 36 (E) GLASS FENCE TO BE REMOVED
- 37 CONC. WASHOUT - REFER TO DETAIL #2 THIS SHEET
- 38 (E) 3" H. PONY WALL TO BE REMOVED
- 39 (N) 60" H. GLASS FENCE
- 40 (E) 40" H. WALL TO BE REMOVED
- 41 (E) BENCH TO BE REMOVED
- 42 (E) POOL ENCLOSURE TO BE REMOVED
- 43 (N) PERMEABLE PAVERS - REFER TO PERMEABLE PAVER DETAIL #3 THIS SHEET
- 44 (N) 60" H. SECURITY GLASS FENCE TO MATCH (E)
- 45 (E) LANDING TO BE REPLACED W/ PERMEABLE PAVERS REFER TO PERMEABLE PAVEMENT DETAIL #3 THIS SHEET
- 46 (N) RAMP, 1:12 MAX. SLOPE, 2% MAX. CROSS SLOPE
- 47 (N) WROUGHT IRON HANDRAIL, 12" MIN. EXTENSIONS
- 48 (N) 60"x60" TOP LANDING, 2% MAX. SLOPE
- 49 (N) 72" MIN. BOTTOM LANDING, 2% MAX. SLOPE, V.I.F.
- 50 (N) OUTDOOR VENTLESS GAS FIREPLACE
- 51 GRAVEL BAGS
- 52 (N) 5'-0" H. TEMPERED GLASS WIND SCREEN W/ STEEL POSTS, POWDER COATED TO MATCH (E)
- 53 (E) POOL COPING, WATERLINE TILE AND POOL INTERIOR SURFACE TO BE RELOCATED AND REPLACED WITH (N)
- 54 (N) POOL LIFT
- 55 (E) BIRD OF PARADISE AS A PLANT TO BE REMOVED
- 56 (E) KOELREUTERIA TO BE REMOVED
- 57 (E) PALM TREE TO REMAIN
- 58 (E) CANARY ISLAND DATE PALM WITH TRUNK BELOW 4'-6" AT GRADE TO BE REMOVED
- 59 VISIBILITY AT A DRIVEWAY THAT CROSSES A FRONT PROPERTY LINE SHALL NOT BE BLOCKED ABOVE A HEIGHT OF 48 INCHES WITHIN THE 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
- 60 (E) 84" H. GLASS FENCE TO BE REPLACED WITH (N) 94" H. GLASS FENCE
- 61 (N) 94" H. GLASS FENCE
- 62 (N) POT - REFER TO LANDSCAPE PLAN
- 63 (N) 95" H. GLASS FENCE, 60" H. MIN. ABOVE STAIR TREAD, V.I.F.
- 64 (E) POOL STAIRS AND HANDRAILS TO BE RELOCATED AND REPLACED W/ (N)
- 65 (N) PLANTER
- 66 (N) VINE POCKET
- 67 (E) HVAC UNITS
- 68 (E) HOTEL ROOM #4 PATIO TO REMAIN
- 69 (N) ±6'-0" WROUGHT IRON TRELLIS
- 70 (E) ASPHALT DRIVEWAY AND PARKING LOT TO BE RESURFACED
- 71 (E) STAIR TO BE REPLACE W/ (N) W/ HANDRAILS AND GUARDRAILS
- 72 (E) POOL TO BE SHORTEN AND NARROWED, POOL COPPING HEIGHT TO BE ALTERED TO MATCH (E) 1ST FLOOR F.F. HEIGHT ADJUSTMENT T.B.D. IN FIELD.
- 73 STRAW BALE AND SILT FENCE

NOTE:
 "NO DISTURBANCE OF THE SUBGRADE" WILL OCCUR FOR ALL AREAS PROPOSED AS MAINTENANCE OF PAVING

TIER 2 SWMP NOTES:
 1. DISCONNECT DOWNSPOUTS FROM STORM WATER SYSTEM AND MAINTAIN THE ABOVE LISTED BMP'S COMPLIANCE WITH SBMC 22.87.030.
 2. EXISTING SITE DRAINAGE SHALL REMAIN AND SERVE.
 3. (N) PERMEABLE PAVERS.

1 RIVEN BARTON, BLUE SANDS LLC, PROPERTY OWNER, WILL INSPECT AND MAINTAIN THE ABOVE LISTED BMP'S COMPLIANCE WITH SBMC 22.87.030.
 DATE: _____



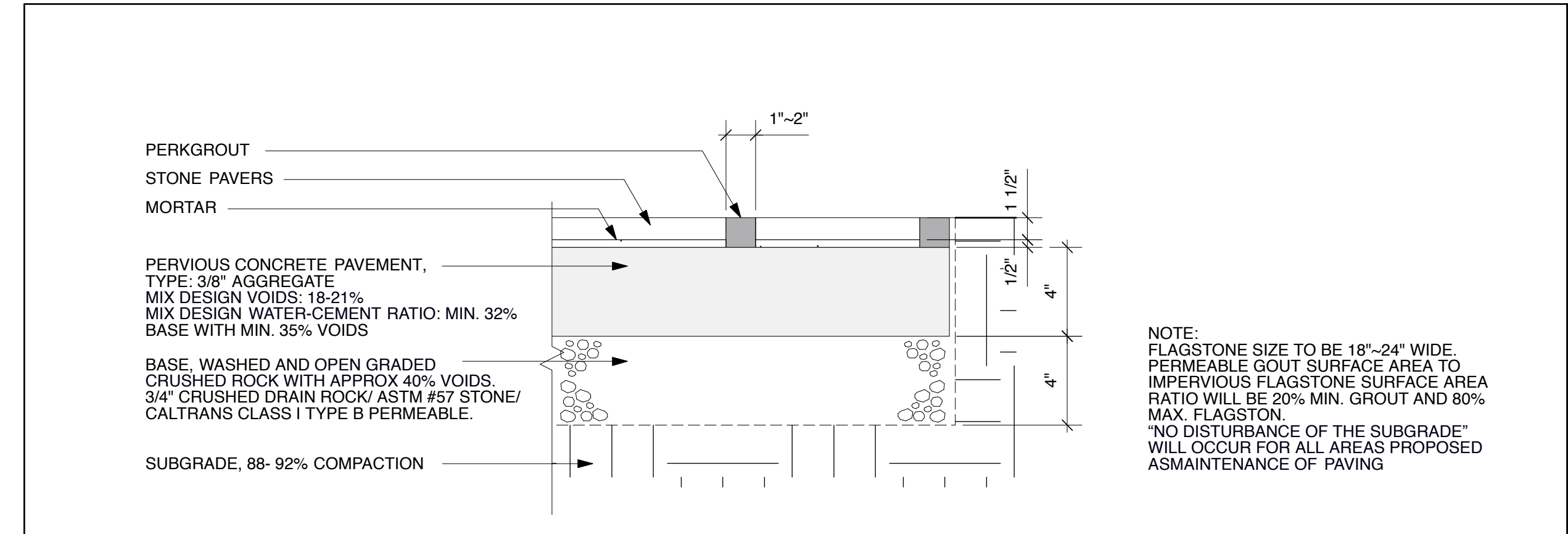
SITE PLAN GENERAL NOTES

ALL ROOFS, PAVED AREAS, YARDS, AND COURTS SHALL BE DRAINED INTO A SEPARATE STORM SEWER SYSTEM. DISCHARGE THE WATER IN THE DIRECTION AWAY FROM THE BUILDING AND ADJACENT PROPERTIES AND NOT CAUSE EROSION (CPC CHAPTER 11)
 PROVIDE DRAINAGE GRADIENT OF 2% IF IMPERVIOUS SURFACE IS PROVIDED AROUND STRUCTURES TO STREET OR APPROVED DRAINAGE SYSTEM. DRAINAGE SHALL NOT EFFECT ADJACENT PROPERTIES. PROVIDE 5% SLOPE FOR 10 FT AWAY FROM THE BUILDINGS.
 SLOPE FOR PERMANENT FILL SHALL NOT BE STEEPER THAN 2:1. DEVIATIONS FROM THIS REQUIREMENT ARE SHOWN IN THE SOILS REPORT. CUTS AND FILLS STEEPER THAN 5:1 SHALL BE CONSTRUCTED WITH SWALES AND SET BACK FROM PROPERTY LINES BY 2 FT MIN (CBC FIG 108.1, SEC 106-108)
 SITE PLANS SHOWS ALL RESTRICTIONS THAT MAY AFFECT THE CONSTRUCTION OF THE PROJECT UNDER THIS PERMIT.
 NO KNOWN PUBLIC WORKS OR PRIVATE EASEMENTS ON THIS PROPERTY.
 THE DETERMINATION OF WHETHER OR NOT A BACKWATER VALVE IS REQUIRED PER CPC 710.1 IS TO BE MADE BY THE PLUMBING CONTRACTOR

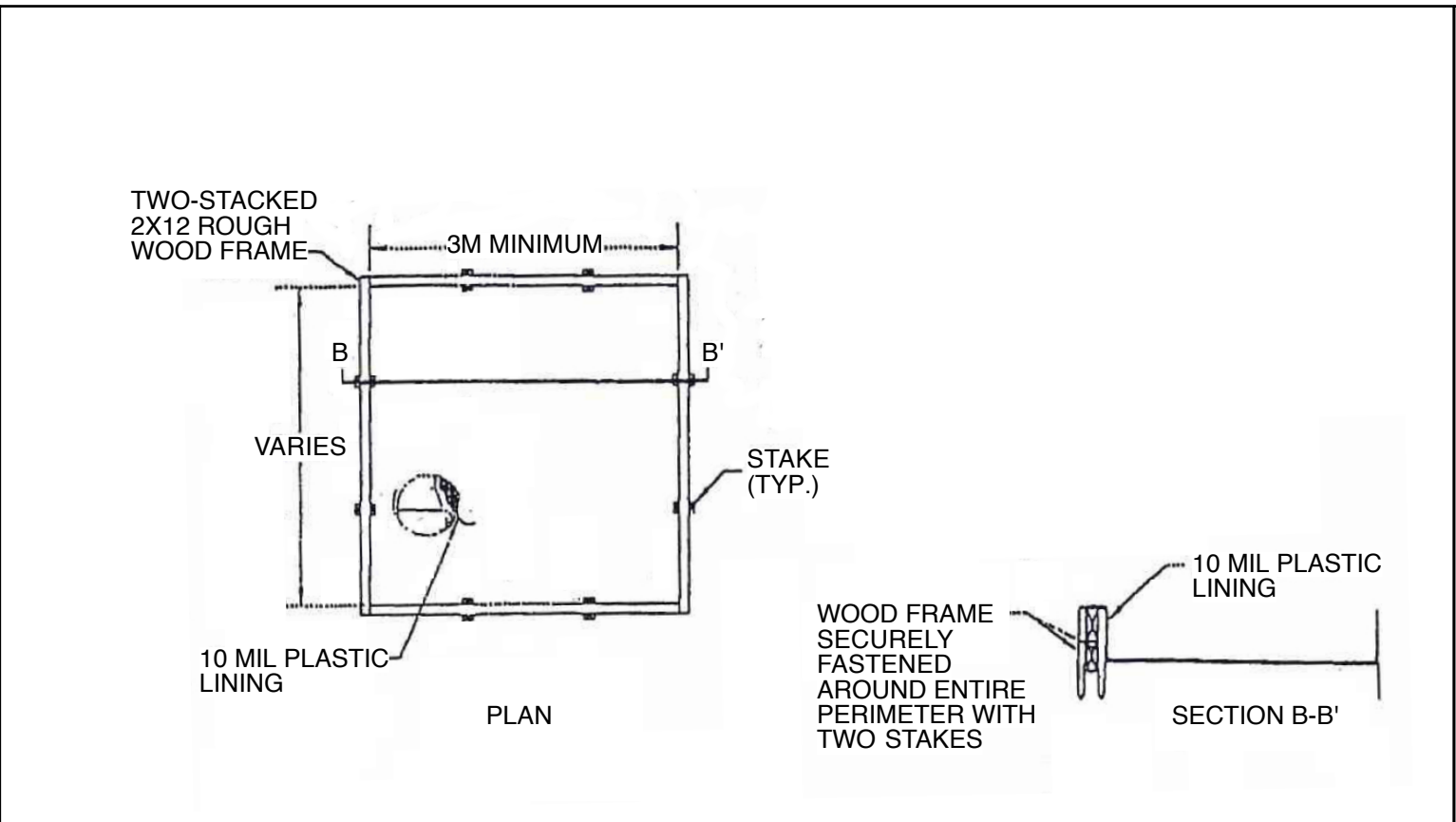
DEMOLITION NOTES

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 BARBARA
 NO DEMOLITION WORK SHALL BE COMMENCED PRIOR TO OWNER AUTHORIZATION OF THESE PLANS, OWNER VERIFICATION OF EXTENT OF DEMOLITION, OR CITY OF SANTA BARBARA BUILDING DEPARTMENT APPROVAL.
 STRUCTURAL ITEMS SHOWN "TO BE REMOVED" SHALL BE VERIFIED WITH ENGINEER FOR APPROPRIATE SHORING (IF APPLICABLE).
 CONTRACTOR SHALL VERIFY ALL EXISTING STRUCTURAL CONDITIONS PRIOR TO DEMOLITION
 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
 STRUCTURAL ELEMENTS
 MECHANICAL SYSTEMS
 PLUMBING SYSTEMS
 ELECTRICAL SYSTEMS
 EXTREME CARE SHALL BE TAKEN TO VERIFY ALL FIELD CONDITIONS WITH ARCHITECT AND ENGINEER PRIOR TO DEMOLITION

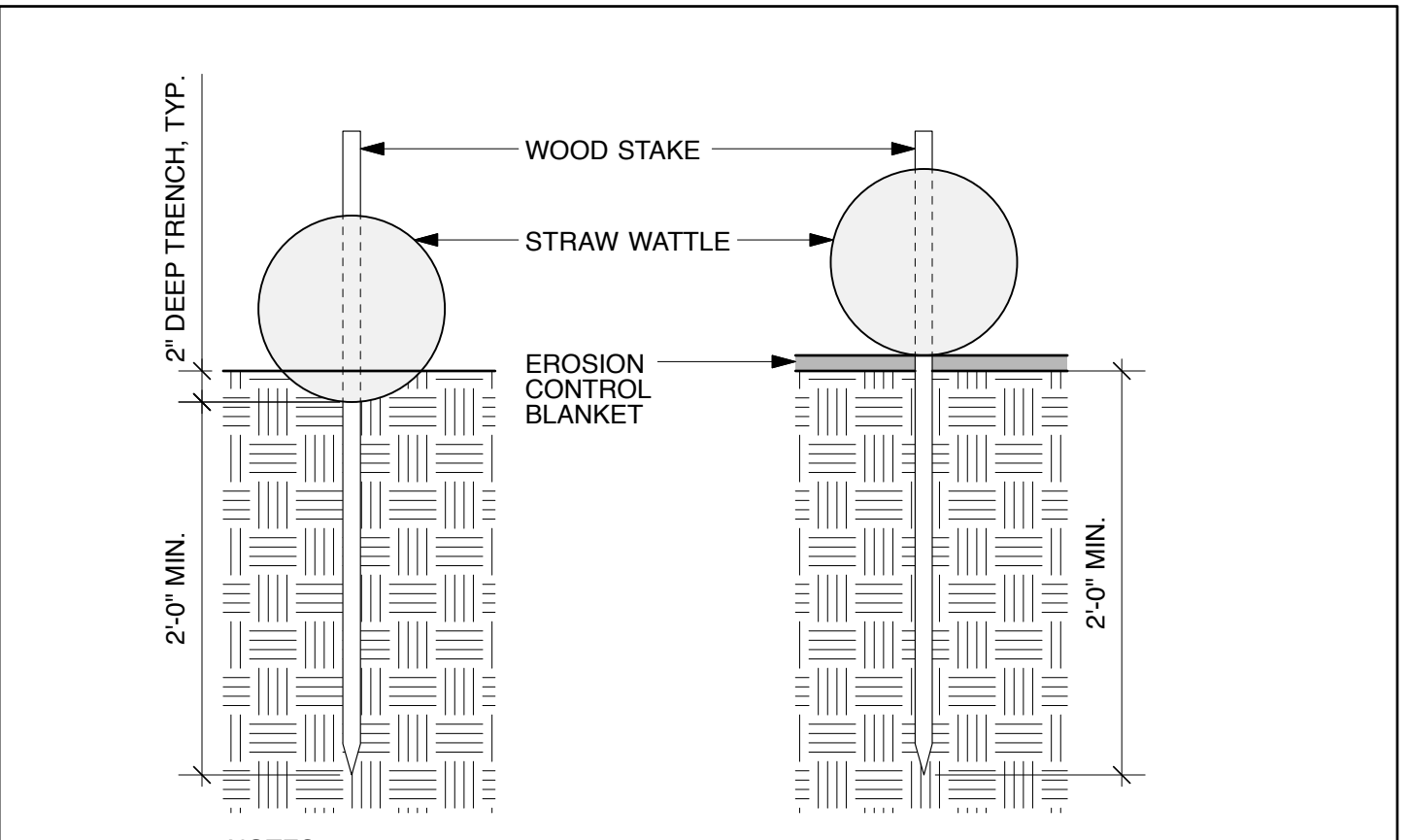
SITE PLAN-EXISTING AND PROPOSED
 SCALE: 1/8" = 1'-0"



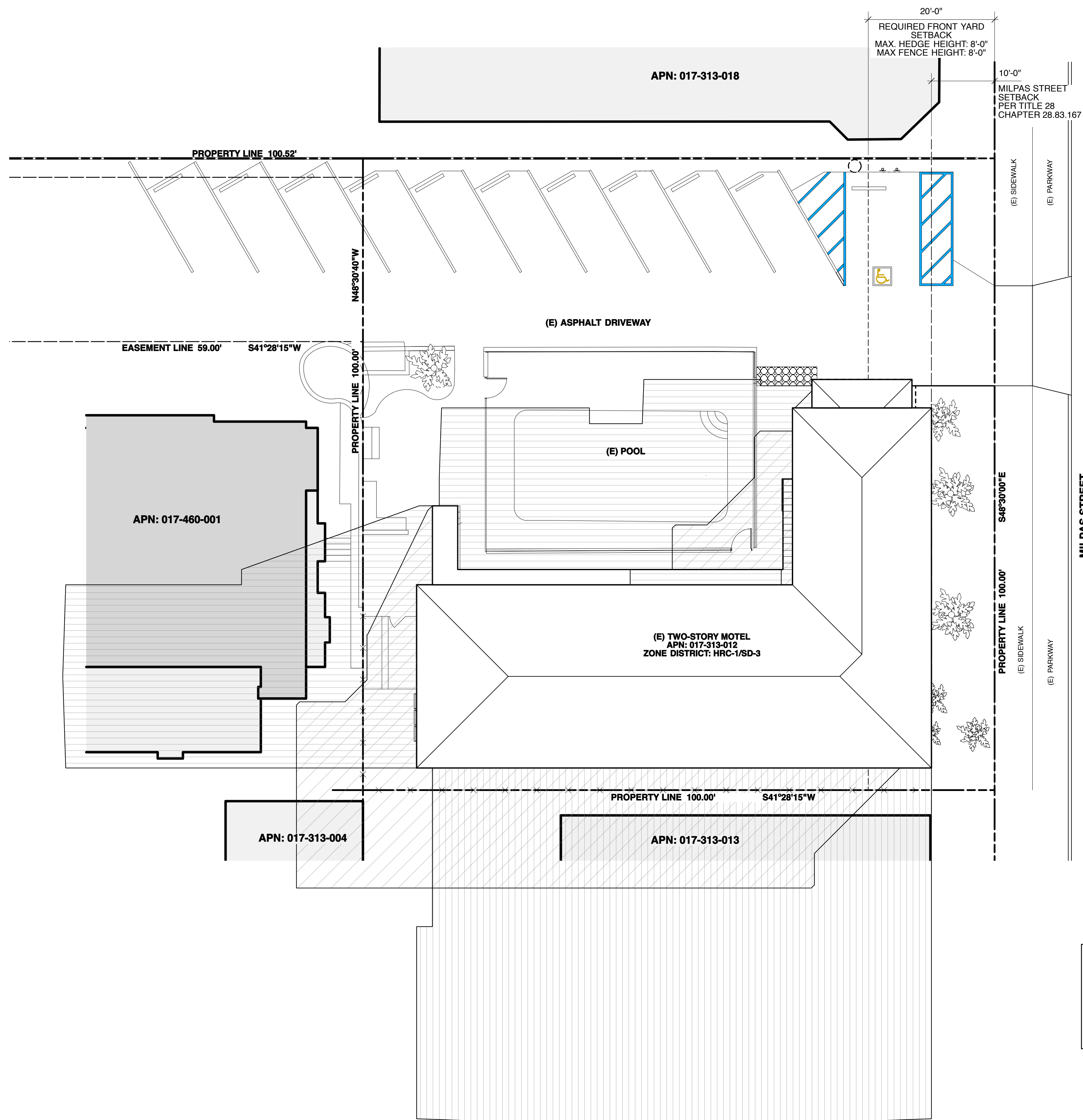
03 TYP. PERMEABLE PAVERS
 SCALE: 1-1/2" = 1'-0"



02 CONC. WASHOUT - TYPE "ABOVE GRADE" W/ WOOD PLANKS
 SCALE: N.T.S.



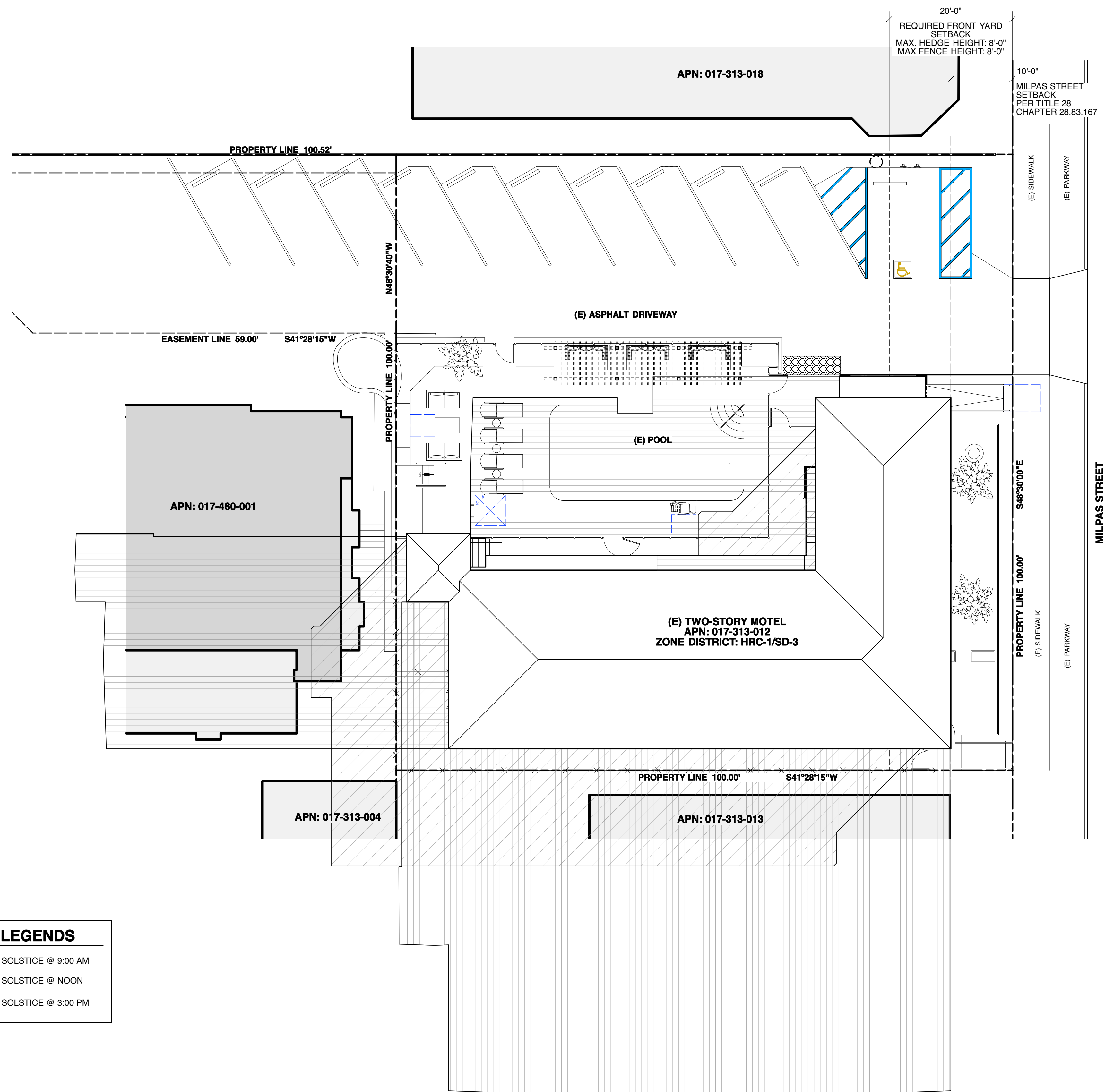
01 STRAW WATTLE DETAIL
 SCALE: N.T.S.



SHADOW LEGENDS

	WINTER SOLSTICE @ 9:00 AM
	WINTER SOLSTICE @ NOON
	WINTER SOLSTICE @ 3:00 PM

SHADOW DIAGRAM - EXISTING
SCALE: 1" = 10'-0"



SHADOW DIAGRAM - PROPOSED
SCALE: 1" = 10'-0"

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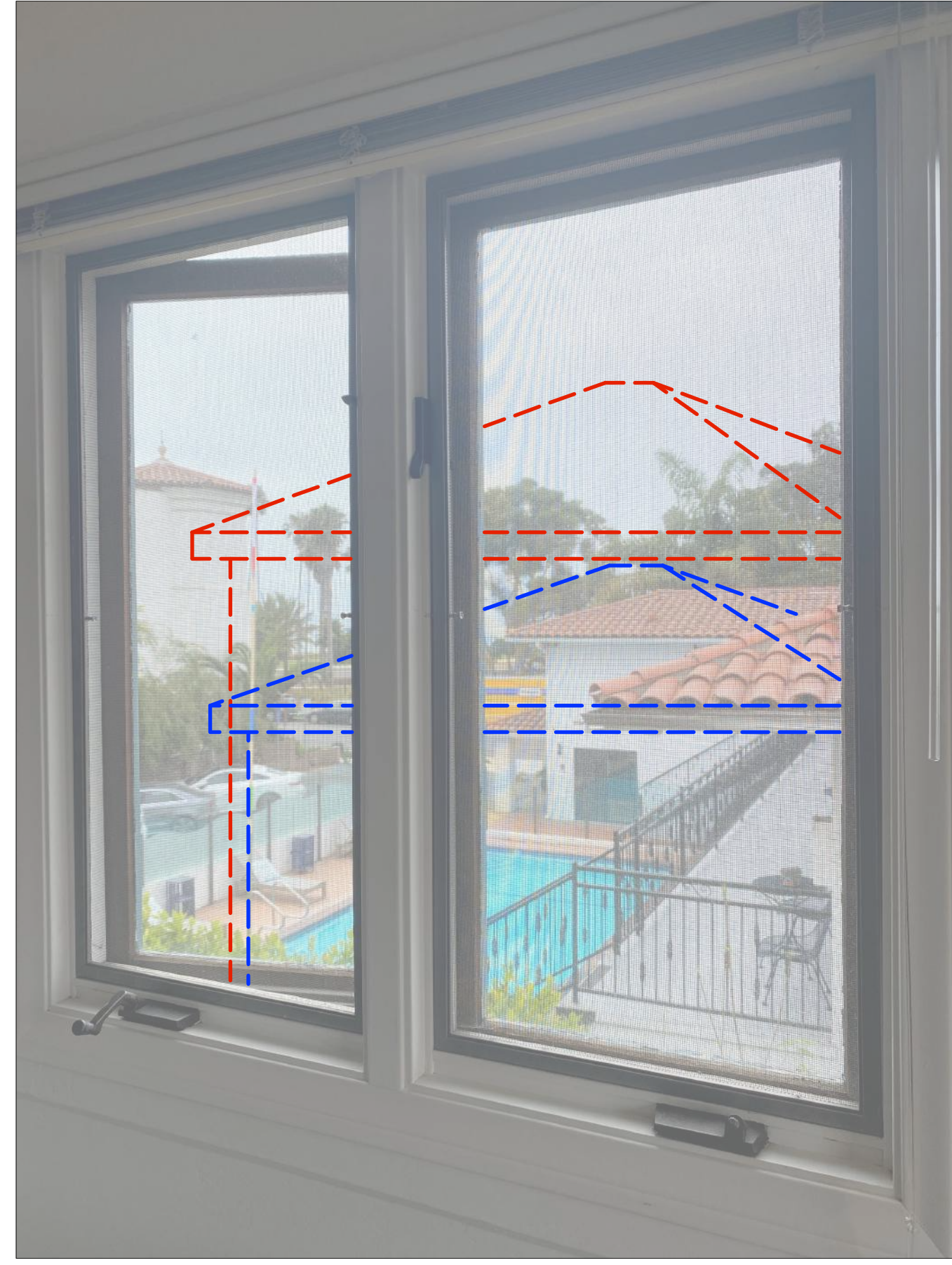
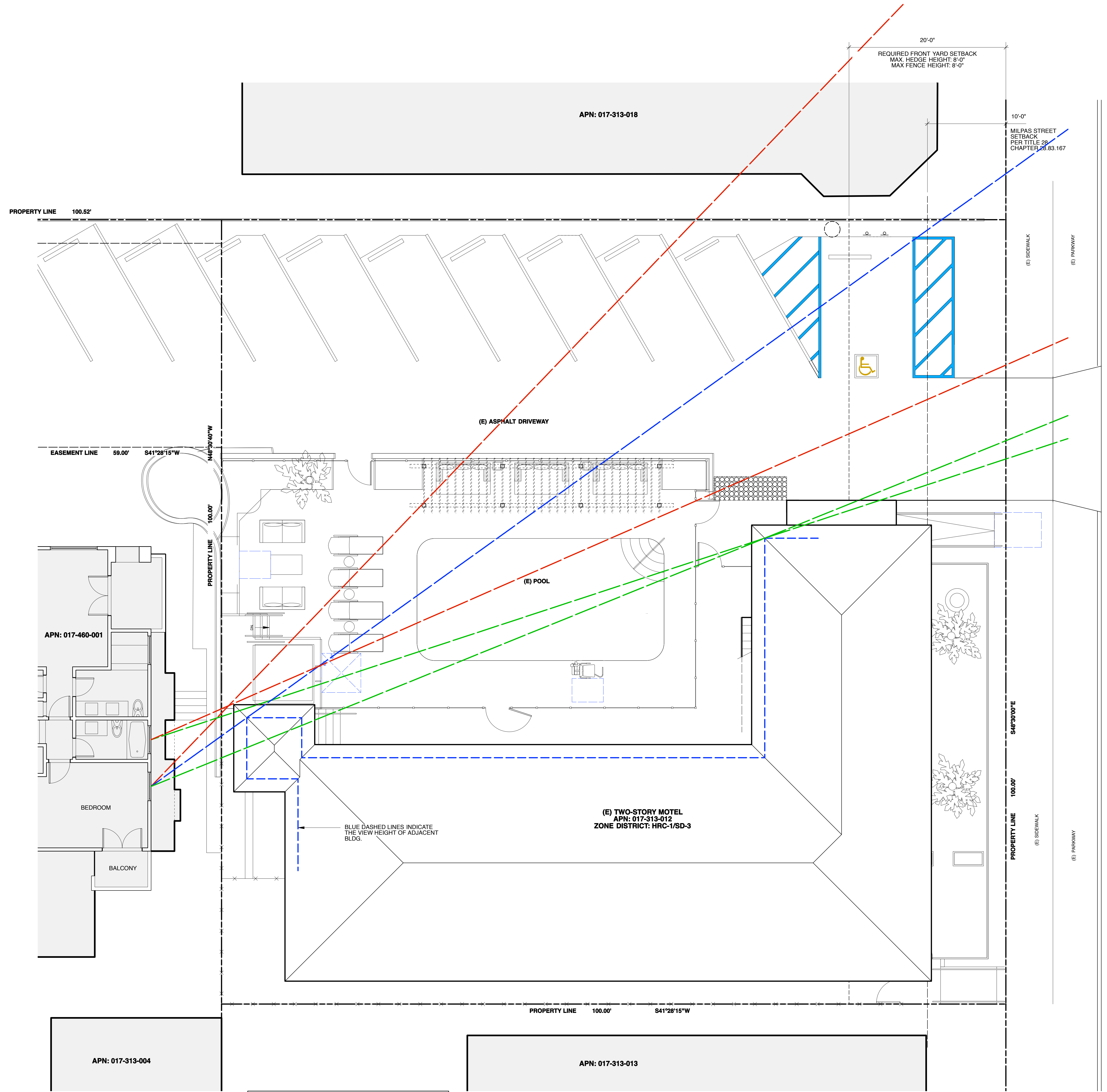


PHOTO VIEW STUDY FROM THE BEDROOM OF THE ADJACENT STRUCTURE.



PHOTO VIEW STUDY FROM THE BALCONY OF THE ADJACENT STRUCTURE.



VIEW LEGENDS

- (E) VIEW @ EYE LEVEL
- PREVIOUSLY PROPOSED VIEW @ EYE LEVEL
- NEWLY PROPOSED VIEW @ EYE LEVEL

VIEW STUDY
SCALE: 3/16" = 1'-0"

S H E R R Y & A S S O C I A T E S
A R C H I T E C T S

421 S. MILPAS STREET
SANTA BARBARA, CA

EXTERIOR AND INTERIOR ALTERATIONS
TO EXISTING HOTEL.

525 SANTA BARBARA STREET
P.O. BOX 23824
SANTA BARBARA, CA 93121
TEL: (805) 963-0986
FAX: (805) 963-0178
DAWN@DAWNSHERRY.COM

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T 2.2
VIEW STUDY - PREVIOUSLY AND
NEWLY PROPOSED

GENERAL NOTES

- DUST CONTROL NOTES
1. RECLAIMED WATER SHALL BE USED FOR ALL DUST SUPPRESSION ACTIVITIES DURING GRADING AND CONSTRUCTION.
2. IF THE CONSTRUCTION SITE IS GRADED AND LEFT UNDEVELOPED FOR OVER FOUR WEEKS, THE FOLLOWING METHODS SHALL BE EMPLOYED IMMEDIATELY TO INHIBIT DUST GENERATION...

- CONSTRUCTION NOTES
1. ALL MATERIALS, CONSTRUCTION & WORKMANSHIP SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK)", PUBLISHED BY BNI BUILDING NEWS, LATEST EDITION...

- EROSION CONTROL NOTES
1. BEST MANAGEMENT PRACTICES SHALL BE FOLLOWED FOR ALL EROSION CONTROL.
2. THE CONTRACTOR SHALL FOLLOW ALL EROSION CONTROL REQUIREMENTS CONTAINED HEREIN.
3. USE A STANDBY CREW TO CONSTRUCT CONTROL ITEMS SHOWN IN THE DETAILS DURING TIMES OF ANTICIPATED RAIN...

PROJECT CONSULTANTS

CIVIL ENGINEERING
Studio Engineers, Inc.
1108 De La Vina, Ste. A
SANTA BARBARA, CA 93101
805-962-2780
Joseph TASCIA, P.E.

GEOTECHNICAL ENGINEER & GEOLOGIST
BRAUN & ASSOCIATES, INC.
P.O. BOX 2004
BUELLTON, CA. 93427
(805) 688-5429
W.O. # 3227
JULY, 20, 2021

GRADING QUANTITIES

Table with 2 columns: ABBREVIATIONS and LEGEND AND SYMBOLS. Lists various construction terms and their corresponding symbols.

ABBREVIATIONS LEGEND AND SYMBOLS

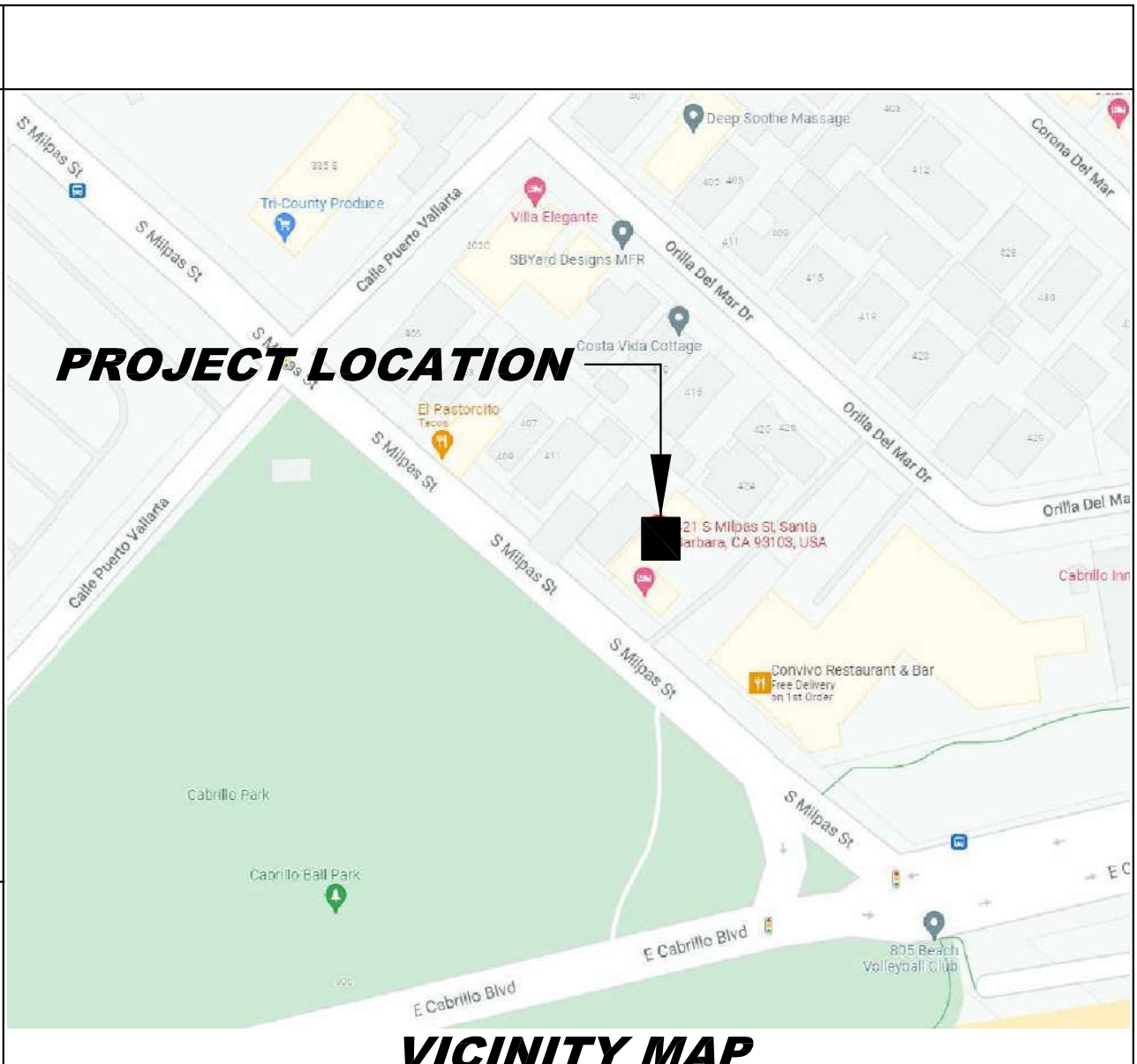
Table with 2 columns: ABBREVIATIONS and LEGEND AND SYMBOLS. Lists various construction terms and their corresponding symbols.

NOTICE:
(1) DETECTABLE TRACING WIRE IS REQUIRED ON ALL NON-DETECTABLE SUBSURFACE INSTALLATIONS.
(2) TESTING & CERTIFICATION OF BACKFLOW PREVENTION DEVICES SHALL NOT BE PERFORMED UNTIL AFTER MONTEGTO WATER DISTRICT INSTALLS THE ACCOMPANYING NEW METER.

THE DISTRICT WILL NOT INSTALL NEW METERS UNTIL AFTER THE SERVICE CONNECTION HAS BEEN INSTALLED AND INSPECTED IN ACCORDANCE WITH MWD STANDARDS & PROVISIONS.
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 TESTER.

SOILS TESTING REQUIREMENTS

- NOTES:
1. ON SITE TECHNICAL WILL BE PROVIDED FOR MONITORING FOR 75% TIME OF THE GRADING ACTIVITY.
2. CONFIRM COMPACTION OF 90% - 95% MAXIMUM DENSITY ASTM D-1557 CURRENT EDITION.
3. PROVIDE 1 TEST FOR EACH 500 CY OF FILL TO BE PLACED.



SHEET INDEX (CIVIL DRAWINGS) table with columns: SHEET NO., SHEET TITLE, REMARKS. Lists sheets CS-1 through CS-4.

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

DISCLOSURE OF INFORMATION, DOCUMENTS & KNOWLEDGE

- 1. MANY ITEMS ARE NOT COVERED IN THESE DOCUMENTS. THESE INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
- ANY BUILDINGS & STRUCTURAL COMPONENTS
- ROOFS, ROOFING, GUTTERS & DOWNSPOUTS
- WATER SEWAGE, LEAKAGE OR STANDING WATER FROM ANY SOURCE, POOLS, STORM DRAINS, ETC.
- ANY ELECTRICAL SYSTEMS
- ANY PLUMBING ITEMS, GAS, FIXTURES, WATER HEATER, ETC.
- HEATING OR AIR CONDITIONING SYSTEMS
- WATER SUPPLY SYSTEMS - QUALITY & CONVEYANCE
- INFESTATIONS FROM ANY ANIMALS OR INSECTS
- DRAINAGE, GRADING, AND LAND STABILITY OTHER THAN WORK CONTAINED HEREIN.
- COSTS ASSOCIATED WITH WORK DONE BY OTHERS

SCOPE OF WORK & PROPOSED STORM WATER TREATMENT BMP'S

GRADING (NON)

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 STORITTECH CHAMBER SYSTEM
3. ROCK LAYER INSTALLATION FOR PERMEABLE PAVERS AND FOR STORITTECH 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 OSP INSPECTOR OR THIRD PARTY COMPANY.

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

NOTE PURSUANT TO SBMC 22.67.050 THE PROPERTY OWNER
NAME: print: _____ sign: _____

SHALL MAINTAIN THE FOLLOWING BMP'S ON THIS PROPERTY
1. GRATE & AREA DRAINS
2. PERMEABLE PAVEMENT AREAS

STORM WATER MANAGEMENT STUDY

- 1. SITE ASSESSMENT
421 S. MILPAS, SANTA BARBARA, CA, APN-071-313-012
B. SOIL TYPE: HYDROLOGIC SOIL GROUP D
C. SITE SLOPES TO THE SOUTH WEST 2% (AVG.)
D. NOT USED
E. NO FLOOD HAZARD
F. AVAILABLE PUBLIC STORM DRAINAGE SYSTEM ON MILPAS STREET
G. NO WATER BODIES
H. POLLUTANTS OF CONCERN:
TRASH - NOT AN ISSUE, NO ACCESS TO WATER BODIES OR DRAIN INLETS
NUTRIENTS - DIRECT ALL RUN-OFF TO PIPES & INFILTRATORS
BACTERIA - NOT AN ISSUE CONNECTED TO PUBLIC SEWER
SEDIMENT - NOT AN ISSUE OTHER THAN FROM DURING CONSTRUCTION (EROSION CONTROL PLAN WILL BE PREPARED)
HYDROCARBON - NEED TO TREAT PARKING AREA WITH PERMEABLE PAVING IN THE PARKING STALLS AND RUNOFF RETAINED IN BIO-SHALES AT SOUTH AND EAST OF THE LOT, FOLLOWING THE NATURAL GRADES
METAL - NOT AN ISSUE
PESTICIDE - WILL BE ADDRESSED IN LANDSCAPE PLAN

ROOF AND PAVED AREAS
THE TOTAL RUN-OFF FROM ALL IMPERVIOUS 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.

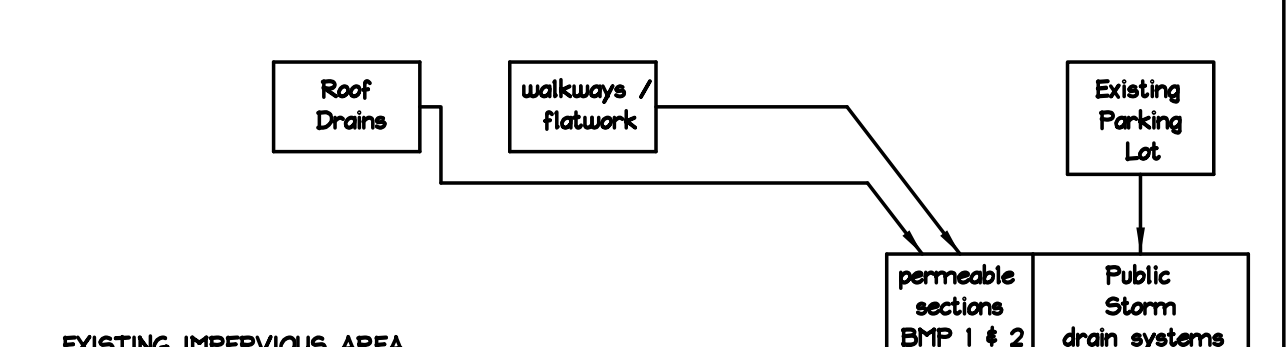


Table listing existing and proposed impervious areas with square footages. Includes categories like existing AC driveway, permeable pavers, and proposed non-permeable areas.

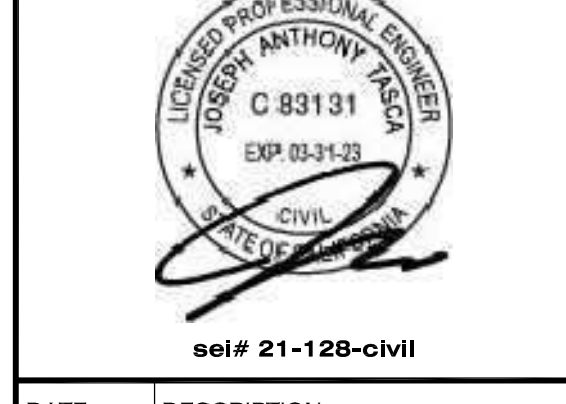
NET REDUCTION IN IMPERVIOUS SURFACES

811 Under Ground Service Alert logo and text: 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.

SHERRILL & ASSOCIATES ARCHITECTS
1017 ANACAPA STREET, SUITE B
SANTA BARBARA, CA 93101
TEL: (805) 963-0988
FAX: (805) 963-0178
WWW.SHERRILLARCHITECTS.COM

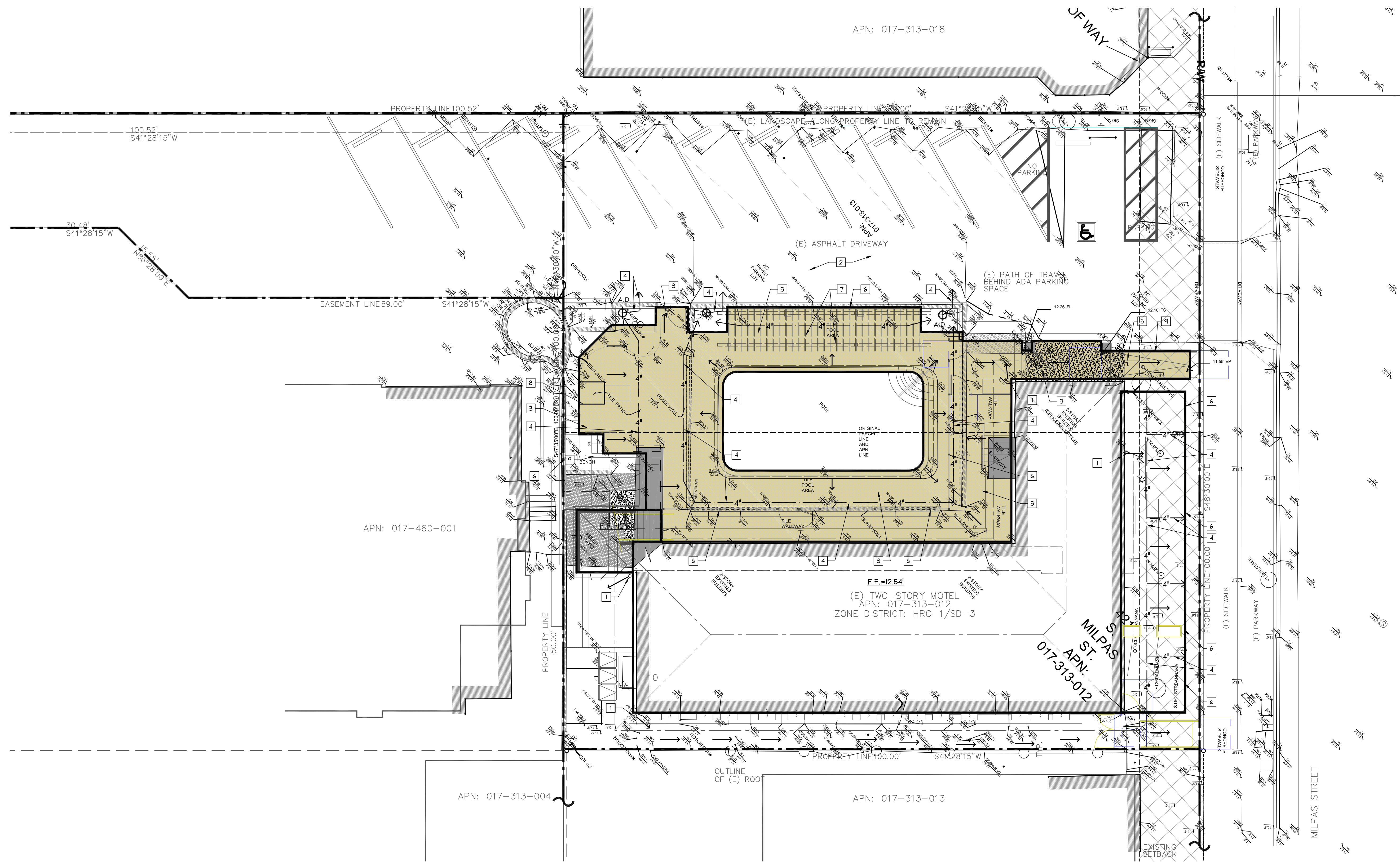
EXTERIOR AND INTERIOR ALTERATIONS TO EXISTING HOTEL.
421 S. MILPAS STREET
SANTA BARBARA, CA

studio engineers inc. structural consultants
11 W. Figueroa Street
Santa Barbara, Ca 93101
p: 805.962.2780
f: 805.962.2788
c: jason@studioengineersinc.com
w: www.studioengineersinc.com



DATE DESCRIPTION table with entries for 3/10/22 ASB REVIEW.

CS-1



DRAINAGE & GRADING PLAN

SCALE: 1/8" = 1'-0"

NUMBERED NOTES
THIS SHEET ONLY

- 1 DOWNSPOUTS TO BE DISCONNECTED FROM PUBLIC DRAINAGE SYSTEM & DIRECT TOWARD PERMEABLE PAVERS DRAINAGE AREA SHOWN ON PLAN, SLOPE 2%
- 2 (E) AC PAVING TO BE RE-SURFACE, NO SUBGRADE DISTURBANCE
- 3 REMOVE (E) CONCRETE & REPLACE WITH PERMEABLE PAVERS PER SEE HATCH 6 C-4
- 4 DAYLIGHT 4"Ø PERF. DRAIN AT BASE OF PERMEABLE SECTION INTO PLANTER WITH OUTLET TO EXISTING DRAINAGE SYSTEM
- 5 RAMP FROM (E) SIDEWALK TO BUILDING F.F. PER ARCH.
- 6 STEEL WROUGHT IRON POSTS PER SEE ARCH PLANS FOR LAYOUT, LOCATION & GLASS SCREEN. 8 C-4
- 7 HOOD TRELLIS PER ARCH, SEE 9 C-4 10 C-4 FOR CONNECTIONS
- 8 GAS FIREPLACE PER ARCH, CONNECTIONS PER 11 C-4
- 9 HANDRAIL PER ARCH, EMBED INTO SLEEVE MIN 4" INTO CONCRETE CURB OR SLAB.

LEGEND

- D.S. ○ DOWN SPOUTS
- A.D. INLET-2'BLK E 6" CATCH BASIN, SQUARE AREA DRAINS, PER SLOPE TO DRAINAGE. 7 C-4
- INLET-8"BLK INLET
- 4"SD- STORM DRAIN SEE PLAN FOR SIZE, SOLID PVC
- 4"ØP-SD- STORM DRAIN SEE PLAN FOR SIZE, PERFORATED PVC PIPE
- () = EXISTING GRADE OR FINISH
- () = FINISH SURFACE ELEVATION
- - - - - EXISTING GRADE CONTOUR
- NEW GRADE CONTOUR.

EXTERIOR AND INTERIOR ALTERATIONS TO EXISTING HOTEL.

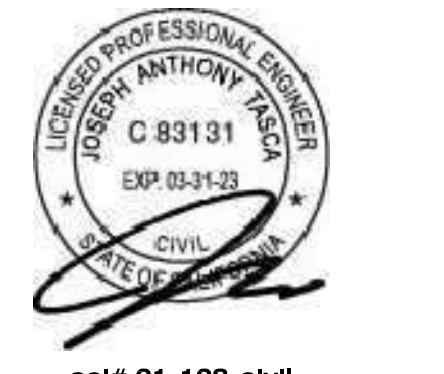
421 S. MILPAS STREET
SANTA BARBARA, CA

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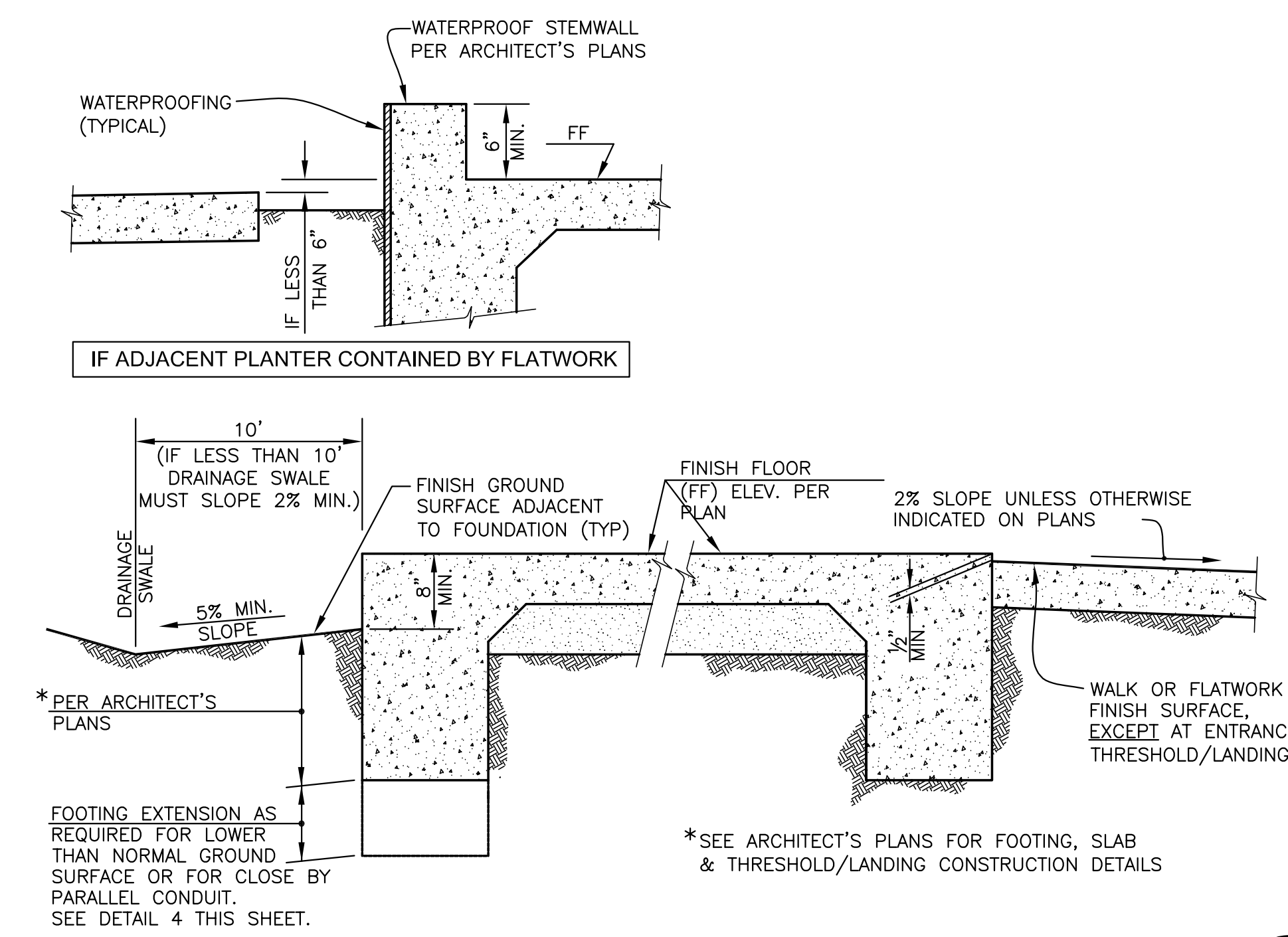
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inc.
studio engineers inc.
structural consultants

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w: www.studioengineersinc.com

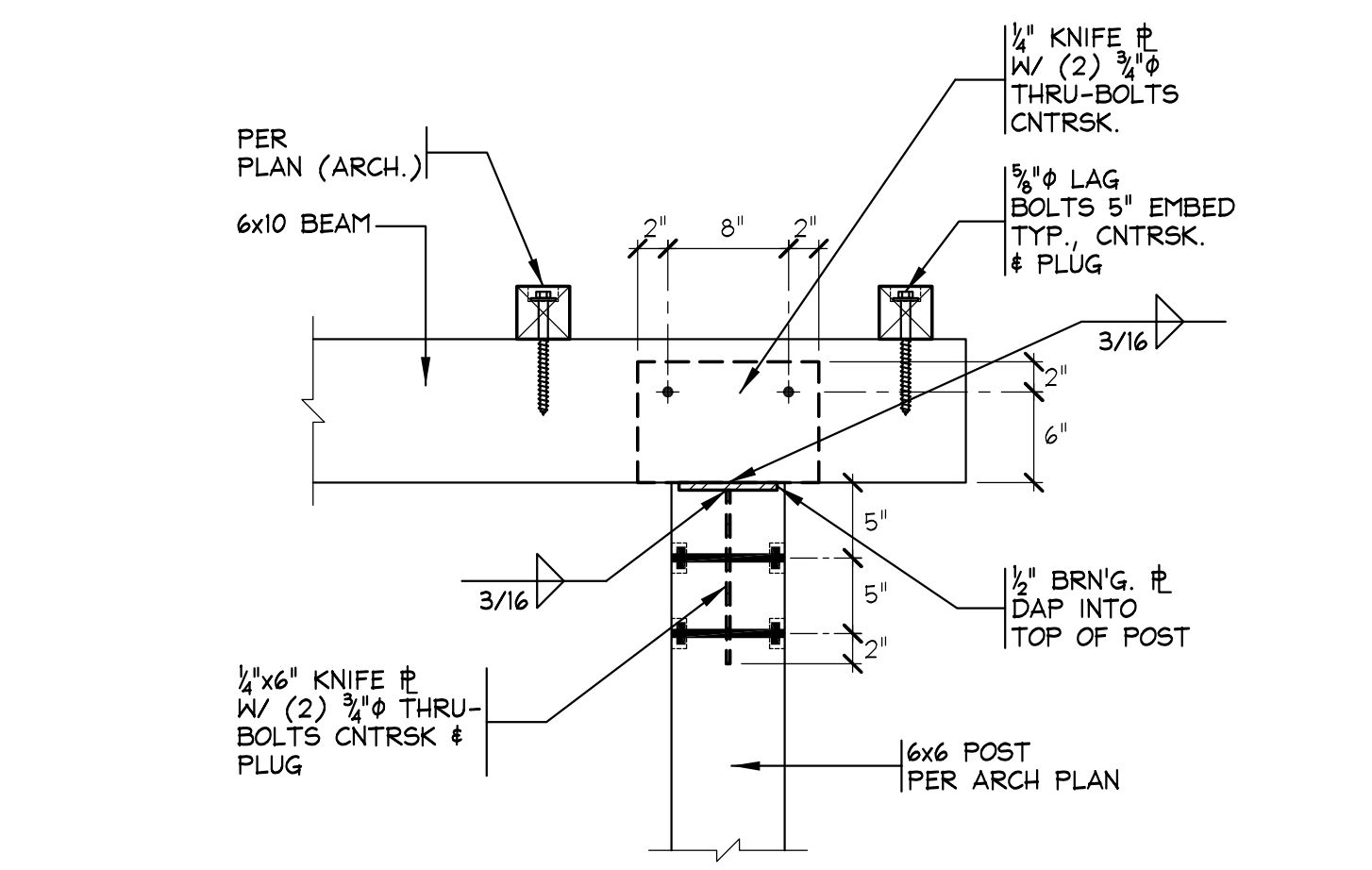


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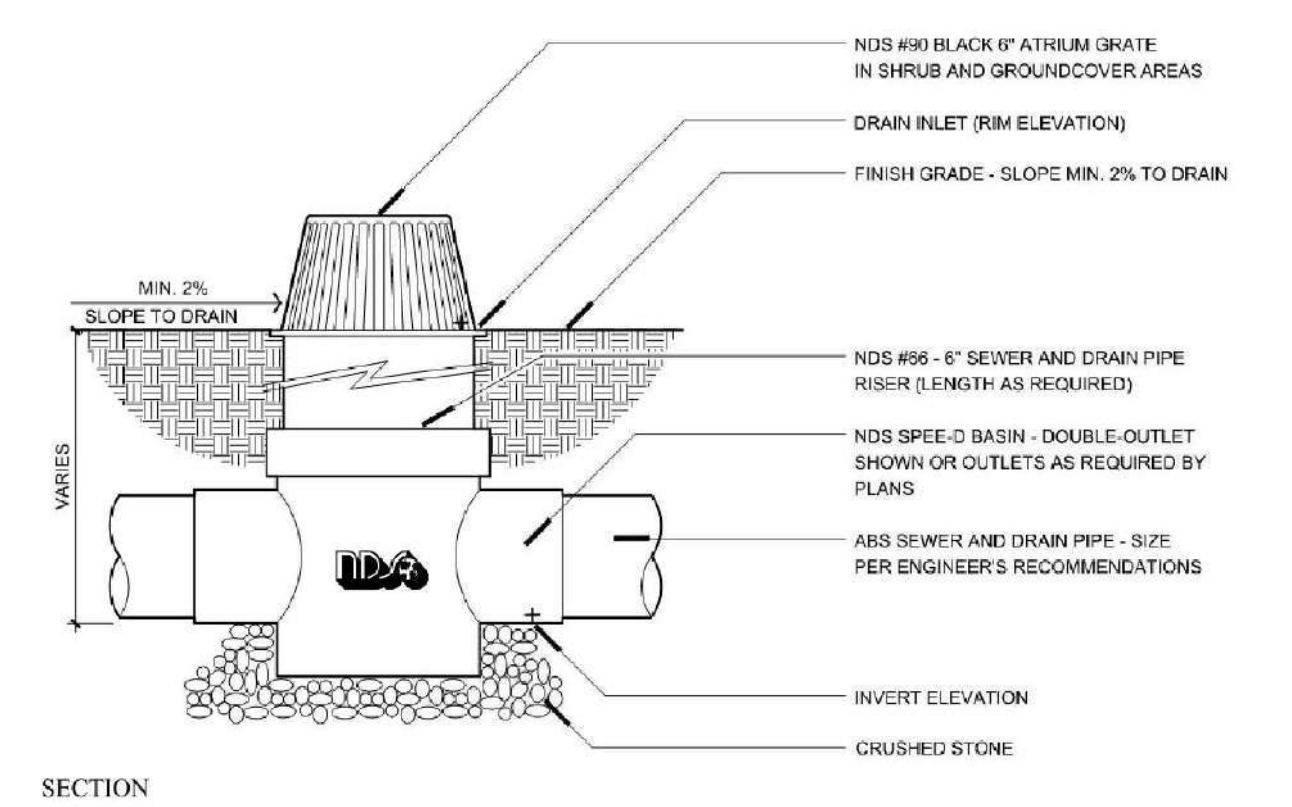
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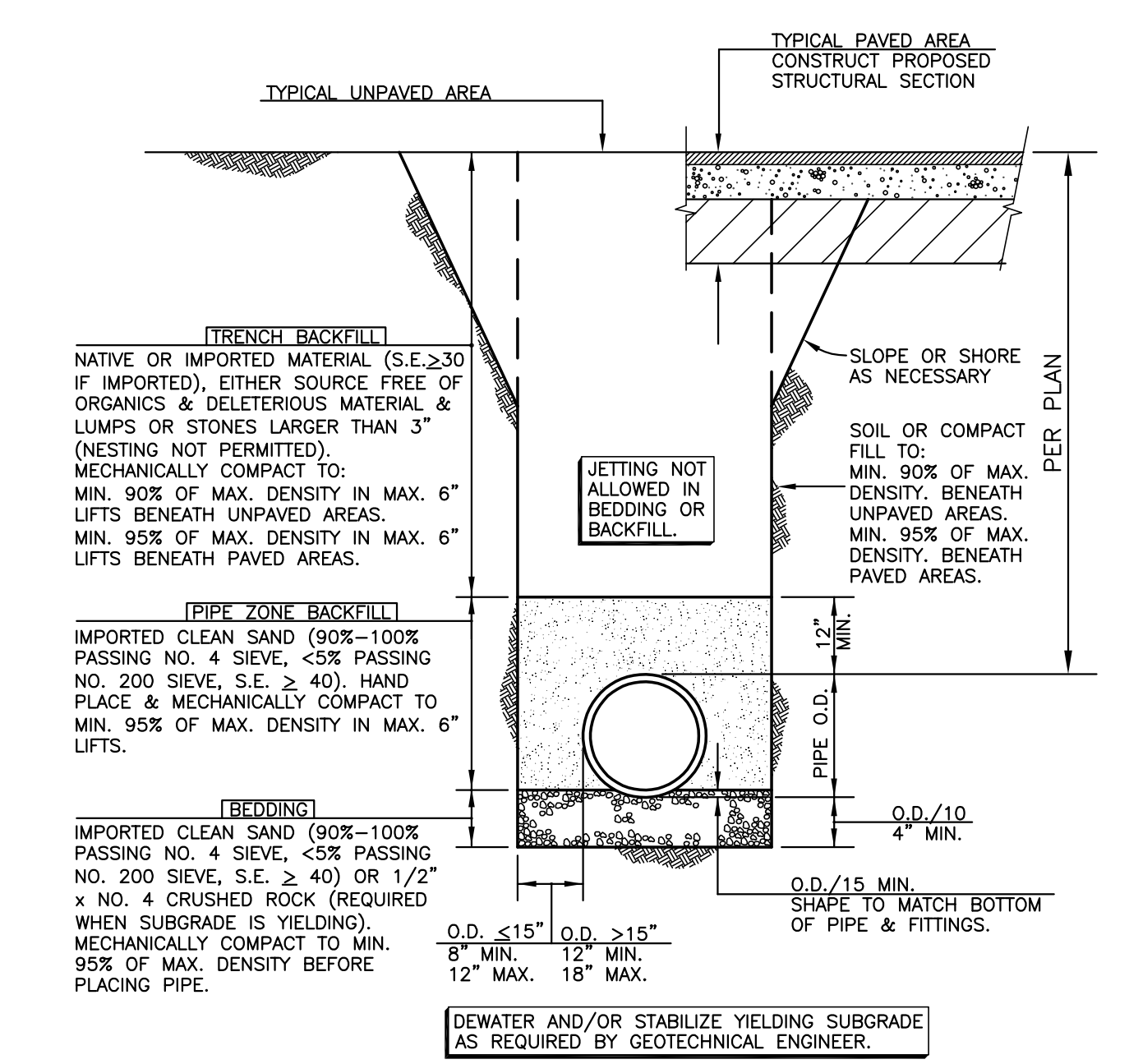
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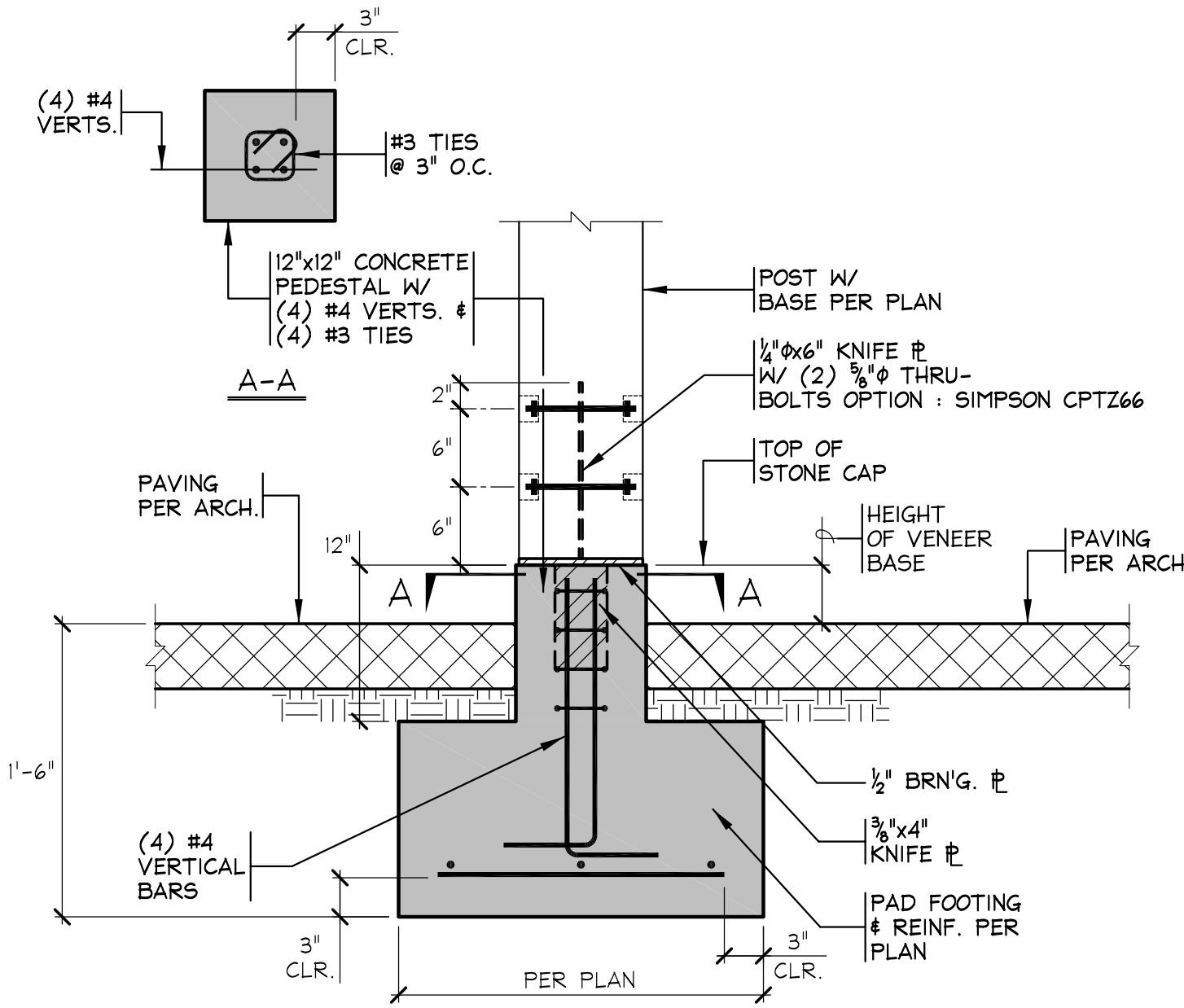
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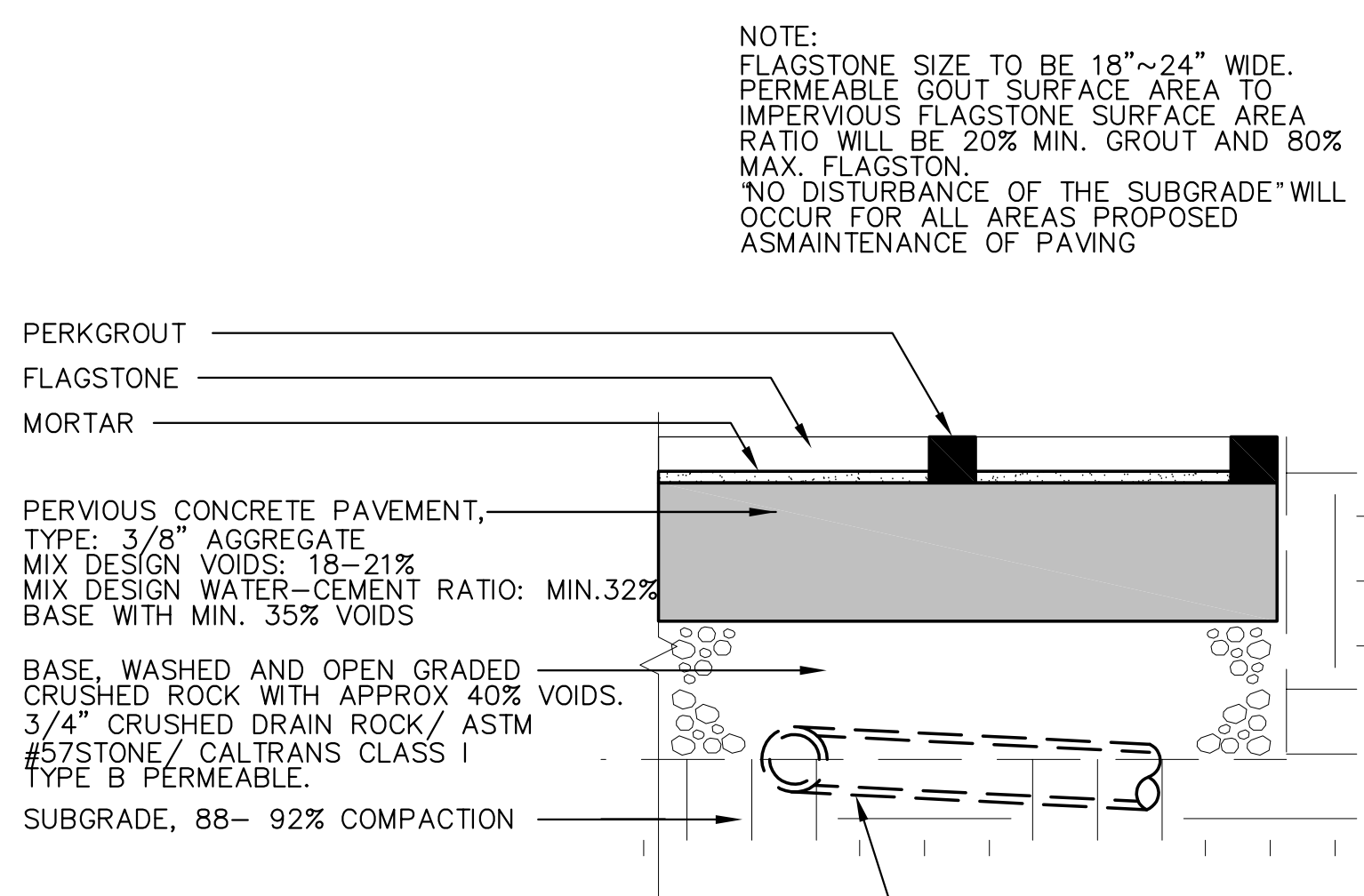
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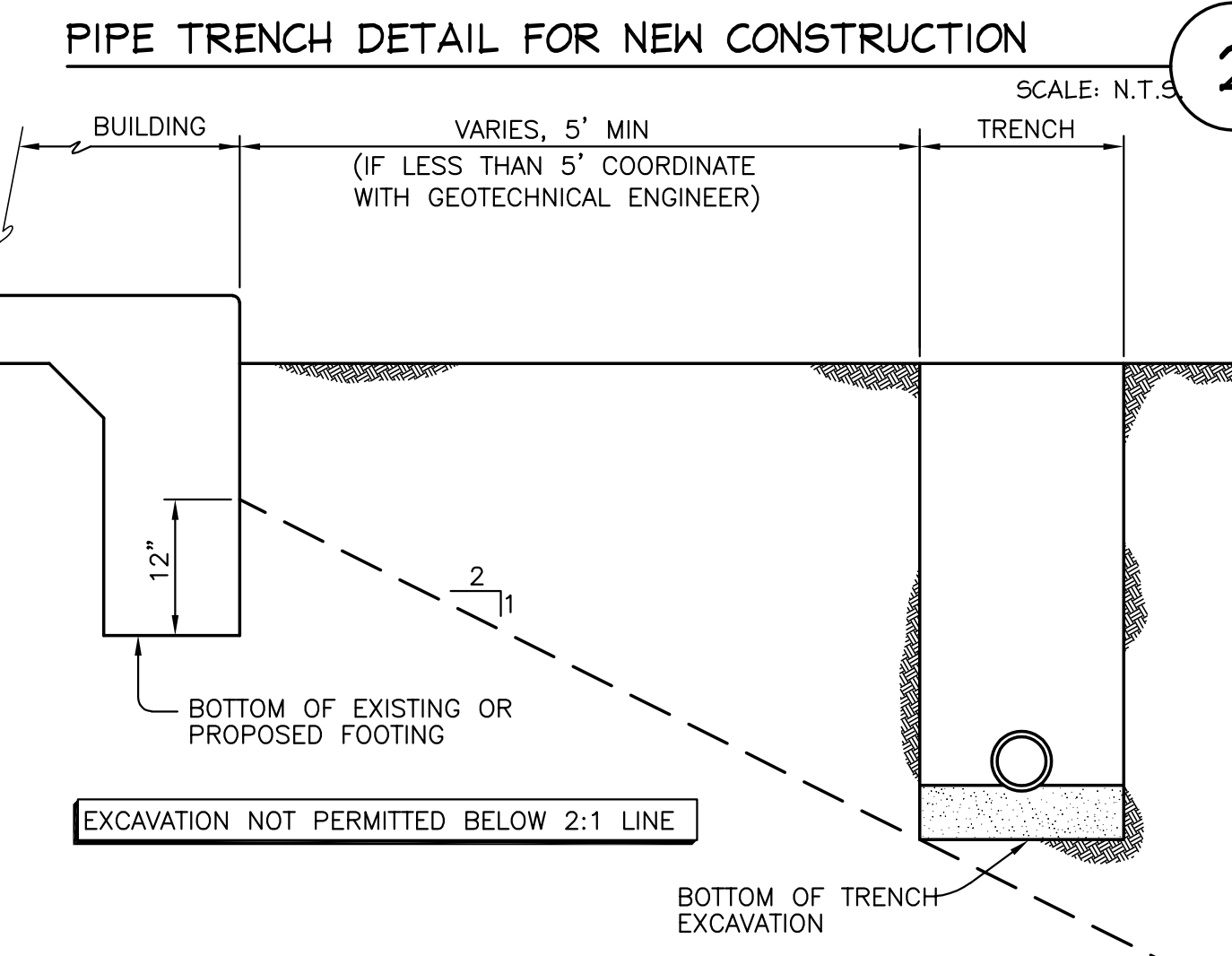
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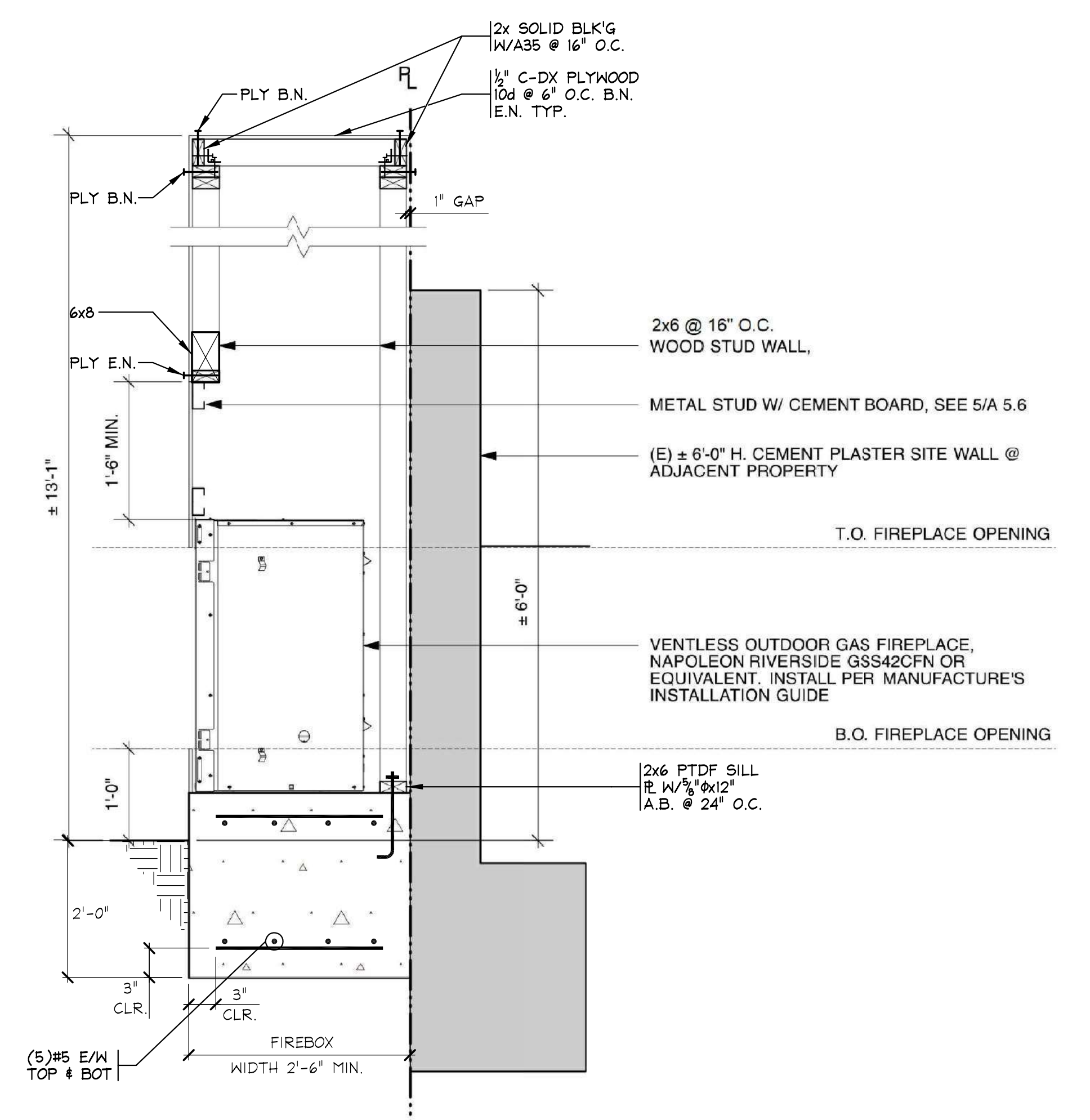
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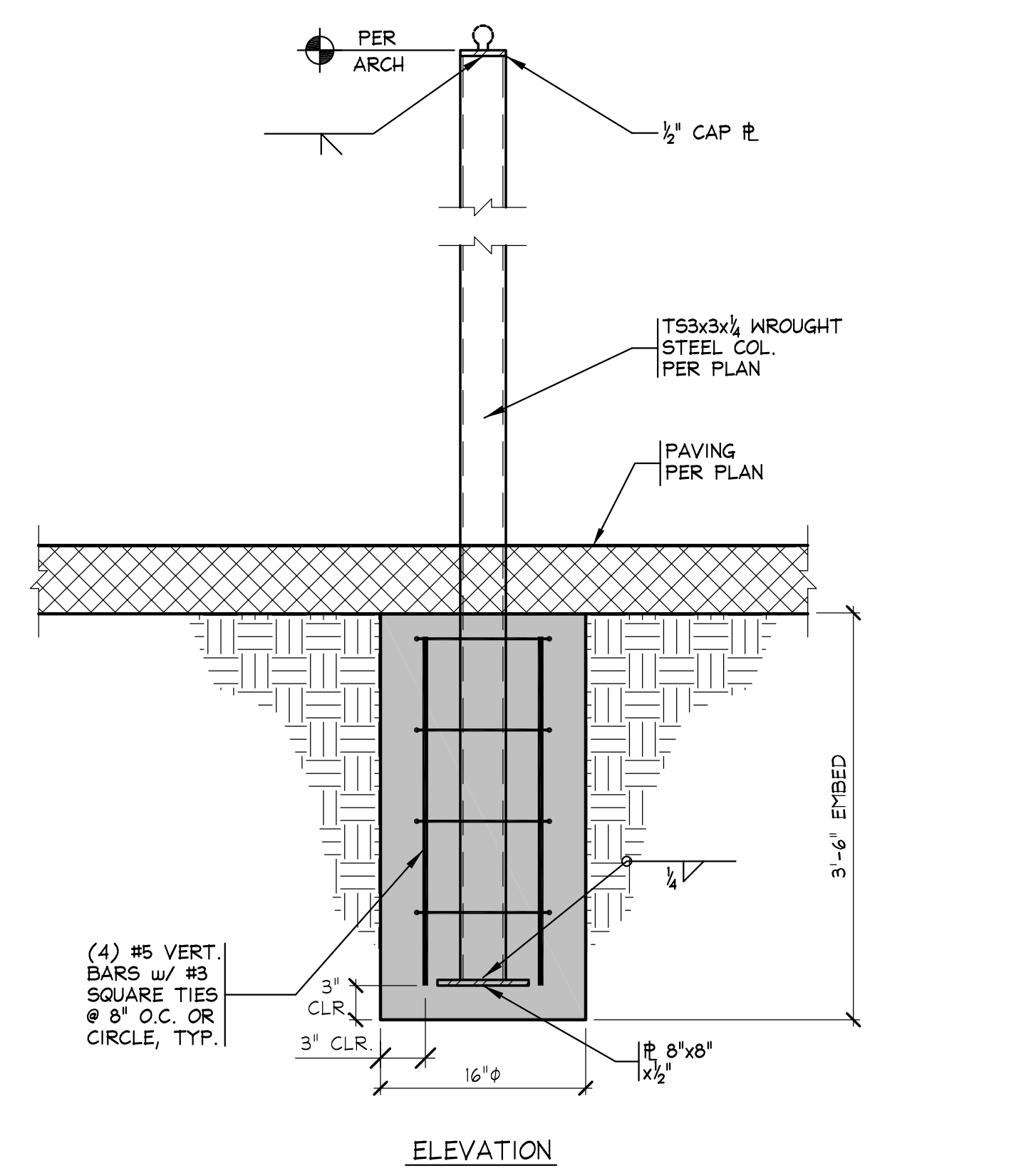
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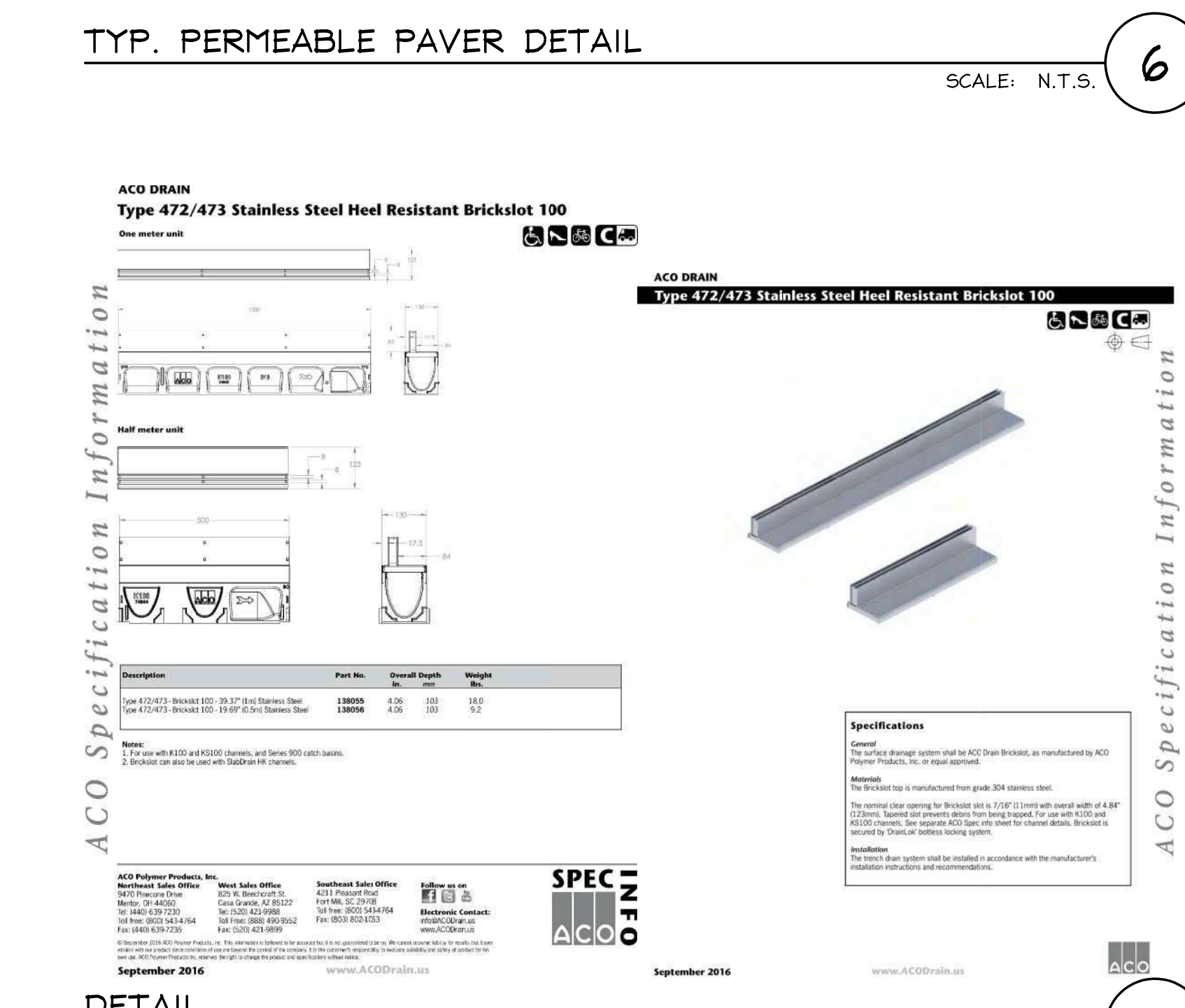
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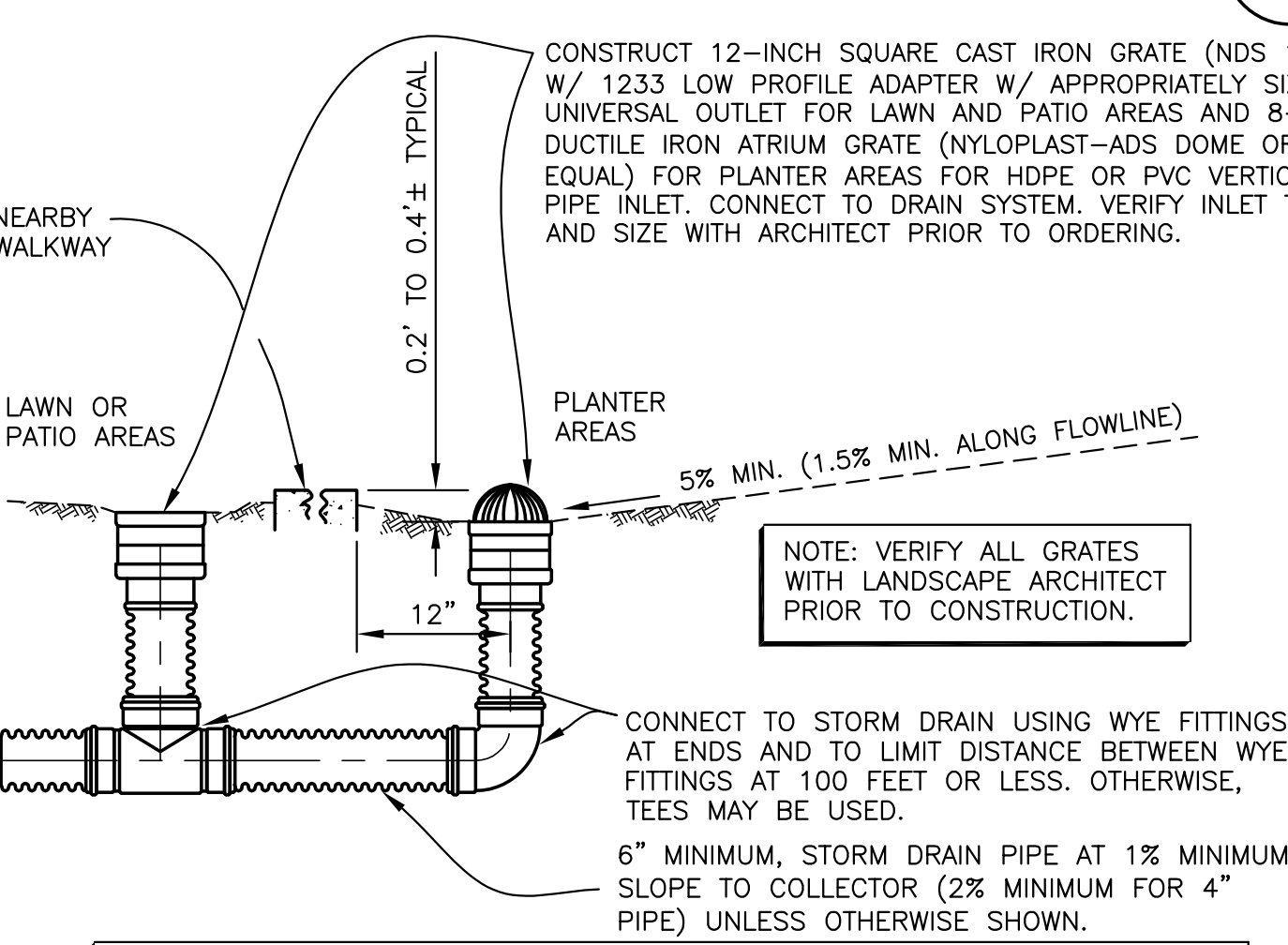
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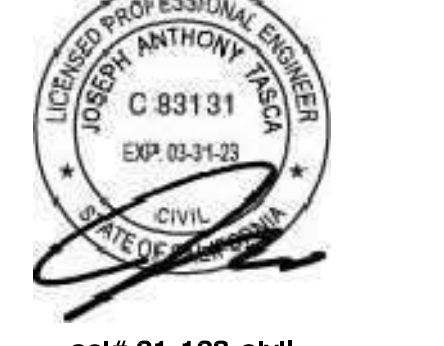


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EXTERIOR AND INTERIOR ALTERATIONS
 TO EXISTING HOTEL.

421 S. MILPAS STREET
 SANTA BARBARA, CA

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 11 W. Figueroa Street
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self 21-128-civil

DATE	DESCRIPTION
3/10/22	ASB REVIEW

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 BARBARA

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 DEMOLITION

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

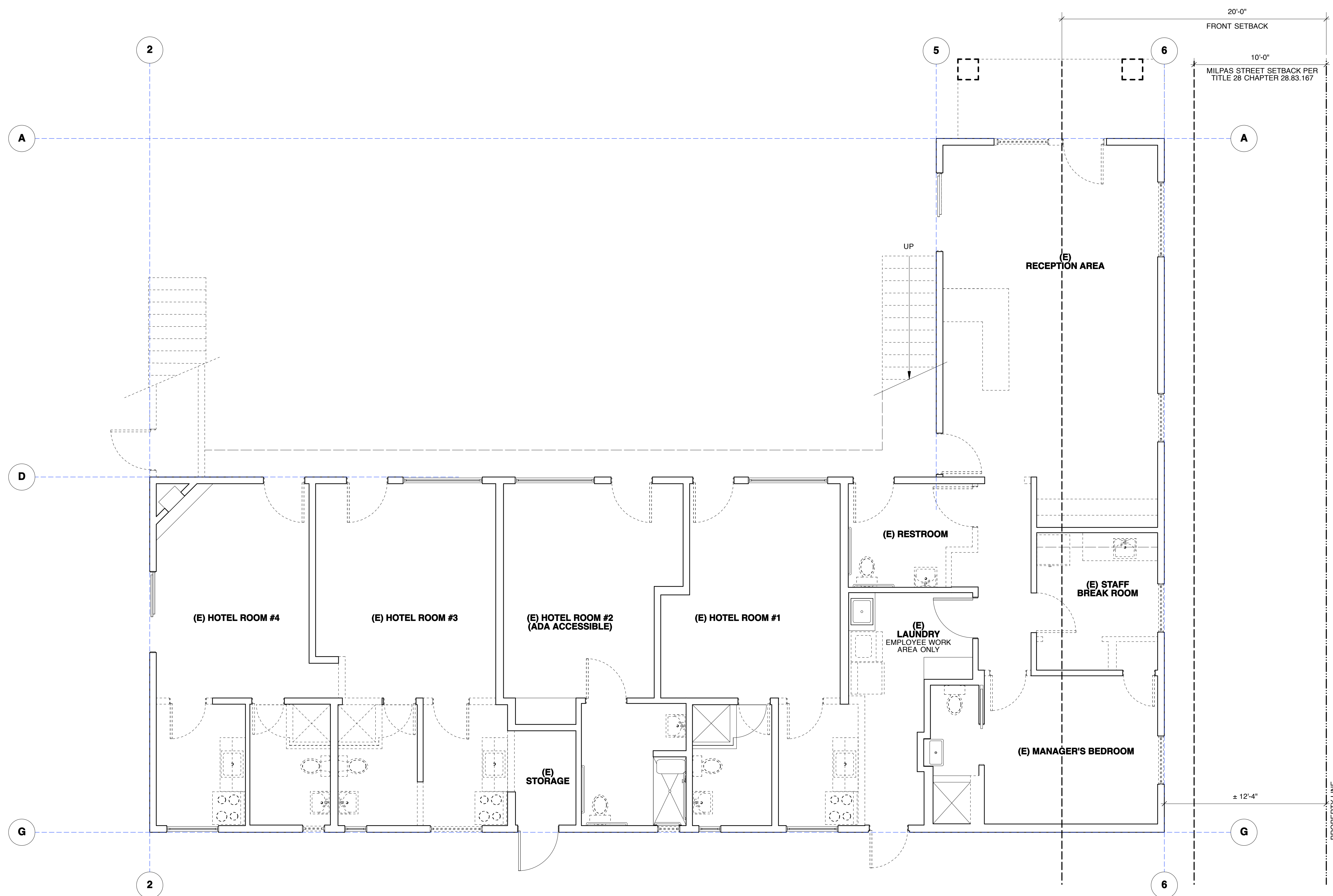
EXTREME CARE SHALL BE TAKEN REGARDING THE REMOVAL OF:
 FINISHES
 MECHANICAL SYSTEMS
 PLUMBING SYSTEMS
 ELECTRICAL SYSTEMS

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



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

EXTERIOR AND INTERIOR ALTERATIONS
 TO EXISTING HOTEL.

421 S. MILPAS STREET
 SANTA BARBARA, CA

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

THESE DRAWINGS ARE THE PROPERTY OF SHAWN SHERRY. ALL DESIGNS AND OTHER INFORMATION ON THE DRAWINGS ARE FOR USE ON THE SPECIFIED PROJECT AND ARE NOT TO BE REPRODUCED, CHANGED, COPIED IN ANY FORM OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF SHAWN SHERRY, ARCHITECT.

DEMOLITION GENERAL NOTES

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

CONTRACTOR SHALL VERIFY ALL EXISTING STRUCTURAL CONDITIONS PRIOR TO DEMOLITION.

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

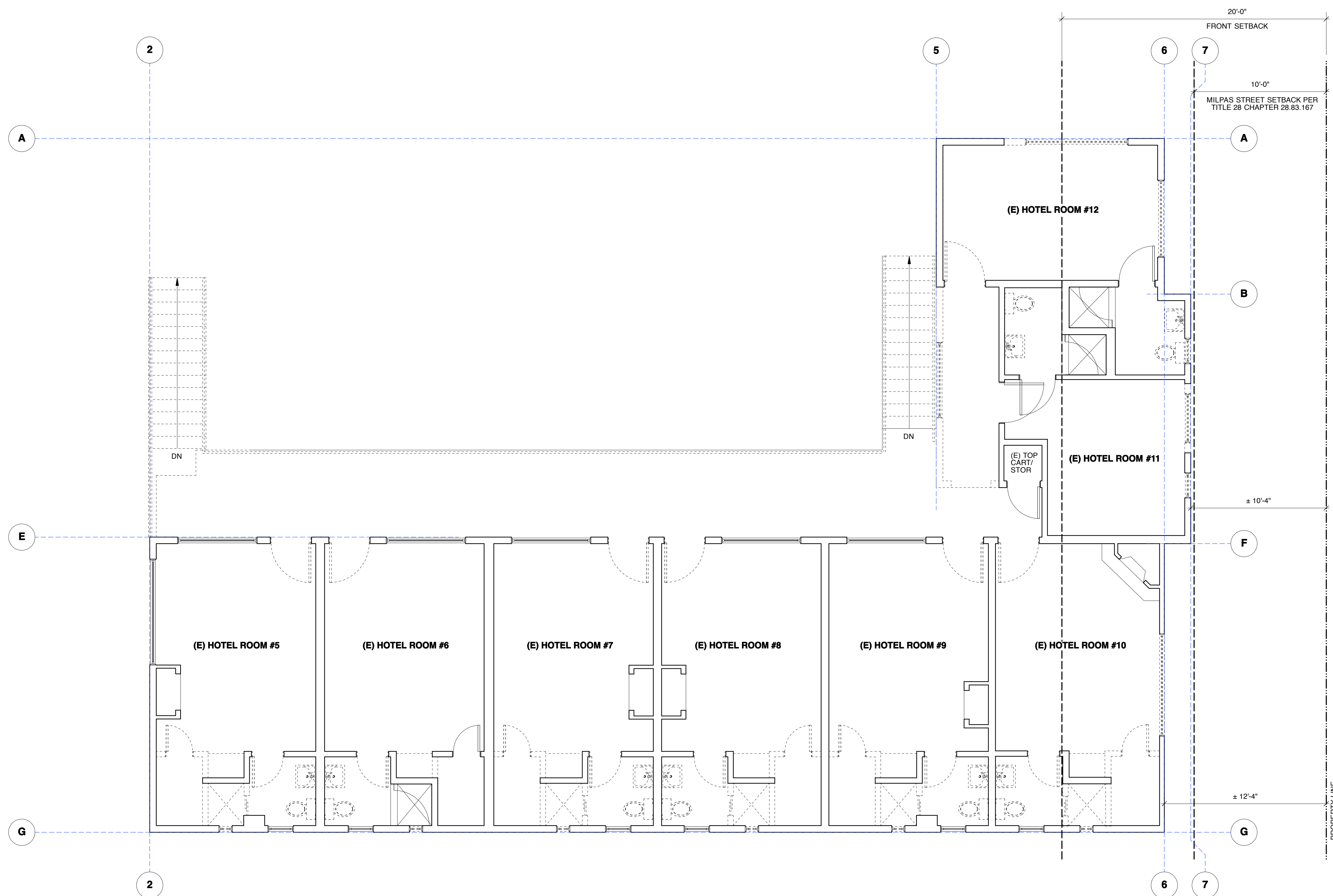
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NOTE:
 CONTRACTOR TO VERIFY EXACT SCOPE OF WITH OWNER AND ARCHITECT PRIOR TO DEMOLITION. SCOPE OF WORK TO INCLUDE:

WALL LEGEND

— (E) WALL TO REMAIN

- - - (E) WALL TO BE REMOVED



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

EXTERIOR AND INTERIOR ALTERATIONS TO EXISTING HOTEL.

421 S. MILPAS STREET
 SANTA BARBARA, CA

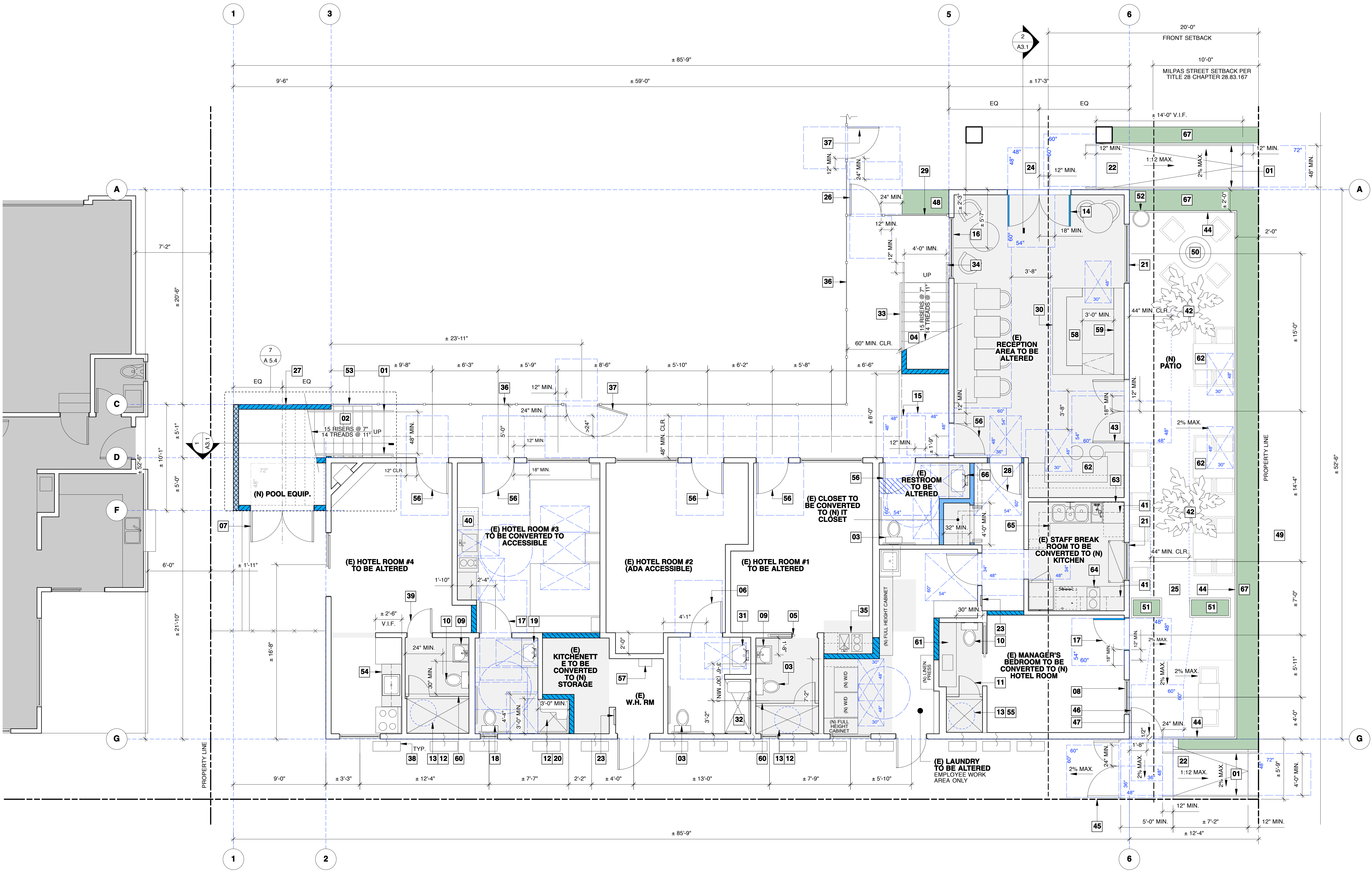
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11/20/20	ABR SUBMITTAL
03/09/21	CDP/MOD SUBMITTAL
03/14/22	ABR RESUBMITTAL

FLOOR PLAN REFERENCE NOTES:

- 01 (N) WROUGHT IRON HANDRAILS
- 02 (N) STAIRS
- 03 (E) TOILET TO BE REPLACED W/ (N)
- 04 (E) WEST STAIR TO BE REPLACED W/ (N), SEE 1/A 5.4
- 05 (E) DOOR TO BE REPLACED W/ (N) POCKET DOOR
- 06 (E) DOORS TO BE RELOCATED AND REPLACED W/ (N), SWING DIRECTION TO BE CHANGED
- 07 (N) 6046 DOOR
- 08 (N) WINDOW WITH SHUTTER
- 09 (E) SINK TO BE RELOCATED AND REPLACED WITH (N)
- 10 (E) TOILET TO BE RELOCATED AND REPLACED W/ (N)
- 11 (E) GLASS PARTITION AND DOOR TO BE REPLACED W/ (N) 1/2" SHATTERPROOF GLASS PARTITION W/ 24" GLASS DOOR
- 12 (E) SHOWER TO BE RELOCATED AND REPLACED W/ (N) SHOWER W/ TILE FLOOR AND WALLS
- 13 30" DIA. MIN. CLEARANCE
- 14 (E) DOOR TO BE REPLACED W/ (N) 6070 DOOR, SEE 12 & 13/A 5.1
- 15 VERIFY 6'-8" MIN. HEAD CLEARANCE @ DOOR ACCESS/PUSH SIDE CLEARANCE IN FIELD
- 16 (E) 51068 SLIDER TO BE REPLACED WITH (N) 6034 WINDOW
- 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
- 22 (N) RAMP, 1:12 MAX. SLOPE, 2% MAX. CROSS SLOPE
- 23 (E) ELEC. PANEL TO REMAIN
- 24 (E) CONCRETE LANDING TO BE REPLACED WITH (N) PERMEABLE PAVERS
- 25 (N) PERMEABLE PAVERS
- 26 (N) GATE
- 27 (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
- 31 (E) SINK TO BE REPLACED WITH (N) 34" H. MAX. COUNTER W/ SINK
- 32 (E) SHOWER FINISHES TO BE REPLACED W/ (N) TILE FLOOR AND WALLS
- 33 (E) WROUGHT IRON GUARDRAIL AND HANDRAIL TO BE RELOCATED AND REPLACED WITH (N)
- 34 (E) WROUGHT IRON HANDRAIL TO BE REPLACED W/ (N)
- 35 (E) KITCHENETTE TO BE REPLACED AND RELOCATED W/ (N) KITCHENETTE WITH SINK, COOKTOP, UNDERCOUNTER REFRIGERATOR AND UPPER CABINETS
- 36 (E) ±64" GLASS POOL FENCE TO BE RELOCATED AND REPLACED WITH (N) 60" H. FENCE, SEE 10/A 5.5
- 37 (N) POOL GATE
- 38 (E) HVAC UNITS
- 39 (E) DOOR TO BE REPLACED W/ (N), SWING DIRECTION TO BE CHANGED
- 40 (E) KITCHENETTE TO BE REPLACED AND RELOCATED W/ (N) ACCESSIBLE KITCHENETTE WITH SINK, COOKTOP, MICROWAVE, UNDERCOUNTER REFRIGERATOR AND CABINETS
- 41 (N) UPPER CABINET/SHELVING
- 42 (E) PALM TREE TO REMAIN
- 43 (E) WINDOW TO BE REPLACED WITH (N) 6068 DOOR, SEE 12 & 13/A 5.1
- 44 (N) 5'-0" H. TEMPERED GLASS WIND SCREEN W/ STEEL POSTS, POWDER COATED TO MATCH (E), SEE 1/A 5.3
- 45 (E) 6" H. WOOD FENCE AND GATE TO BE RELOCATED AND REPLACED 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
- 53 (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)
- 55 (E) SHOWER TO BE ENLARGED W/ TILE FLOOR AND WALLS
- 56 (E) DOOR TO BE REPLACED W/ (N)
- 57 (E) WATER HEATER TO BE REPLACED W/ (N) TANKLESS WATER HEATER
- 58 (N) 34" H. COUNTER
- 59 (N) CABINET
- 60 (N) 1/2" SHATTERPROOF GLASS PARTITION W/ 24" GLASS DOOR
- 61 (N) 36" H. COUNTER W/ SINK AND STORAGE BELOW
- 62 (N) ACCESSIBLE TABLE, 34" H. MAX.
- 63 (N) 36" H. COUNTER - CONTRACTOR TO VERIFY EXACT HEIGHT AND EQUIPMENT SPECIFICATIONS PRIOR TO CONSTRUCTION.
- 64 (N) 36" H. COUNTER W/ STORAGE BELOW - CONTRACTOR TO VERIFY EXACT HEIGHT AND EQUIPMENT SPECIFICATIONS PRIOR TO CONSTRUCTION.
- 65 (N) 36" H. COUNTER W/ SINK AND STORAGE BELOW - CONTRACTOR TO VERIFY EXACT HEIGHT AND EQUIPMENT SPECIFICATIONS PRIOR TO CONSTRUCTION.
- 66 (E) SINK TO BE RELOCATED AND REPLACED WITH (N) 34" H. MAX. COUNTER W/ SINK
- 67 (E) PLANTER TO ALTERED - REFER TO LANDSCAPE PLANS

NOTE:
 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



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

WALL LEGEND

- (E) WALL TO REMAIN
- (N) 2x STUD PARTITION WALL - REFER TO 4/A 5.1
- (N) MIN. 1-HR. RATED 2x STUD EXTERIOR WALL - REFER TO 2/A 5.1
- (N) METAL STUD PARTITION WALL, 50 STC MIN. - REFER TO 3/A 5.1
- (N) MIN. 2-HR RATED CMU WALL - REFER TO 1/A 5.1
- SHADED AREA INDICATES AREA OF PROPOSED INT. ALTERATION WORK

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 JOINT 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. SECTION 609.10.
- 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 GRADE OR STRUCTURE.
- 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.
- WINDOW AND DOOR NOTES:**
- VERIFY ALL NEW & EXISTING WINDOWS AND DOORS (TYPES, MATERIAL, DIRECTION OF OPERABILITY, IF ANY, ETC.) WITH OWNER & ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.
- 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 20 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:

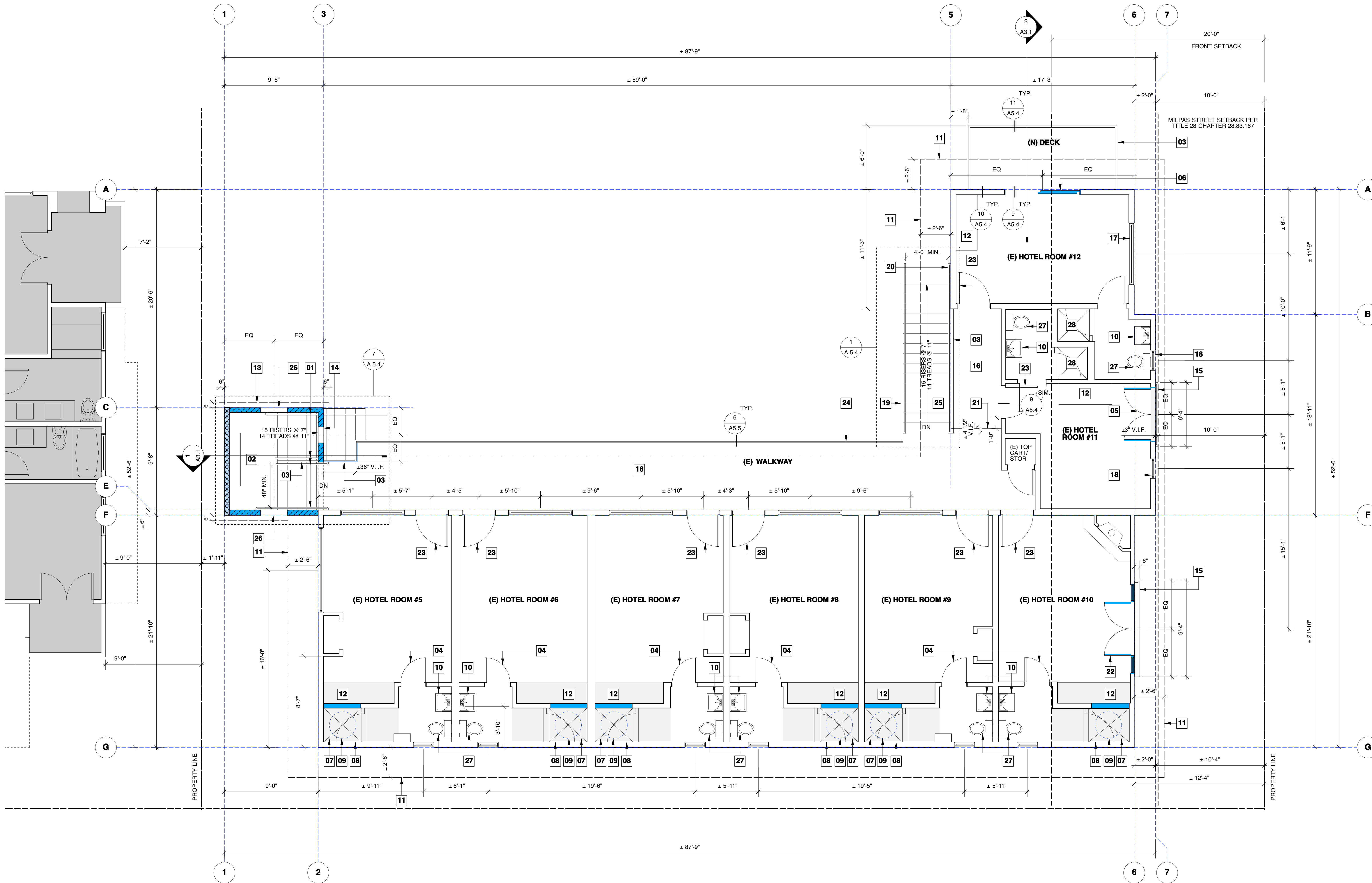
- ALL PLUMBING FIXTURES ON PLAN ARE EXISTING U.N.O.
- ALL NEW PLUMBING FIXTURES SHOWN ON PLAN TO BE TIED INTO EXISTING WATER/SEWER SYSTEMS LOCATED ON PARCEL.
- ALL NEW PLUMBING FIXTURES TO BE WATER CONSERVING DEVICES AND MUST MEET THE RESTRICTED FLOW REQUIREMENTS OF BELOW.
- NON-COMPLIANT (E) PLUMBING FIXTURES SHALL BE REPLACED TO COMPLY WITH CURRENT CPC AND CALIFORNIA GREEN BUILDING STANDARD REQUIREMENTS PER 2013 CCC 1101
- 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 60 PSI AND MULTIPLE SHOWERHEADS SERVING ONE SHOWER SHALL HAVE A COMBINED FLOW RATE OF 2.0 GPM AT 60 PSI. - 2013 CALIFORNIA GREEN BUILDING STANDARD SECTION 4.303 AND 2013 CPC SECTION 403 AND 408
- PROVIDE PRESSURE BALANCING VALVES AT ALL SHOWERS

SHOWER NOTES:

- 1. 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 FLOOR.
- 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 406.7.

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 SURFACE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL.



FLOOR PLAN REFERENCE NOTES:

- 01 (N) WROUGHT IRON HANDRAILS
- 02 (N) STAIRS
- 03 (N) WROUGHT IRON GUARDRAIL, 42" H. MIN., SEE 2/A 5.3
- 04 (E) DOOR TO BE REPLACED W/ (N), SWING DIRECTION TO BE CHANGED
- 05 (N) 5068 DOOR
- 06 (N) 7068 SLIDER
- 07 (E) SHOWER TO BE RELOCATED AND REPLACED W/ (N) SHOWER W/ TILE FLOOR AND WALLS
- 08 (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
- 15 (N) JULIET BALCONY W/ 42" H. MIN. WROUGHT IRON GUARDRAIL
- 16 (E) WALKWAY TO BE RE-SURFACED
- 17 (E) WINDOW TO BE REPLACED W/ (N) W/ (N) SHUTTER
- 18 (E) WINDOW TO BE REPLACED W/ (N) W/ WROUGHT IRON GRILLE
- 19 (E) WROUGHT IRON GUARDRAIL AND HANDRAIL TO BE REPLACED WITH (N)
- 20 (E) WROUGHT IRON HANDRAIL TO BE REPLACED W/ (N)
- 21 (E) STEP TO BE RELOCATED
- 22 (E) WINDOW TO BE REPLACED WITH (N) FRENCH DOOR WITH SIDELITES
- 23 (E) DOOR TO BE REPLACED W/ (N)
- 24 (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
- 27 (E) TOILET TO BE REPLACED W/ (N)
- 28 (E) SHOWER FINISHES TO BE REPLACED W/ (N) TILE FLOOR AND WALLS

NOTE:
 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

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 ALL CONCEALED PLUMBING JOINTS SHALL BE NON-SLIP CONNECTIONS.
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 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.

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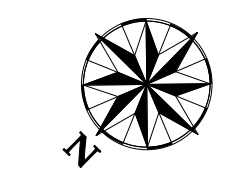
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 2. SHOWER RECEPTOR SHALL BE WATERTIGHT AND SHALL BE CONSTRUCTED FROM APPROVED-TYPE DENSE, NONABSORBENT, AND NONCORROSIVE MATERIALS. EACH RECEPTOR SHALL BE ADEQUATELY REINFORCED. SHALL BE PROVIDED WITH AN APPROVED FLANGED FLOOR DRAIN DESIGNED TO MAKE 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.



UPPER LEVEL FLOOR PLAN - PROPOSED

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

WALL LEGEND	
	(E) WALL TO REMAIN
	(N) 2x STUD PARTITION WALL - REFER TO 4/A 5.1
	(N) MIN. 1-HR. RATED 2x STUD EXTERIOR WALL - REFER TO 2/A5.1
	(N) MIN. 2-HR. RATED CMU WALL - REFER TO 1/A 5.1
	SHADED AREA INDICATES AREA OF PROPOSED INT. ALTERATION WORK

EXTERIOR AND INTERIOR ALTERATIONS TO EXISTING HOTEL.
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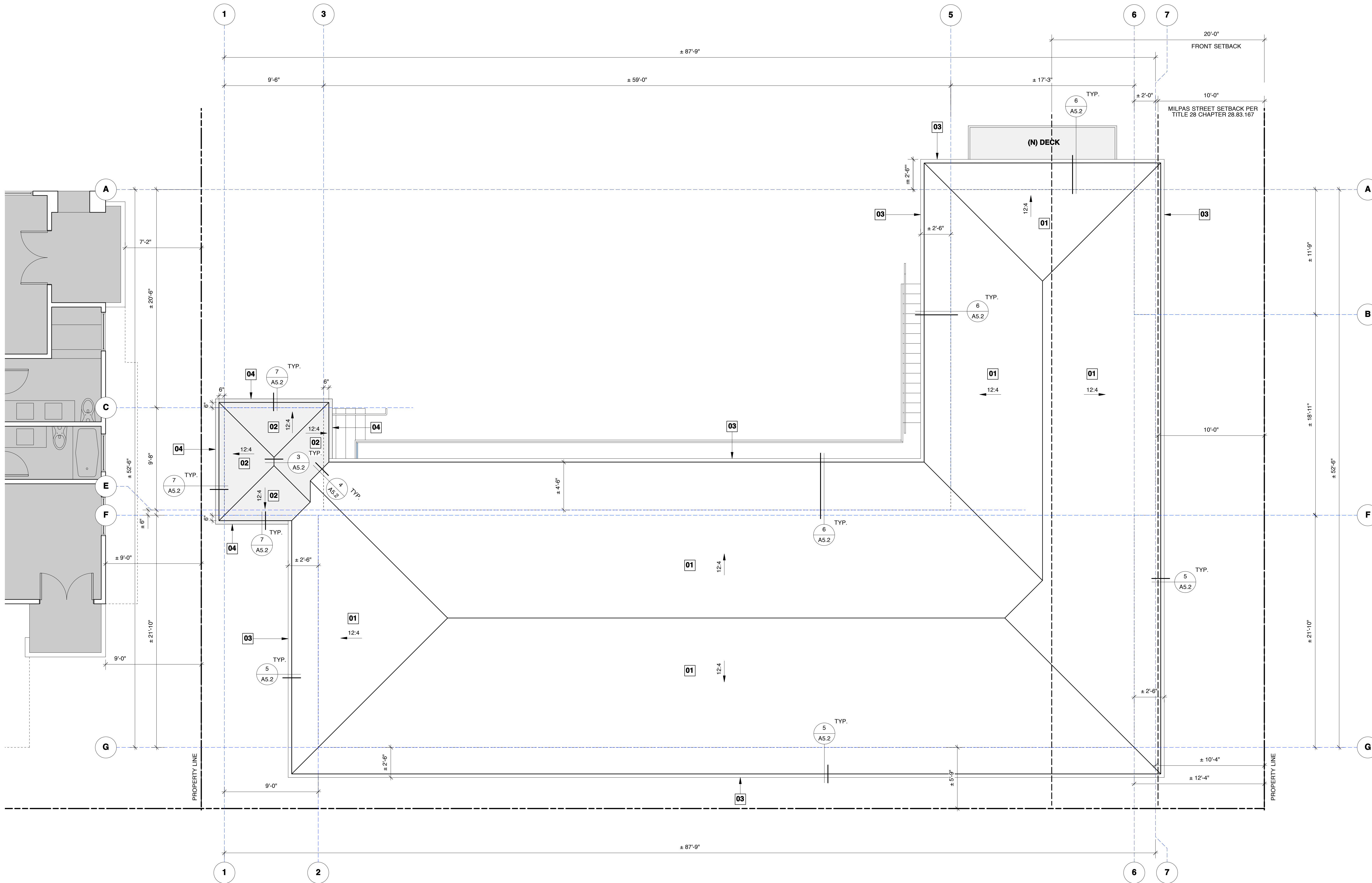
DATE	DESCRIPTION
11/20/20	ABR SUBMITTAL
03/09/21	CDP/MOD SUBMITTAL
03/14/22	ABR RESUBMITTAL

A 1.2

UPPER LEVEL FLOOR PLAN - PROPOSED

FLOOR PLAN REFERENCE NOTES:

- 01** (E) TILE ROOF TO REMAIN
- 02** (N) TILE ROOF TO MATCH (E)
- 03** (E) GUTTER TO BE REPLACED W/ (N)
- 04** (N) GUTTER TO MATCH (E)



ROOF PLAN-EXISTING AND PROPOSED
SCALE: 1/4" = 1'-0"

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EXTERIOR AND INTERIOR ALTERATIONS
 TO EXISTING HOTEL.
 421 S. MILPAS STREET
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DATE	DESCRIPTION
11/20/20	ABR SUBMITTAL
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03/14/22	ABR RESUBMITTAL

ACCESSIBLE GUESTROOM NOTES:

ALL NEW AND ALTERED ACCESSIBLE GUEST ROOMS MUST COMPLY WITH THE REQUIREMENTS SET FORTH IN CBC 11B-806 AS FOLLOWS:

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

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 ACCESSIBLE.

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 BETWEEN TWO BEDS, A CLEAR FLOOR OR GROUND SPACE SHALL NOT BE REQUIRED ON BOTH SIDES OF A BED.

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 POINTS, HORIZONTALLY 30 INCHES (762 MM), VERTICALLY 7 INCHES (178 MM) AND NOT MORE THAN 12 INCHES (305 MM) FROM THE HEAD AND FOOT END OF THE BED.

11B-806.2.4 TOILET AND BATHING FACILITIES. AT LEAST ONE BATHROOM THAT IS PROVIDED AS PART OF A GUEST ROOM SHALL COMPLY WITH 11B-803. NO FEWER THAN ONE WATER CLOSET, ONE LAVATORY, AND ONE BATH/TUB OR SHOWER SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF 11B-803 THROUGH 11B-810. IN ADDITION, REQUIRED ROLL-IN SHOWER COMPARTMENTS SHALL COMPLY WITH 11B-808.2.2 OR 11B-808.2.3. TOILET AND BATHING FIXTURES REQUIRED TO COMPLY WITH 11B-803 THROUGH 11B-810 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 PARTS OF THE GUEST ROOM.

11B-806.2.4.1 VANITY COUNTER TOP SPACE. IF VANITY COUNTER TOP SPACE IS PROVIDED IN NONACCESSIBLE GUEST TOILET OR BATHING ROOMS, COMPARABLE VANITY COUNTER TOP SPACE, IN TERMS OF SIZE AND PROXIMITY TO THE LAVATORY, SHALL ALSO BE PROVIDED IN ACCESSIBLE GUEST TOILET OR BATHING ROOMS.

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

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.

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 907.5.2.1 AND 907.5.2.3.

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 DBS 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-811.4: OPERABLE PARTS. OPERABLE PARTS SHALL COMPLY WITH SECTION 11B-309.

ENLARGED ROOM #3 REFERENCE NOTES

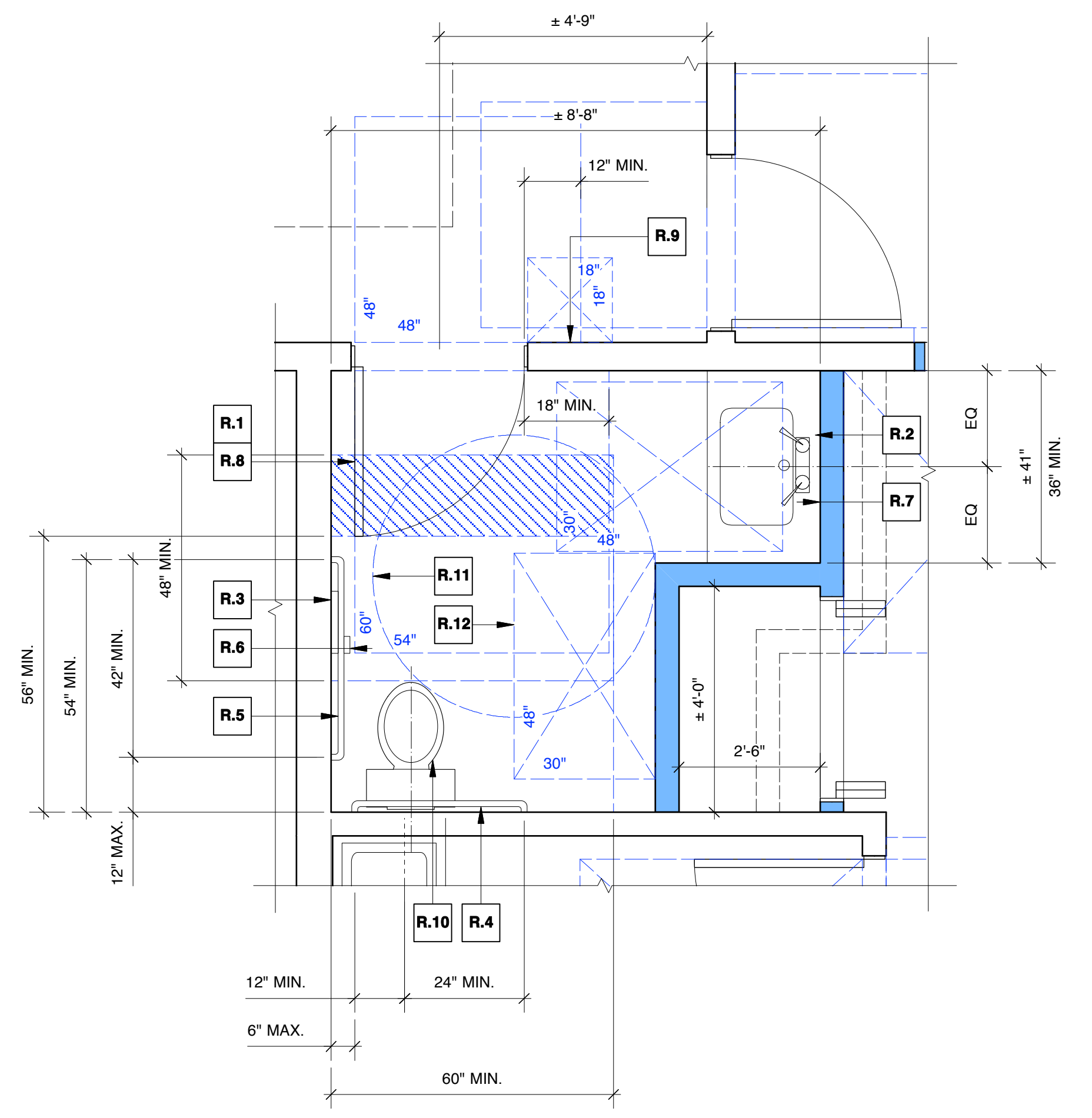
- 01 (E) 3068 DOOR TO BE RELOCATED AND REPLACED W/ (N) (32" MIN. CLEAR AT OPENING WITH DOOR IN 90 DEG. POSITION). DOOR SHALL BE TIGHT-FITTING, VERIFY DR. EQUIPPED W/ SELF-CLOSING DEVICE AND KICK PLATE/ DR. TO REMAIN CLOSED EXCEPT DURING CLEANING & MAINT. OPERATIONS.
- 02 (E) LAVATORY TO BE RELOCATED 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
- 05 (N) 42" L. SIDE GRAB BAR MOUNTED AT 33" A.F.F. -REFER TO DETAIL #1 & #7, SHT. AD 2.0
- 06 (N) TOILET PAPER ROLL MOUNTED DISPENSER @ 19" MIN. A.F.F. WITHIN 7"-9" FROM FRONT EDGE OF THE TOILET SEAT TO C.L. OF DISPENSER. -REFER TO DETAIL #1, SHEET AD 2.0
- 07 (N) MIRROR WITH CHAMFERED EDGE MOUNTED AT @ 40" A.F.F. TO BTM. OF REFLECTIVE EDGE. * -REFER TO DETAIL #1, SHEET AD 2.0
- 08 (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
- 11 (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 21" 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.
- 12 (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
- 13 PROVIDE 36"x48" CLEAR SPACE EACH SIDE OF BED FOR PARALLEL APPROACH. -REFER TO GUESTROOM ACCESSIBILITY NOTES, THIS SHEET FOR ADDITIONAL REQUIREMENTS
- 14 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.
- 15 (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 AD 2.0
- 16 (N) NIGHTSTAND
- 17 (N) VISUAL NOTIFICATION DEVICE TO ALERT ROOM OCCUPANTS OF DOOR KNOCK OR DOOR BELL - DEVICE TO MEET THE REQUIREMENTS IN CBC 11B-806.3.2. -REFER TO GUESTROOM ACCESSIBILITY NOTES THIS SHEET AND DETAIL 02, SHEET AD 2.0
- 18 (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.
- 19 (N) DOOR KNOCK OR DOOR BELL TRANSMITTER FOR INDOOR VISUAL NOTIFICATION DEVICE
- 20 (E) KITCHENETTE TO BE REPLACED AND RELOCATED W/ (N) ACCESSIBLE KITCHENETTE WITH SINK, COOKTOP, MICROWAVE, UNDERCOUNTER REFRIGERATOR AND CABINETS. 34" H. MAX.
- 21 (N) INTERNATIONAL SIGN OF ACCESSIBILITY -REFER TO DETAIL # 11, SHEET AD 2.0
- 22 (N) SHELF/CLOSET PER OWNER COMPLYING WITH THE REQUIRED REACH RANGE -REFER TO DETAIL # 2, SHEET AD 2.0

*NOTE: 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 AD 2.0

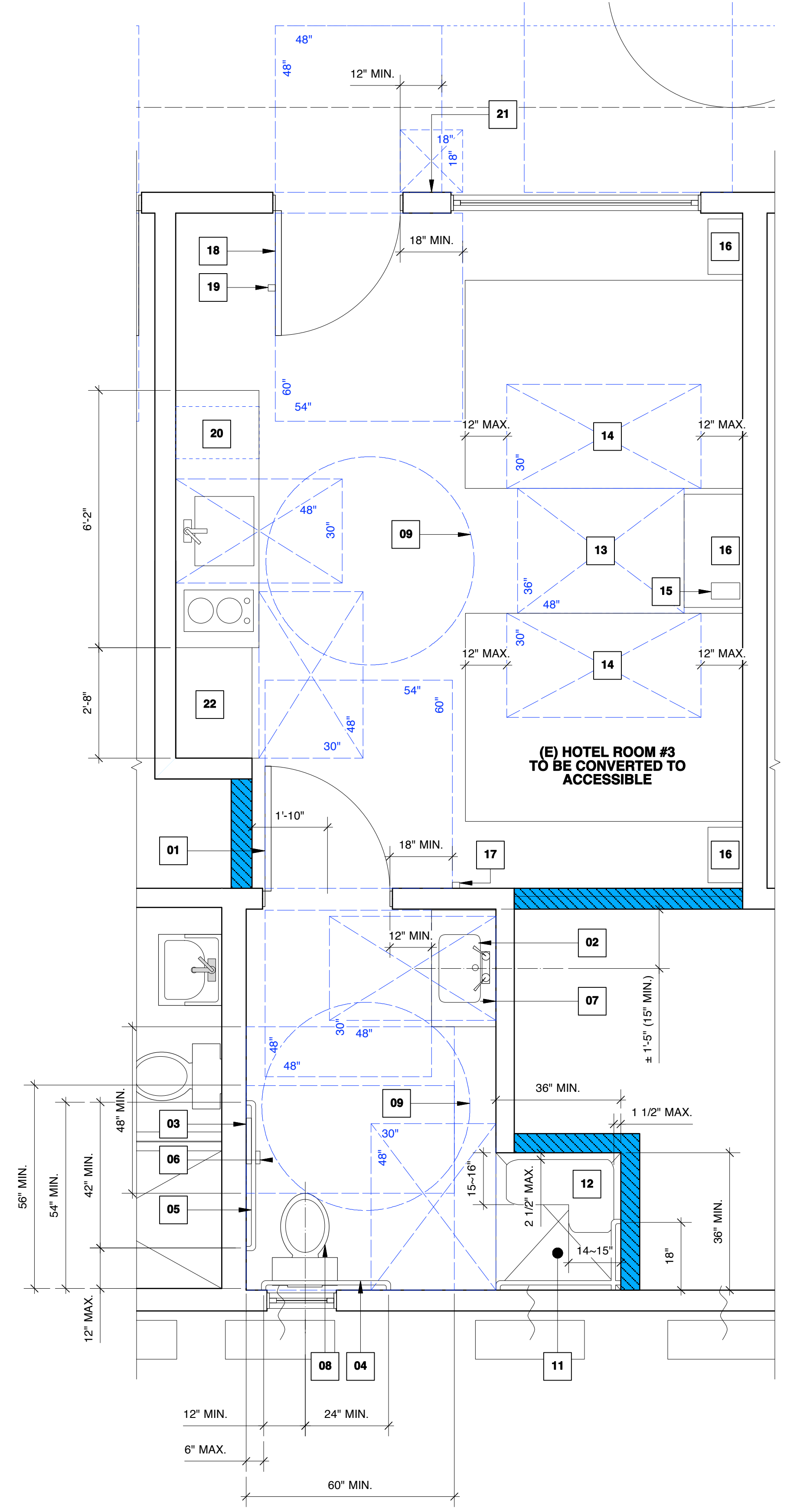
ENLARGED RESTROOM REFERENCE NOTES

- R.1 (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 DEVICE AND KICK PLATE/ DR. TO REMAIN CLOSED EXCEPT DURING CLEANING & MAINT. OPERATIONS.
- R.2 (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. *
- R.4 (E) 36" L. REAR GRAB BAR MOUNTED AT 33" A.F.F., V.I.F. -REFER TO DETAIL #1 & #7, SHT. AD 2.0
- R.5 (E) 42" L. SIDE GRAB BAR MOUNTED AT 33" A.F.F., V.I.F. -REFER TO DETAIL #1 & #7, SHT. AD 2.0
- R.6 (E) TOILET PAPER ROLL MOUNTED DISPENSER @ 19" MIN. A.F.F. WITHIN 7"-9" FROM FRONT EDGE OF THE TOILET SEAT TO C.L. OF DISPENSER. V.I.F. -REFER TO DETAIL #1, SHEET AD 2.0
- R.7 (N) MIRROR WITH CHAMFERED EDGE MOUNTED AT @ 40" A.F.F. TO BTM. OF REFLECTIVE EDGE. * -REFER TO DETAIL #1, SHEET AD 2.0
- R.8 (N) SANITARY FACILITY DOOR SIGNAGE -REFER TO ACCESSIBILITY NOTES, SHEET AD 0 AND DETAIL 1, SHEET AD 3.0
- 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 AD 2.0
- R.11 60" MIN. DIAMETER TURNING RADIUS.
- R.12 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."

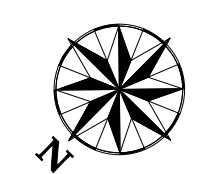
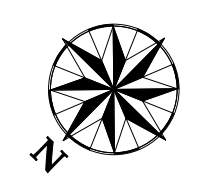
*NOTE: WHERE TOWEL, SANITARY, NAPKINS, WASTE RECEPTACLES, AND OTHER SIMILAR DISPENSING & DISPOSAL FIXTURES ARE PROVIDED, AT LEAST ONE OF EACH TYPE IS LOCATED W/ ALL OPERABLE PARTS, INCLUDING COIN SLOTS, AT MAX. HT. OF 40" A.F.F. -REFER TO DETAIL #1, SHEET AD 2.0



ENLARGED RESTROOM PLAN
SCALE: 1/2" = 1'-0"

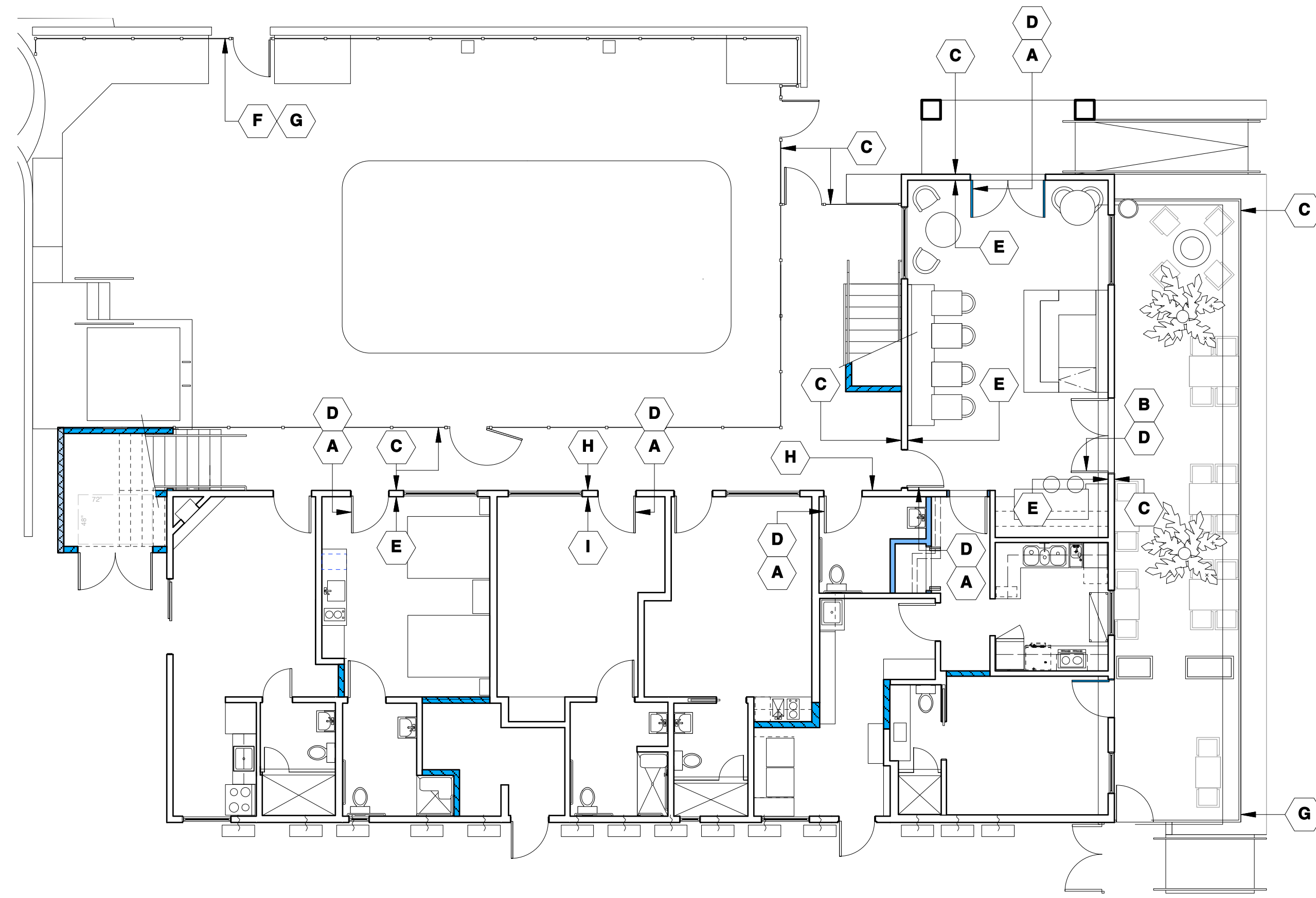


ENLARGED ACCESSIBLE GUEST ROOM #3 PLAN
SCALE: 1/2" = 1'-0"

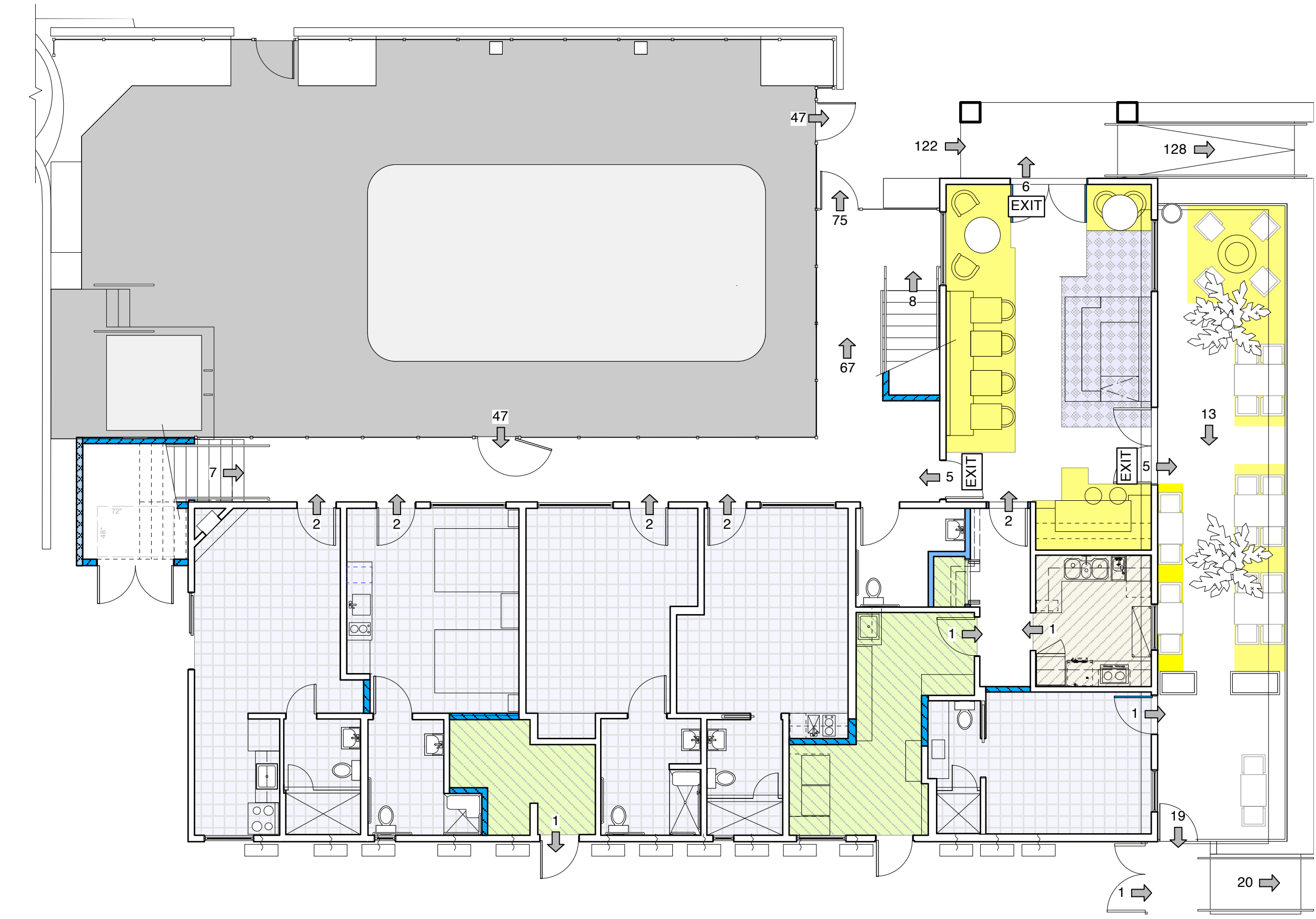


EXTERIOR AND INTERIOR ALTERATIONS TO EXISTING HOTEL.

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



LOWER LEVEL EGRESS/DOOR ACCESSIBILITY PLAN
SCALE: 1/16" = 1'-0"



LOWER LEVEL OCCUPANCY / EXIT PLAN
SCALE: 1/16" = 1'-0"

EGRESS/DOOR ACCESSIBILITY NOTES

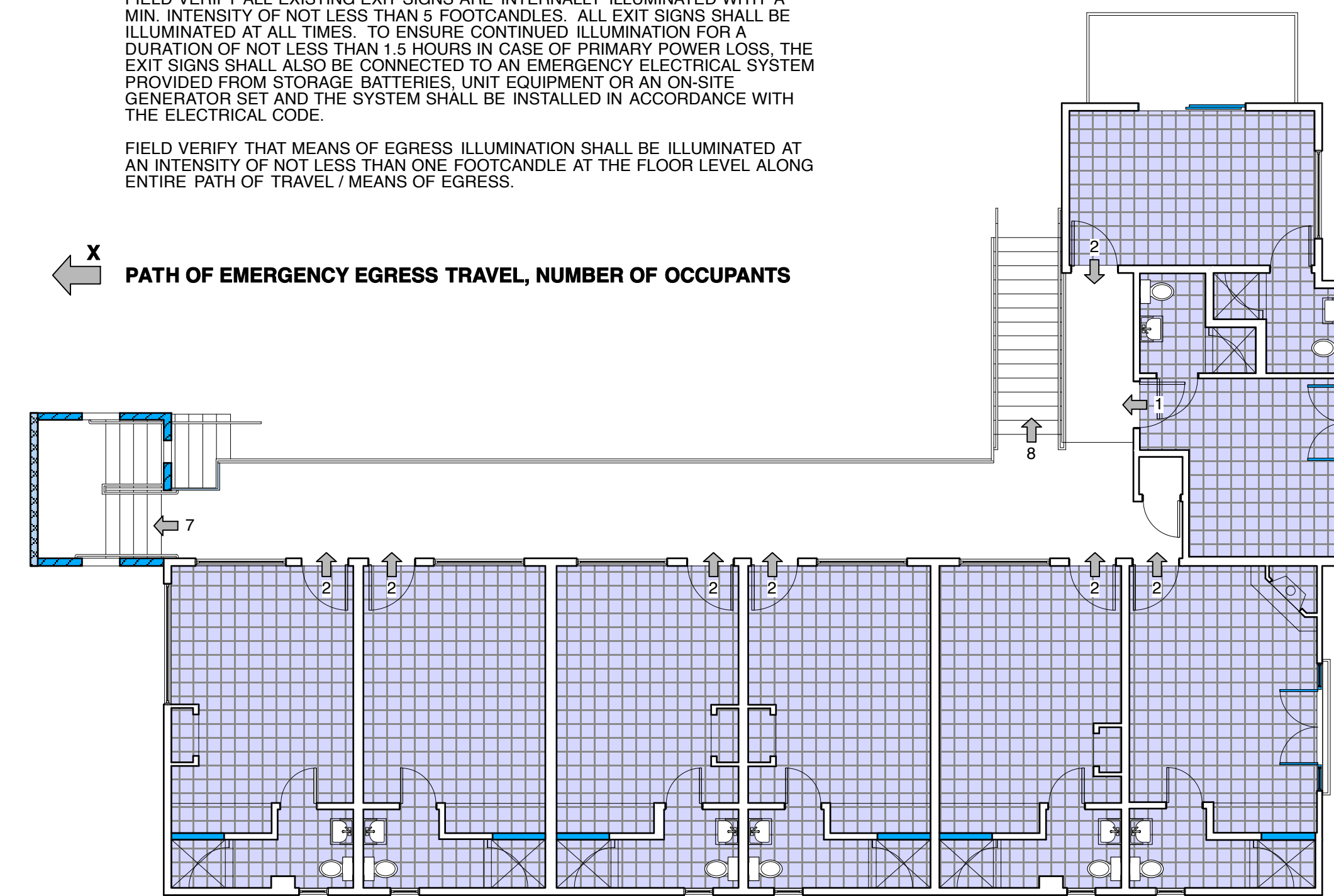
- A** (E) DOOR TO BE REPLACED WITH (N) ACCESSIBLE ENTRANCE DOOR EQUIPPED W/ SELF CLOSING DEVICE AND LEVER-TYPE DOOR HARDWARE PER REQUIRED EXIT NOTES, SHEET AD1.0. THRESHOLD SHALL MEETS REQUIREMENTS, AS SET FORTH IN **DETAIL #6, SHEET AD2.0.**
- B** (N) ACCESSIBLE ENTRANCE DOOR EQUIPPED W/ SELF CLOSING 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.**
- C** (N) INTERNATIONAL SIGN OF ACCESSIBILITY AT ENTRANCE - **SIGNAGE TO MEET REQUIREMENTS PER DETAIL #11, SHEET AD2.0.**
- D** 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.**
- E** (N) TACTILE "EXIT" SIGNAGE AT ALL ACCESSIBLE EGRESS DOORS - **REFER TO DETAIL #12, SHEET AD2.0.**
- F** NOT USED
- G** (N) ACCESSIBLE WAY FINDING SIGN - **REFER TO DETAIL #3, SHEET AD3.0.**
- H** (E) INTERNATIONAL SIGN OF ACCESSIBILITY AT ENTRANCE TO BE REPLACED W/ (N) - **SIGNAGE TO MEET REQUIREMENTS PER DETAIL #11, SHEET AD2.0.**
- I** (E) TACTILE "EXIT" SIGNAGE AT ALL ACCESSIBLE EGRESS DOORS TO BE REPLACED W/ (N) - **REFER TO DETAIL #12, SHEET AD2.0.**

EXIT ILLUMINATION AND SIGNS:

FIELD VERIFY ALL EXISTING EXIT SIGNS ARE INTERNALLY ILLUMINATED WITH A MIN. INTENSITY OF NOT LESS THAN 2 FOOTCANDLES. ALL EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 1.5 HOURS IN CASE OF PRIMARY POWER LOSS, THE 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 WITH THE ELECTRICAL CODE.

FIELD VERIFY THAT MEANS OF EGRESS ILLUMINATION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN ONE FOOTCANDLE AT THE FLOOR LEVEL ALONG ENTIRE PATH OF TRAVEL / MEANS OF EGRESS.

PATH OF EMERGENCY EGRESS TRAVEL, NUMBER OF OCCUPANTS



LOWER LEVEL OCCUPANCY / EXIT PLAN
SCALE: 1/16" = 1'-0"

OCCUPANCY LOAD CALCULATIONS

LOWER LEVEL:

INDOOR:	GROSS AREA	NET AREA	OCCUPANTS
LOBBY/RECEPTION AREA:	103 SF / 150 GROSS (BUSINESS)		1 OCCUPANTS
RESIDENTIAL COMPONENT:	200 GROSS (RESIDENTIAL)		9 OCCUPANTS
LAUNDRY/IT:	103 SF / 300 GROSS (ACCESSORY)		1 OCCUPANTS
STORAGE/ W/H. RM:	92 SF / 300 GROSS (ACCESSORY)		1 OCCUPANTS
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:	486 SF / 50 GROSS (SWIMMING POOL)	10 OCCUPANTS
SPA:	56 SF / 50 GROSS (SWIMMING POOL)	2 OCCUPANTS
SEATING AREA:	195 SF / 15 NET (ASSEMBLY)	13 OCCUPANTS
LOWER LEVEL OUTDOOR TOTAL:		114 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.

UPPER LEVEL:

RESIDENTIAL COMPONENT:	200 GROSS (RESIDENTIAL)	15 OCCUPANTS
UPPER LEVEL TOTAL:		15 OCCUPANTS

INDOOR TOTAL:	41 OCCUPANTS
OUTDOOR TOTAL:	114 OCCUPANTS
GRAND TOTAL:	155 OCCUPANTS

NOTE: 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

EXTERIOR AND INTERIOR ALTERATIONS TO EXISTING HOTEL.

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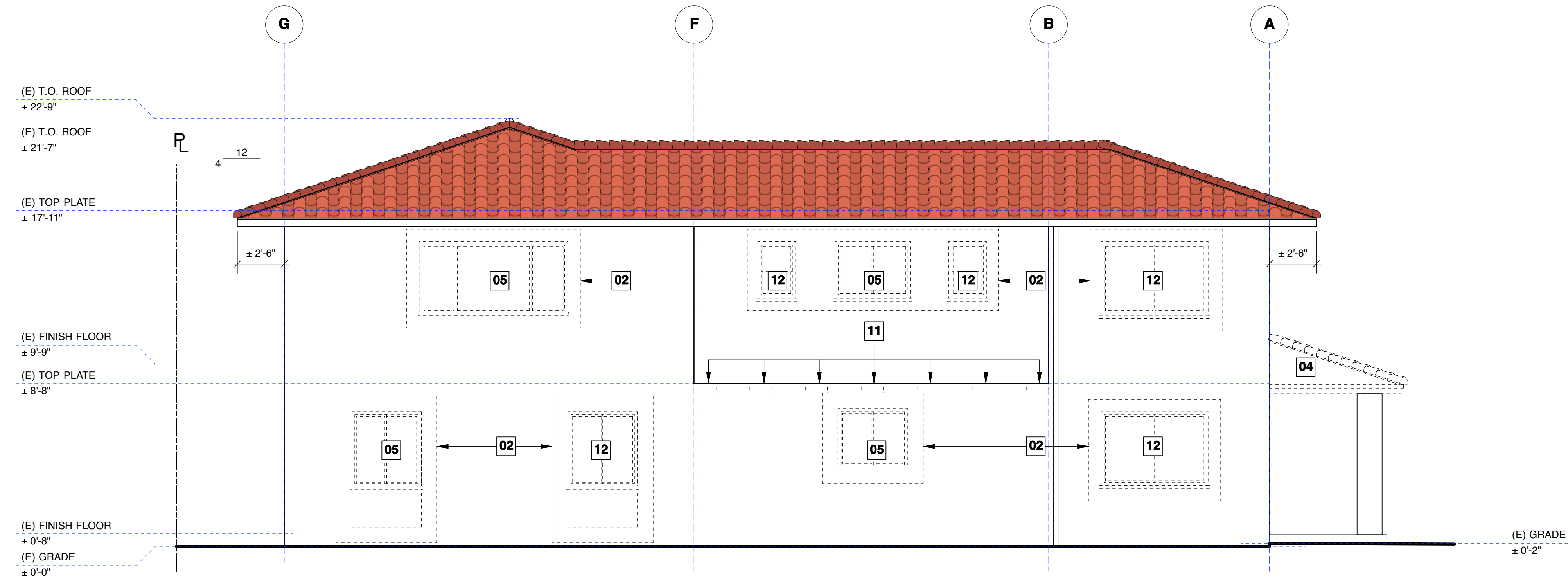
DATE	DESCRIPTION
11/20/20	ABR SUBMITTAL
03/09/21	CDP/MOD SUBMITTAL
03/14/22	ABR RESUBMITTAL

A 1.5

OCCUPANCY/EXIT PLANS AND EGRESS/DOOR ACCESSIBILITY PLAN

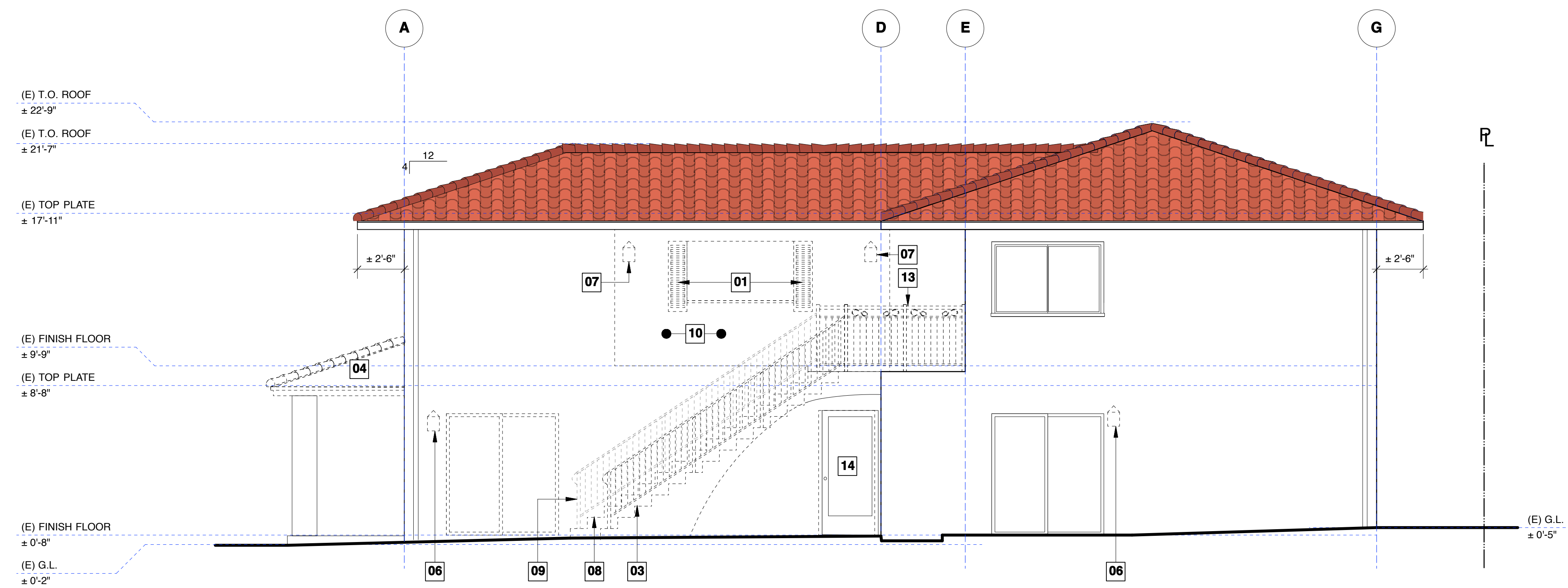
ELEVATION KEYNOTES:

- 01 (E) OPENING AND WINDOW SHUTTERS TO BE REMOVED
- 02 (E) CEMENT PLASTER TRIM TO BE REMOVED
- 03 (E) EAST STAIR TO BE REPLACED W/ (N)
- 04 (E) ROOF TO BE REPLACED WITH (N) UPPER DECK/GUARDRAIL
- 05 (E) WINDOW TO BE REMOVED
- 06 (E) SCONCE TO BE REPLACED WITH (N)
- 07 (E) SCONCE TO BE REMOVED
- 08 (E) WEST STAIR TO BE REPLACED W/ (N)
- 09 (E) GUARDRAIL AND HANDRAILS AT WEST STAIR TO BE REPLACED WITH (N)
- 10 (E) WALL TO BE REMOVED
- 11 (E) DECORATIVE CORBEL TO BE REPLACED W/ (N)
- 12 (E) WINDOW TO BE REPLACED W/ (N)
- 13 (E) GUARDRAIL TO BE REPLACED W/ (N)
- 14 (E) DOOR TO BE REPLACED W/ (N)



WEST ELEVATION - EXISTING AND DEMOLITION

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



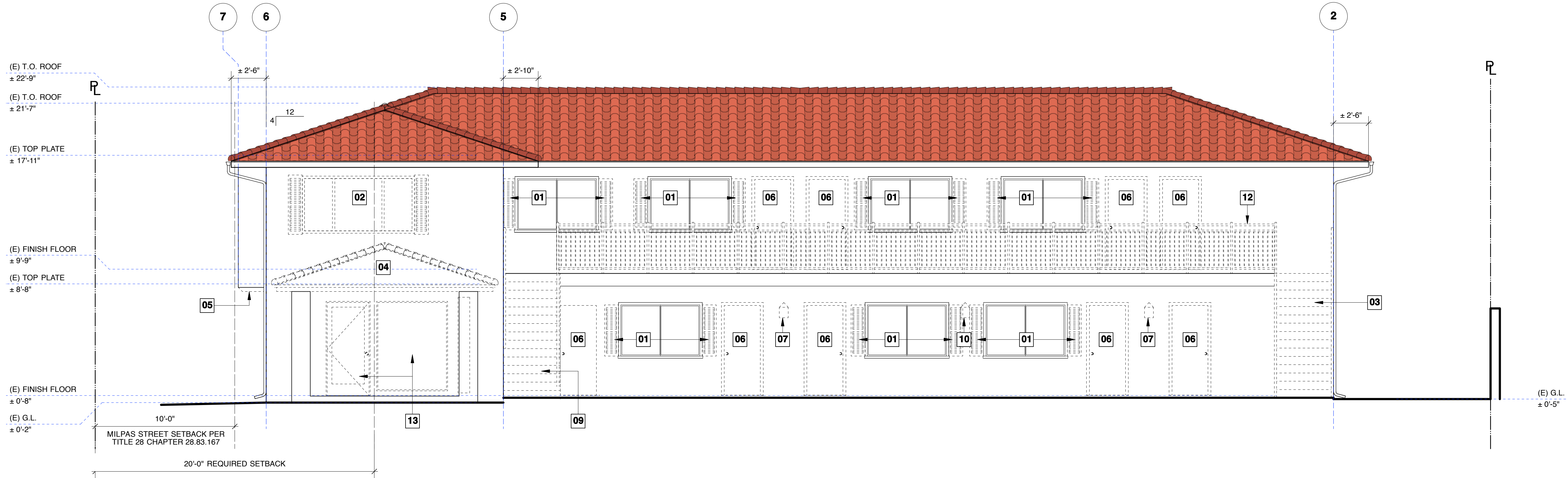
EAST ELEVATION - EXISTING AND DEMOLITION

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

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

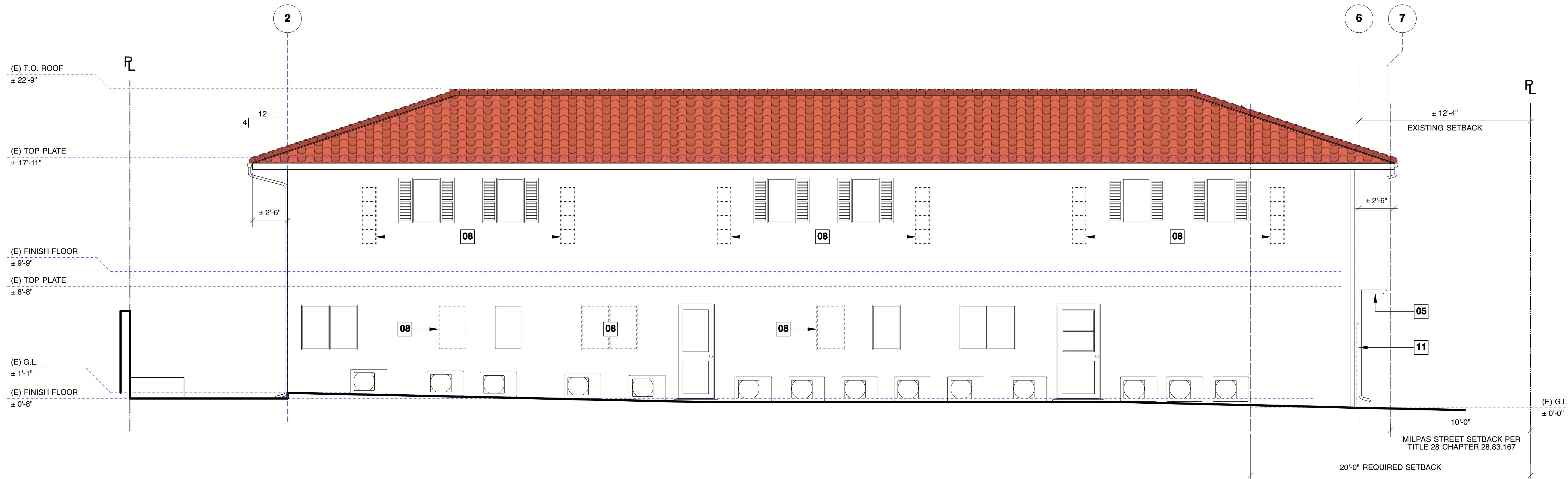
ELEVATION KEYNOTES:

- 01 (E) WINDOW SHUTTERS TO BE REMOVED
- 02 (E) WINDOW AND SHUTTERS TO BE REPLACED WITH (N) DOOR
- 03 (E) EAST STAIR TO BE REMOVED
- 04 (E) ROOF TO BE REPLACED WITH (N) UPPER DECK/GUARDRAIL
- 05 (E) DECORATIVE CORBEL TO BE REPLACED W/ (N)
- 06 (E) DOOR TO BE REPLACED WITH (N)
- 07 (E) SCONCE TO BE RELOCATED AND REPLACED WITH (N)
- 08 (E) WINDOW TO BE REMOVED
- 09 (E) STAIR W/ GUARDRAIL AND HANDRAIL TO BE REPLACED WITH (N)
- 10 (E) SCONCE TO BE REMOVED
- 11 (E) 6" H. WOOD FENCE AND GATE TO BE RELOCATED AND REPLACED W/ (N)
- 12 (E) GUARDRAIL TO BE REPLACED W/ (N)
- 13 (E) DOOR AND WINDOW TO BE REPLACED W/ (N) DOOR



SOUTH ELEVATION - EXISTING AND DEMOLITION

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



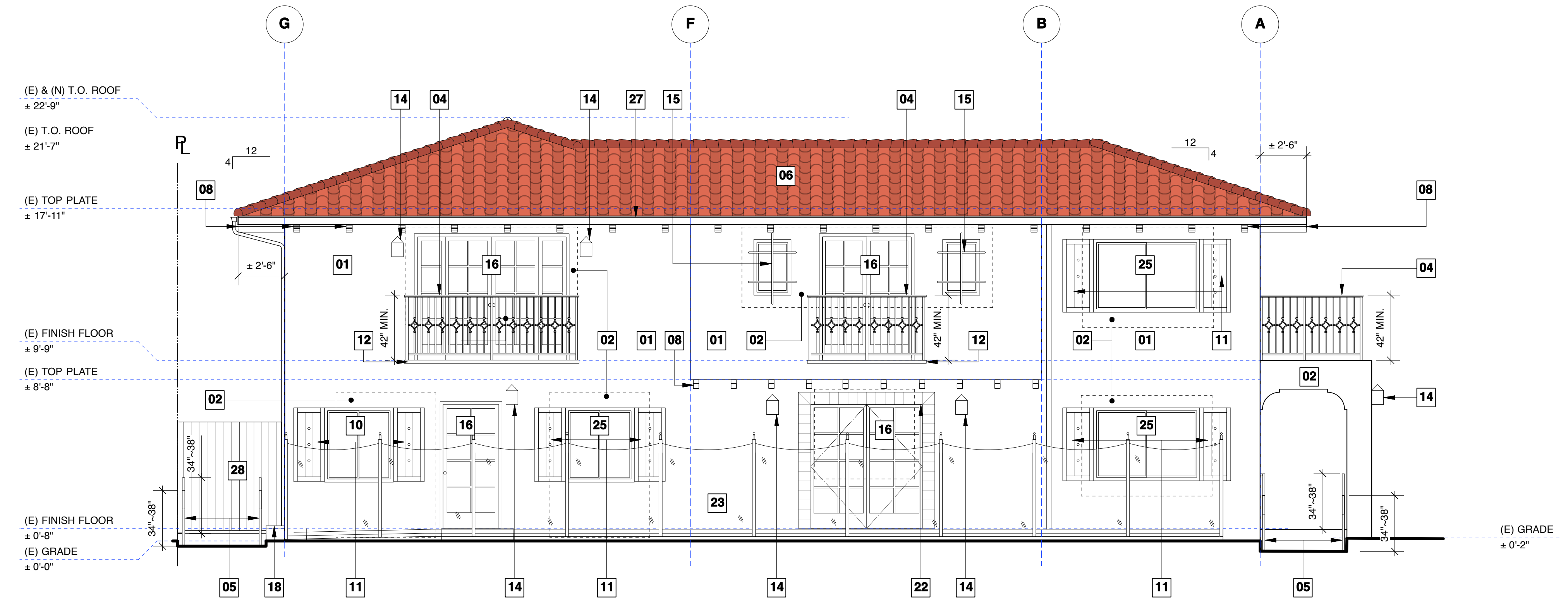
NORTH ELEVATION - EXISTING AND DEMOLITION

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

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

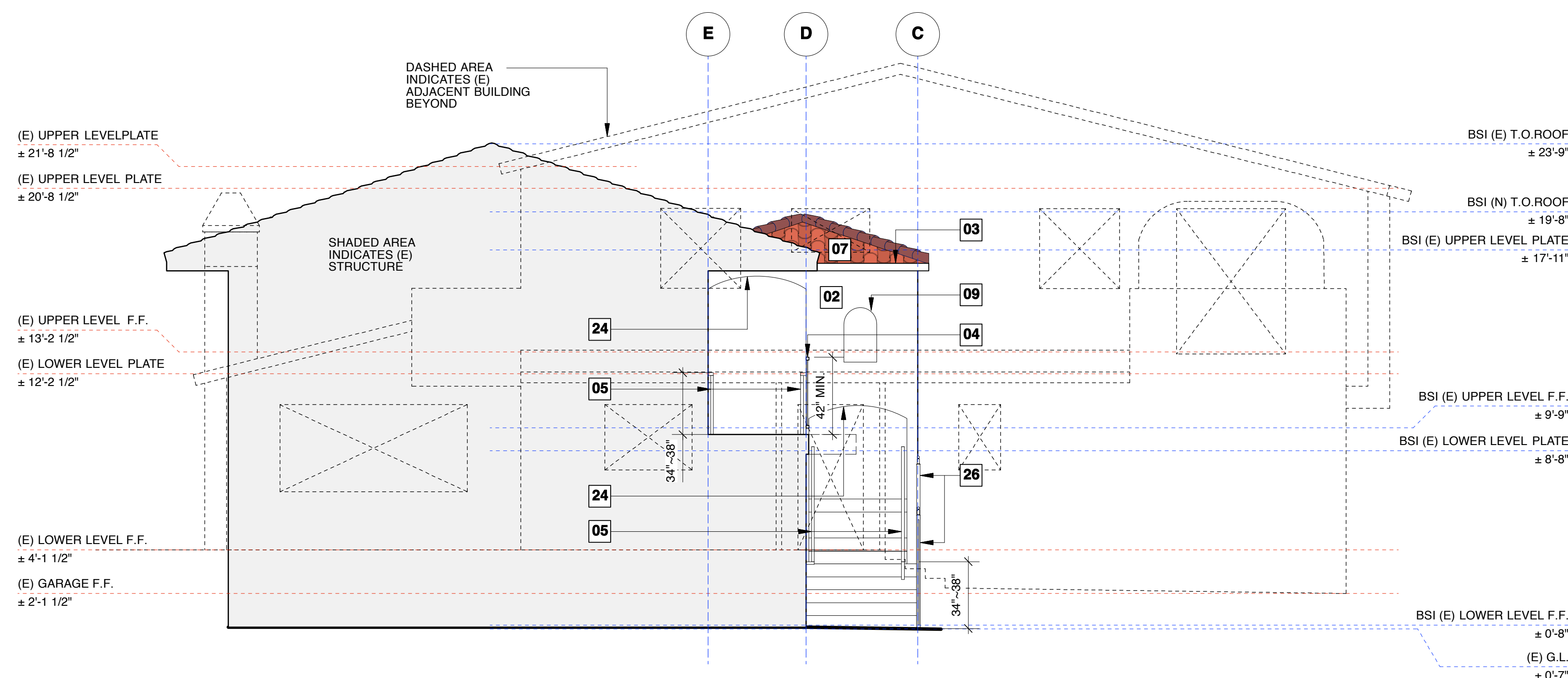
ELEVATION KEYNOTES:

- 01 (E) CEMENT PLASTER TO REMAIN
- 02 (N) CEMENT PLASTER TO MATCH (E)
- 03 (N) WOOD FASCIA AND GUTTER TO MATCH (E)
- 04 (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)
- 08 (N) DECORATIVE WOOD CORBEL
- 09 (N) OPENING
- 10 (N) WINDOW
- 11 (N) WOOD SHUTTERS
- 12 (N) JULIET BALCONY
- 13 (E) SCONGE TO BE REPLACED WITH (N), 80" MIN. CLR. FROM F.L. TO BOTTOM OF SCONGE, SEE S/A 5.4
- 14 (N) SCONGE, 80" MIN. CLR. FROM F.L. TO BOTTOM OF SCONGE, SEE S/A 5.4
- 15 (E) WINDOW TO BE REPLACED W/ (N) W/ (N) WROUGHT IRON GRILLE
- 16 (N) DOOR
- 17 NOT USED
- 18 (N) CURB, 6" H. MIN.
- 19 (E) DOOR TO BE REPLACED WITH (N) WINDOW
- 20 (N) ±60" H. GLASS FENCE AND GATE
- 21 (E) WEST STAIR W/ WROUGHT IRON GUARDRAIL AND HANDRAIL TO BE REPLACED WITH (N)
- 22 (N) TILE
- 23 (N) 5'-0" H. TEMPERED GLASS WIND SCREEN W/ STEEL POSTS, POWDER COATED TO MATCH (E)
- 24 (N) 4674 OPENING
- 25 (E) WINDOW TO BE REPLACED W/ (N)
- 26 (N) POOL FENCE, 60" H. MIN. ABOVE F.L. OR STAIR TREAD
- 27 (E) GUTTER TO BE REPLACED W/ (N) TO MATCH (E)
- 28 (E) 6" H. WOOD FENCE AND GATE TO BE RELOCATED AND REPLACED WITH (N), SEE 1/A 5.6



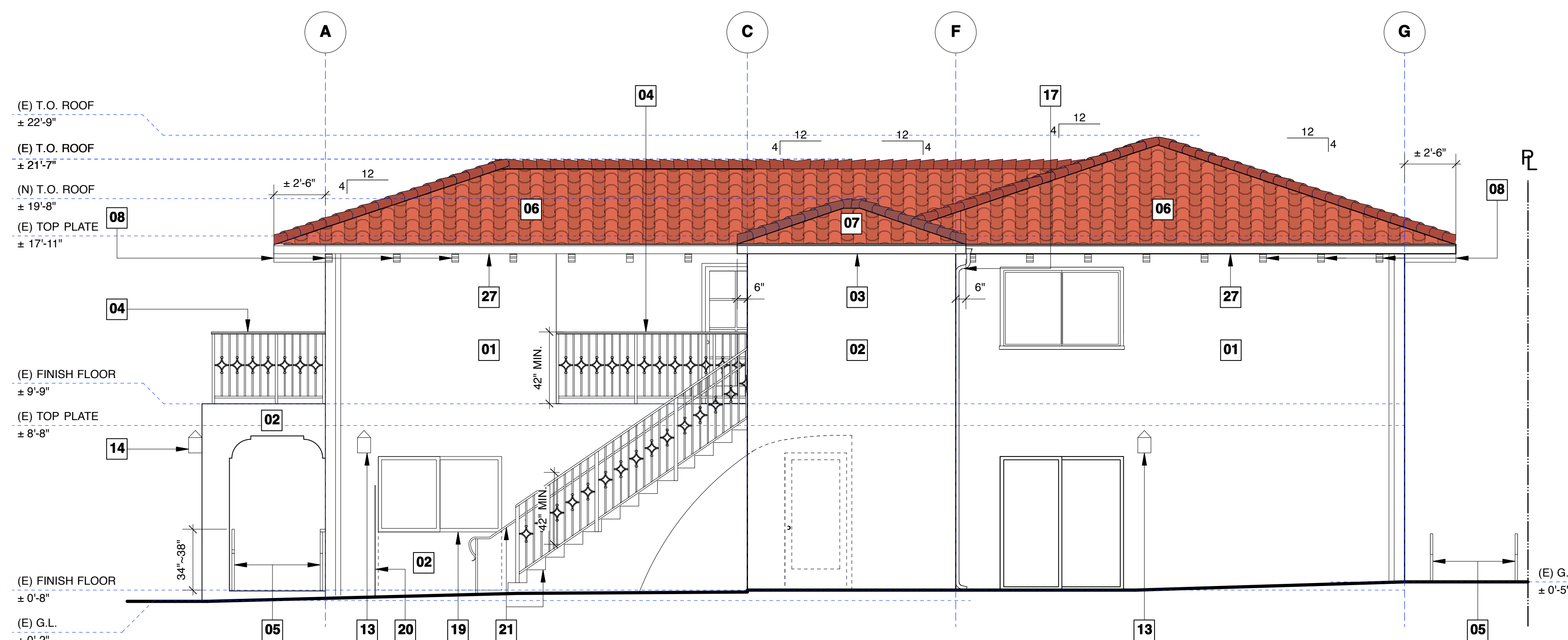
WEST ELEVATION - PROPOSED

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



PROPOSED STAIR TOWER WEST ELEVATION

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



EAST ELEVATION - PROPOSED

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

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

EXTERIOR AND INTERIOR ALTERATIONS
TO EXISTING HOTEL.

421 S. MILPAS STREET
SANTA BARBARA, CA

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

A 2.3

ELEVATIONS - PROPOSED

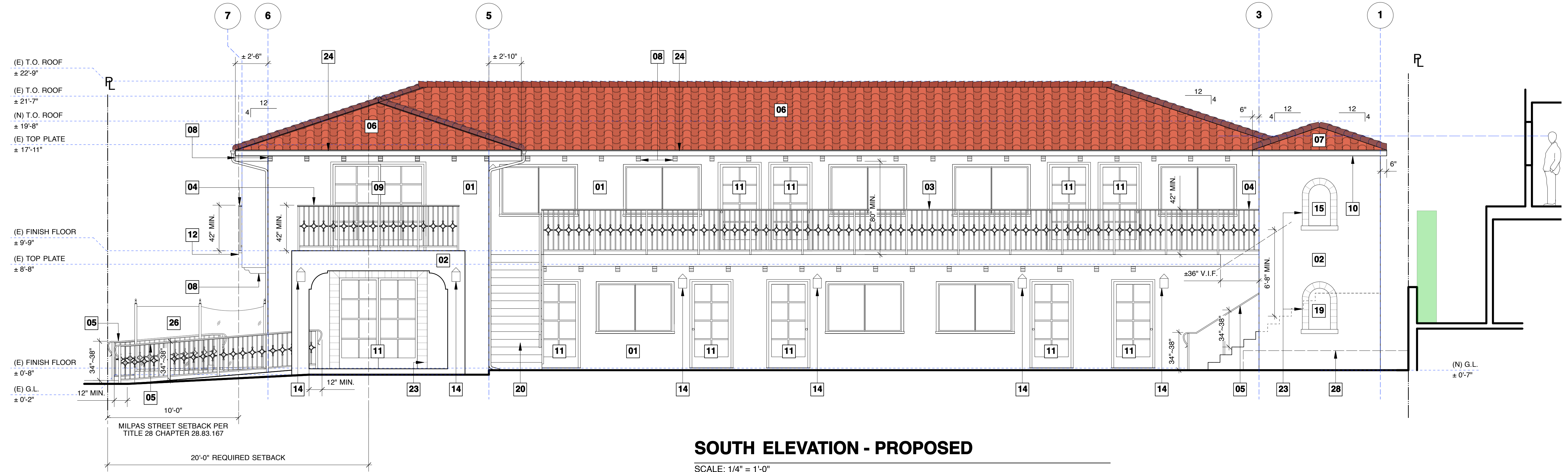
S H E R R Y & A S S O C I A T E S
A R C H I T E C T S

535 SANTA BARBARA STREET
P.O. BOX 23824
SANTA BARBARA, CA 93121
TEL: (805) 963-0986
FAX: (805) 963-0176
D.A.W.N. DAWSHERRY, C.O.

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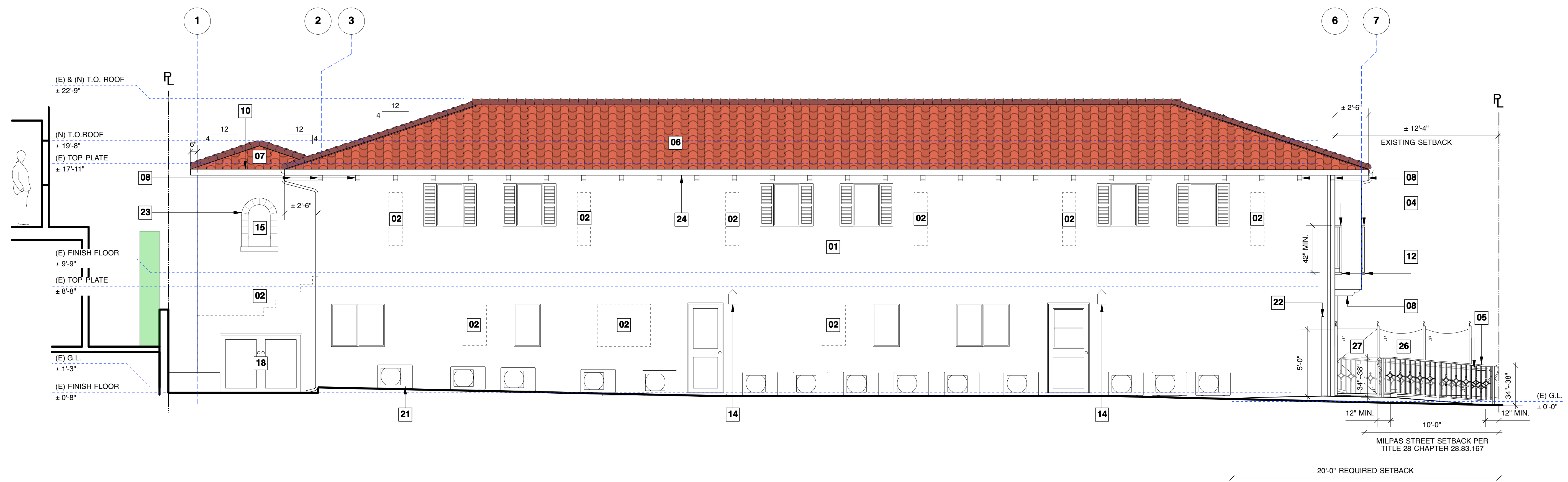
ELEVATION KEYNOTES:

- 01 (E) CEMENT PLASTER TO REMAIN
- 02 (N) CEMENT PLASTER TO MATCH (E)
- 03 (E) WROUGHT IRON GUARDRAIL TO BE REPLACED W/ (N)
- 04 (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)
- 08 (N) DECORATIVE WOOD CORBEL
- 09 (N) SLIDER
- 10 (N) WOOD FASCIA AND GUTTER TO MATCH (E)
- 11 (E) DOOR TO BE REPLACED WITH (N)
- 12 (N) JULIET BALCONY
- 13 NOT USED
- 14 (N) SCONCE, 80" MIN. CLR. FROM F.L. TO BOTTOM OF SCONCE
- 15 (N) OPENING
- 16 NOT USED
- 17 NOT USED
- 18 (N) DOOR
- 19 (N) FAUX OPENING
- 20 (E) WEST STAIR W/ WROUGHT IRON GUARDRAIL AND HANDRAIL TO BE REPLACED WITH (N)
- 21 (E) HVAC OUTDOOR UNITS, TYP.
- 22 (E) 6" H. WOOD FENCE AND GATE TO BE RELOCATED AND REPLACED W/ (N), SEE 1/A & 6
- 23 (N) TILE
- 24 (E) GUTTER TO BE REPLACED W/ (N) TO MATCH (E)
- 25 NOT USED
- 26 (N) 5'-0" H. TEMPERED GLASS WIND SCREEN W/ STEEL POSTS, POWDER COATED TO MATCH (E)
- 27 (N) 3050 TEMPERED GLASS GATE W/ LATCH ONLY
- 28 LONG DASHED LINE INDICATES (N) SPA



SOUTH ELEVATION - PROPOSED

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

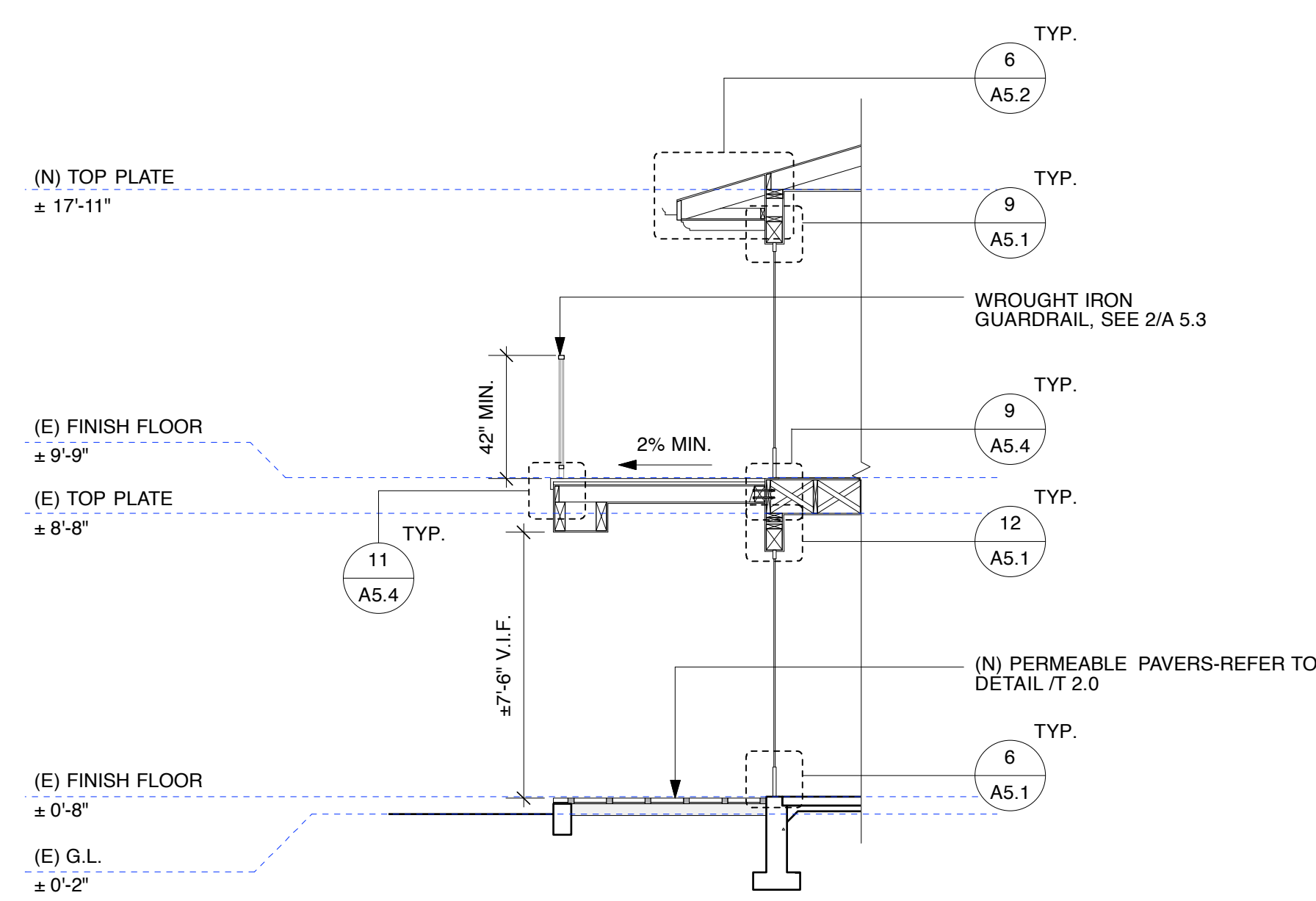


NORTH ELEVATION - PROPOSED

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

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

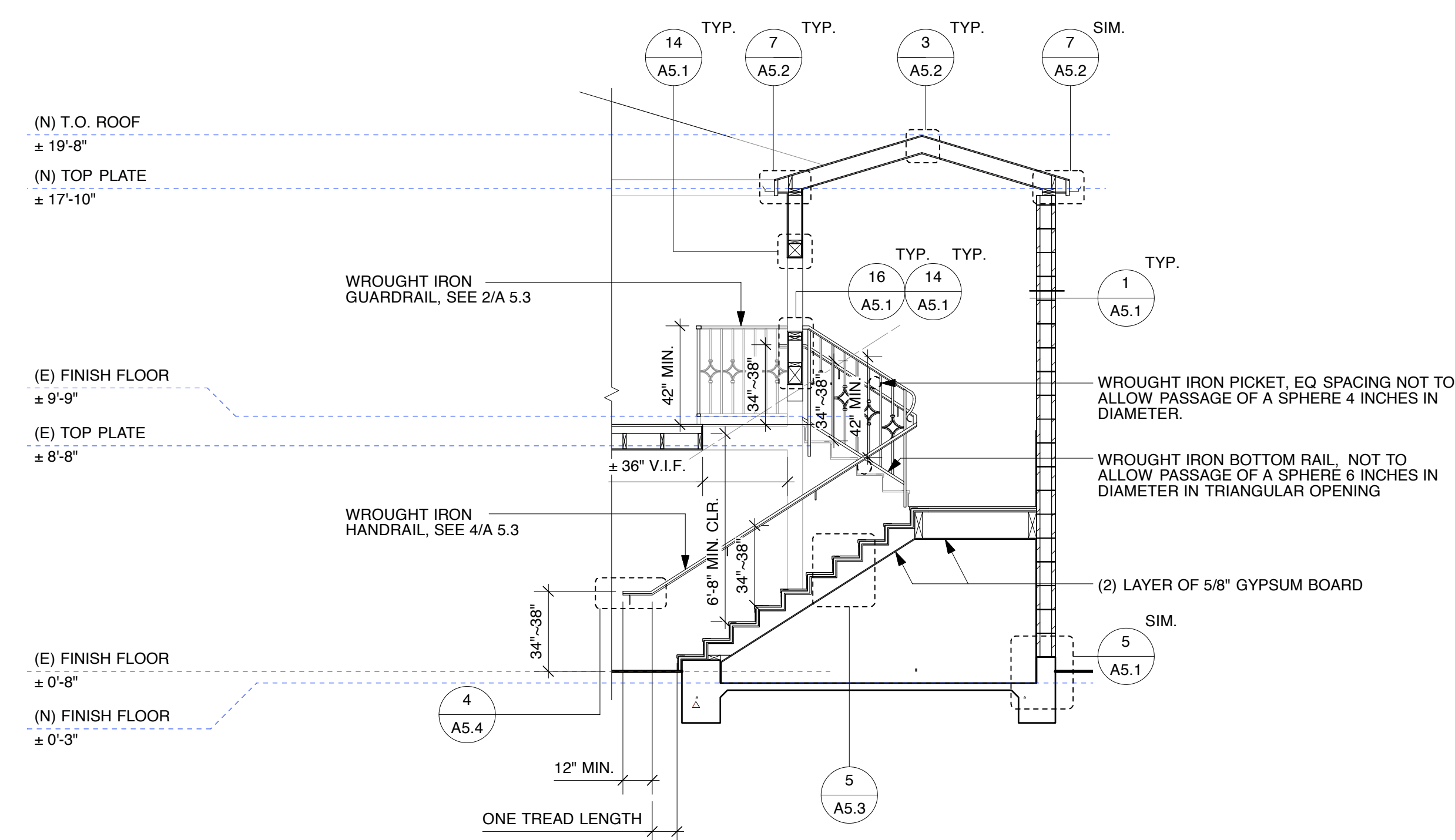
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PROPOSED UPPER DECK SECTION

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

2

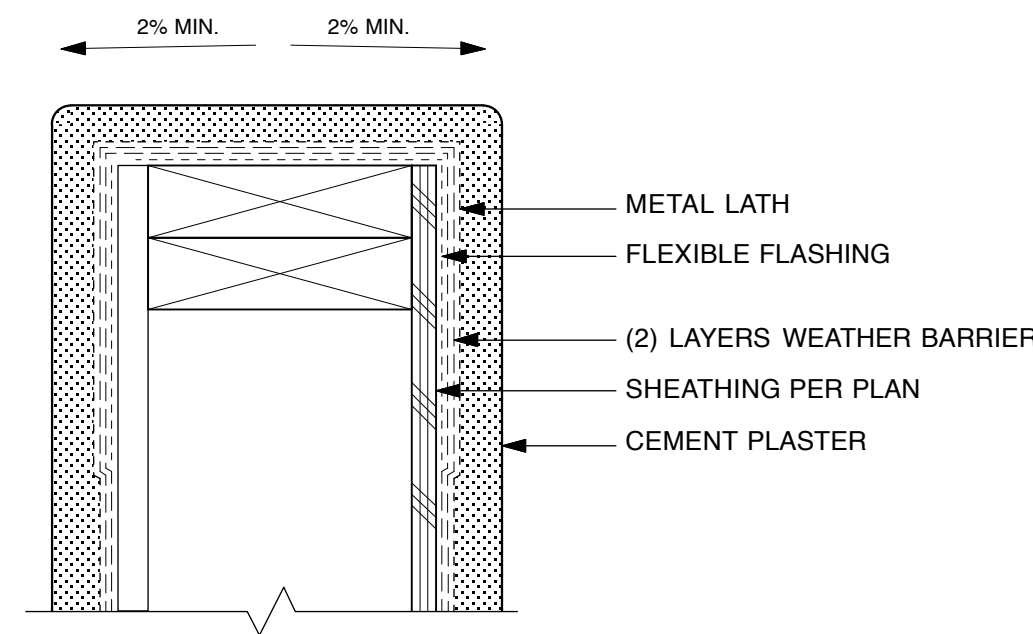


PROPOSED STAIR TOWER SECTION

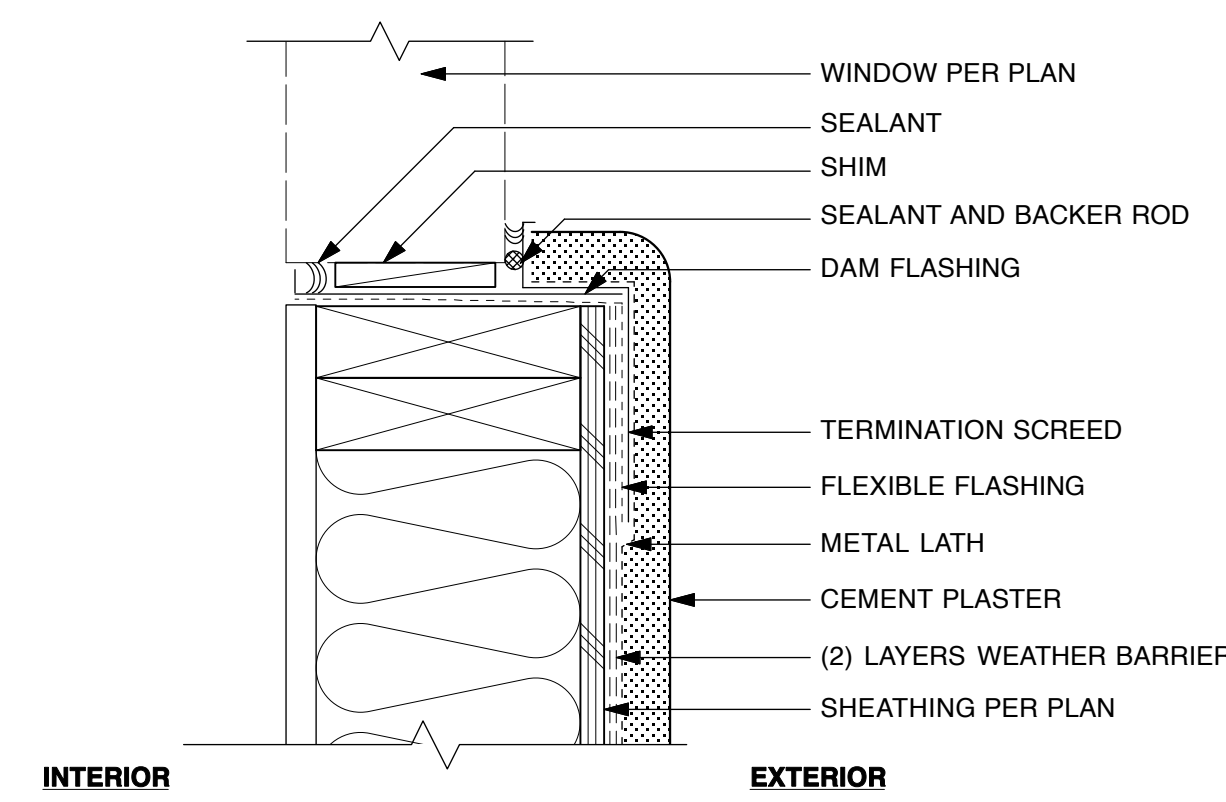
SCALE: 1/4" = 1'-0"

1

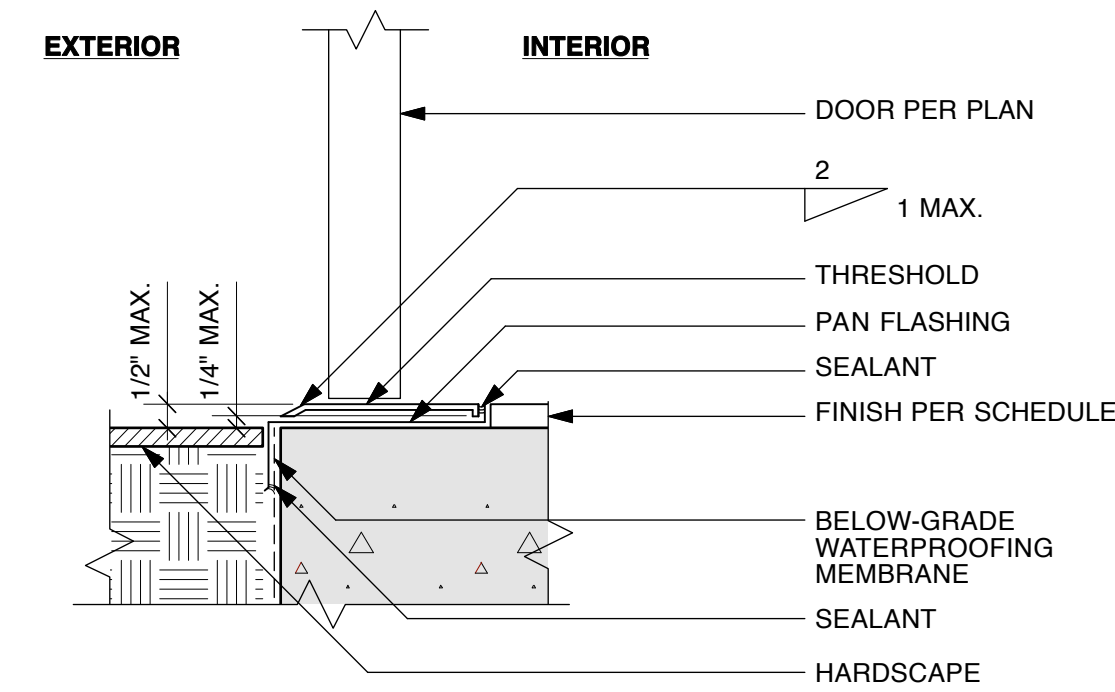
DATE	DESCRIPTION
11/20/20	ABR SUBMITTAL
03/09/21	CDP/MOD SUBMITTAL
03/14/22	ABR RESUBMITTAL



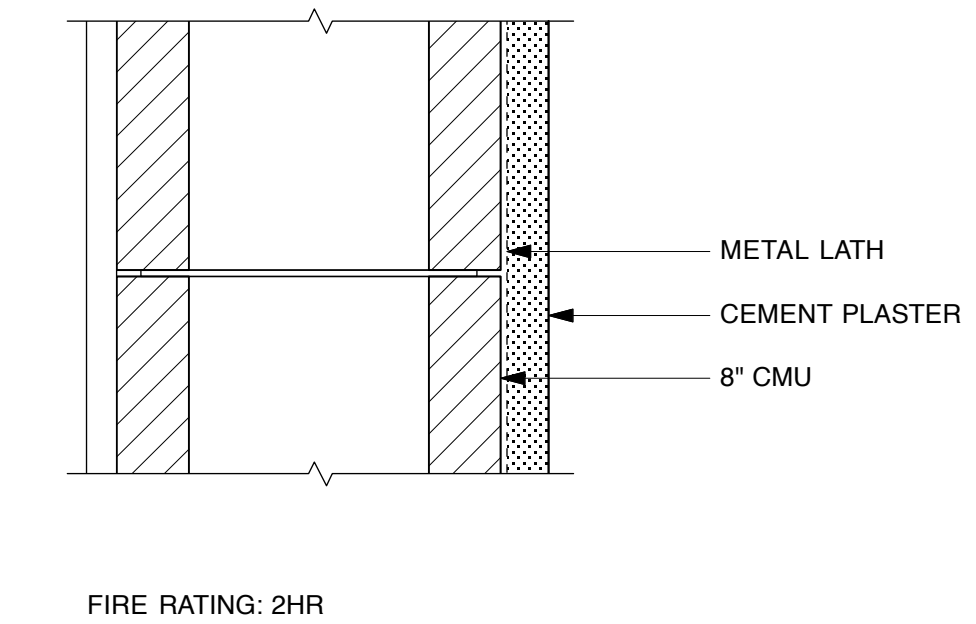
16 TYP. OPENING SILL @ STAIR TOWER
SCALE: 3" = 1'-0"



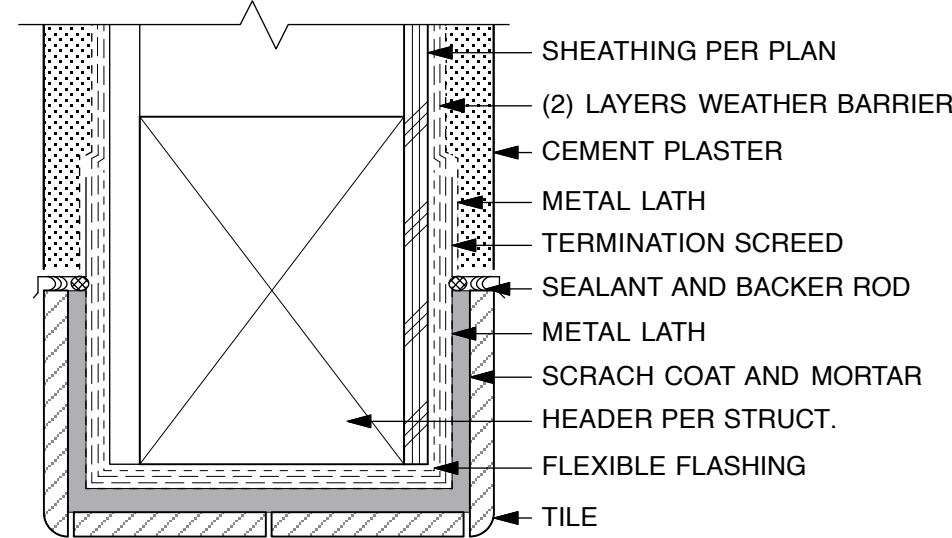
11 TYP. WINDOW SILL
SCALE: 3" = 1'-0"



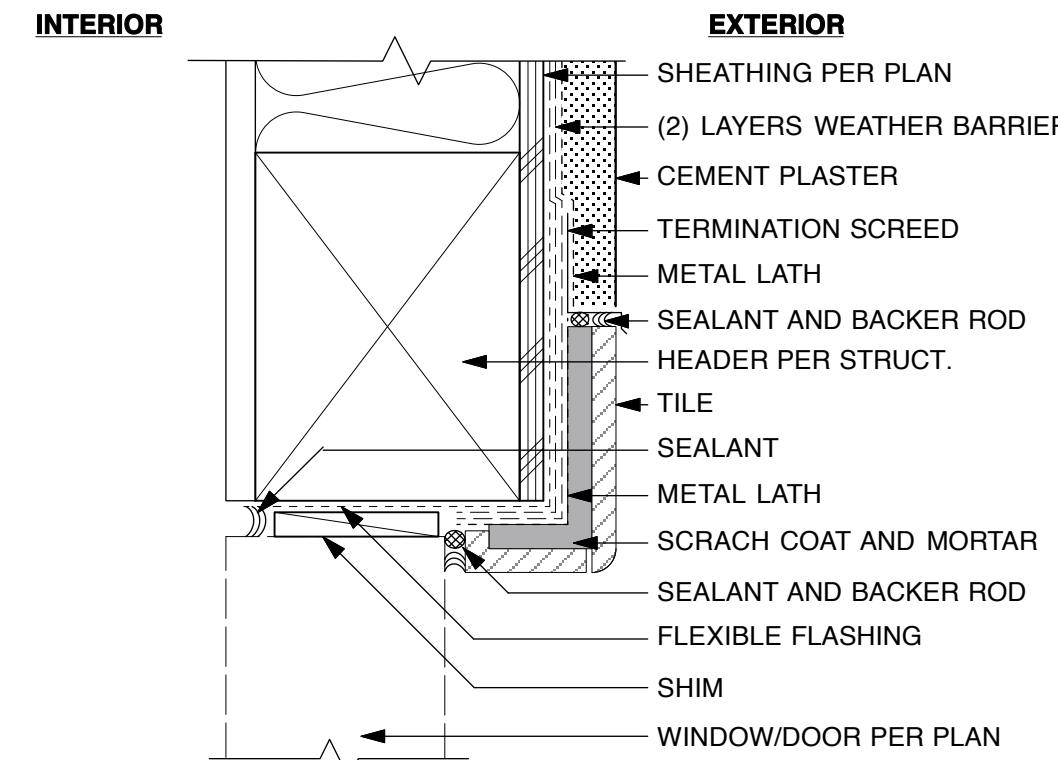
06 TYP. THRESHOLD
SCALE: 3" = 1'-0"



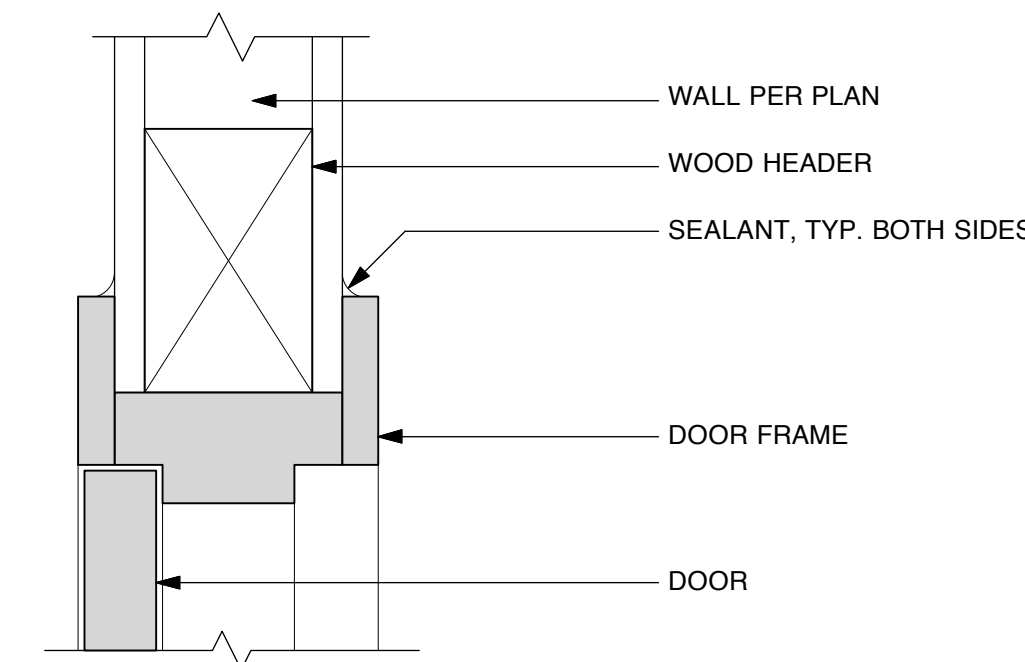
01 TYP. 2-HR WALL
SCALE: 3" = 1'-0"



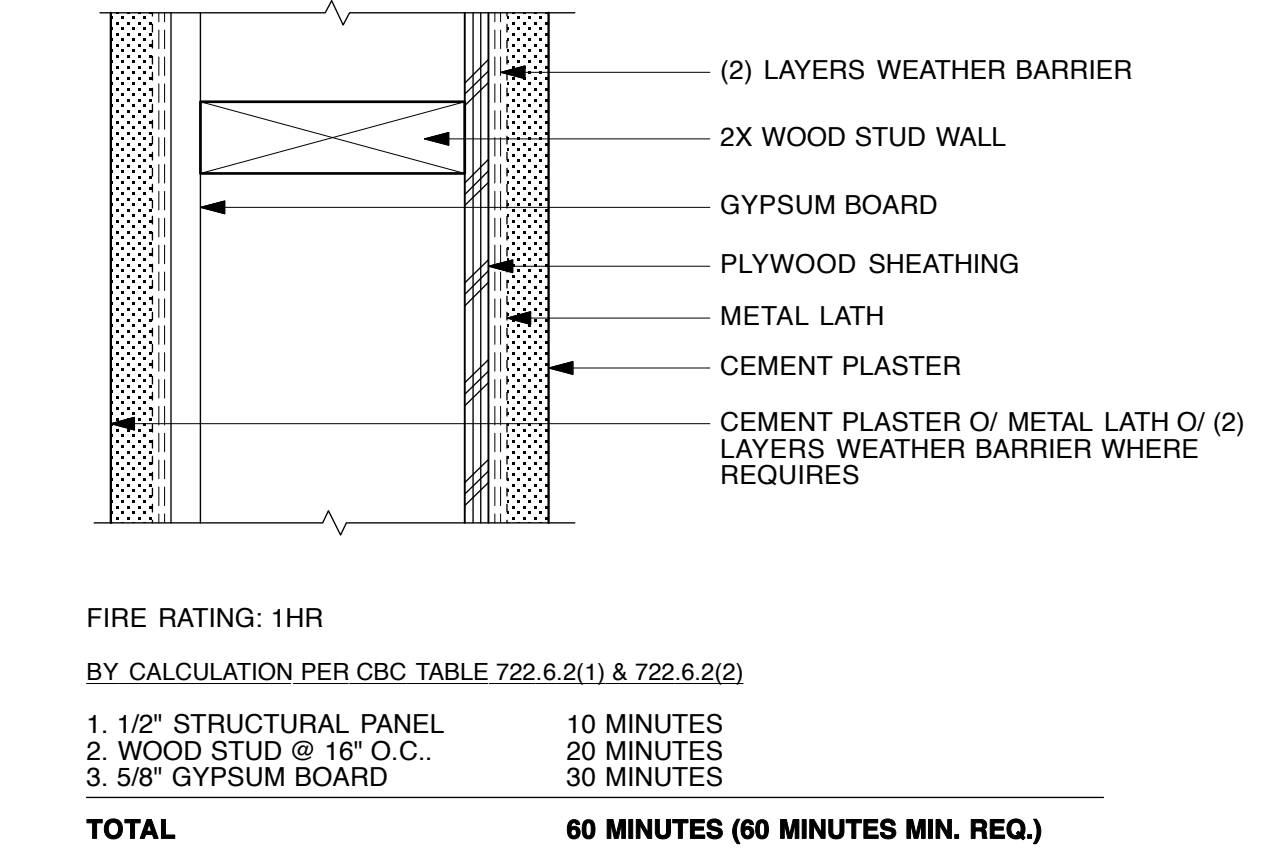
17 TYP. OPENING HEAD W/ TILE TRIM @ STAIR TOWER
SCALE: 3" = 1'-0"



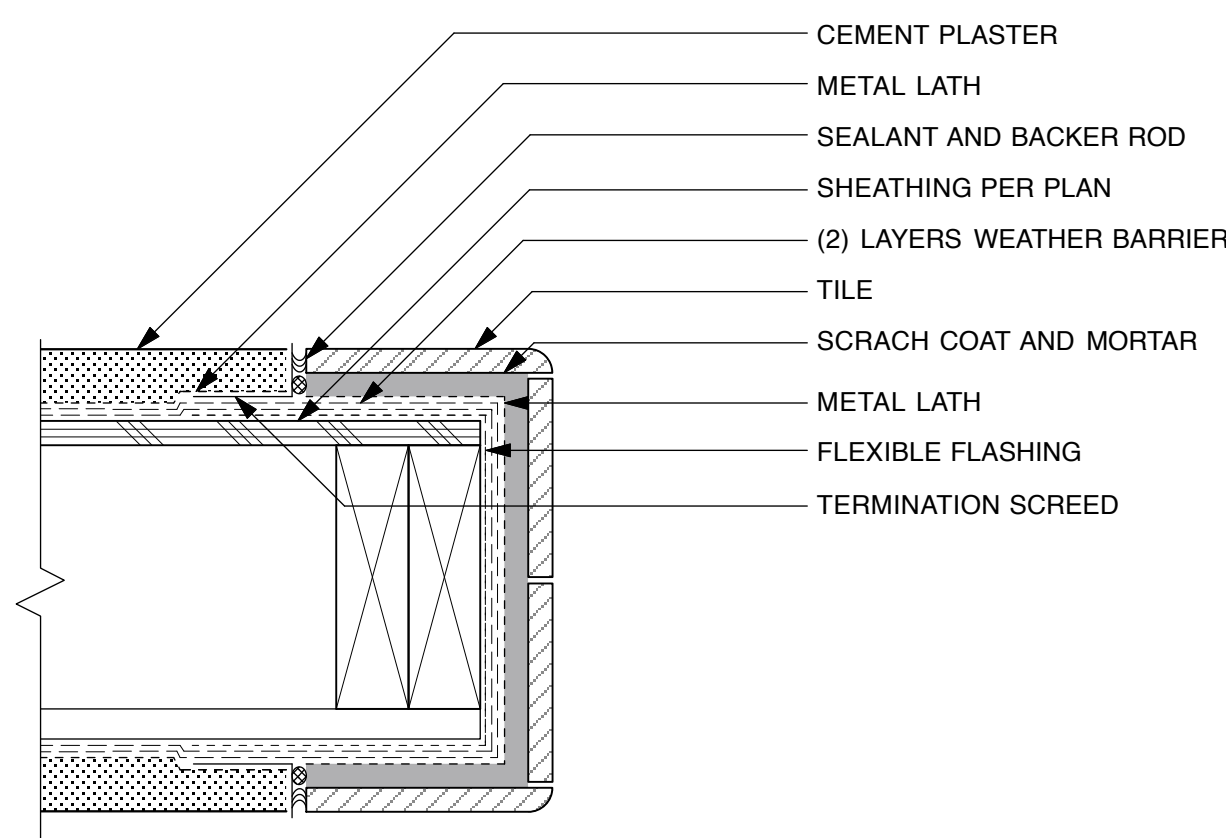
12 TYP. DOOR AND WINDOW HEAD W/ TILE TRIM
SCALE: 3" = 1'-0"



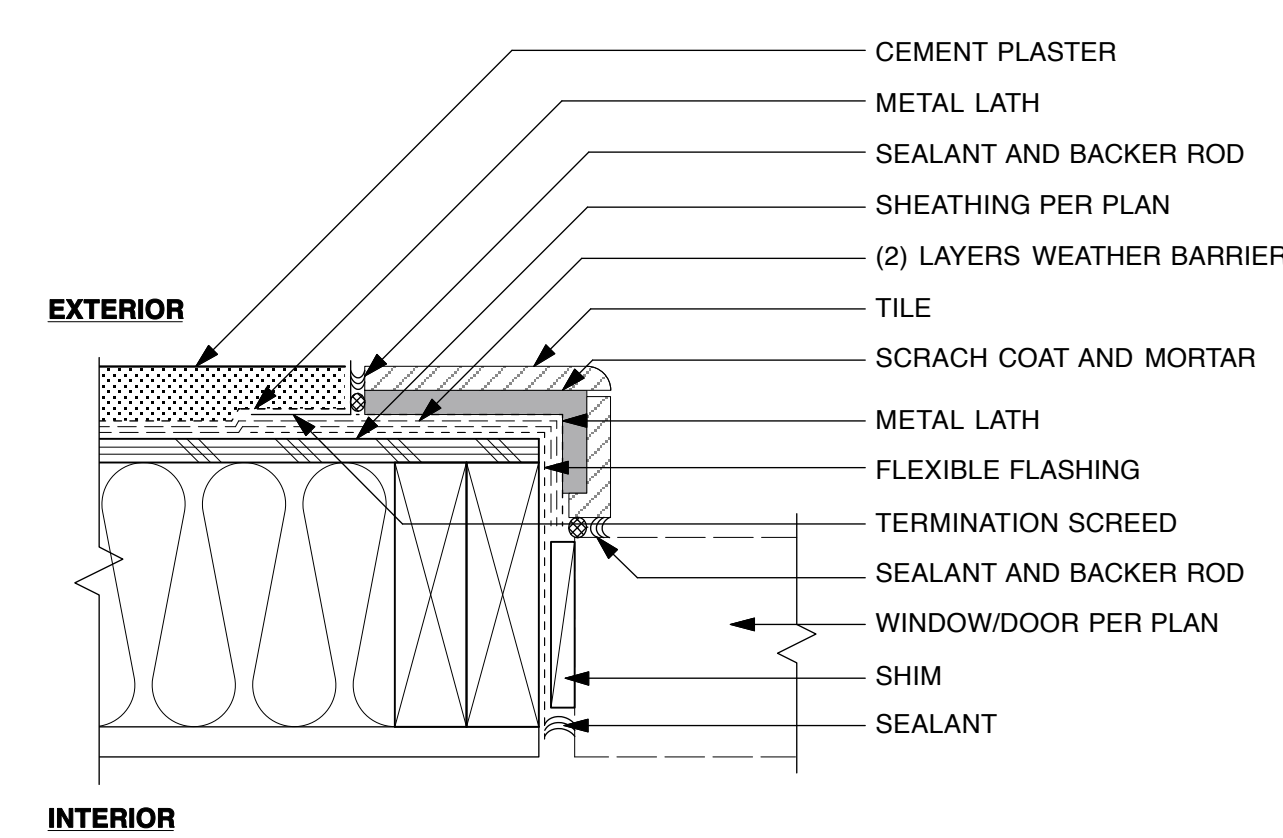
07 TYP. INTERIOR DOOR HEAD
SCALE: 3" = 1'-0"



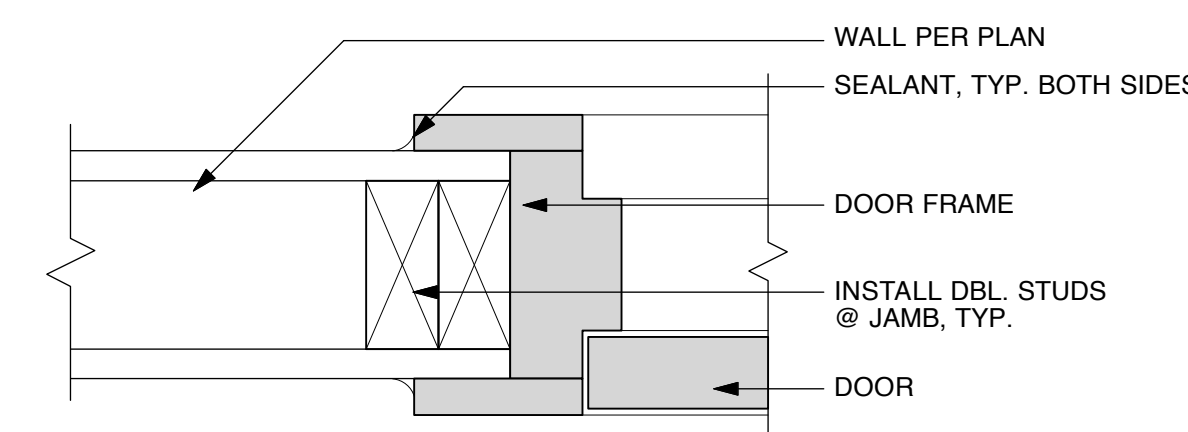
02 TYP. 1-HR WALL
SCALE: 3" = 1'-0"



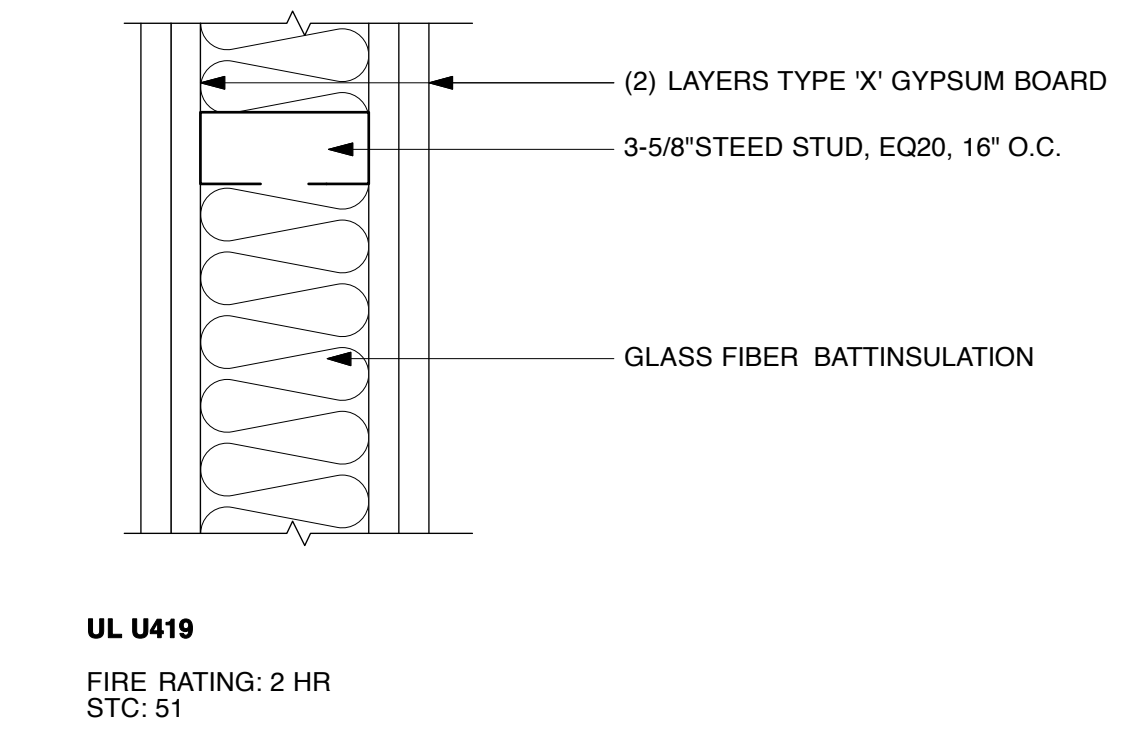
18 TYP. OPENING JAMB W/ TILE TRIM @ STAIR TOWER
SCALE: 3" = 1'-0"



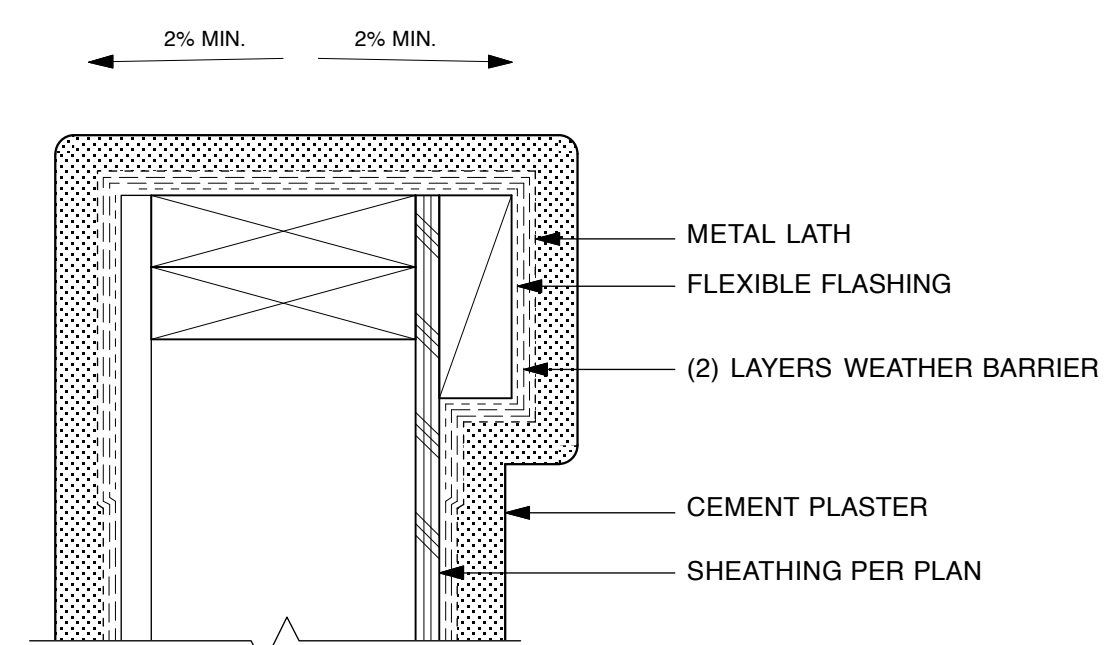
13 TYP. DOOR AND WINDOW JAMB W/ TILE TRIM
SCALE: 3" = 1'-0"



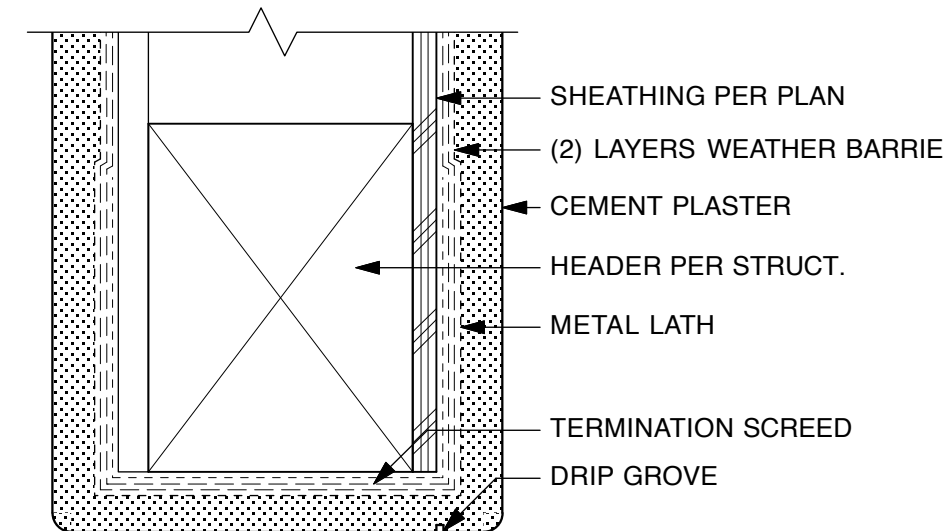
08 TYP. INTERIOR DOOR JAMB
SCALE: 3" = 1'-0"



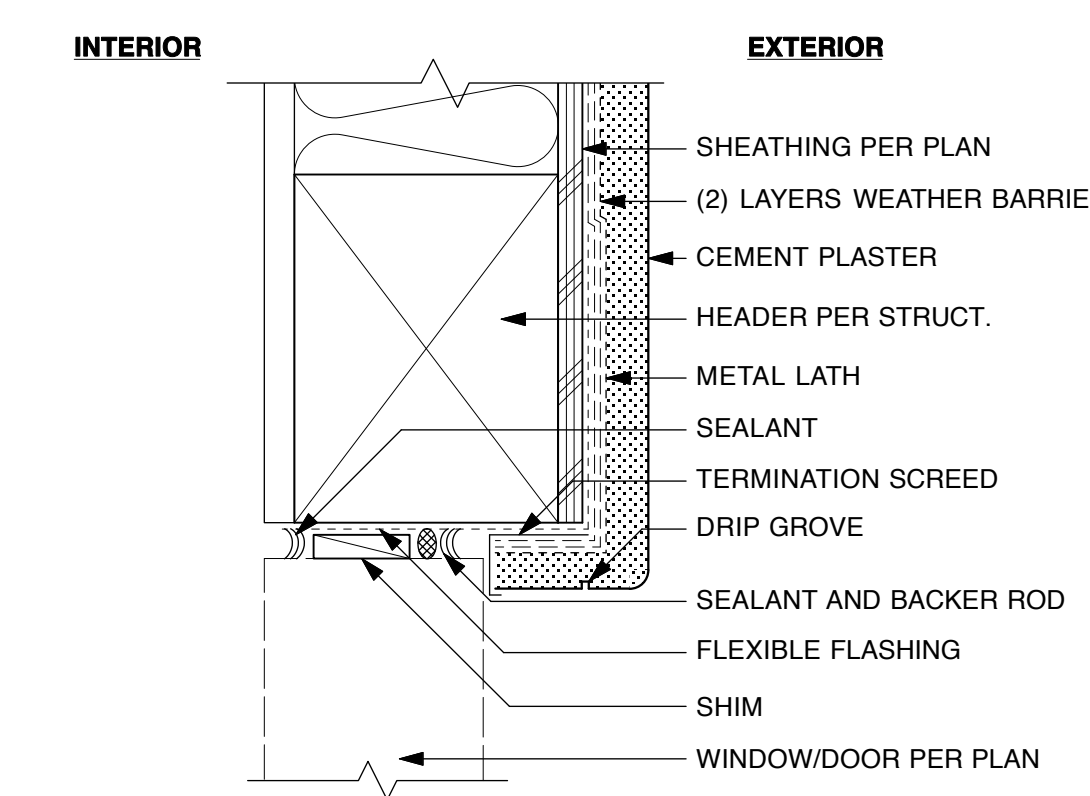
03 TYP. GUEST ROOM PARTITION WALL
SCALE: 3" = 1'-0"



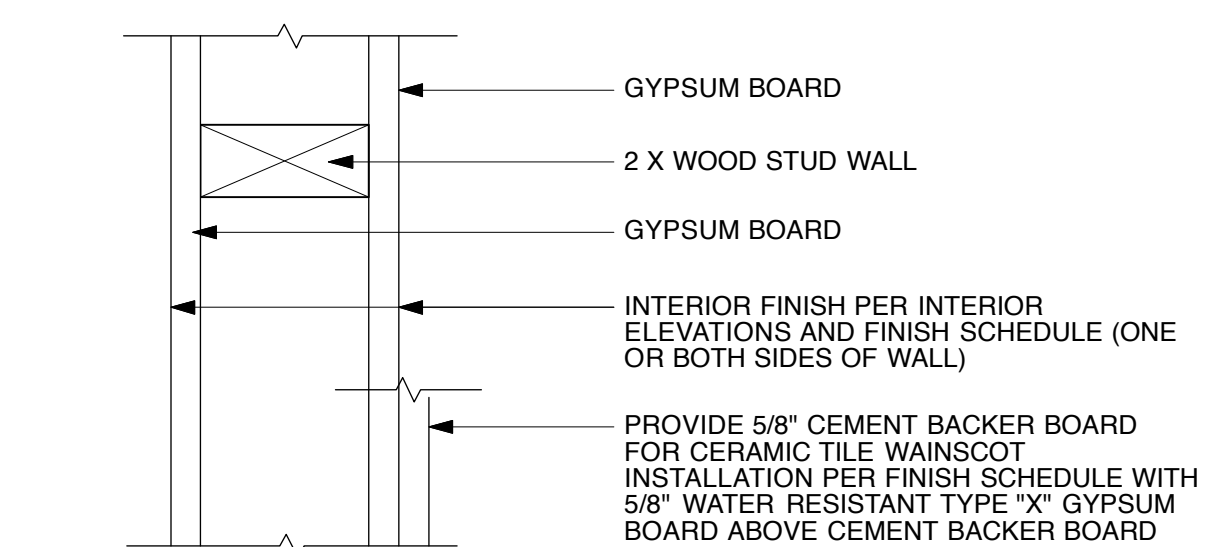
19 TYP. OPENING SILL W/ PLASTER SILL @ STAIR TOWER
SCALE: 3" = 1'-0"



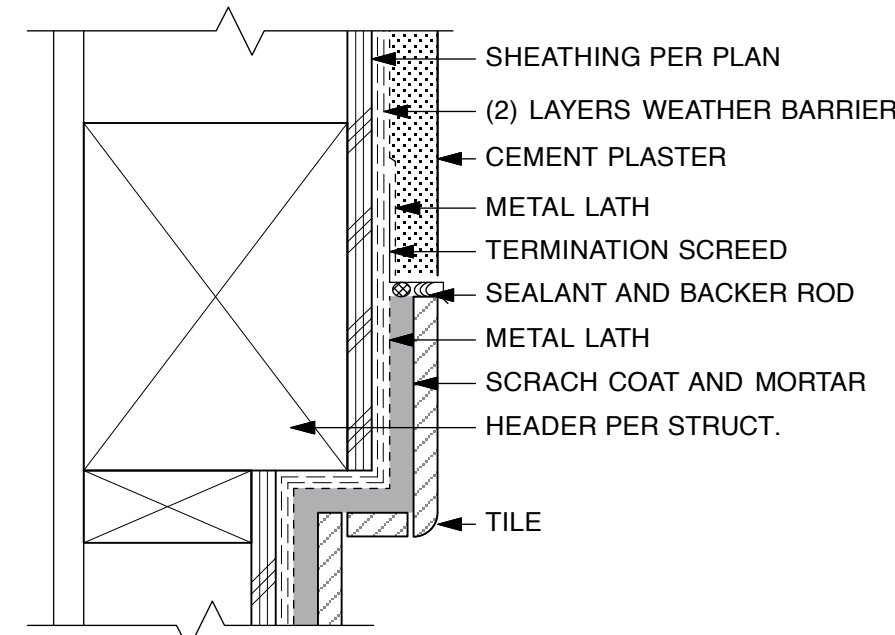
14 TYP. OPENING HEAD @ STAIR TOWER
SCALE: 3" = 1'-0"



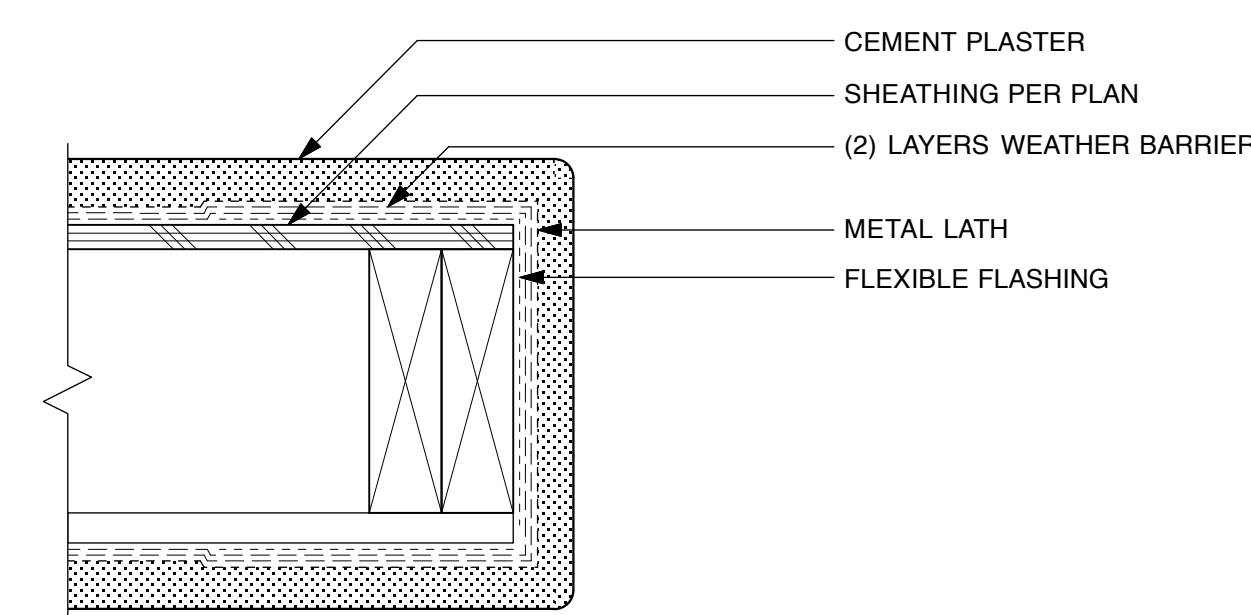
09 TYP. DOOR AND WINDOW HEAD
SCALE: 3" = 1'-0"



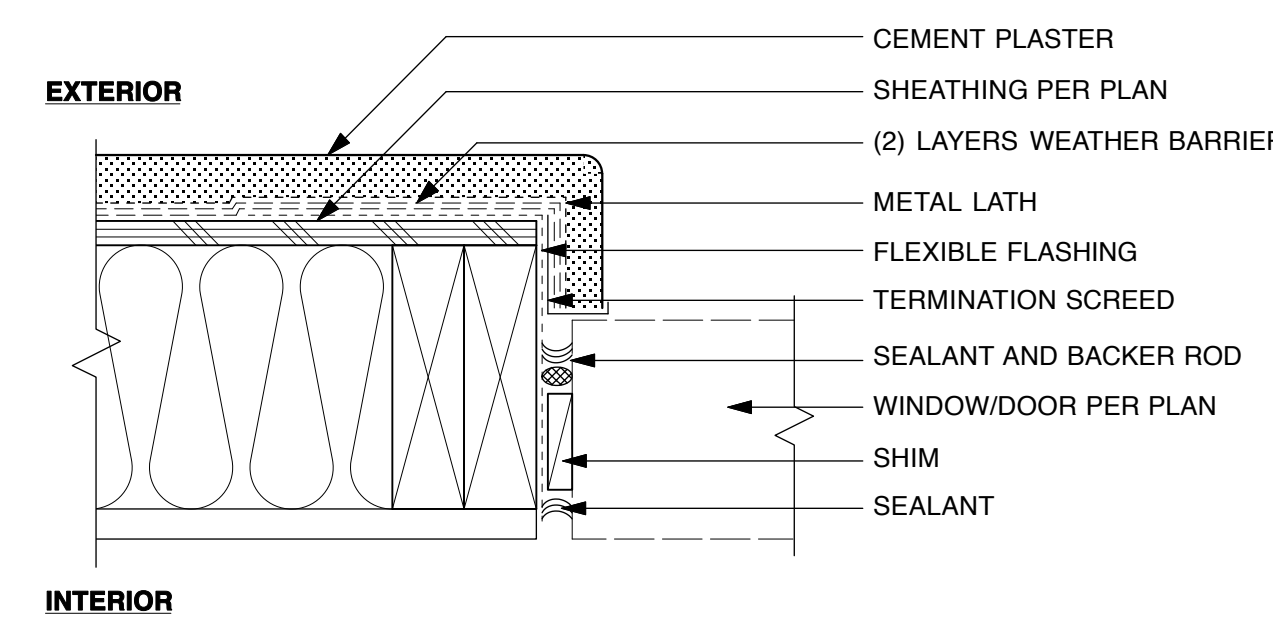
04 TYP. PARTITION WALL
SCALE: 3" = 1'-0"



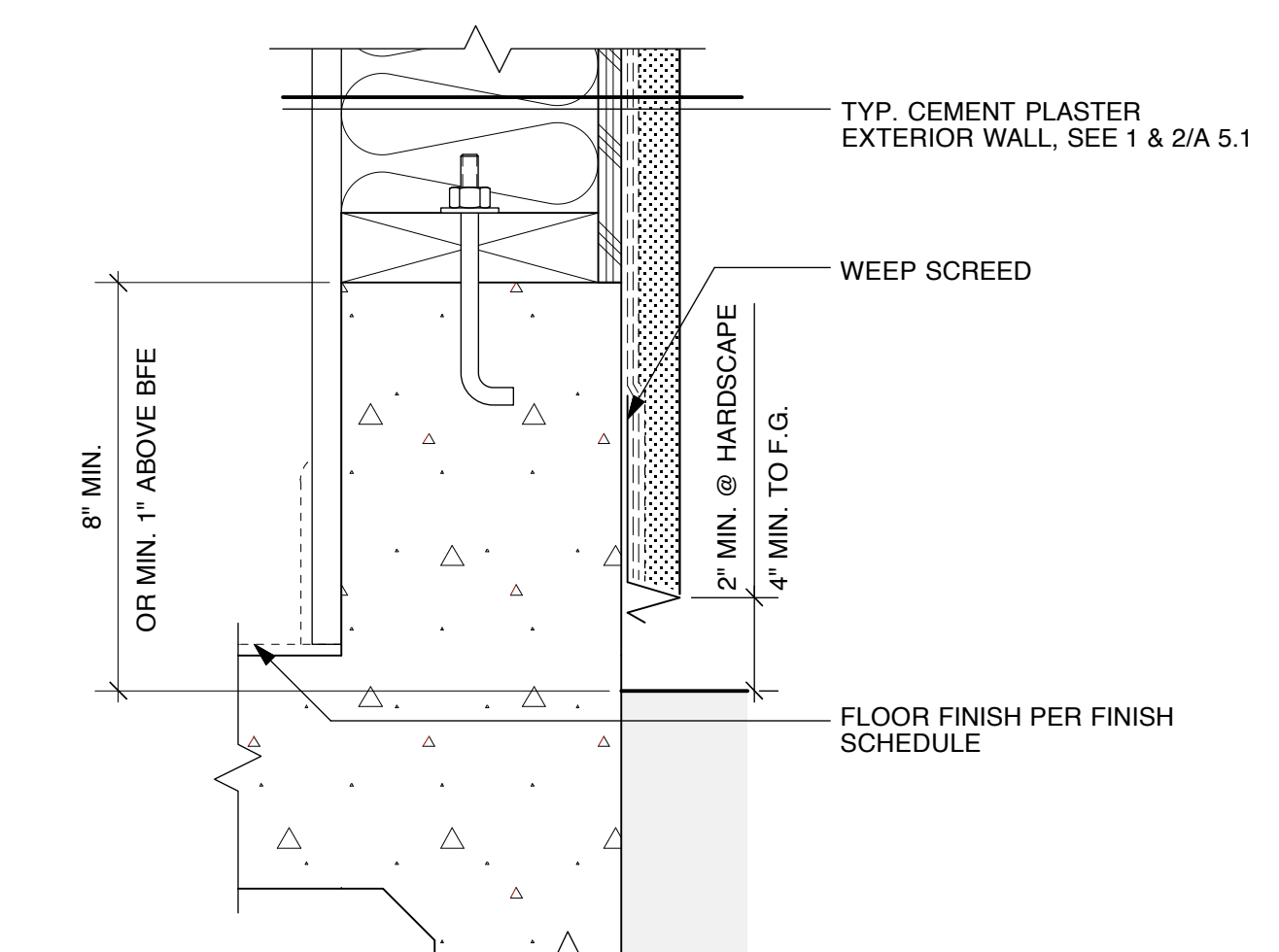
20 TYP. FAUX OPENING HEAD @ STAIR TOWER
SCALE: 3" = 1'-0"



15 TYP. OPENING JAMB @ STAIR TOWER
SCALE: 3" = 1'-0"



10 TYP. DOOR AND WINDOW JAMB
SCALE: 3" = 1'-0"



05 TYP. B.O. CEMENT PLASTER WALL
SCALE: 3" = 1'-0"

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 535 SANTA BARBARA STREET
 SANTA BARBARA, CA 93101
 TEL: (805) 963-0986
 FAX: (805) 963-0178
 DAWN@DASHERRY.COM

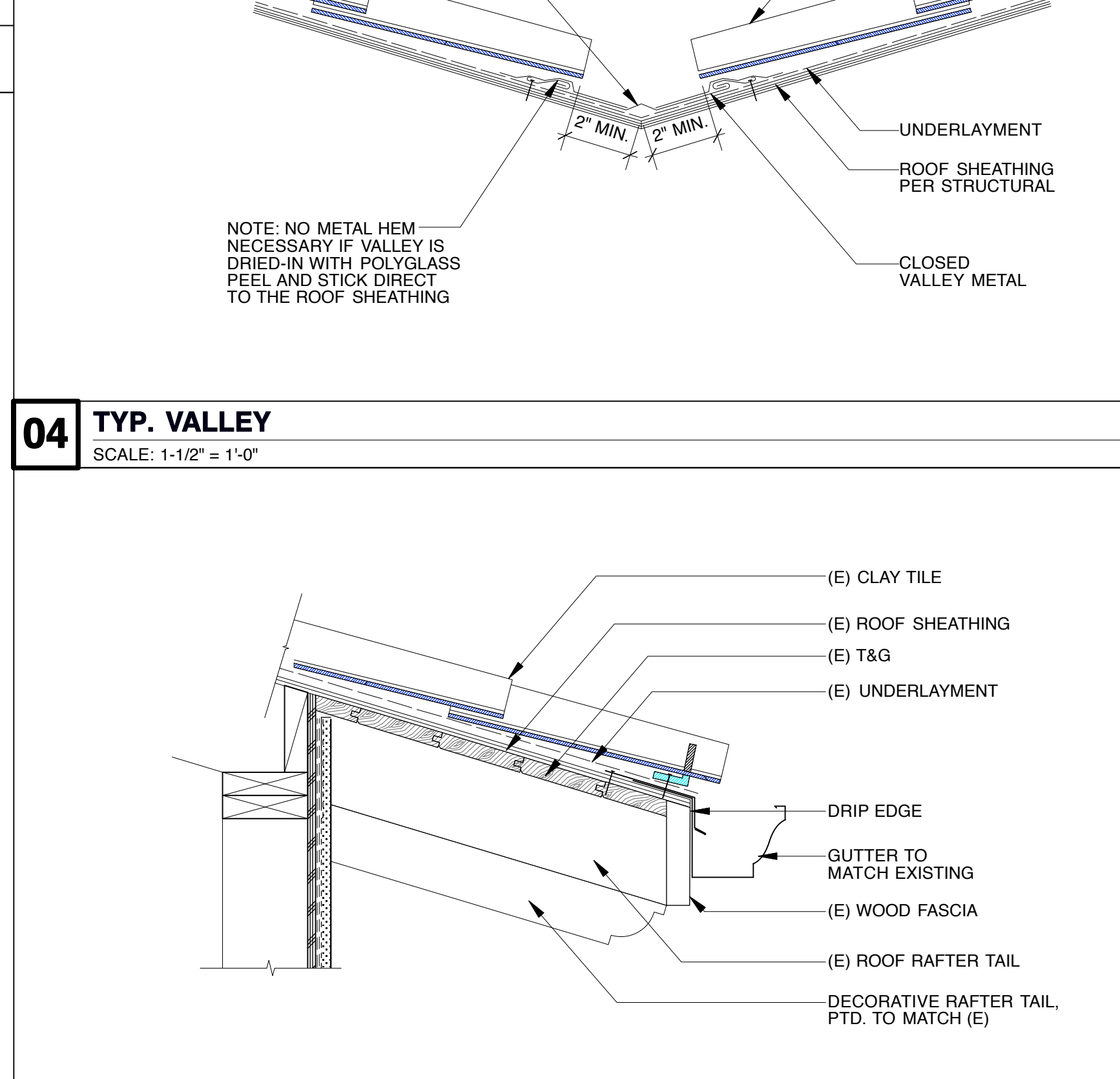
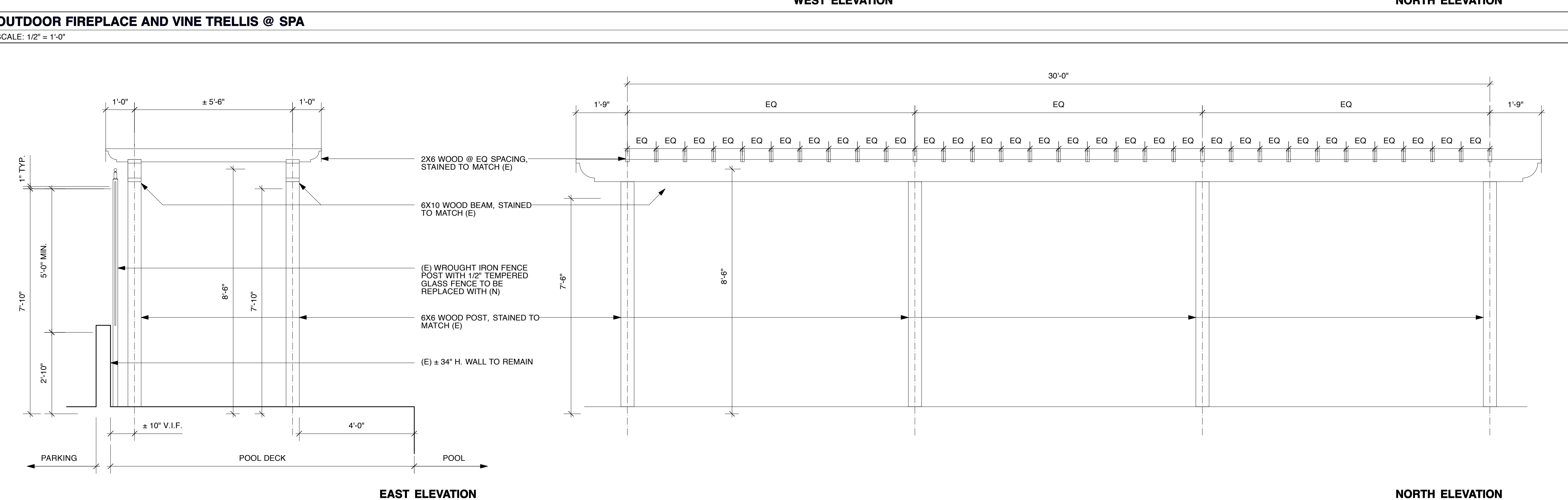
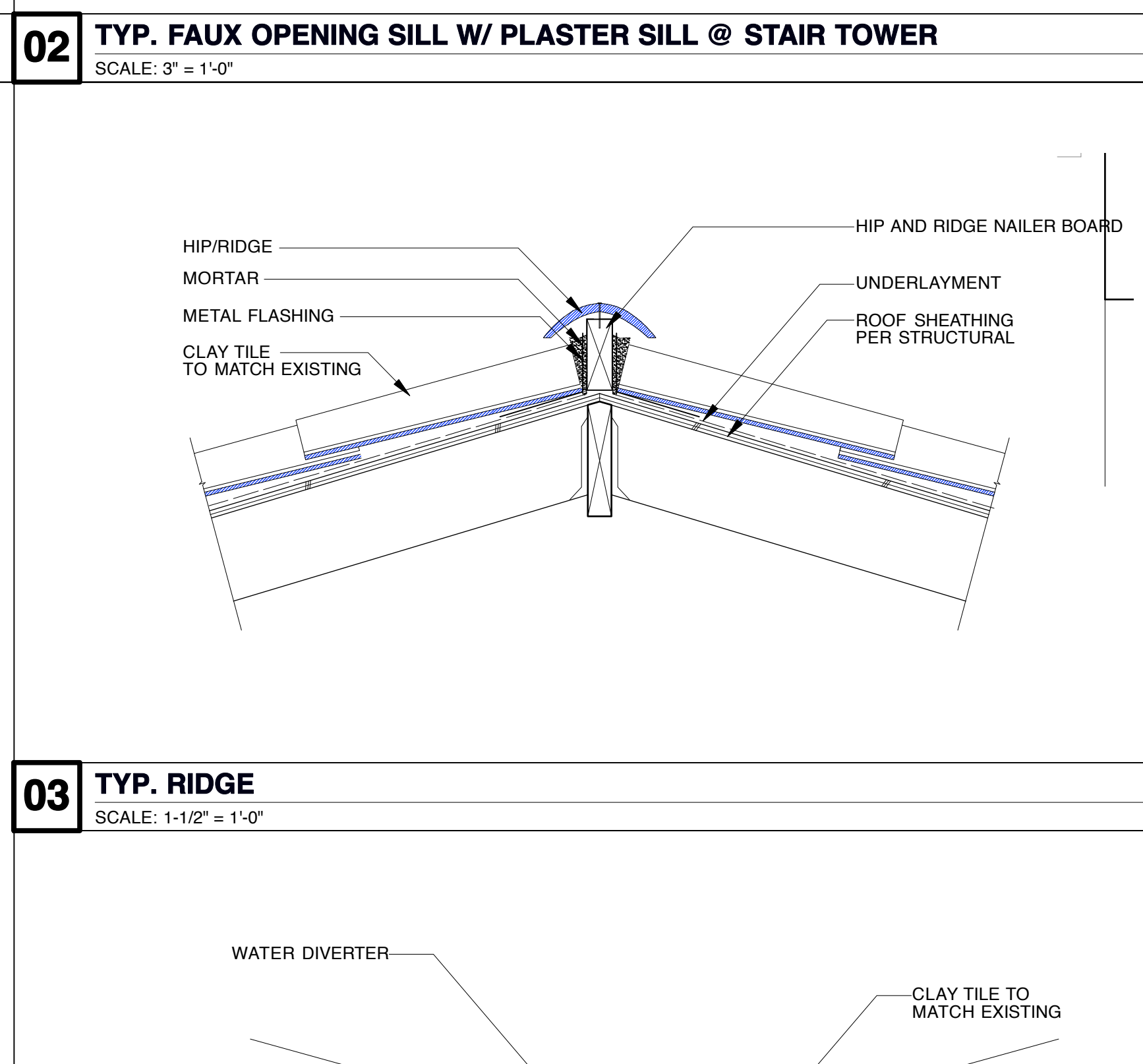
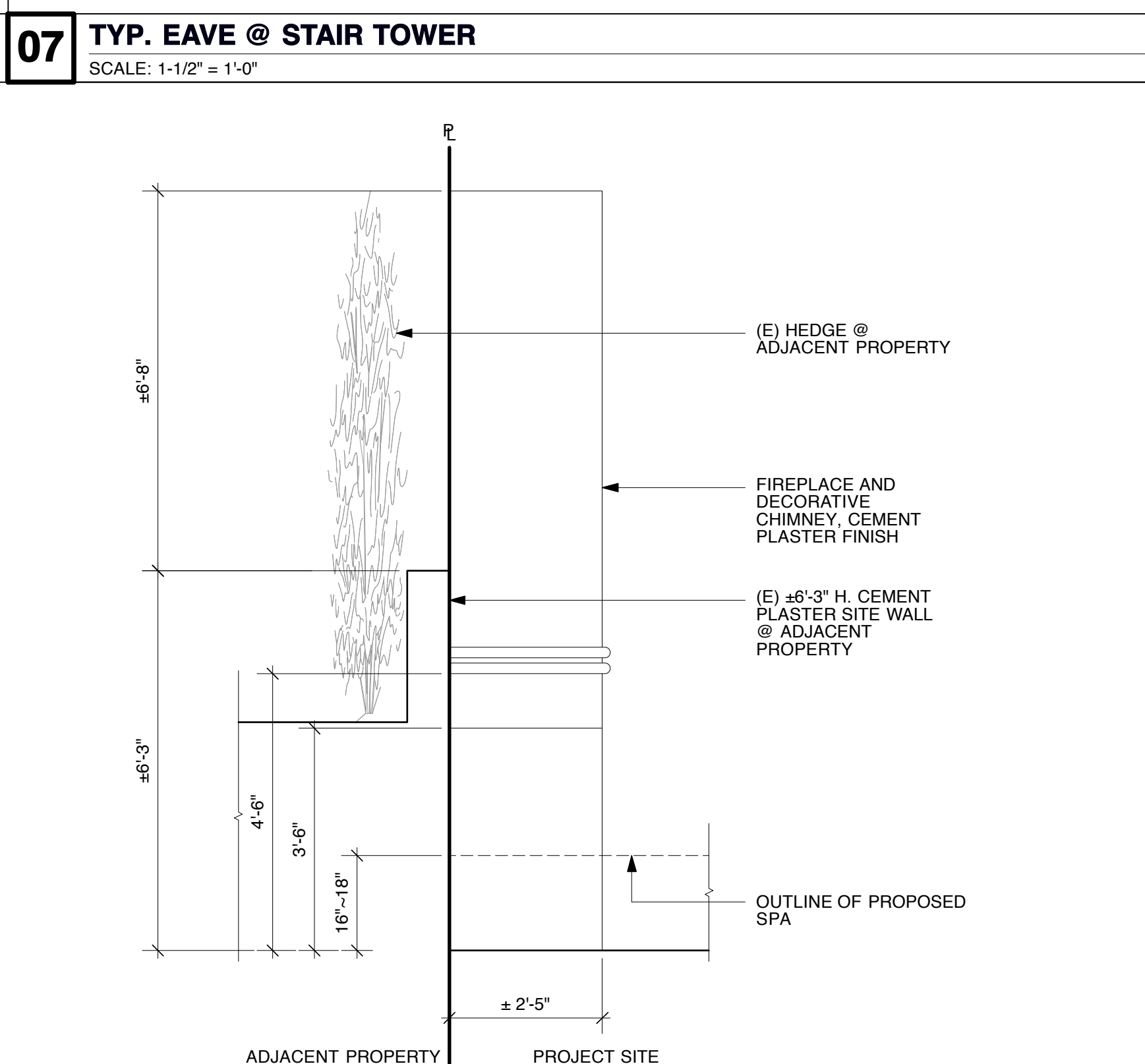
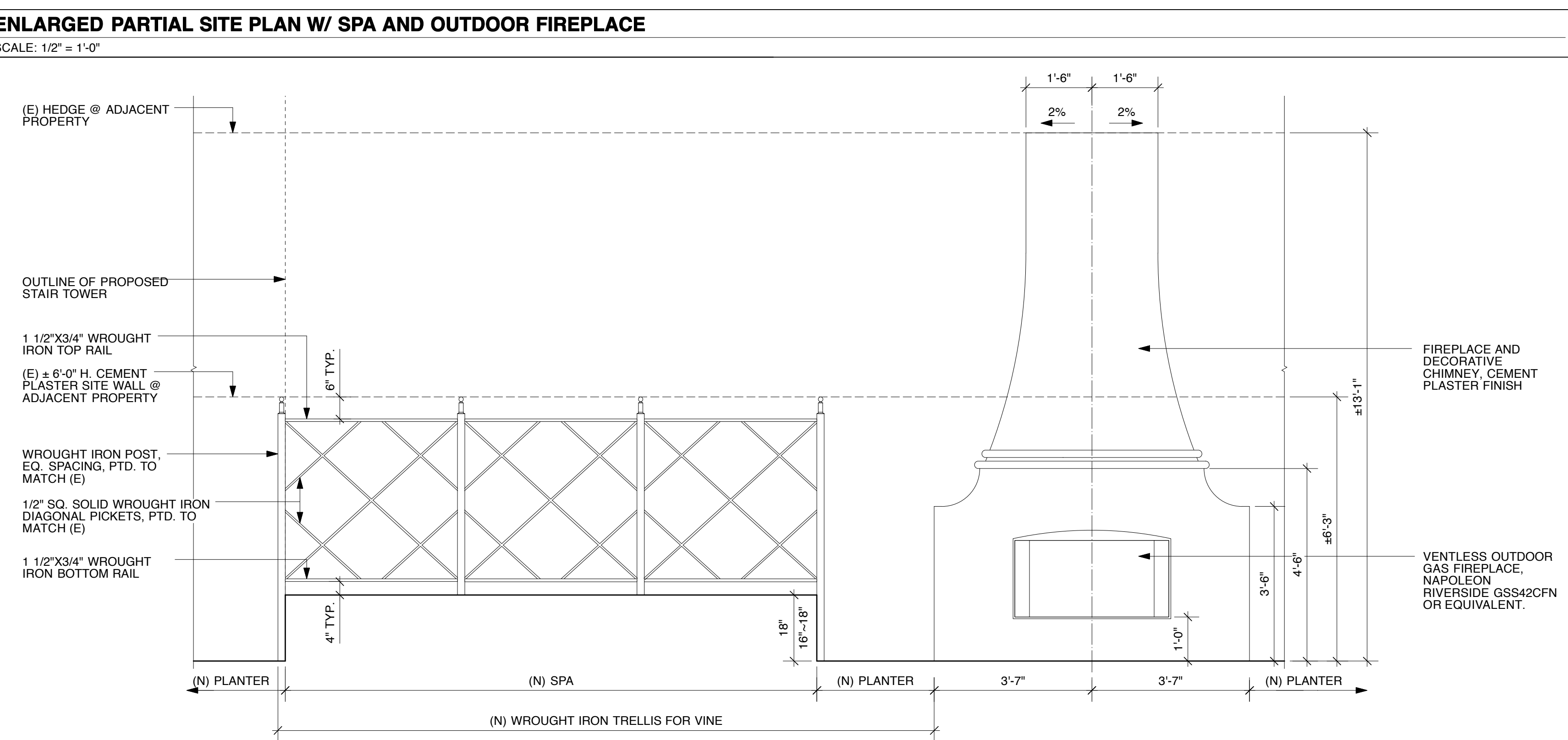
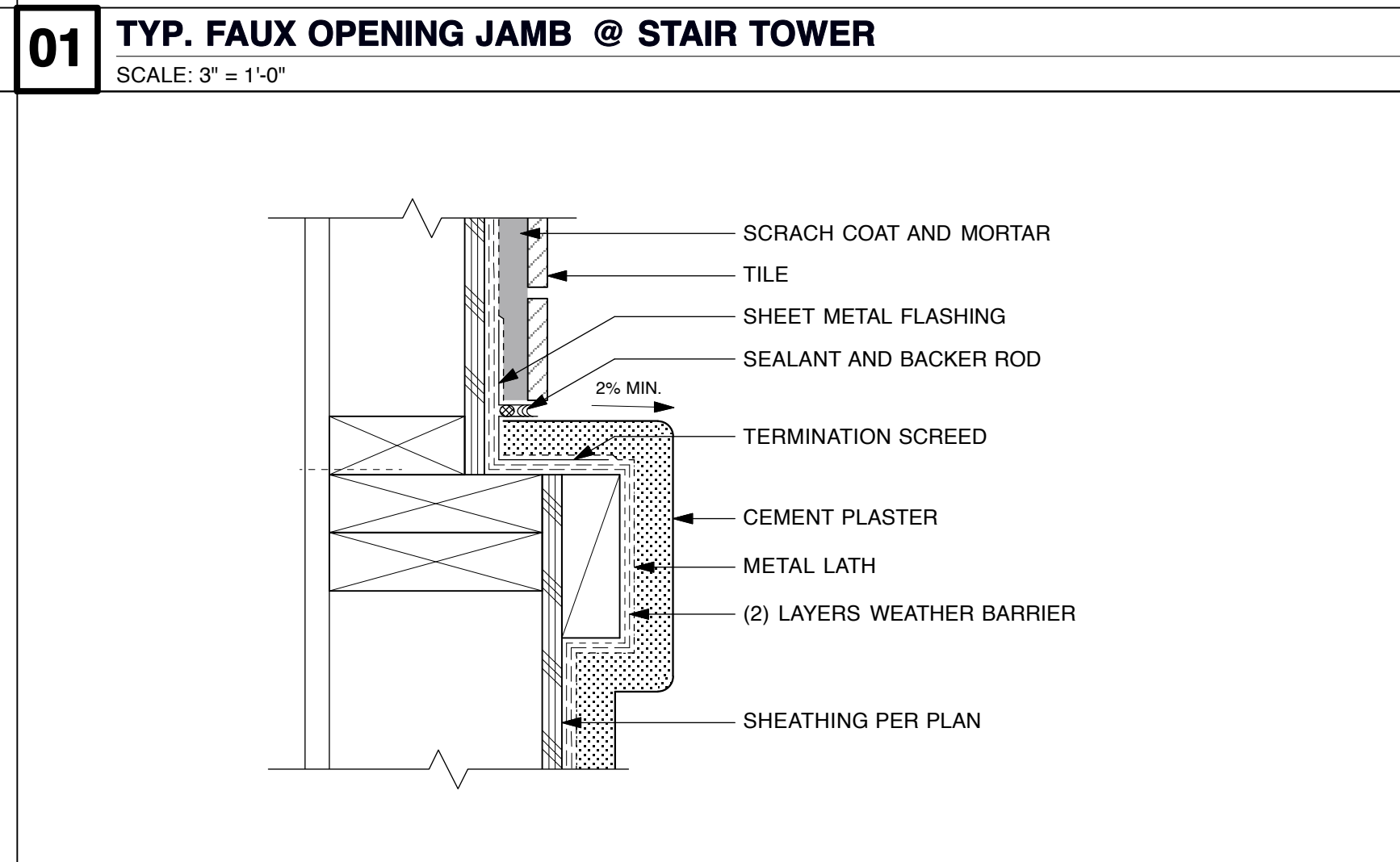
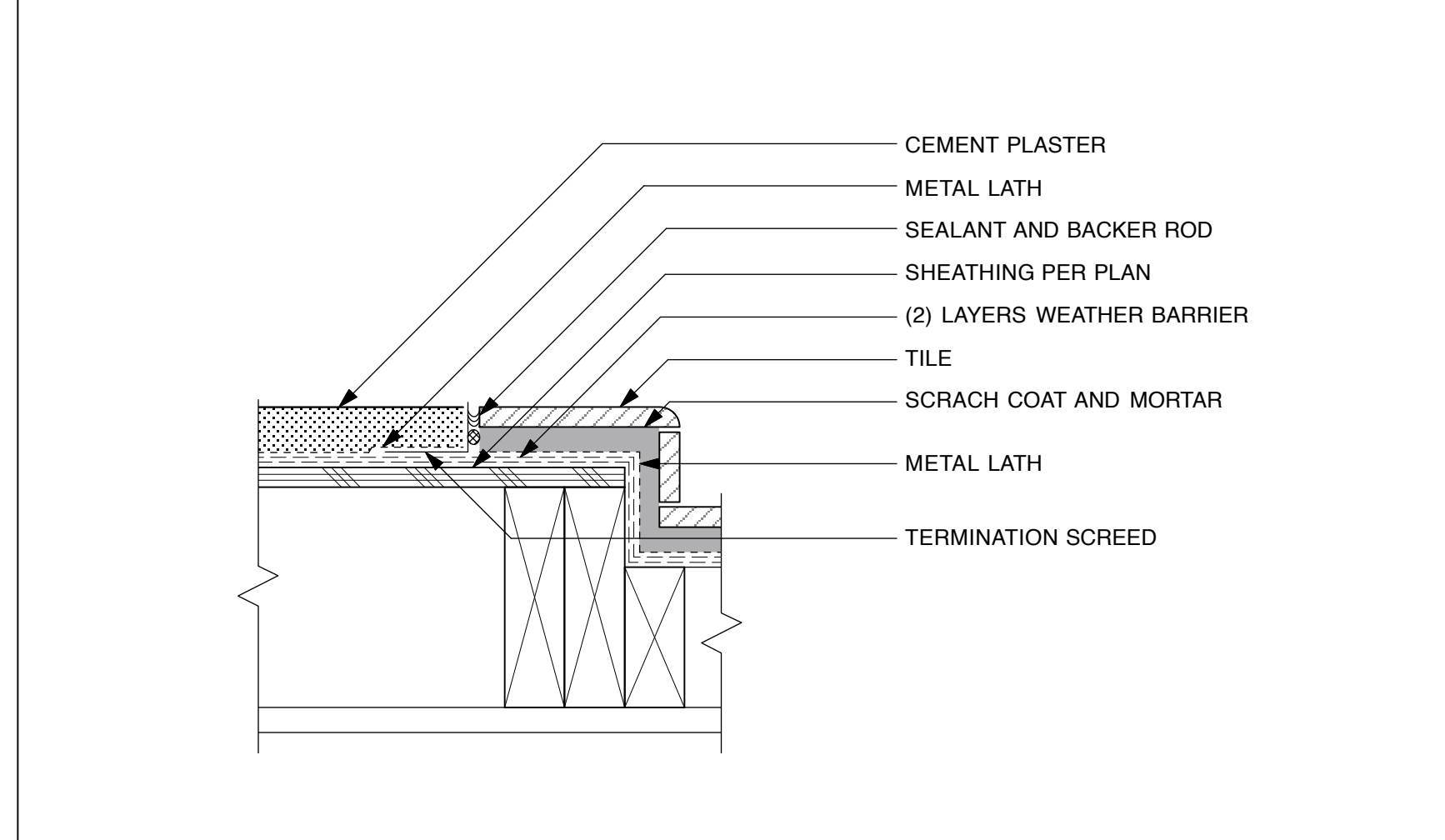
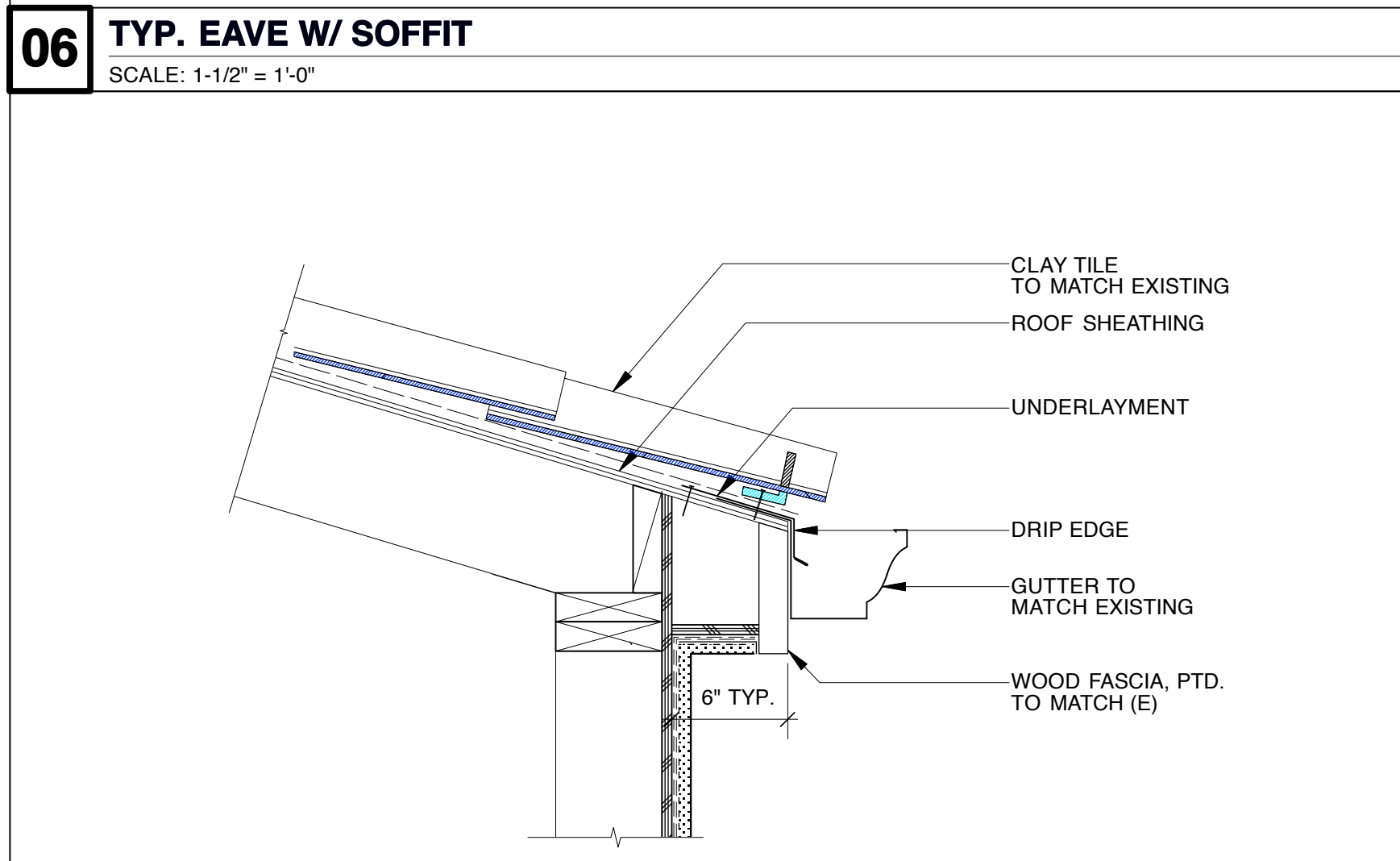
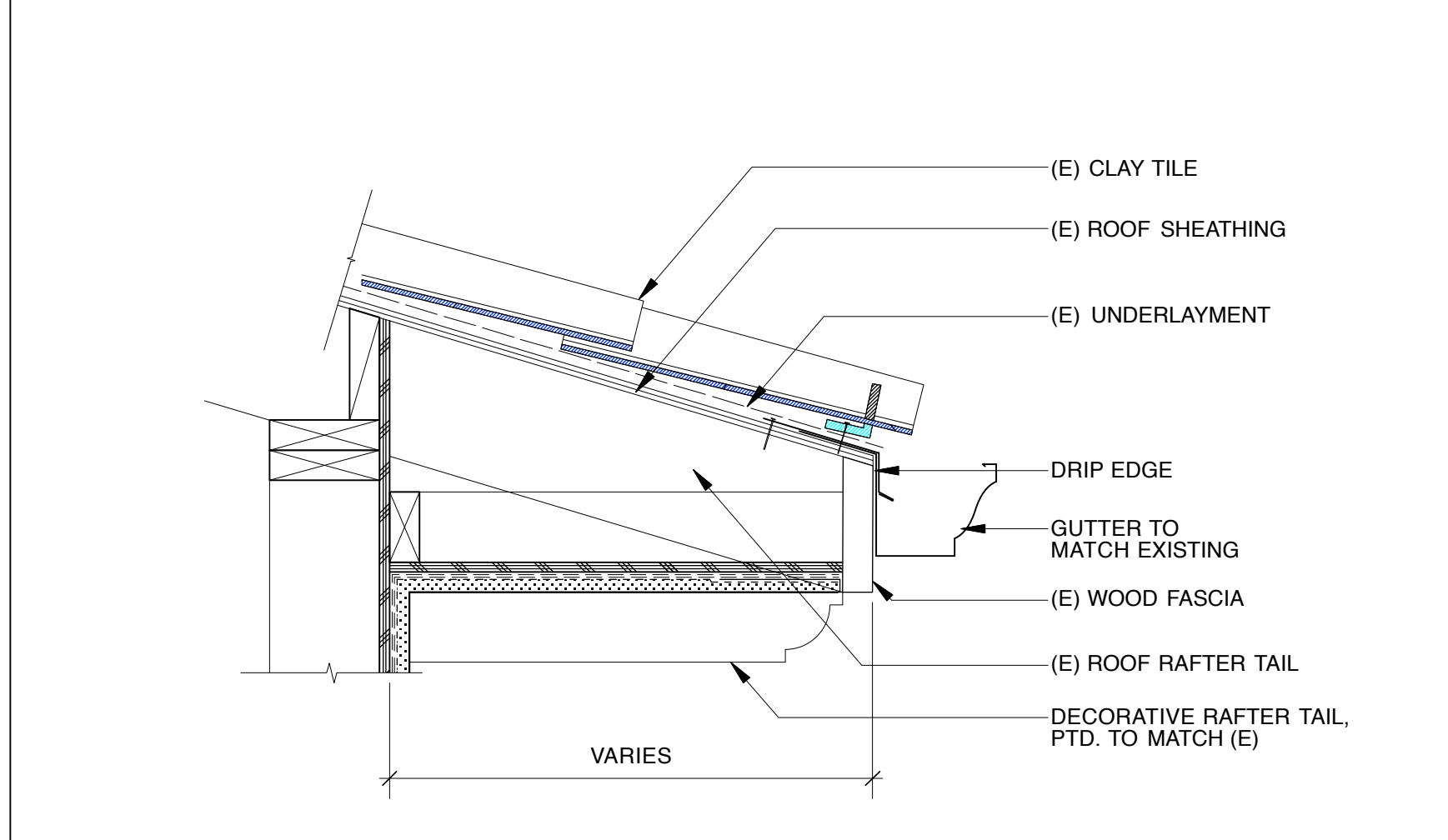
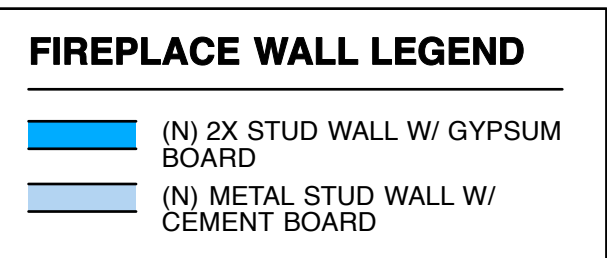
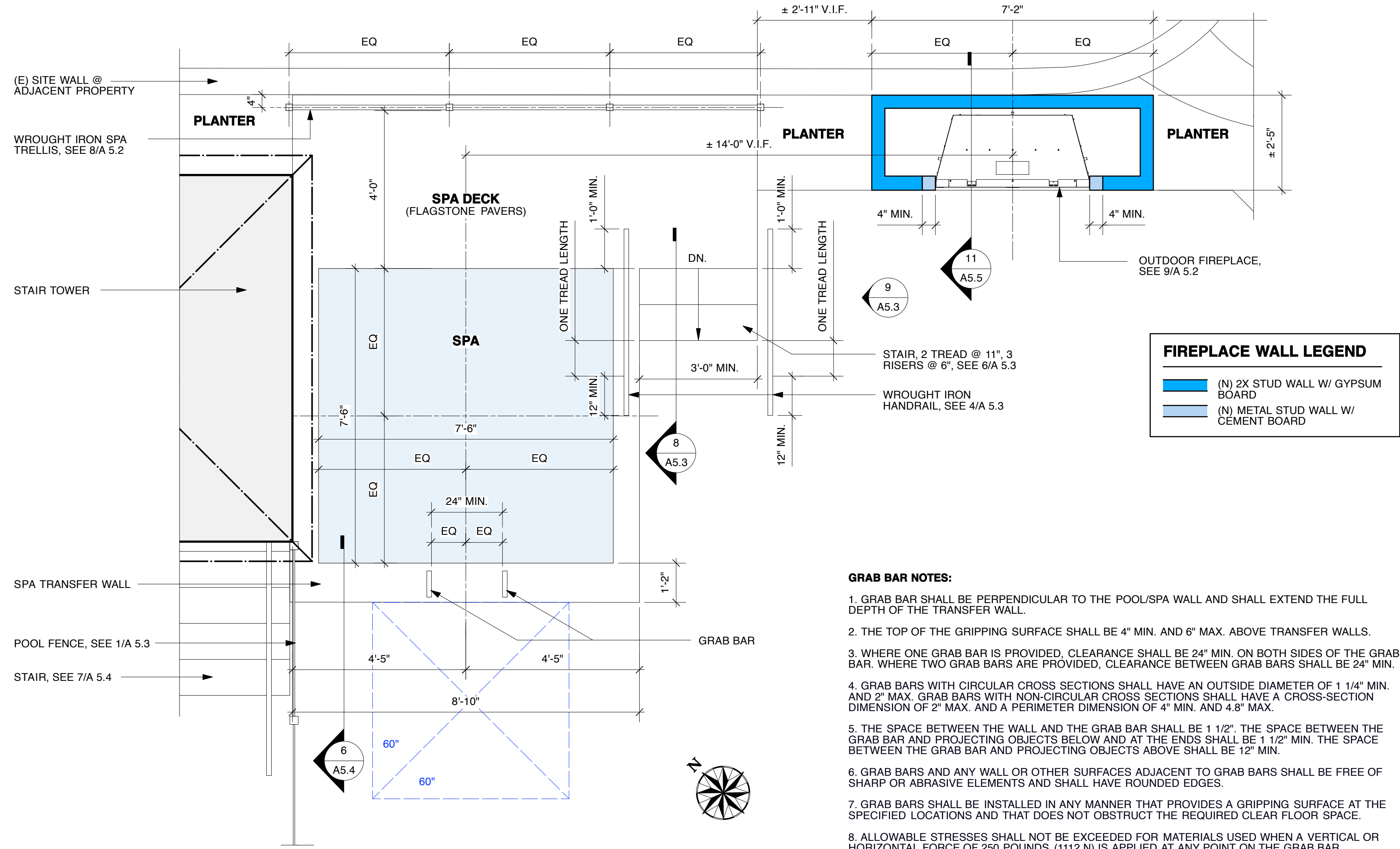
EXTERIOR AND INTERIOR ALTERATIONS
 TO EXISTING HOTEL.

421 S. MILPAS STREET
 SANTA BARBARA, CA

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

A 5.1

ARCHITECTURAL DETAILS



S H E R R Y & A S S O C I A T E S

ARCHITECTS

421 S. MILPAS STREET
SANTA BARBARA, CA

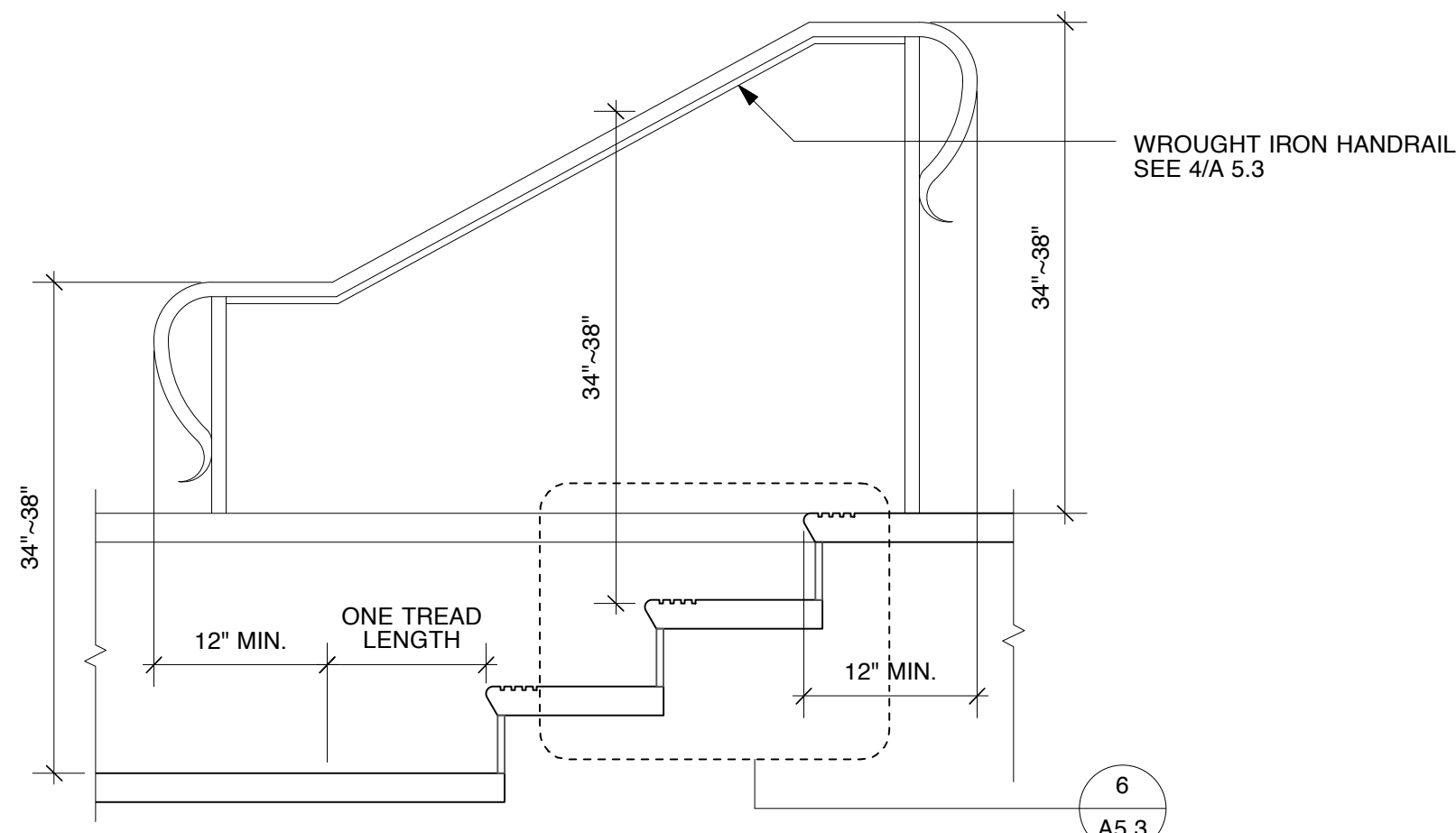
EXTERIOR AND INTERIOR ALTERATIONS
TO EXISTING HOTEL.

555 SANTA BARBARA STREET
PO BOX 23824
SANTA BARBARA CA 93121
TEL: (805) 963-0986
FAX: (805) 963-0178
DANIEL DAWNSHERRY, C.O.

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

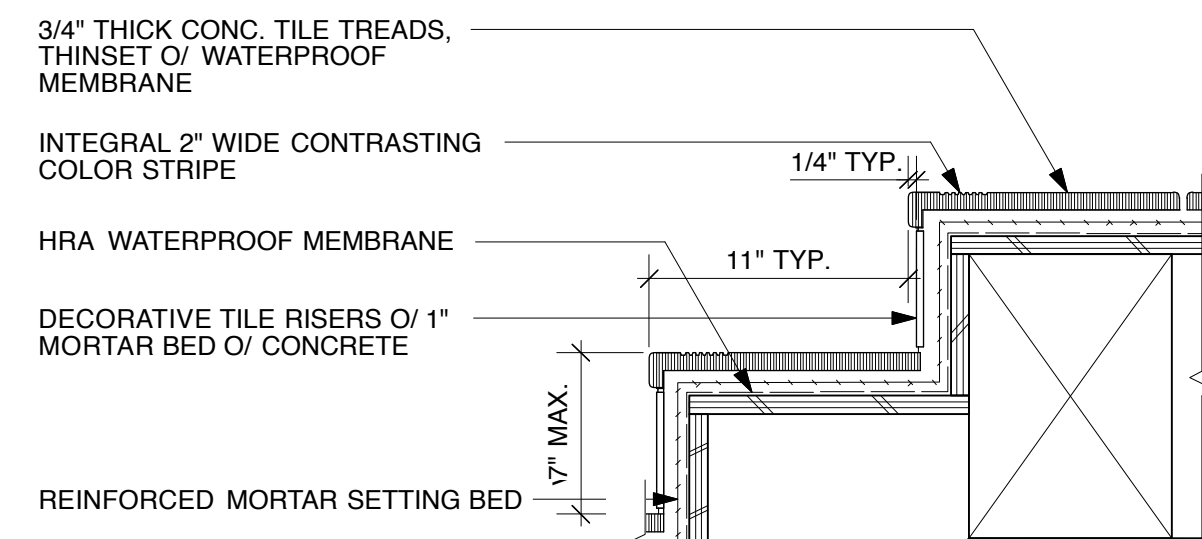
A 5.2

ARCHITECTURAL DETAILS



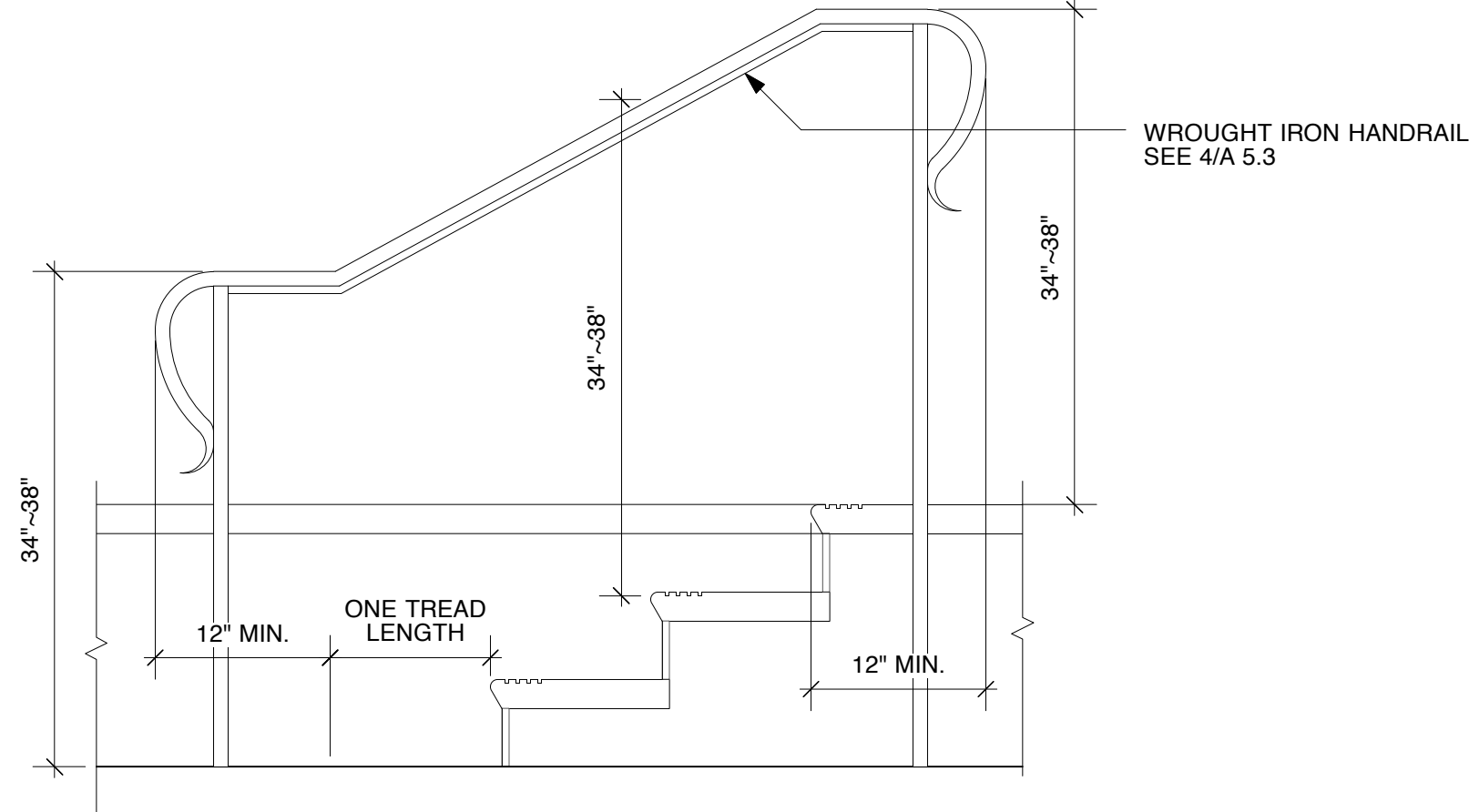
08 SPA STAIR/HANDRAIL SECTION

SCALE: 1" = 1'-0"



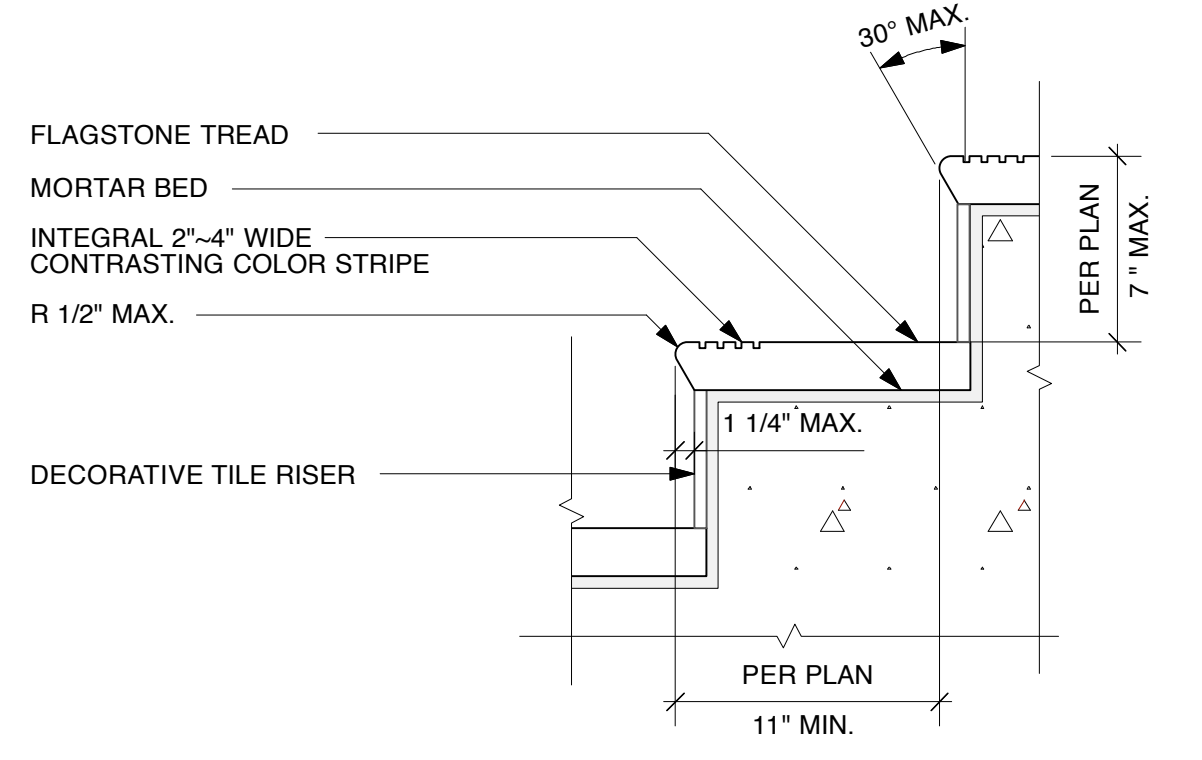
05 TYP. STAIR RISER & TREAD

SCALE: 3" = 1'-0"



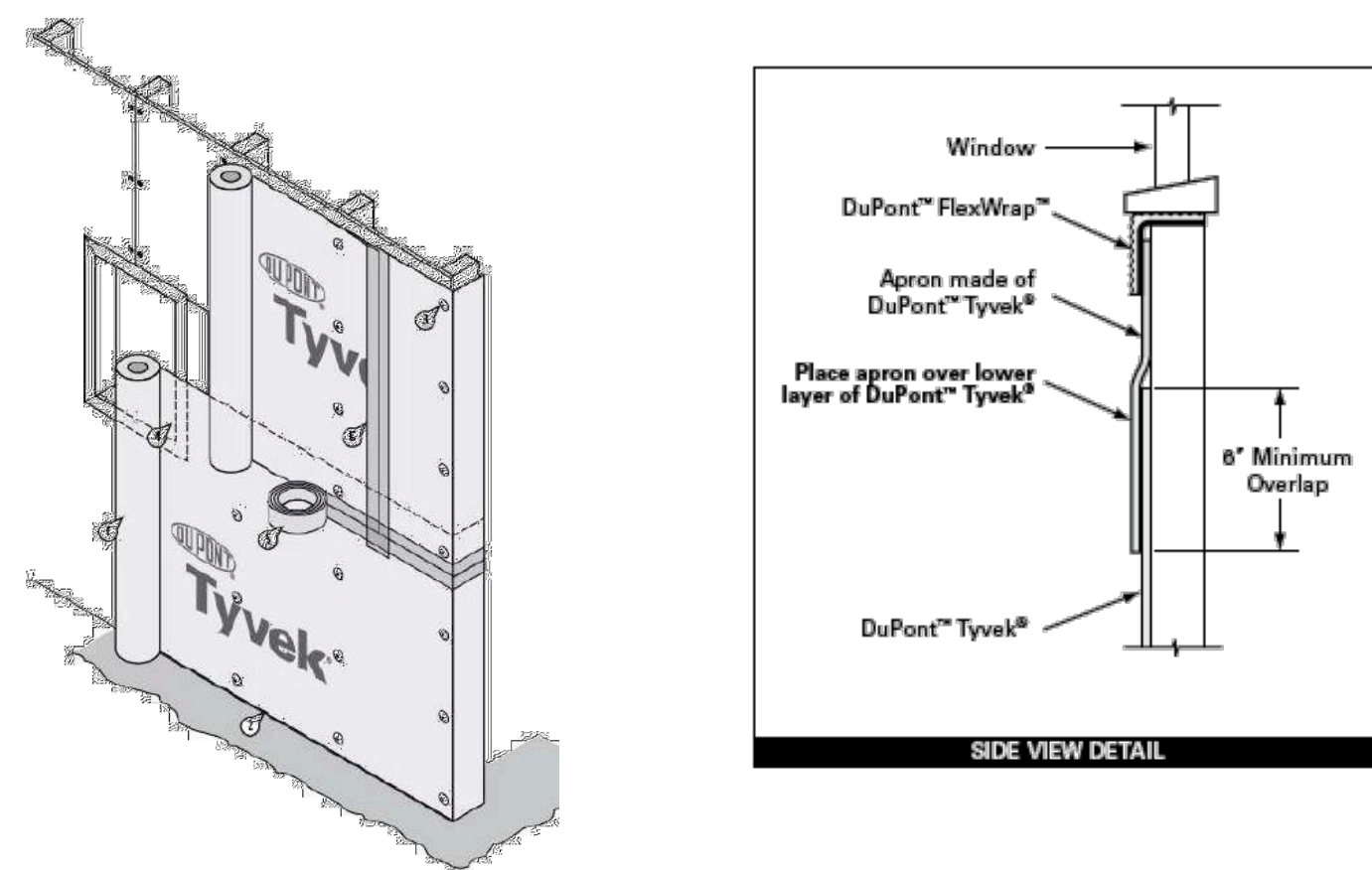
09 SPA STAIR/HANDRAIL ELEVATION

SCALE: 1" = 1'-0"



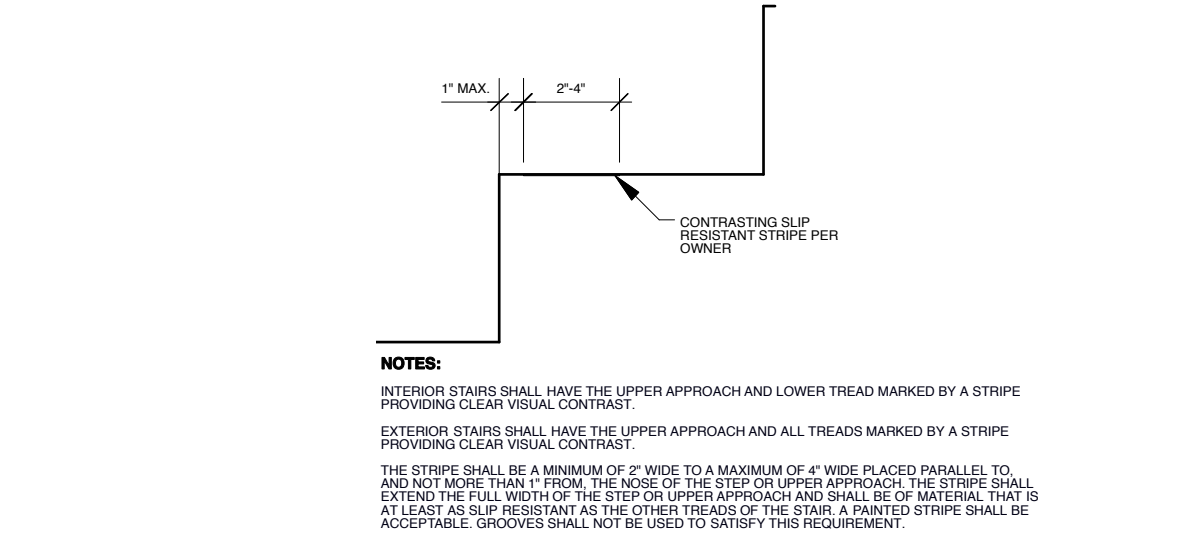
06 TYP. SPA STAIR RISER & TREAD

SCALE: 3" = 1'-0"



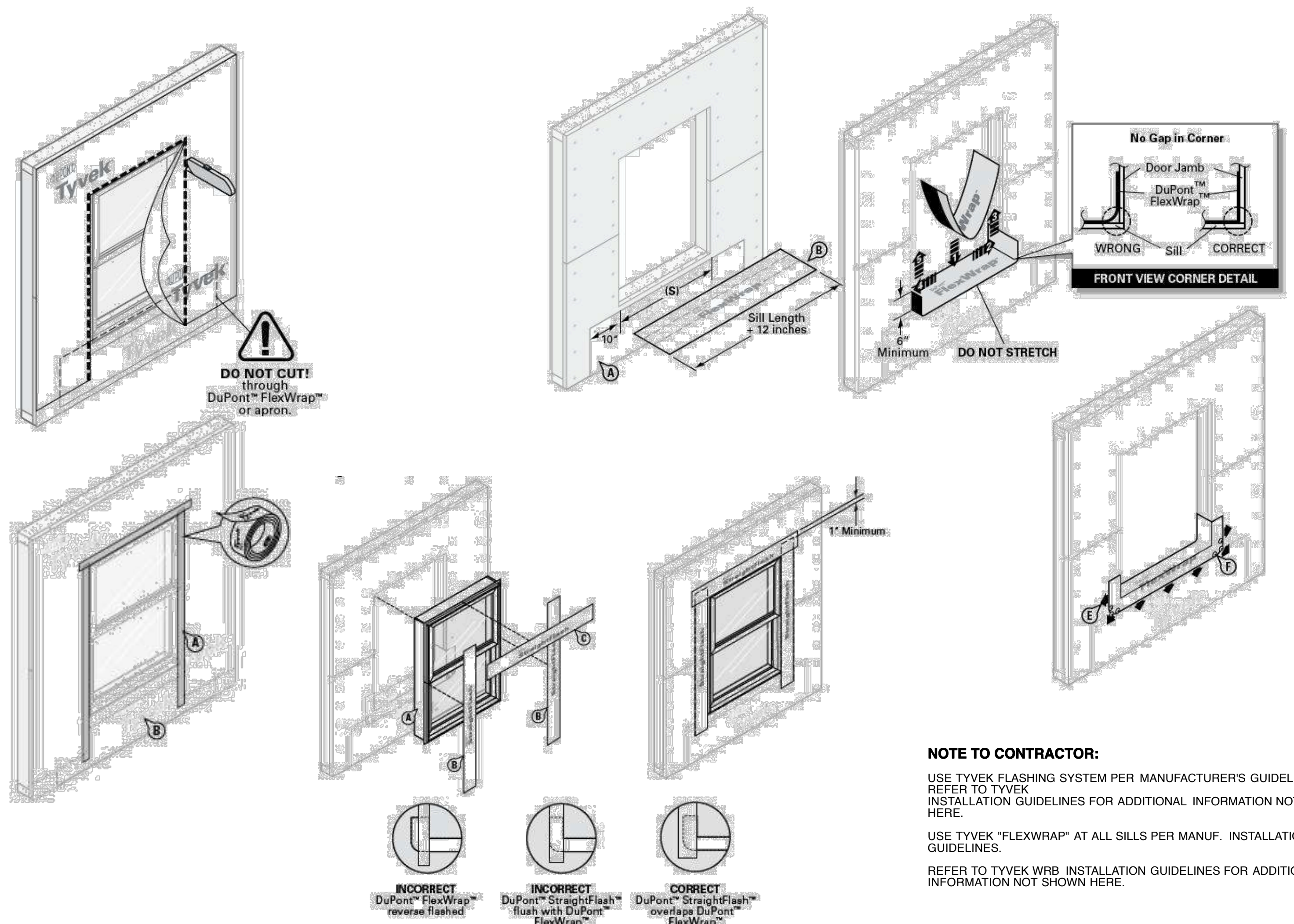
10 TYVEK WATER RESISTIVE BARRIER

SCALE: N/A



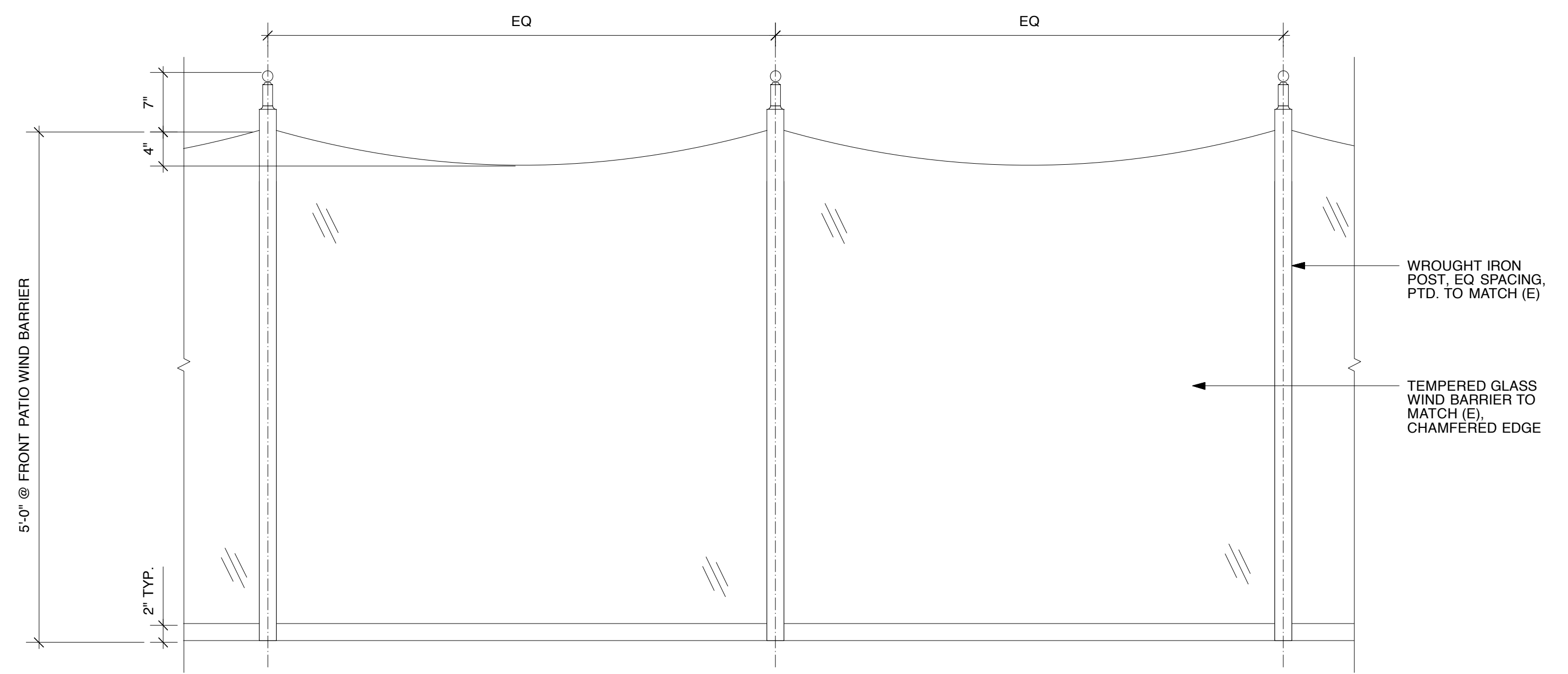
07 TYP. STAIR TREAD STRIPING

N.T.S.



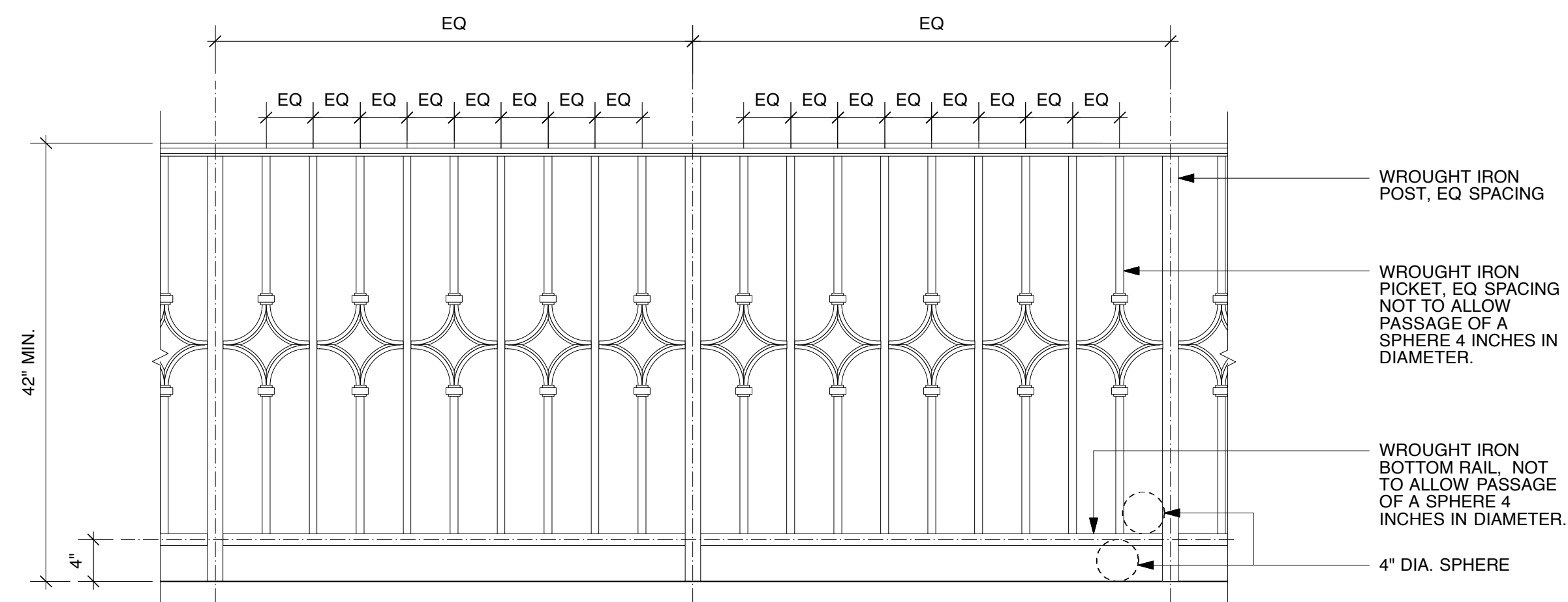
11 TYVEK WINDOW FLASHING SYSTEM

SCALE: N/A



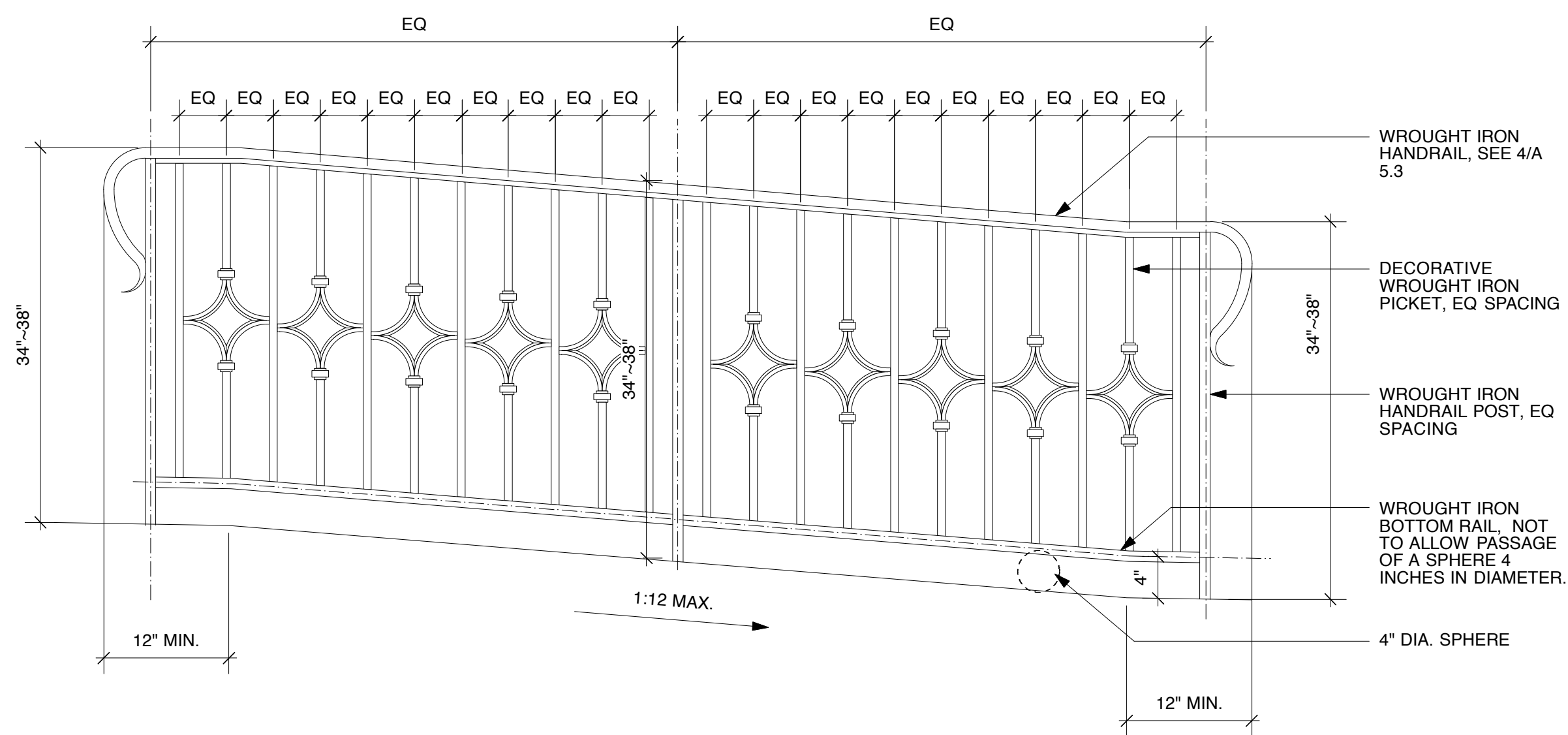
01 FRONT PATIO WIND BARRIER

SCALE: 1" = 1'-0"



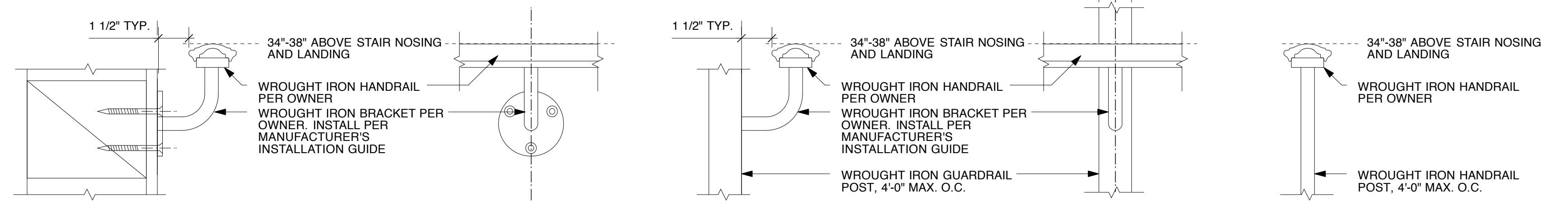
02 TYP. GUARDRAIL @ UPPER LEVEL DECK / WALKWAY / JULIET BALCONY

SCALE: 1" = 1'-0"



03 TYP. HANDRAIL @ RAMP

SCALE: 1" = 1'-0"



04 TYP. HANDRAIL DETAILS

SCALE: 3" = 1'-0"

S S O C I A T E S
 S H E R R Y & A R C H I T E C T S
 535 SANTA BARBARA STREET
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 DAWN@DASHERRY.COM

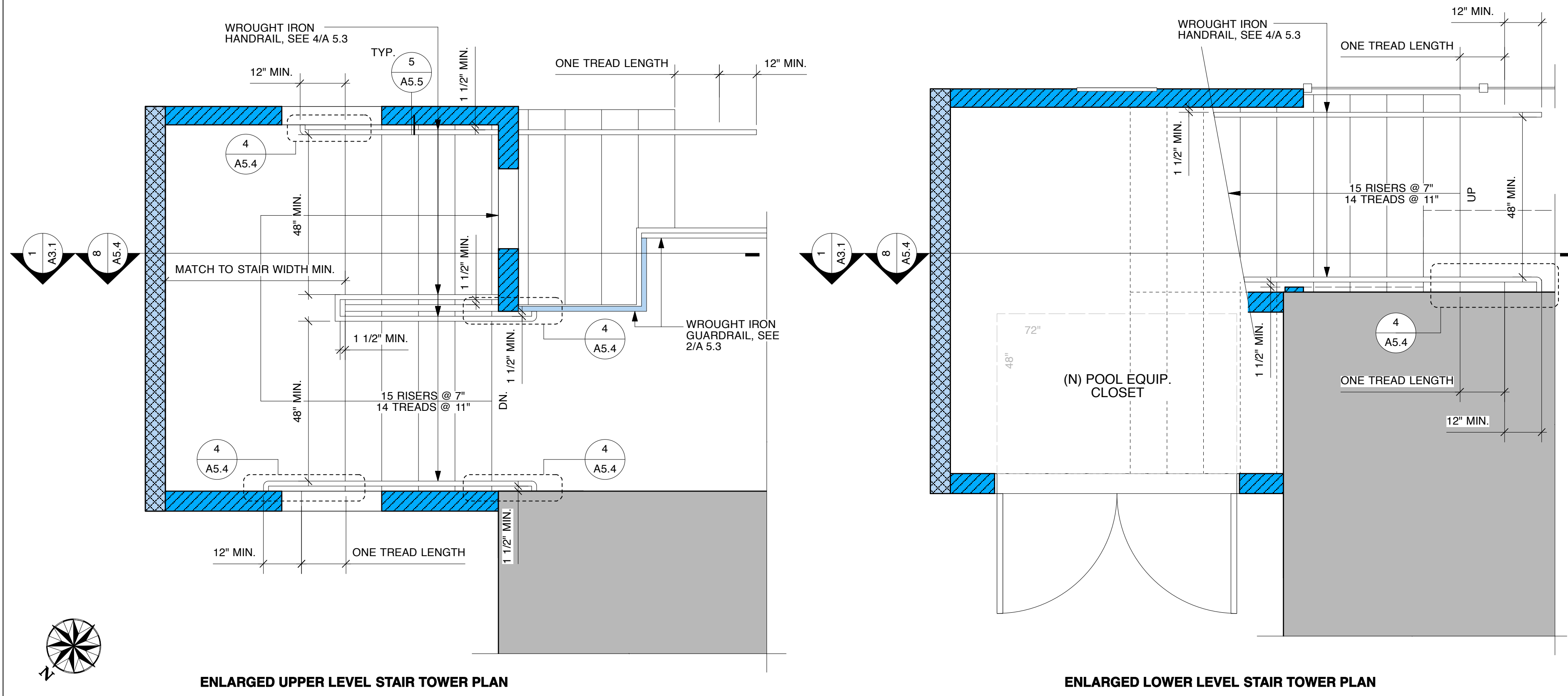
EXTERIOR AND INTERIOR ALTERATIONS
 TO EXISTING HOTEL.

421 S. MILPAS STREET
 SANTA BARBARA, CA

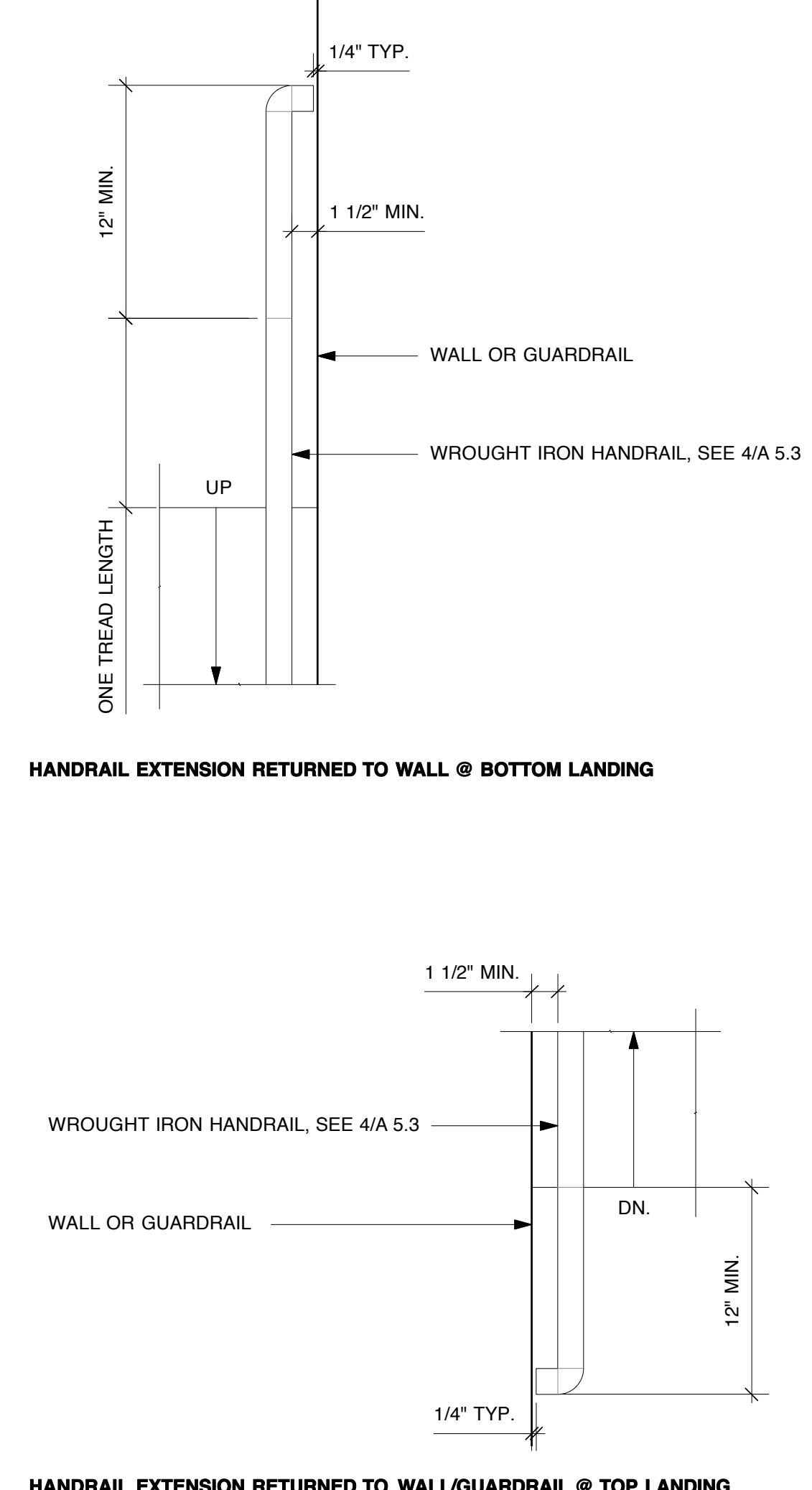
DATE	DESCRIPTION
11/20/20	ABR SUBMITTAL
03/09/21	CDP/MOD SUBMITTAL
03/14/22	ABR RESUBMITTAL

A 5.3
 ARCHITECTURAL DETAILS

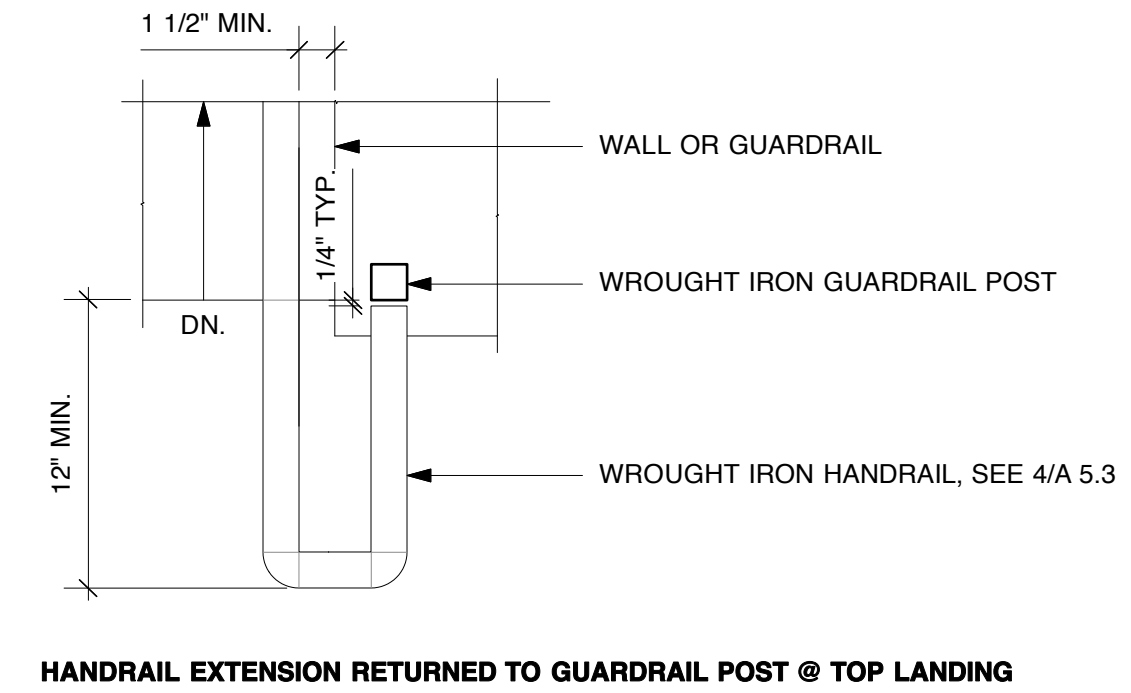
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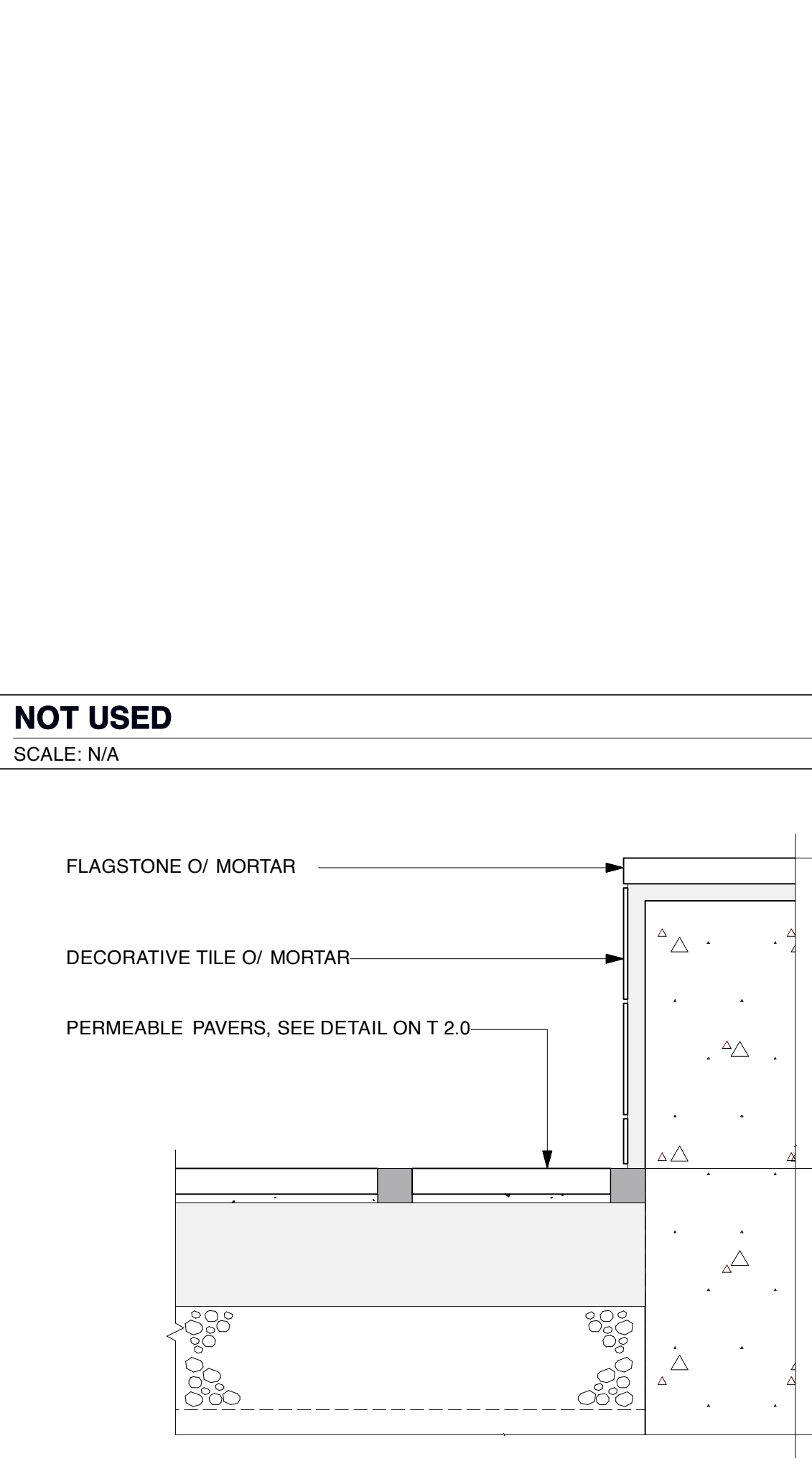
07 ENLARGED STAIR TOWER PLANS
 SCALE: 1/2" = 1'-0"



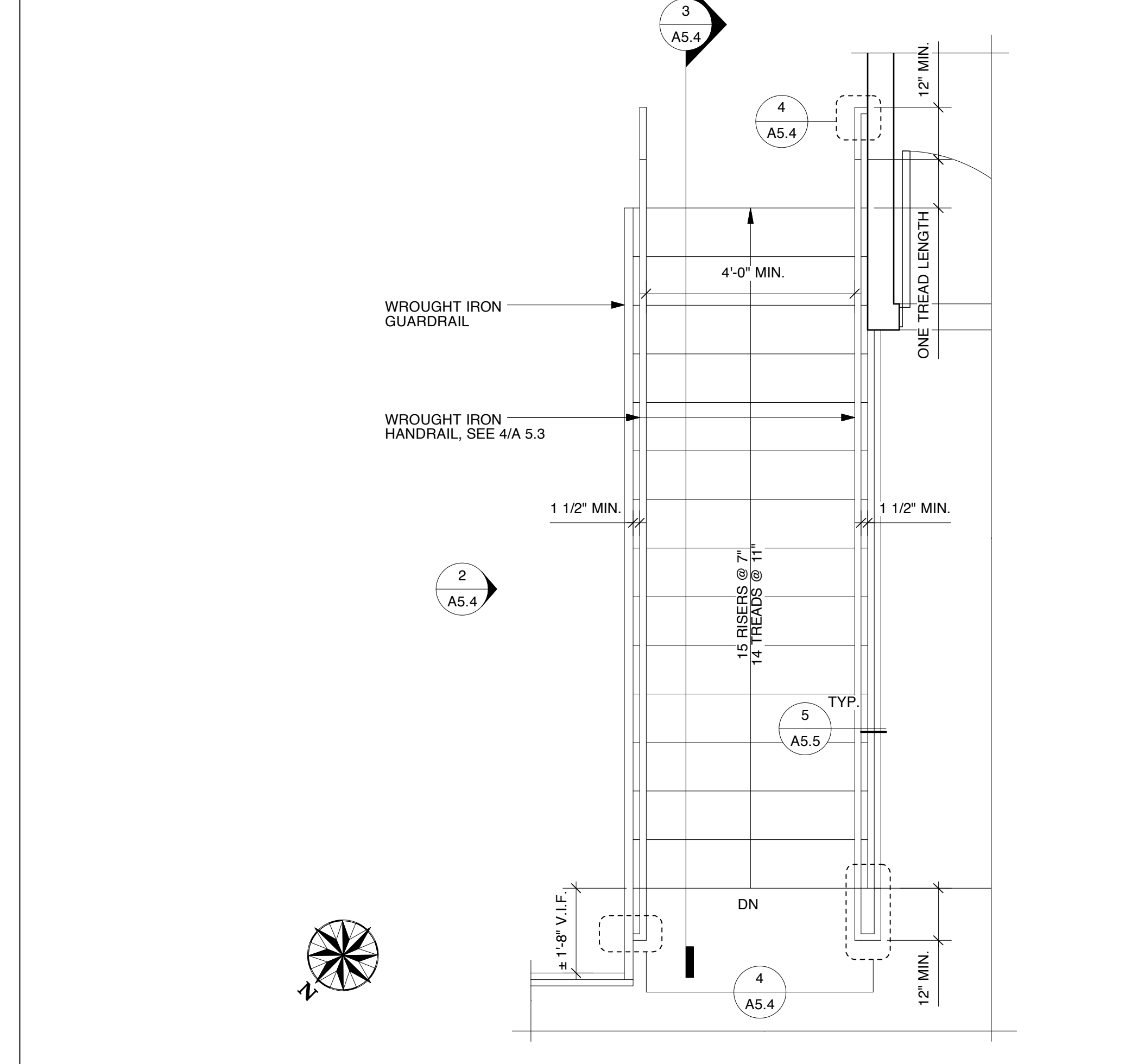
04 TYP. HANDRAIL TERMINATION
 SCALE: 1-1/2" = 1'-0"



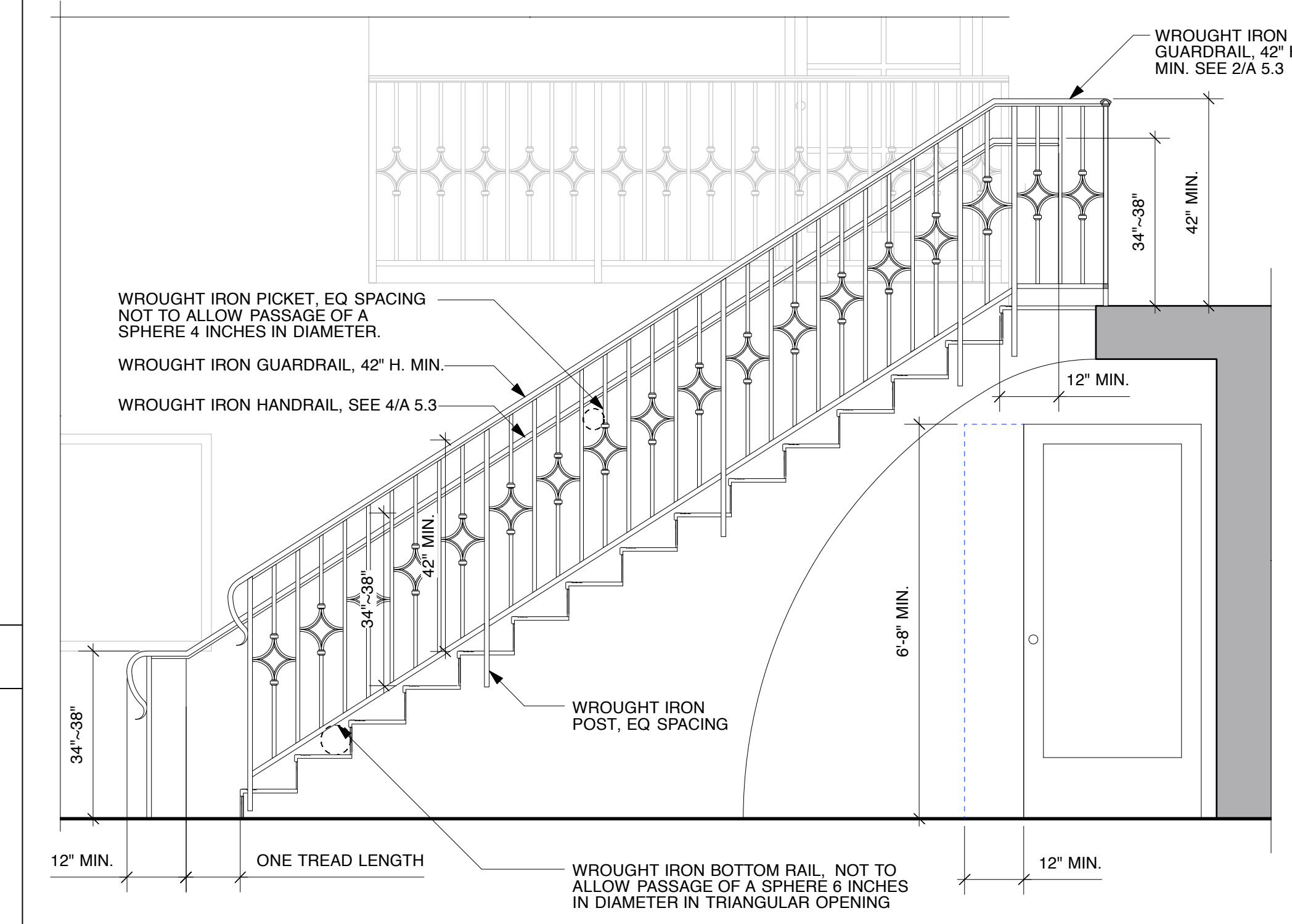
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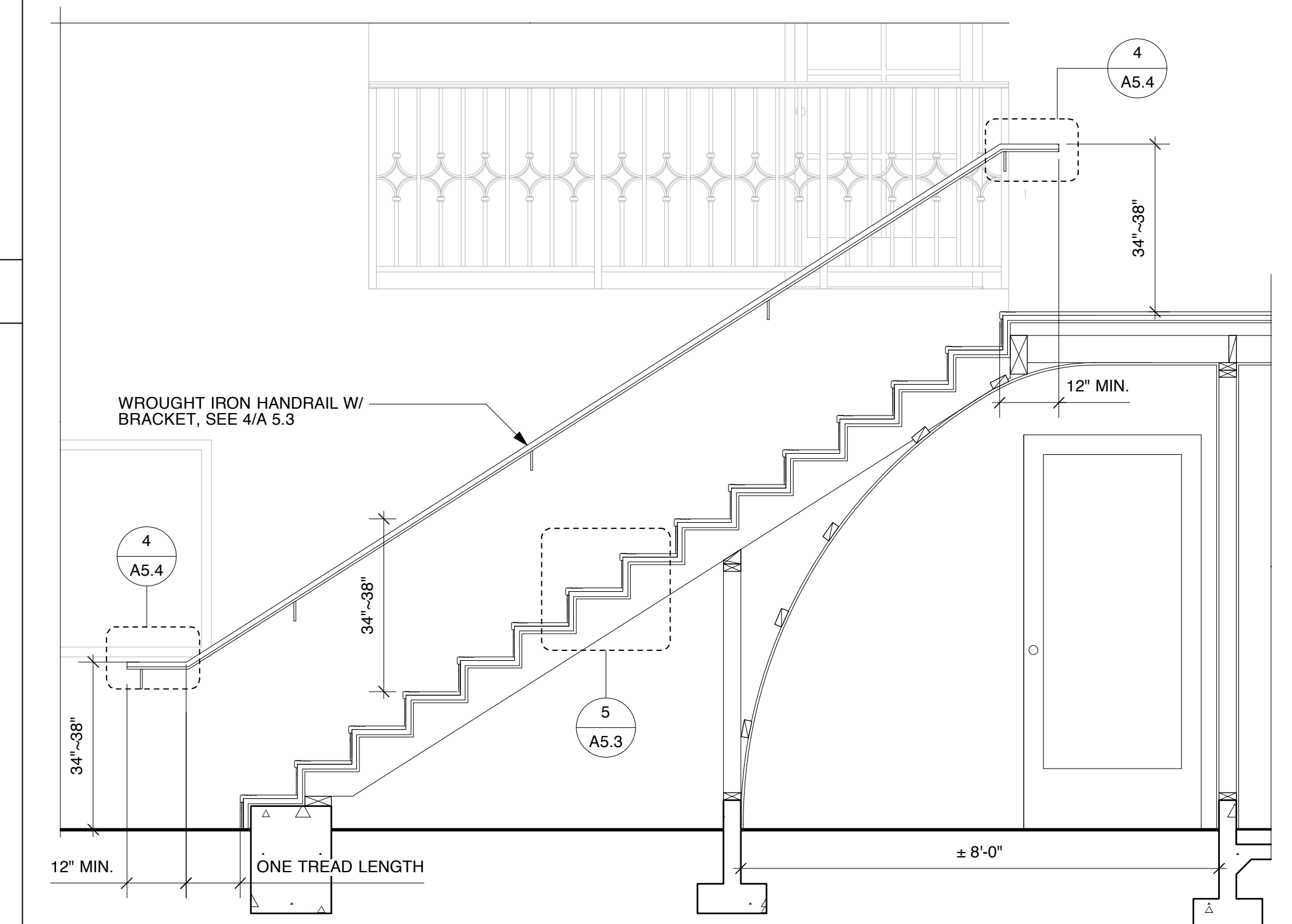
06 TYP. SPA WALL
 SCALE: 1-1/2" = 1'-0"



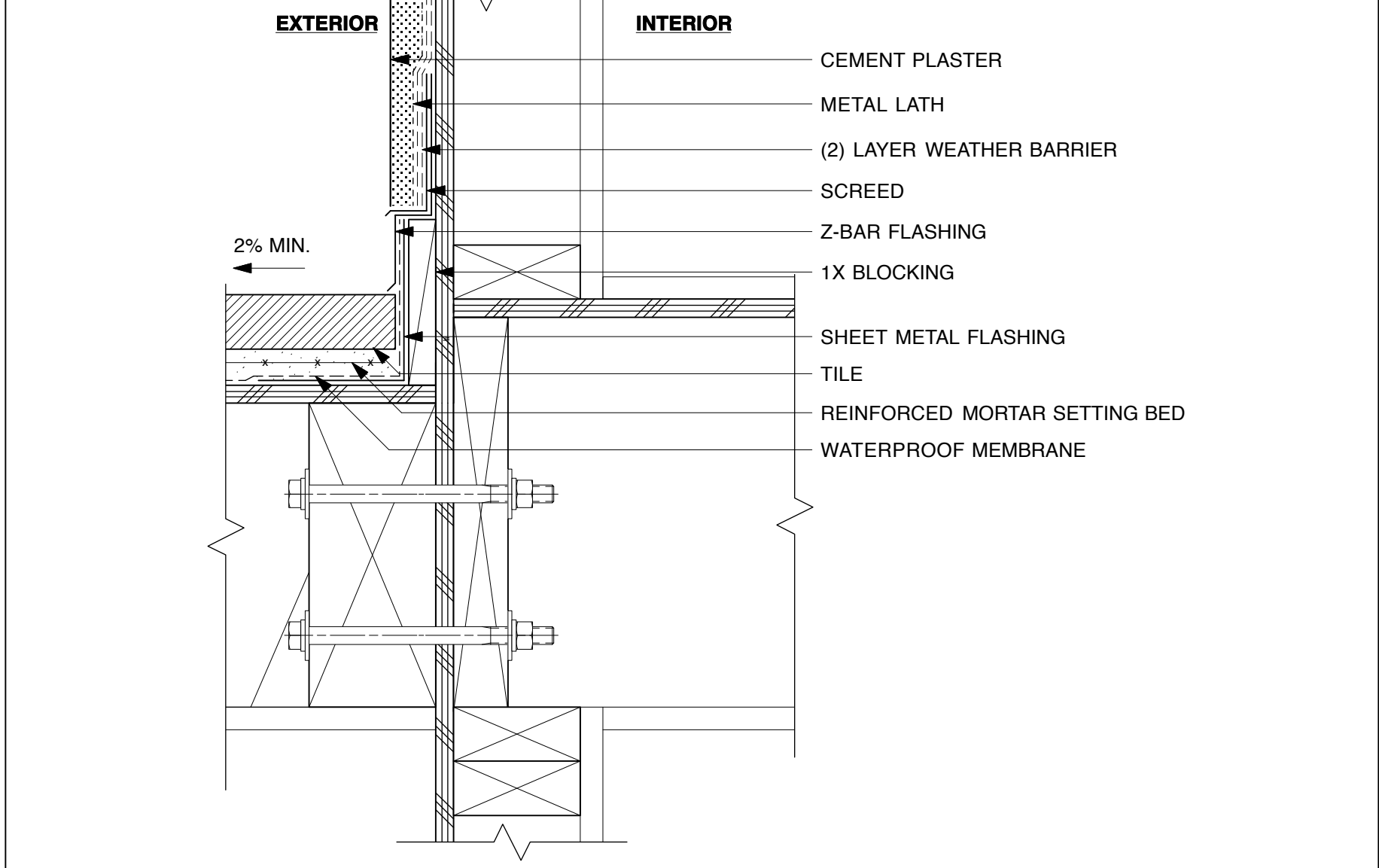
01 ENLARGED WEST STAIR PLAN
 SCALE: 1/2" = 1'-0"



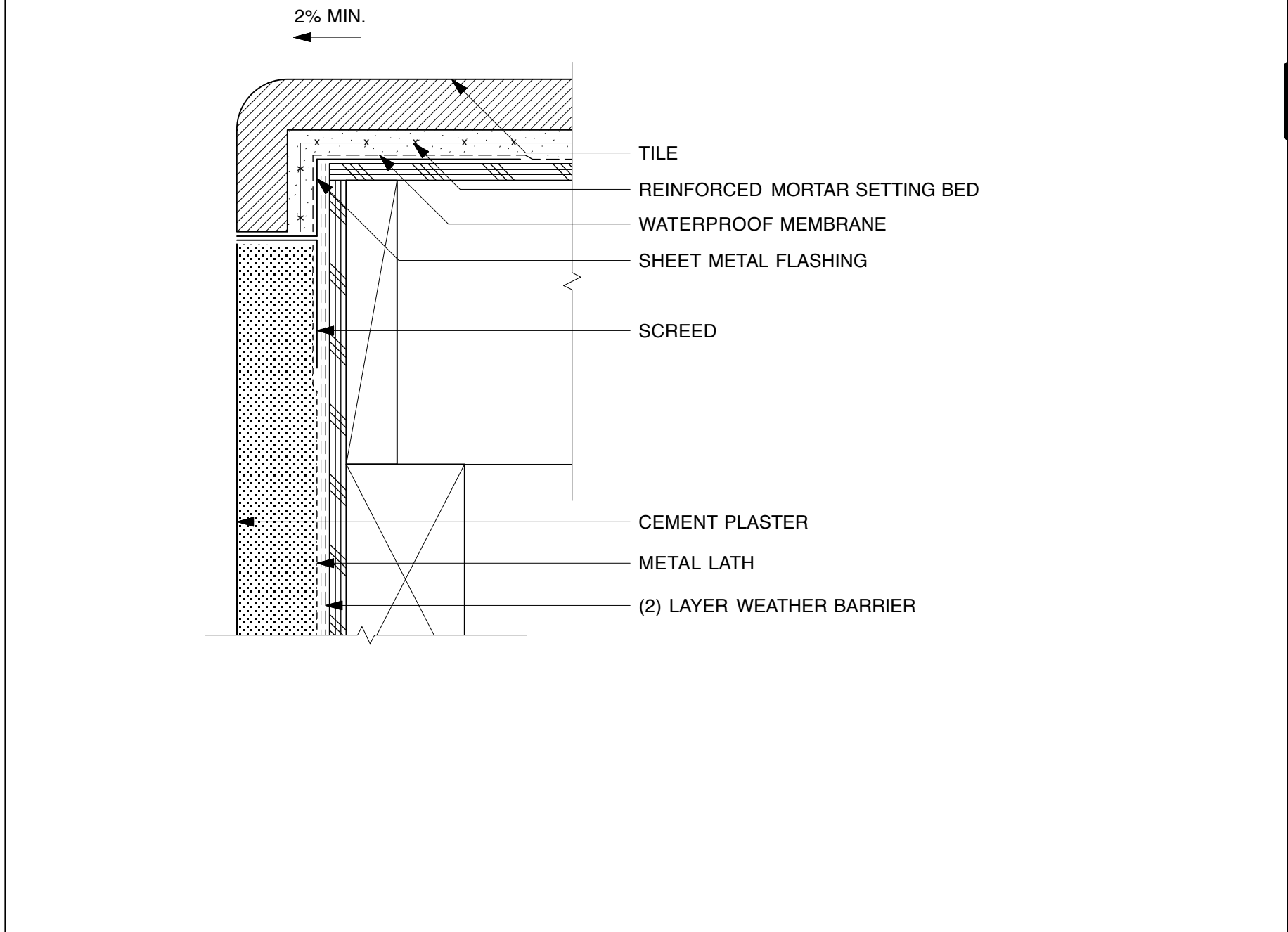
02 WEST STAIR EAST ELEVATION
 SCALE: 1/2" = 1'-0"



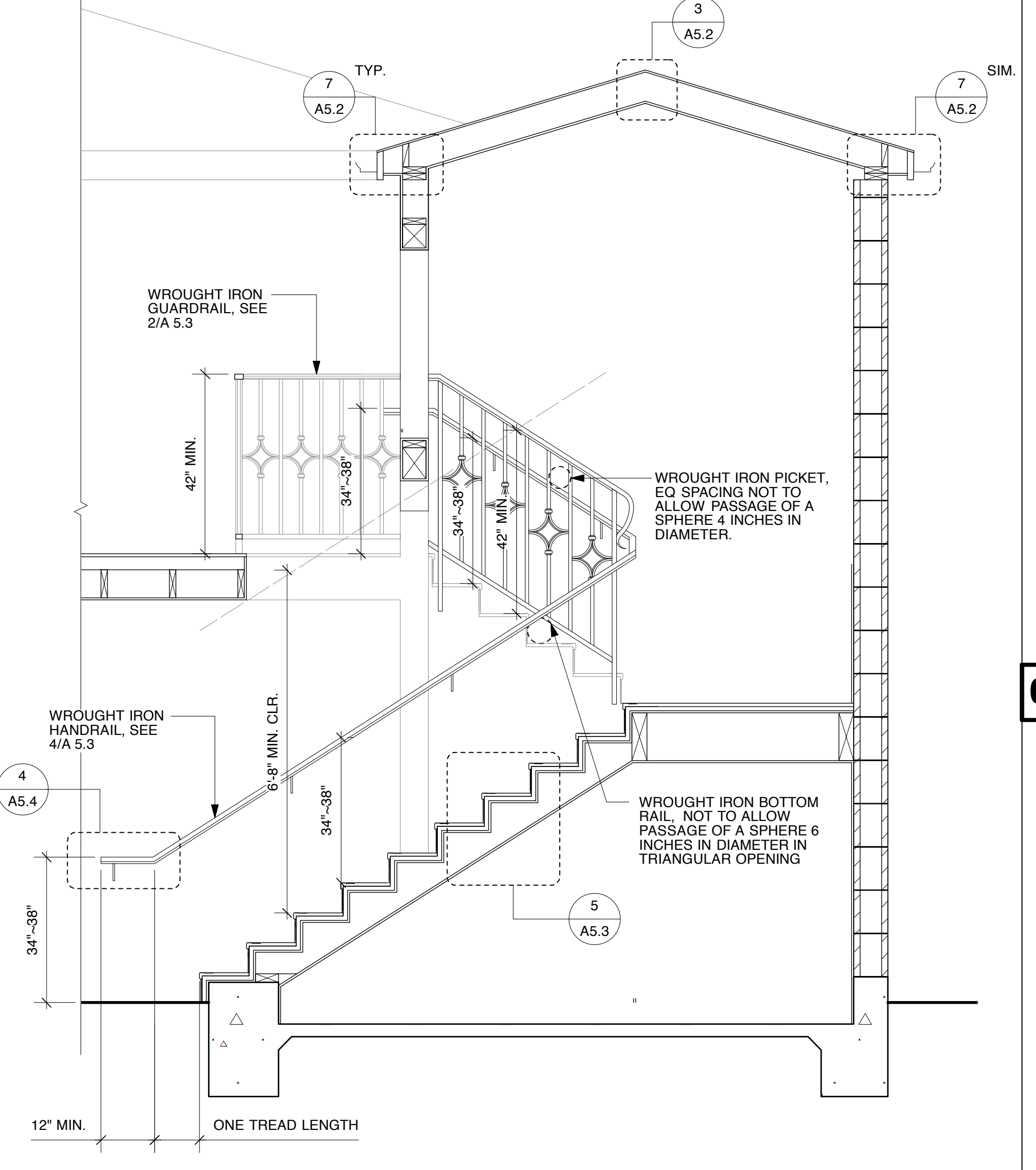
03 WEST STAIR SECTION
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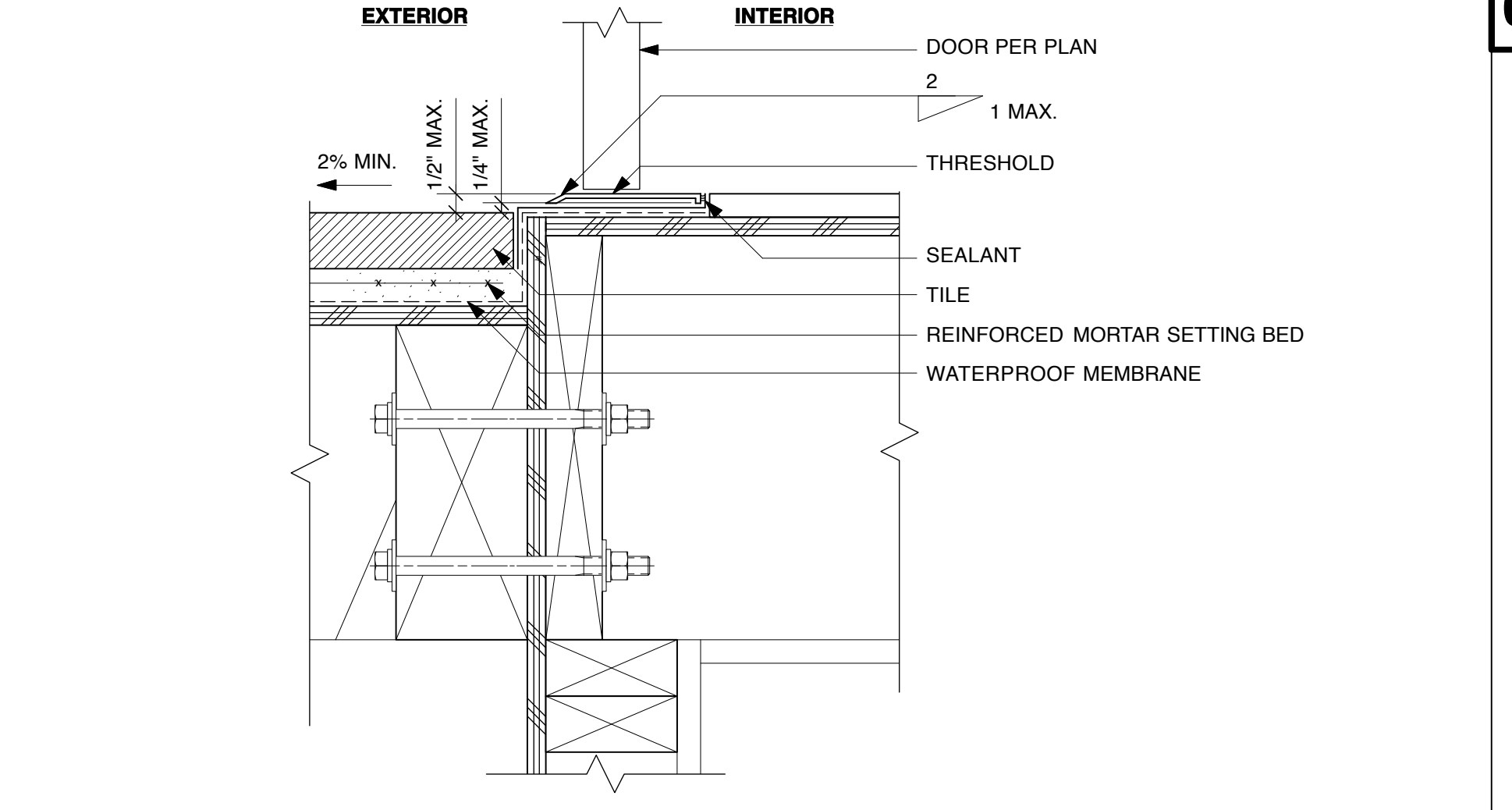
10 TYP. UPPER LEVEL TILE @ CEMENT PLASTER WALL
 SCALE: 3" = 1'-0"



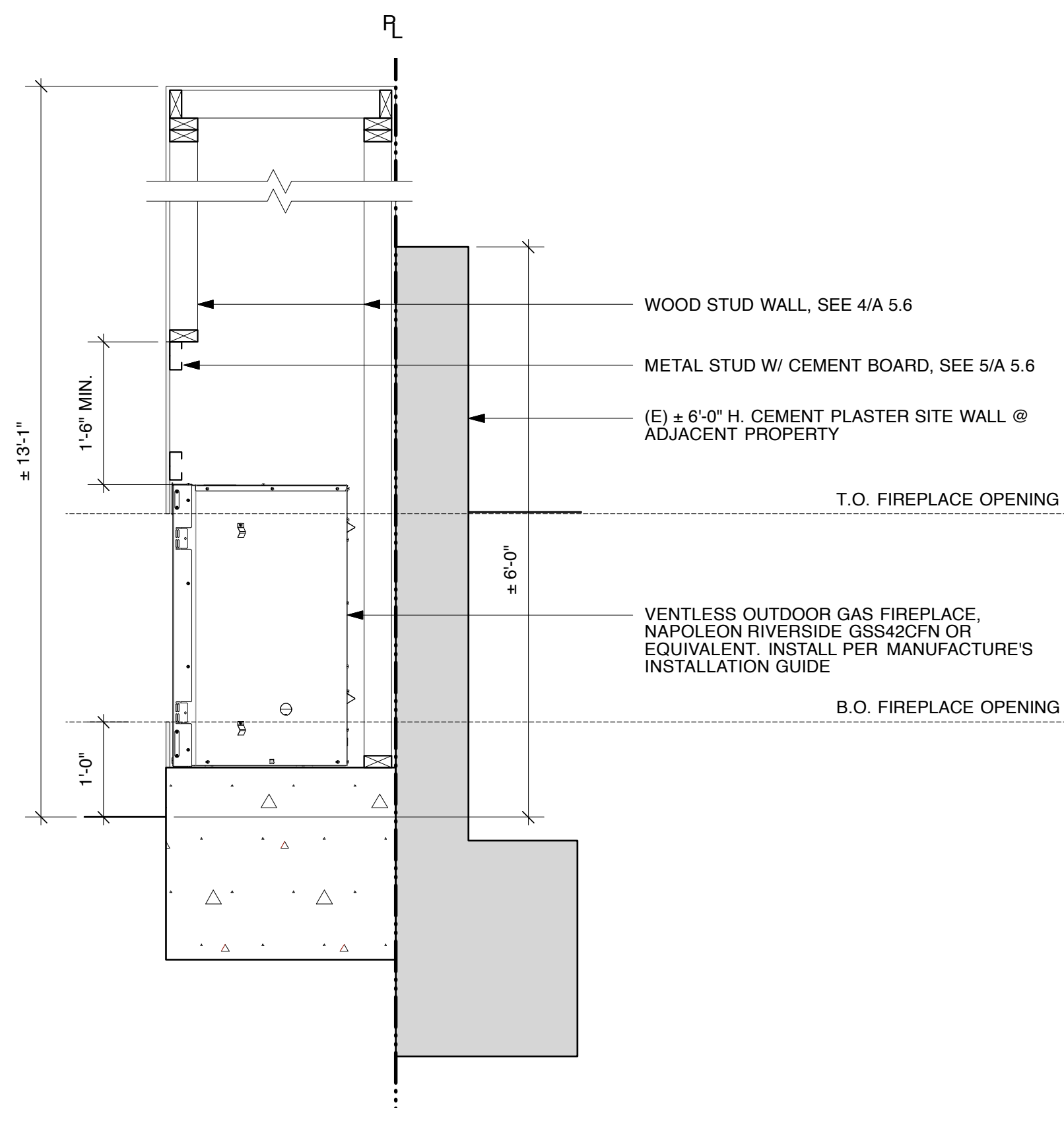
11 TYP. DECK EDGE
 SCALE: 3" = 1'-0"



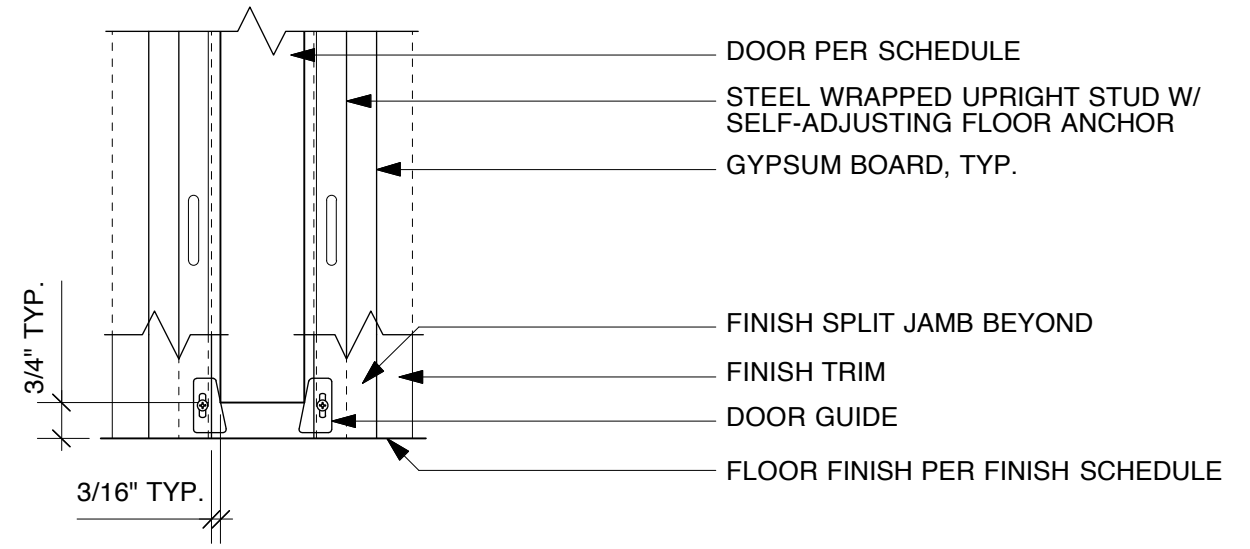
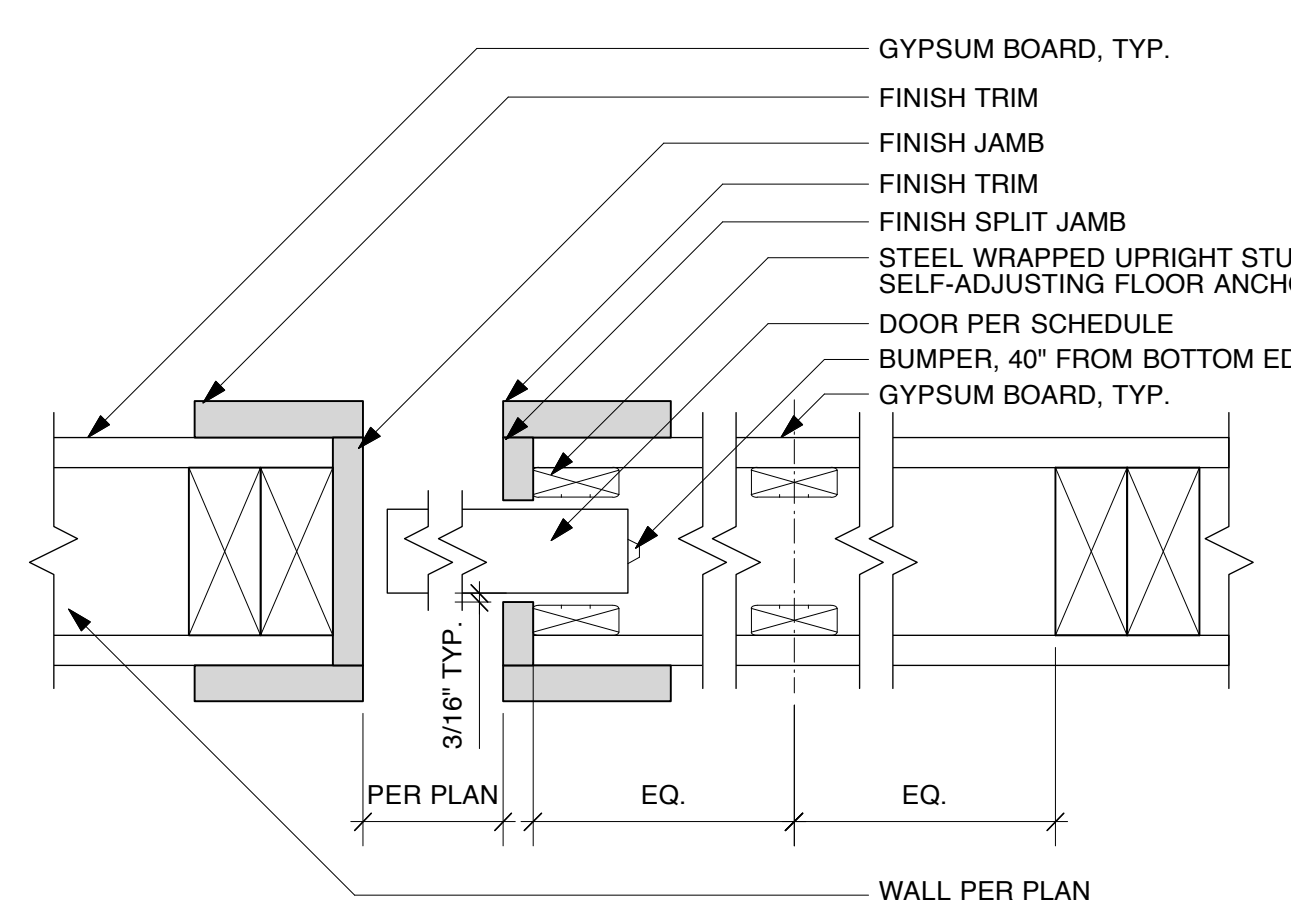
08 TYP. OPENING JAMB W/ TILE TRIM
 SCALE: 3" = 1'-0"



09 TYP. THRESHOLD @ DECK
 SCALE: 3" = 1'-0"

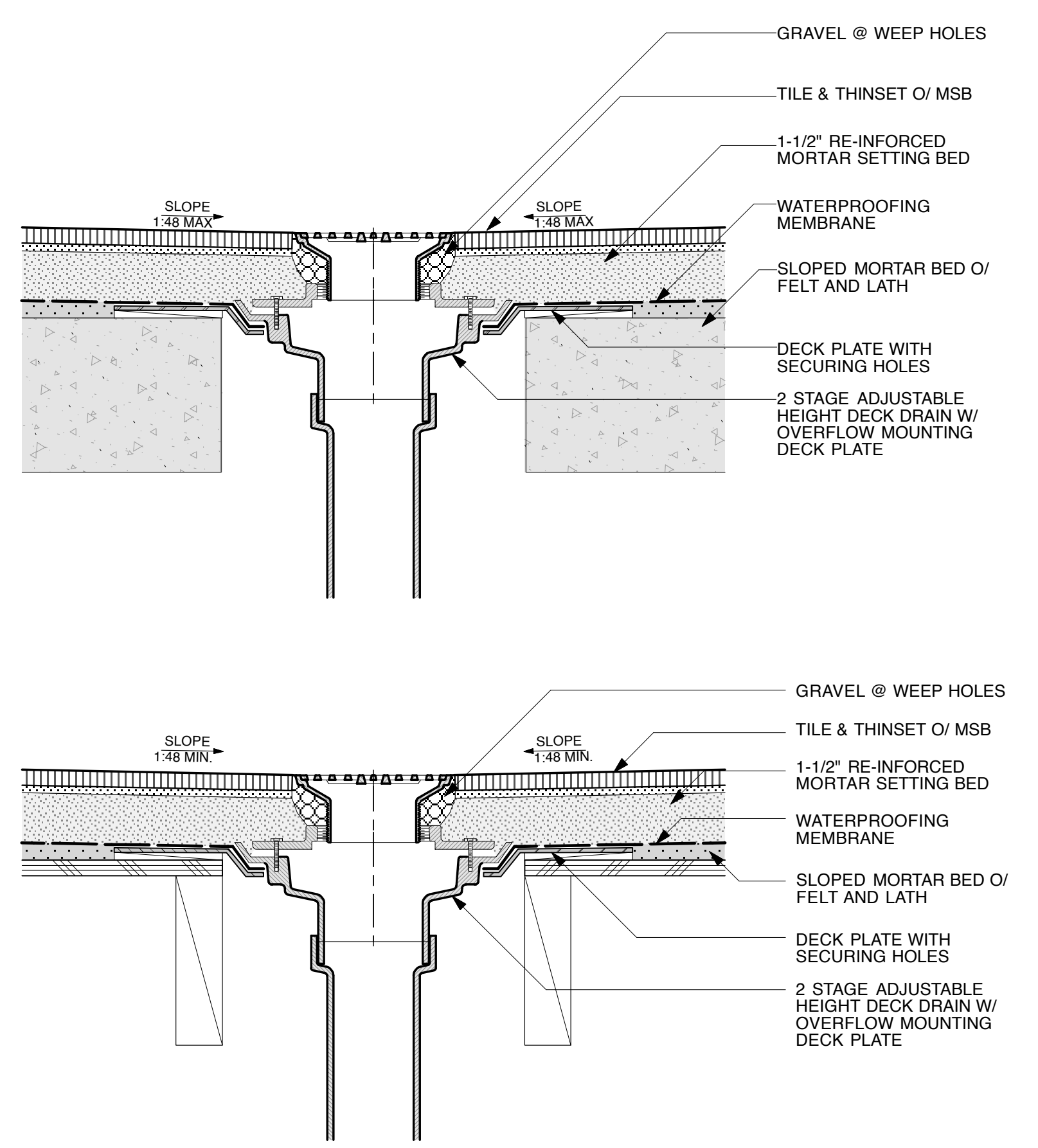


08 TYP. JAMB @ POCKET DOOR
SCALE: 3" = 1'-0"

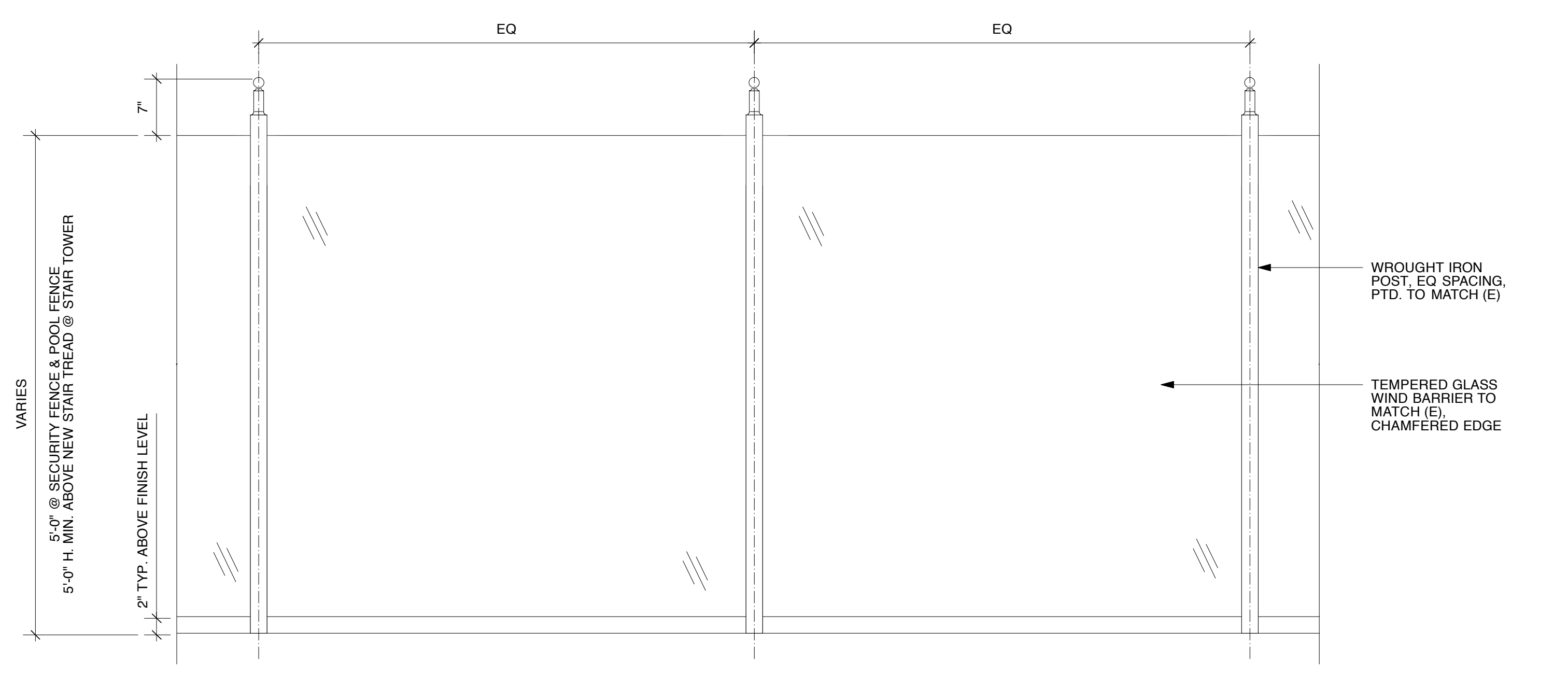


09 TYP. DOOR GUIDE @ POCKET DOOR
SCALE: 3" = 1'-0"

04 TYP. SHOWER DRAIN
SCALE: 3" = 1'-0"

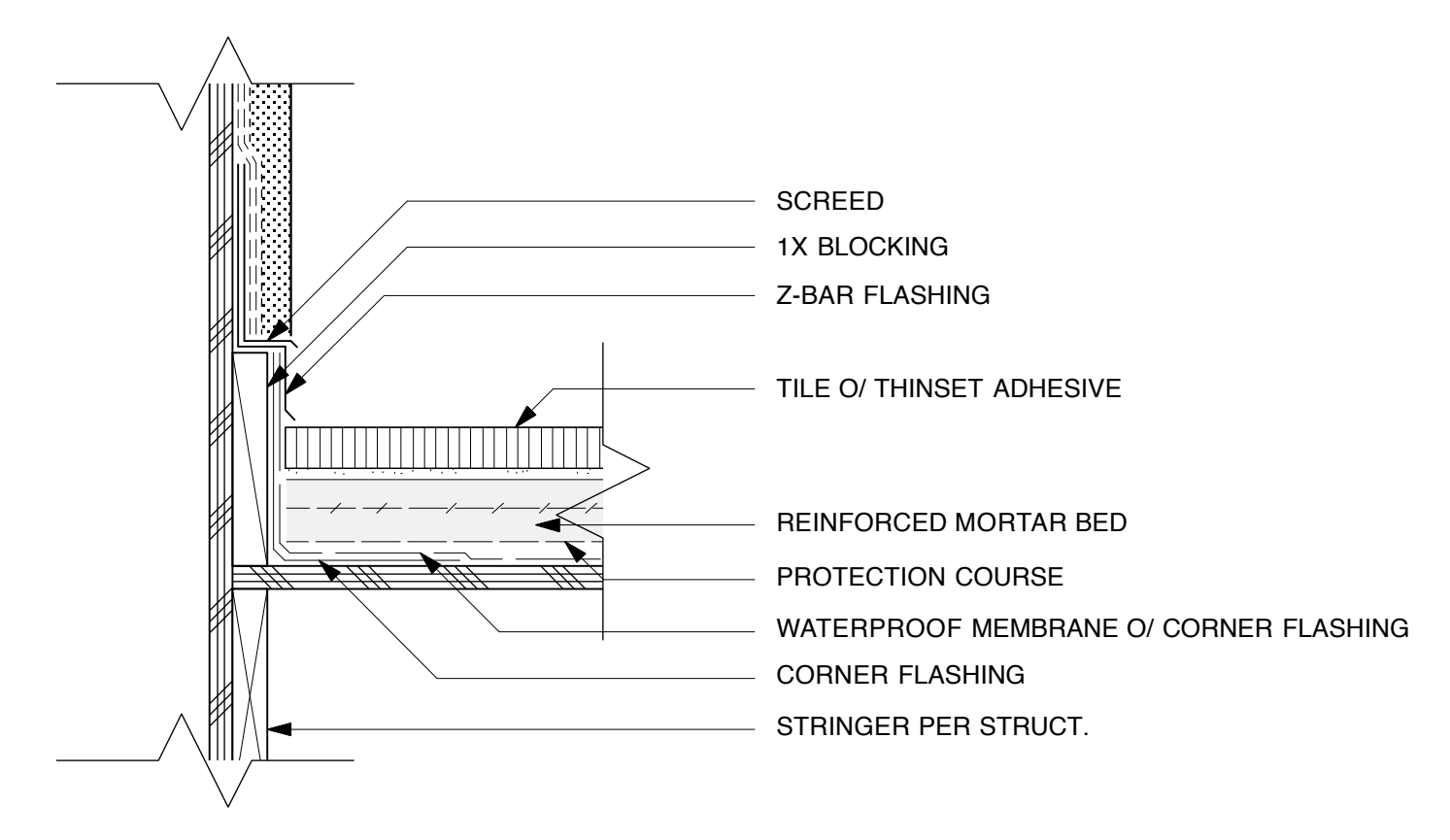


11 TYP. OUTDOOR FIREPLACE SECTION
SCALE: 3/4" = 1'-0"

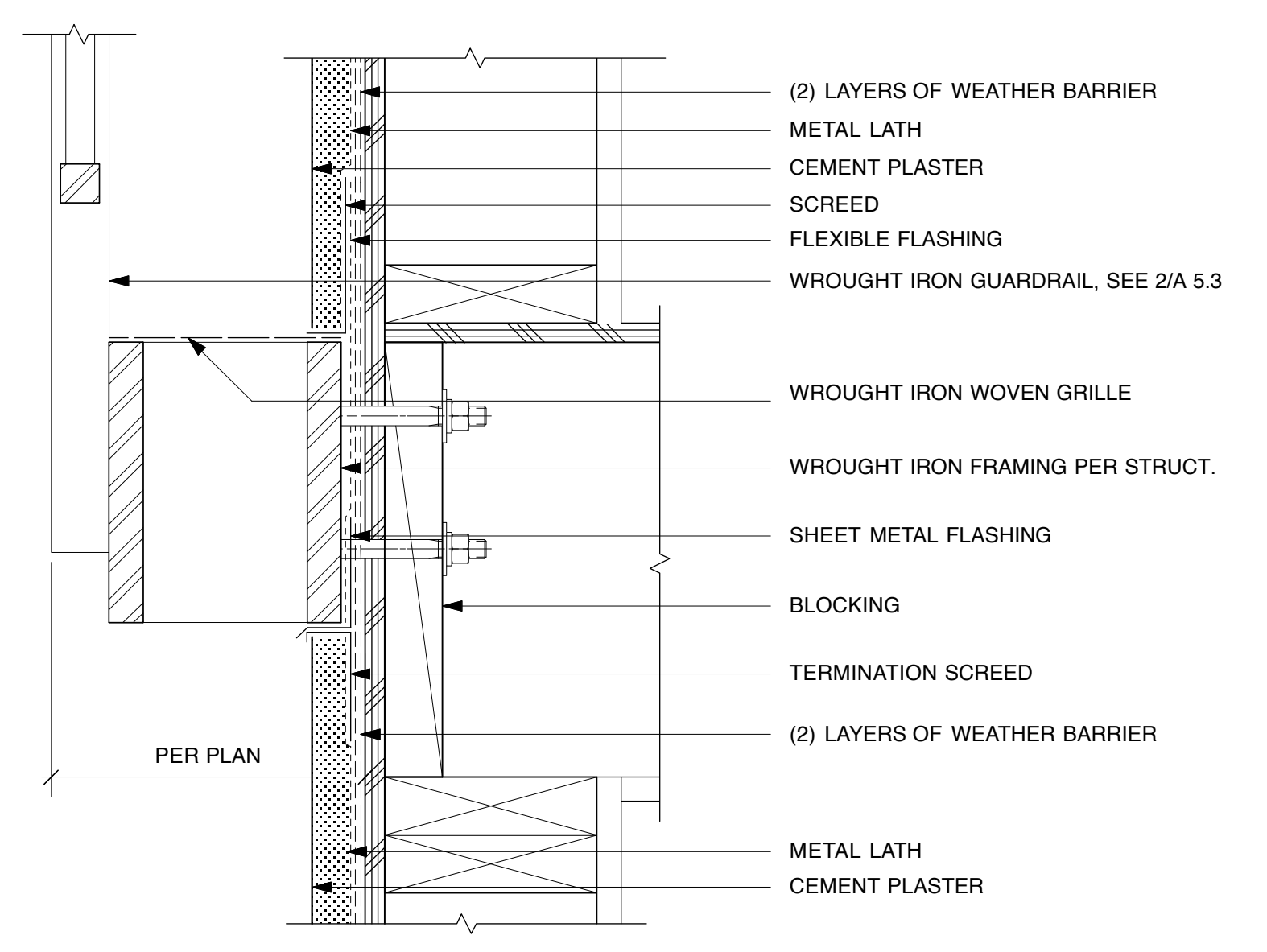


TYP. POOL FENCE AND SECURITY FENCE

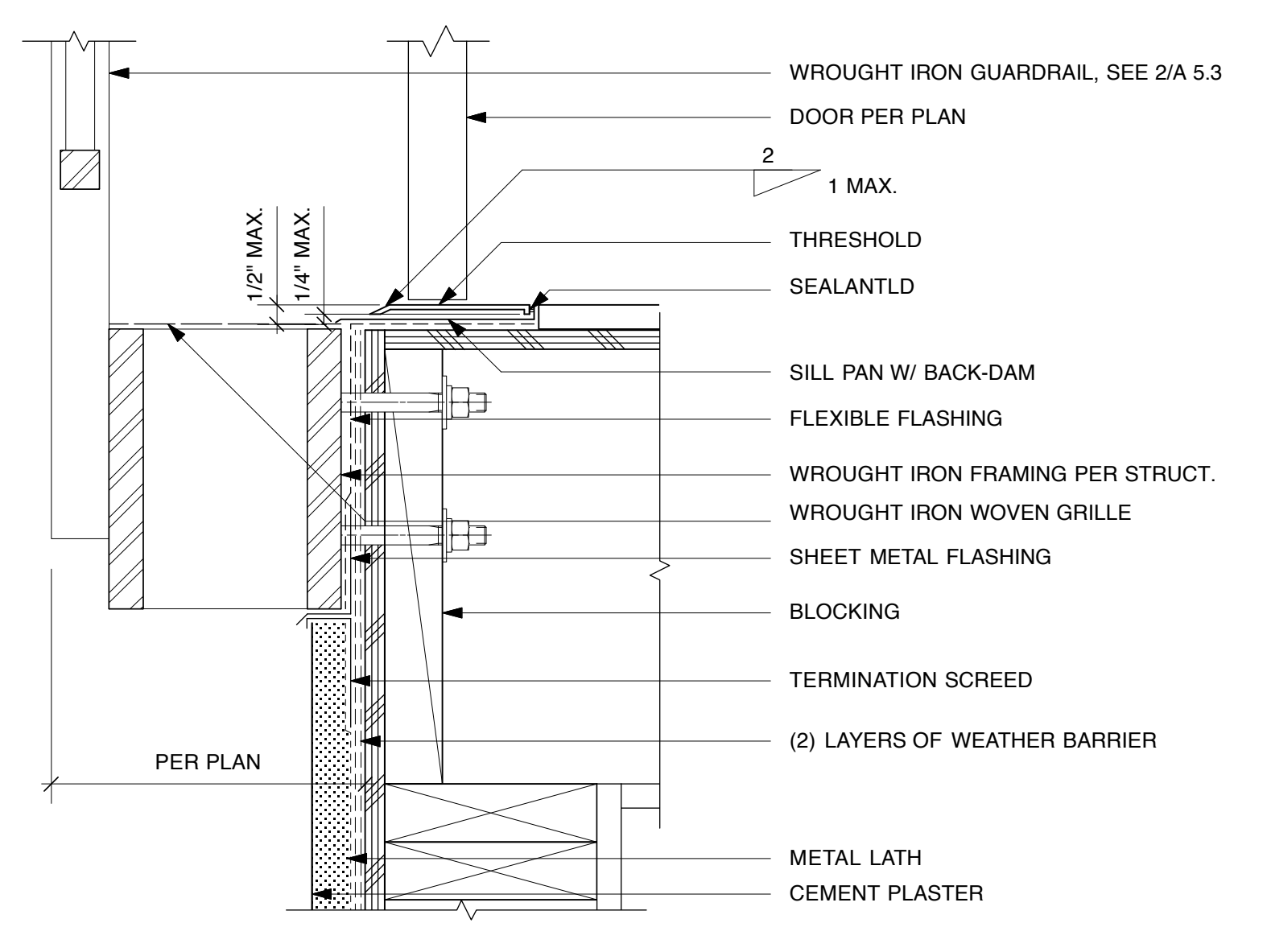
05 TYP. STAIR @ WALL
SCALE: 3" = 1'-0"



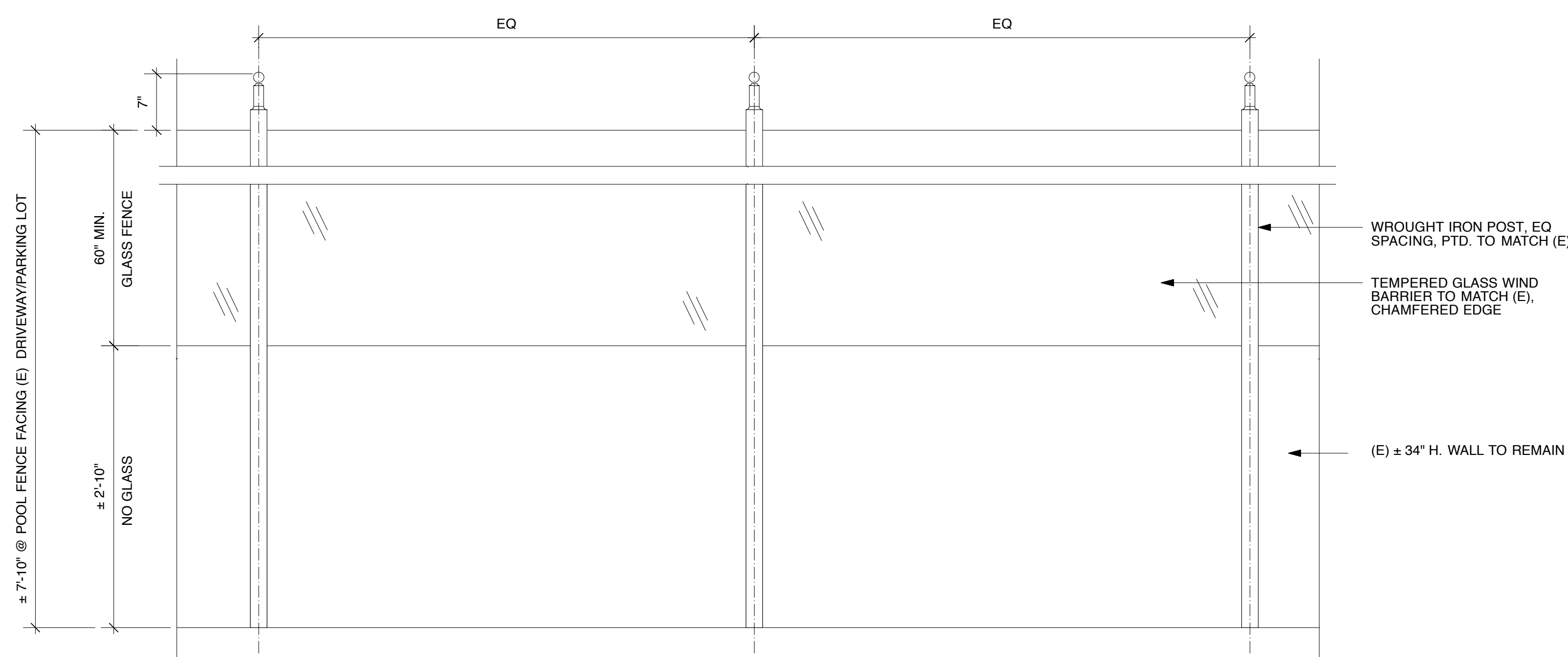
01 TYP. JULIET BALCONY @ WALL
SCALE: 3" = 1'-0"



02 TYP. JULIET BALCONY @ THRESHOLD
SCALE: 3" = 1'-0"

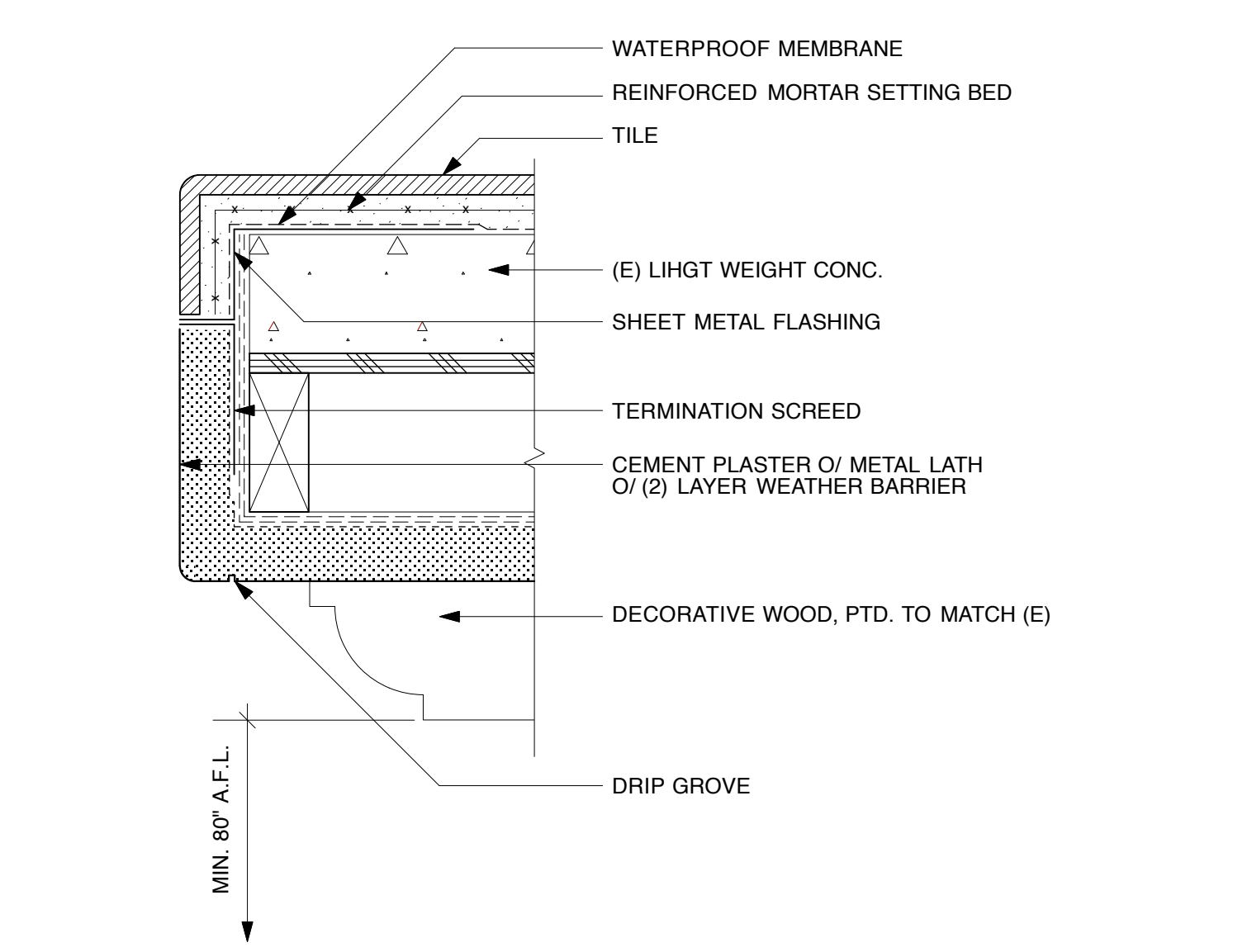


10 SECURITY FENCE / POOL FENCE
SCALE: 1" = 1'-0"

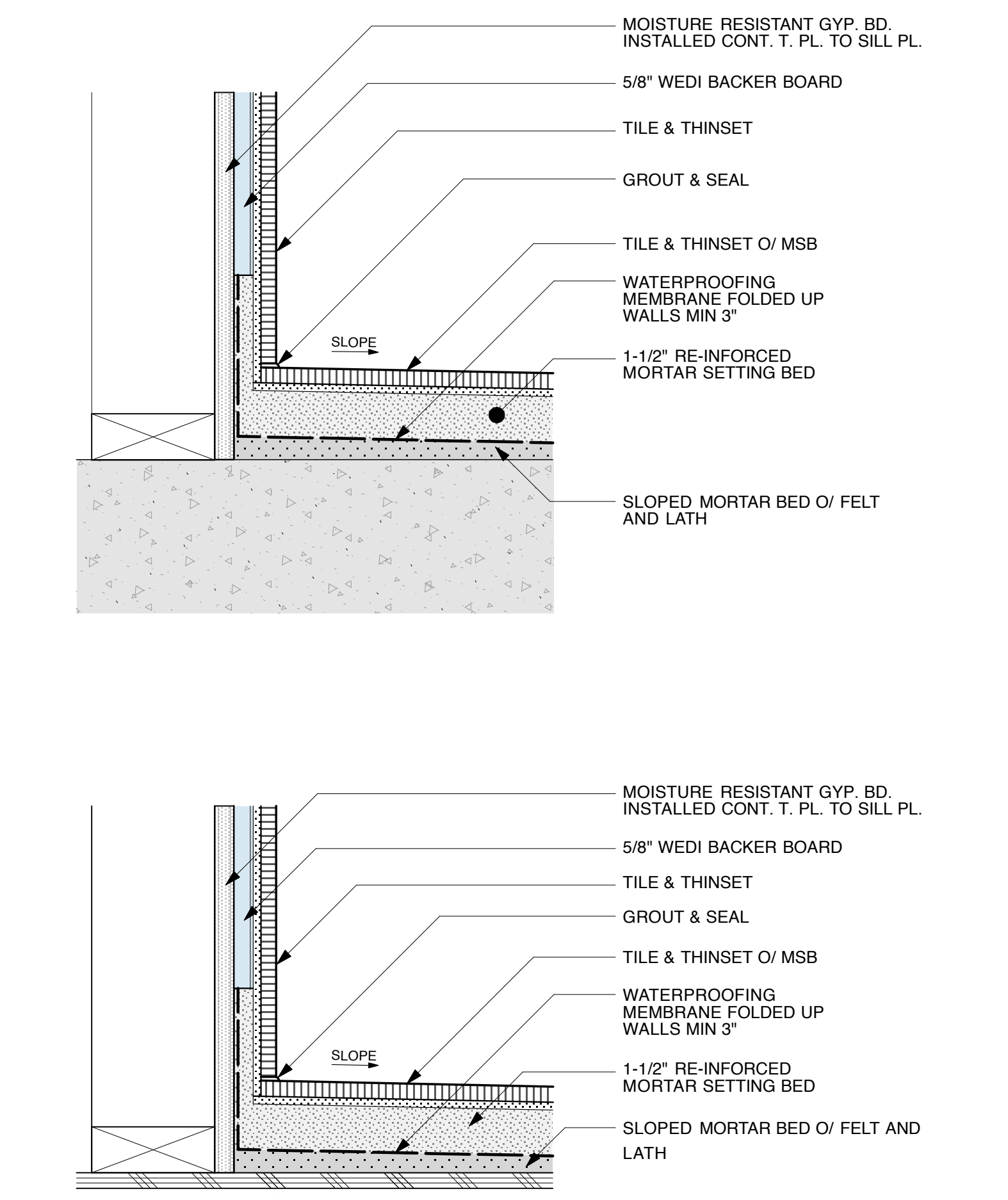


POOL FENCE FACING (E) DRIVEWAY AND PARKING LOT

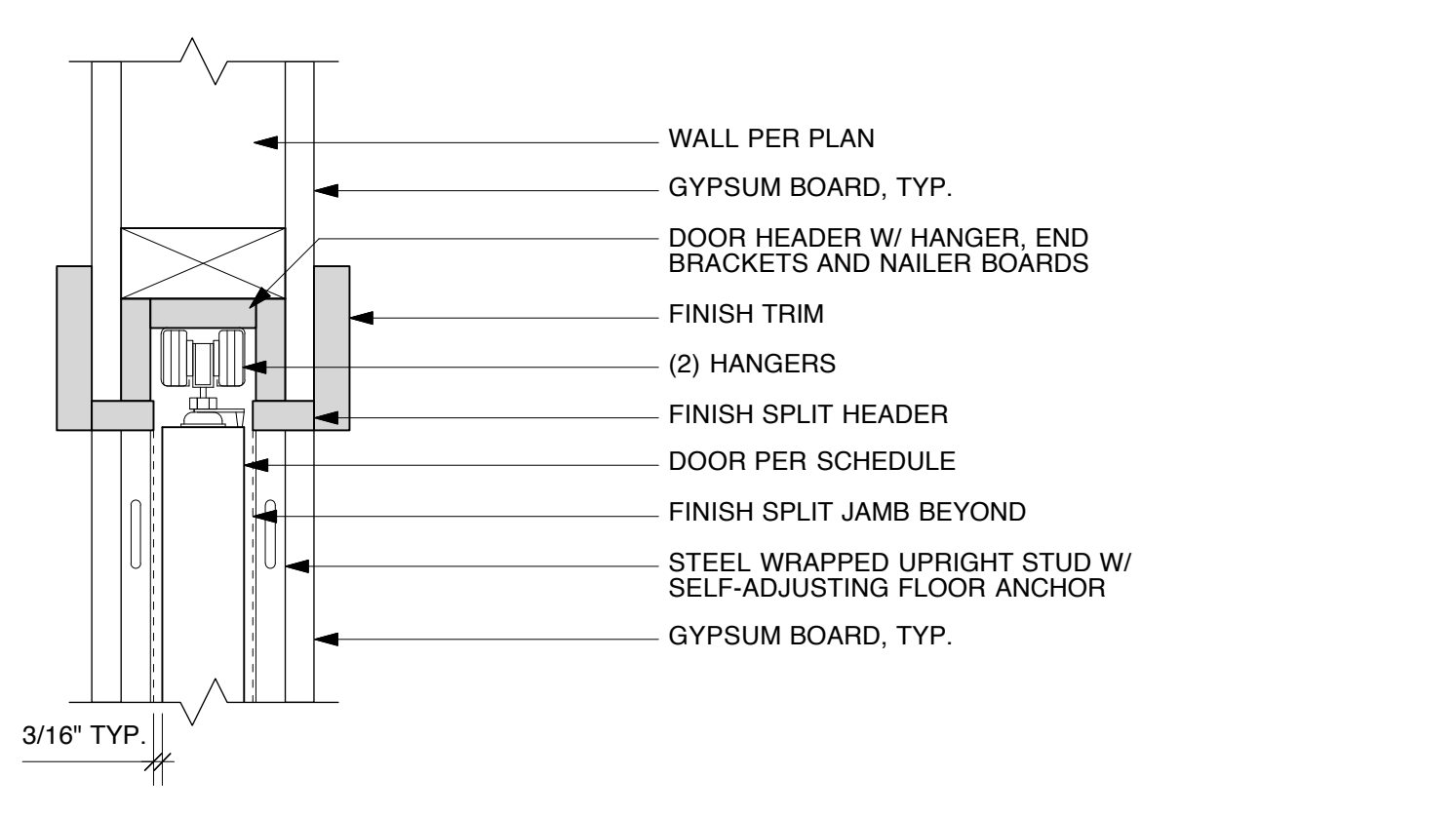
06 TYP. UPPER LEVEL WALKWAY EDGE
SCALE: 3" = 1'-0"



03 TYP. SHOWER WALL @ FLOOR
SCALE: 3" = 1'-0"



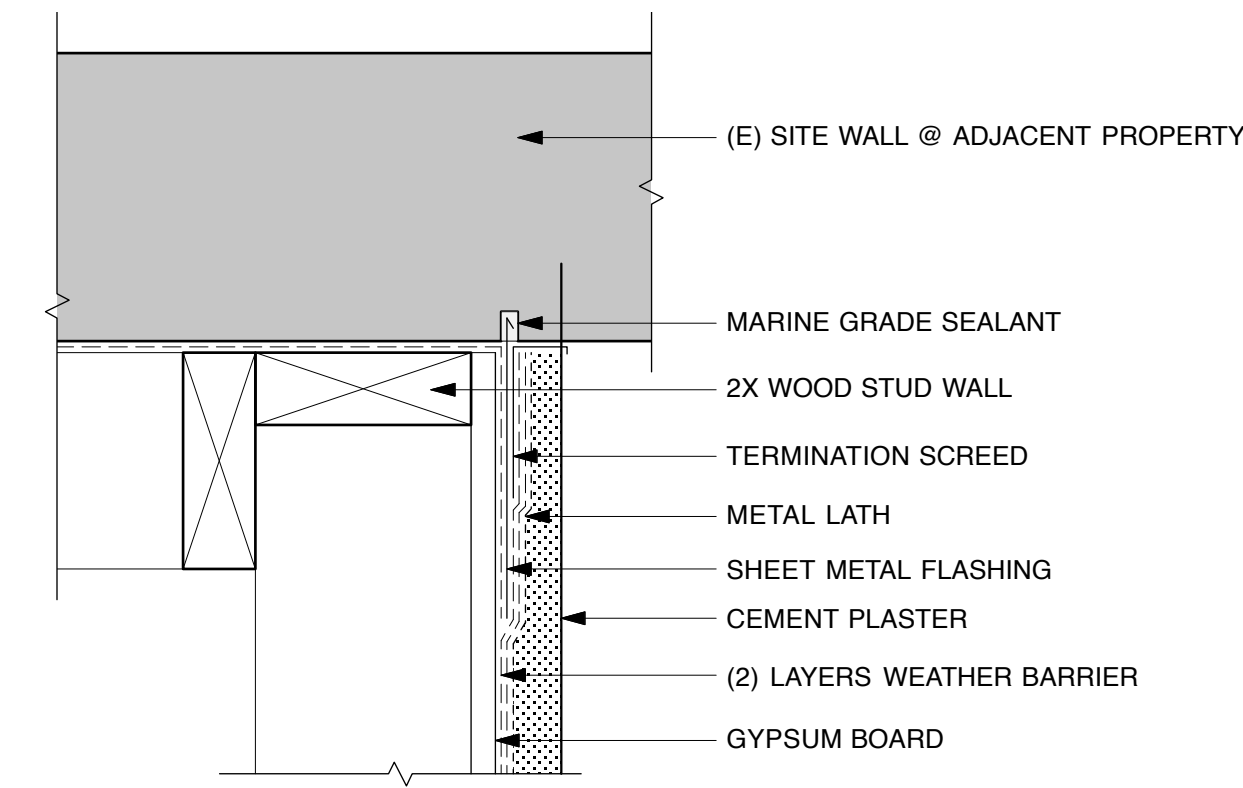
07 TYP. HEAD @ POCKET DOOR
SCALE: 3" = 1'-0"



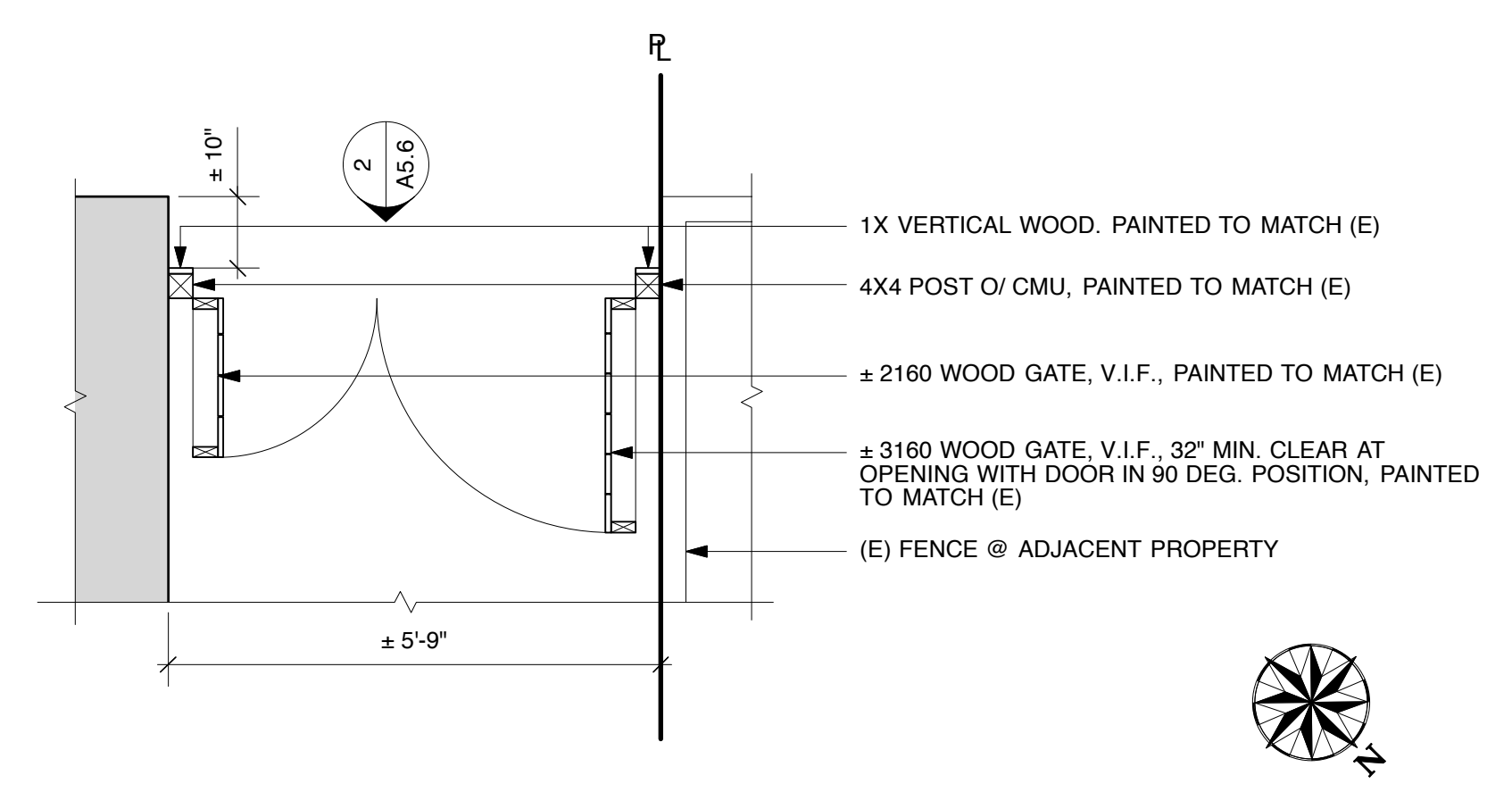
16 NOT USED
SCALE: N/A

11 NOT USED
SCALE: N/A

07 TYP. FIREPLACE WALL @ (E) SITE WALL @ ADJACENT PROPERTY
SCALE: 3" = 1'-0"



01 WOOD GATE PLAN
SCALE: 1/2" = 1'-0"

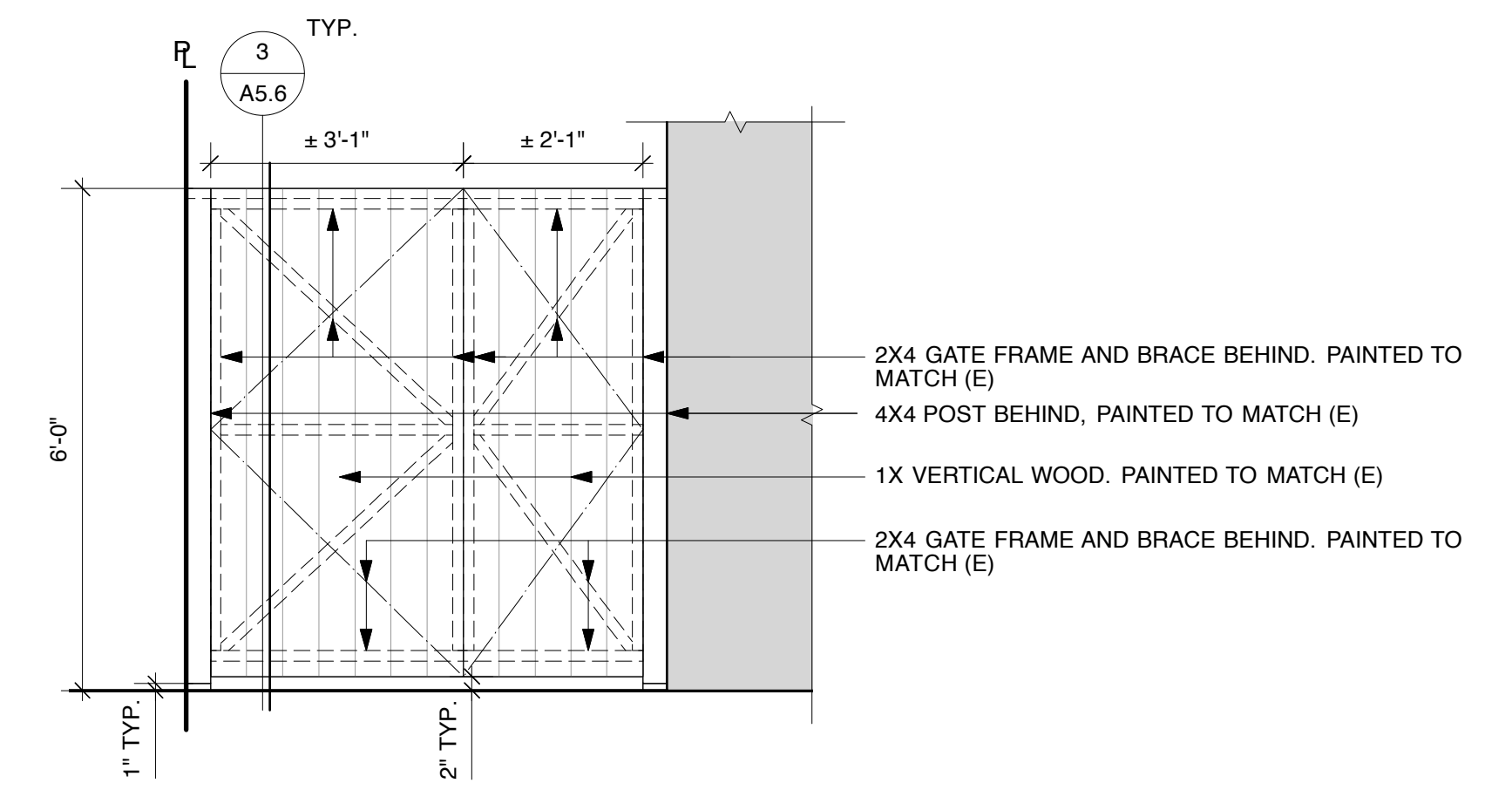


17 NOT USED
SCALE: N/A

12 NOT USED
SCALE: N/A

07 NOT USED
SCALE: N/A

02 WOOD GATE WEST ELEVATION
SCALE: 1/2" = 1'-0"

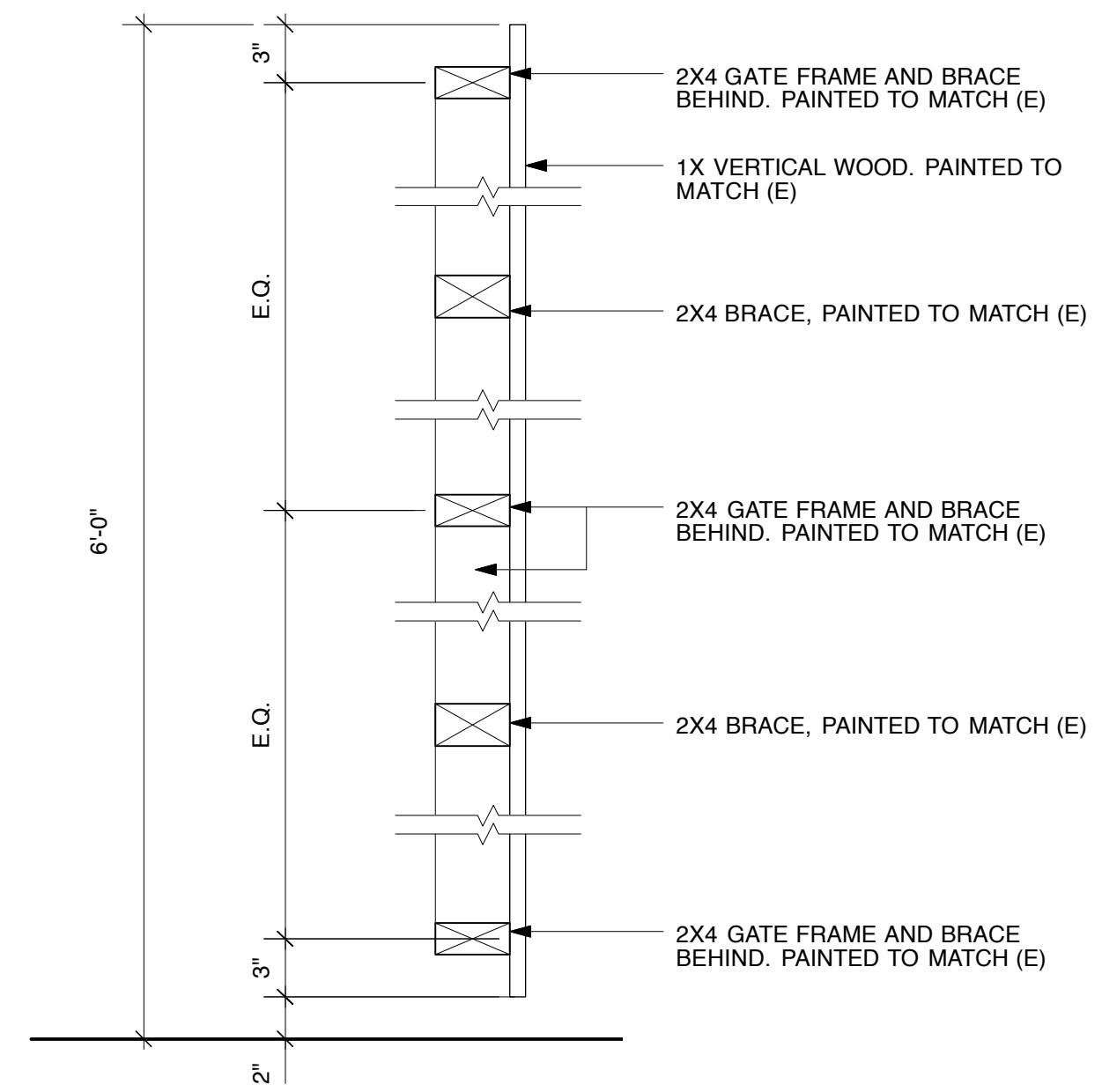


18 NOT USED
SCALE: N/A

13 NOT USED
SCALE: N/A

08 NOT USED
SCALE: N/A

03 TYP. WOOD GATE SECTION
SCALE: 1-1/2" = 1'-0"

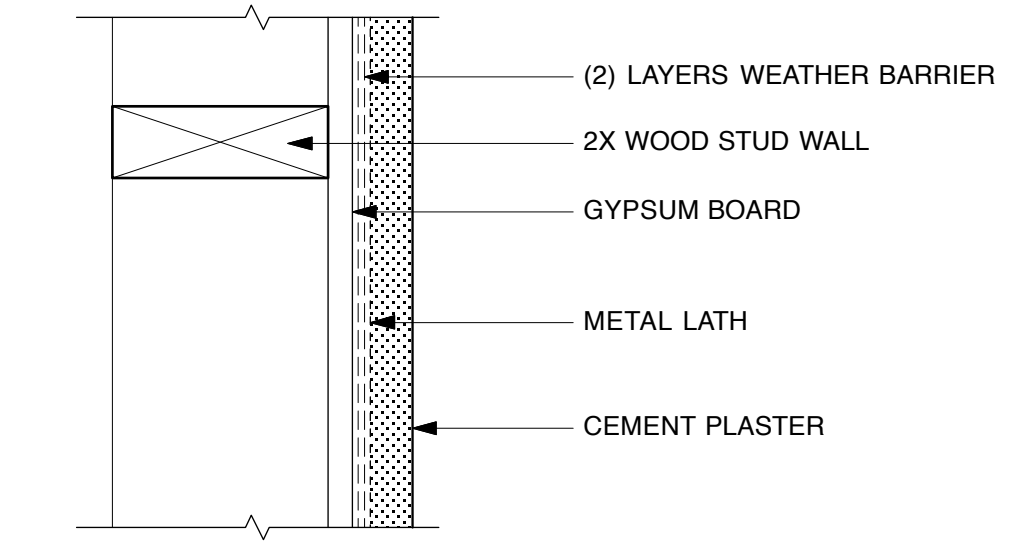


19 NOT USED
SCALE: N/A

14 NOT USED
SCALE: N/A

09 NOT USED
SCALE: N/A

04 TYP. WOOD STUD FIREPLACE WALL
SCALE: 3" = 1'-0"

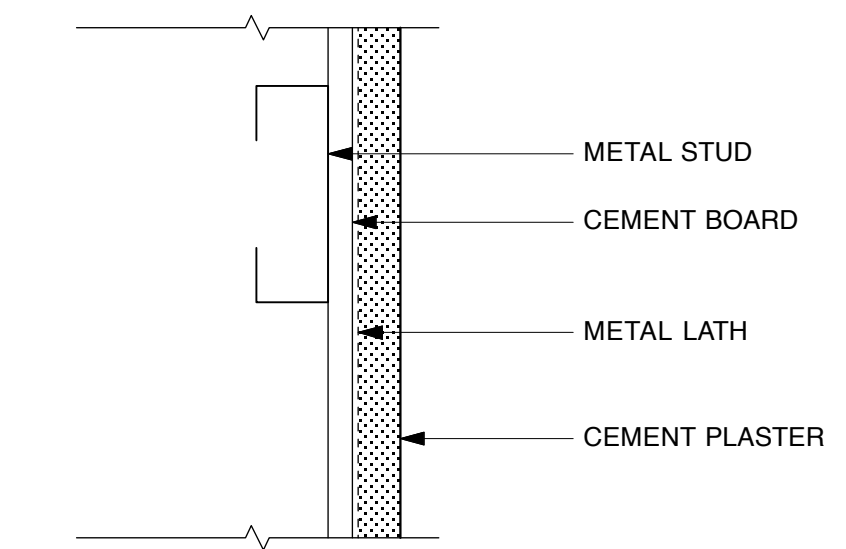


20 NOT USED
SCALE: N/A

15 NOT USED
SCALE: N/A

10 NOT USED
SCALE: N/A

05 TYP. METAL STUD FIREPLACE WALL
SCALE: 3" = 1'-0"



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EXTERIOR AND INTERIOR ALTERATIONS
 TO EXISTING HOTEL.
 421 S. MILPAS STREET
 SANTA BARBARA, CA

DATE	DESCRIPTION
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A 5.6

ARCHITECTURAL DETAILS

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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 CLEANABLE. 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) RESTROOMS, 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 MULTIPLE-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 FLOOR SINK.

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 ENCLOSED SO AS TO FACILITATE CLEANING. FLOOR SINK SHOULD NOT POSE A TRIPPING HAZARD.

ALL EXPOSED CONDUIT LINES SHALL BE MOUNTED OR ENCLOSED SO AS TO FACILITATE CLEANING. 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, TROUGHES, HANGERS, FLANGES, AND EXHAUST DUCTS.

CONDUITS OF ALL TYPES, (I.E. PLUMBING, ELECTRICAL AND BEVERAGE DISPENSING LINES) SHALL BE INSTALLED WITHIN WALLS. BEVERAGE DISPENSING LINES MAY BE ENCLOSED WITHIN WALLS OR FLOORS, OR BE PURRIED 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:

B & B: 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 CFRP SECTION 113863.

VENTILATION:

(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 15, 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 MANUFACTURER. 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. (CFRC SECTION 114149.1)

REFRIGERATION:

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. (CFRC SECTION 114150 (B))

UTENSIL WASHING:

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 (CFRC SECTION 114099, 9488 AND AGRICULTURAL HOMESTEAYS 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

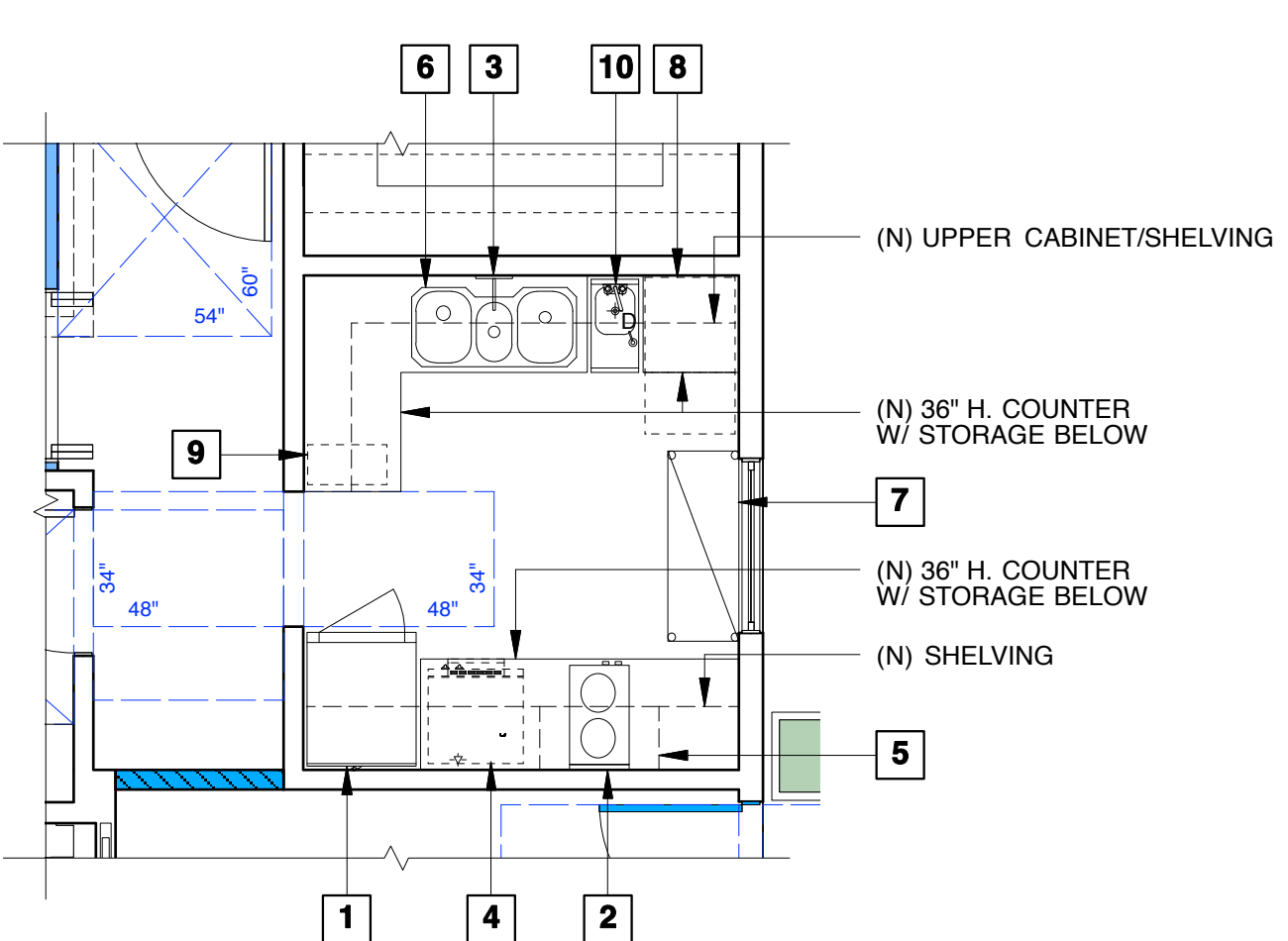
B) A COMMERCIAL OR DOMESTIC DISHWASHER THAT IS CAPABLE OF PROVIDING HEAT OF AT LEAST 160° F TO THE SURFACE OF THE UTENSILS (CFRC SECTION 114101 (D)).

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. (CFRC SECTION 113953).

FOOD STORAGE:

EDEQUATE, 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, CANS MAY BE STORED ON A FLOOR THAT IS CLEAN AND NOT EXPOSED TO MOISTURE. (CFRC SECTION 114047).



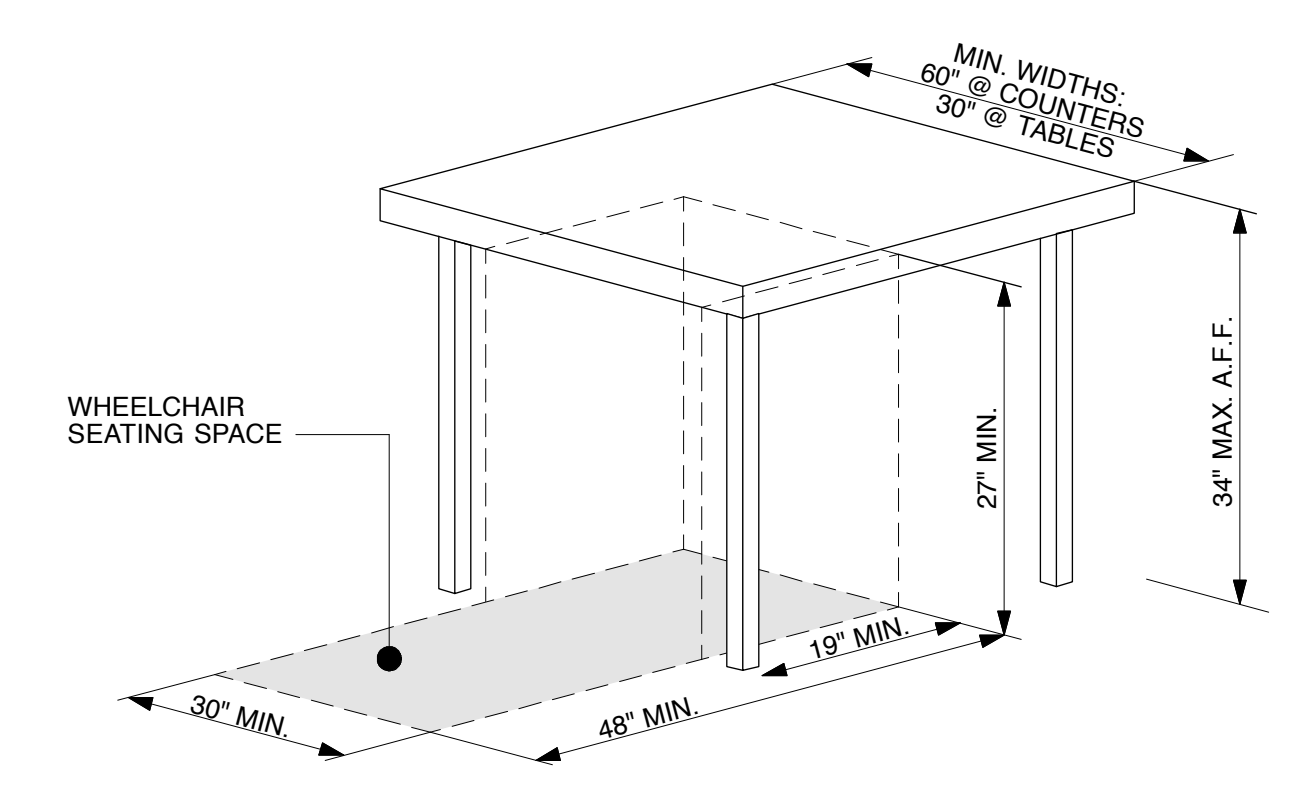
EQUIPMENT PLAN
SCALE: 1/4" = 1'-0"

EQUIPMENT SCHEDULE

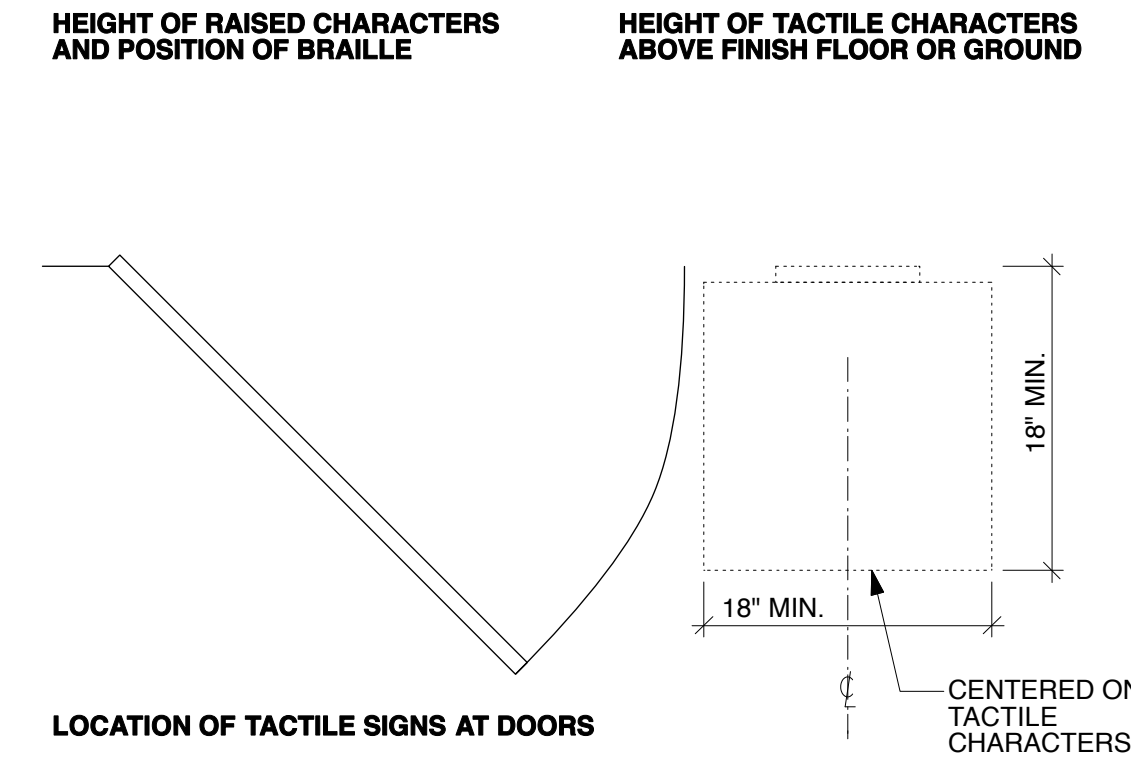
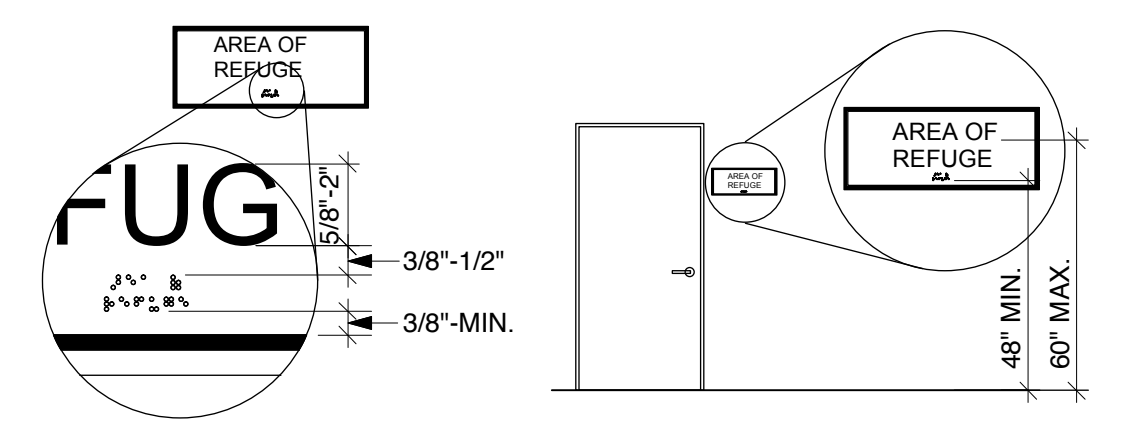
ALL EQUIPMENT IS NEW UNLESS NOTED OTHERWISE

DESCRIPTION	QTY.	MAKE / MODEL	ELECT. REQMTS	PLUMB. REQMTS	NOTES
1 FULL HT. REFRIGERATOR/FREEZER	1	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
2 INDUCTION RANGE	1	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
3 SINK FAUCET	1	ADVANCE TABCO K-112	N/A	N/A	
4 CONVECTION OVEN	1	TURBOFAN EM22M3	110-120V/ 50/60HZ/ 1-PHASE/ 1.5KW/ 12 AMPS	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.
5 OVER-THE-RANGE CONVECTION MICROWAVE	1	BOSCH HMPV053U	120V/ 60HZ/ 1-PHASE/ 15 AMPS	N/A	39" 120V-3 PRONG INCL./ 15 AMP DED. CIRCUIT REQUIRED
6 UNDERMOUNT SINK	1	KOHLER K-3166	N/A	1/2" IPS HOT AND COLD WATER/ 1-1/2" IPS DRAIN CONNECTION	
7 S/S WORKTABLE W/ UNDERSHELF	1	CUSTOM STAINLESS WORKTABLE	N/A	SINGLE FILL & RINSE. 3/4" FEMALE HOSE FITTING DRAIN: 19mm O.D. BARB FITTING	ACCESSORY CORD KIT AVAILABLE/ 40 AMP DED. CIRCUIT REQUIRED
8 UNDERCOUNTER DISHWASHER	1	HOBART CUH-1	208 V/ 60HZ/ 1-PHASE/ 30 AMPS 240 V/ 60HZ/ 1-PHASE/ 30 AMPS	N/A	
9 TRASH CAN	1	CARLISLE 34201523	N/A	N/A	UNDERCOUNTER W/ PULL OUT CABINET
10 HAND SINK	1	KROWNE 18-12DST	N/A	1/2" IPS HOT AND COLD WATER/ 1-1/2" IPS DRAIN CONNECTION	

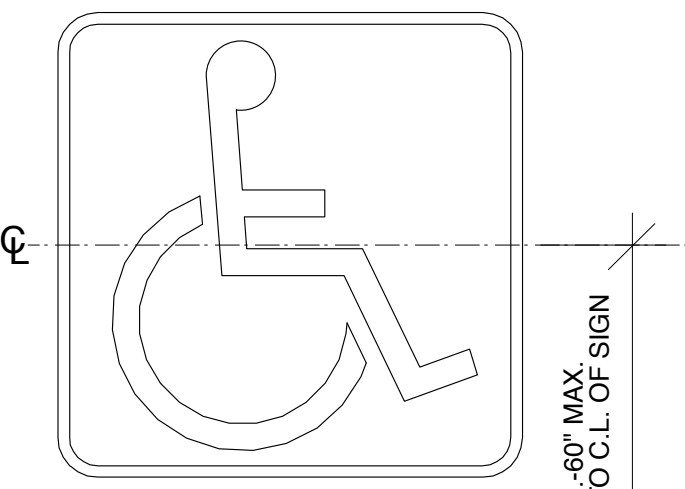
THESE DRAWINGS ARE THE PROPERTY OF SHAWN SHERRY. ALL DESIGNS AND OTHER INFORMATION ON THE DRAWINGS ARE FOR USE ON THE SPECIFIED PROJECT AND ARE NOT TO BE REPRODUCED, CHANGED, COPIED IN ANY FORM OR ASSIGNED TO ANY THIRD PARTY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF SHAWN SHERRY, ARCHITECT.



09 KNEE AND TOE CLEARANCE @ TABLE & DESK
N.T.S.

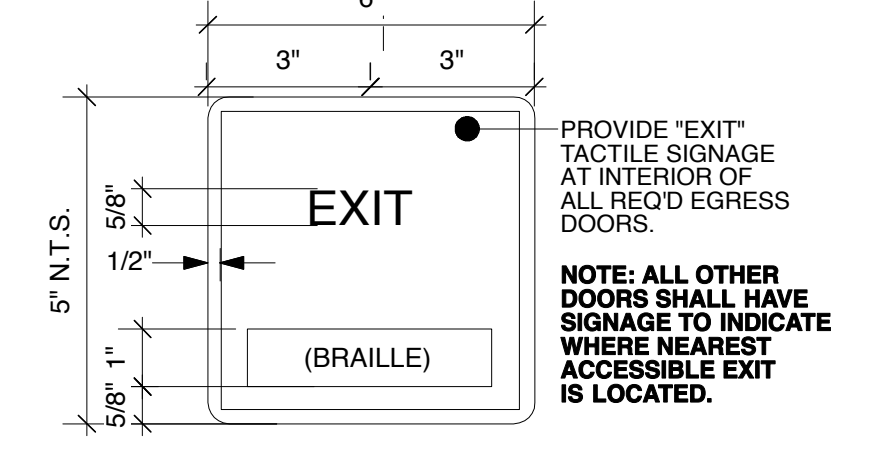


10 SIGNAGE AT DOORS
SCALE: 1"=1'-0"



INTERNATIONAL SYMBOL OF ACCESSIBILITY SURFACE IDENTIFICATION SYMBOL
SIGN SHALL CONSIST OF A WHITE FIGURE ON A BLUE BACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO. 15090 IN FEDERAL STANDARD 595B.
SIGN SHALL BE VISIBLE ALONG THE APPROACHING PEDESTRIAN ACCESS.

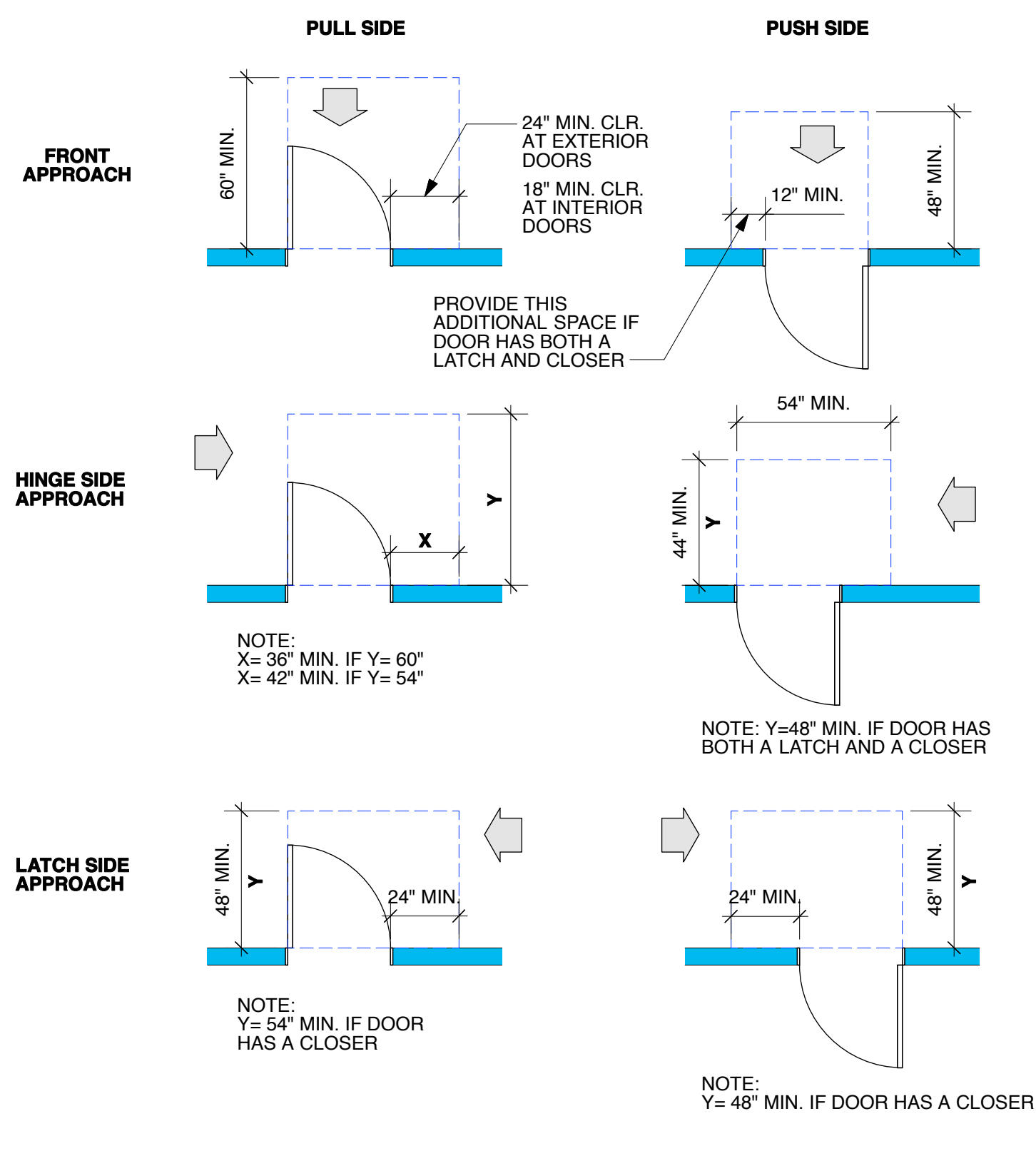
11 INTERNATIONAL SIGN OF ACCESSIBILITY
N.T.S.



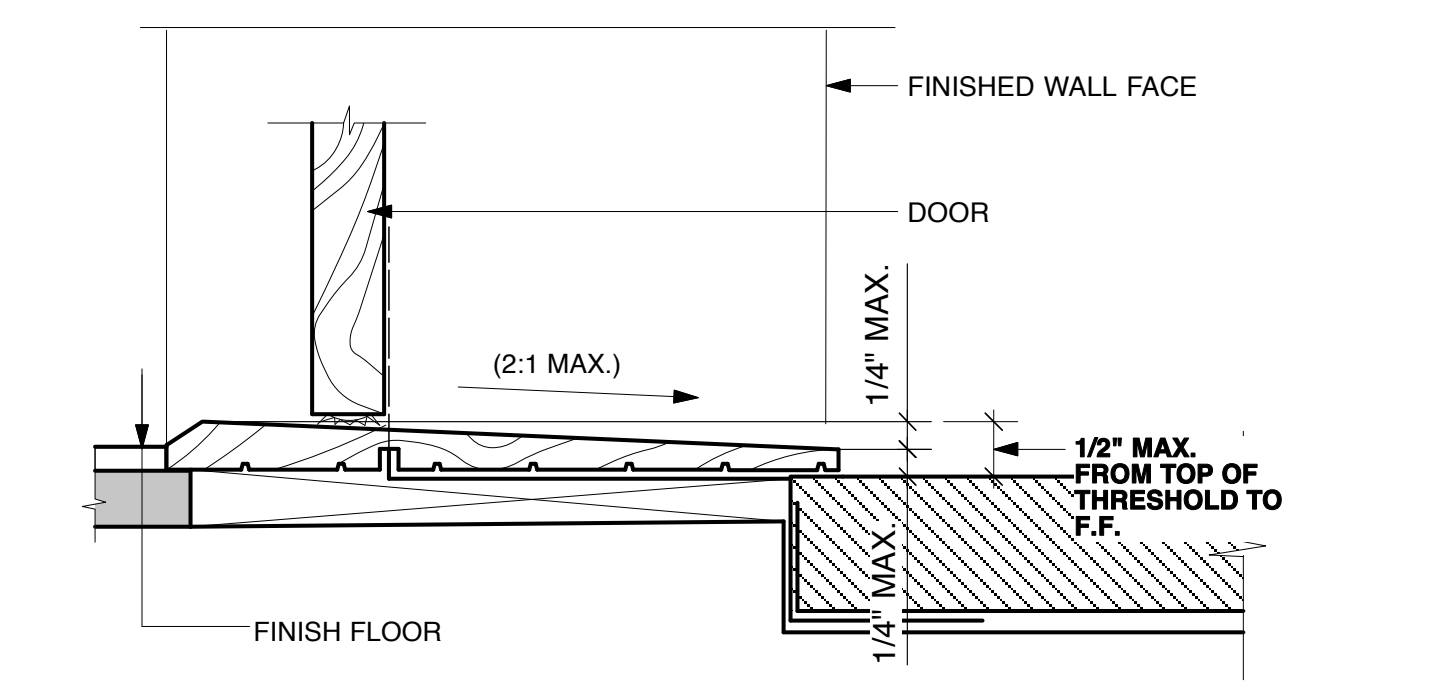
TACTILE EGRESS SIGNAGE @ INTERIOR OF EGRESS DRS

GENERAL SIGN NOTES:
SIGN SHALL BE VISIBLE ALONG THE APPROACHING PEDESTRIAN ACCESS WHERE PERMANENT IDENTIFICATION SIGNS ARE 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.
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 SPACE.
SIGN SHALL BE LOCATED ADJACENT TO THE LATCH SIDE OF THE ADA ACCESSIBLE ENTRANCE. MOUNTING HEIGHT SHALL BE 48" MIN. - 60" MAX. A.F.F. TO THE CENTERLINE OF THE BRAILLE CHARACTERS. PER CBC SECTION 11B-703.4.
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 DIRECTLY BELOW THE PICTOGRAM. THE OUTSIDE OF THE PICTOGRAM SHALL BE A MIN. 6" IN HEIGHT.
SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18" X 18" MINIMUM CENTERED ON THE TACTILE CHARACTERS IS PROVIDED BEYOND THE ARC OF THE DOOR SWING.

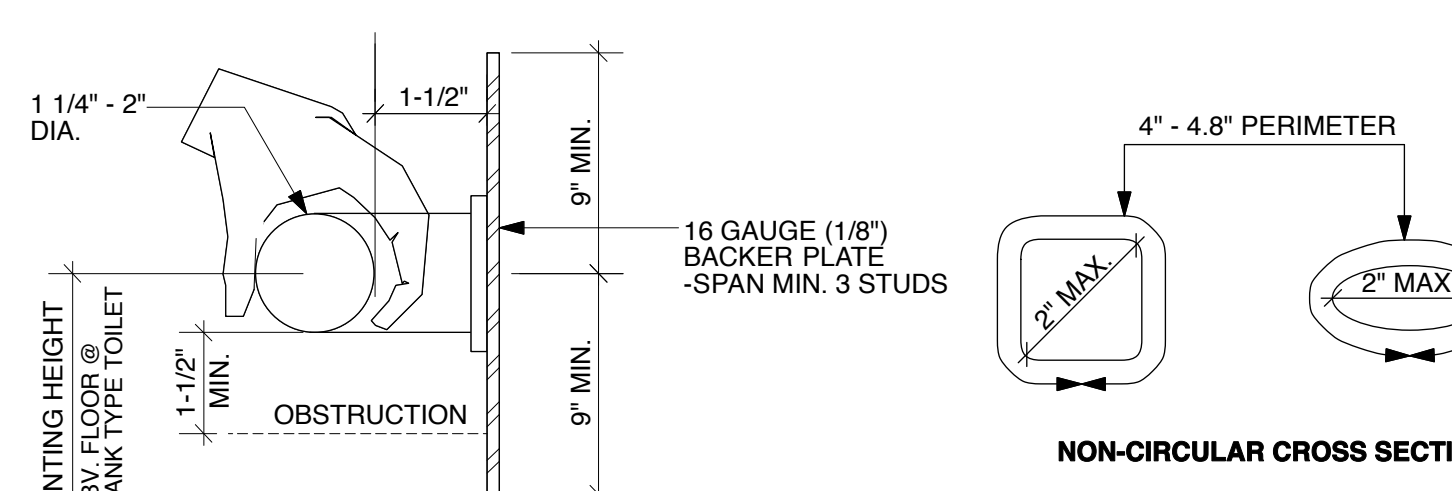
12 ACCESSIBLE EXIT SIGNAGE
SCALE: N.T.S.



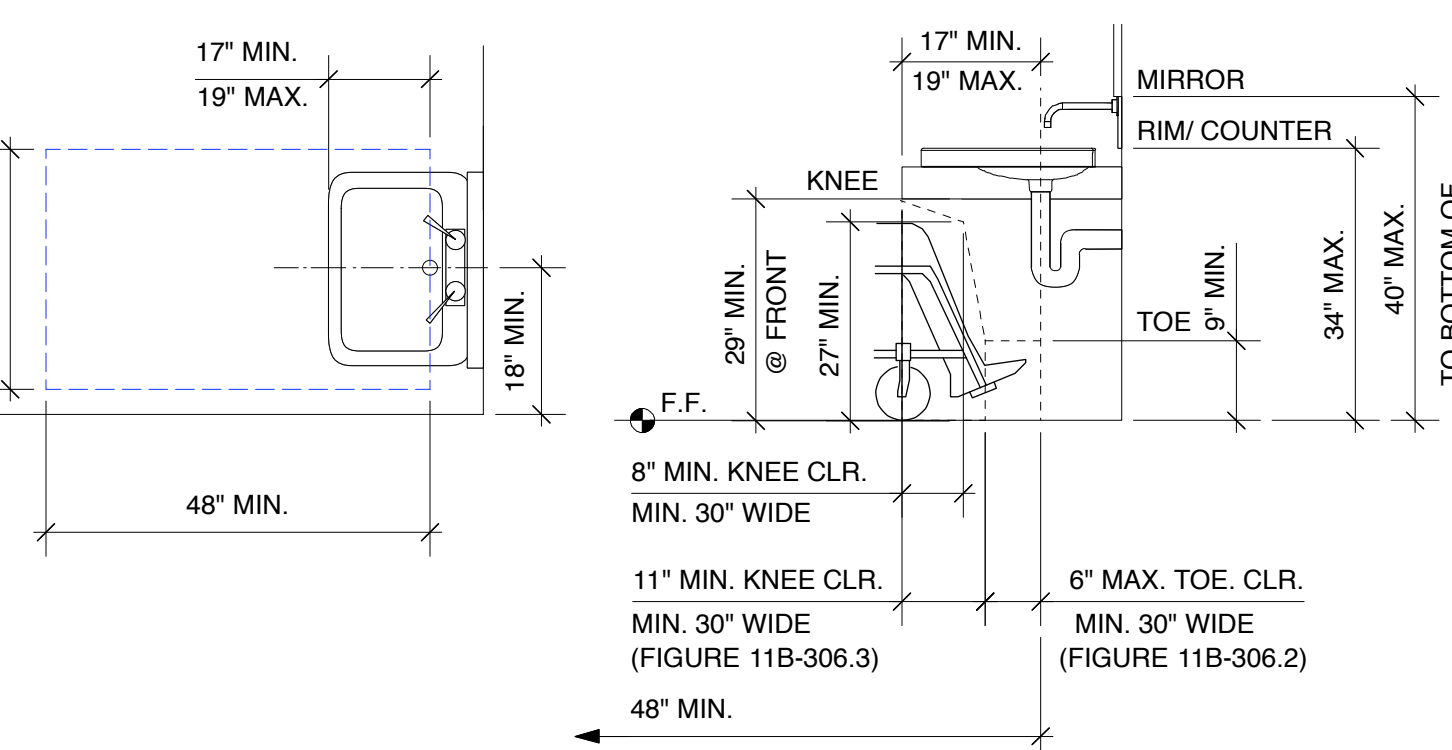
05 MANEUVERING CLEARANCE AT DOORS
SCALE: 1/4" = 1'-0"



06 TYP. THRESHOLD
SCALE: 3" = 1'-0"



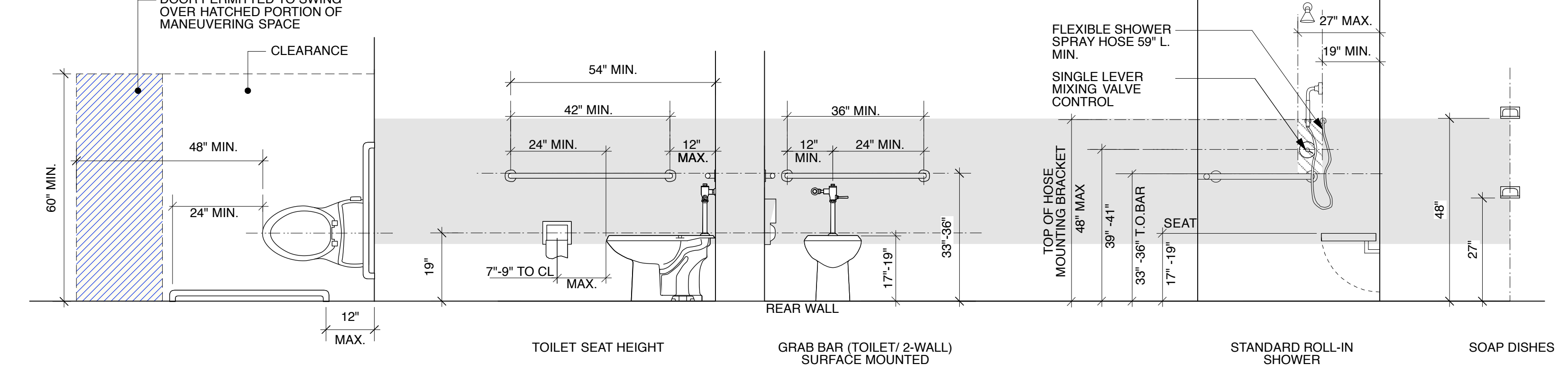
07 GRAB BAR MOUNTING DETAIL
N.T.S.



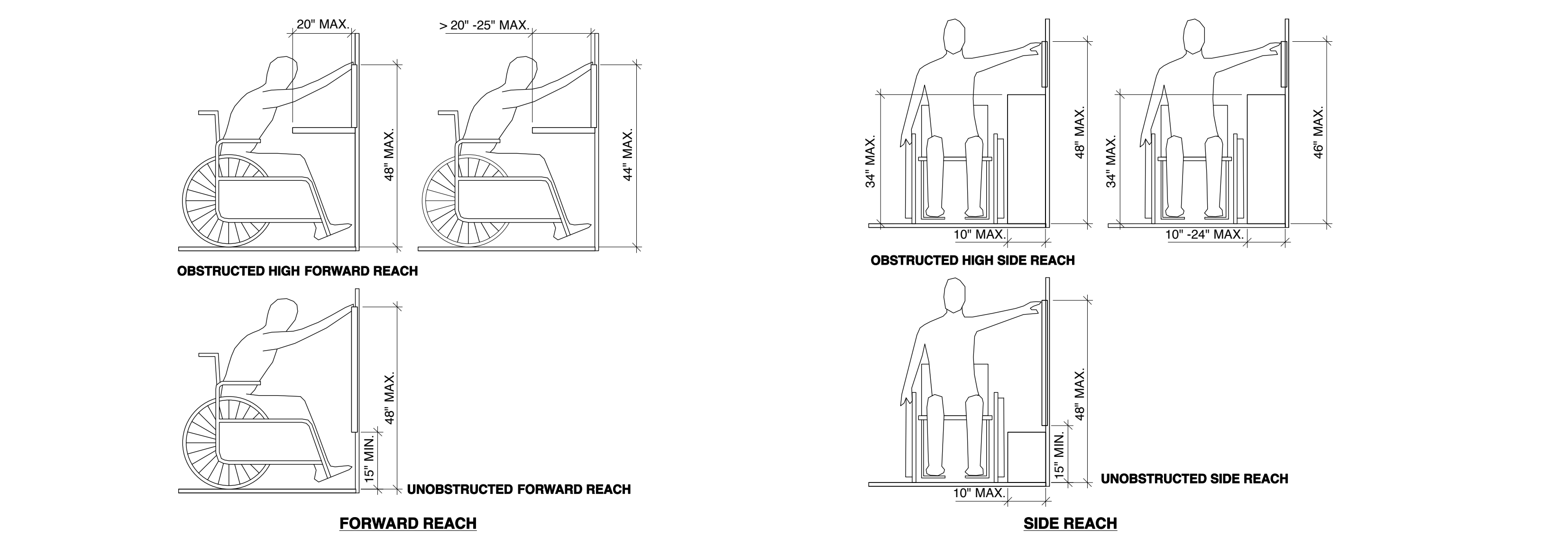
08 LAVATORY CLEARANCE
N.T.S.

1. LOCATION: THE LAVATORY SHALL BE LOCATED WITH THE CENTERLINE MIN. 18" FROM AN ADJOINING WALL OR FIXTURE FOR FORWARD APPROACH. LAVATORIES SHALL HAVE A MAX. HT. OF 34" ABOVE THE FLOOR, MEASURED TO THE HEIGHT OF THE FIXTURE RIM OR COUNTER SURFACE.
2. MANEUVERING: A 30" X 48" CLEAR SPACE SHALL BE CENTERED ON THE LAVATORY POSITIONED FOR FORWARD APPROACH PER 11-305.6.
3. KNEE AND TOE CLEARANCES SHALL BE PROVIDED AS SHOWN, A MIN OF 17" AND A MAX. OF 19" OF THE REQUIRED FORWARD APPROACH SHALL BE PROVIDED BY TOE CLEARANCES PER 11-308.2 & 3.
4. A MAX. OF 6" OF THE REQUIRED FORWARD APPROACH MAY BE PROVIDED BY TOE CLEARANCE.
5. THE FLOOR FINISH BENEATH THE LAVATORY SHALL EXTEND TO THE WALL.
6. THERE SHALL NOT BE ANY SHARP OR ABRASIVE ELEMENTS UNDER SINK.
7. FAUCETS ARE LEVER TYPE, ELECTRONICALLY ACTIVATED, OR APPROVED SELF CLOSING VALVES (MIN. 10 SECOND OPEN FLOW).
8. MIRROR SHALL BE MOUNTED SO BOTTOM EDGE OF REFLECTING SURFACE IS NO HIGHER THAN 40".
9. INSULATE HOT AND COLD WATER LINES.

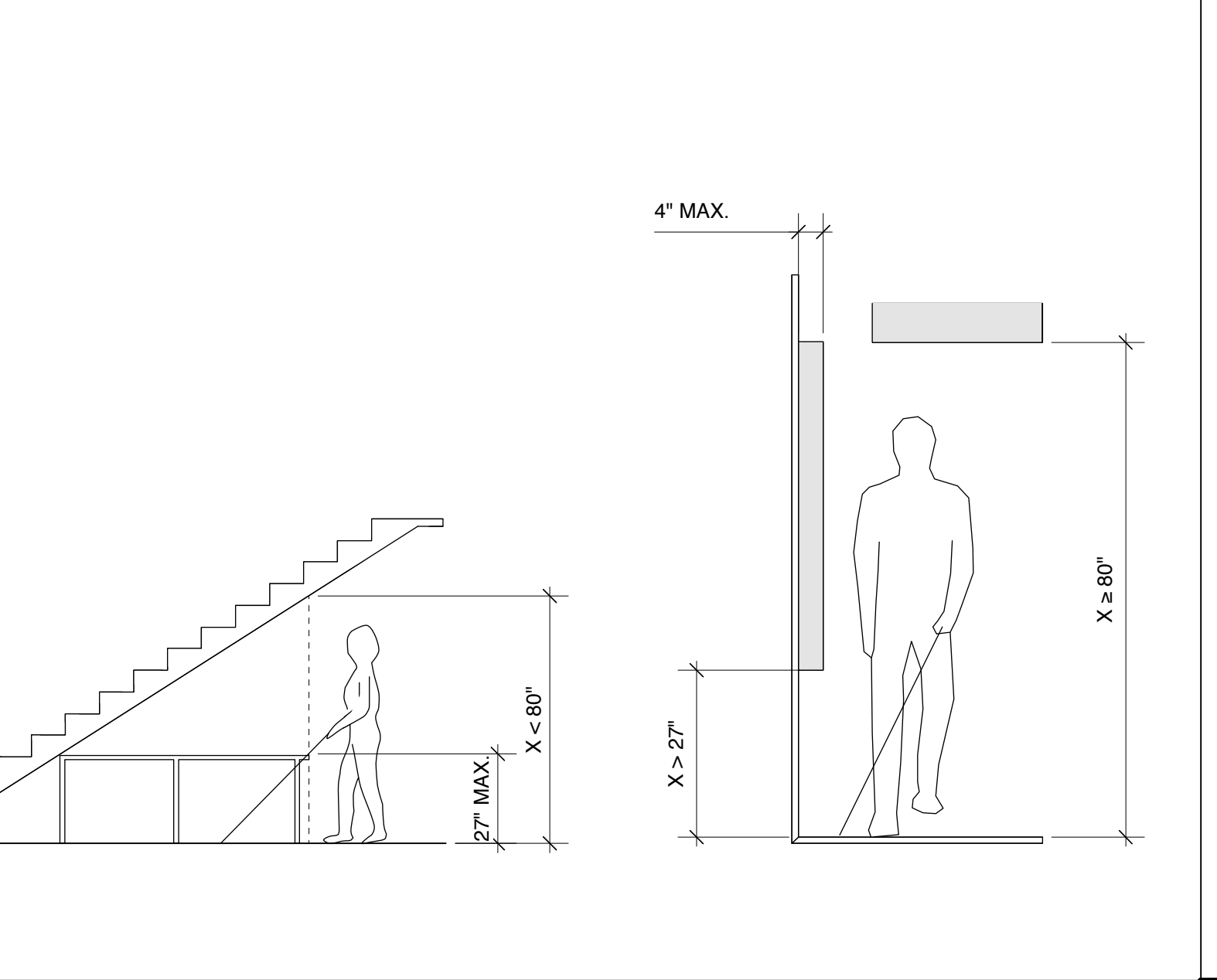
- PER CBC 2019 11B-604.2-11B-604.3
1. WATER CLOSET HEIGHT SHALL BE 17" MIN. AND 19" MAX. MEASURED TO TOP OF 2" MAX. HIGH SEAT.
 2. GRAB BAR REAR AND SIDE SHALL BE MOUNTED AT 33"-36" HT. MEASURED TO TOP OF BAR WITH MIN. 1-1/2" CLEARANCE BETWEEN TANK AND GRAB BAR.
 3. CONTROLS SHALL BE LOCATED ON THE WIDE SIDE OF TOILET AREAS 44" MAX. HT. AND REQUIRE MAX. FORCE OF 5 LBS TO OPERATE.
 4. SEATS SHALL NOT BE SPRUNG TO RETURN TO A LIFTED POSITION.
 5. GRAB BARS SHALL BE LOCATED AS SHOWN, PER 11B-604.5.
 6. TOILET TISSUE DISPENSERS SHALL BE LOCATED 7" MIN. AND 9" MAX. IN FRONT OF THE WATER CLOSET MEASURED TO THE CENTERLINE OF THE DISPENSER, AND 19" MIN. HT. TO BELOW GRAB BAR AS MEASURED TO CENTER OF DISPENSER MOUNT PER 11B-604.7.
 7. OTHER TOILET COMPARTMENT FIXTURES SHALL BE LOCATED 40" MAX. HT. TO HIGHEST OPERABLE PART PER 11B-213.3.



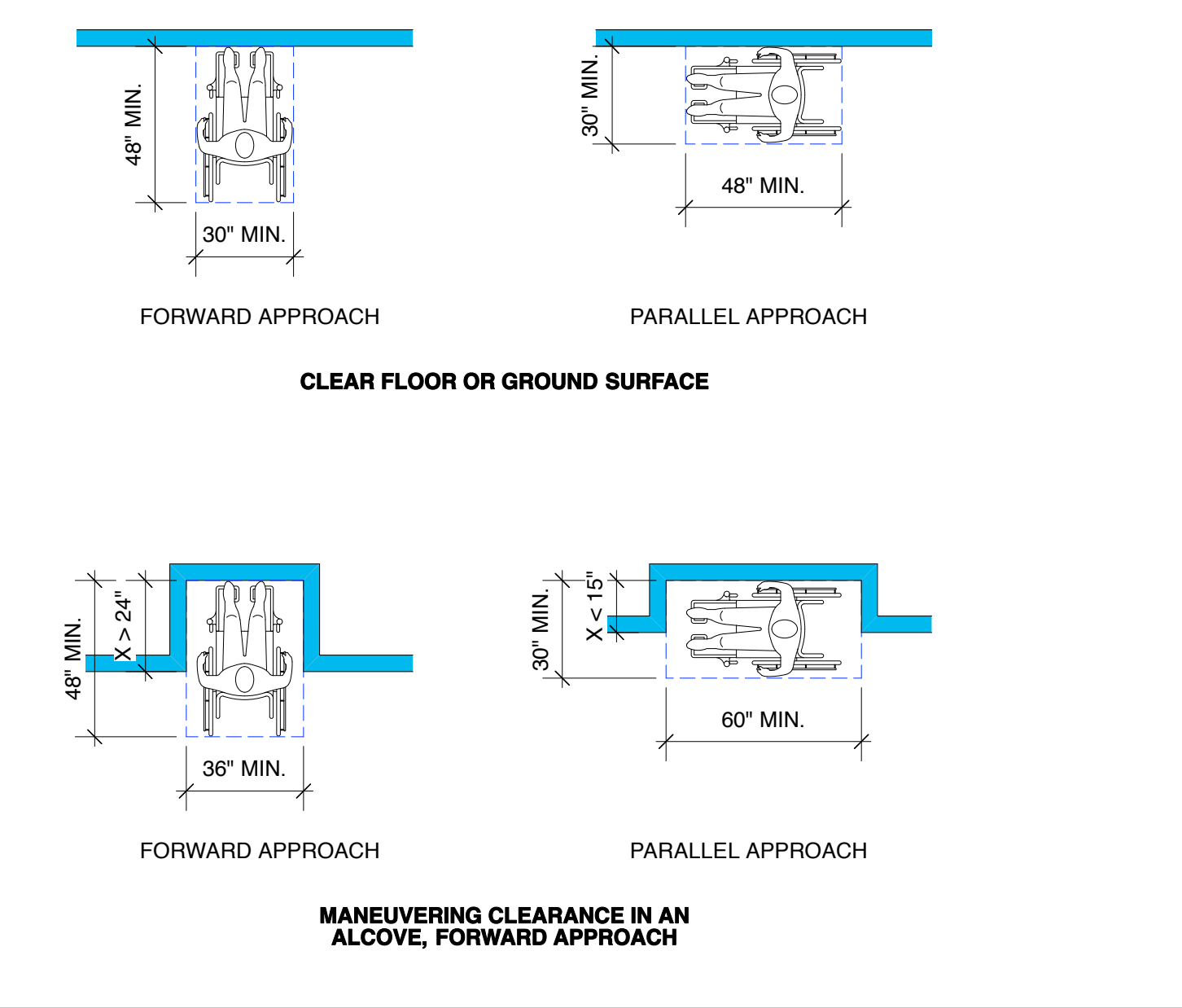
01 TOILET ACCESSORY HEIGHTS
NOT TO SCALE



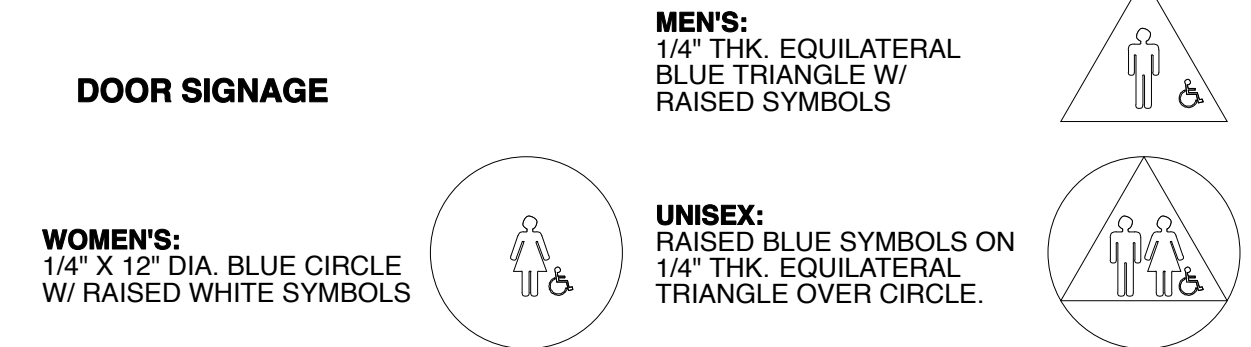
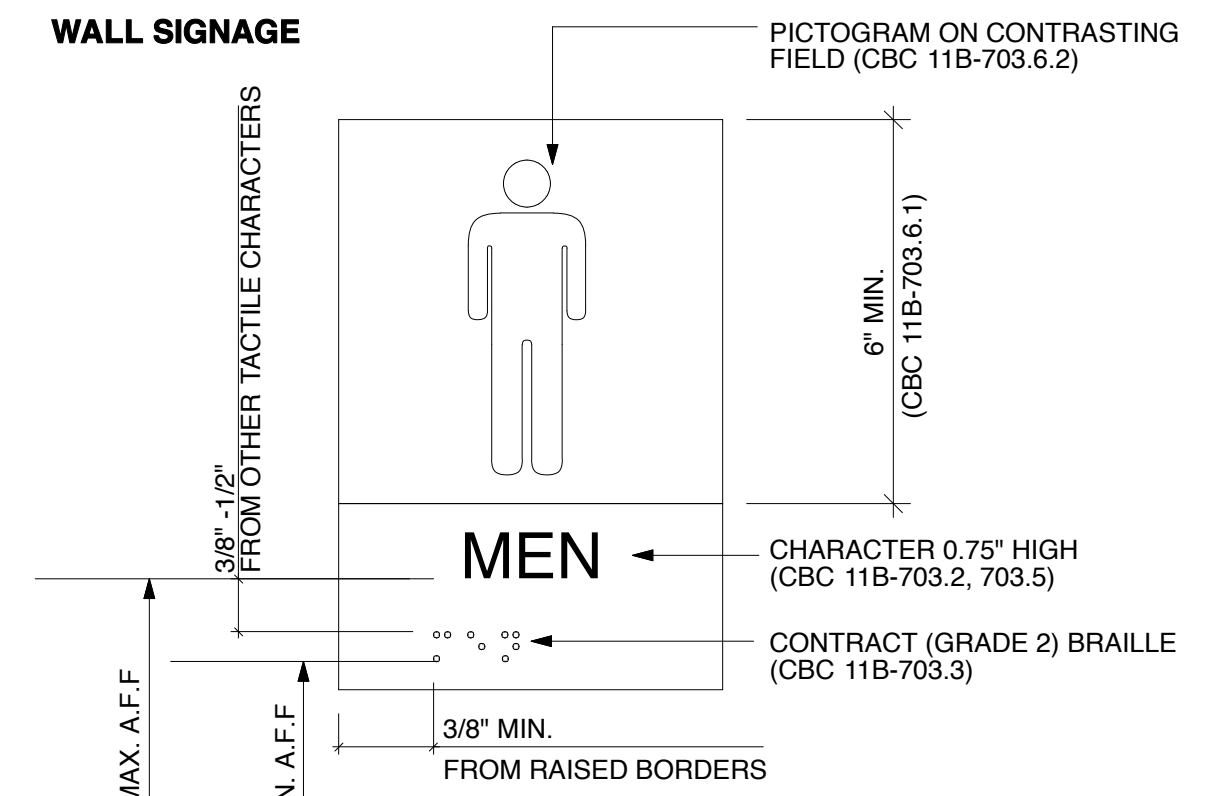
02 MAX. FORWARD/ SIDE REACH
N.T.S.



04 TYP. VERTICAL CLR. AND LIMITS OF PROTRUDING OBJECTS
SCALE: N.T.S.



03 CLEAR FLOOR OR GROUND SPACE
SCALE: 1/4" = 1'-0"



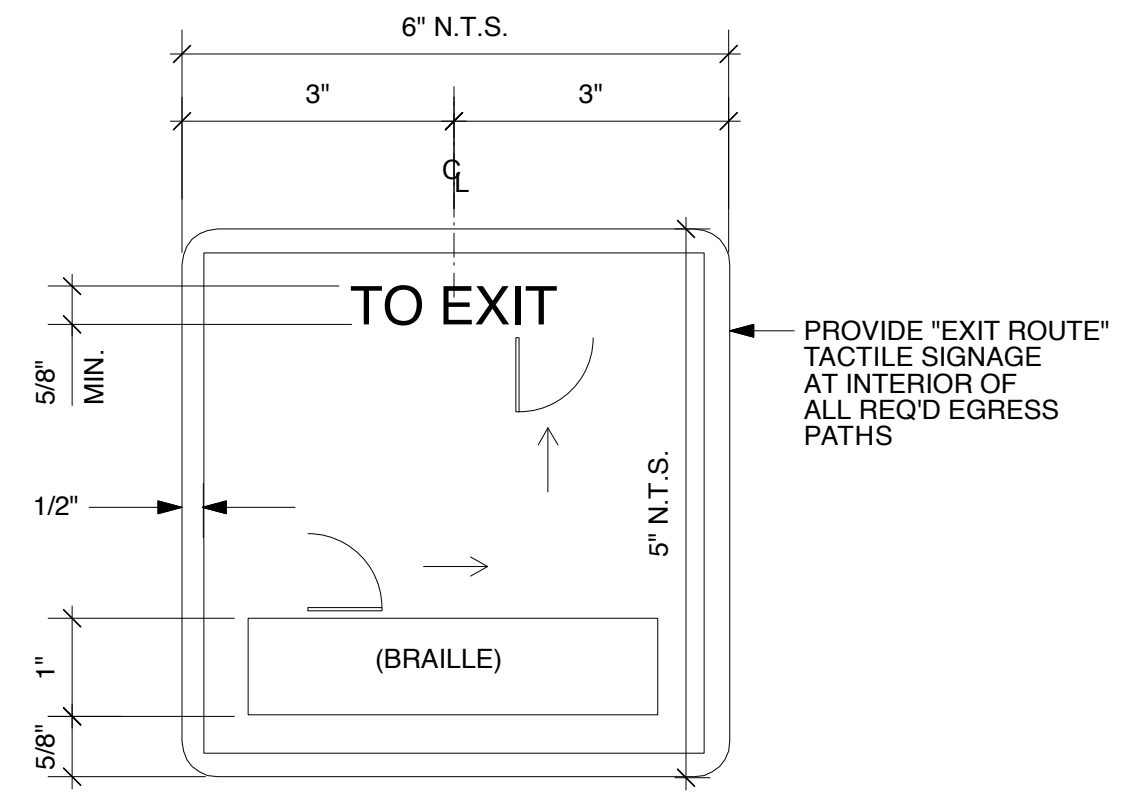
PICTOGRAM NOTES:
 PICTOGRAMS SHALL HAVE A FIELD HEIGHT OF 6\"/>

TOILET AND BATHING FACILITIES GEOMETRIC SYMBOL NOTES:
 GEOMETRIC SYMBOLS AT ENTRANCES TO TOILET AND BATHING ROOMS SHALL BE MOUNTED AT 58\"/>

EDGES SHALL BE EASED OR ROUNDED AT 1/16\"/>

01 RESTROOM SIGNAGE
 N.T.S.

02 NOT USED
 SCALE: N/A



ADDITIONAL SIGN NOTES:
 SIGN SHALL BE VISIBLE ALONG THE APPROACHING PEDESTRIAN ACCESS WHERE PERMANENT IDENTIFICATION SIGNS ARE 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.
 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 SPACE.
 SIGN SHALL BE LOCATED ADJACENT TO THE LATCH SIDE OF THE ADA ACCESSIBLE ENTRANCE. MOUNTING HEIGHT SHALL BE 48\"/>

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\"/>

RAISED CHARACTERS OR SYMBOLS SHALL BE A MINIMUM OF 5/8\"/>

PICTORIAL SYMBOL SIGNS (PICTOGRAMS) SHALL BE ACCOMPANIED BY THE EQUIVALENT VERBAL DESCRIPTION PLACED DIRECTLY BELOW THE PICTOGRAM. THE OUTSIDE OF THE PICTOGRAM SHALL BE A MIN. 6\"/>

03 TACTILE EGRESS SIGNAGE @ PATH OF TRAVEL TO EXIT
 N.T.S.

S H E R R Y & A S S O C I A T E S
 ARCHITECTS
 421 S. MILPAS STREET
 SANTA BARBARA, CA
 93101
 TEL: (805) 963-0988
 FAX: (805) 963-0178
 WWW.SHERRY.COM
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GENERAL NOTES, SPECIFICATIONS, AND PROJECT INFORMATION

STRUCTURAL DESIGN PARAMETERS

Table with 2 columns: GENERAL PARAMETERS and WIND DESIGN DATA (per CBC 1603.1.4). Includes sections for BUILDING CODES, SOILS VALUES EXTRA, BUILDING LOADS, and FLOOR LEVELLOADS.

CORROSION PROTECTION

Table with 3 columns: PRODUCT, GALVANIZING, THICKNESS OR AMOUNT. Includes sections for GENERAL, REFERENCE STANDARDS, and SUBMITTALS.

GENERAL

GENERAL INFORMATION section containing CONFLICTS & RESOLUTION OF DISCREPANCIES, SHEET INDEX (STRUCTURAL DRAWINGS), GENERAL CONDITIONS CODE AND SPECIFICATIONS, and REFERENCE STANDARDS.

GENERAL INFORMATION

GENERAL INFORMATION section containing CONFLICTS & RESOLUTION OF DISCREPANCIES, SHEET INDEX (STRUCTURAL DRAWINGS), GENERAL CONDITIONS CODE AND SPECIFICATIONS, and REFERENCE STANDARDS.

SHEET INDEX (STRUCTURAL DRAWINGS)

Table with 2 columns: # SHT. NO. and SHEET TITLE. Lists structural drawing sheets from 1 to 11.

GENERAL CONDITIONS

- Code and specifications list including compliance with 2019 California Code of Regulations (C.C.R.) Title 24 with CA amendments.

REFERENCE STANDARDS

- Reference standards list including ACI 308-14, ACI 308-16, ACI 308-19, and various building codes.

DEFINITIONS

- Definitions for terms like ARCHITECT/ENGINEER, STRUCTURAL ENGINEER OF RECORD (SER), and SUBSTITUTIONS & REVIEWS.

ORDER OF PRECEDENCE

Order of precedence text stating that drawings govern notes, notes over individual drawings, and individual drawings over general notes.

SPECIFICATIONS

Specifications text referring to contract specifications for information in addition to that contained in notes and drawings.

STRUCTURAL DETAILS

Structural details text referring to drawings for information including but not limited to dimensions, elevations, slopes, door and window openings.

ARCHITECTURAL DRAWINGS

Architectural drawings text referring to drawings for information including but not limited to dimensions, elevations, slopes, door and window openings.

STRUCTURAL RESPONSIBILITIES

Structural responsibilities text stating the structural engineer is responsible for the strength and stability of the primary structure.

CONTRACTOR RESPONSIBILITIES

Contractor responsibilities text stating the contractor is responsible for the means and methods of construction and all job related safety standards.

EXISTING CONDITIONS

- Existing conditions list including the entirety of existing conditions not shown, contractor shall examine existing conditions, and contractor shall notify the engineer.

ABBREVIATIONS

Large table of abbreviations with columns for symbol, description, and symbol, description, and symbol, description.

REINFORCING STEEL CONCRETE AND CONCRETE BLOCK

REINFORCING STEEL CONCRETE AND CONCRETE BLOCK section containing REFERENCE STANDARDS, SUBMITTALS, FABRICATION, WELDING, PLACING, CONCRETE COVER, and SPLICES.

DEMOLITION

- Demolition list including contractor shall furnish a demolition price, contractor shall separate from all other prices, and contractor shall furnish top prices for demolition.

CONTRACT ALLOWANCE

Contract allowance text stating 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.

Table with 3 columns: ITEM, QUANTITY, REMARKS. Lists items like EXCAVATION, REINFORCING STEEL, CAST IN PLACE CONCRETE, etc.

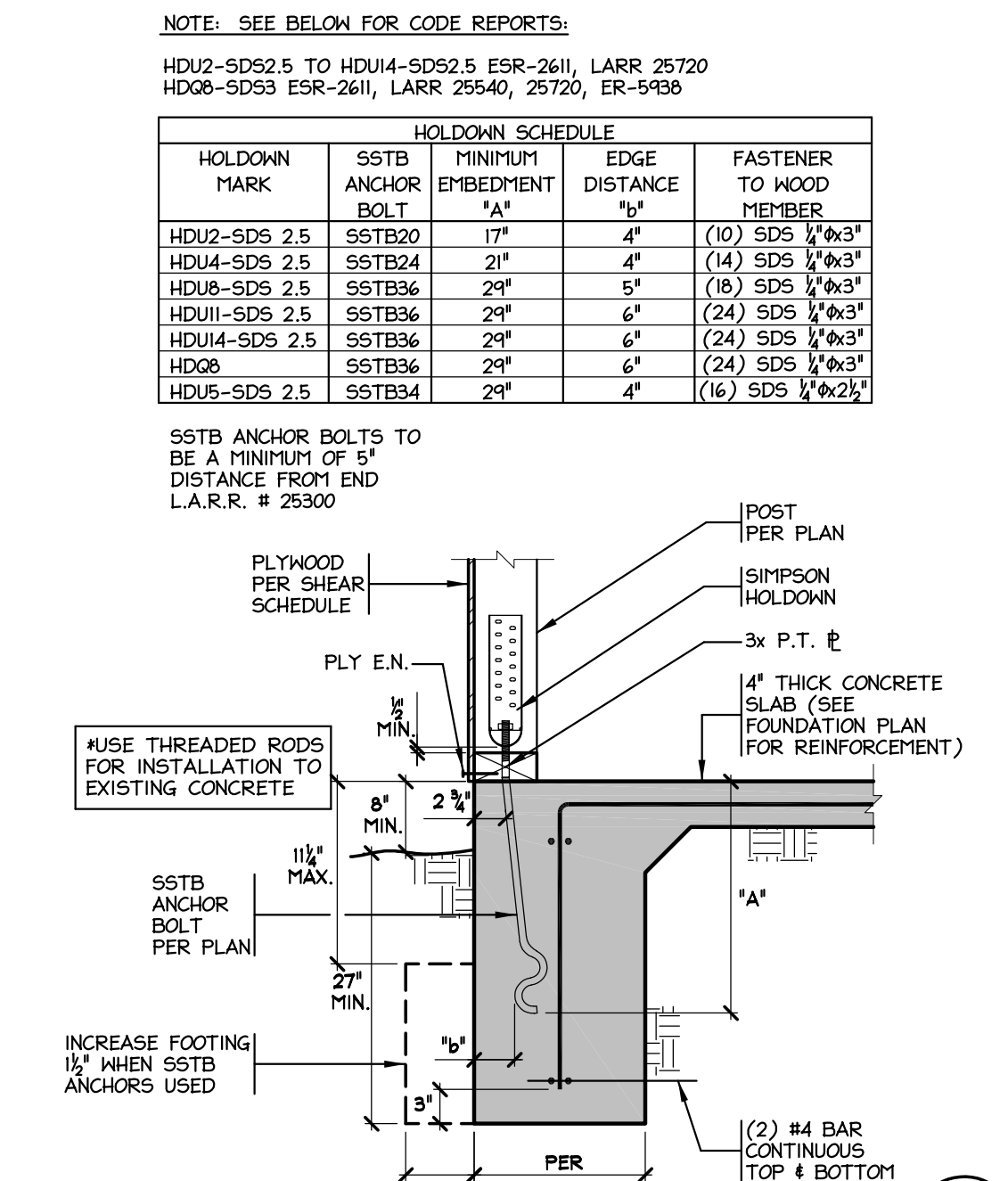
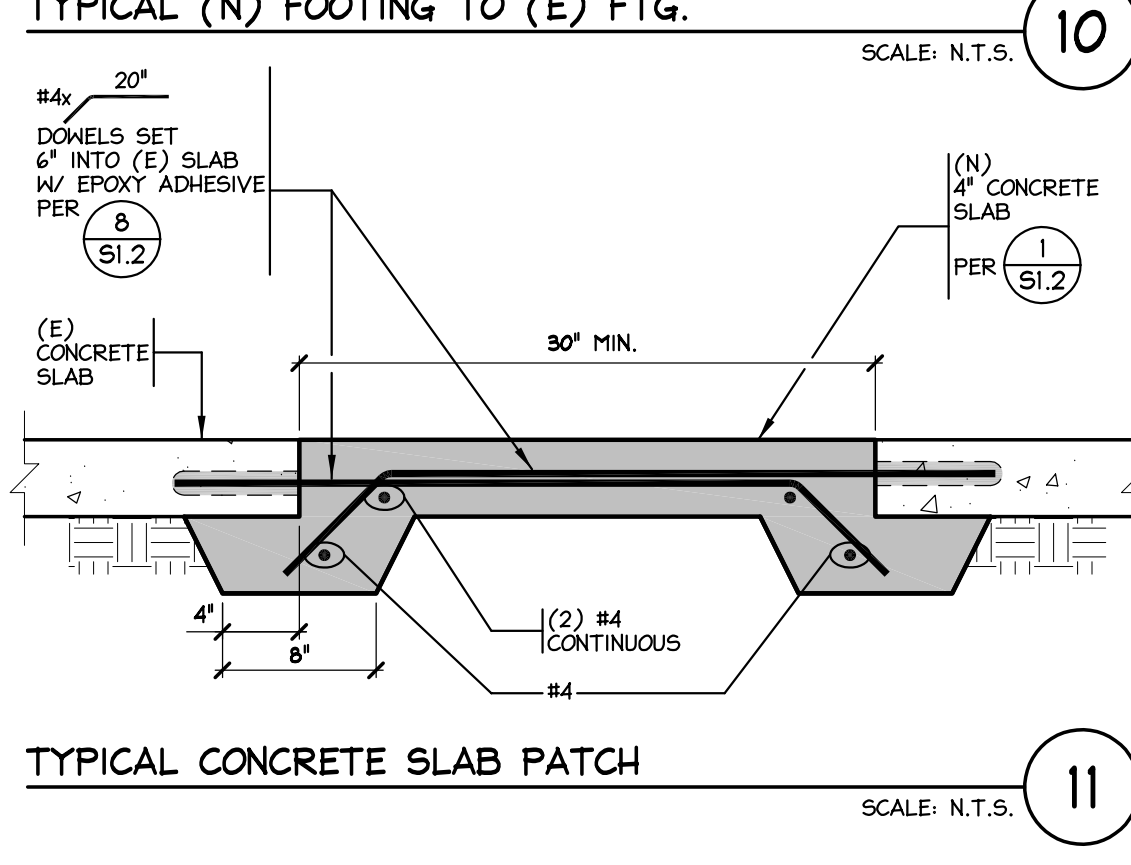
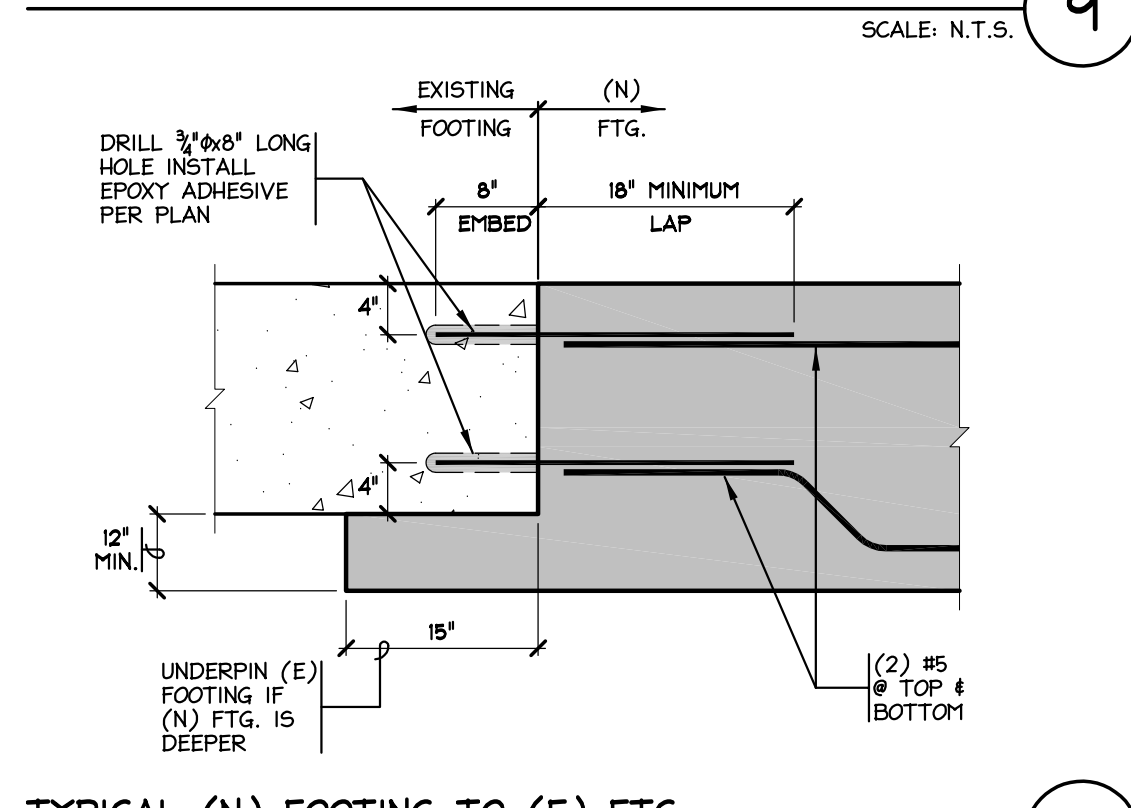
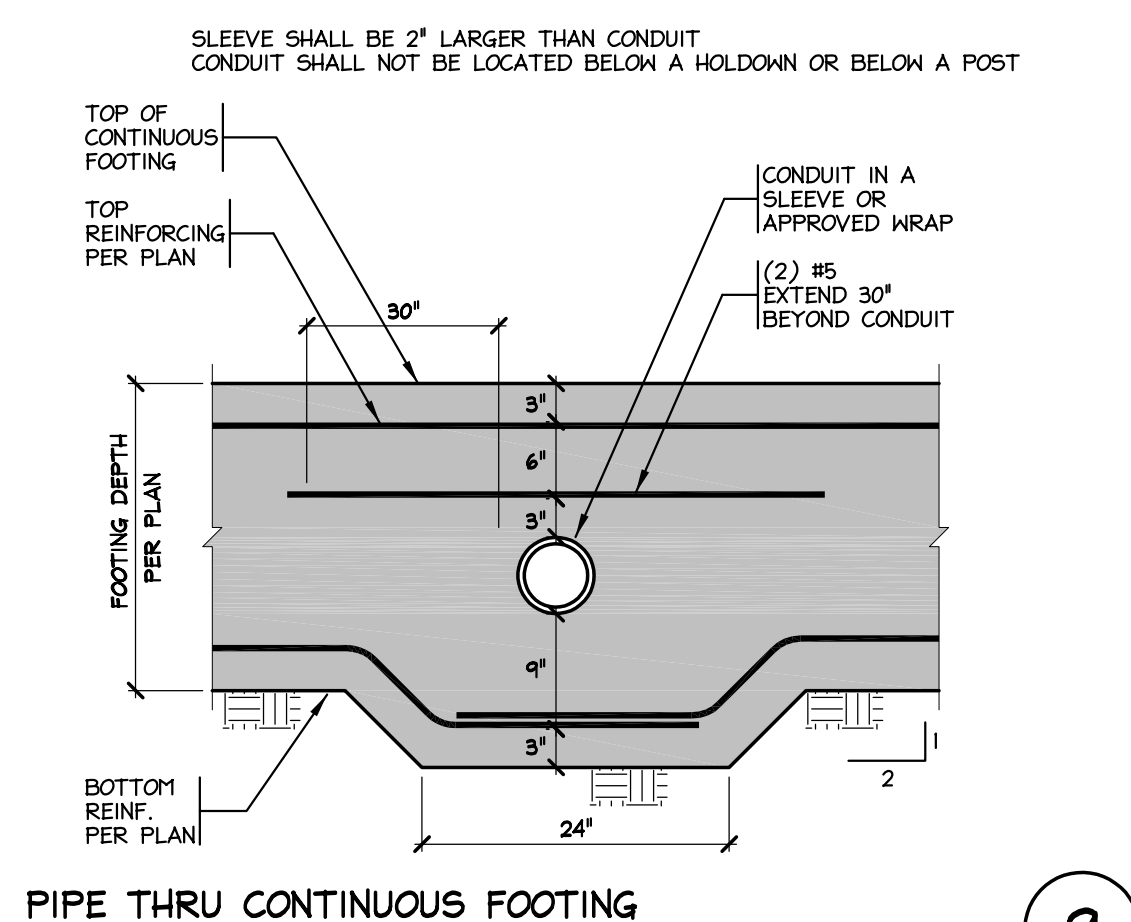
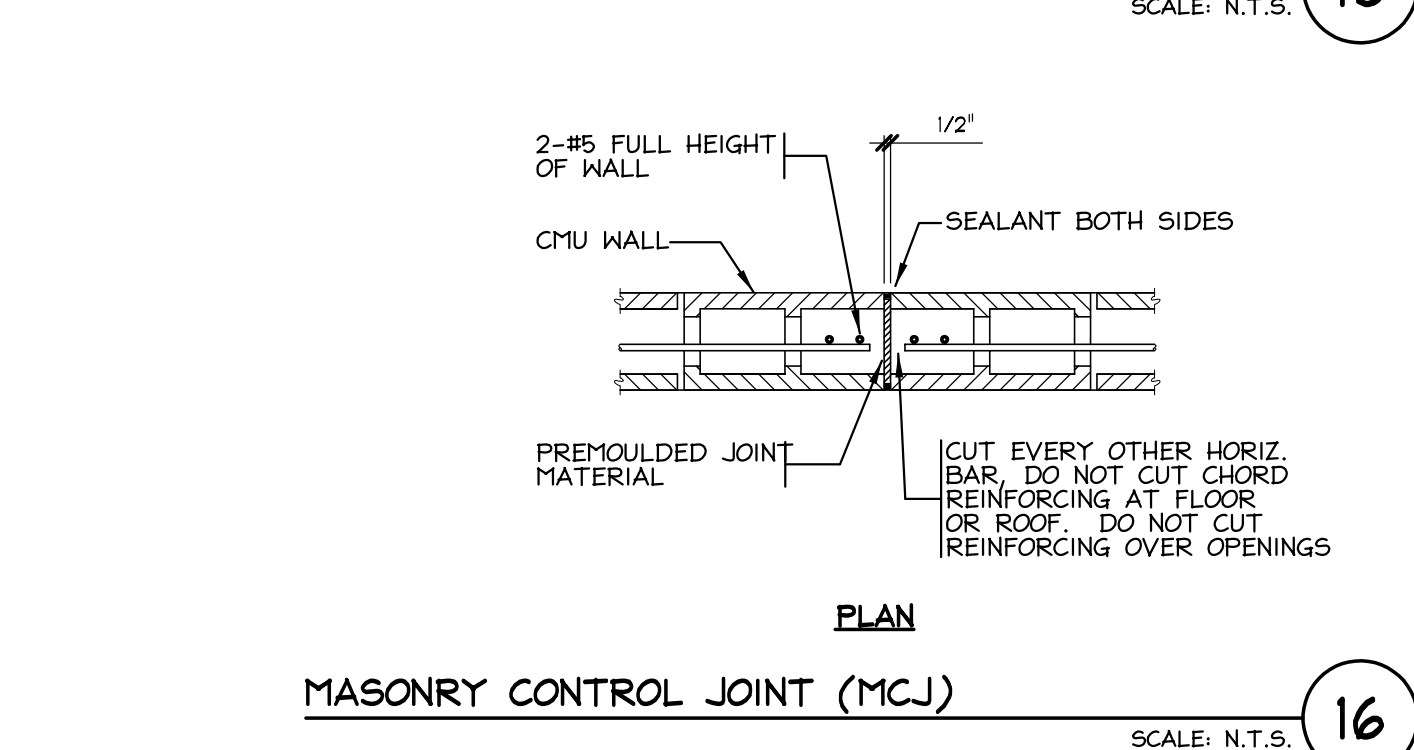
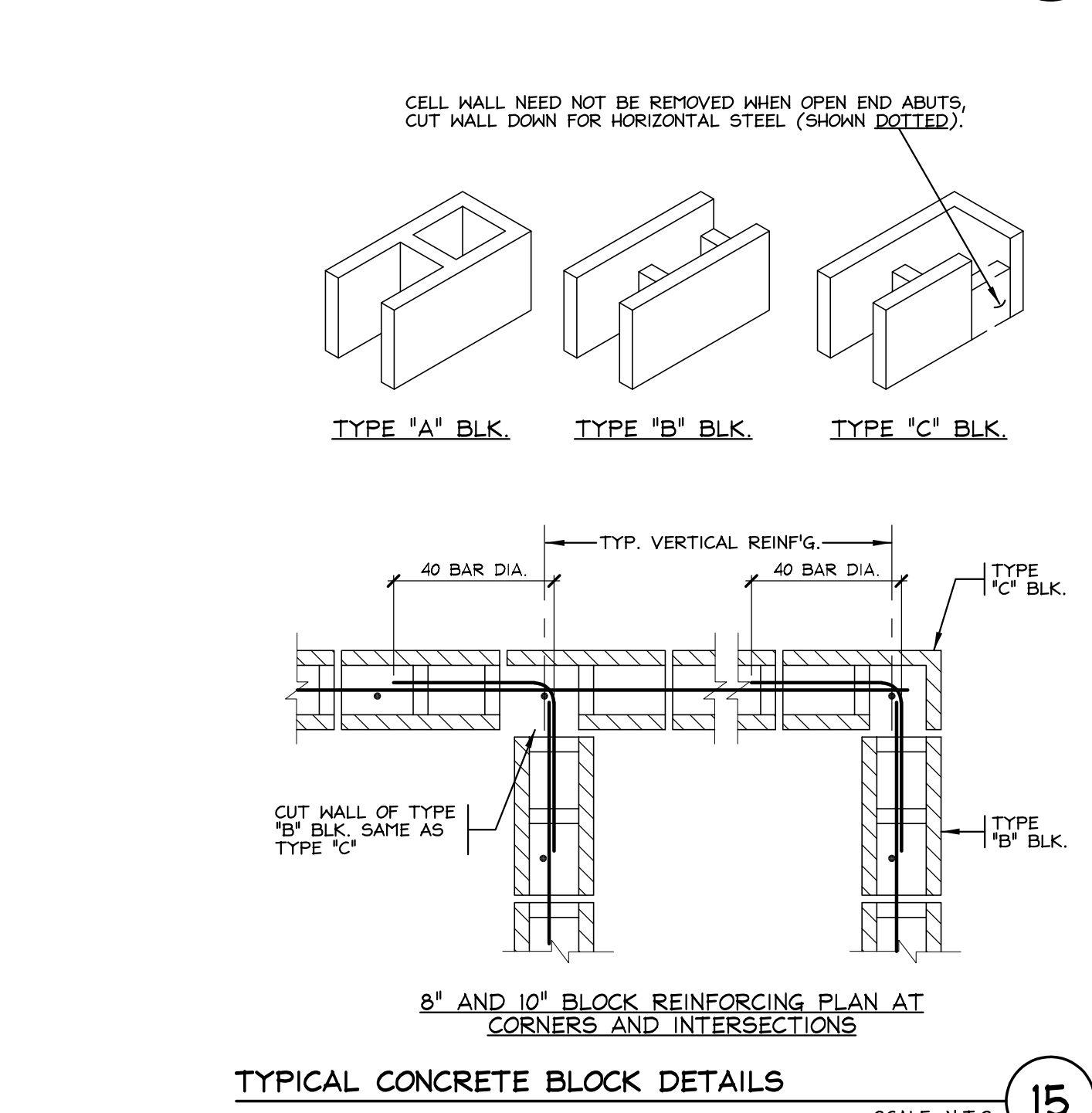
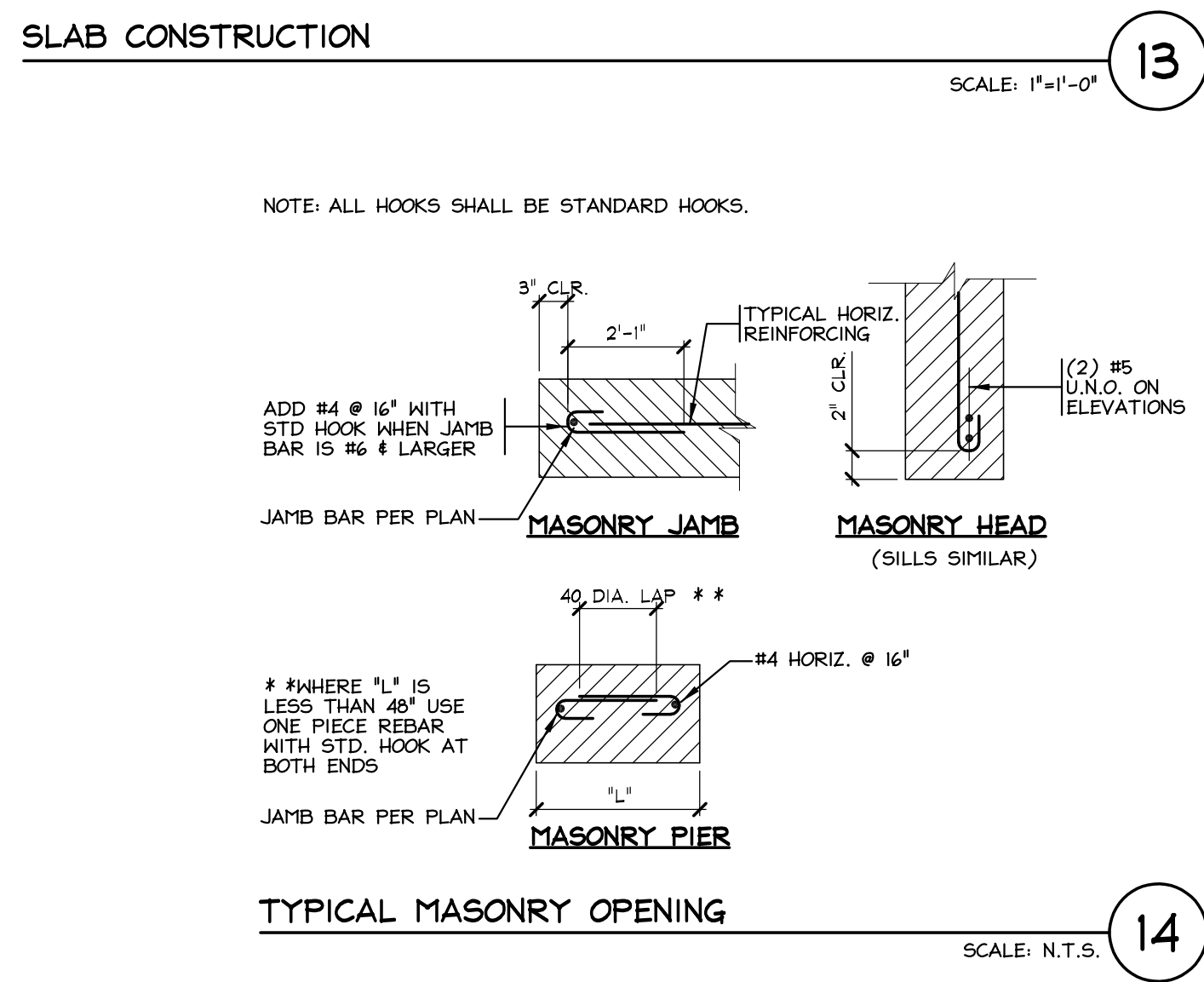
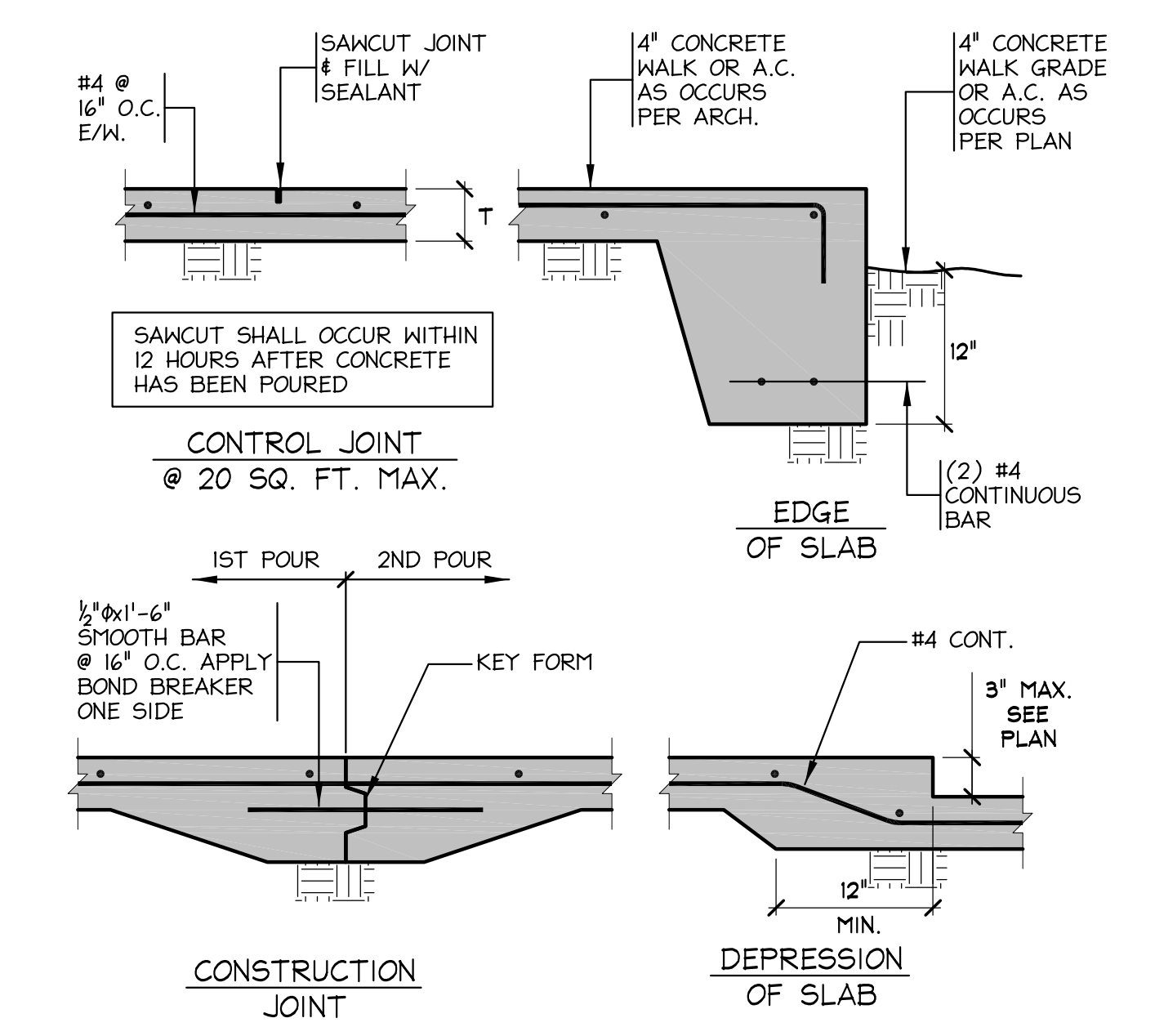
ADVISORY NOTES

Advisory notes text including 'BE AWARE THAT THERE IS A SCHOOL OF THOUGHT WHICH ATTRIBUTES MOLD TO OSB SHEATHING GETTING AND REMAINING MOIST OR WET' and 'THESE PRODUCTS WORK BY ALLOWING VAPOR TO BE TRANSMITTED AND MINIMIZING WATER PASSAGE'.

Vertical sidebar containing project name 'EXTERIOR AND INTERIOR ALTERATIONS TO EXISTING HOTEL', address '421 S. MILPAS STREET SANTA BARBARA, CA', studio logo 'sio inc. studio engineers inc. structural consultants', contact info '11 W. Figueroa Street Santa Barbara, Ca 93101', and a professional engineer seal for Anthony J. Sio.

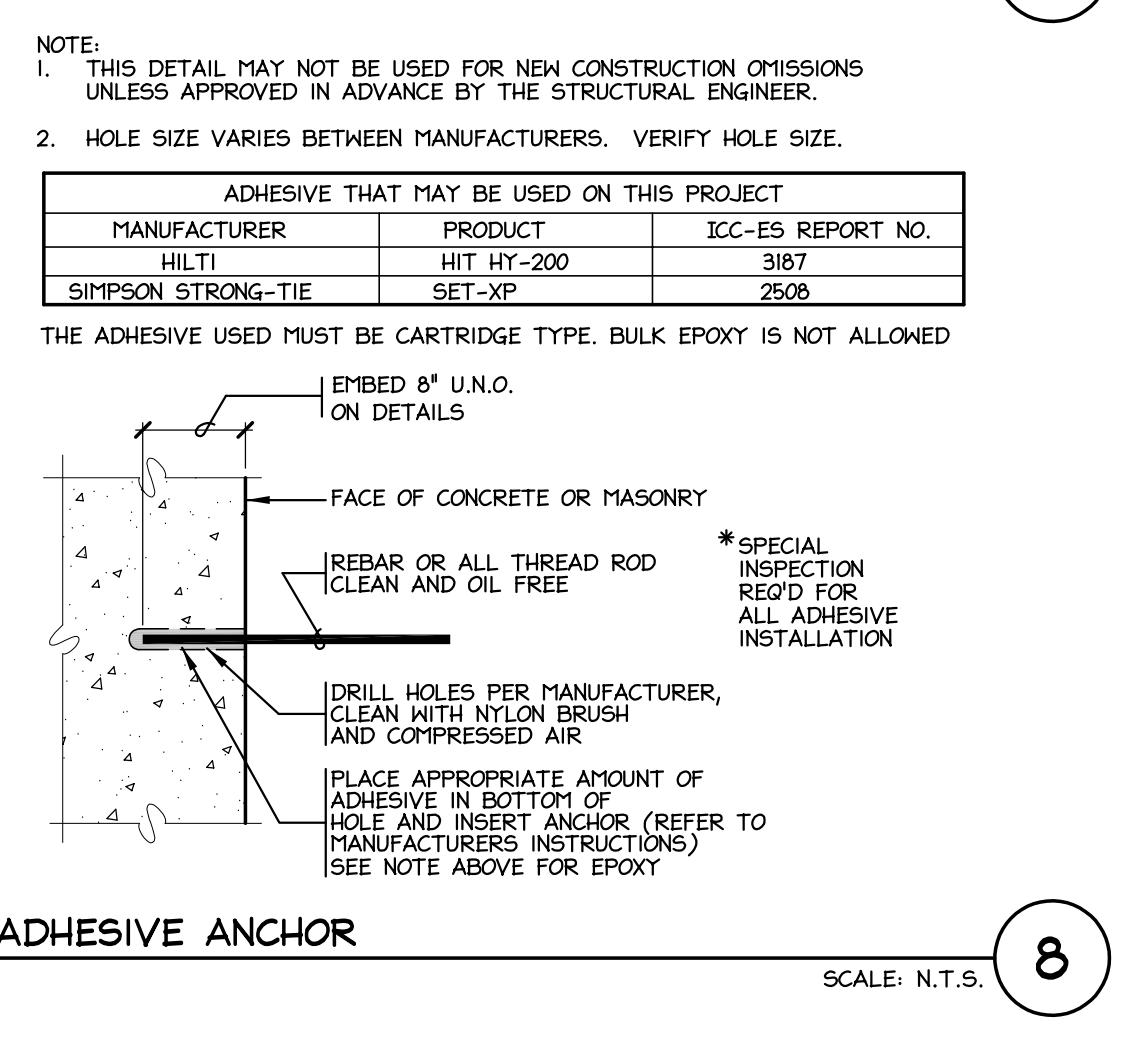
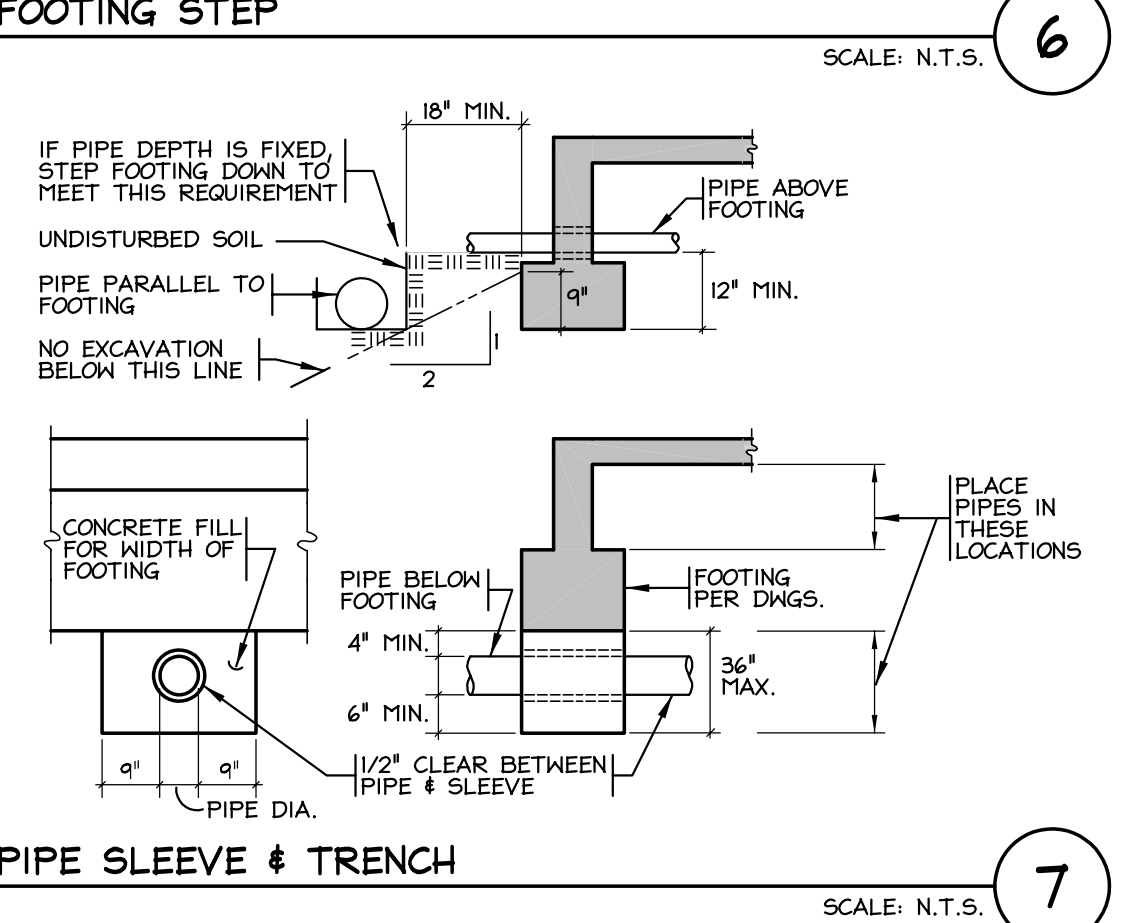
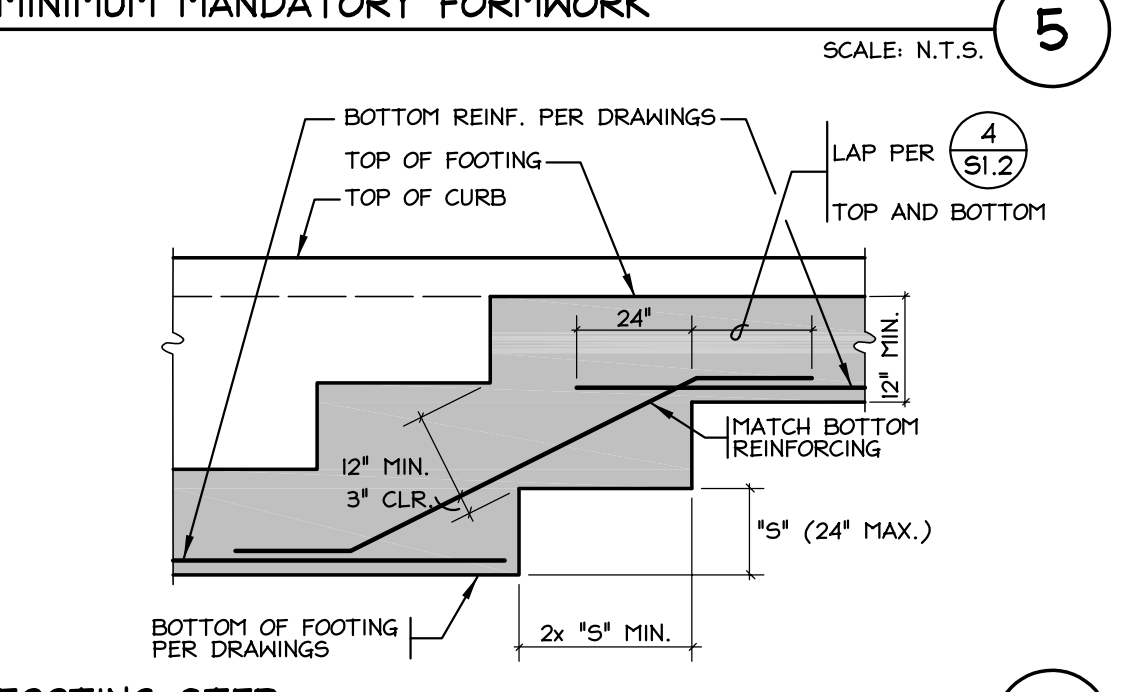
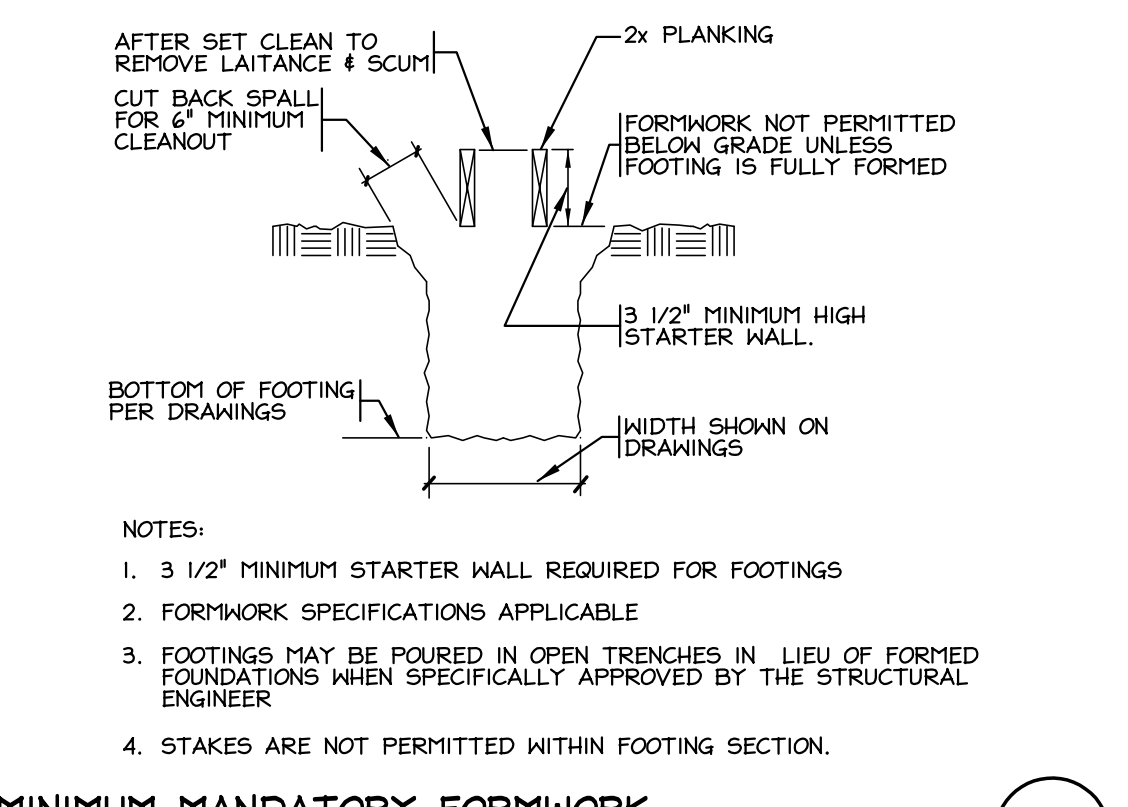
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S1.1a GENERAL NOTES / ABBREVIATIONS



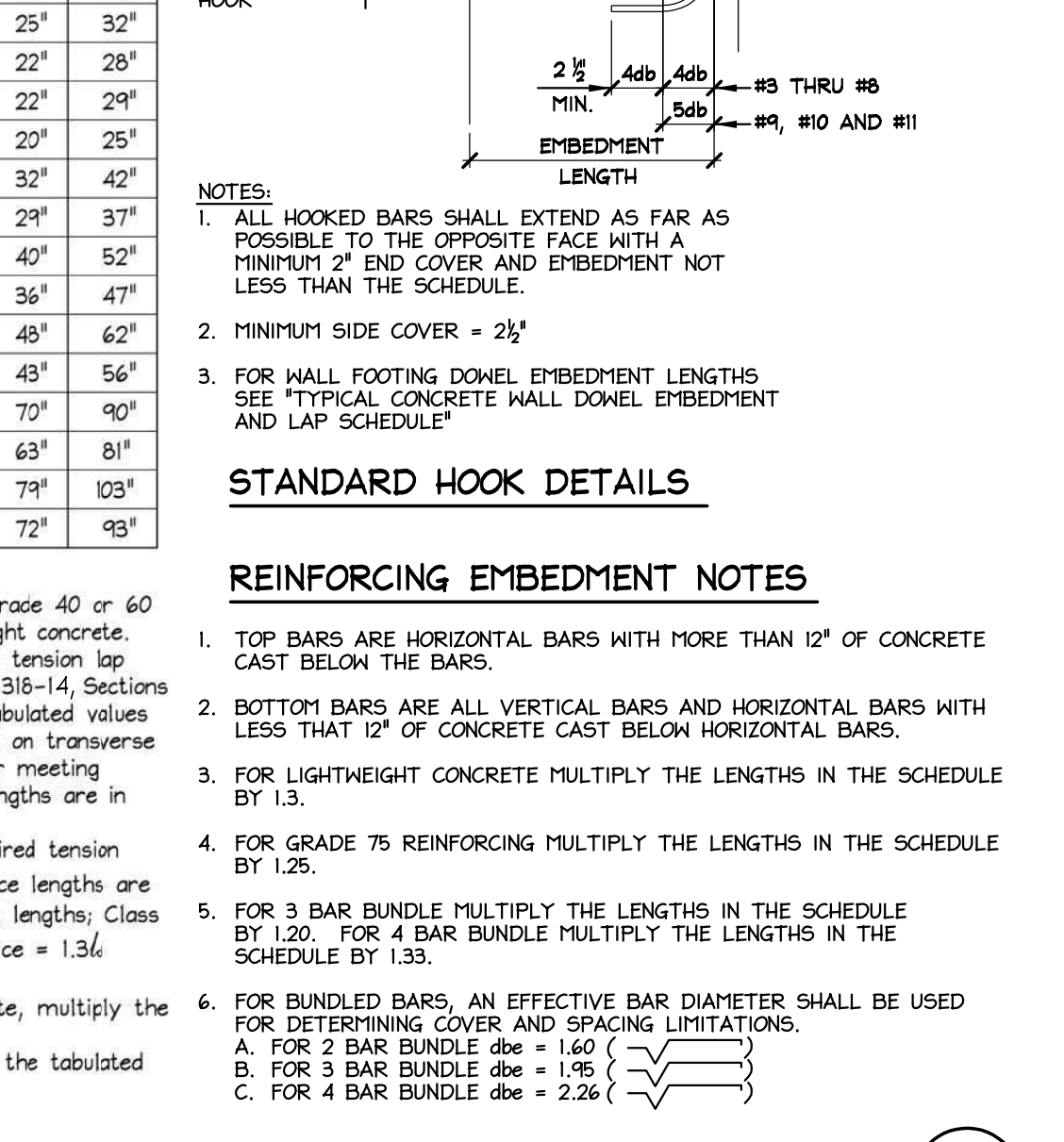
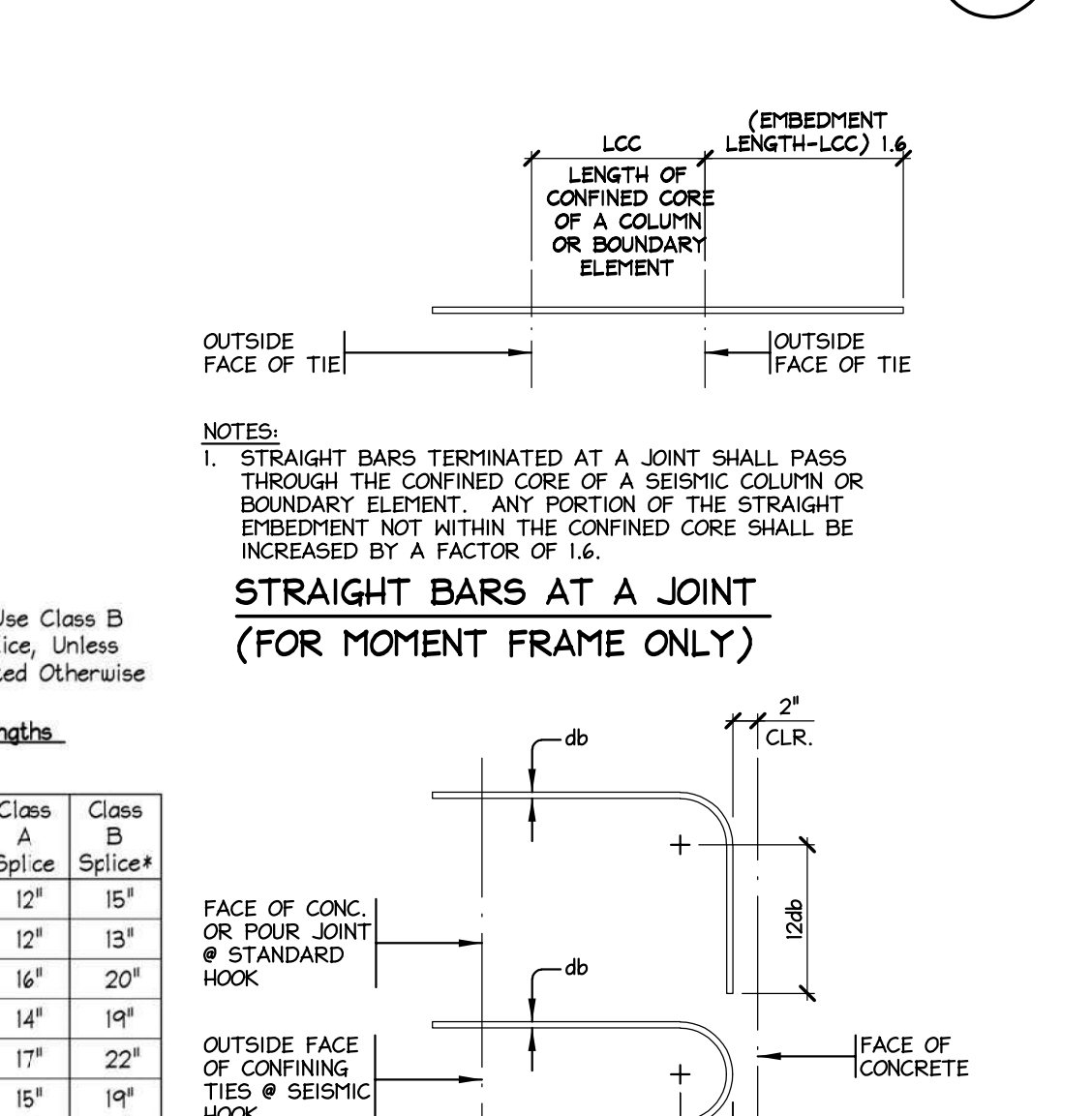
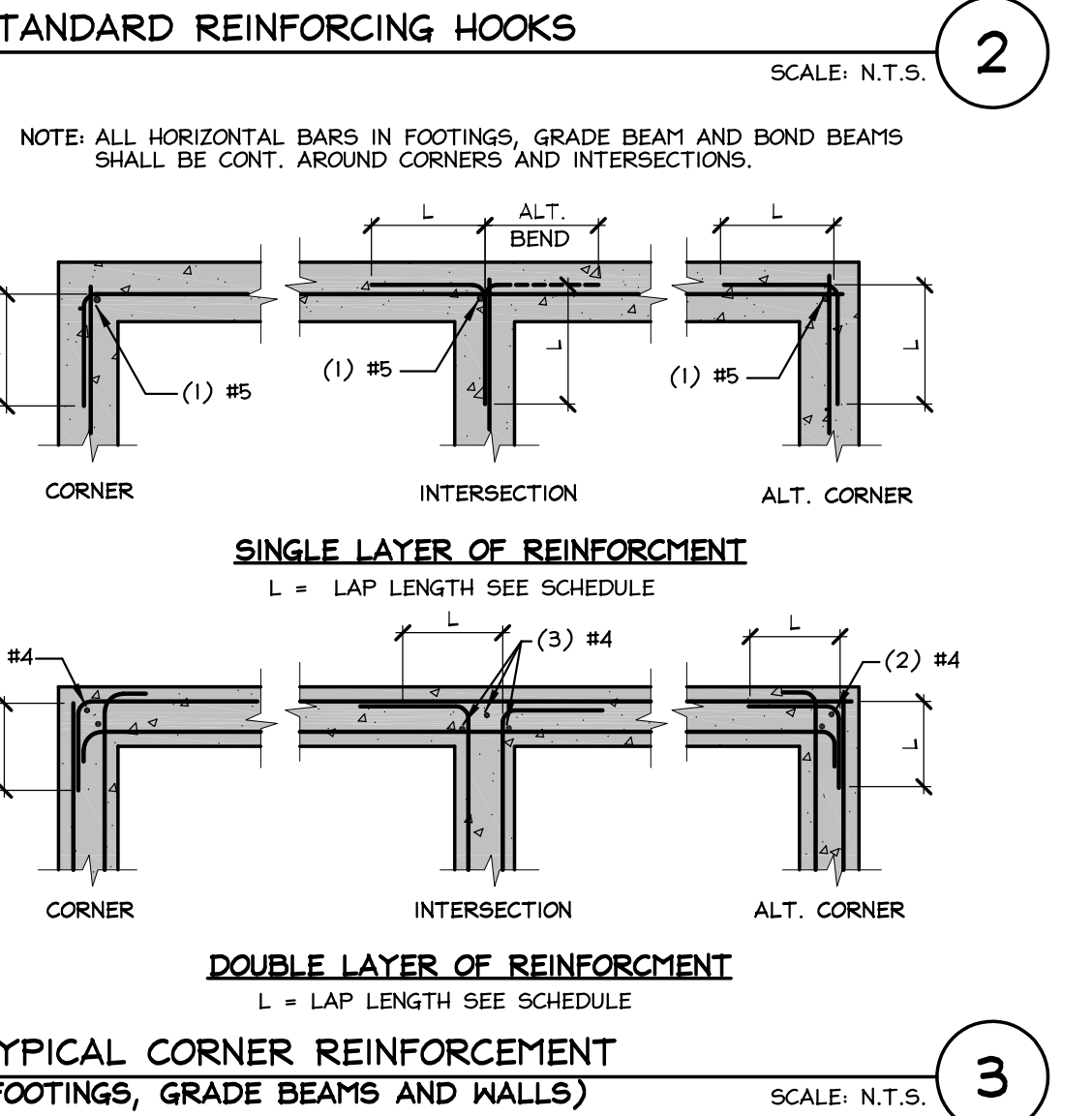
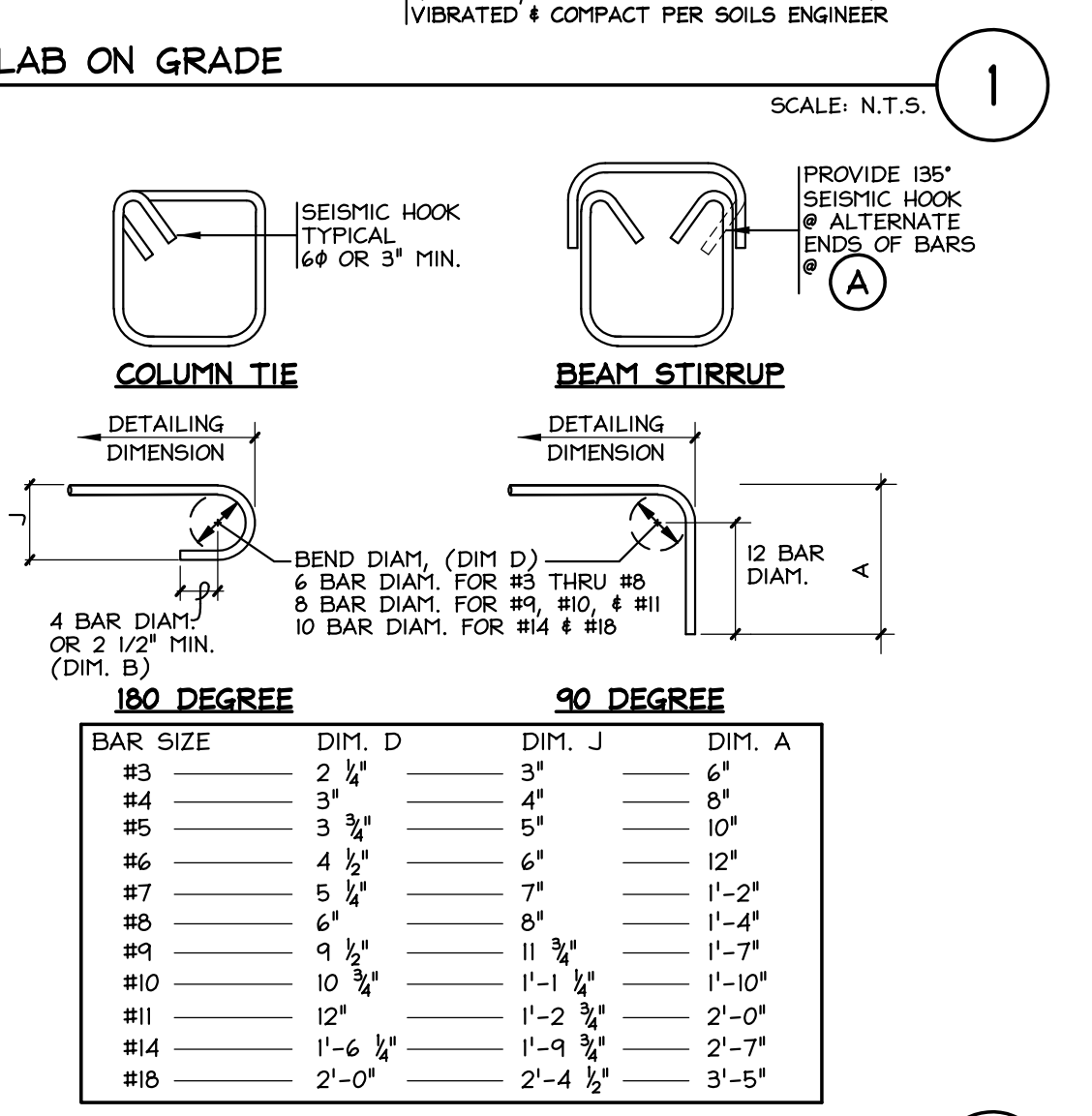
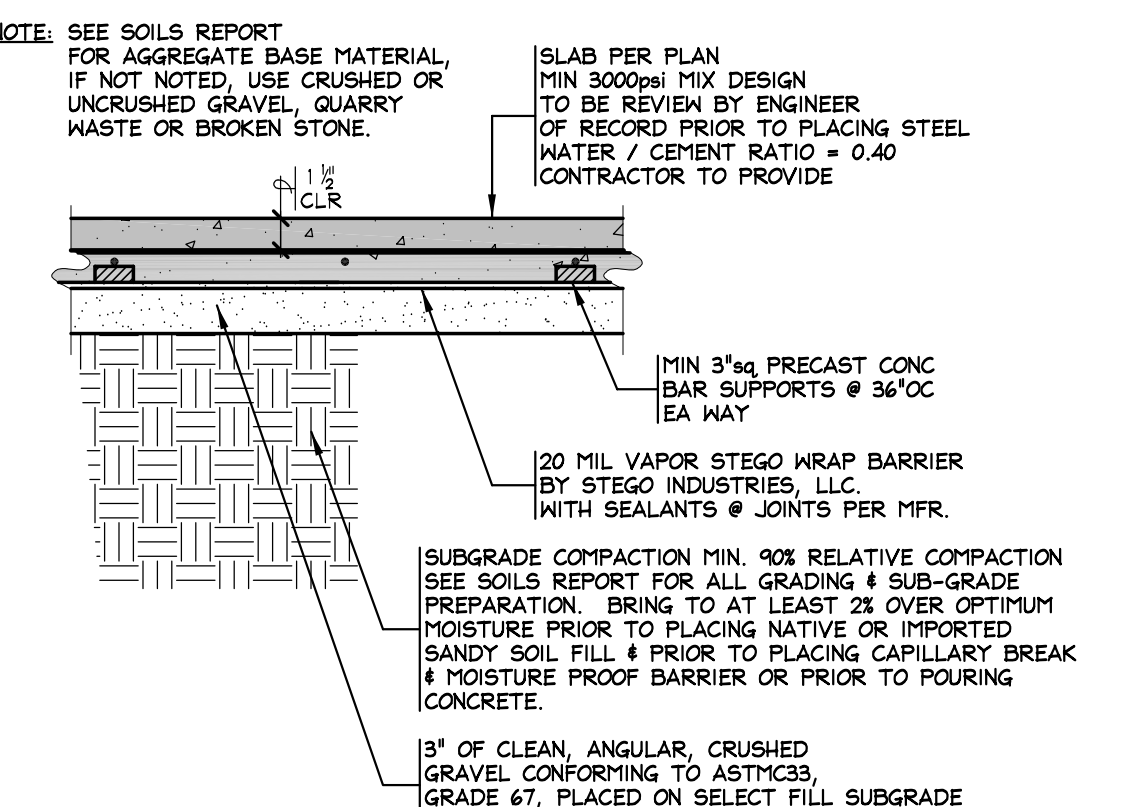
CLASS A - TYPICAL STRAIGHT AND HOOKED EMBEDMENT LENGTH SCHEDULE

BAR	AREA (sq. ft.)	EMBEDMENT LENGTH (ft.)									
		#3	#4	#5	#6	#7	#8	#9	#10	#11	
COVER	0.11	0.20	0.31	0.44	0.60	0.74	1.00	1.27	1.55		
DEVELOPMENT	0.375	0.500	0.625	0.750	0.875	1.000	1.128	1.270	1.480		



Tension Development & Lap Splice Lengths - Masonry

Bar Size	D	Devel. Length	Lap Splice Lengths
#2	40	17"	12" 12"
#3	40	26"	14" 15"
#4	40	34"	16" 20"
#5	50	63"	34" 25"
#6	50	49"	53" 30"
#7	50	115"	62" 35"
#8	50	152"	81" 40"



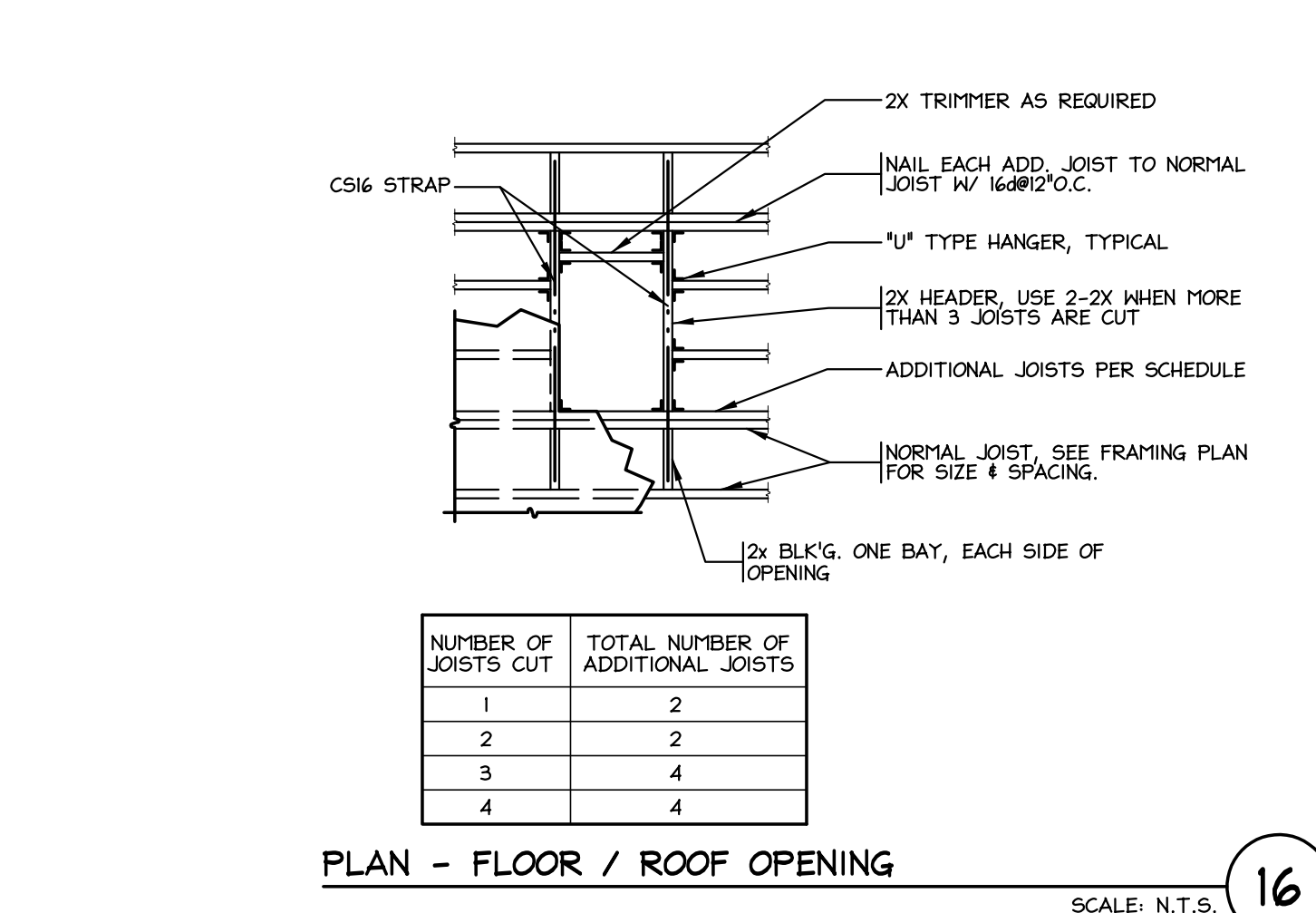
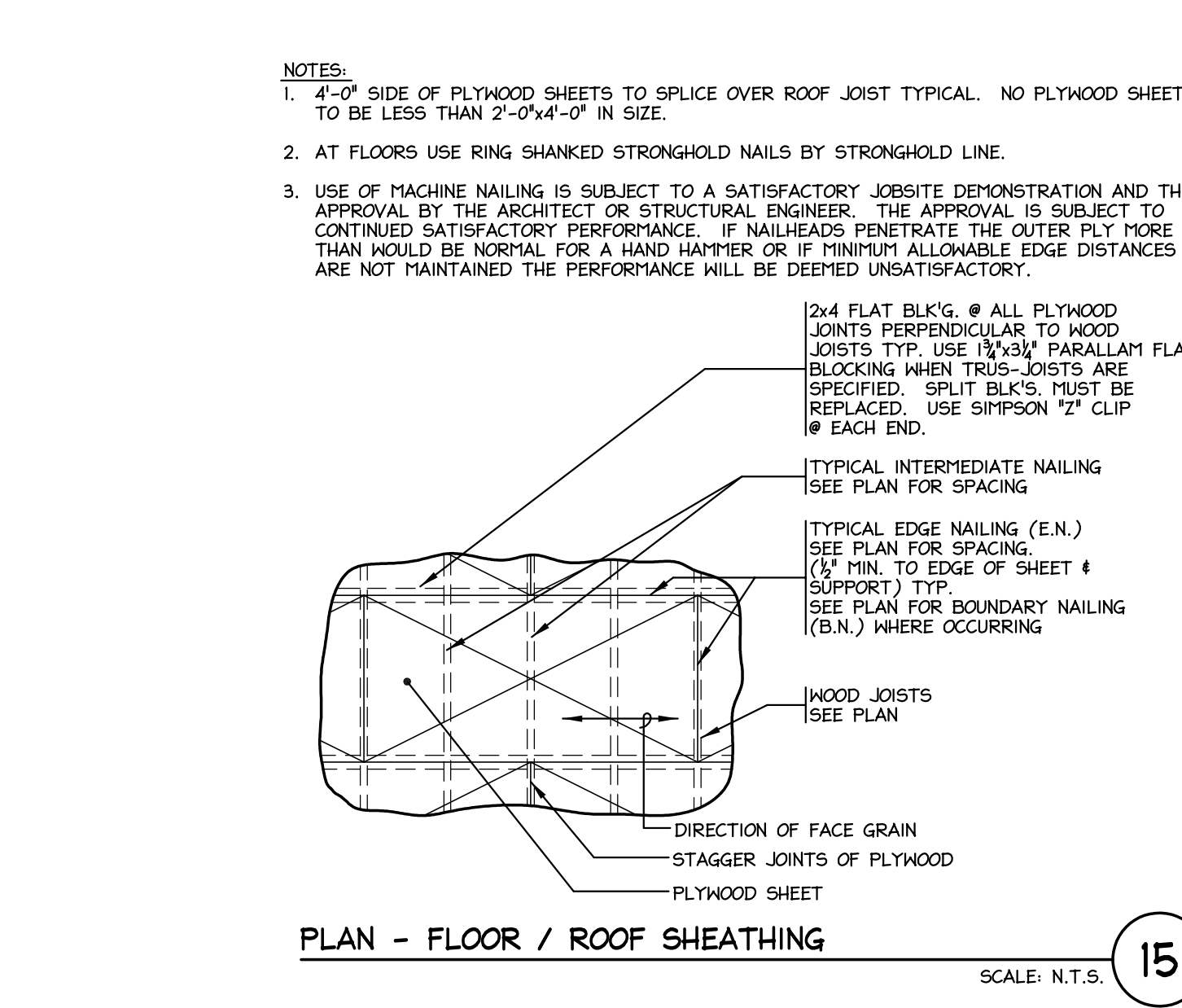
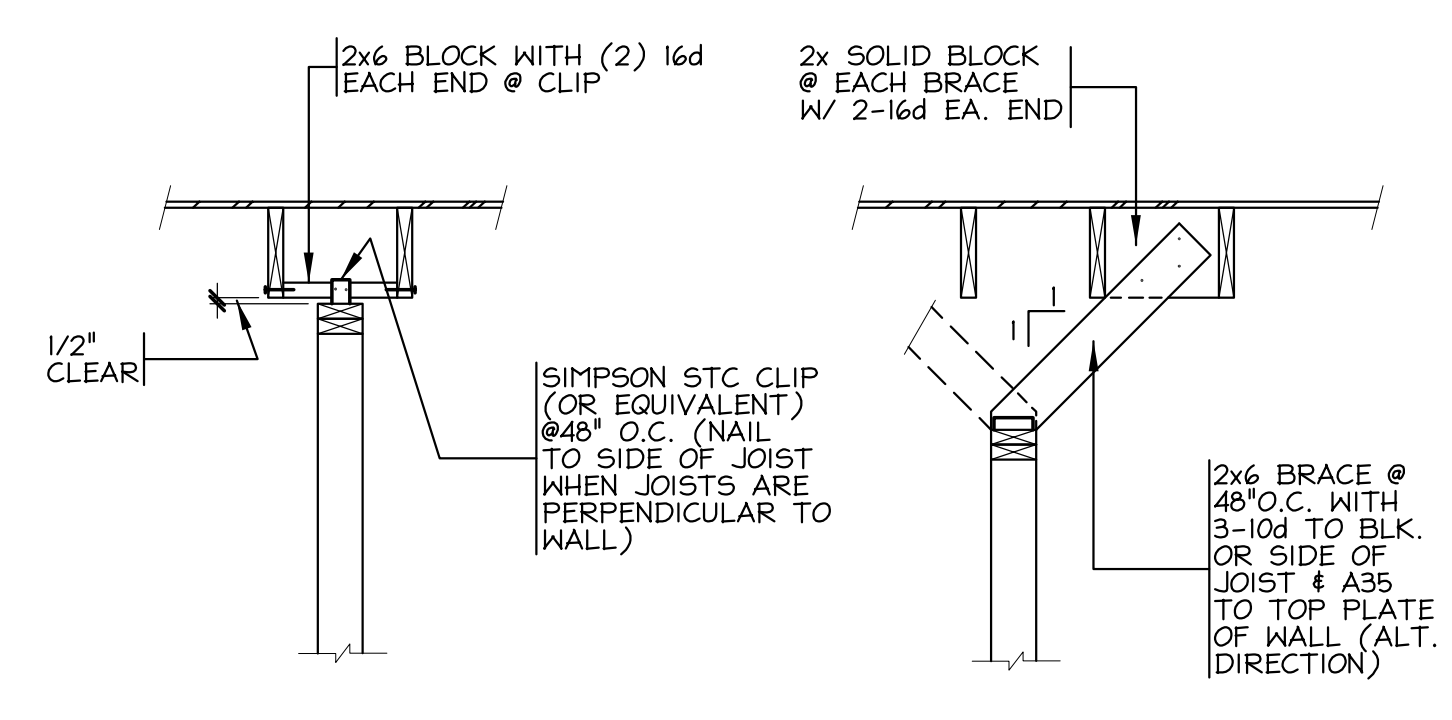
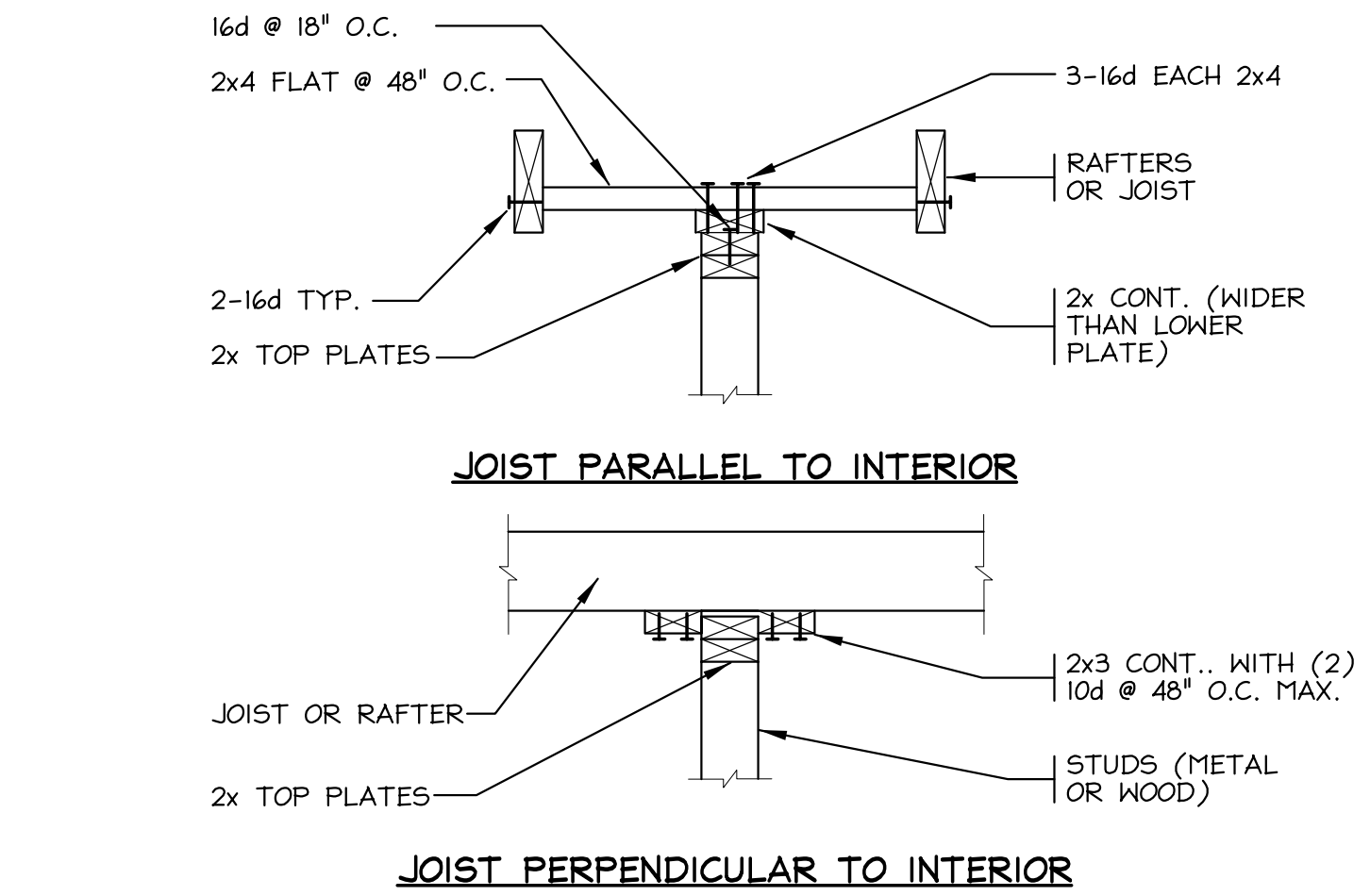
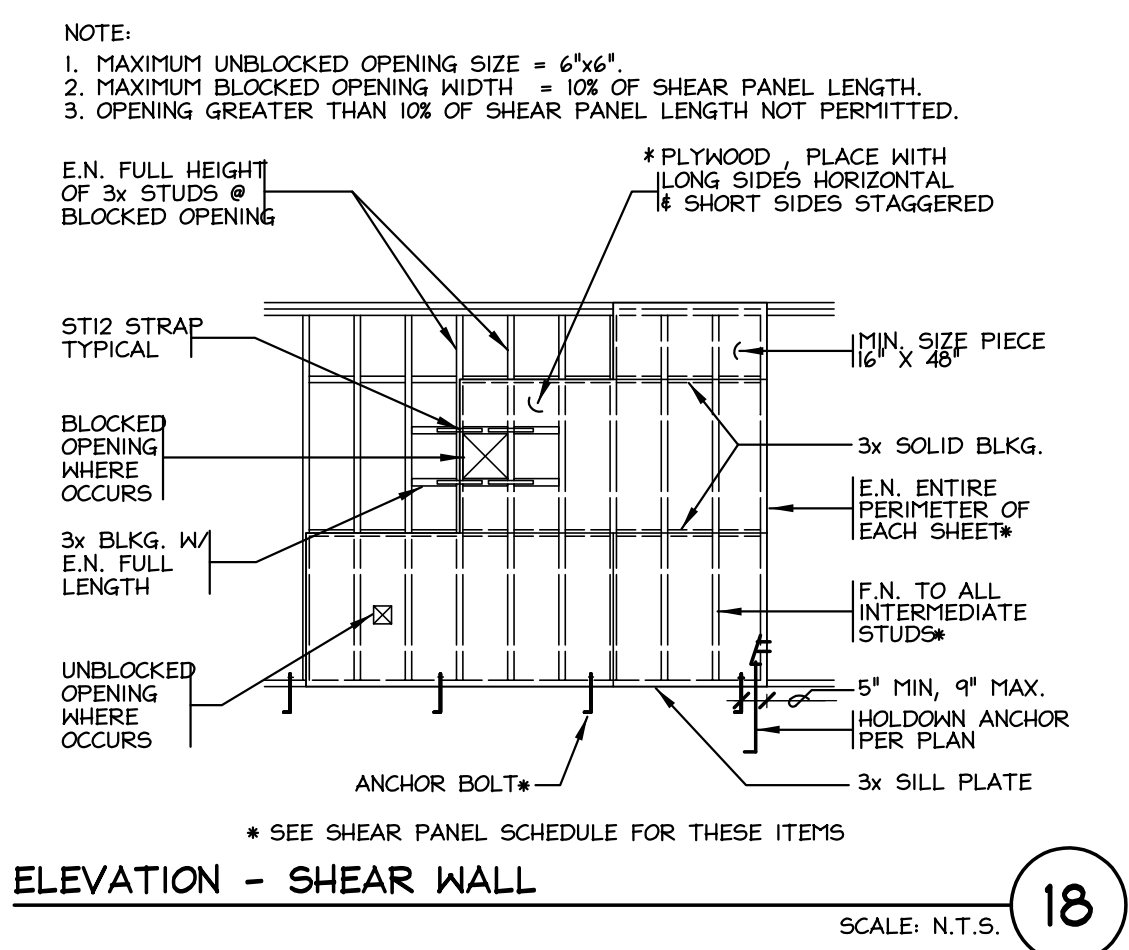
studio engineers inc.
 11 W. Figueroa Street
 Santa Barbara, Ca 93101
 P: 805.962.2786
 F: 805.962.2788
 www.studioengineersinc.com

REGISTERED PROFESSIONAL ENGINEER
 CIVIL
 08191
 SEP. 15. 1983

601 21-128

DATE: 03-10-22
 DESCRIPTION: ABR SUBMITTAL

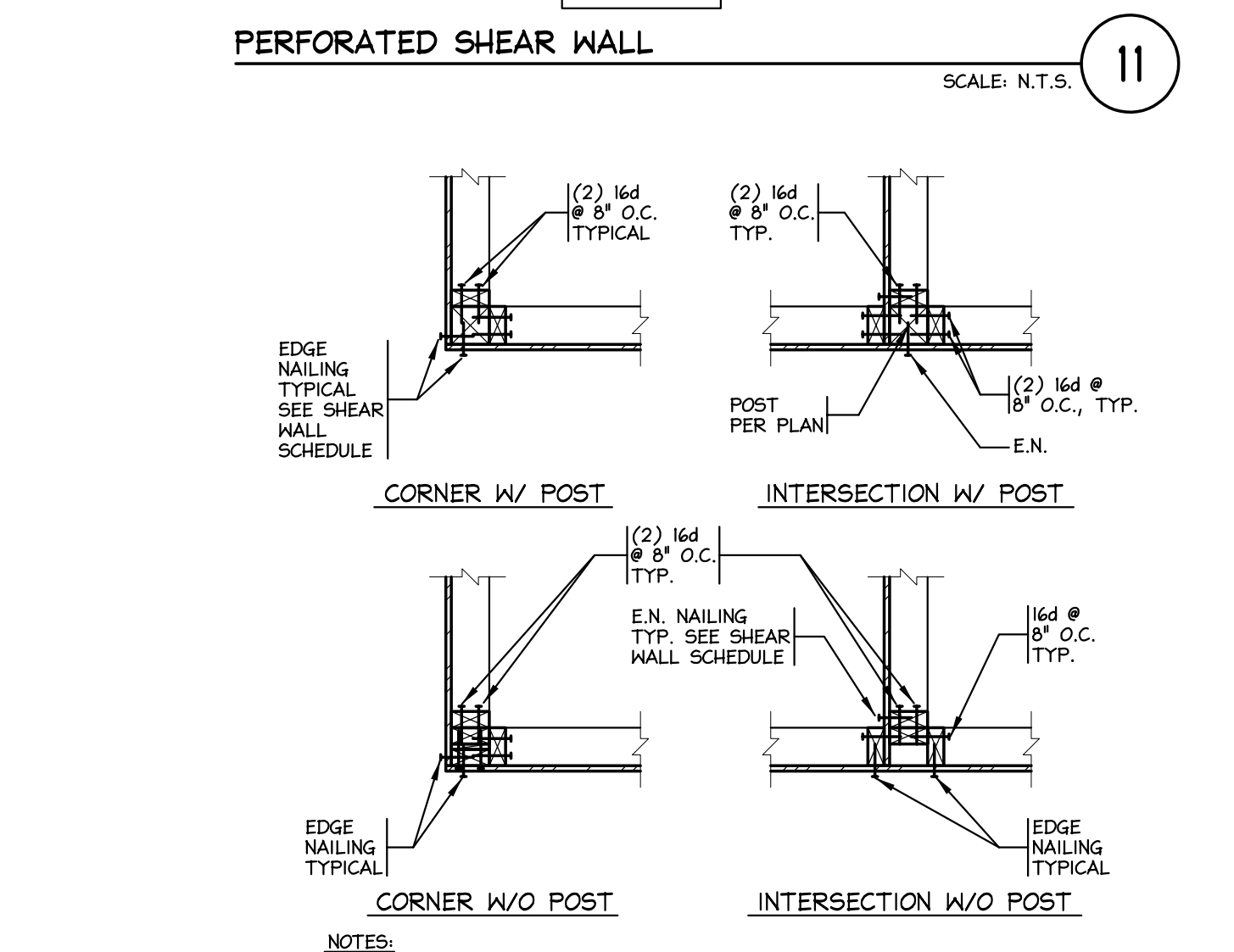
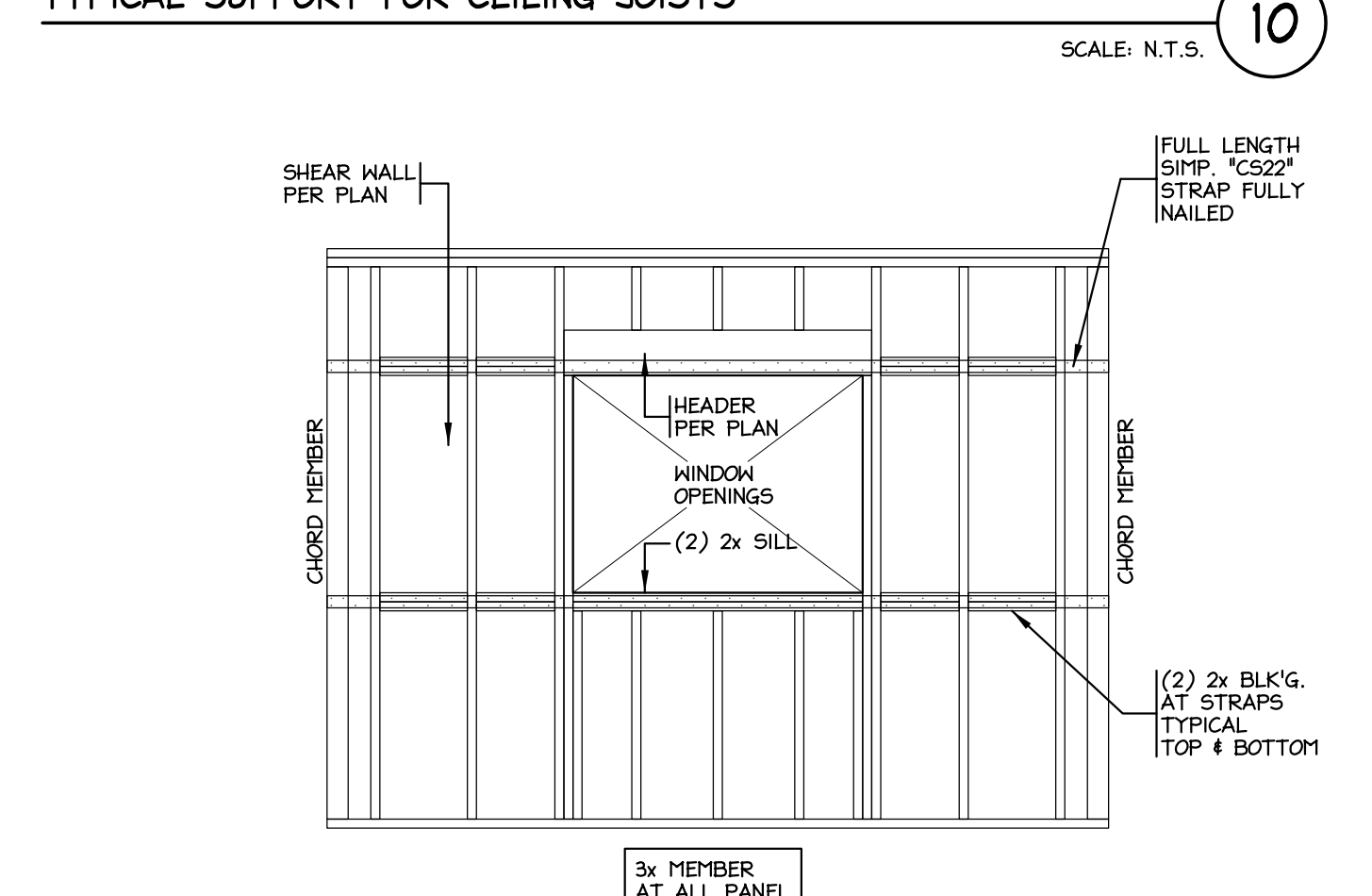
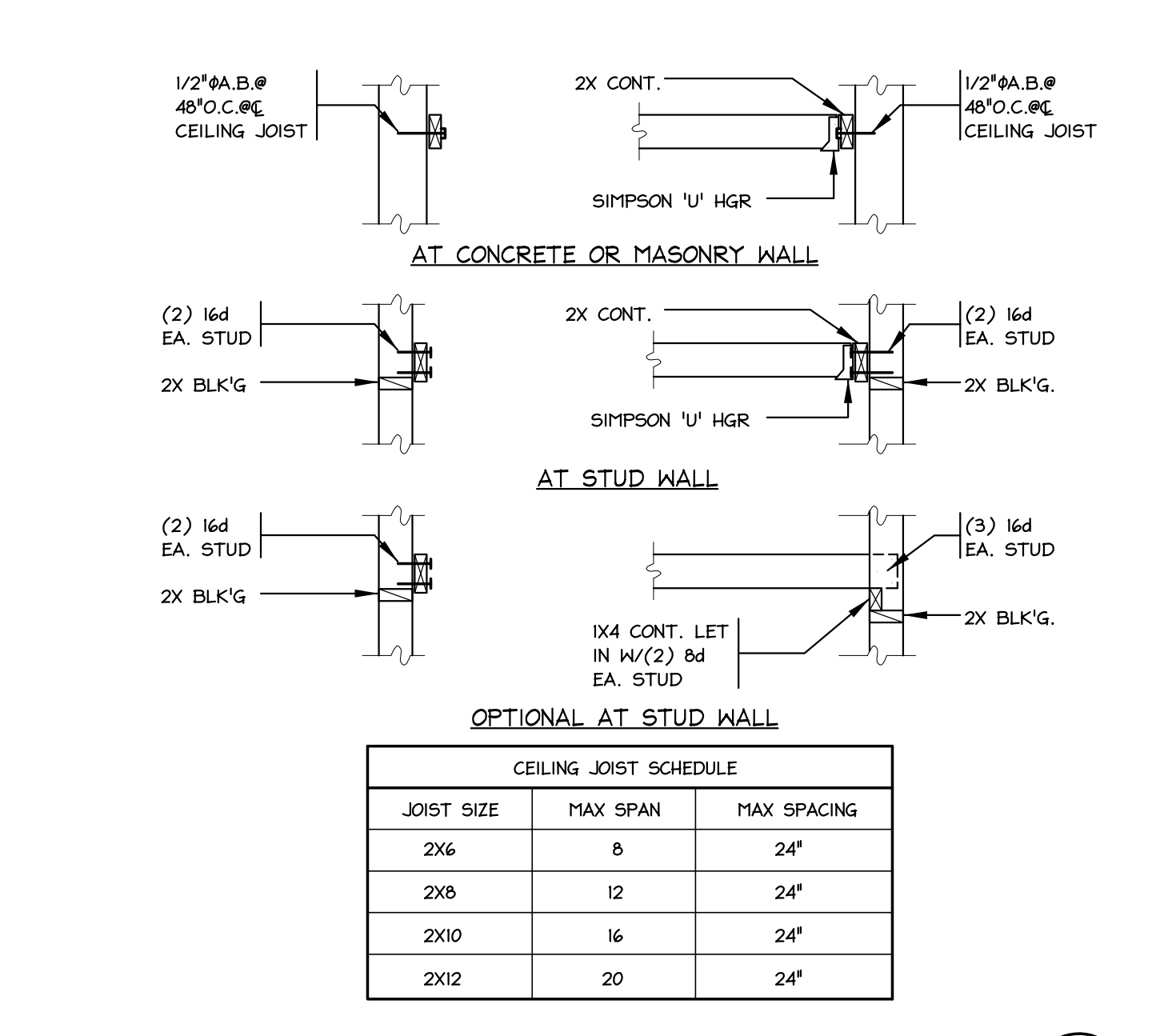
S1.2
 TYPICAL DETAILS



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 1/4"	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 1/164"
1" DIAM.	4" DIAM x 1/2"	3 1/2" x 3 1/2" x 3/8"	2-1/2" DIAM x 1/164"

4 USE UNDER NUT OF ALL ANCHOR BOLTS

WASHER SCHEDULE
 SCALE: N.T.S.

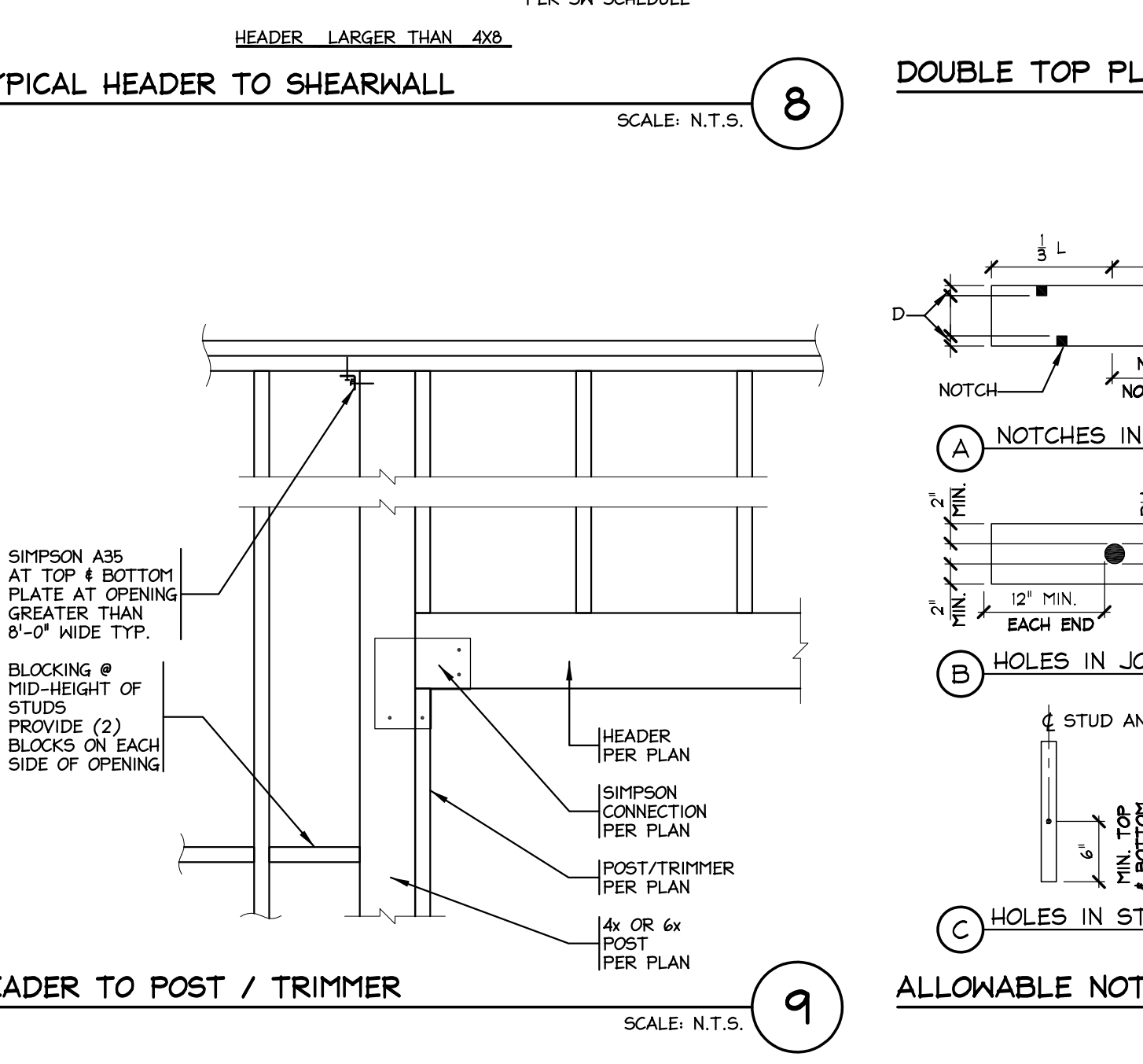
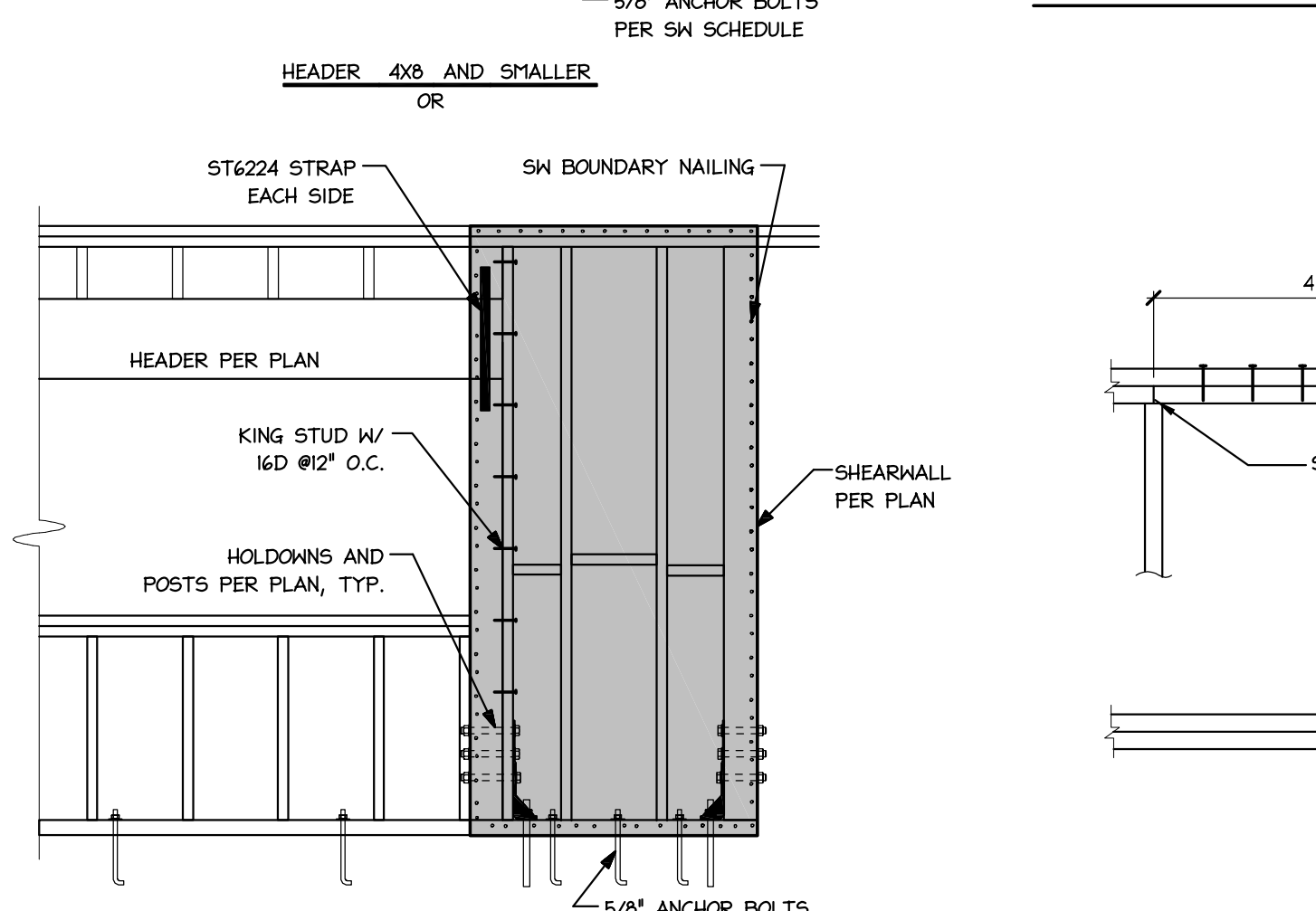
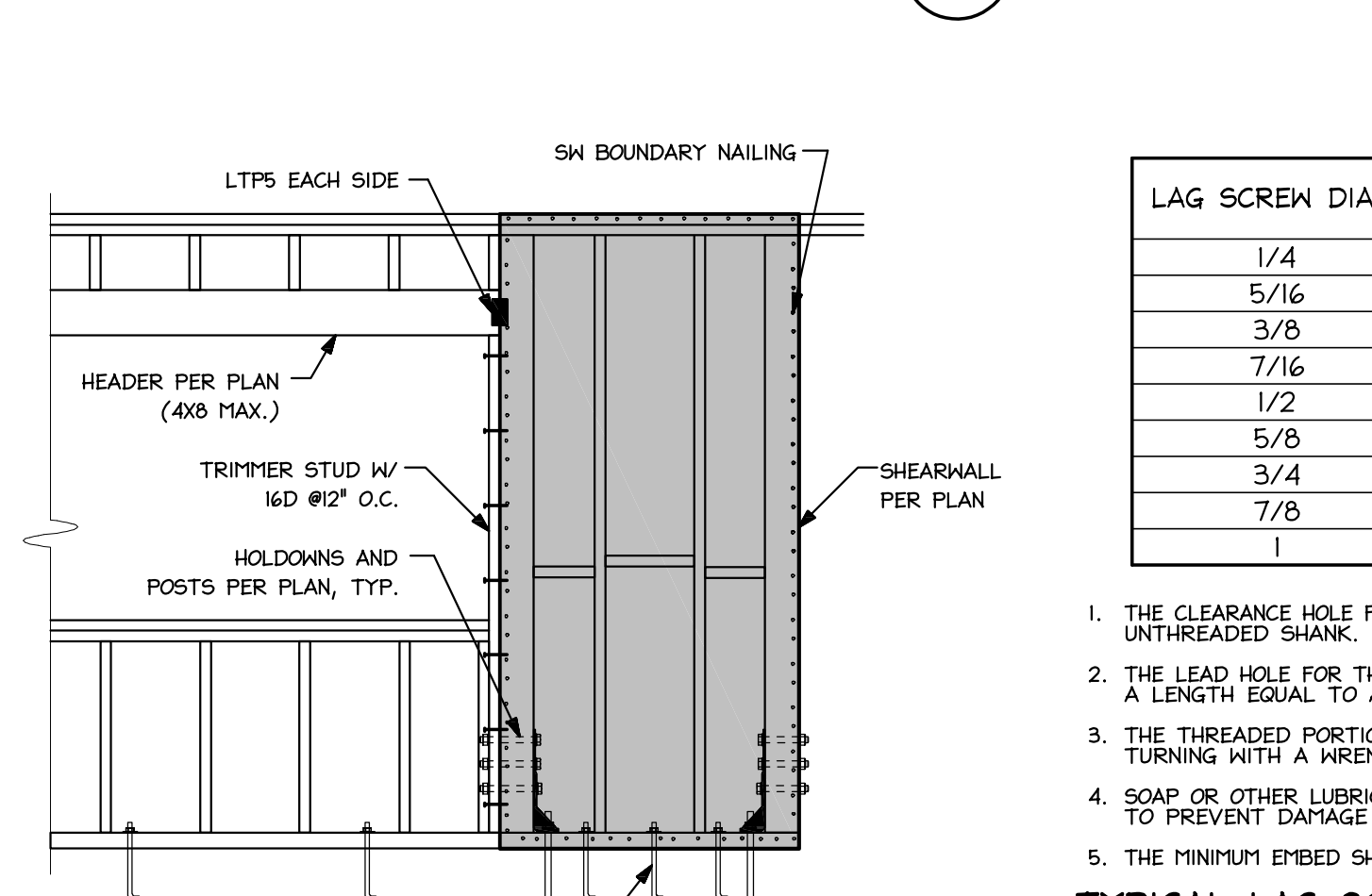
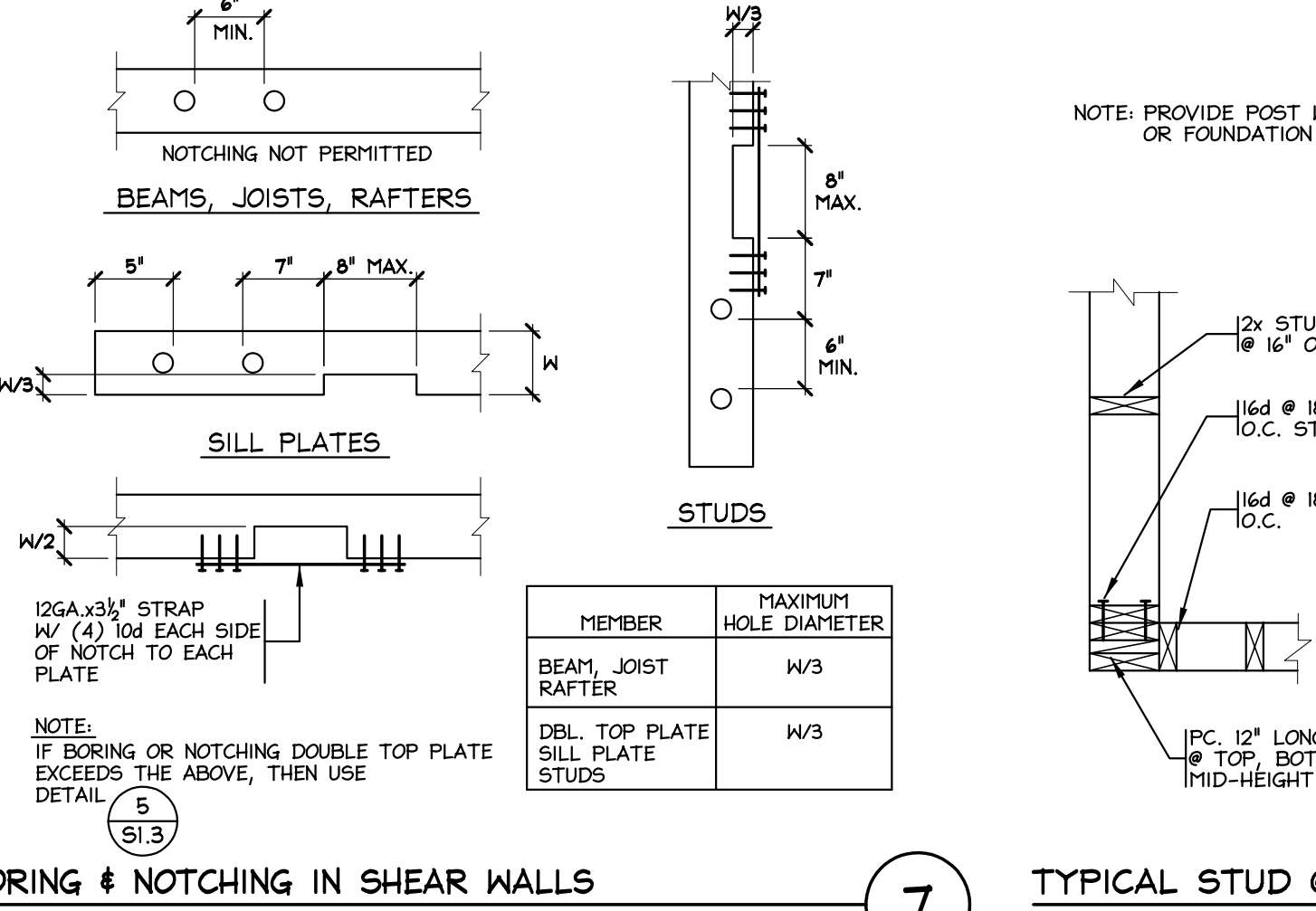
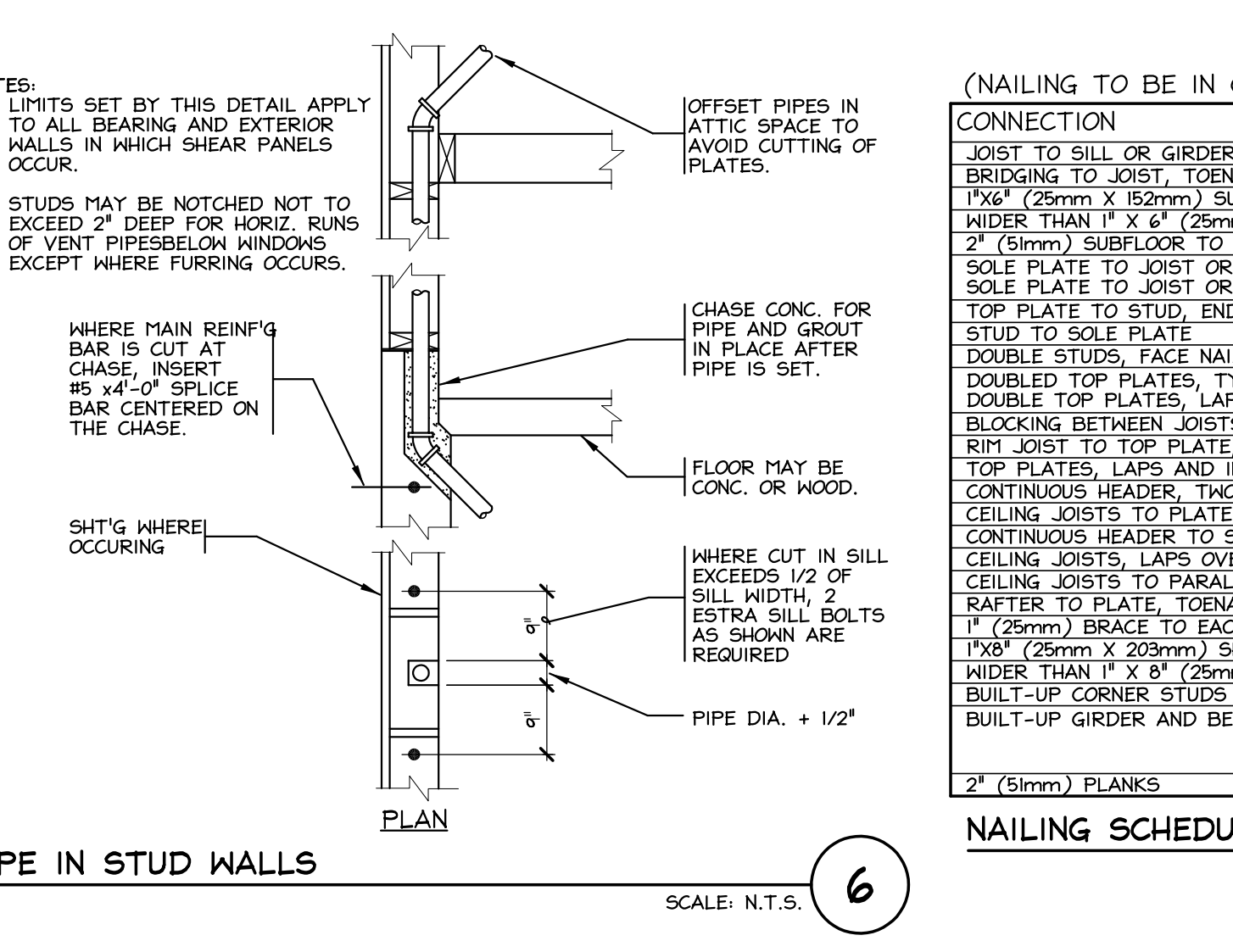
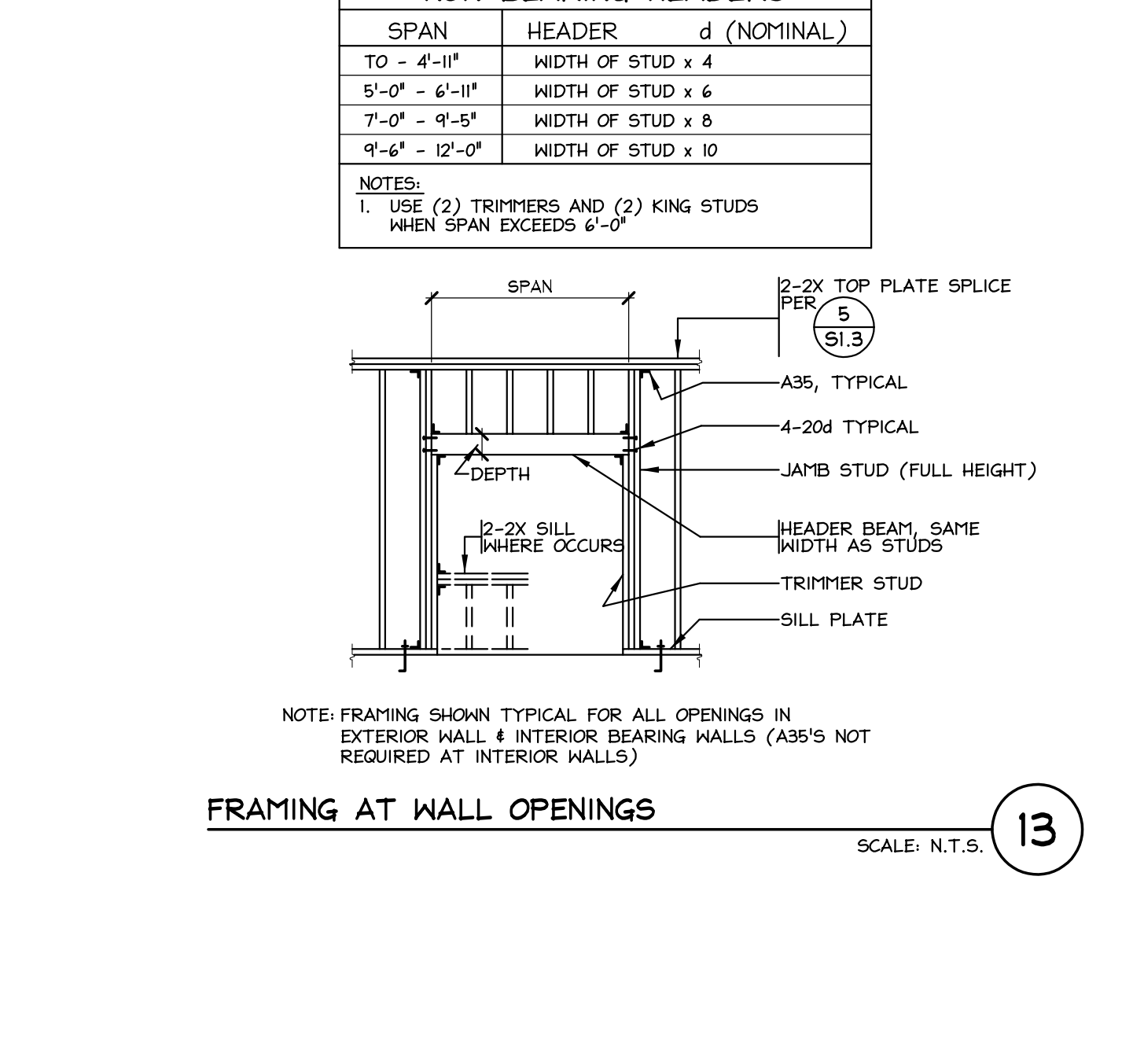


BEARING WALL HEADERS		
SPAN	HEADER	d (NOMINAL)
TO - 3'-11"	WIDTH OF STUD x 6	
4'-0" - 5'-11"	WIDTH OF STUD x 8	
6'-0" - 7'-11"	WIDTH OF STUD x 10	
8'-0" - 10'-0"	WIDTH OF STUD x 12	

NOTE:
 1. USE (2) TRIMMERS AND (2) KING STUDS WHEN SPAN EXCEEDS 6'-0"
 2. USE 4x HEADERS MINIMUM

NON-BEARING HEADERS		
SPAN	HEADER	d (NOMINAL)
TO - 4'-11"	WIDTH OF STUD x 4	
5'-0" - 6'-11"	WIDTH OF STUD x 6	
7'-0" - 9'-5"	WIDTH OF STUD x 8	
9'-6" - 12'-0"	WIDTH OF STUD x 10	

NOTE:
 1. USE (2) TRIMMERS AND (2) KING STUDS WHEN SPAN EXCEEDS 6'-0"



EXTERIOR AND INTERIOR ALTERATIONS TO EXISTING HOTEL.

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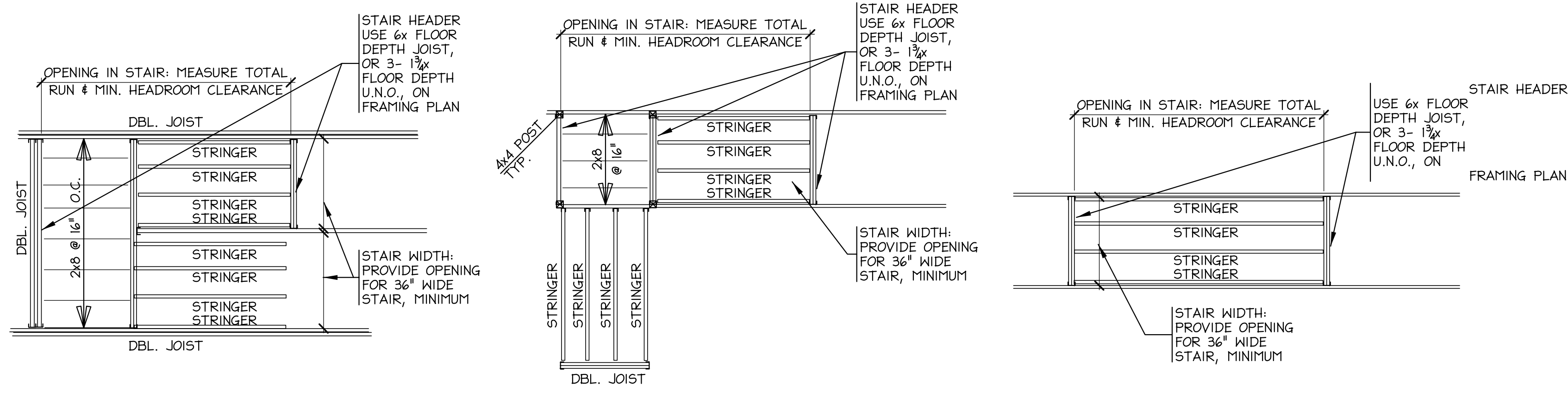
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601 21-128

DATE: 03-10-22
 DESCRIPTION: ABR SUBMITTAL

S1.3
 TYPICAL DETAILS



STAIR FRAMING PLAN

SCALE: N.T.S. **A**

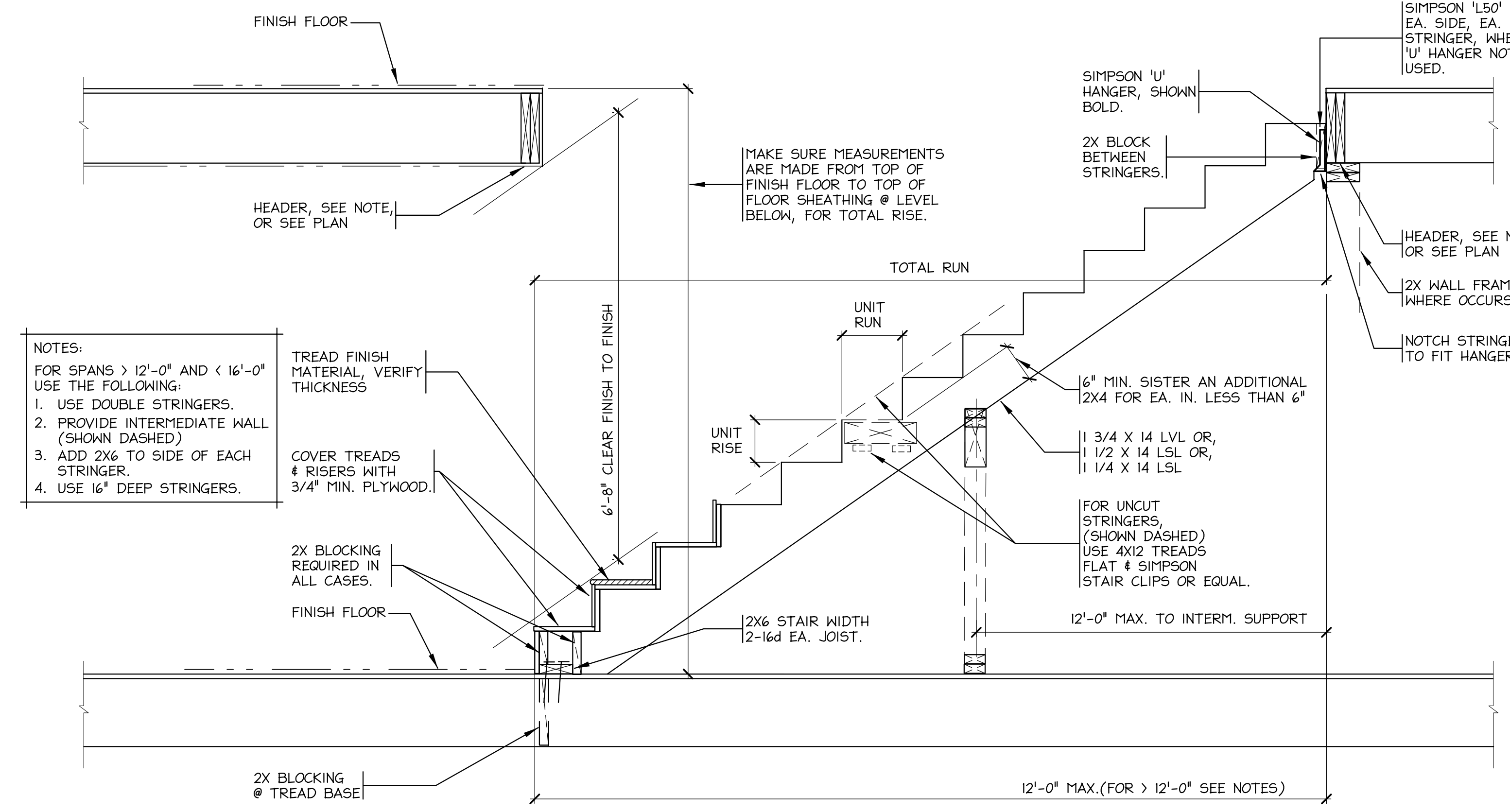
STAIR FRAMING NOTES

- RISER HEIGHT SHALL NOT EXCEED 7 3/4"
- MINIMUM TREAD WIDTH SHALL BE 10"
- MINIMUM STAIRWAY WIDTH SHALL BE 36"
- ALL STAIR SHEATHING SHALL BE 5 PLY (STRUCT I) AND HAVE THE TYPICAL TRADEMARK:

APA
RATED SHEATHING
STRUCTURAL I
32/16
EXPOSURE 1
1-1/2\"/>

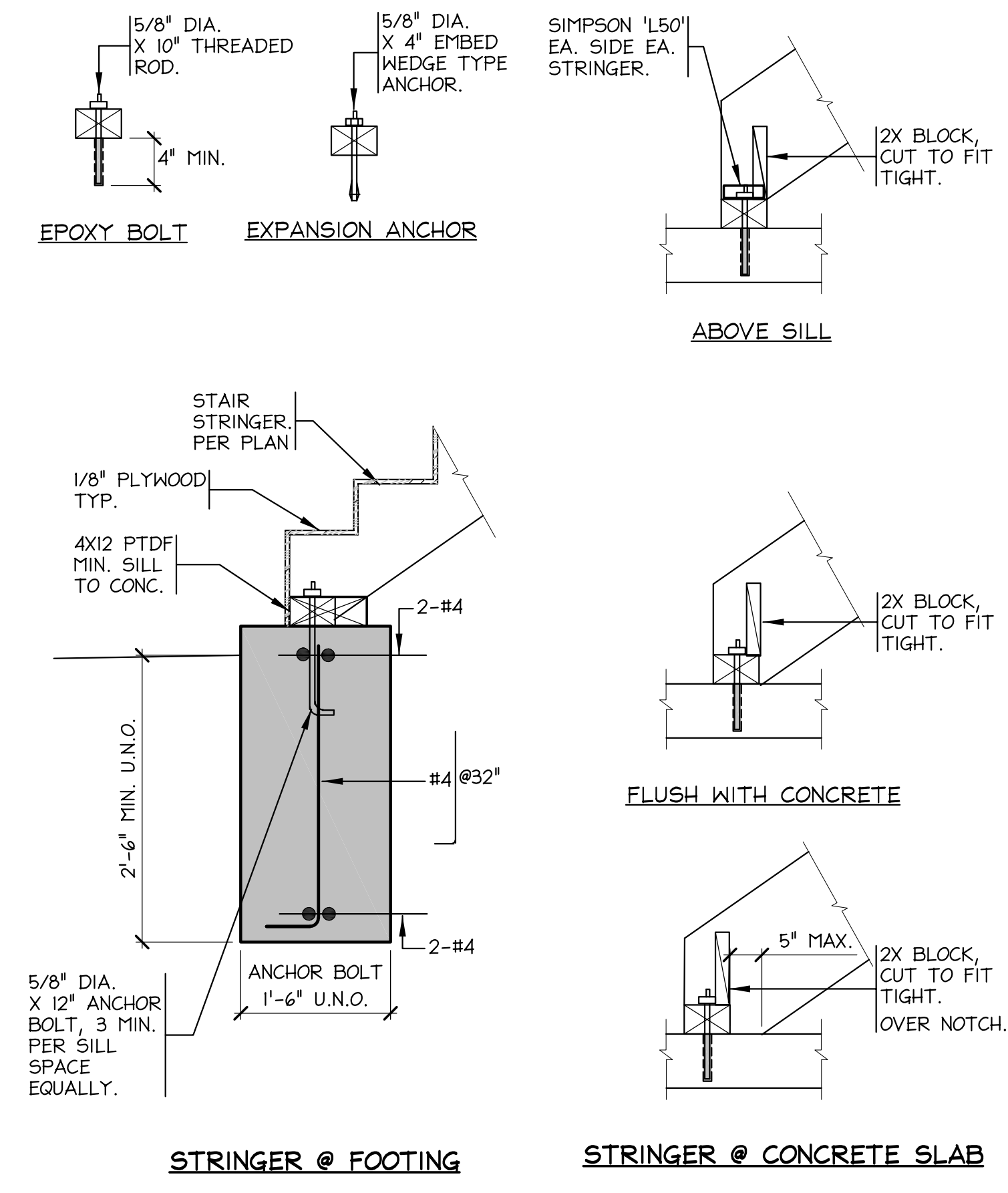
TYPICAL PLYWOOD (USE UNO.)

3/4\"/>



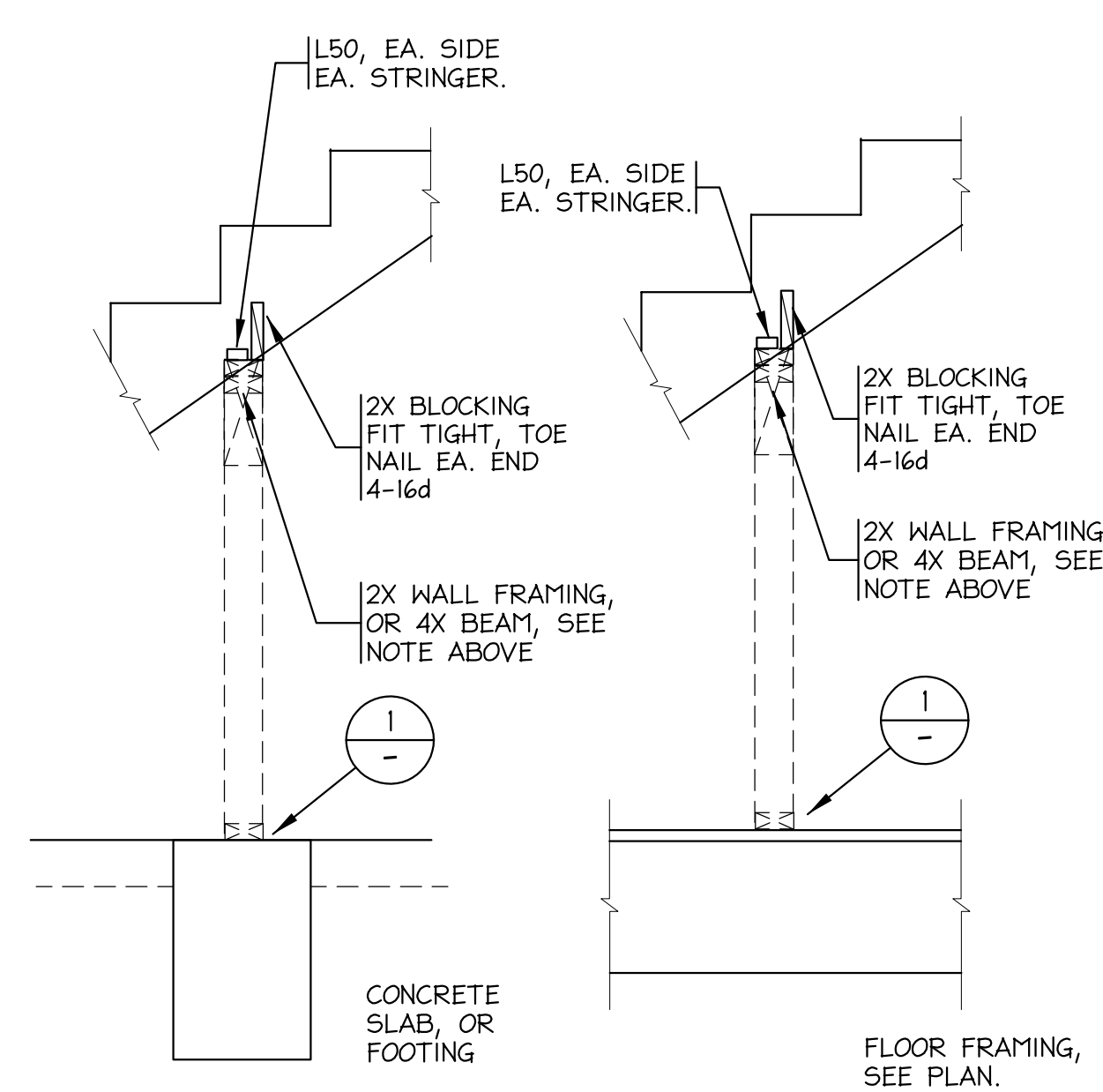
STAIR FRAMING ELEVATION

SCALE: N.T.S. **B**



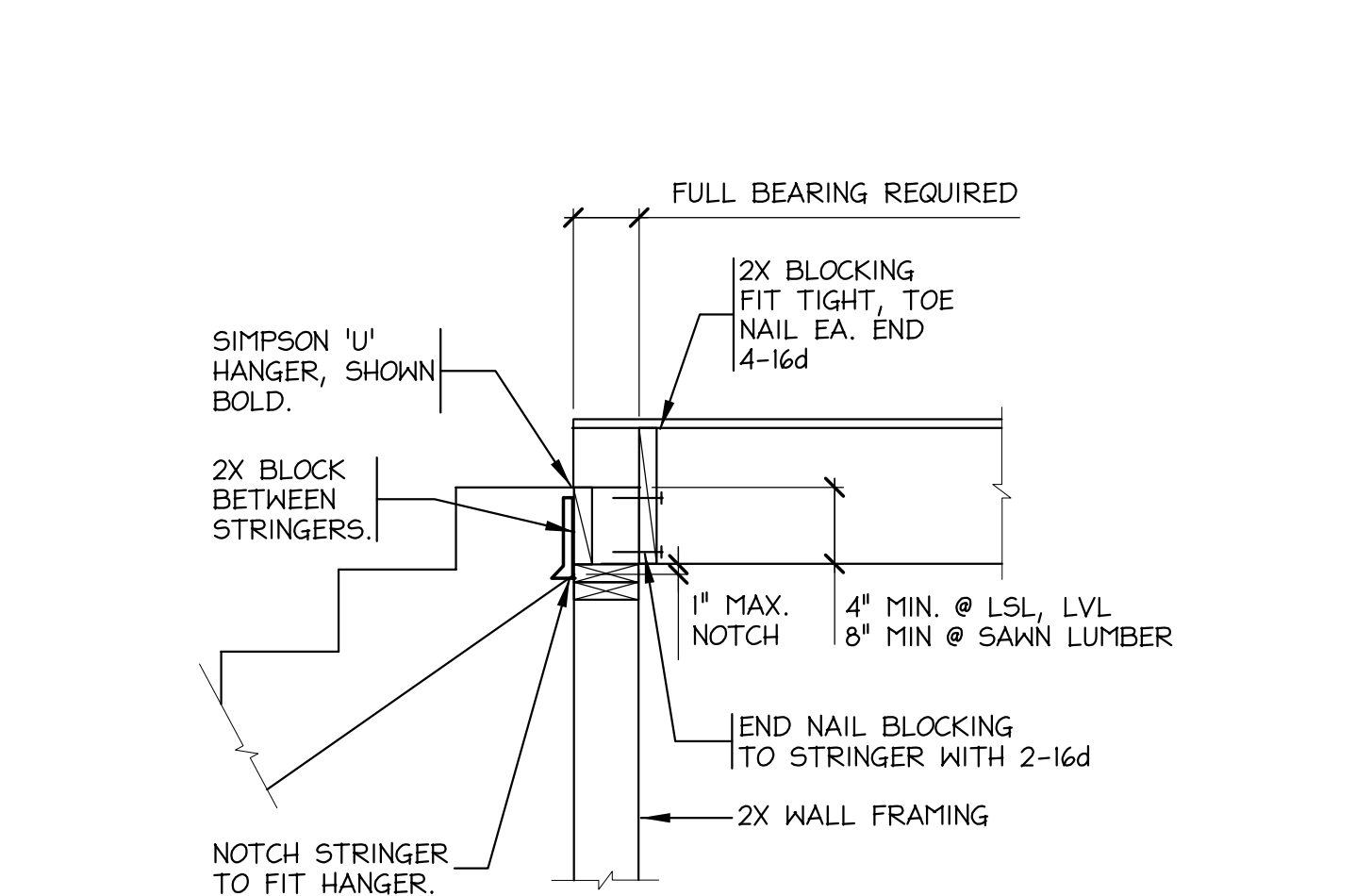
STRINGER BASE DETAIL-CONCRETE

SCALE: N.T.S. **1**



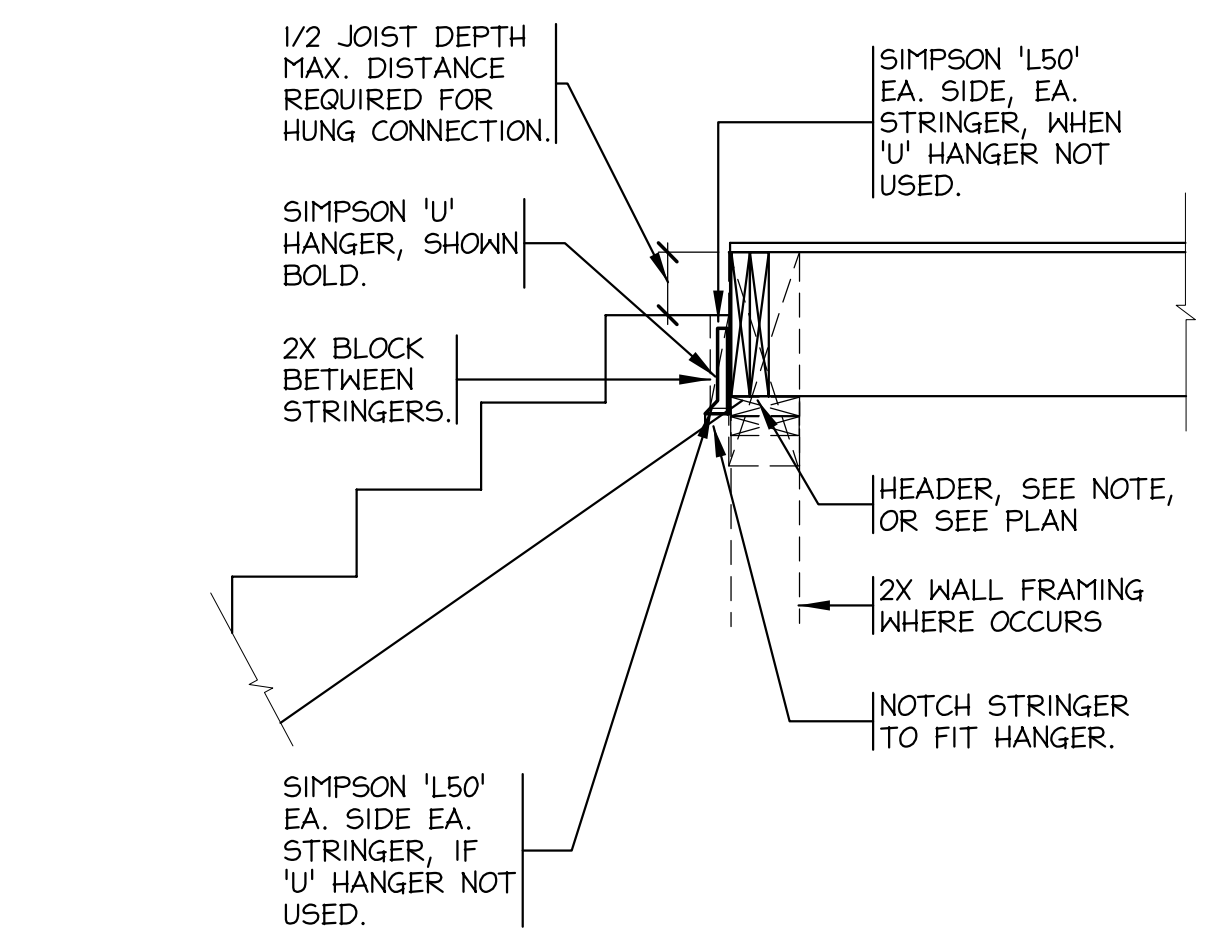
STRINGER DETAIL-INTERMEDIATE BEARING

SCALE: N.T.S. **5**



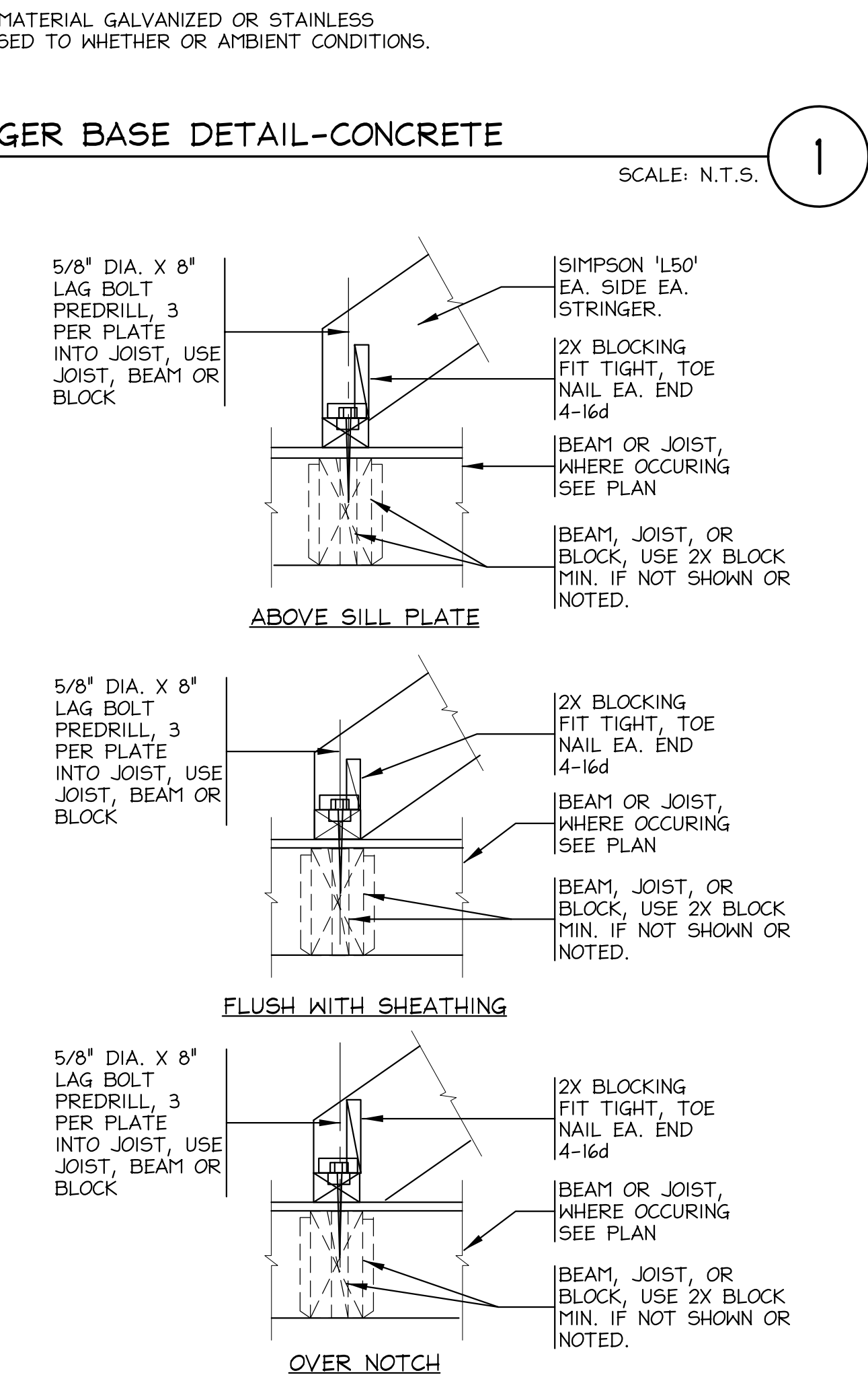
STAIR HEAD DETAIL-STRINGER BEARING

SCALE: N.T.S. **4**



STAIR HEAD DETAIL-STRINGER HUNG

SCALE: N.T.S. **3**



STRINGER BASE DETAIL-CONCRETE

SCALE: N.T.S. **2**

EXTERIOR AND INTERIOR ALTERATIONS TO EXISTING HOTEL.

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REGISTERED PROFESSIONAL ENGINEER
ANTHONY J. SERRA
C 83191
SEP-16-2013
CIVIL
EX-1207

so# 21-128

DATE	DESCRIPTION
03-10-22	ABR SUBMITTAL

S1.5
TYPICAL DETAILS

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PAD FOOTING SCHEDULE			
MARK	SIZE	THICKNESS	REINFORCING
(A)	2'-6" x 2'-6"	1'-6"	(4)#5 x 2'-0" EA. WAY
(B)	3'-0" x 3'-0"	1'-6"	(5)#5 x 2'-6" EA. WAY

NOTES:

- CENTER PAD FOOTING UNDER COLUMN OR WALL UNLESS OTHERWISE NOTED.
- FOOTING DEPTHS NOTED ARE MINIMUM. INCREASE DEPTH AS REQUIRED TO COMPLY WITH DETAILS AND BOTTOM OF FOOTING ELEVATIONS NOTED ON PLAN.
- SPACE REINFORCING UNIFORMLY OVER FOOTING WIDTH.
- WHERE CONTINUOUS FOOTINGS INTERSECT PAD FOOTINGS, RUN CONTINUOUS REINFORCING THROUGH PAD FOOTINGS.

LEGEND

- WOOD POST, FULL HEIGHT TO TOP R. OR BOTTOM OF BEAM.
- CONCRETE PAD FOOTING SCHEDULE
- INDICATES SHEAR PANE AND MINIMUM LENGTH SEE SHEAR PANEL SCHEDULE
- INDICATES SHEAR PANE AND MINIMUM LENGTH
- 2x WOOD STUD WALLS ABOVE
- 2x WOOD STUD WALLS BELOW
- CMU WALL
- CONC CURB OR WALL
- INDICATES CONTROL JOINT OR CONSTRUCTION JOINT. SEE (13) S1.3, MIN. JOINTS 10'-0" OC. E/W U.N.O.
- INDICATES 1'-6" MAX. STEP IN FTG. SEE (6) S1.2
- TOP OF PLATE ELEVATION ABOVE FLOOR PLYWOOD BELOW
- 24"x24" GRADE BEAM w/ (5) #6 HORIZ. TOP & BOTTOM AND 34 TIES @ 66" O.C. AT 4'-0" INSIDE OF EACH COLUMN, #4@ 12" O.C. TIES BETWEEN

- ### FOUNDATION PLAN NOTES
- SEE ARCHITECTURAL DRAWINGS FOR SLAB SLOPES, DEPRESSIONS, CURBS, AND FLOOR DRAINS.
 - NO SLEEVING OF ANY GRADE BEAM OR FOOTING IS ALLOWED UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.
 - ALL SLEEVES THROUGH FOUNDATION WALLS AND UNDER FOOTINGS SHALL BE INSTALLED PRIOR TO FOUNDATION POUR.
 - ALL DIMENSIONS PER ARCHITECTURAL PLANS. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - DIMENSIONS ARE TO FACE OF BLOCK (F.O.B.) AND FACE OF PLYWOOD (F.O.P.). THE FACE OF PLYWOOD SHALL BE EQUAL TO THE FACE OF CONCRETE (F.O.C.).
 - BACKFILLING OF RETAINING WALLS AND WALL CONSTRUCTION BELOW GRADE MAY BE DONE AFTER WALL HAS BEEN PLACED 14 DAYS MINIMUM.
 - NO ELECTRICAL PANEL, COMMUNICATIONS PANEL, FIRE HOSE CABINETS, ETC. IS PERMITTED IN ANY SHEAR WALL. FACE MOUNT ALL SUCH EQUIPMENT.
 - PROVIDE PLYWOOD ON INTERIOR WALLS ADJACENT TO SHEAR WALLS TO PROVIDE FLUSH SURFACE FOR FINISH MATERIALS.
 - ALL FRAMING IS NEW UNLESS NOTED AS EXISTING (E).
 - ALL HOLDDOWNS & ANCHOR BOLTS AT SHEARWALLS SHALL BE SET IN PLACE BY TEMPLATES PRIOR TO FOUNDATIONS INSPECTION.
 - ALL HARDWARE SHALL BE TIED IN PLACE PRIOR TO POURING CONCRETE & INSPECTION.
 - PRIOR TO THE CONTRACTOR REQUESTING FOR A FOUNDATION INSPECTION, THE FOLLOWING REPORTS/APPROVALS SHALL BE PREPARED BY THE SOILS ENGINEER AND SUBMITTED TO THE DIVISION OF BUILDING AND SAFETY.
 - THE PAD COMPACTIONS REPORT.
 - APPROVAL OF THE FOUNDATION EXCAVATION.
 - APPROVAL OF BACKFILL OF UTILITY TRENCHES.
 - SET THRD'D ROD ANCHOR BOLTS 8" & THRD'D ROD HD BOLTS 15" INTO (E) FTG W/ SIMPSON SET XP.

2019 CBC SHEARWALL SCHEDULE

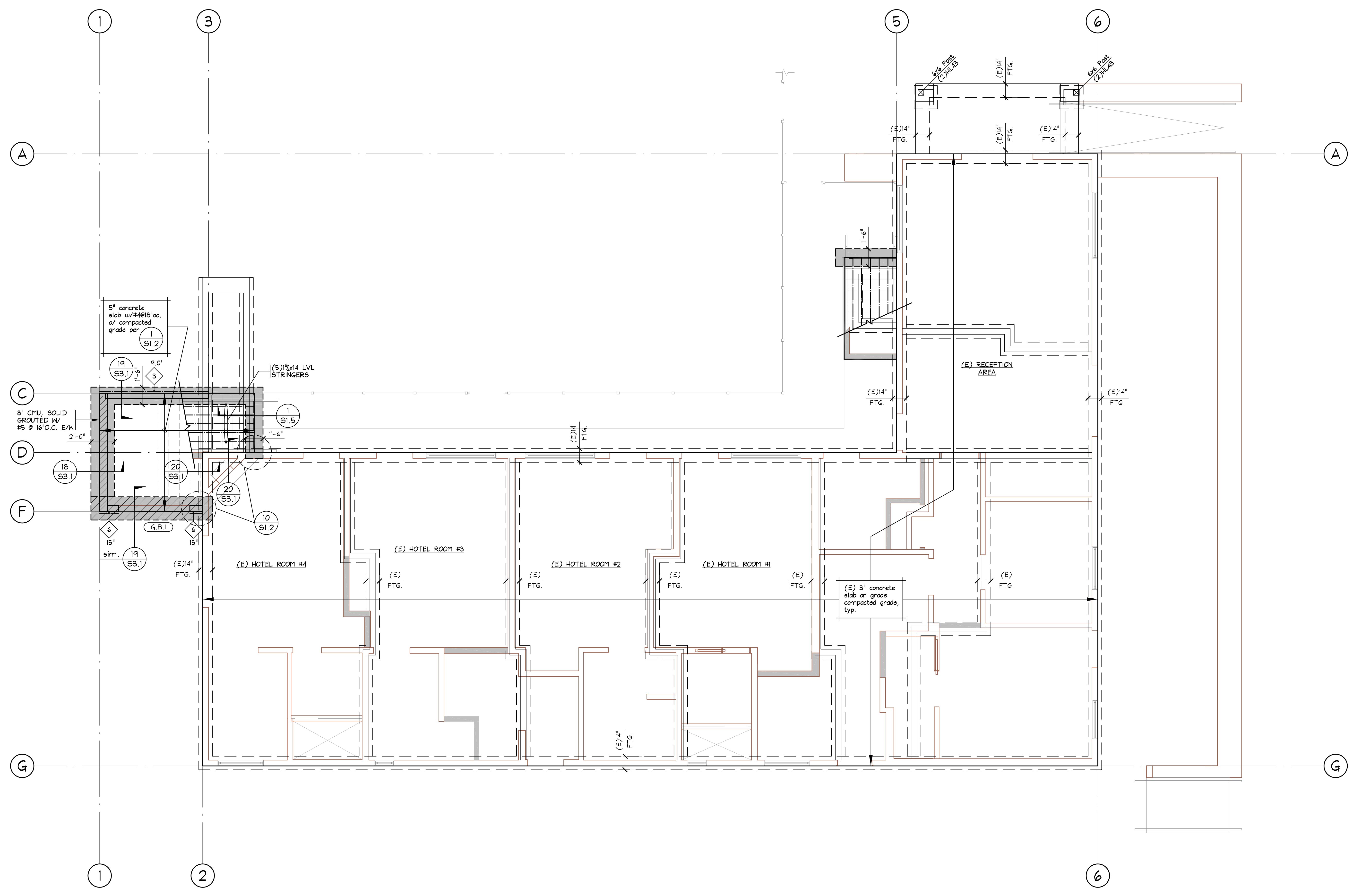
- FOOTNOTES / NOTES:
- USE COMMON NAILS ONLY FOR ALL SHEATHING. FIELD NAILING IS 12" O.C. PROVIDE 3x OR 2-2x FRAMING AT ALL PANEL EDGES.
 - ALL ANCHOR BOLTS FOR SHEARWALLS SHALL INCLUDE 3" x 3" x 0.224" THICK PLATE WASHERS MIN. (2019 CBC 2306.3.1)
 - USE 1/4" x 4 1/2" SDS SCREWS THROUGH 2x SILLS AND 1/4" x 6" SDS SCREWS THROUGH 3x SILLS. (ICC ESR-2236)
 - EMBED 3/4" LAGS 2" MIN. INTO FRAMING BELOW PER PLAN (USUALLY 5" LAGS AT 2x SILLS & 6" LAGS AT 3x SILLS, V.I.F.).
 - INSTALL RIV/BLOCKING TO MATCH FULL WIDTH OF TOP PLATES, AND STAGGER CLIPS ON EACH SIDE OF WALL.
 - VALUES BASED ON 2018 NDS FOR LIGHT-FRAMED CONSTRUCTION, AS REFERENCED IN SEACOC ARTICLE 12.04.030, JUNE 2018.
 - ALLOWABLE LOADS HAVE BEEN REDUCED TO (1/25) OF ALLOWABLE VALUES DUE TO PLAN IRREGULARITY. (ASCE 7-14 12.3.3.4)
 - SEE DETAIL (18) S1.3 FOR TYPICAL PLYWOOD SHEAR WALL CONSTRUCTION.
 - PROVIDE 7" MINIMUM EMBEDMENT OF ANCHOR BOLTS INTO FOOTING, EMBEDMENT DEPTH BEGINS BELOW SLAB SAND LAYER & BELOW BOTTOM OF ANY CURBS OR STEM WALLS.
 - PROVIDE 3x SILL PLATE AND STUD BLOCKING WHEN PLYWOOD EDGE NAILING IS 4" OR LESS AT PLYWOOD EDGE.
 - WHERE PLYWOOD SHEAR PANELS OCCUR ON BOTH SIDES OF A WALL, OFFSET PLYWOOD EDGES ON EACH SIDE TO FALL ON DIFFERENT STUDS.
 - WHERE NEW PLYWOOD IS INDICATED ON EXISTING STUD WALLS, REMOVE EXISTING GYPSUM BOARD OR PLASTER AND NAIL PLYWOOD TO FACE OF STUDS.
 - ALL EXTERIOR WALLS SHALL HAVE SHEATHING & ANCHOR BOLTS PER (1) SHOWN ABOVE. MINIMUM OF 2x P.T.D.F. SILL PLATE REQUIRED.
 - ANCHOR BOLTS & FASTENERS INTO GREEN SEAL PRESSURE TREATED PLATES SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
 - SEE (12) S1.2 FOR TYPICAL HOLDOWN INSTALLATION
 - PLYWOOD SHALL BE DOUGLAS-FIR-LARCH PER (SPDHS-2018 NOTE 3 OF TABLE 4.3A)
 - CONTINUE PLYWOOD @ INTERIOR SHEARWALLS FOR FULL LENGTH OF WALL LINE BEYOND SHEAR WALL LENGTH TO PROVIDE FLUSH SURFACES.
 - PERIODIC SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING & OTHER FASTENER COMPONENTS IN SHEAR WALLS & DIAPHRAGMS, WHEN NAILING IS 4" O.C. OR LESS.

NO.	SHEATHING MATERIAL	NO. OF SIDES	SIZE	SPACING	TRANSFER ALTERNATIVES (SPACING)	VALVE (sq ft)								
							BOUNDARY SPACING	EDGE SPACING	5/8" x 8" Screws	5/8" x 16" Lags	1/4" x 4 1/2" SDS	1/4" x 6" SDS	REC	NGAP
(1)	1/2" STI PLYWOOD/O5B	1	10d	6"	4"	40"	8"	8"	16"	12"	10"	10"	24"	340
(2)	1/2" STI PLYWOOD/O5B	1	10d	4"	4"	44"	6"	6"	12"	10"	8"	8"	21"	510
(3)	1/2" STI PLYWOOD/O5B	1	10d	3"	3"	34"	5"	4.5"	9"	8"	6"	6"	16"	665
(4)	1/2" STI PLYWOOD/O5B	1	10d	2"	2"	26"	4"	3.5"	7"	7"	-	-	12"	870
(5)	1/2" STI PLYWOOD/O5B	2	10d	4"	4"	22"	3.5"	3"	6"	-	-	-	11"	1020
(6)	55#BXN SEE SHEET 51.4													

KEY

* FOR POST LOCATIONS AT DOORS & WINDOWS SEE (16) S1.3

* 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 & DIAPHRAGMS) WHERE THE FASTENING OF THE SHEATHING IS 4" O.C. OR LESS.



FOUNDATION PLAN

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

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 FAX: (805) 962-2708
 WWW.STUDIOENGINEERINGINC.COM

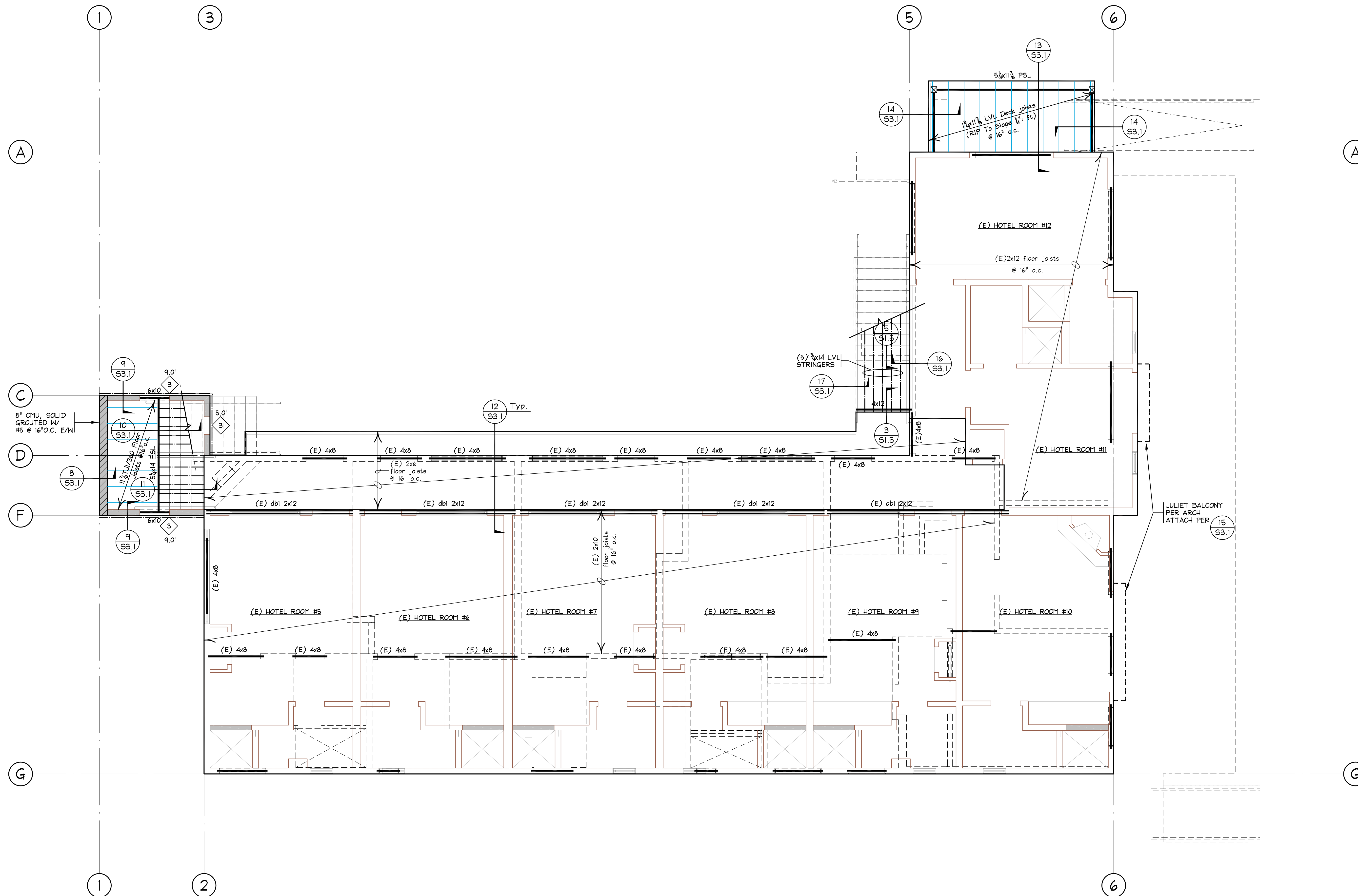
EXTERIOR AND INTERIOR ALTERATIONS
 TO EXISTING HOTEL.

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S2.1
 FOUNDATION PLAN



2ND FLOOR FRAMING PLAN

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



LEGEND

- WOOD POST, FULL HEIGHT TO TOP IR OR BOTTOM OF BEAM.
- CONCRETE PAD FOOTING SCHEDULE
- INDICATES SHEAR PANE AND MINIMUM LENGTH SEE SHEAR PANEL SCHEDULE
- INDICATES SHEAR PANE AND MINIMUM LENGTH
- 2x WOOD STUD WALLS ABOVE
- 2x WOOD STUD WALLS BELOW
- CMU WALL
- CONC CURB OR WALL

* FOR POST LOCATIONS AT DOORS & WINDOWS SEE (13) S3.1

2019 CBC SHEARWALL SCHEDULE

- FOOTNOTES / NOTES:
- USE COMMON NAILS ONLY FOR ALL SHEATHING. FIELD NAILING IS 12" O.C. PROVIDE 3x OR 2-2x FRAMING AT ALL PANEL EDGES.
 - ALL ANCHOR BOLTS FOR SHEARWALLS SHALL INCLUDE 3" x 3" x 0.224" THICK PLATE WASHERS MIN. (2019 CBC 2305.3.11)
 - 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)
 - 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.).
 - INSTALL RIM/BLOCKING TO MATCH FULL WIDTH OF TOP PLATES, AND STAGGER CLIPS ON EACH SIDE OF WALL.
 - VALUES BASED ON 2018 NDS FOR LIGHT-FRAMED CONSTRUCTION, AS REFERENCED IN SEACOC 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)
 - SEE DETAIL (18) S1.3 FOR TYPICAL PLYWOOD SHEAR WALL CONSTRUCTION.
 - PROVIDE 7" MINIMUM EMBEDMENT OF ANCHOR BOLTS INTO FOOTING, EMBEDMENT DEPTH BEGINS BELOW SLAB SAND LAYER & BELOW BOTTOM OF ANY CURBS OR STERN WALLS.
 - PROVIDE 3x SILL PLATE AND STUD BLOCKING WHEN PLYWOOD EDGE NAILING IS 4" OR LESS AT PLYWOOD EDGE.
 - WHERE PLYWOOD SHEAR PANELS OCCUR ON BOTH SIDES OF A WALL, OFFSET PLYWOOD EDGES ON EACH SIDE TO FALL ON DIFFERENT STUDS.
 - WHERE NEW PLYWOOD IS INDICATED ON EXISTING STUD WALLS, REMOVE EXISTING GYPSUM BOARD OR PLASTER AND NAIL PLYWOOD TO FACE OF STUDS.
 - ALL EXTERIOR WALLS SHALL HAVE SHEATHING & ANCHOR BOLTS PER (1) ABOVE. MINIMUM OF 2x P.T.D.F. SILL PLATE REQUIRED.
 - ANCHOR BOLTS & FASTENERS INTO GREEN SEAL PRESSURE TREATED PLATES SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
 - SEE (12) S1.2 FOR TYPICAL HOLDOWN INSTALLATION
 - PLYWOOD SHALL BE DOUGLAS-FIR-LARCH PER (SPDHS-2018 NOTE 3 OF TABLE 4.3A)
 - CONTINUE PLYWOOD @ INTERIOR SHEARWALLS FOR FULL LENGTH OF WALL LINE BEYOND SHEAR WALL LENGTH TO PROVIDE FLUSH SURFACES.
 - PERIODIC SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING & OTHER FASTNER COMPONENTS IN SHEAR WALLS & DIAPHRAGMS, WHEN NAILING IS 4" O.C. OR LESS.

NO.	SHEATHING MATERIAL	NO. OF SIDES	BOUNDARY SPACING	EDGE SPACING	TRANSFER ALTERNATIVES (SPACING)										VALUE (PF)
					1x4	2x4	2x6	2x8	2x10	2x12	2x14	2x16	2x18	2x20	
1	1/2" STI PLYWOOD/OSB	1	10d	6"	6"	4x8	8"	8"	12"	10"	10"	24"	340		
2	1/2" STI PLYWOOD/OSB	1	10d	4"	4"	4x4	6"	6"	12"	10"	8"	24"	510		
3	1/2" STI PLYWOOD/OSB	1	10d	3"	3"	3x4	5"	4.5"	9"	8"	6"	16"	665		
4	1/2" STI PLYWOOD/OSB	1	10d	2"	2"	2x4	3.5"	3.5"	7"	6"	-	12"	870		
5	1/2" STI PLYWOOD/OSB	2	10d	4"	4"	2x2	3.5"	3"	6"	-	-	11"	1020		

KEY

*NOTE: PER 2019 CBC (705.12.2) PERIODIC SPECIAL INSPECTION IS REQ'D FOR NAILING, BOLTING, ANCHORING & OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE RESISTING SYSTEM (WOOD SHEAR WALLS & DIAPHRAGMS) WHERE THE FASTENING OF THE SHEATHING IS 4" O.C. OR LESS.

EXTERIOR AND INTERIOR ALTERATIONS TO EXISTING HOTEL.

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601# 21-128

DATE	DESCRIPTION
03-10-22	ABR SUBMITTAL

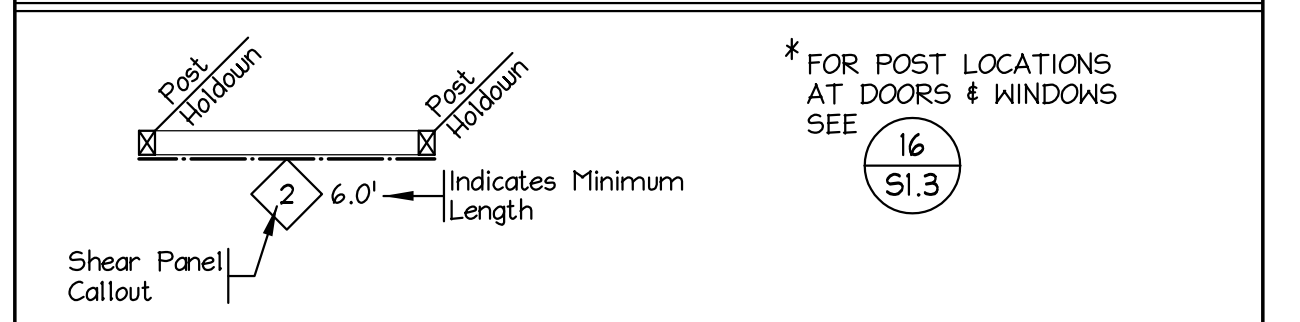
S2.2
 2ND FLOOR FRAMING PLAN

2019 CBC SHEARWALL SCHEDULE

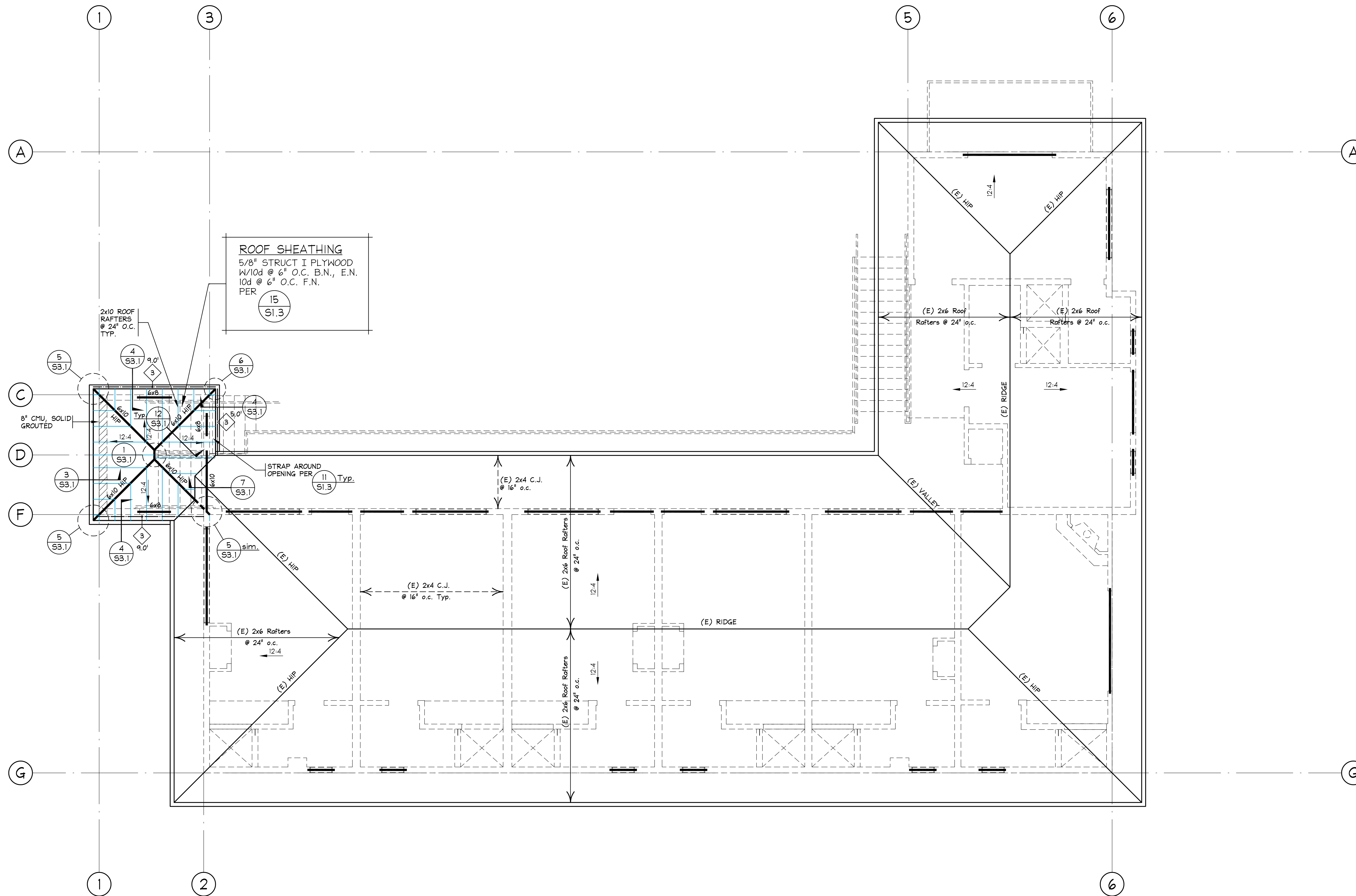
- FOOTNOTES / NOTES:
- USE COMMON NAILS ONLY FOR ALL SHEATHING. FIELD NAILING IS 12" O.C. PROVIDE 3x OR 2-2x FRAMING AT ALL PANEL EDGES.
 - ALL ANCHOR BOLTS FOR SHEARWALLS SHALL INCLUDE 3" x 3" x 0.224" THICK PLATE WASHERS MIN. (2019 CBC 2305.3.11)
 - USE 1/4" x 4 1/2" SDS SCREWS THROUGH 2x SILL AND 1/4" x 6" SDS SCREWS THROUGH 3x SILLS. (ICC ESR-2236)
 - 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.).
 - INSTALL RIM/BLOCKING TO MATCH FULL WIDTH OF TOP PLATES, AND STAGGER CLIPS ON EACH SIDE OF WALL.
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 - SEE DETAIL (S1.3) FOR TYPICAL PLYWOOD SHEAR WALL CONSTRUCTION.
 - PROVIDE 7" MINIMUM EMBEDMENT OF ANCHOR BOLTS INTO FOOTING, EMBEDMENT DEPTH BEGINS BELOW SLAB SAND LAYER & BELOW BOTTOM OF ANY CURBS OR STEM WALLS.
 - PROVIDE 3x SILL PLATE AND STUD BLOCKING WHEN PLYWOOD EDGE NAILING IS 4" OR LESS AT PLYWOOD EDGE.
 - WHERE PLYWOOD SHEAR PANELS OCCUR ON BOTH SIDES OF A WALL, OFFSET PLYWOOD EDGES ON EACH SIDE TO FALL ON DIFFERENT STUDS.
 - WHERE NEW PLYWOOD IS INDICATED ON EXISTING STUD WALLS, REMOVE EXISTING GYPSUM BOARD OR PLASTER AND NAIL PLYWOOD TO FACE OF STUDS.
 - ALL EXTERIOR WALLS SHALL HAVE SHEATHING & ANCHOR BOLTS PER (S1.3) SHOWN ABOVE. MINIMUM OF 2x P.T.D.F. SILL PLATE REQUIRED.
 - ANCHOR BOLTS & FASTENERS INTO GREEN SEAL PRESSURE TREATED PLATES SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
 - SEE (S1.2) FOR TYPICAL HOLDOWN INSTALLATION
 - PLYWOOD SHALL BE DOUGLAS-FIR-LARCH PER (SPD4S-2018 NOTE 3 OF TABLE 4.3A)
 - CONTINUE PLYWOOD @ INTERIOR SHEARWALLS FOR FULL LENGTH OF WALL LINE BEYOND SHEAR WALL LENGTH TO PROVIDE FLUSH SURFACES.
 - PERIODIC SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING & OTHER FASTNER COMPONENTS IN SHEAR WALLS & DIAPHRAGMS, WHEN NAILING IS 4" O.C. OR LESS.

NO.	DESCRIPTION	NO. OF SIDES	SIZE	BOUNDARY SPACING	EDGE SPACING	TRANSFER ALTERNATIVES (SPACING)								VALUE (pf)		
						1x4	2x4	2x6	2x8	2x10	2x12	2x14	2x16		2x18	
1	1/2" STI PLYWOOD/OSB	1	10d	6"	4"	4"	4"	4"	4"	4"	4"	4"	4"	4"	4"	340
2	1/2" STI PLYWOOD/OSB	1	10d	4"	4"	4"	4"	4"	4"	4"	4"	4"	4"	4"	4"	510
3	1/2" STI PLYWOOD/OSB	1	10d	3"	3"	3"	3"	3"	3"	3"	3"	3"	3"	3"	3"	665
4	1/2" STI PLYWOOD/OSB	1	10d	2"	2"	2"	2"	2"	2"	2"	2"	2"	2"	2"	2"	870
5	1/2" STI PLYWOOD/OSB	2	10d	4"	4"	4"	4"	4"	4"	4"	4"	4"	4"	4"	4"	1020

KEY



*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 & DIAPHRAGMS) WHERE THE FASTENING OF THE SHEATHING IS 4" O.C. OR LESS.



ROOF FRAMING PLAN

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



EXTERIOR AND INTERIOR ALTERATIONS TO EXISTING HOTEL.

421 S. MILPAS STREET
SANTA BARBARA, CA

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



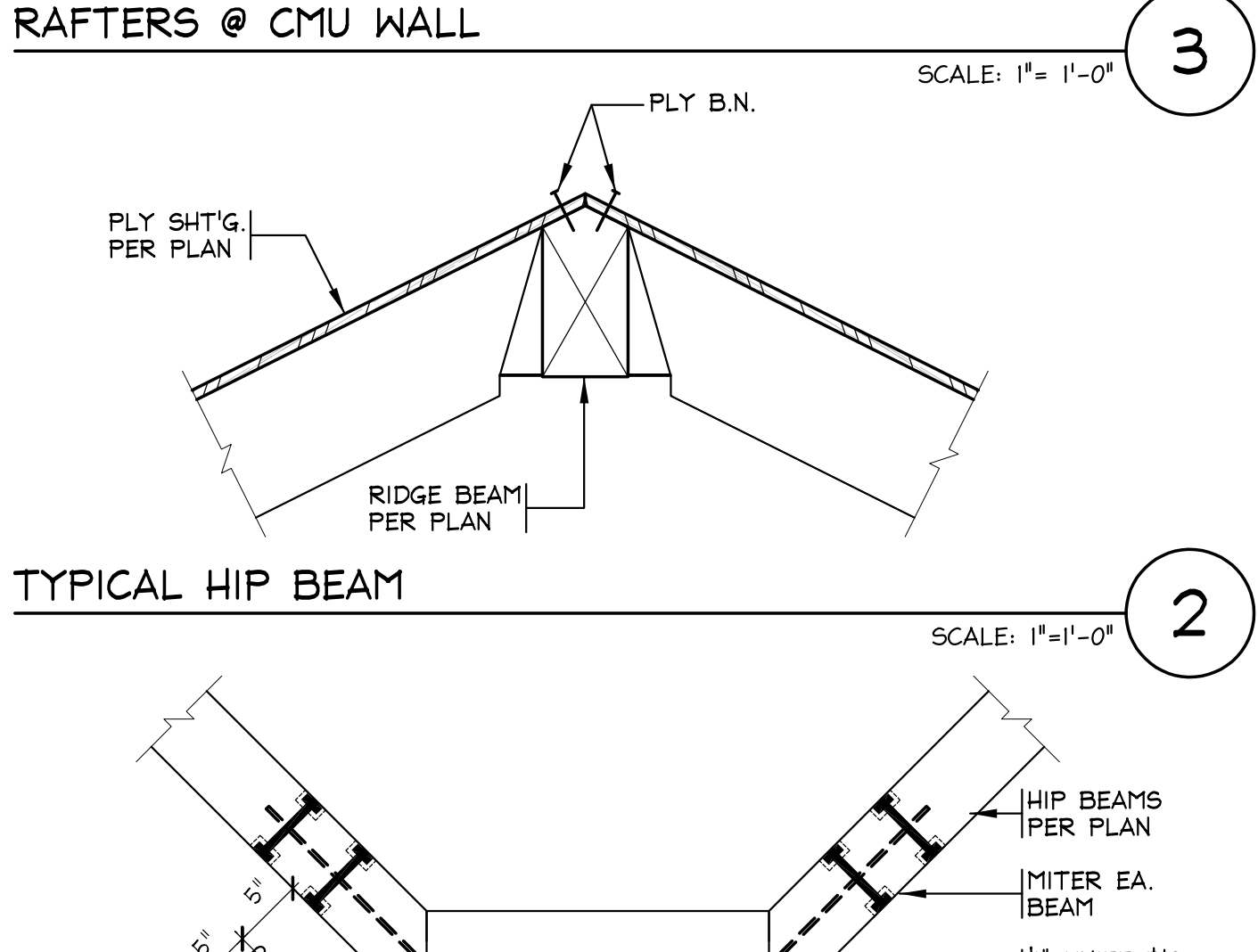
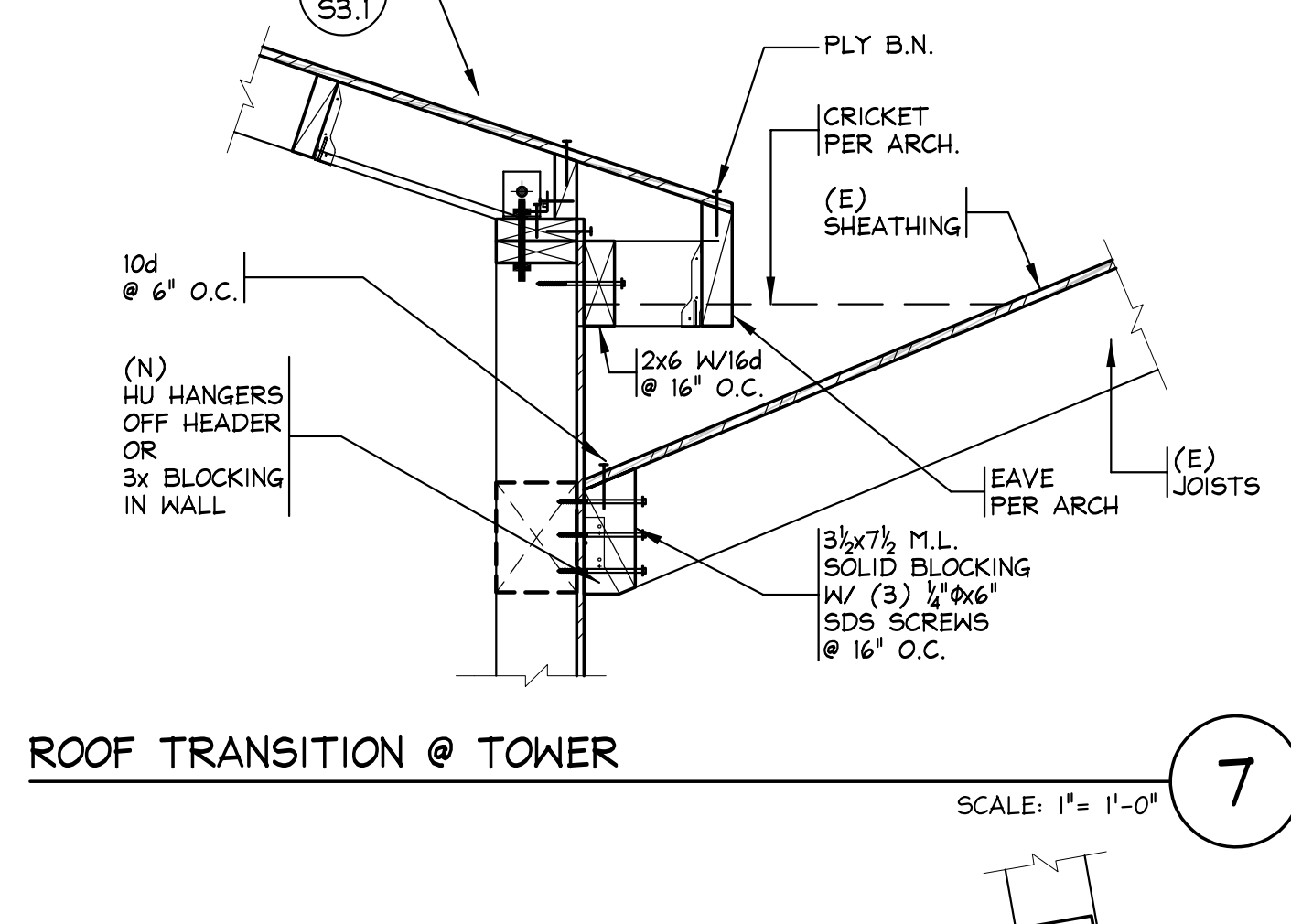
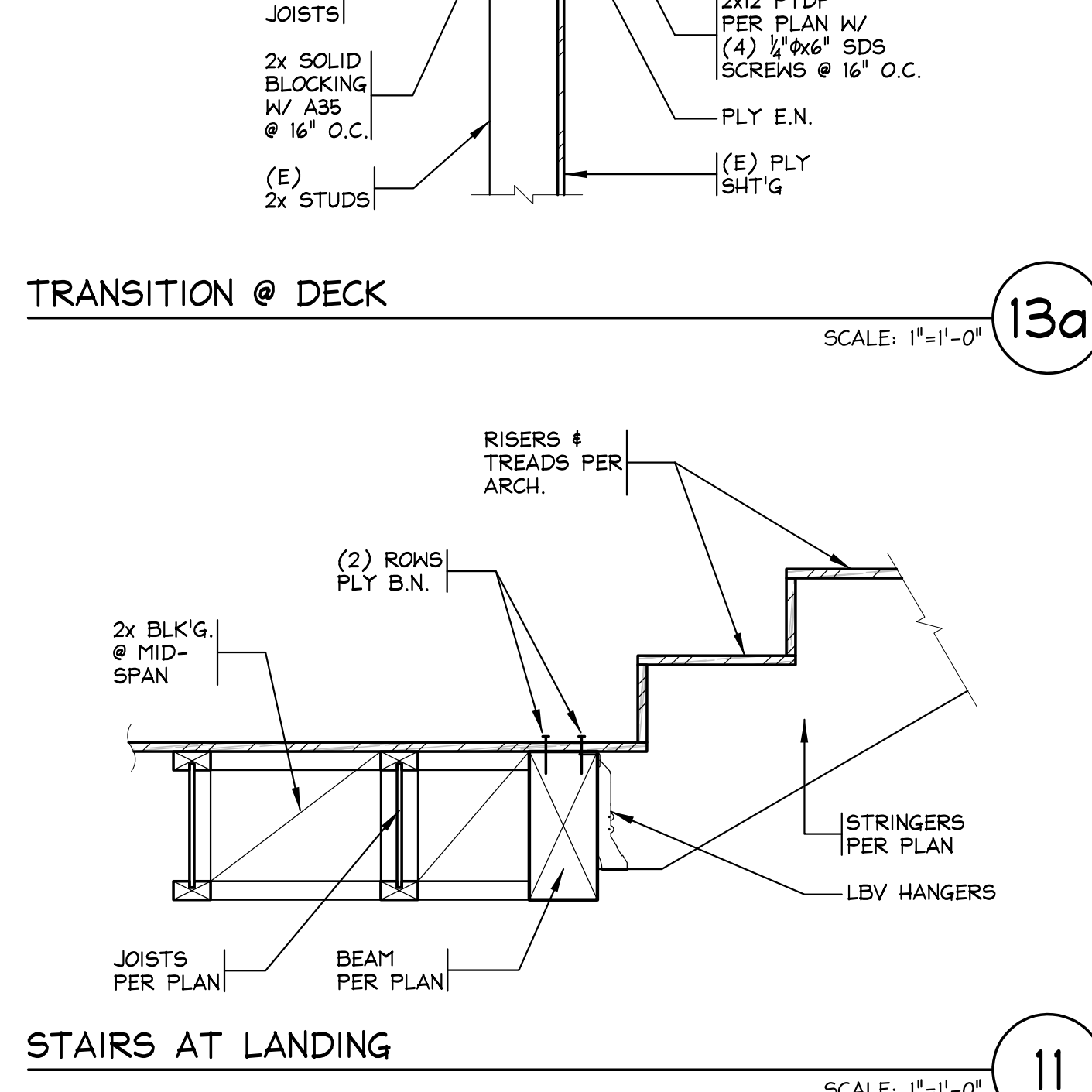
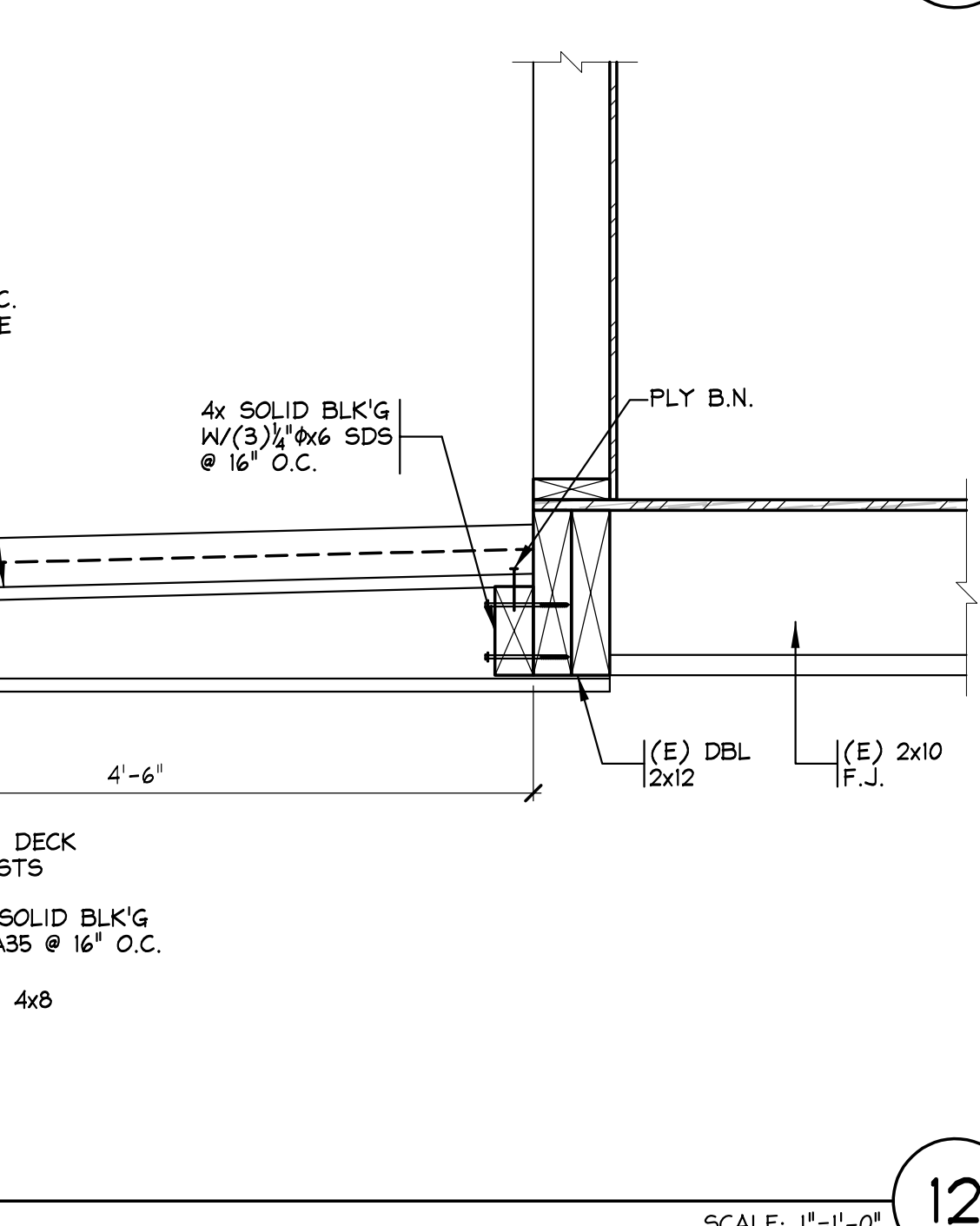
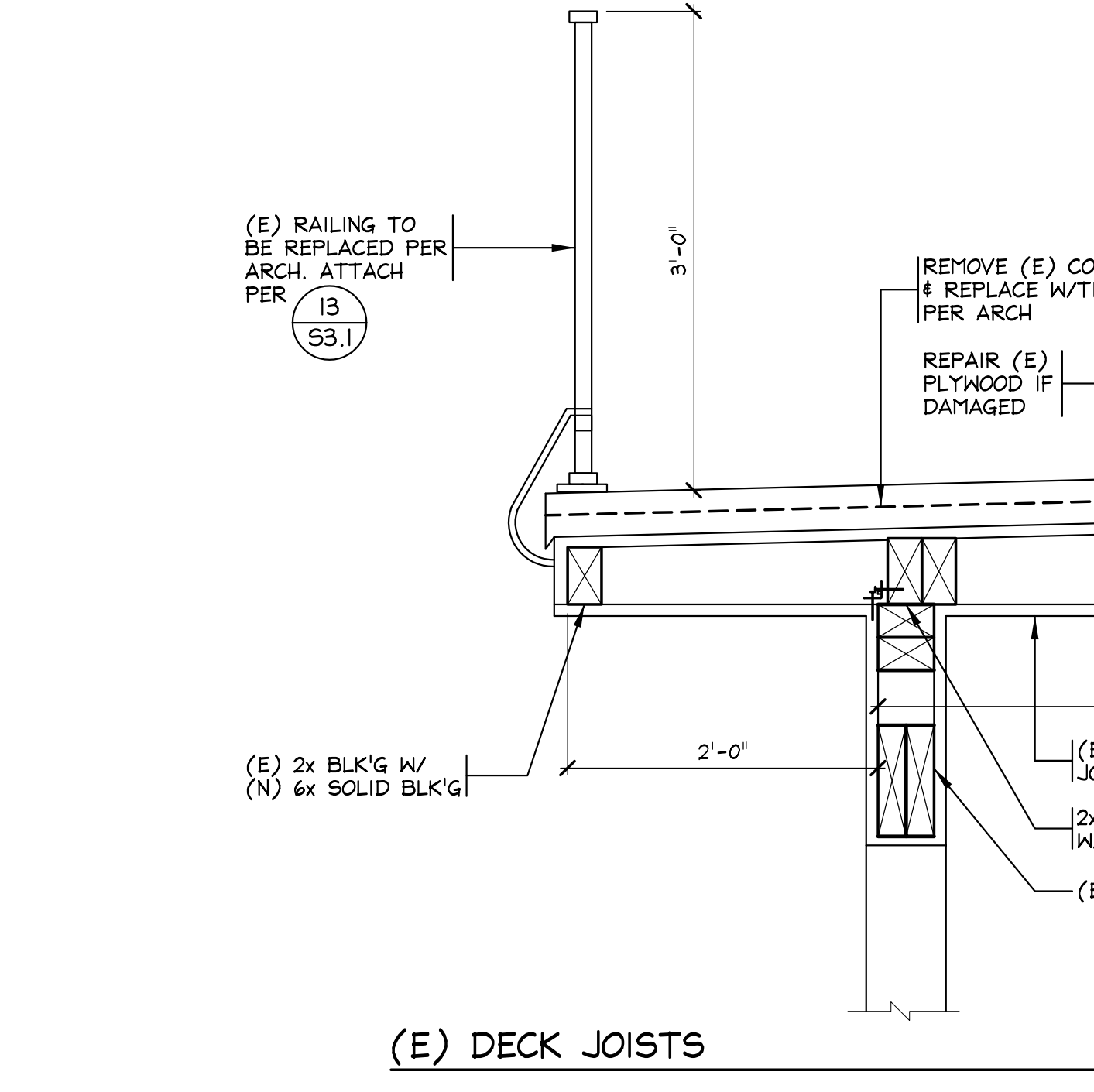
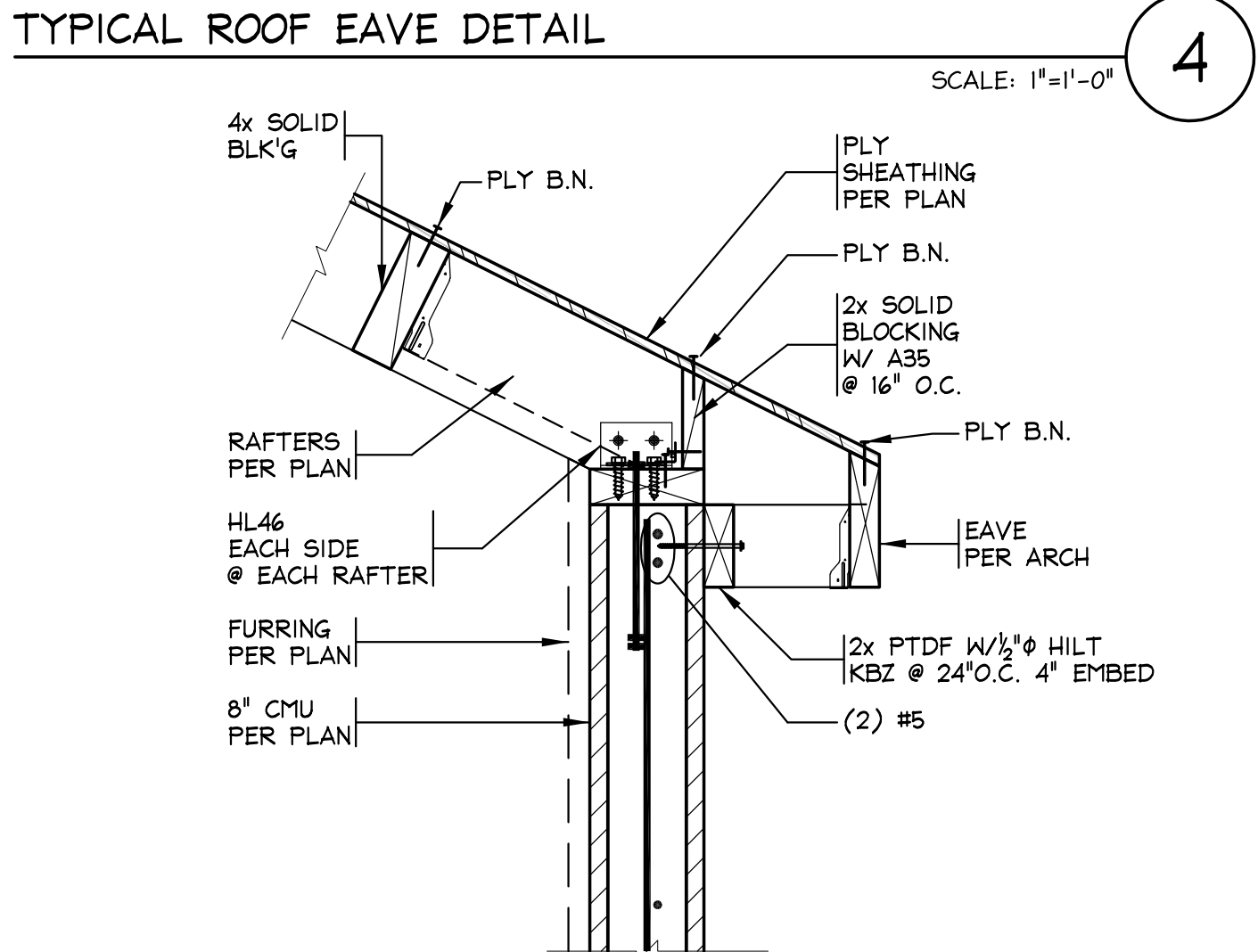
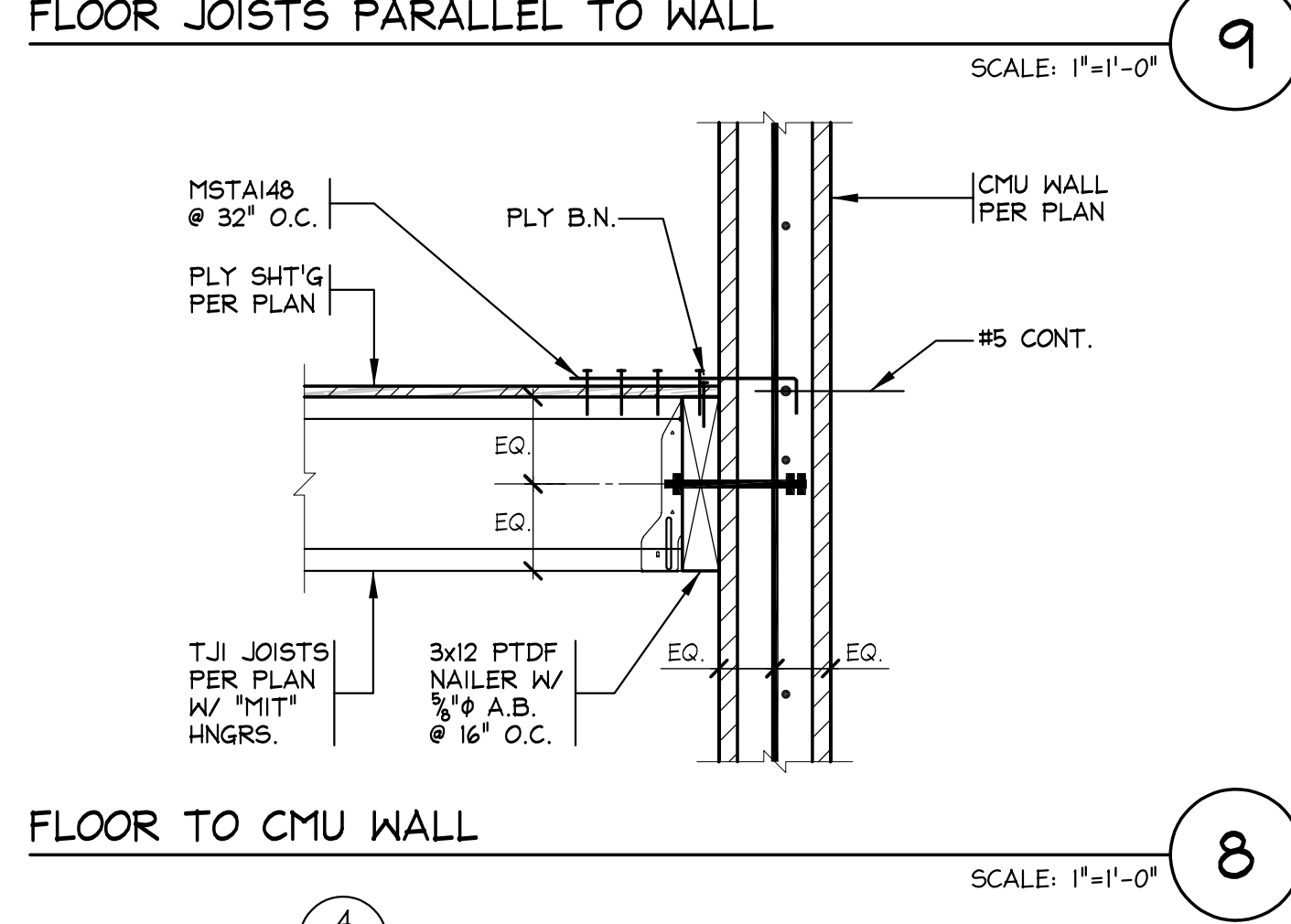
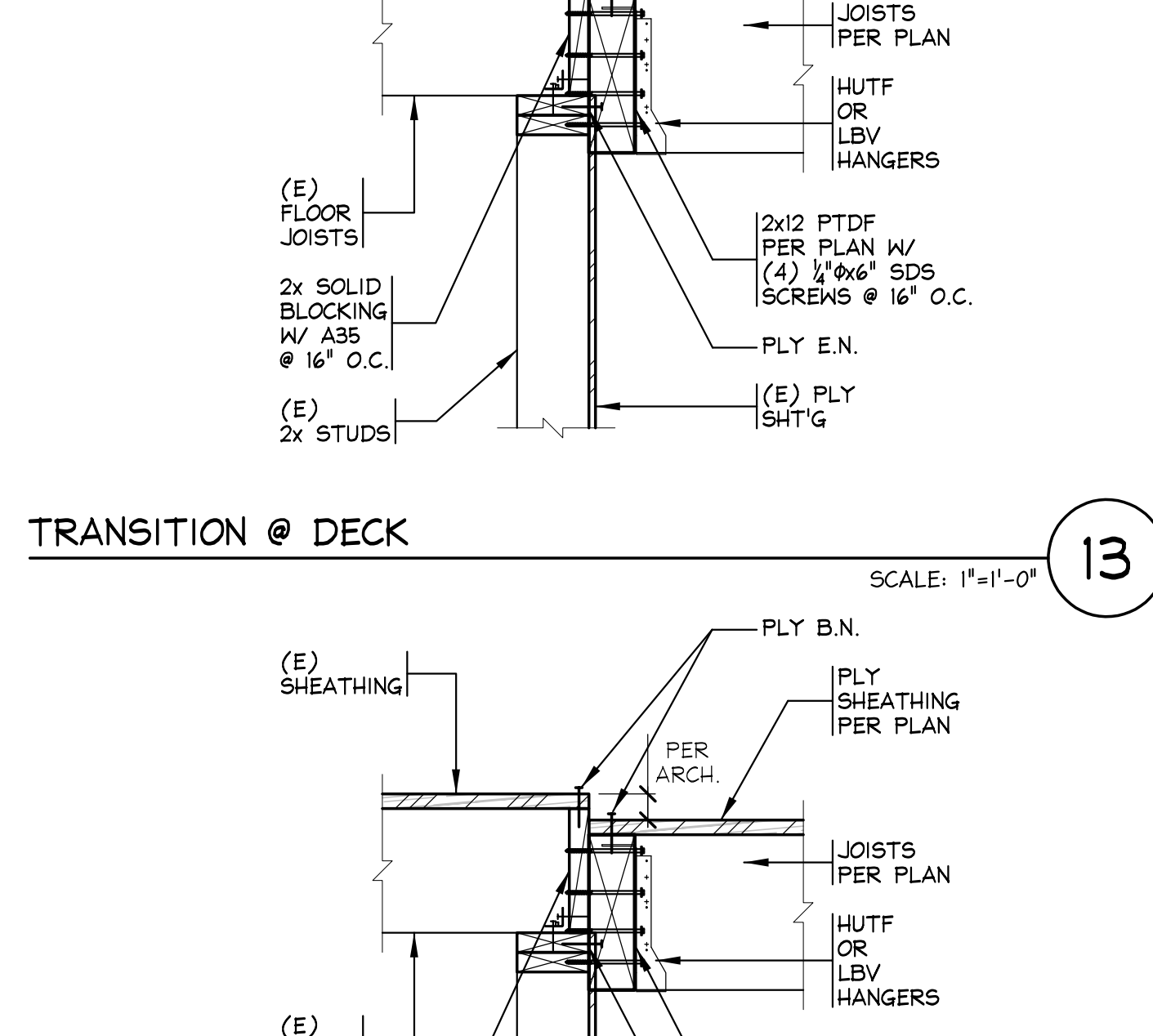
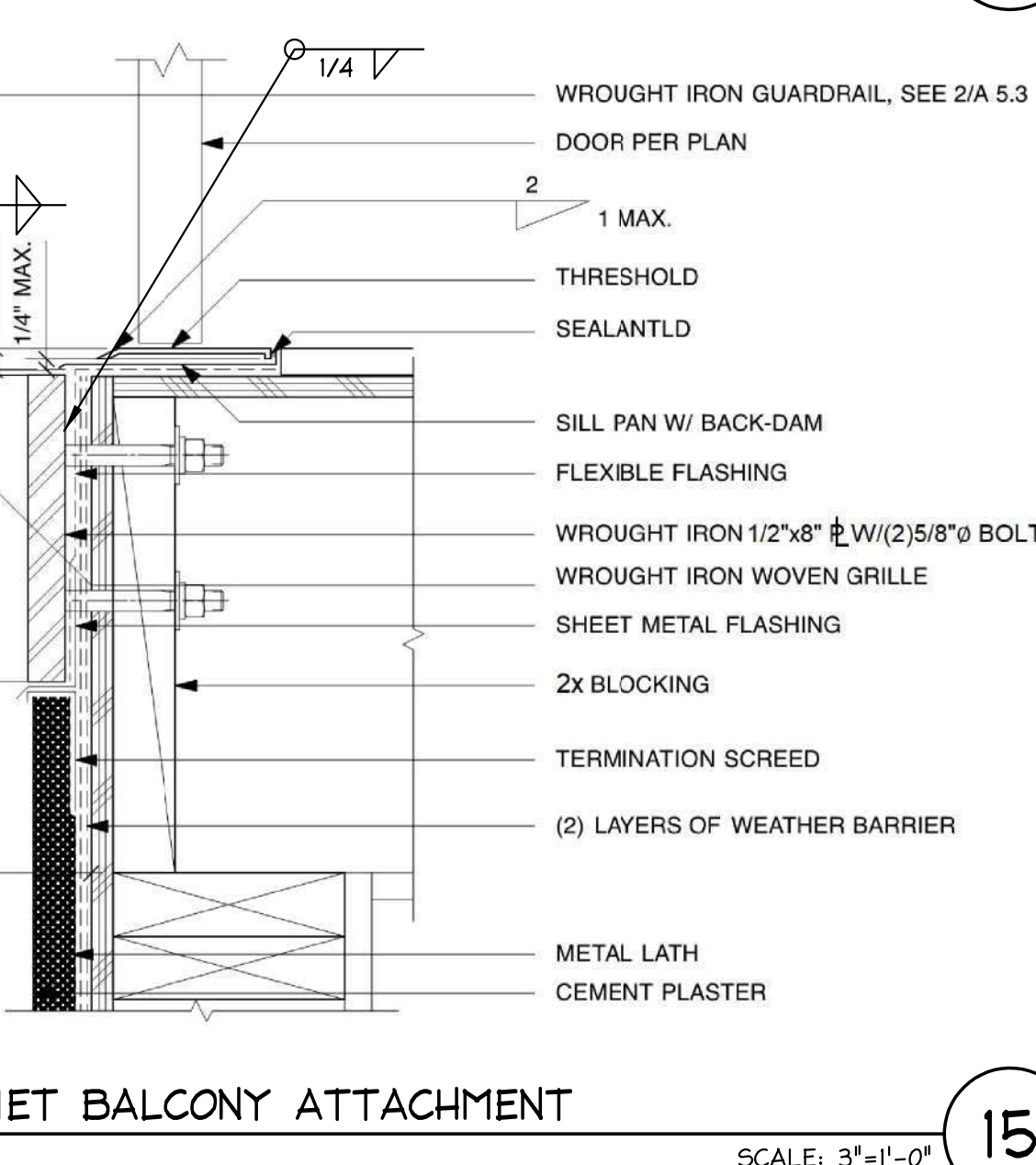
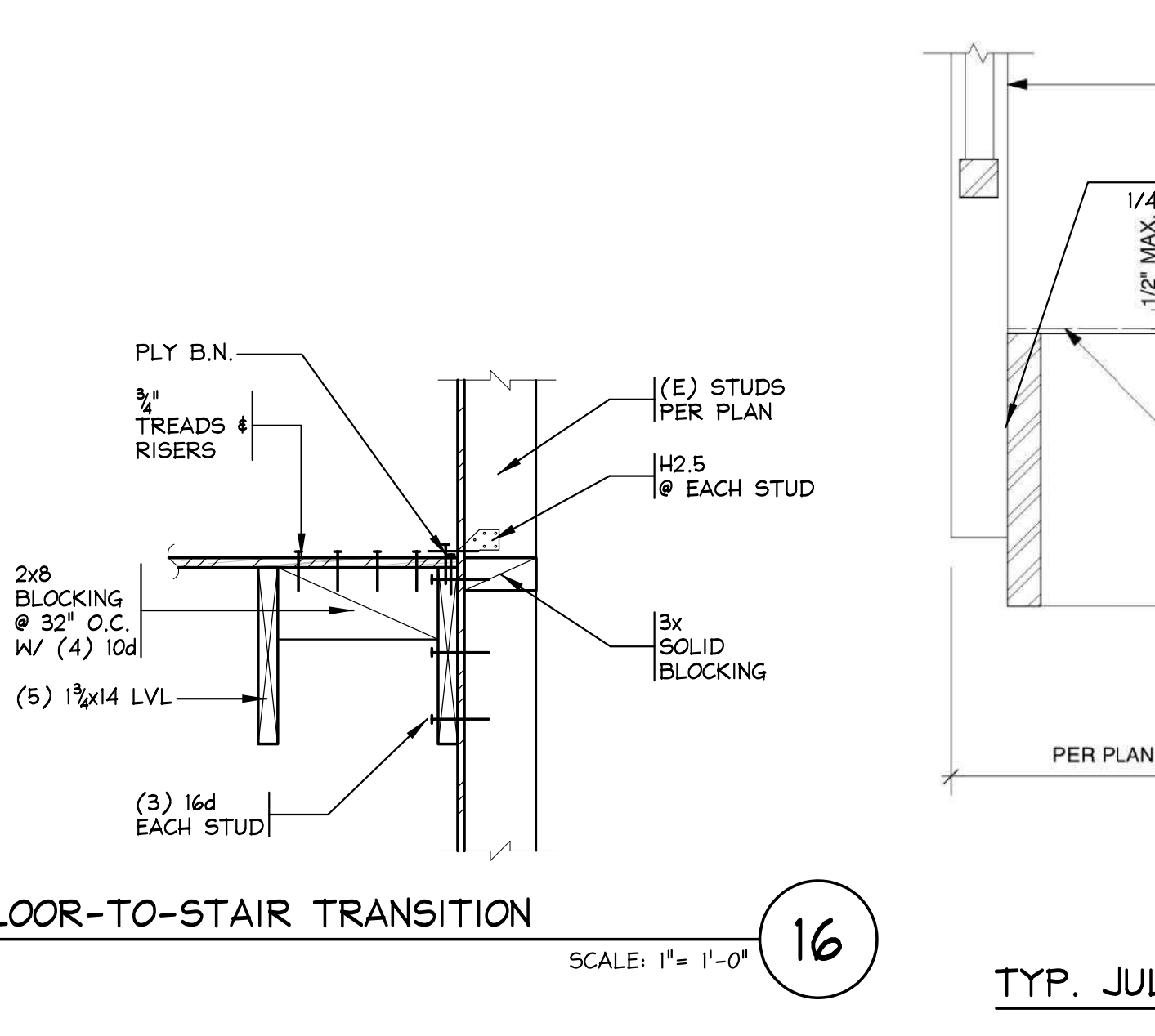
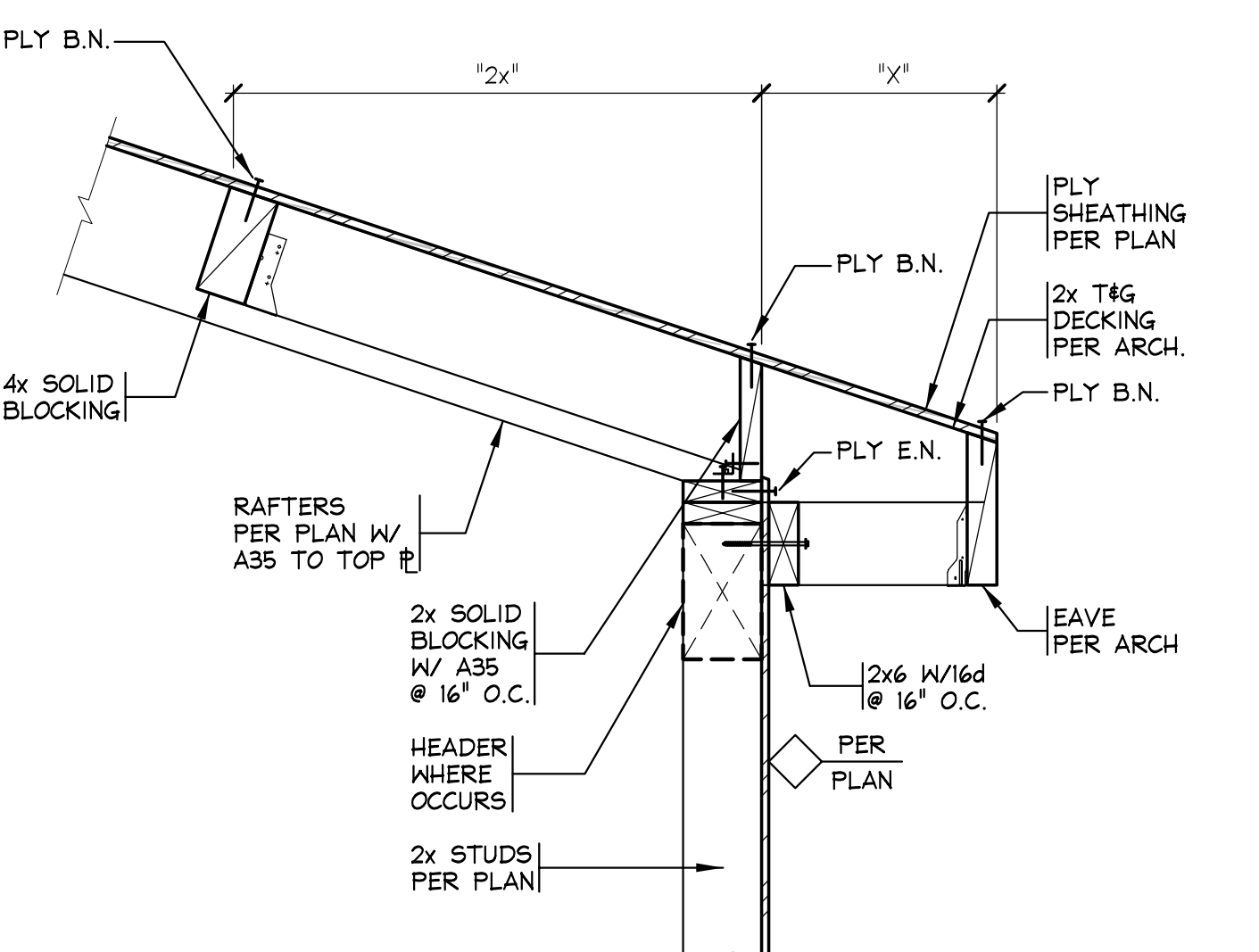
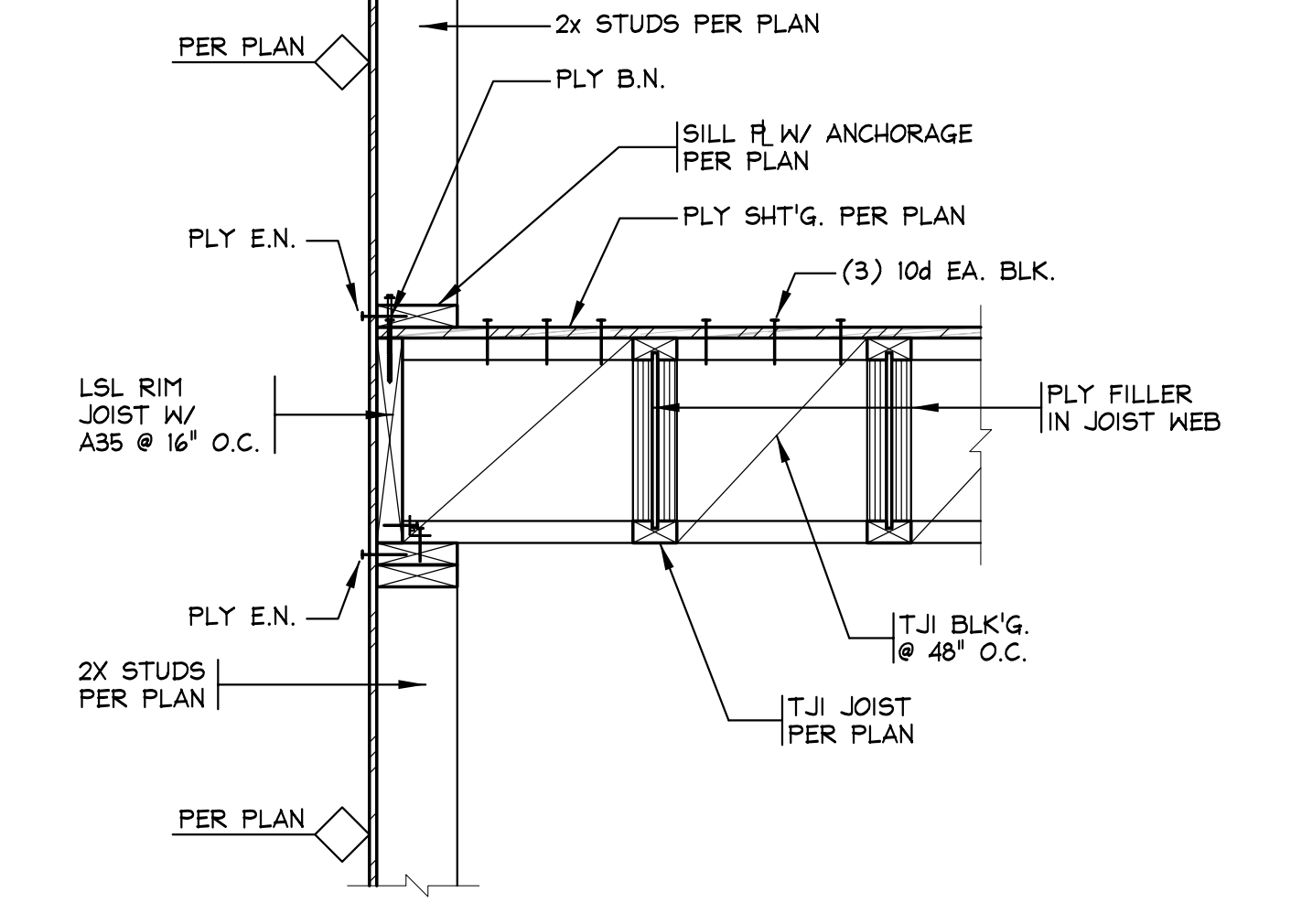
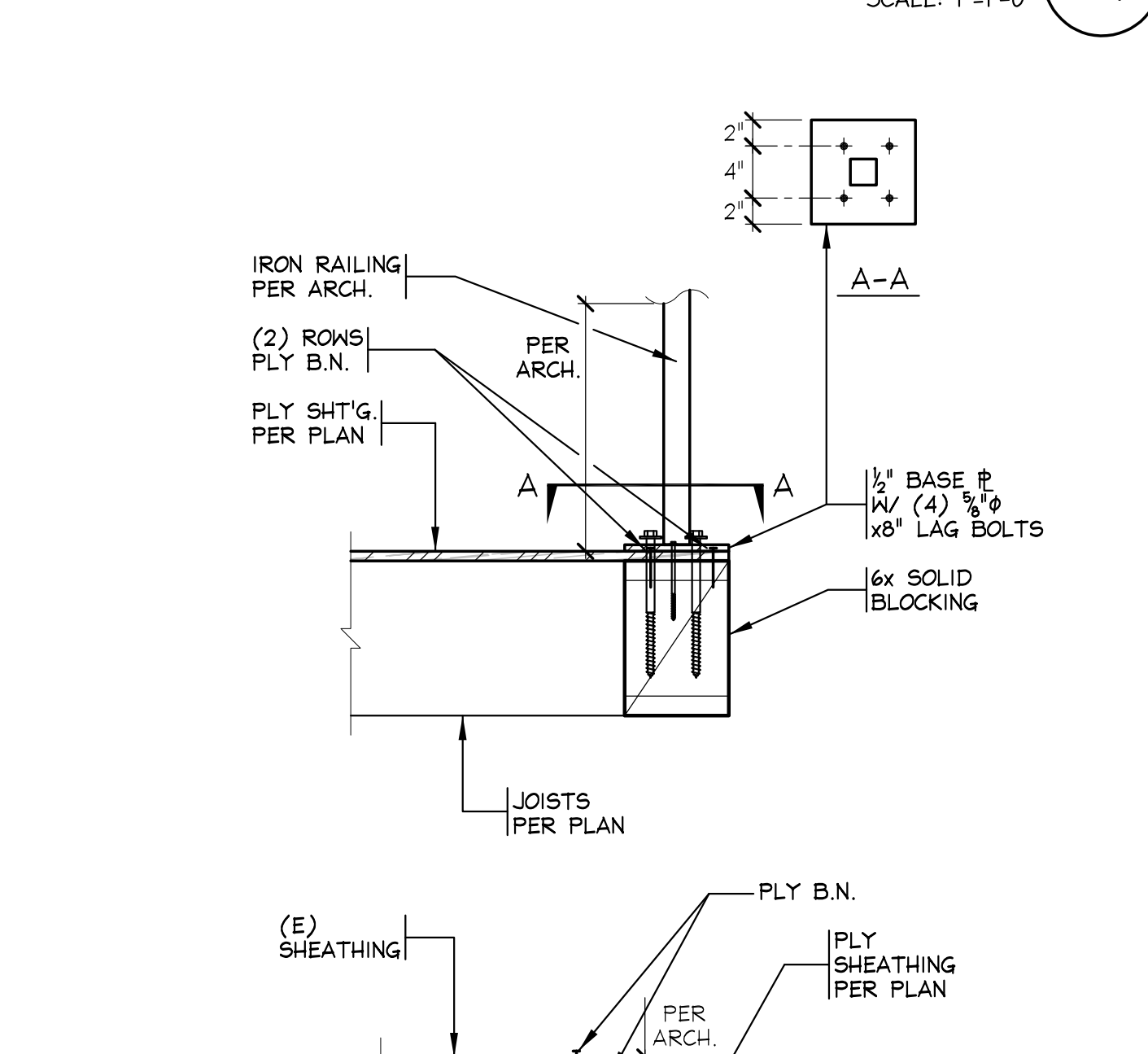
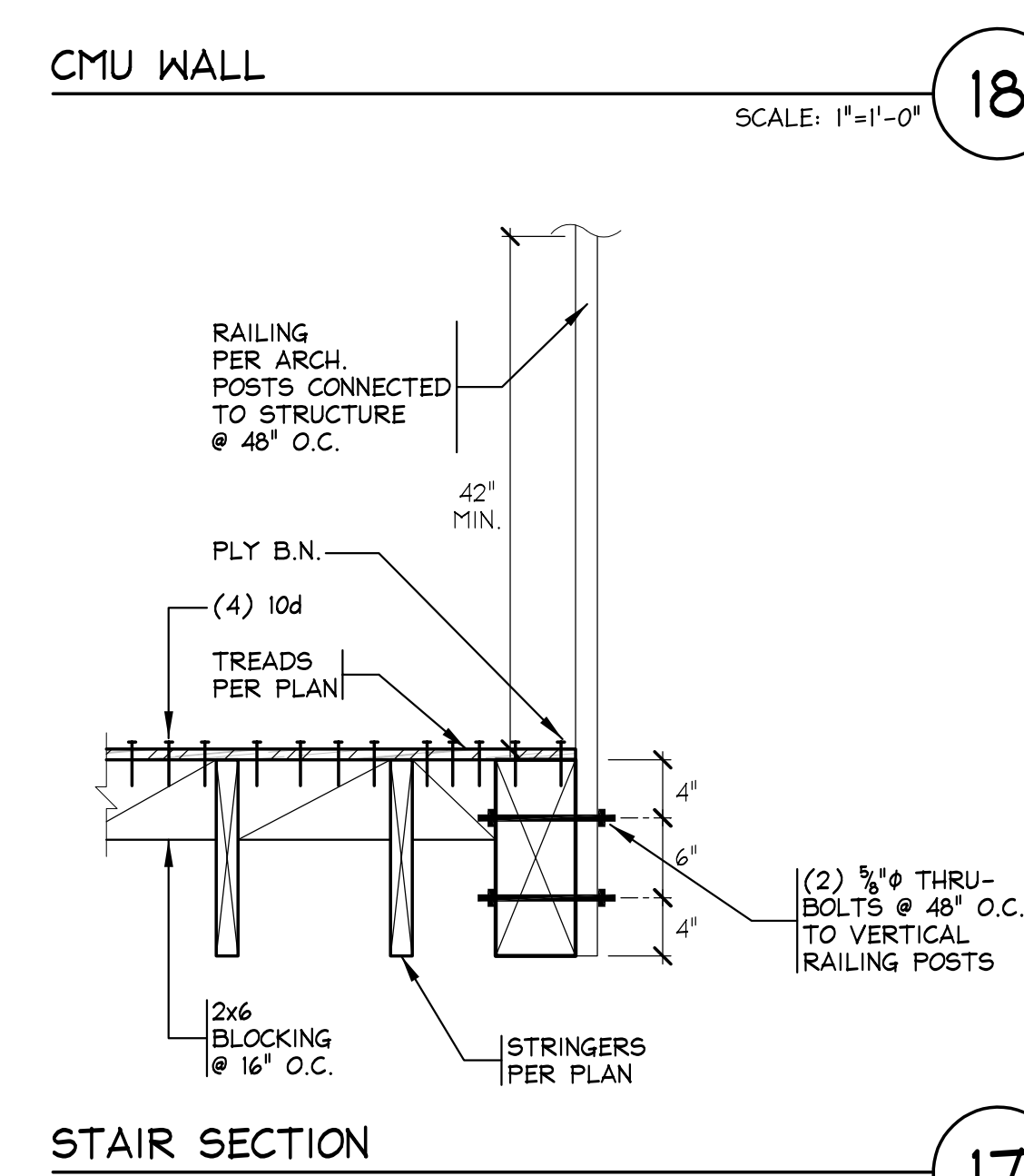
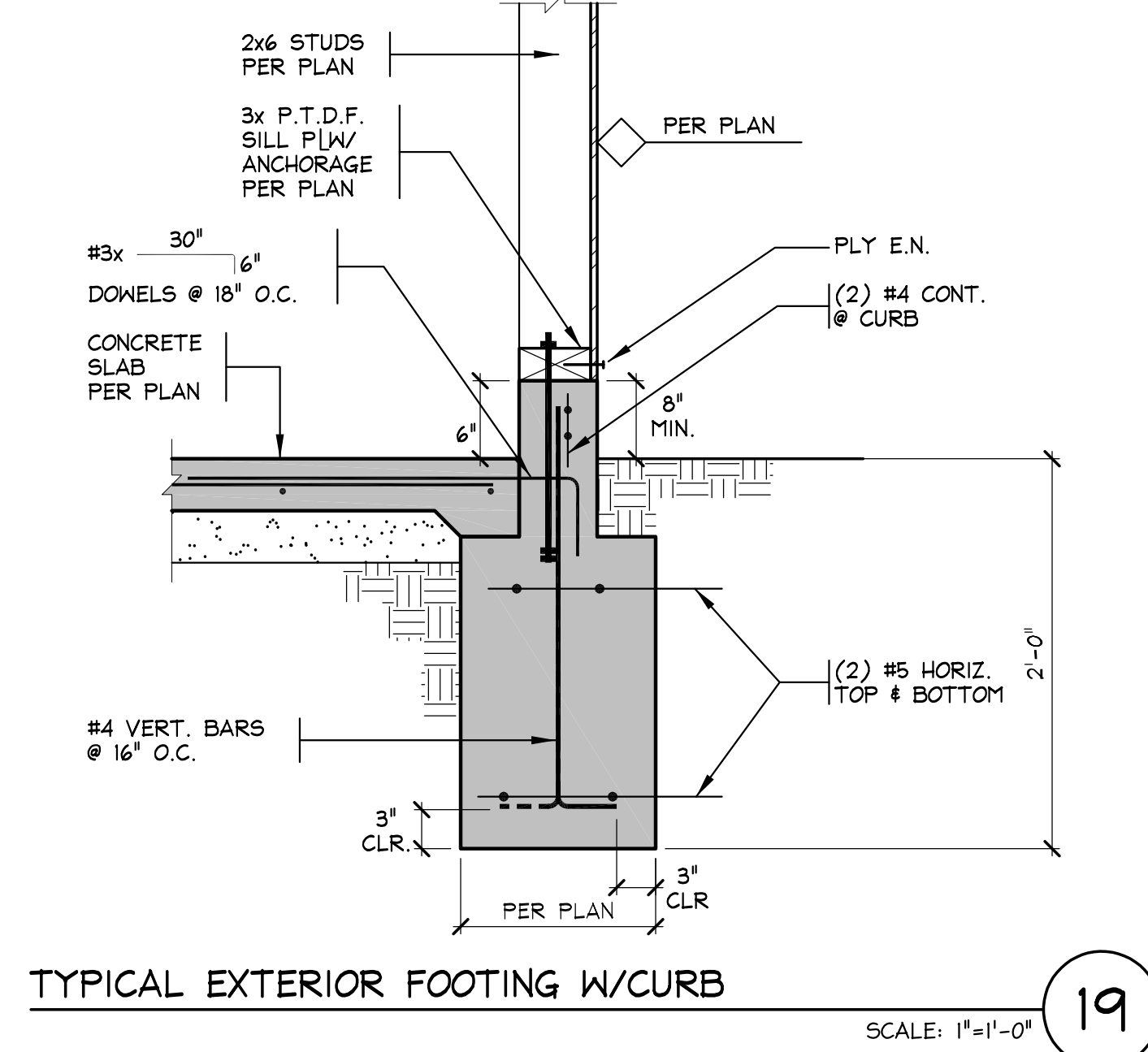
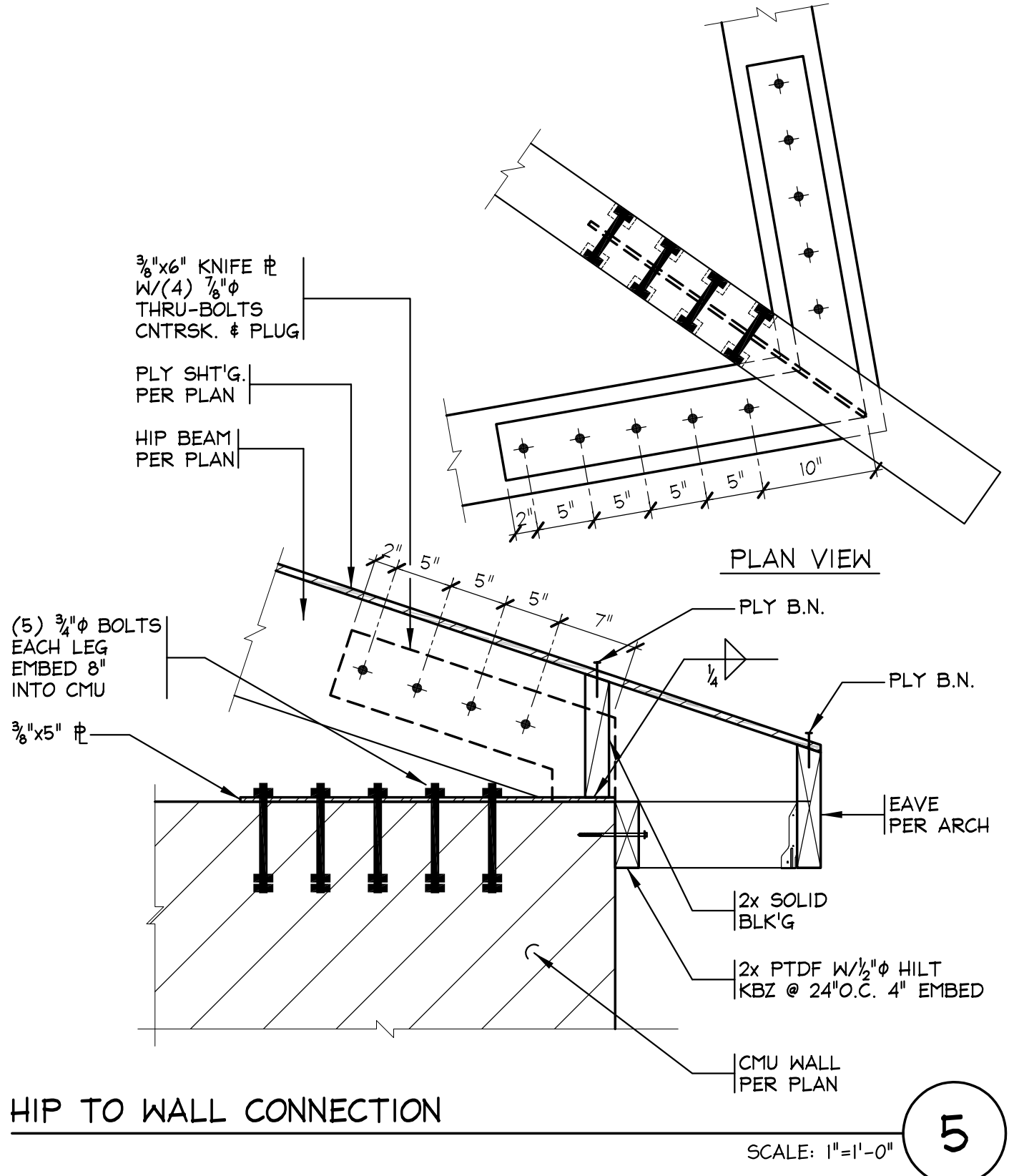
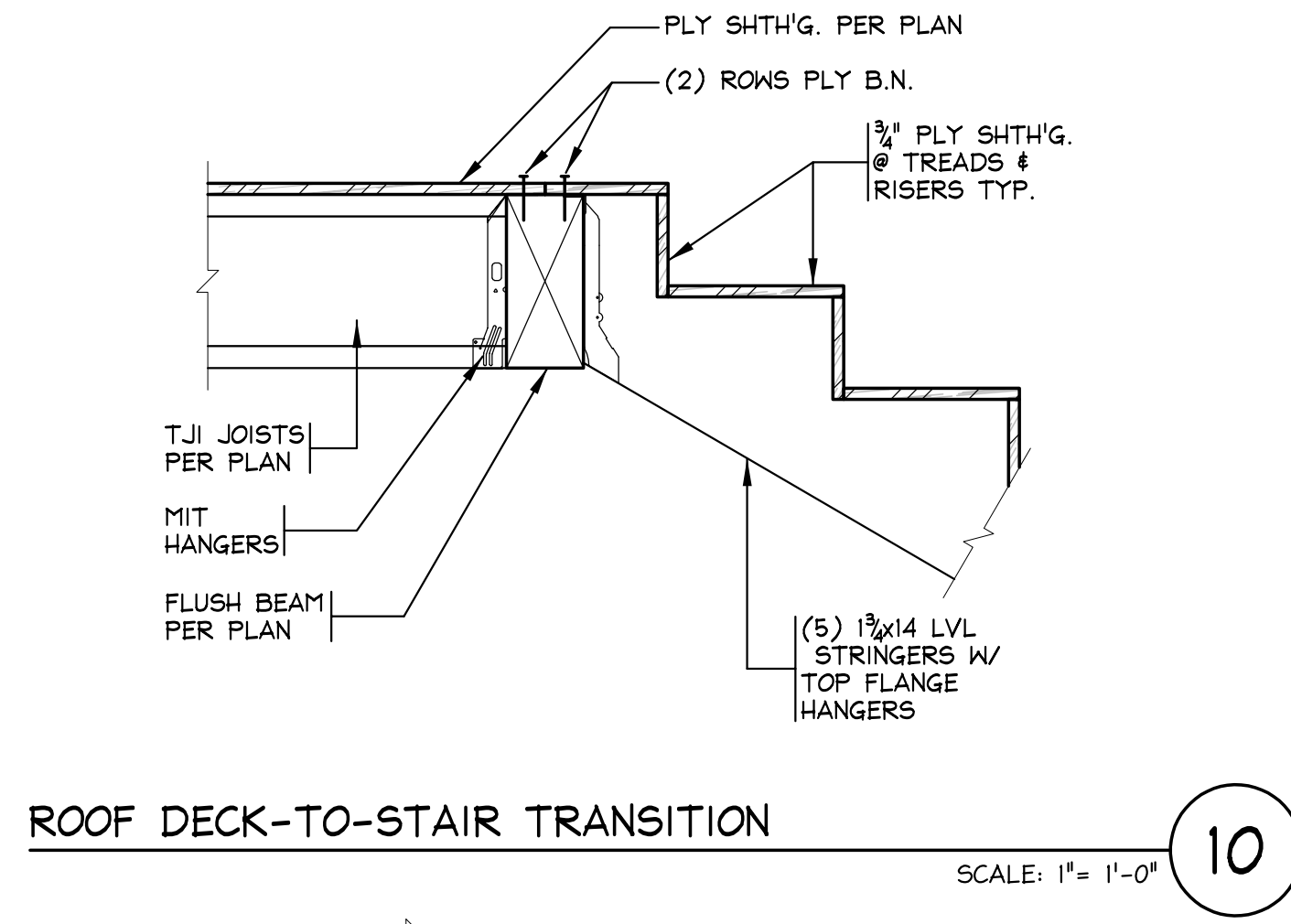
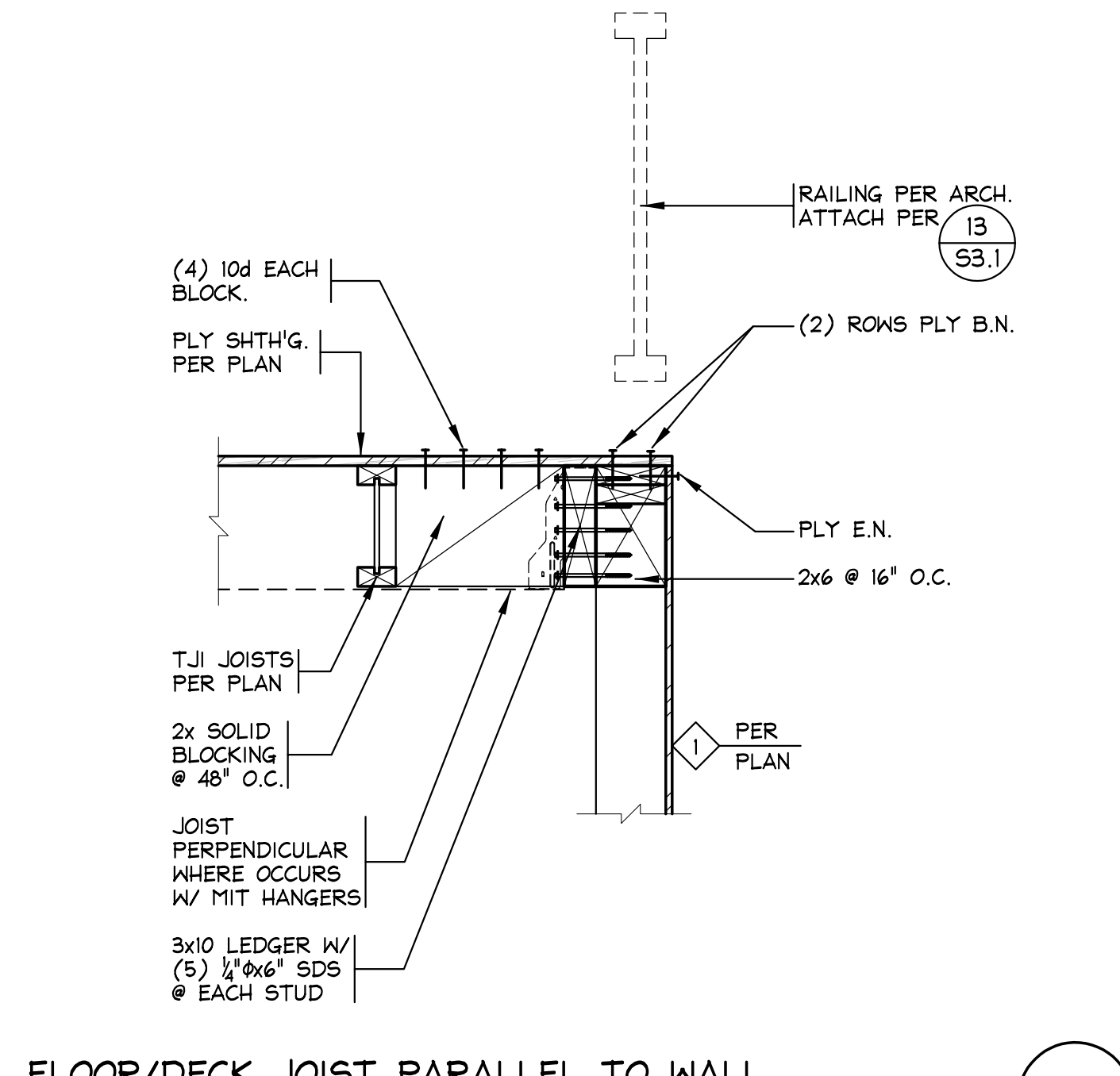
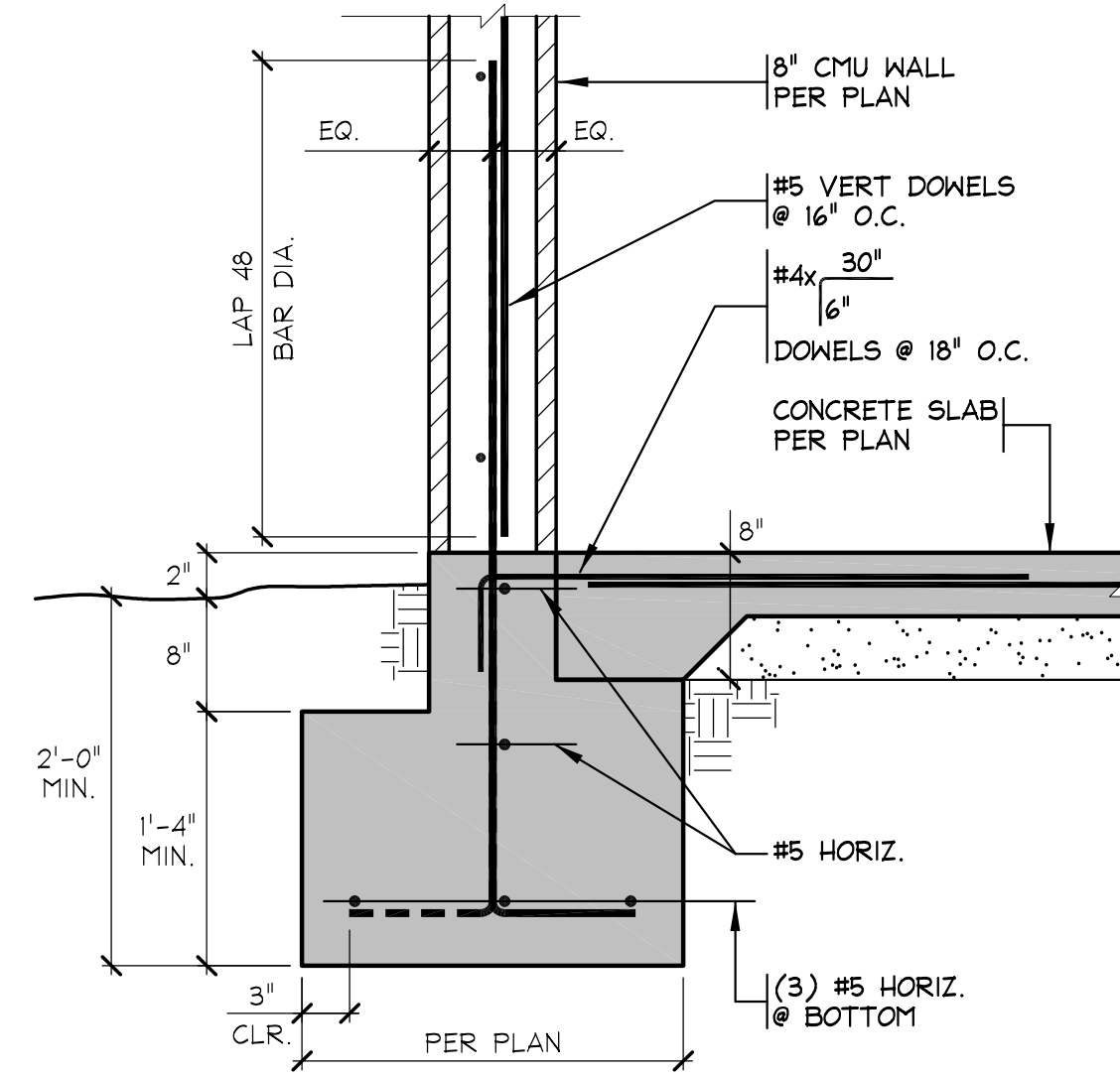
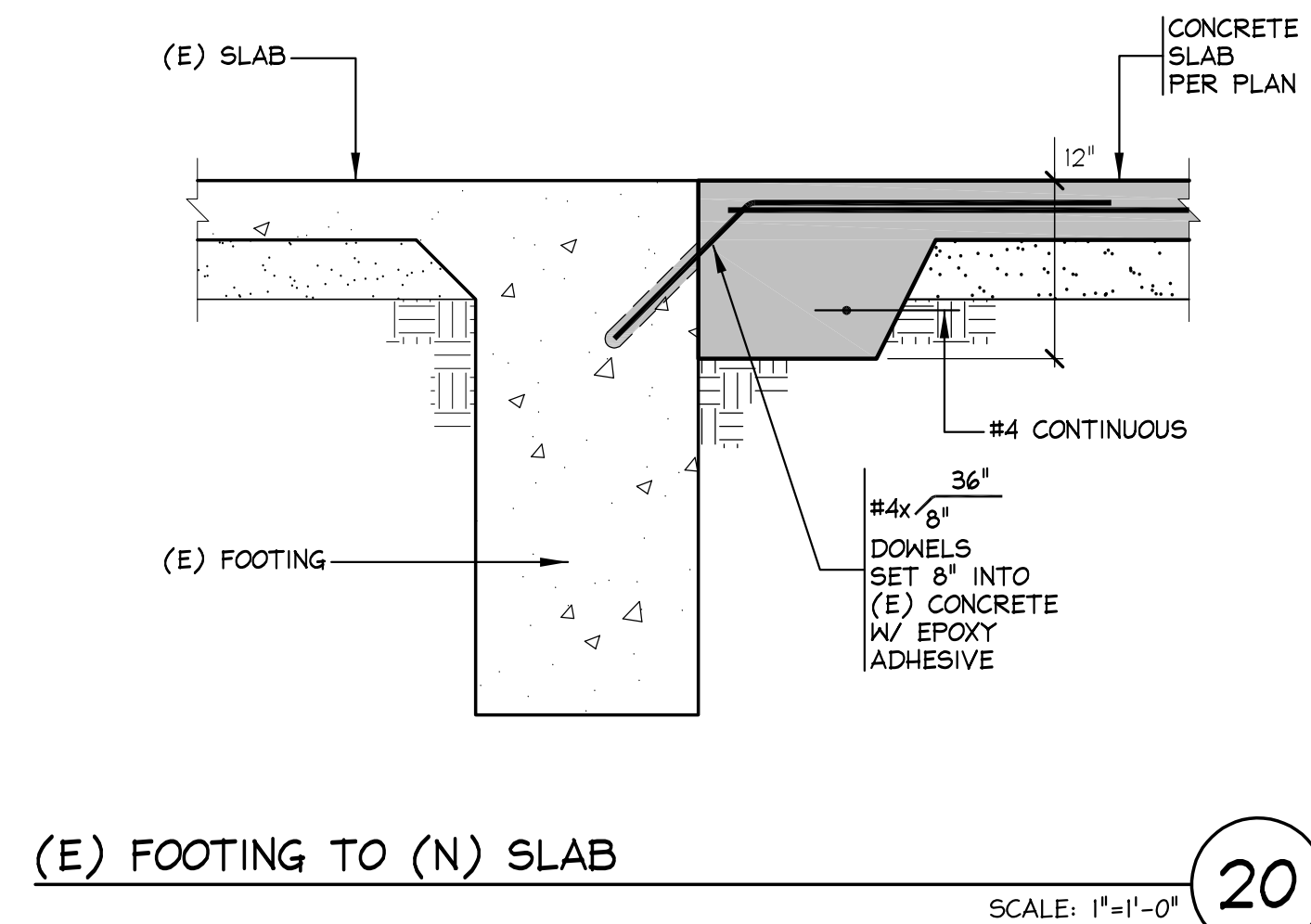
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DATE	DESCRIPTION
03-10-22	ABR SUBMITTAL

S2.3

ROOF FRAMING PLAN

S H E R R Y & A S S O C I A T E S
 ARCHITECTS
 1017 PACIFICA STREET, SUITE B
 SANTA BARBARA, CA 93101
 TEL: (805) 963-0988
 FAX: (805) 963-0178
 WWW.SHERRYARCHITECTS.COM



(E) DECK JOISTS SCALE: 1"=1'-0"

SCALE: 1"=1'-0"

SCALE: 1"=1'-0"

SCALE: 1"=1'-0"

SCALE: 1"=1'-0"

SHERRY & ASSOCIATES ARCHITECTS

EXTERIOR AND INTERIOR ALTERATIONS TO EXISTING HOTEL.

421 S. MILPAS STREET SANTA BARBARA, CA

11 W. Figueroa Street Santa Barbara, Ca 93101
p: 805.962.2700
f: 805.962.2768
e: studio@studioengineersinc.com
www.studioengineersinc.com

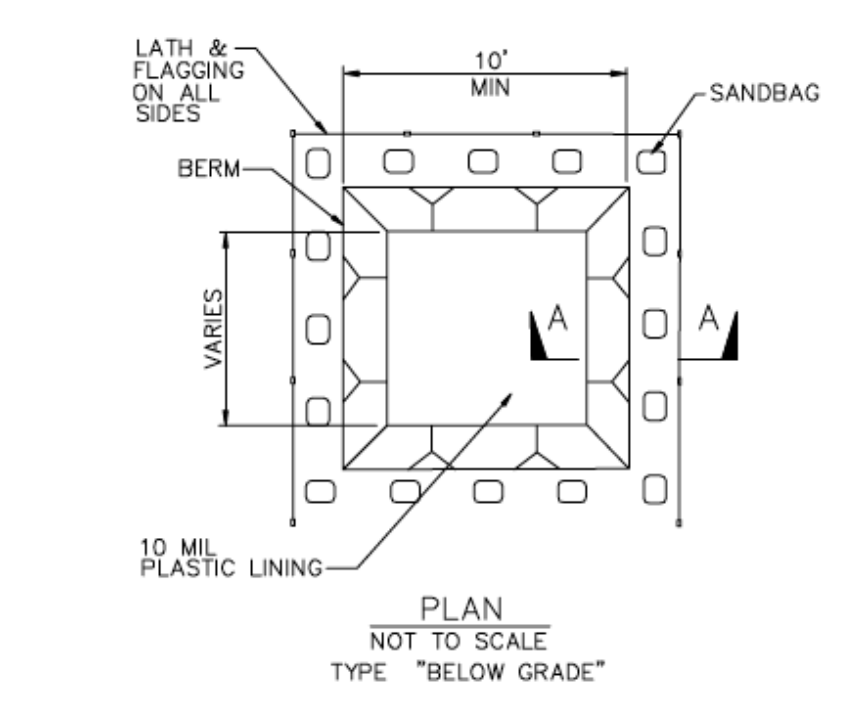
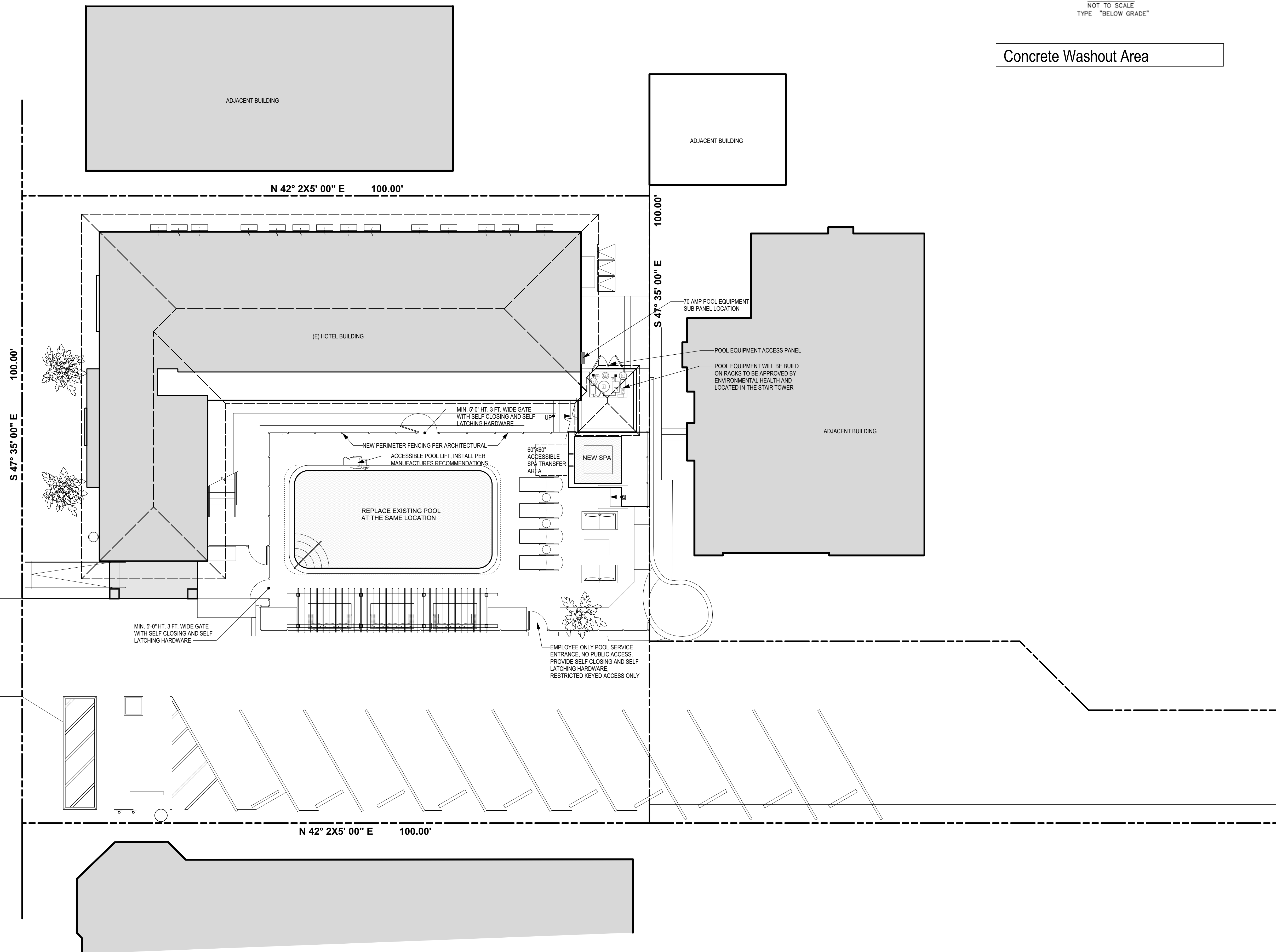
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sol# 21-128

DATE	DESCRIPTION
03-10-22	ABR SUBMITTAL

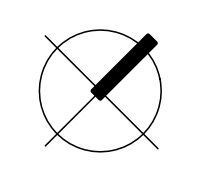
S3.1
TYPICAL DETAILS

S. MILPAS STREET



Concrete Washout Area

SITE PLAN
Scale: 1/8" = 1'-0"



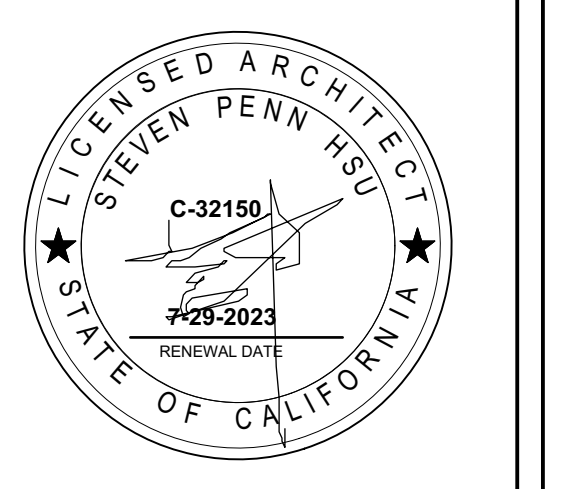
REVISION:

building design | master planning | permit processing

Steven Penn Hsu
Architect

805.665.3136
pennarch@atzt.net

DLNS #B3001022
CAGE CODE 5W6N6



GUS BAKER
(805) 403-4006
RINCONPOOLDESIGN.GUS@GMAIL.COM
350 KELLOGG RD. SANTA BARBARA, CA 93117

BLUE SANDS INN
PROPOSED REHABILITATION OF EXISTING POOL AND NEW SPA

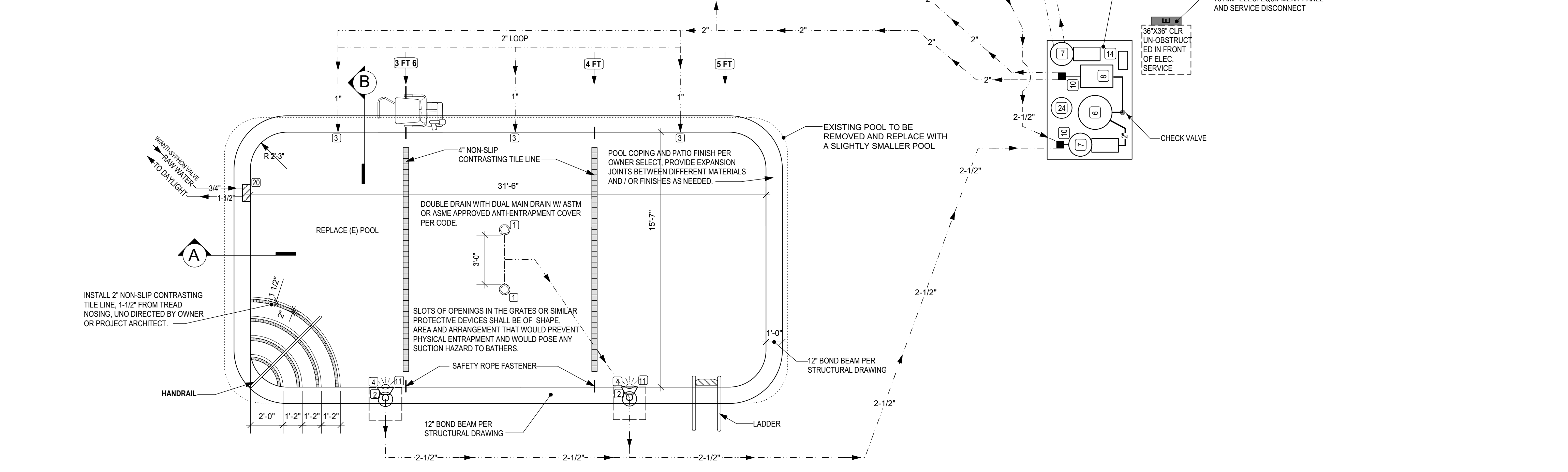
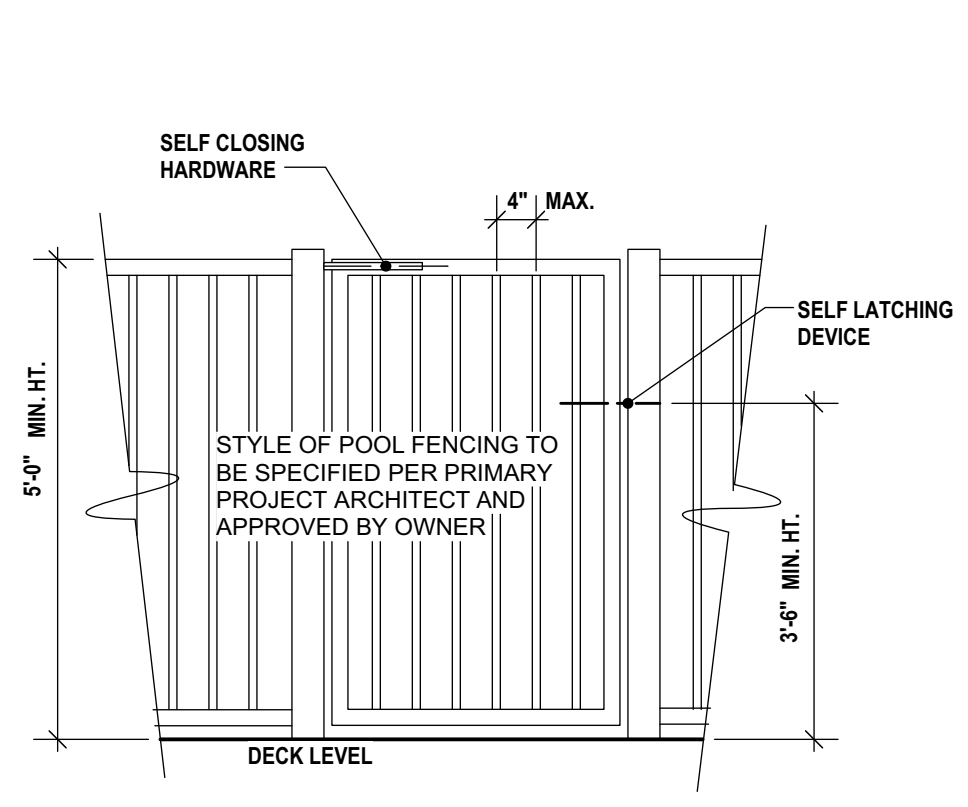
421 S. MILPAS STREET, SANTA BARBARA CA. 93103

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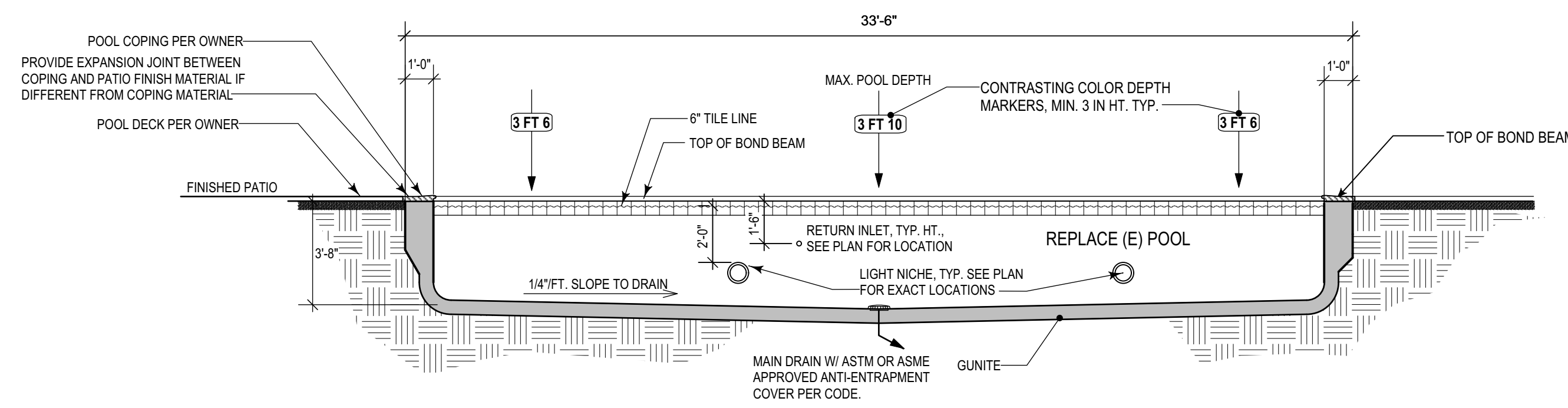
POOL SITE PLAN

SHEET:
Date: 3/1/22

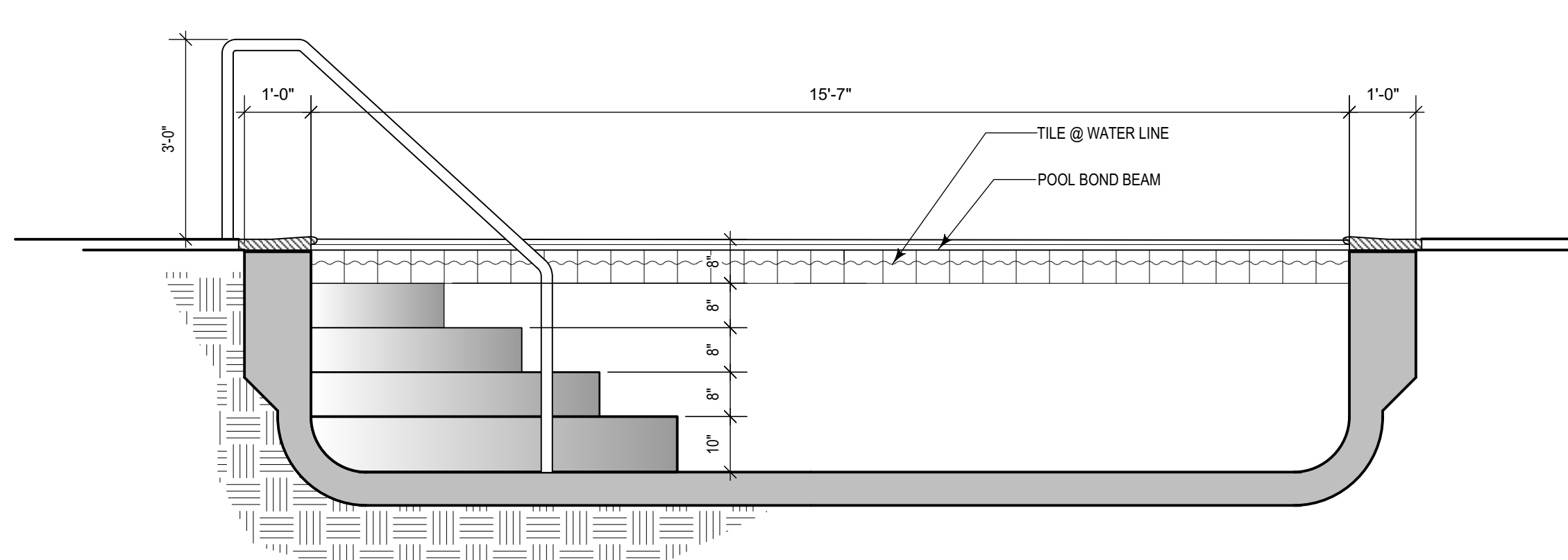
PL-1



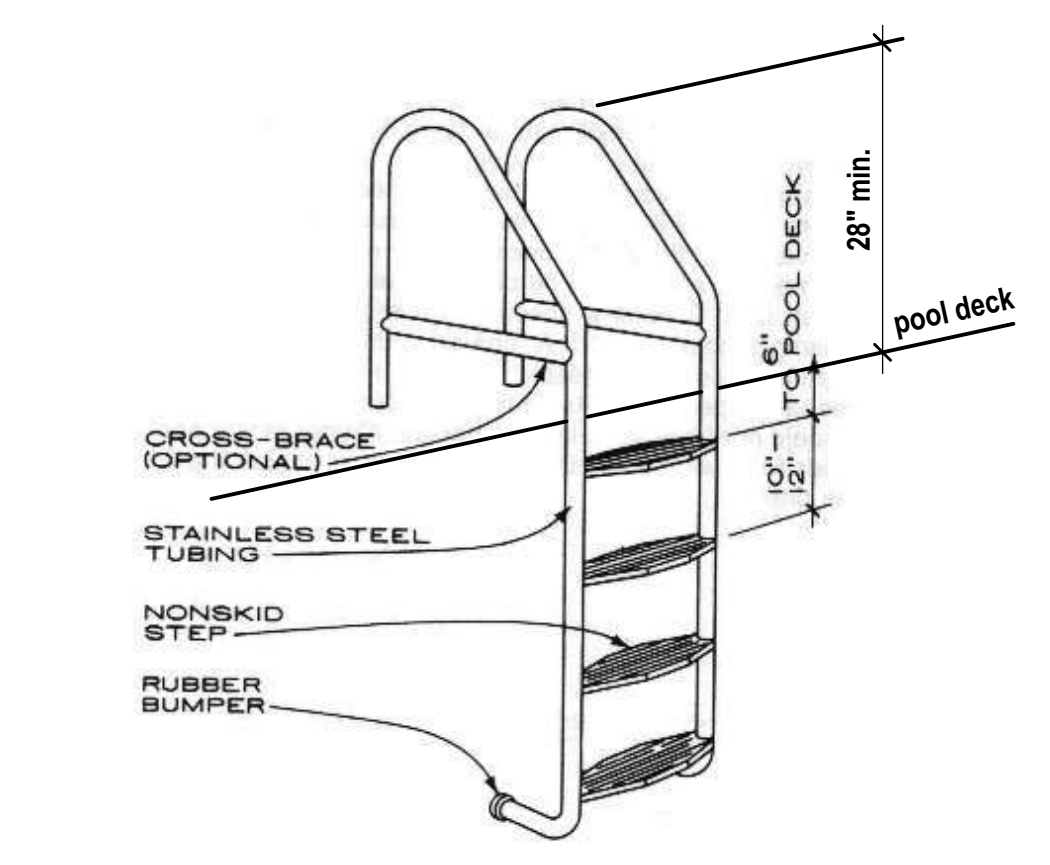
POOL PLAN / SCHEMATIC PLUMBING LAYOUT
Scale: 1/4" = 1'-0"



A LONGITUDINAL SECTION THROUGH POOL
Scale: 1/4" = 1'-0"



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



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

EQUIPMENT SCHEDULE	
1	MAIN OUTLET (4) "AM. PROD" ANTI-VORTEX
2	VACUUM FOOTING IN SKIMMERS
3	RETURN INLET (3) 1" ADJ. / (1) 1-1/4" ADJ.
4	SKIMMER (3) PENTAIR / WADJ. SUCTION
5	RAW WATER INLET W/ANTI-SYPHON VALVE
6	FILTER "STA-RITE" / SBM #150
7	PUMP UNIT "INTELL-FLO" VARIABLE SPEED +
8	HEATER PENTAIR MASTER TEMP 400 HD, LOW NOX.
9	DIVING BOARD NONE
10	ELECTRONIC CONTROL "COMPOOL" C.P. 3830
11	POOL LIGHT (3) "AM PROD." 100 W
12	LIGHT JUNCTION BOX AS INDICATED, 8' ABOVE WATER
13	LIGHT SWITCH LOCATION DETERMINED BY OWNER
14	TIME CLOCK IN COMPOOL
15	TILE SELECTED BY OWNER
16	DEPTH MARKERS YES, AS SHOWN
17	HANDRAIL AS SHOWN PER PLAN
18	LADDER / STEP OUT STEPS PER PLAN
19	THERAPY JETS (6) 1" TYP.
20	POOL-MISER W/ ANTI-SYPHON VALVE
21	CHLORINATOR
22	SAFETY ANCHORS AS SHOWN PER PLAN
23	COPING PER OWNER
24	AIR BLOWER "POLARIS" 2 HP/ 220V
25	POOL COVER SOLAR BLANKET
26	CHILLER

GENERAL NOTES																										
Pool	SIZE: 31'-6" X 15'-7" AREA: 486 SF DEPTH: 5'-0" MAX TO WATERLINE PERIMETER: 90'-3" SHAPE: RECTANGULAR VOLUME: 14337 GAL																									
Spa	SIZE: 7'-6" X 7'-6" AREA: 56.25 SF DEPTH: 3'-6" MAX TO WATERLINE PERIMETER: 30 LF SHAPE: SQUARE VOLUME: 1245 GAL																									
B	ACCESS TO POOL- BEST WAY																									
C	DECKING OR PATIO- PER ARCHITECTURAL																									
D	DECK ELEVATION- PER ARCHITECTURAL																									
E	SOIL CLASS- PER SOILS REPORT																									
F	OWNER TO APPROVE LOCATION & ELEVATION																									
G	DISPOSITION OF EARTH- LEAVE ON SITE																									
H	SITE PREPARATION- MINOR																									
I	POOL AREA TO BE FENCED PER LOCAL ORDINANCE. ALL DOORS AND GATES TO BE SELF CLOSING AND LATCHING. POOL TO BE COMPLETELY FENCED PRIOR TO FILLING																									
J	NO SURFACE WATER SHALL DRAIN INTO POOL																									
K	NATURAL GAS SUPPLY: METER LOW PRESSURE NATURAL GAS & PROPANE GAS PIPE SIZE: <table border="1"> <thead> <tr> <th>HEATER SIZE INPUT BTU</th> <th>PIPE SIZE 0-50'</th> <th>PIPE SIZE 50'-100'</th> <th>PIPE SIZE 100'-200'</th> <th>PIPE SIZE 200'-300'</th> </tr> </thead> <tbody> <tr><td>100,000</td><td>3/4"</td><td>3/4"</td><td>1"</td><td>1-1/4"</td></tr> <tr><td>200,000</td><td>1-1/4"</td><td>1-1/4"</td><td>1-1/2"</td><td>1-1/2"</td></tr> <tr><td>300,000</td><td>1-1/4"</td><td>1-1/4"</td><td>1-1/2"</td><td>1-1/2"</td></tr> <tr><td>400,000</td><td>1-1/4"</td><td>1-1/2"</td><td>1-1/2"</td><td>1-1/2"</td></tr> </tbody> </table>	HEATER SIZE INPUT BTU	PIPE SIZE 0-50'	PIPE SIZE 50'-100'	PIPE SIZE 100'-200'	PIPE SIZE 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"
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400,000	1-1/4"	1-1/2"	1-1/2"	1-1/2"																						
L	ELECTRICAL WORK BY: POOL CONTRACTOR																									
M	PLUMBING: SEE PLAN																									

INSTALL POOL ALARMS CERTIFIED TO MEET ASTM STANDARD F2208 THAT, WHEN PLACED IN POOLS, WILL SOUND UPON DETECTION OF ACCIDENTAL 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)

REVISION: ▲

Steven Penn Hsu
Architect
805.665.3136
pennarch@atll.net

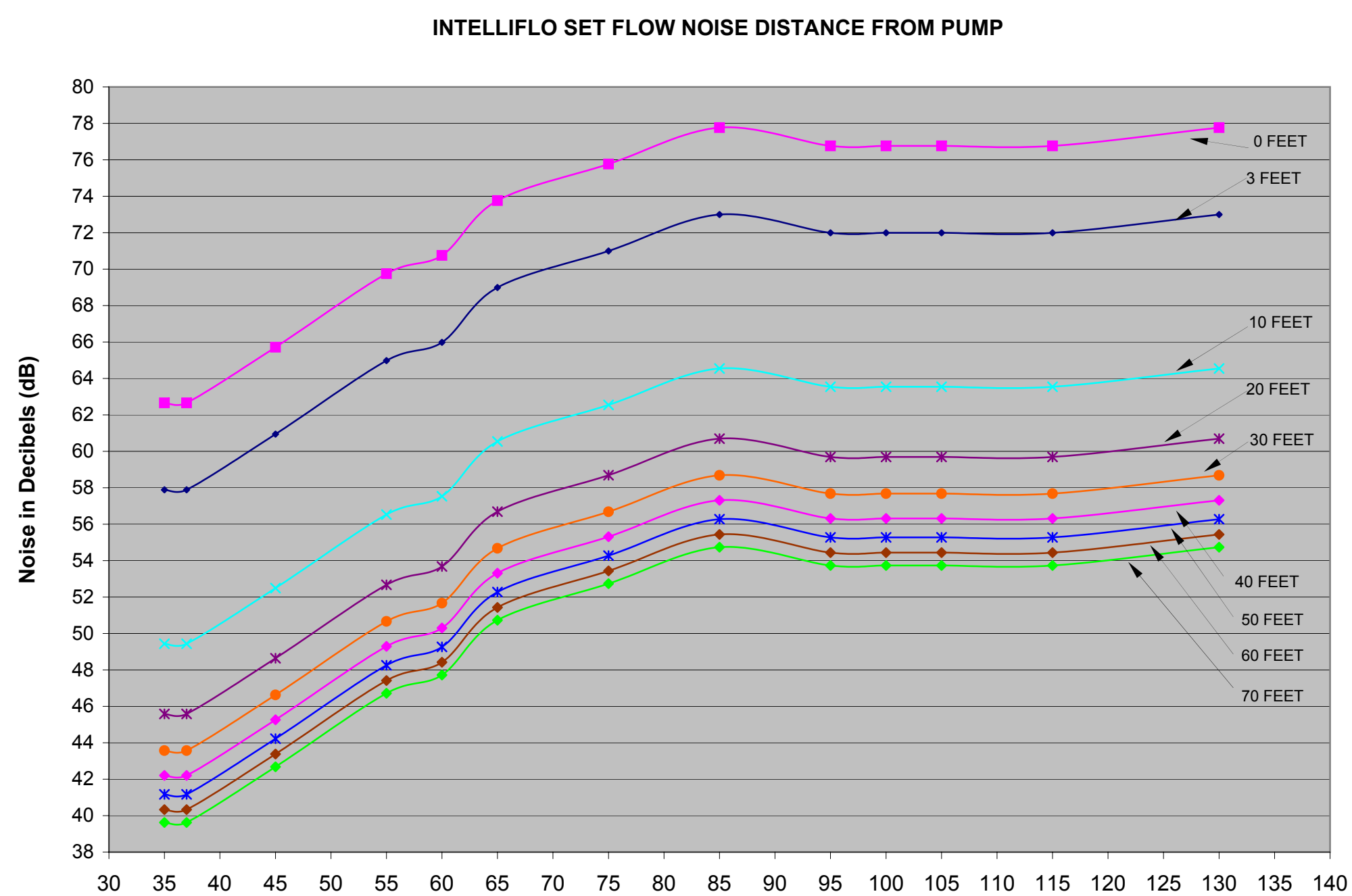
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CAGE CODE 5W6V8

GUS BAKER
(805) 403-4006
RINCONPOOLDESIGN.GUS@GMAIL.COM
350 KELLOGG RD. SANTA BARBARA, CA 93117

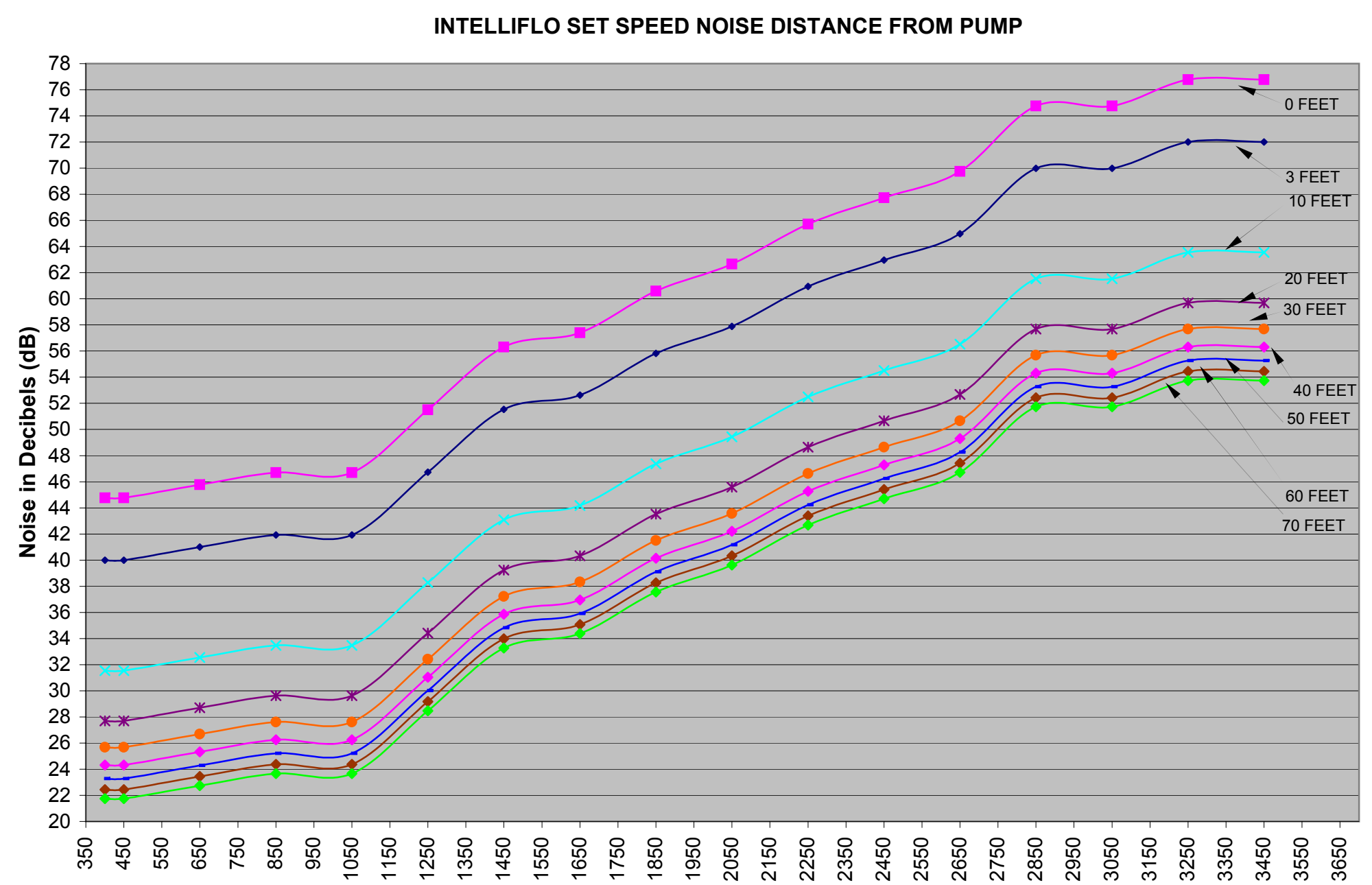
BLUE SANDS INN
PROPOSED REHABILITATION OF EXISTING POOL AND NEW SPA
421 S. MILPAS STREET, SANTA BARBARA, CA. 93103

SHEET TITLE:
POOL PLAN / PLUMBING & ELECTRICAL DIAGRAM

SHEET:
Date: 3/1/22
PL-2



Note: This testing was performed on a typical inground pool system. The background noise was 42 dB and has already been subtracted out. The system included a cartridge filter, heat pump, valves, tees and elbows. The noise above includes all the piping noise and not just the isolated pump. The pump was measured at 3 feet and the other distances are projected by noise formulas.



Note: This testing was performed on a typical inground pool system. The background noise was 42 dB and has already been subtracted out. The system included a cartridge filter, heat pump, valves, tees and elbows. The noise above includes all the piping noise and not just the isolated pump. The pump was measured at 3 feet and the other distances are projected by noise formulas.

STATE OF CALIFORNIA
POOL AND SPA HEATING SYSTEMS
 CEC-CF2R-PLB-03-E (Revised 01/20) CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF INSTALLATION CF2R-PLB-03-E
 Pool And Spa Heating Systems - For Non-HERS Registered Projects (Page 3 of 3)

Project Name: BLUE SANDS INN POOL REPLACEMENT / NEW SPA Enforcement Agency: CITY OF S. B. Permit Number:
 Dwelling Address: 421 S. MILPAS STREET City: SANTA BARBARA Zip Code: 93103

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT
 1. I certify that this Certificate of Installation documentation is accurate and complete.
 Documentation Author Name: Penn Hsu Documentation Author Signature: [Signature]
 Documentation Author Company Name: SPH Architects Date Signed: 2/20/2022
 Address: 1507 Calens Road, Suite G City/State/Zip: Ventura, CA 93003
 City/State/Zip: Ventura, CA 93003 CEA/HERS Certification Identification (if applicable): 805-415-0910

RESPONSIBLE PERSON'S DECLARATION STATEMENT
 I certify the following under penalty of perjury, under the laws of the State of California:
 1. The information provided on this Certificate of Installation is true and correct.
 2. I am either a) a responsible person eligible under Division 3 of the Business and Professions Code in the applicable classification to accept responsibility for the system design, construction, or installation of features, materials, components, or manufactured devices for the scope of work identified on this Certificate of Installation, and attest to the declarations in this statement, or b) am an authorized representative of the responsible person and attest to the declarations in this statement on the responsible person's behalf.
 3. The constructed or installed features, materials, components or manufactured devices (the installation) identified on this Certificate of Installation conforms to all applicable codes and regulations and the installation conforms to the requirements given on the Certificate of Compliance, plans, and specifications approved by the enforcement agency.
 4. I will ensure that a registered copy of this Certificate of Installation shall be posted or made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a registered copy of this Certificate of Installation is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Person Name: GUS BAKER Responsible Builder/Installer Signature: [Signature]
 Company Name (Including Subcontractor or Licensed Contractor or Builder/Owner): OWNER
 Address: 421 S. MILPAS STREET City/State/Zip: Santa Barbara, CA 93103
 City/State/Zip: Santa Barbara, CA 93103 Phone: 805-402-4006 Date Signed: [Date]

Registration Number: CA Building Energy Efficiency Standards - 2019 Residential Compliance Registration Date/Time: January 2020 HERS Provider:

Table C
 Pool sizing (Values are based on a maximum allowable turnover rate of 6- hours)
 Note: For pumps greater than 2 hp. The maximum Pump Flow is the lowest speed of flow filtration

Max Pool Volume (gallons)	Return		Cartridge		Sand	DE	Max Pump Flow (gpm)
	Min Pipe D or Greater (inches)	Suction	Min Filter Area or more (square feet)	Cartridge			
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 (inch)	Required Pipe Length leading into pump (inch)
1.5	6
2	8
2.5	10
3	12

CA.GOV CALIFORNIA ENERGY COMMISSION

Gas / Oil Pool Heaters

*Model Number: 460736
 Manufacturer: Pentair Water Pool and Spa Inc. Add Date: 02/21/2017
 Brand: Pentair *Regulatory Status: C - Federally-Regulated Consumer Pro
 Energy Source: G - Natural Gas Input BTUH: 39990
 Input KWH: 81 Thermal Efficiency: 81
 Thermal Efficiency Std: 82 Pilot Light? (Y/N): False
 Reference Number:

CA.GOV CALIFORNIA ENERGY COMMISSION

Residential Pool Pumps

*Model Number: 011059 (high)
 Manufacturer: Pentair Water Pool and Spa Inc. Add Date: 04/30/2020
 Brand: Pentair *Regulatory Status: N - Non Federally-Regulated
 Motor Design: V - Variable-Speed Motor Capability: True
 Pool Pump Unit Type: PC - Residential Pool Pump and Motor Pool Pump Motor Capacity: 3.95
 Motor Service Factor: 3.95 Nameplate HP: 1
 Pump Control Speed: True Reference Number:
 Salt Phase: None Capacitor Start Induction Run:

STATE OF CALIFORNIA
POOL AND SPA HEATING SYSTEMS
 CEC-CF2R-PLB-03-E (Revised 01/20) CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF INSTALLATION CF2R-PLB-03-E
 Pool And Spa Heating Systems - For Non-HERS Registered Projects (Page 1 of 3)

Project Name: BLUE SANDS INN POOL REPLACEMENT / NEW SPA Enforcement Agency: CITY OF S. B. Permit Number:
 Dwelling Address: 421 S. MILPAS STREET City: SANTA BARBARA Zip Code: 93103

A. Pool and Spa System Type
 01 Pool and Spa System Type

B. Pool and Spa Systems and Equipment Requirements (Section 110.4(a) and 110.5)
 01 Heater has a thermal efficiency that complies with the Appliance Efficiency Regulations.
 02 A readily accessible on-off switch is mounted on the outside of the heater, which allows the heater to be shut off without the user adjusting the thermostat setting.
 03 A weatherproof plate or card containing instructions for the energy-efficient operation of the pool or spa heater is permanently mounted.
 04 No electric resistance heating except for listed package units that have fully insulated enclosures and tight fitting covers that are insulated to at least R-6. Or if documentation is provided that at least 60% of the annual heating energy is from site solar energy or recovered energy.
 05 Heating system has no pilot light.
 The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

C. Pool and Spa System Installation Requirements (Section 110.4(b))
 01 To allow for the future addition of solar heating equipment, at least 3/4" of pipe is installed between the filter and heater, or dedicated suction and return lines are installed, or built-in, or built-up, connections for future solar heating are provided.
 02 A cover is provided for outdoor pools or spas that have a heat pump or gas heater.
 03 Pool system has directional inlets to adequately mix the pool water.
 04 Pool system has a time switch that allows the pump to be set or programmed to run during off-peak periods only.
 The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

Registration Number: CA Building Energy Efficiency Standards - 2019 Residential Compliance Registration Date/Time: January 2020 HERS Provider:

STATE OF CALIFORNIA
POOL AND SPA HEATING SYSTEMS
 CEC-CF2R-PLB-03-E (Revised 01/20) CALIFORNIA ENERGY COMMISSION
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 Pool And Spa Heating Systems - For Non-HERS Registered Projects (Page 2 of 3)

Project Name: BLUE SANDS INN POOL REPLACEMENT / NEW SPA Enforcement Agency: CITY OF S. B. Permit Number:
 Dwelling Address: 421 S. MILPAS STREET City: SANTA BARBARA Zip Code: 93103

D. Pool Pump Sizing and Flow Rate Specification (Section 150.0(p))
 01 The pool pump specified is listed in the CEC database of certified pool pumps.
 02 The pool pump flow rate shall not exceed the maximum pump flow rate calculated based on pool sizing in the table below. The return pipe diameter, suction pipe diameter, and filter area shall be at least as large as the required minimums shown in the table. Alternatively, a flow calculation or flow test result shall be provided to demonstrate that the pump flow rate is less than 6 hour filtration turnover, and the return pipe flow rate does not exceed 8 fps and that the suction pipe flow rate does not exceed 6 fps.
 03 An alternative compliance calculation or a flow test result is provided for this pool or spa use (must attach flow calculation or flow test result to this form).
 04 The pump is capable of operating at 2 or more speeds (not applicable if pump is less than 1 horsepower).
 05 Each auxiliary pool load is served by either a separate pump, or the system is served by a multi-speed pump.
 06 Volume of Pool (gallons): 15,000 GAL
 07 Filter Type (Cartridge, Sand, DE): CARTRIDGE

Required Min Return Pipe Diameter (inches)	Required Min Suction Pipe Diameter (inches)	Required Min Filter Area (ft ²)	Required Max Pump Flow (gpm)
08a	08b	08c	08d

 09 Return Pipe Diameter (inches): 2
 10 Suction Pipe Diameter (inches): 2-1/2
 11 Filter Surface Area (ft²): 100
 12 Max Pump Flow Rate (gpm): 35
 13 Measured Flow Rate Return Line (fps): 12
 14 Measured Flow Rate Suction Line (fps): 10
 15 Compliance Statement: NO
 The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

E. Pool System Piping (Section 150.0(p)(2))
 01 The suction side pipe is straight for at least 4 pipe diameters before entering the pump (See table below for the required straight run lengths for various pipe sizes).
 02 All elbows are sweep elbows, or an elbow type that has a pressure drop that is less than the pressure drop of a straight pipe with a length of 30 pipe diameters.
 The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

F. Pool Filters and Valves (Section 150.0(p)(3) and 4)
 01 If a filter is used in a pool intended for public use: The size of the filter is at least the size specified in NSF/ANSI 50.
 02 If a backwash valve is used: The diameter of the backwash valve is at least 2 inches, or the diameter of the return pipe, whichever is greater.
 The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.

Registration Number: CA Building Energy Efficiency Standards - 2019 Residential Compliance Registration Date/Time: January 2020 HERS Provider:

REVISION: _____

design | architecture

Steven Penn Hsu
 Architect
 805.665.3136
 pennarch@att.net

DUNS #H33001020
 CAGE CODE 5W6N6

LICENSED ARCHITECT
 STEVEN PENN HSU
 C-32156
 12-29-2023
 GENERAL DATE

RINCON POOL DESIGN
 GUS BAKER
 (805) 403-4006
 RINCONPOOLDESIGN.GUS@GMAIL.COM
 350 KELLOGG RD. SANTA BARBARA, CA 93117

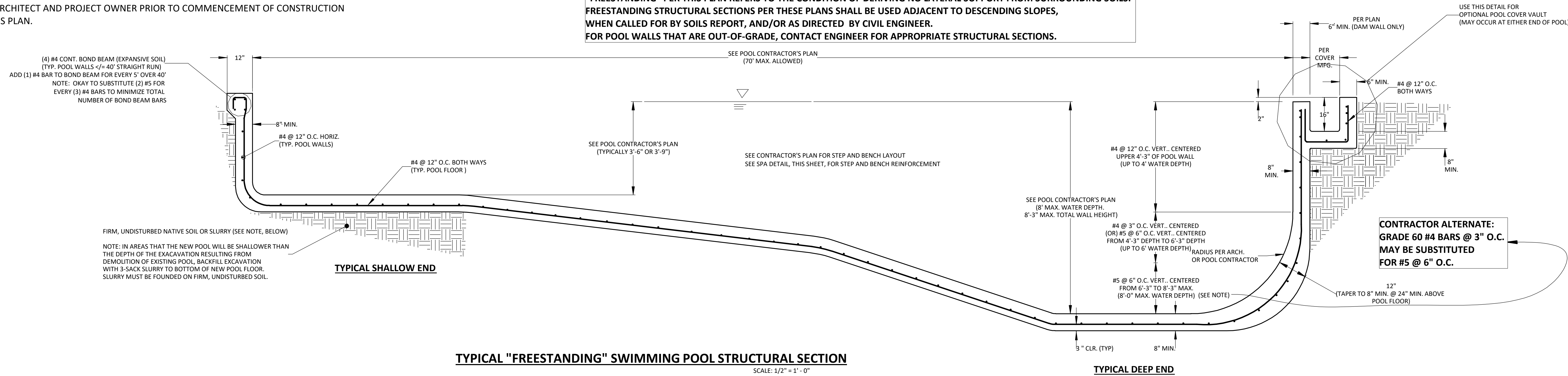
BLUE SANDS INN
 PROPOSED REHABILITATION OF EXISTING POOL AND NEW SPA
 421 S. MILPAS STREET, SANTA BARBARA CA. 93103

SHEET TITLE: ENERGY COMPLIANCE FORMS

SHEET: PL-3
 Date: 3/1/22

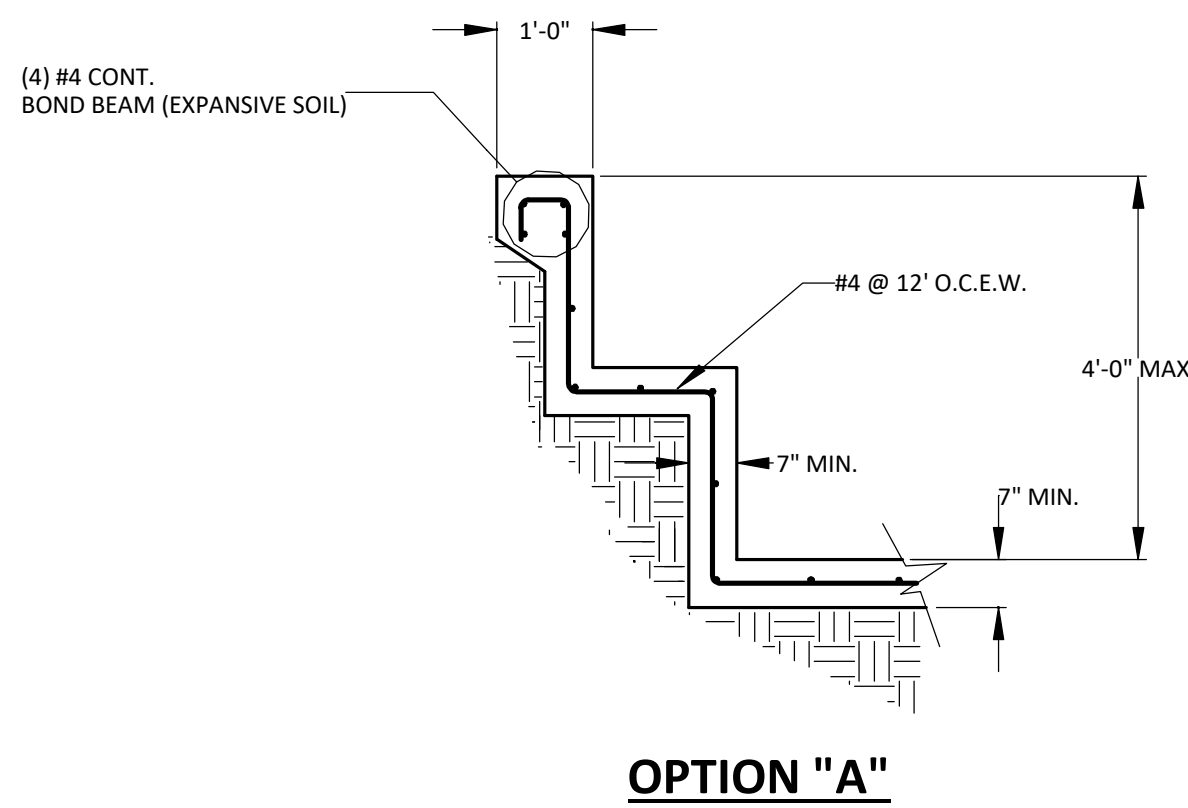
NOTE: THIS IS A "STANDARD PLAN". VERIFY FINISH DIMENSIONS AND LAYOUT WITH ARCHITECT AND PROJECT OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION PER THIS PLAN.

NOTE: "FREESTANDING" PER THIS PLAN REFERS TO THE CONDITION OF DERIVING NO LATERAL SUPPORT FROM SURROUNDING SOILS. FREESTANDING STRUCTURAL SECTIONS PER THESE PLANS SHALL BE USED ADJACENT TO DESCENDING SLOPES, WHEN CALLED FOR BY SOILS REPORT, AND/OR AS DIRECTED BY CIVIL ENGINEER. FOR POOL WALLS THAT ARE OUT-OF-GRADE, CONTACT ENGINEER FOR APPROPRIATE STRUCTURAL SECTIONS.



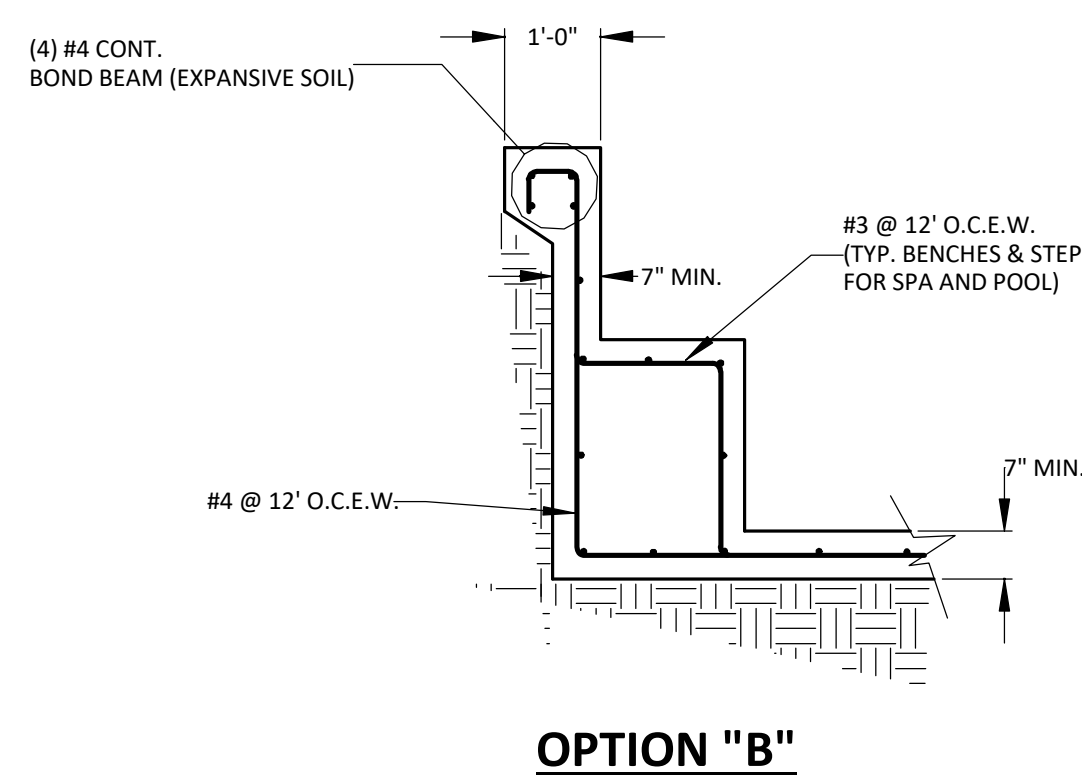
TYPICAL "FREESTANDING" SWIMMING POOL STRUCTURAL SECTION
SCALE: 1/2" = 1'-0"

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

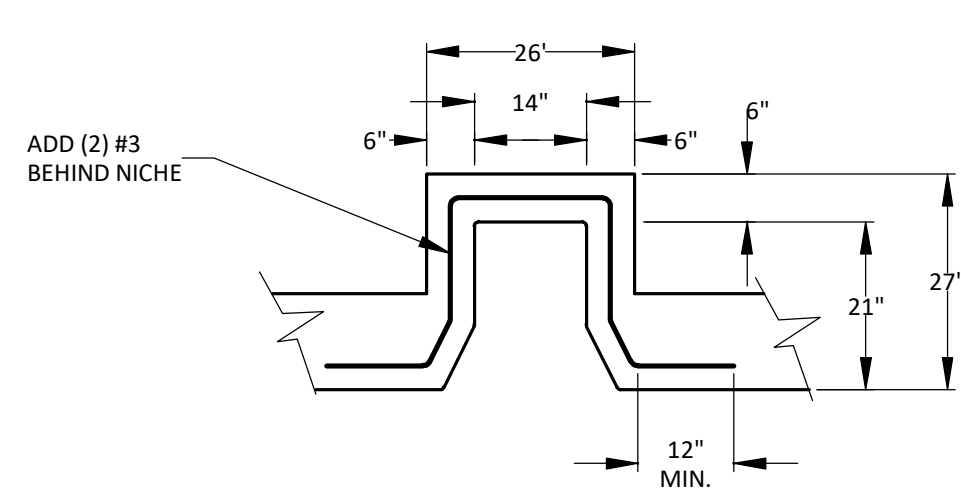


OPTION "A"

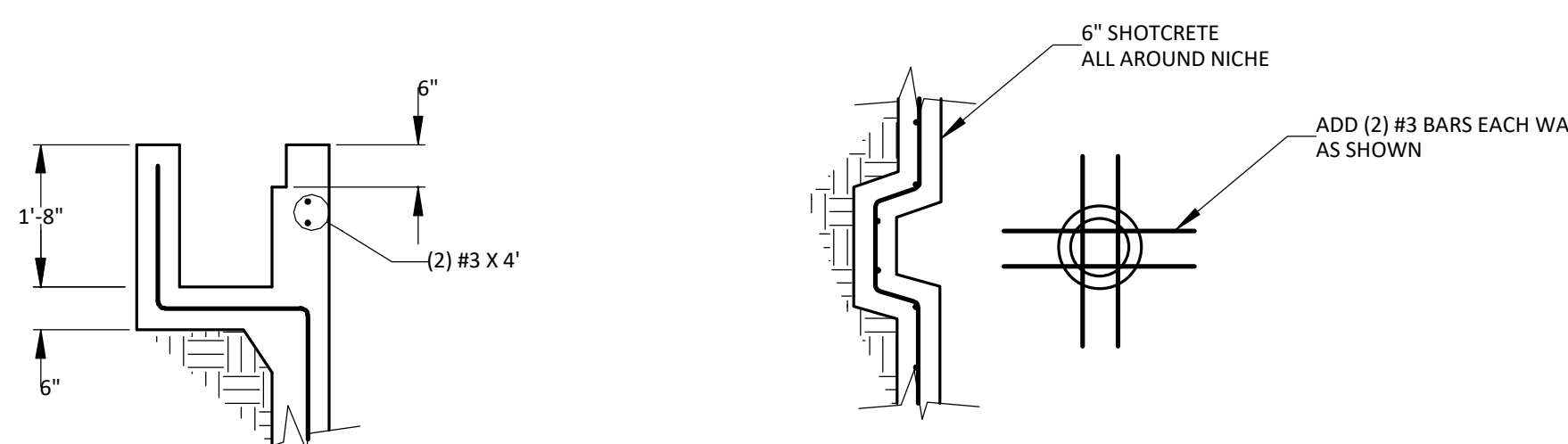
SPA STRUCTURAL SECTION
SCALE: 1/2" = 1'-0"



OPTION "B"



SKIMMER NICHE
N.T.S.



LIGHT NICHE
N.T.S.

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 at least 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 of two inches.
 - (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 Materials (ASTM), in compliance with standard F1346-91, OR
- (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, such as a repeating notification that "the door to the pool is open," OR
- (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
- (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.

NOTES:

- All construction per this plan shall comply with CBC/IRC 2019 and all other applicable current building codes and ordinances.
- Contractor shall notify engineer of any apparent discrepancies in this plan prior to proceeding with construction.
- A Building and/or Land Use Permit is typically required for construction per this 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.
- 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 licensed Swimming Pool Contractor.
- 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.
- 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.
- Concrete is to be placed in contact with firm, undisturbed native soil, or certified compacted fill.
- 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 3000 psi. Continuous inspection by a registered deputy inspector is required during placement of all concrete.
- Steel reinforcement shall be grade 40 complying with ASTM A615 standards.
- All lap splices in reinforcement shall be 24" minimum for #3 & #4 bars, 36" for #5 bars. Splices in adjacent bars shall be staggered.
- 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.
- Dimensions noted on plans as "clear" ("dr.") are to be taken as exact, not minimum.
- Unless otherwise noted, all reinforcement is to be placed 3" clear of grade.
- Notify engineer in the event that sufficient groundwater is encountered to cause ponding in the excavated pool bottom.
- 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.
- All electrical equipment shall be properly grounded per CEC article 680.
- All pools shall be provided with either a hydrostatic relief valve, or a sub-drain to daylight.
- 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:

- 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.
- 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.
Signature _____ Date _____
(Note: Not required if observed by Geotechnical Engineer of record.)
- Completion of placement of steel reinforcement.
Signature _____ Date _____
(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

SCALE: AS SHOWN	DRAWN BY: MJG
DATE: August 1, 2006	REVISED: 3/8/22
MICHAEL J. GERENSER, CIVIL ENGINEER	
5255 Calle Cristobal, Santa Barbara, CA 93111 • (805) 681-9500 office • mjgerenser@gmail.com	
SHEET 1 OF 1 SHEETS	DRAWING NUMBER PS-1



3/8/22

ADJACENT HOTEL



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landscape layout & dimension plan

BLUE SAND INN
421 SOUTH MILPAS STREET
SANTA BARBARA, CA 93101

14 MARCH 2022

L-1.0

(E) ASPHALT (RESTRIPE)

(E) ASPHALT DRIVEWAY

FUTURE MONUMENT SIGN

(E) SIDEWALK

(E) APRON

VISIBILITY SHALL NOT BE BLOCKED ABOVE A HEIGHT OF 42 INCHES WITHIN THE TRIANGLE AREAS

(N) ADA ACCESS. RAMP (SEE ARCH PLANS)

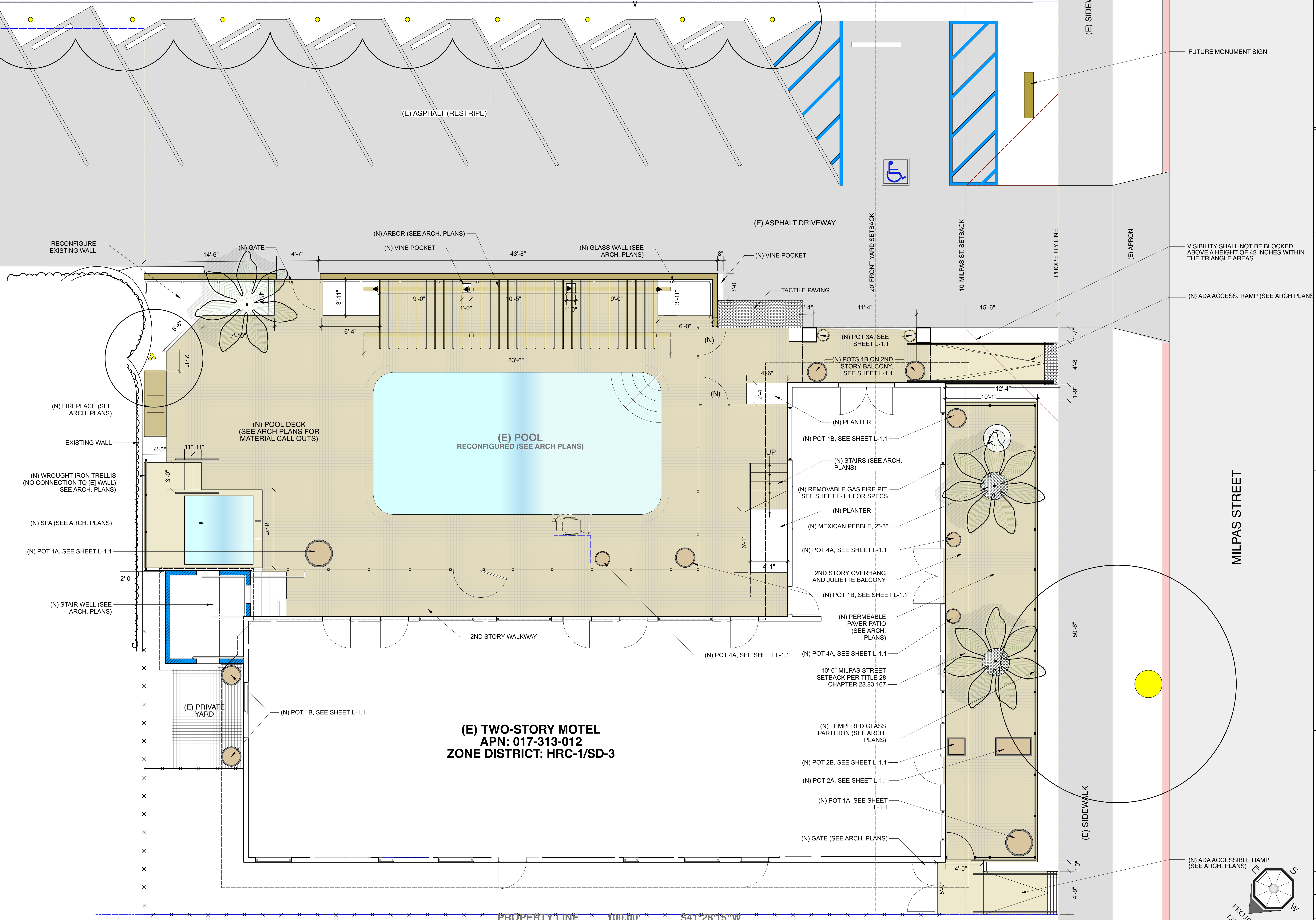
MILPAS STREET

(N) ADA ACCESSIBLE RAMP (SEE ARCH. PLANS)

(E) TWO-STORY MOTEL
APN: 017-313-012
ZONE DISTRICT: HRC-1/SD-3

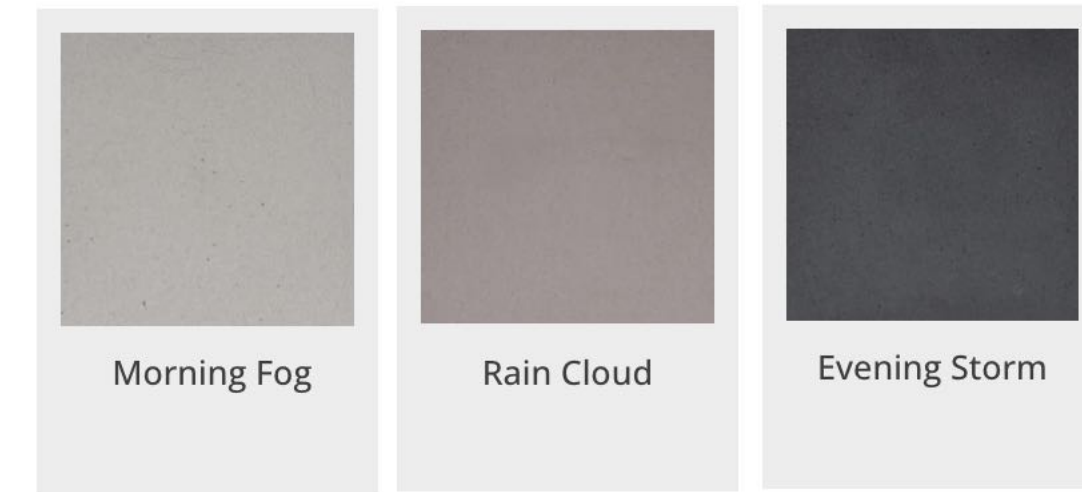
PROPERTY LINE 100.00' S41°28'15"W

HARDSCAPE LAYOUT & DIMENSION PLAN ~ scale: 1/4"=1'-0"

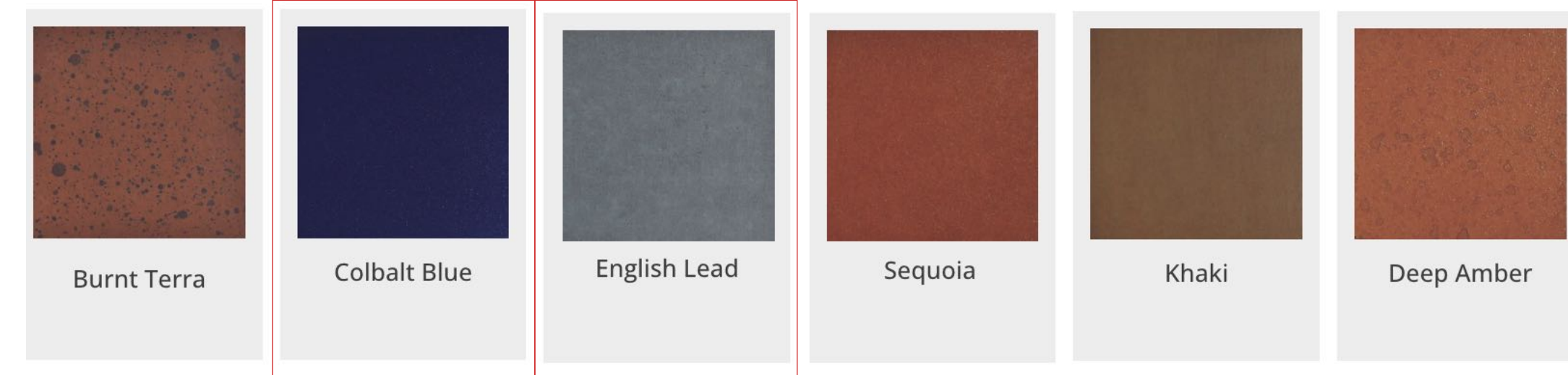


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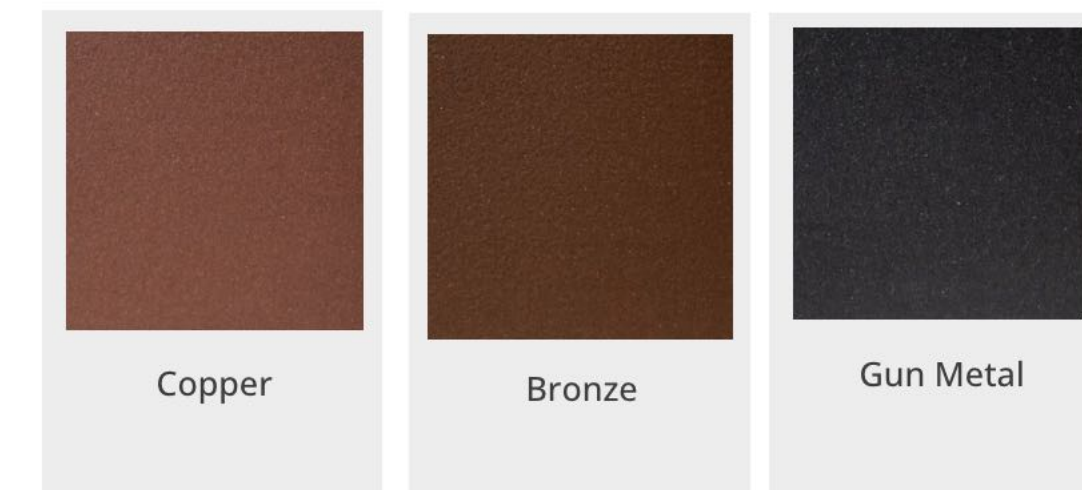
FINISHING CHART - PRELIMINARY FINISH CHOICES SHOWN IN RED



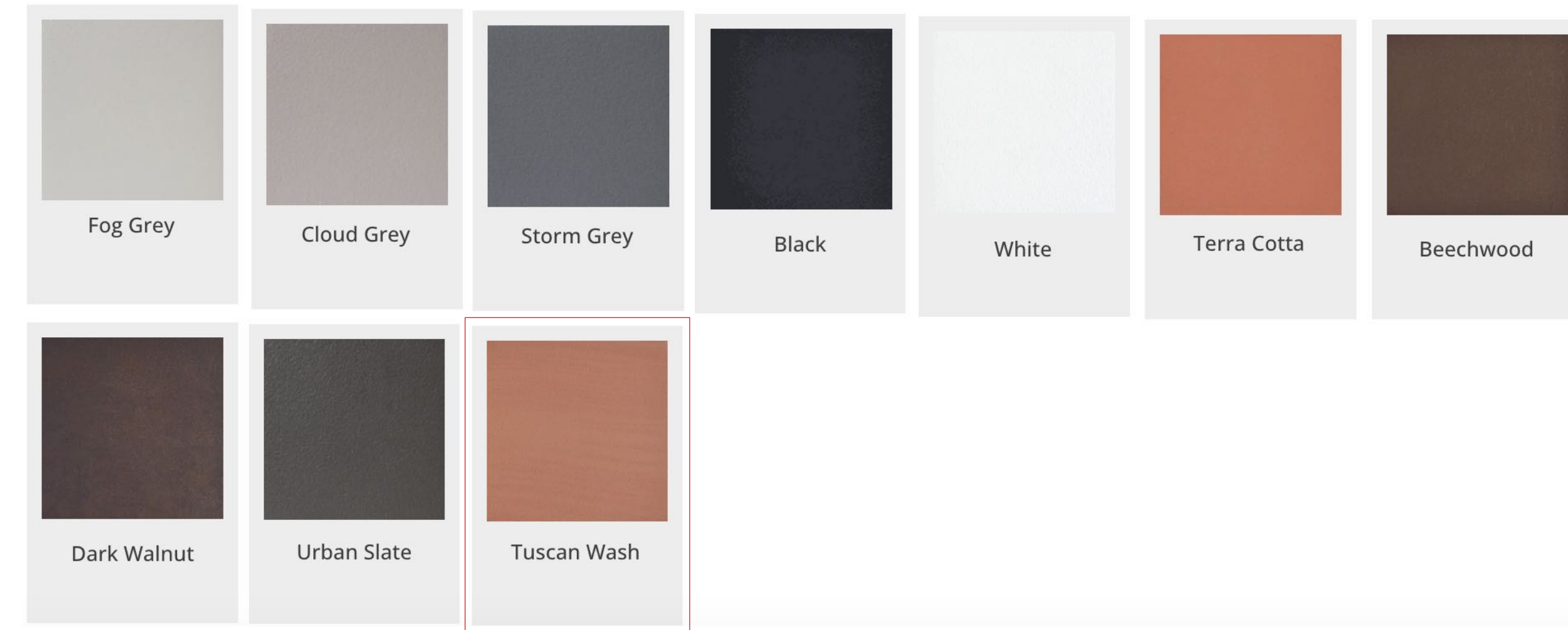
Premium Finishes



Metallic Finishes



Solid Finishes



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 DISCREPANCIES 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

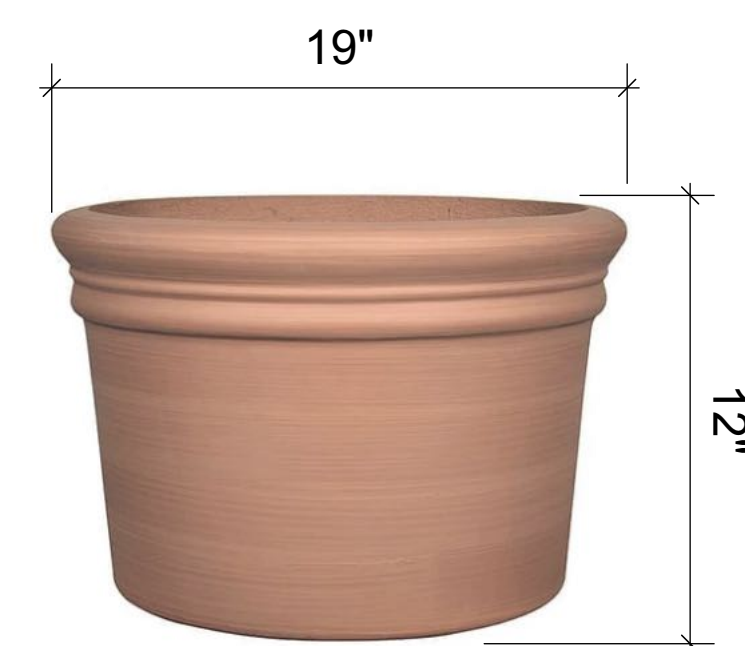


RH - YOUNTVILLE ROUND FIRE TABLE
FINISH: WEATHERED LIMESTONE
(SEE SHEET L-1.0 FOR LOCATION)

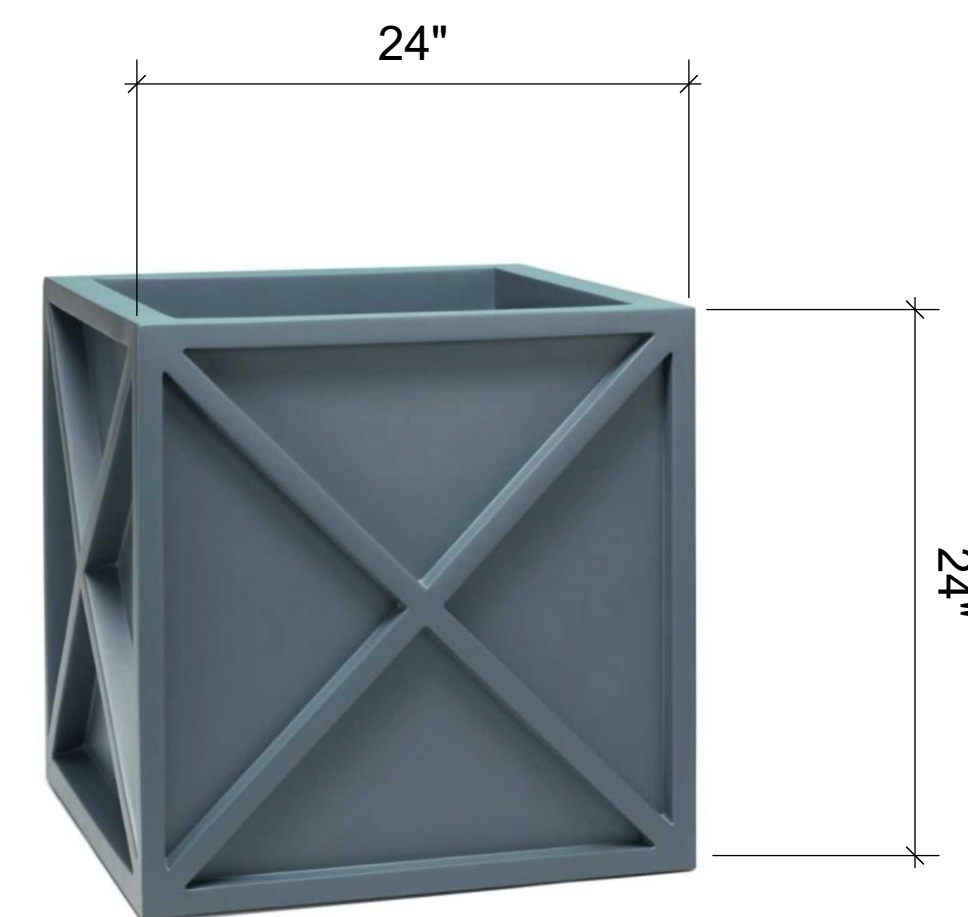
POT COLLECTION - SEE SHEET L-1.0 FOR POT LOCATIONS AND QUANTITIES



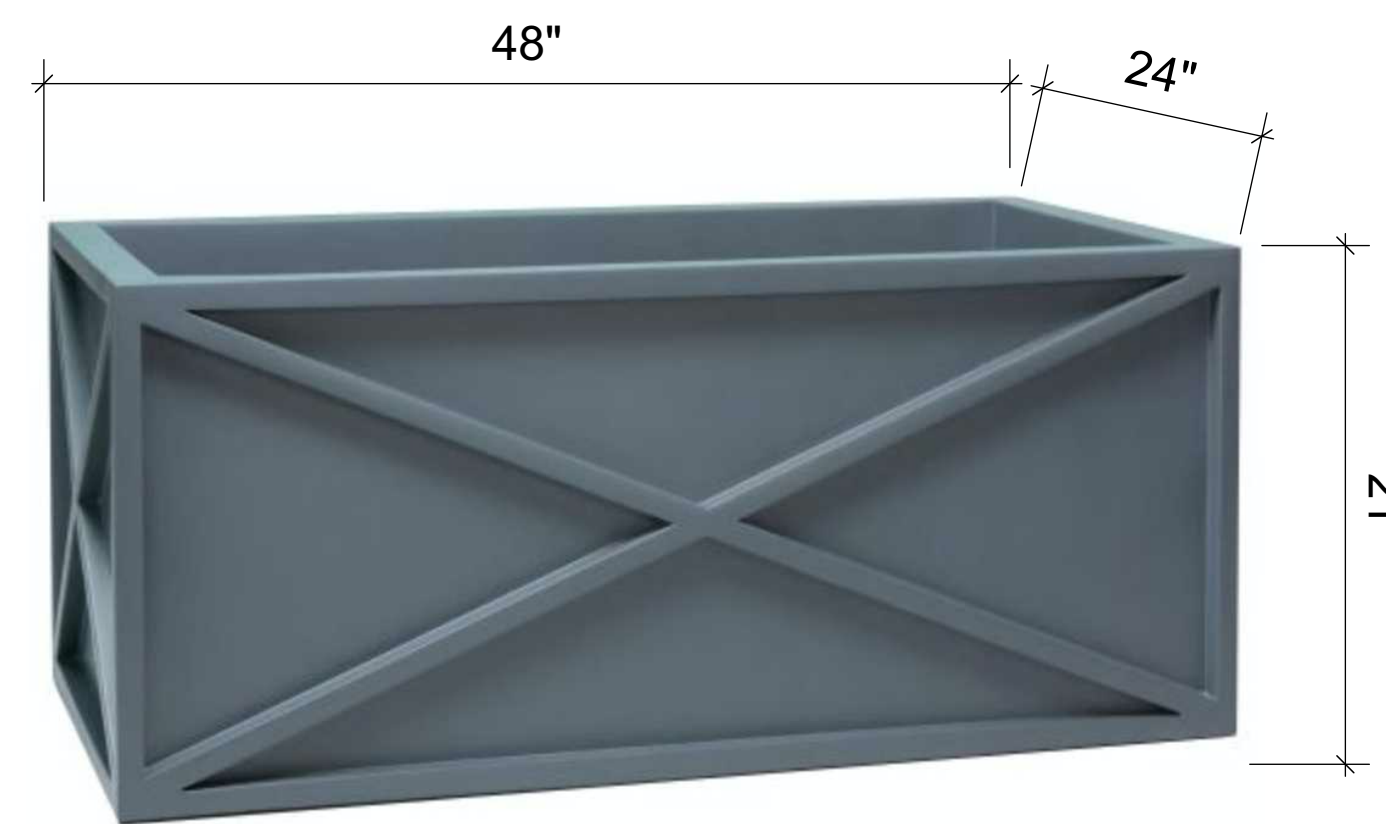
POT 4A - Aria Round Cast Stone Planters
PRODUCT # C19-ARI-R2020
FINISH: DEFAULT
QUANTITY: 3



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



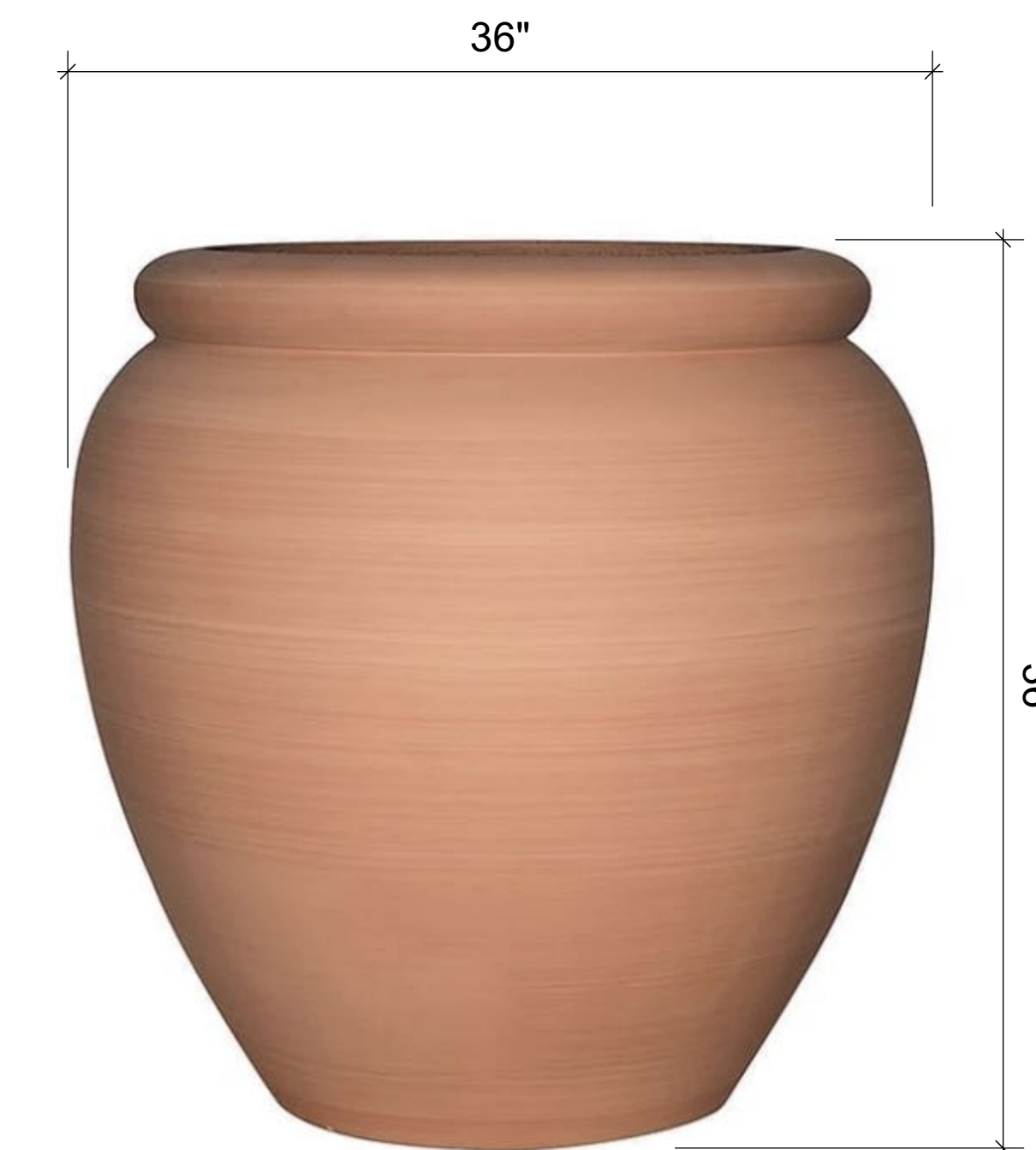
POT 2B - XANDER FIBERGLASS SQUARE PLANTER
PRODUCT #F1-XAN-S2424
FINISH: DEFAULT
QUANTITY: 1



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"
PRODUCT #FGJAR-36
FINISH: TBD (SEE FINISHING CHART)
QUANTITY: 2



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landscape details and notes

CLIENT ADDRESS
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SANTA BARBARA, CA 93101

REVISIONS	DATE	PAGE

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NS
DATE
14 MARCH 2022
SHEET

L-1.1

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irrigation plan

SHEET NAME

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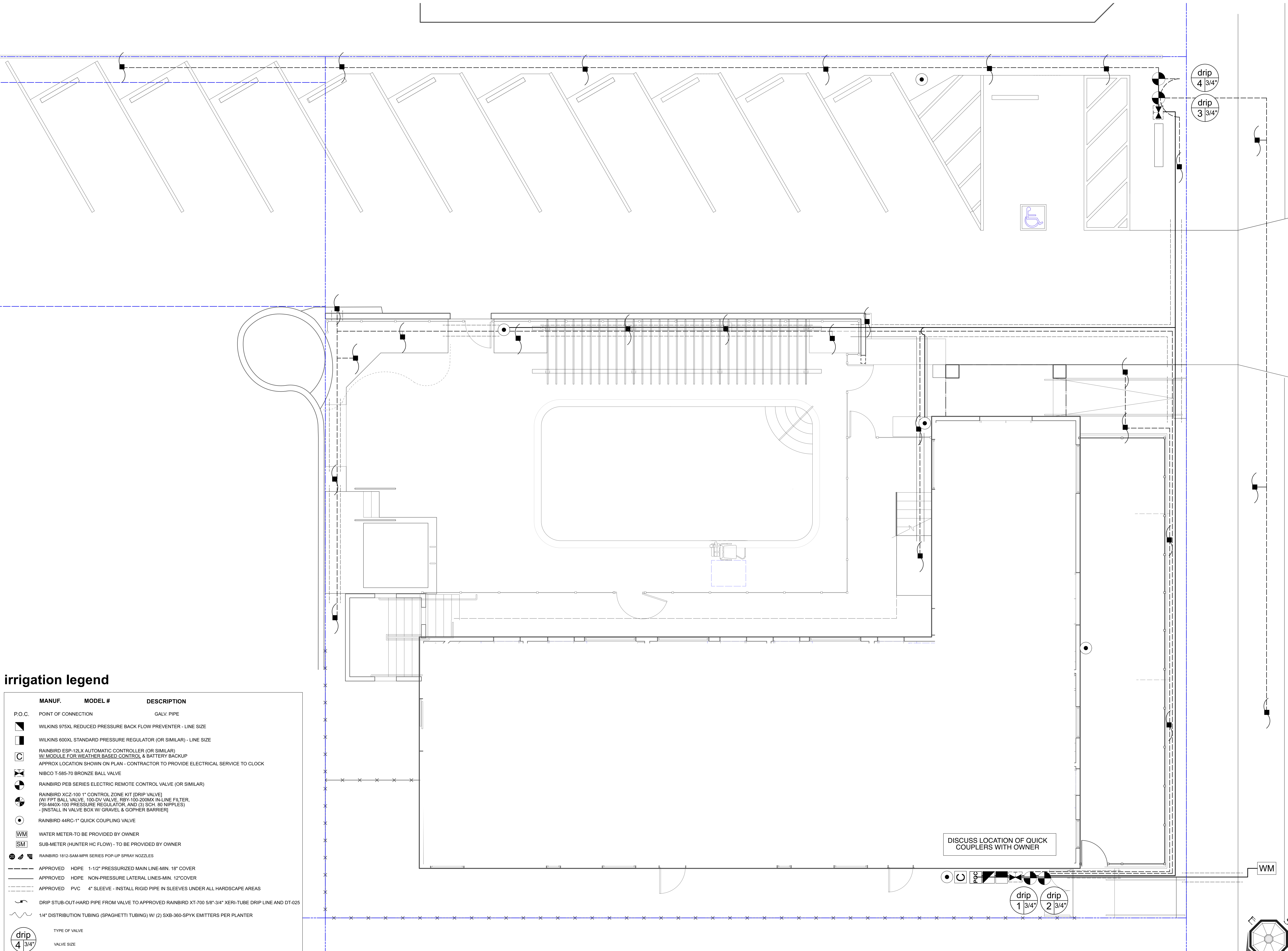
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L-2.0

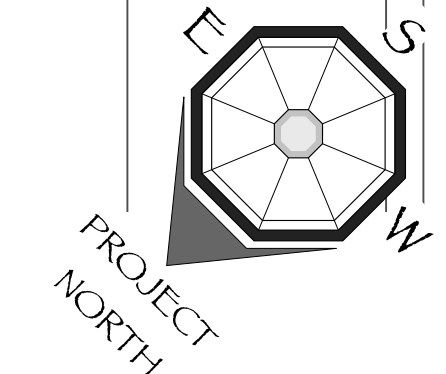
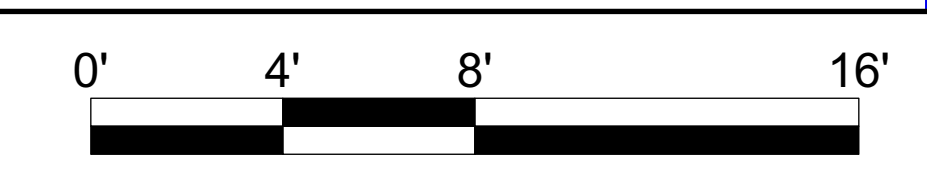
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irrigation legend

MANUF.	MODEL #	DESCRIPTION
P.O.C.	POINT OF CONNECTION	GALV. PIPE
	WILKINS 975XL REDUCED PRESSURE BACK FLOW PREVENTER - LINE SIZE	
	WILKINS 600XL STANDARD PRESSURE REGULATOR (OR SIMILAR) - LINE SIZE	
	RAINBIRD ESP-12LX AUTOMATIC CONTROLLER (OR SIMILAR)	
	W MODULE FOR WEATHER BASED CONTROL & BATTERY BACKUP	
	APPROX LOCATION SHOWN ON PLAN - CONTRACTOR TO PROVIDE ELECTRICAL SERVICE TO CLOCK	
	NIBCO T-585-70 BRONZE BALL VALVE	
	RAINBIRD PEB SERIES ELECTRIC REMOTE CONTROL VALVE (OR SIMILAR)	
	RAINBIRD XCZ-100 1" CONTROL ZONE KIT (DRIP VALVE)	
	(W/ FPT BALL VALVE, 100-DV VALVE, RBY-100-200MX IN-LINE FILTER, PSI-M40X-100 PRESSURE REGULATOR, AND (3) SCH. 80 NIPPLES) - [INSTALL IN VALVE BOX W/ GRAVEL & GOPHER BARRIER]	
	RAINBIRD 44RC-1" QUICK COUPLING VALVE	
	WATER METER-TO BE PROVIDED BY OWNER	
	SUB-METER (HUNTER HC FLOW) - TO BE PROVIDED BY OWNER	
	RAINBIRD 1812-SAM-MPR SERIES POP-UP SPRAY NOZZLES	
	APPROVED HDPE 1-1/2" PRESSURIZED MAIN LINE-MIN. 18" COVER	
	APPROVED HDPE NON-PRESSURE LATERAL LINES-MIN. 12" COVER	
	APPROVED PVC 4" SLEEVE - INSTALL RIGID PIPE IN SLEEVES UNDER ALL HARDSCAPE AREAS	
	DRIP STUB-OUT-HARD PIPE FROM VALVE TO APPROVED RAINBIRD XT-700 5/8"-3/4" XERI-TUBE DRIP LINE AND DT-025	
	1/4" DISTRIBUTION TUBING (SPAGHETTI TUBING) W/ (2) SXB-360-SPYK EMITTERS PER PLANTER	
	TYPE OF VALVE	
	VALVE SIZE	
	VALVE NUMBER	



IRRIGATION PLAN ~ scale: 1/4"=1'-0"



DISCUSS LOCATION OF QUICK COUPLERS WITH OWNER

drip 4 3/4"
drip 3 3/4"

drip 1 3/4"
drip 2 3/4"

WM



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planting plan

SHEET NAME

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CLIENT ADDRESS

PAGE DATE

REVISIONS

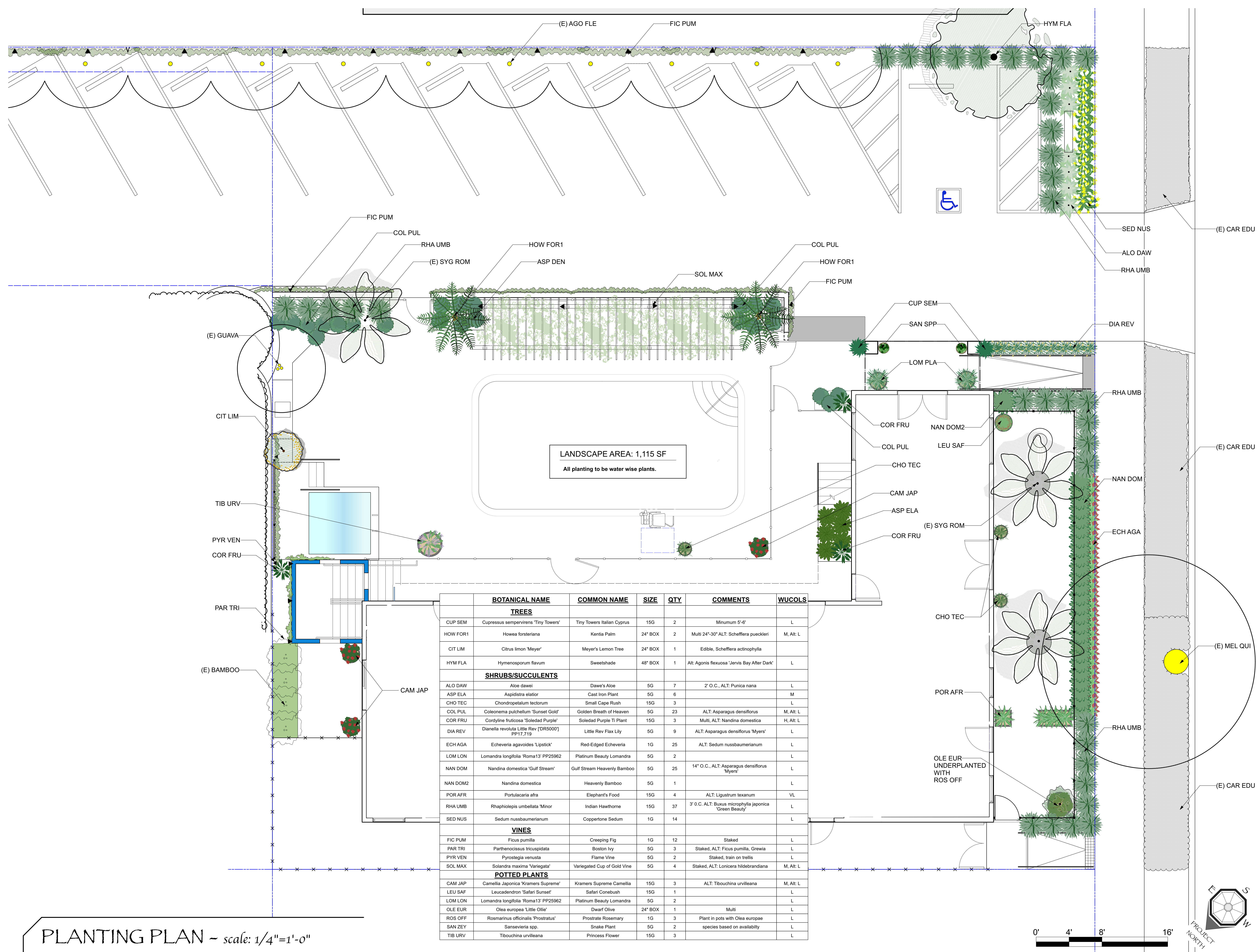
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DATE
14 MARCH 2022

SHEET

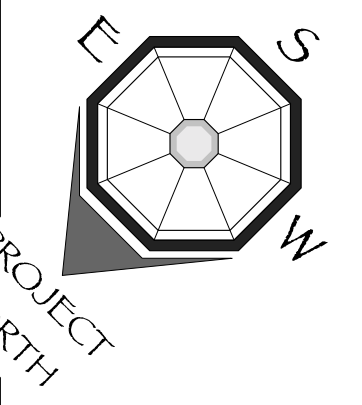
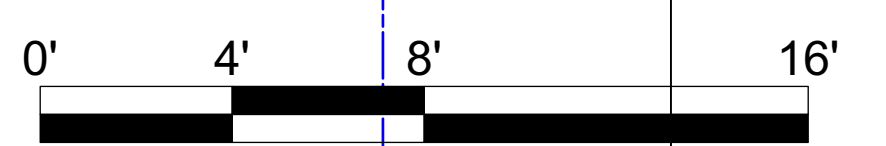
L-3.0

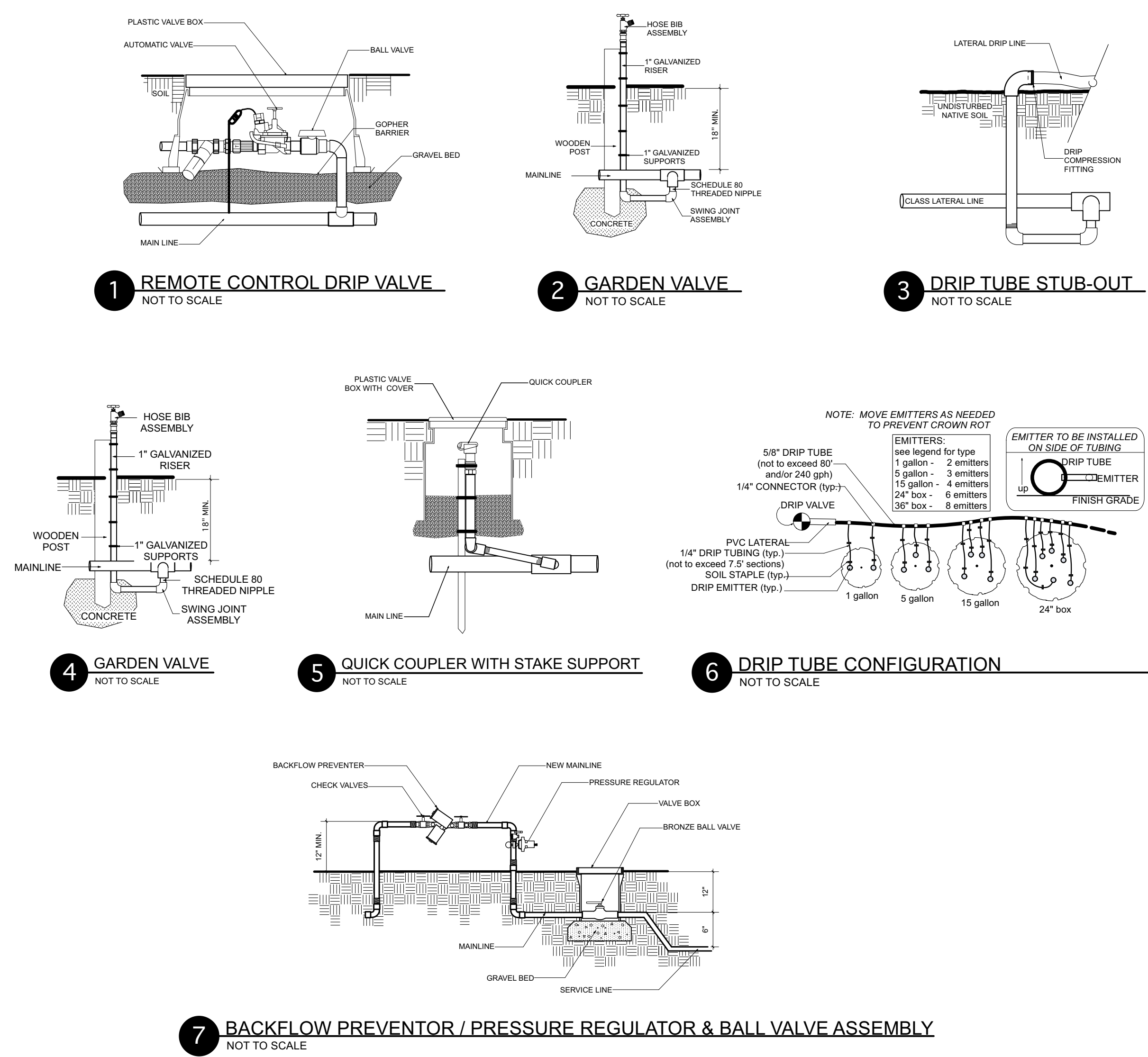
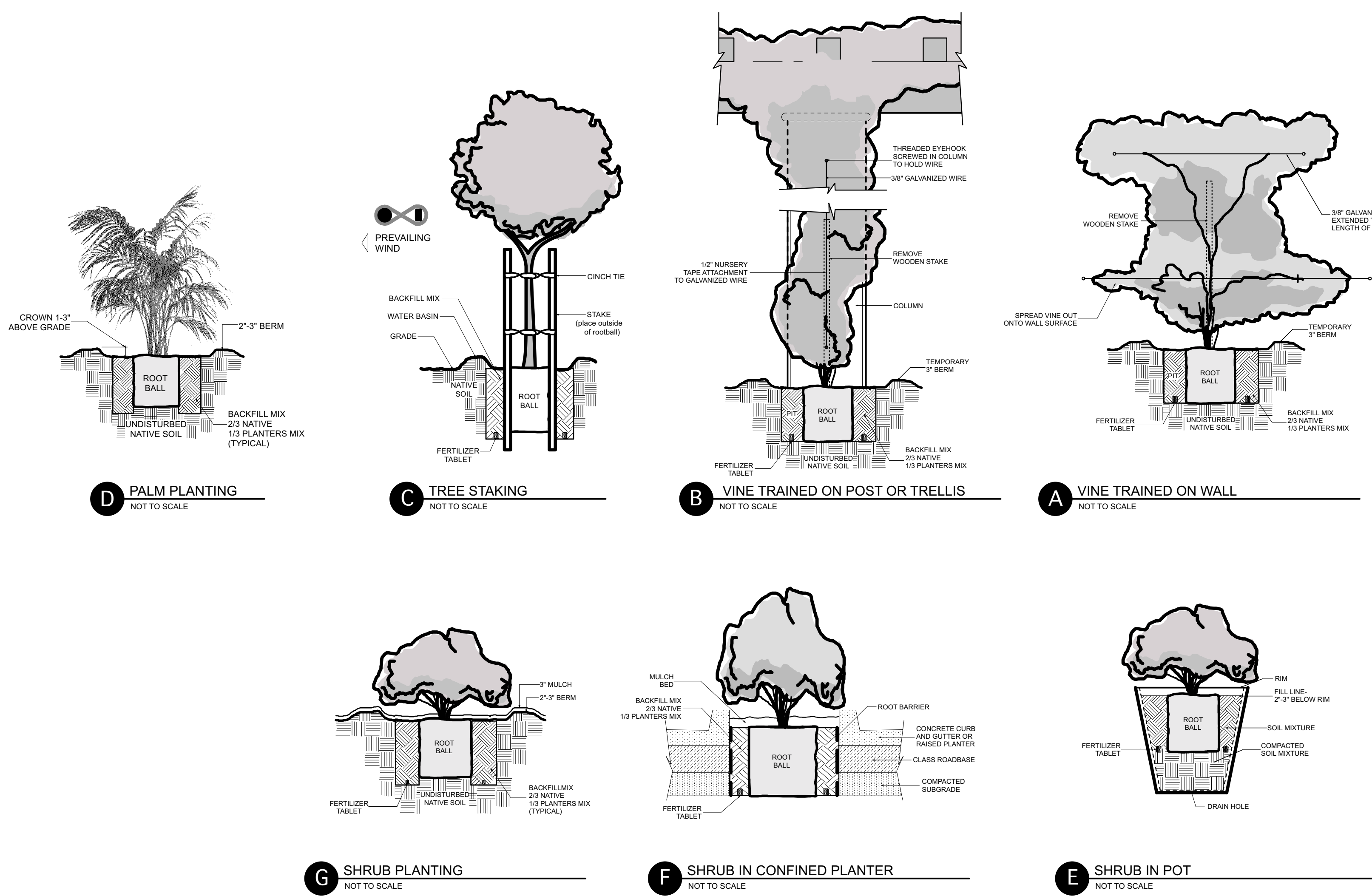
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	BOTANICAL NAME	COMMON NAME	SIZE	QTY	COMMENTS	WUCOLS	
TREES							
	CUP SEM	Cupressus sempervirens 'Tiny Towers'	Tiny Towers Italian Cypress	15G	2	Minimum 5'-6"	L
	HOW FOR1	Howea forsteriana	Kentia Palm	24" BOX	2	Multi 24"-30" ALT: Schefflera pueckleri	M, Alt: L
	CIT LIM	Citrus limon 'Meyer'	Meyer's Lemon Tree	24" BOX	1	Edible, Schefflera actinophylla	
	HYM FLA	Hymenosporum flavum	Sweetshade	48" BOX	1	Alt: Agonis flexuosa 'Jervis Bay After Dark'	L
SHRUBS/SUCCULENTS							
	ALO DAW	Aloe dawei	Dawe's Aloe	5G	7	2" O.C., ALT: Punicia nana	L
	ASP ELA	Aspidistra elatior	Cast Iron Plant	5G	6		M
	CHO TEC	Chondropetalum tectorum	Small Cape Rush	15G	3		L
	COL PUL	Coleonema pulchellum 'Sunset Gold'	Golden Breath of Heaven	5G	23	ALT: Asparagus densiflorus	M, Alt: L
	COR FRU	Cordyline fruticosa 'Soledad Purple'	Soledad Purple Ti Plant	15G	3	Multi, ALT: Nandina domestica	H, Alt: L
	DIA REV	Dianella revoluta Little Rev [DR5000] PP17,719	Little Rev Flax Lily	5G	9	ALT: Asparagus densiflorus 'Myers'	L
	ECH AGA	Echeveria agavoides 'Lipstick'	Red-Edged Echeveria	1G	25	ALT: Sedum nussbaumerianum	L
	LOM LON	Lomandra longifolia 'Roma13' PP25962	Platinum Beauty Lomandra	5G	2		L
	NAN DOM	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	5G	25	14" O.C., ALT: Asparagus densiflorus 'Myers'	L
	NAN DOM2	Nandina domestica	Heavenly Bamboo	5G	1		L
	POR AFR	Portulacaria afra	Elephant's Food	15G	4	ALT: Ligustrum texanum	VL
	RHA UMB	Rhaphiolepis umbellata 'Minor	Indian Hawthorne	15G	37	3' O.C. ALT: Buxus microphylla japonica 'Green Beauty'	L
	SED NUS	Sedum nussbaumerianum	Coppertone Sedum	1G	14		L
VINES							
	FIC PUM	Ficus pumila	Creeping Fig	1G	12	Staked	L
	PAR TRI	Parthenocissus tricuspidata	Boston Ivy	5G	3	Staked, ALT: Ficus pumilla, Grewia	L
	PYR VEN	Pyrostegia venusta	Flame Vine	5G	2	Staked, train on trellis	L
	SOL MAX	Solanandra maxima 'Variegata'	Variegated Cup of Gold Vine	5G	4	Staked, ALT: Lonocera hildebrandiana	M, Alt: L
POTTED PLANTS							
	CAM JAP	Camellia Japonica 'Kramers Supreme'	Kramers Supreme Camellia	15G	3	ALT: Tibouchina urvilleana	M, Alt: L
	LEU SAF	Leucadendron 'Safari Sunset'	Safari Conebush	15G	1		L
	LOM LON	Lomandra longifolia 'Roma13' PP25962	Platinum Beauty Lomandra	5G	2		L
	OLE EUR	Olea europea 'Little Ollie'	Dwarf Olive	24" BOX	1	Multi	L
	ROS OFF	Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	1G	3	Plant in pots with Olea europae	L
	SAN ZEY	Sansevieria spp.	Snake Plant	5G	2	species based on availability	L
	TIB URV	Tibouchina urvilleana	Princess Flower	15G	3		L

PLANTING PLAN ~ scale: 1/4"=1'-0"





Landscape Compliance Requirements

Landscape Design for Water Conservation Compliance Statement
(Signed copy to be included on L-Sheet)

Mandatory Measures: <i>(Please note the sheet numbers for these measures)</i>	Sheet#
No turf in parkways, medians, or other areas with any dimension of < 8 feet	L-3.0
No turf on >20% slope	L-3.0
Residential, mixed-use & institutional projects have >80% of the landscaped area designed with water wise plants	L-3.0
Commercial projects have 100% of the landscaped area designed with water wise plants	
Plan includes total square footage of landscaped area, as well as percentage breakdowns for 1) water-wise landscaped area and 2) medium and high water using landscape area (including turf)	
Plant list includes botanical name, common name, and WVCLCS designation	L-3.0
Three inches of mulch, specified as required	L-3.1
Areas of sprinkler coverage avoids overspray and runoff, including optimum distribution uniformity, head-to-head spacing and setbacks from walkways and pavement	L-2.0
Sprinklers have matched precipitation rates within each valve and circuit	L-2.0
Valves separated for individual hydrozones based on plant water needs and sun/shade requirements	L-2.0
Weather based irrigation controller with a rain shutoff sensor for the entire irrigation system (if including an automatic irrigation system)	L-2.0
Areas less than 8' wide irrigated only with bubblers, rotating nozzles on pop-ups, sub-surface, or drip	L-2.0
Drip irrigation system on >25% of irrigated landscaped area	L-2.0
Check valves (inline or integrated) located to prevent unwanted draining of irrigation lines	L-2.0
Pressure regulator(s) scheduled for mainline(s) if necessary, inline regulators at each valve	L-3.1
Grading encourages water retention and infiltration by preserving open space and creating depressed areas/swales. Grading mimics natural, pre-development hydrologic flow paths and maintains and/or increases the width of flow paths in order to decrease flow rates	L-1.0

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.

Signature: Chris A. Gilliland #4597, July 31st 2023
Name: Chris A. Gilliland License # and Exp. Date

City of Santa Barbara Planning Counter / 630 Garden St. / (805) 564-5578 Page 2 of 2

- planting notes**
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF SITE CONDITIONS WHICH PREVENT INSTALLATION PER PLANS AND SPECIFICATIONS.
 - CONTRACTOR SHALL BE LIABLE FOR REMOVING AND REINSTALLING IRRIGATION EQUIPMENT AND REPLANTING AREAS WHICH ARE NOT INSTALLED PER PLAN AND SPECIFICATIONS.
 - IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO PLANT MATERIALS.
 - TREES AND SHRUBS SHALL BE PLANTED AFTER HARDSCAPE CONSTRUCTION, BUT NOT BEFORE IRRIGATION COVERAGE TEST.
 - KEEP IRRIGATION HEADS AWAY FROM TREE TRUNKS.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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 ORIGINAL WORK.
 - CLEAN UP SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.
 - NO TURF IN PARKWAYS, MEDIANS OR OTHER AREAS WITH ANY DIMENSION OF < 8 FEET
 - NO TURF ON SLOPES >20%
 - 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.
 - VINES SHALL BE SPREAD FROM STAKES AND ATTACHED TO WALL OR FENCE WITH WHATEVER MEANS IS APPROPRIATE TO THE SPECIFIC WALL/FENCE MATERIALS.
 - PLANTS SHALL BE GRADE A, FREE OF PEST AND DISEASE, AND NOT ROOTBOUND.
 - PLANTS SHALL BE PLACED IN FIELD PER PLAN AND THEN APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. 48 HOUR NOTICE SHALL BE PROVIDED WHENEVER POSSIBLE.
 - 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
 - UNLESS SOILS HAVE GREATER THEN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL, CERTIFIED ORGANIC AMENDMENT/COMPOST SHALL BE ADDED TO SOIL IN PLANTING AREAS.
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.
 - 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.
 - PLANTS SHALL BE PLACED WITH BEST SIDE TOWARD MOST VISIBLE PERSPECTIVE.
 - PLANTS SHALL BE PLANTED HIGHER IN HEAVY SOILS - AS LISTED:
15 GALLON - 1 INCH
15 GALLON OR LARGER - 2 INCHES
 - LAYOUT 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.
 - BEFORE REQUESTING SITE VISIT FOR PLANTING APPROVAL, CONTRACTOR MUST HAVE ON SITE FOR EACH AREA:
- 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
 - OWNER TO BE PROVIDED WITH MANUAL FOR PROPER INTEGRATED PEST MANAGEMENT (IPM) PRACTICES FOR NON-TOXIC PEST AND WEED CONTROL
 - WHENEVER POSSIBLE DURING EXCAVATION, CONTRACTOR SHALL SAVE AND REUSE TOPSOIL. STOCKPILE ON-SITE DURING CONSTRUCTION AS NECESSARY.
 - GRADING ENCOURAGES WATER RETENTION AND INFILTRATION BY PRESERVING OPEN SPACE AND CREATING DEPRESSED AREAS/SWALES
 - GRADING MIMICS NATURAL, PRE-DEVELOPMENT HYDROLOGIC FLOW PATHS AND MAINTAINS AND/OR INCREASES THE WIDTH OF FLOW PATHS IN ORDER TO DECREASE FLOW RATES.
 - 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**
- 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.
 - 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.
 - 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.
 - 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.
 - MAINLINE FEEDER BETWEEN POINT OF CONNECTION, METER, AND BACK FLOW PREVENTOR TO BE OF MATERIAL AS REQUIRED BY CURRENT WATER DISTRICT.
 - 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 THESE REQUIREMENTS.
 - 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.
 - THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SLEEVES OF SUFFICIENT SIZE (IF REQUIRED) UNDER ALL PAVED AREAS PRIOR TO PAVING.
 - IRRIGATION CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST 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.
 - AREAS OF SPRINKLER COVERAGE SHALL AVOID OVERSPRAY AND RUNOFF, INCLUDING OPTIMUM UNIFORMITY, HEAD-TO-HEAD SPACING AND SETBACKS FROM WALKWAYS AND PAVEMENT.
 - 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.
 - 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.
 - VALVES SHALL BE SEPARATED FOR INDIVIDUAL HYDROZONES BASED ON PLANT WATER NEEDS AND SUN/SHADE REQUIREMENTS.
 - SPRINKLERS SHALL HAVE MATCHED PRECIPITATION RATED WITHIN EACH VALVE AND CIRCUIT.
 - ALL CONTROLLER CABLING SHALL BE SOLID COPPER (AWG MULTI-STRAND CONTROLLER WIRE) PLACED UNDER MAINLINE AND COILED AT EACH TURN.
 - 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.
 - 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.
 - CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DAMAGE TO ANY AND ALL UNDERGROUND STRUCTURES AND UTILITIES DURING INSTALLATION.
 - IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO INSTALL IRRIGATION SYSTEM IN ACCORDANCE WITH ALL STATE AND LOCAL CODES.
 - BURY IRRIGATION LINES AND EQUIPMENT AT THE FOLLOWING MINIMUM DEPTHS TO TOP OF PIPE OR EQUIPMENT:
MAINLINE: 18" MINIMUM COVER
LATERAL LINE: 12" MINIMUM COVER
 - CLEAN-UP SHALL OCCUR ON A DAILY BASIS AND PER OWNER'S REPRESENTATIVES APPROVAL

IRRIGATION AND PLANTING DETAILS & NOTES



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



irrigation and planting details & notes

SHEET NAME

BLUE SAND INN
421 SOUTH MILPAS STREET
SANTA BARBARA, CA 93101

CLIENT ADDRESS

PAGE DATE

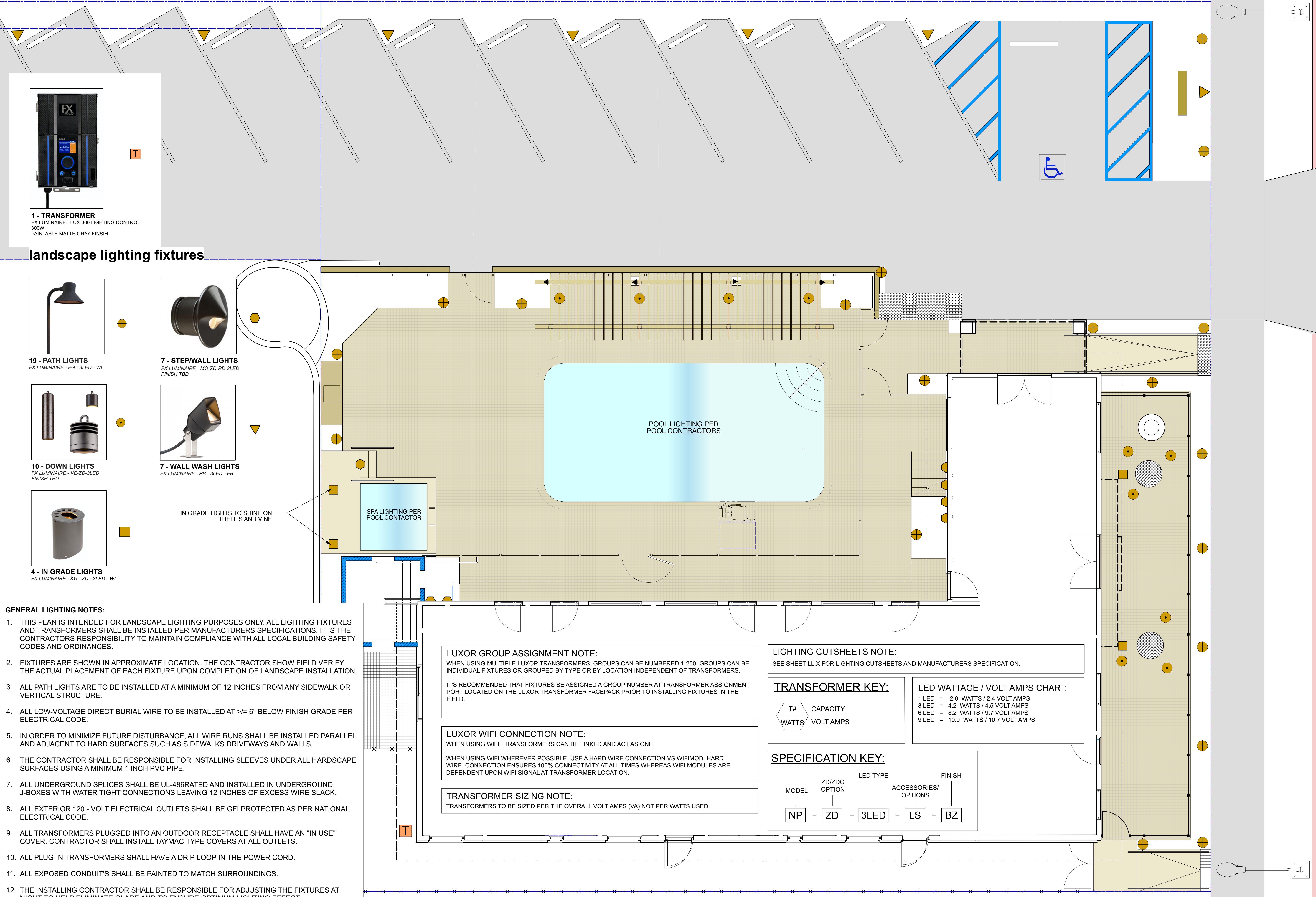
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1 - TRANSFORMER
 FX LUMINAIRE - LUX-300 LIGHTING CONTROL
 300W
 PAINTABLE MATTE GRAY FINISH

landscape lighting fixtures

19 - PATH LIGHTS
 FX LUMINAIRE - FG - 3LED - WI

7 - STEP/WALL LIGHTS
 FX LUMINAIRE - MO-ZD-RD-3LED
 FINISH TBD

10 - DOWN LIGHTS
 FX LUMINAIRE - VE-ZD-3LED
 FINISH TBD

7 - WALL WASH LIGHTS
 FX LUMINAIRE - PB - 3LED - FB

4 - IN GRADE LIGHTS
 FX LUMINAIRE - KG - ZD - 3LED - WI

IN GRADE LIGHTS TO SHINE ON
 TRELIS AND VINE

- GENERAL LIGHTING NOTES:**
- THIS PLAN IS INTENDED FOR LANDSCAPE LIGHTING PURPOSES ONLY. ALL LIGHTING FIXTURES AND TRANSFORMERS SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN COMPLIANCE WITH ALL LOCAL BUILDING SAFETY CODES AND ORDINANCES.
 - FIXTURES ARE SHOWN IN APPROXIMATE LOCATION. THE CONTRACTOR SHOW FIELD VERIFY THE ACTUAL PLACEMENT OF EACH FIXTURE UPON COMPLETION OF LANDSCAPE INSTALLATION.
 - ALL PATH LIGHTS ARE TO BE INSTALLED AT A MINIMUM OF 12 INCHES FROM ANY SIDEWALK OR VERTICAL STRUCTURE.
 - ALL LOW-VOLTAGE DIRECT BURIAL WIRE TO BE INSTALLED AT >= 6" BELOW FINISH GRADE PER ELECTRICAL CODE.
 - IN ORDER TO MINIMIZE FUTURE DISTURBANCE, ALL WIRE RUNS SHALL BE INSTALLED PARALLEL AND ADJACENT TO HARD SURFACES SUCH AS SIDEWALKS DRIVEWAYS AND WALLS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL HARDSCAPE SURFACES USING A MINIMUM 1 INCH PVC PIPE.
 - ALL UNDERGROUND SPLICES SHALL BE UL-486RATED AND INSTALLED IN UNDERGROUND J-BOXES WITH WATER TIGHT CONNECTIONS LEAVING 12 INCHES OF EXCESS WIRE SLACK.
 - ALL EXTERIOR 120 - VOLT ELECTRICAL OUTLETS SHALL BE GFI PROTECTED AS PER NATIONAL ELECTRICAL CODE.
 - ALL TRANSFORMERS PLUGGED INTO AN OUTDOOR RECEPTACLE SHALL HAVE AN "IN USE" COVER. CONTRACTOR SHALL INSTALL TAYMAC TYPE COVERS AT ALL OUTLETS.
 - ALL PLUG-IN TRANSFORMERS SHALL HAVE A DRIP LOOP IN THE POWER CORD.
 - ALL EXPOSED CONDUIT'S SHALL BE PAINTED TO MATCH SURROUNDINGS.
 - THE INSTALLING CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE FIXTURES AT NIGHT TO HELP ELIMINATE GLARE AND TO ENSURE OPTIMUM LIGHTING EFFECT.
 - CONTRACTOR TO VERIFY A MINIMUM OF 10 VOLTS AT THE LAST AT THE LAST FIXTURE FOR OPTIMAL OPERATION.
 - CONTRACTOR TO CENTER FEED THE SYSTEM WHEN AT ALL POSSIBLE and VERIFY ALL WIRE CONNECTIONS ARE AT THE FIXTURES.
 - ALL WIRE CONNECTIONS AT FIXTURES SHALL BE MADE USING WATER TIGHT CONNECTIONS.

LUXOR GROUP ASSIGNMENT NOTE:
 WHEN USING MULTIPLE LUXOR TRANSFORMERS, GROUPS CAN BE NUMBERED 1-250. GROUPS CAN BE INDIVIDUAL FIXTURES OR GROUPED BY TYPE OR BY LOCATION INDEPENDENT OF TRANSFORMERS.
 IT'S RECOMMENDED THAT FIXTURES BE ASSIGNED A GROUP NUMBER AT TRANSFORMER ASSIGNMENT PORT LOCATED ON THE LUXOR TRANSFORMER FACEPACK PRIOR TO INSTALLING FIXTURES IN THE FIELD.

LUXOR WIFI CONNECTION NOTE:
 WHEN USING WIFI, TRANSFORMERS CAN BE LINKED AND ACT AS ONE.
 WHEN USING WIFI WHEREVER POSSIBLE, USE A HARD WIRE CONNECTION VS WIFIMOD. HARD WIRE CONNECTION ENSURES 100% CONNECTIVITY AT ALL TIMES WHEREAS WIFI MODULES ARE DEPENDENT UPON WIFI SIGNAL AT TRANSFORMER LOCATION.

TRANSFORMER SIZING NOTE:
 TRANSFORMERS TO BE SIZED PER THE OVERALL VOLT AMPS (VA) NOT PER WATTS USED.

LIGHTING CUTSHEETS NOTE:
 SEE SHEET LLX FOR LIGHTING CUTSHEETS AND MANUFACTURERS SPECIFICATION.

TRANSFORMER KEY:

T#	CAPACITY
WATTS	VOLT AMPS

LED WATTAGE / VOLT AMPS CHART:

1 LED	= 2.0 WATTS / 2.4 VOLT AMPS
3 LED	= 4.2 WATTS / 4.5 VOLT AMPS
6 LED	= 8.2 WATTS / 9.7 VOLT AMPS
9 LED	= 10.0 WATTS / 10.7 VOLT AMPS

SPECIFICATION KEY:

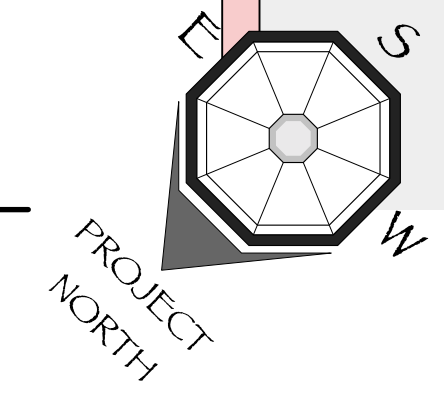
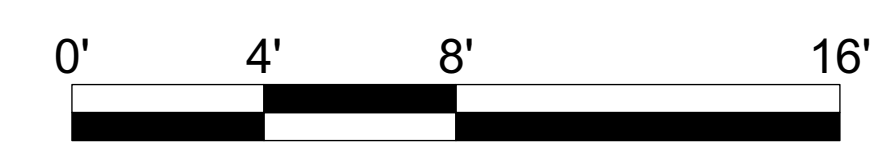
MODEL ZD/ZDC OPTION LED TYPE ACCESSORIES/OPTIONS FINISH

NP - ZD - 3LED - LS - BZ

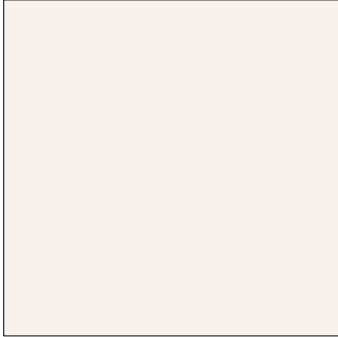
FIXTURE GROUPING KEY:

T2 - TRANSFORMER #
 10 - GROUP #

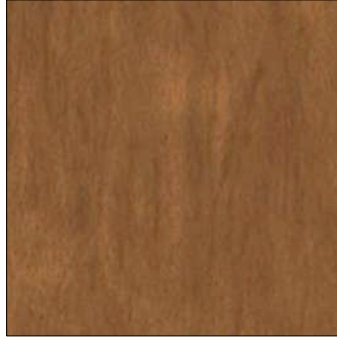
LANDSCAPE LIGHTING PLAN ~ scale: 1/4"=1'-0"



421 S. MILPAS STREET SANTA BARBARA, CA



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

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421 S. MILPAS STREET SANTA BARBARA, CA



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

SHERRY & ASSOCIATES ARCHITECTS

608 Anacapa Street, Suite B, Santa Barbara, CA, 93101

phone: 805.963.0986 fax: 805.963.0178

421 S. MILPAS STREET SANTA BARBARA, CA

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

608 Anacapa Street, Suite B, Santa Barbara, CA, 93101

phone: 805.963.0986 fax: 805.963.0178

421 S. MILPAS STREET SANTA BARBARA, CA

TILE OPTIONS FOR OPENING TRIMS, STAIR RISERS AND WALLS

8"X8" TILE

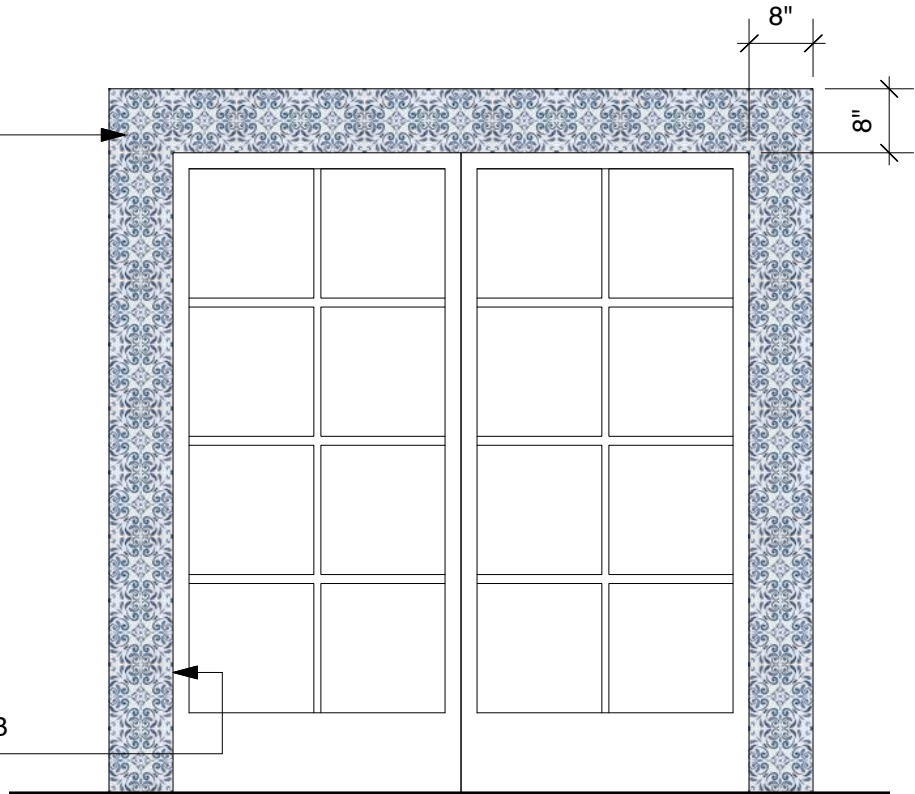


GREEN-OPTIONAL

8"X TILE



JAMB



TILE TRIM @ DOOR

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



3D IMAGE



**INSPIRATIONAL IMAGE TO DEPICT COMBINATION
OF SYMMETRICAL AND GEOMETRIC TILES FOR A
MORE FUN AND REFRESHING SOLUTION**

SHERRY & ASSOCIATES ARCHITECTS

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421 S. MILPAS STREET SANTA BARBARA, CA

ADDITIONAL TILE OPTIONS



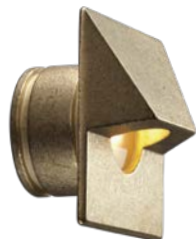
SHERRY & ASSOCIATES ARCHITECTS

608 Anacapa Street, Suite B, Santa Barbara, CA, 93101

phone: 805.963.0986 fax: 805.963.0178



Round (RD)



Square (SQ)



Spot (ST)



Wall Wash (WW)

PROJECT _____

CATALOG # _____

TYPE _____

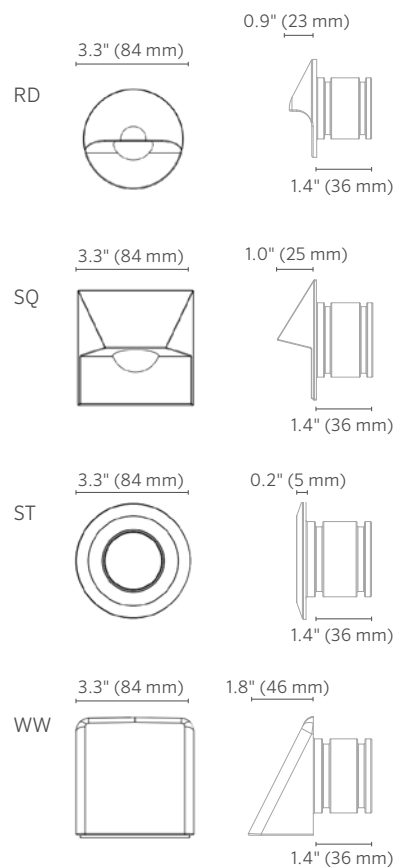
NOTES _____

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



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 (lm/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

[†] 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 industry-leading 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, cutting-edge 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). Field-serviceable 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).

Lens

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.

Control

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 with a 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 high-quality 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 LED, 165 lm	■ ST Spot	■ DG Desert Granite
	■ ZD3LEDT** Wildlife-Friendly Amber (585 to 595 nm)	■ WW Wall Wash	■ WI Weathered Iron
	■ ZDC Zone/Dim/Color, 90 lm		■ SB Sedona Brown
			■ FB Black
			■ FW Flat White
			■ SV Silver
			■ NP Nickel Plate
			■ AB Antique Bronze
			■ AT Antique Tumbled

EXAMPLE FIXTURE CONFIGURATION:

MO-ZDC-RD-SV

*Includes 2.0" (51 mm) Conduit Sleeve (250020600000).

** Available with ZD Luxor option and CU, AB, or AT finishes only.



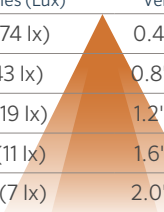
ACCESSORIES: Specify Separately

Item	Code	
■ MOUNTING BRACKET FOR MO RECESSED WALL LIGHT 1.3" H x 3.2" W (33 mm x 81 mm)	MOBRKT	
■ STANDARD OPTICS KIT	ΔLEDOPTICKIT	
■ WALL LIGHT CONNECTION KIT	EKITWALL	

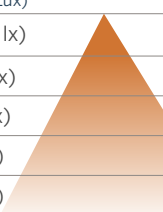
Δ = LED option

MO Recessed Wall Light PHOTOMETRICS

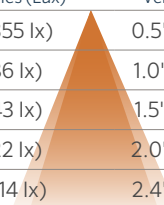
MO 1 LED Illuminance at a Distance		RD/SQ	
Feet (Meters)	Center Beam	Beam Width	
	Foot-Candles (Lux)	Vertical 45°	Horizontal 75°
0.5' (0.2 m)	16 fc (174 lx)	0.4' (0.1 m)	0.7' (0.2 m)
1.0' (0.3 m)	4 fc (43 lx)	0.8' (0.2 m)	1.5' (0.5 m)
1.5' (0.5 m)	1.8 fc (19 lx)	1.2' (0.4 m)	2.2' (0.7 m)
2.0' (0.6 m)	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)



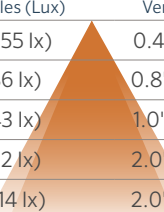
MO 1 LED Illuminance at a Distance		ST	
Feet (Meters)	Center Beam	Beam Width	
	Foot-Candles (Lux)	Vertical 90°	
0.5' (0.2 m)	136 fc (1,467 lx)	1.0' (0.3 m)	
1.0' (0.3 m)	34 fc (366 lx)	2.0' (0.6 m)	
1.5' (0.5 m)	15 fc (162 lx)	3.0' (0.9 m)	
2.0' (0.6 m)	9 fc (97 lx)	4.0' (1.2 m)	
2.5' (0.8 m)	4 fc (43 lx)	5.0' (1.5 m)	



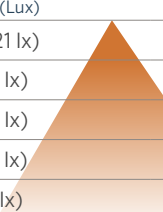
MO 1 LED Illuminance at a Distance		WW	
Feet (Meters)	Center Beam	Beam Width	
	Foot-Candles (Lux)	Vertical 50°	Horizontal 60°
0.5' (0.2 m)	33 fc (355 lx)	0.5' (0.2 m)	0.7' (0.2 m)
1.0' (0.3 m)	8 fc (86 lx)	1.0' (0.3 m)	1.3' (0.4 m)
1.5' (0.5 m)	4 fc (43 lx)	1.5' (0.5 m)	2.0' (0.6 m)
2.0' (0.6 m)	2 fc (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)



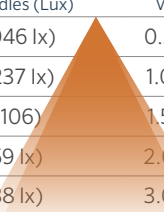
MO 3 LED Illuminance at a Distance		RD/SQ	
Feet (Meters)	Center Beam	Beam Width	
	Foot-Candles (Lux)	Vertical 40°	Horizontal 60°
0.5' (0.2 m)	33 fc (355 lx)	0.4' (0.1 m)	0.6' (0.2 m)
1.0' (0.3 m)	8 fc (86 lx)	0.8' (0.2 m)	1.0' (0.4 m)
1.5' (0.5 m)	4 fc (43 lx)	1.0' (0.4 m)	2.0' (0.6 m)
2.0' (0.6 m)	2 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 Illuminance at a Distance		ST	
Feet (Meters)	Center Beam	Beam Width	
	Foot-Candles (Lux)	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)	

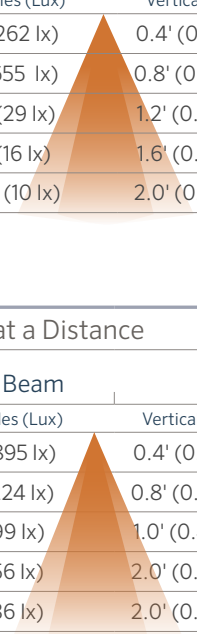


MO 3 LED Illuminance at a Distance		WW	
Feet (Meters)	Center Beam	Beam Width	
	Foot-Candles (Lux)	Vertical 50°	Horizontal 70°
0.5' (0.2 m)	88 fc (946 lx)	0.5' (0.2 m)	0.7' (0.2 m)
1.0' (0.3 m)	22 fc (237 lx)	1.0' (0.3 m)	1.3' (0.4 m)
1.5' (0.5 m)	10 fc (106 lx)	1.5' (0.5 m)	2.0' (0.6 m)
2.0' (0.6 m)	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

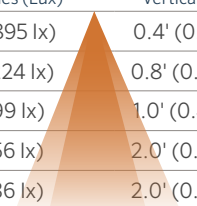
MO zDC Illuminance at a Distance		RD/SQ	
Feet (Meters)	Center Beam	Beam Width	
	Foot-Candles (Lux)	Vertical 45°	Horizontal 70°
0.5' (0.2 m)	24 fc (262 lx)	0.4' (0.1 m)	0.7' (0.2 m)
1.0' (0.3 m)	61 fc (655 lx)	0.8' (0.2 m)	1.0' (0.4 m)
1.5' (0.5 m)	2.7 fc (29 lx)	1.2' (0.4 m)	2.0' (0.6 m)
2.0' (0.6 m)	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 zDC Illuminance at a Distance		ST
Feet (Meters)	Center Beam	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 zDC Illuminance at a Distance		WW	
Feet (Meters)	Center Beam	Beam 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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CUSTOM CHANDELIER

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

CUSTOM SCONCE



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 order, 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**

Catalog Number
Notes
Type

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°. 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 +/-5% when operating at 120V +/-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/CustomResources/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

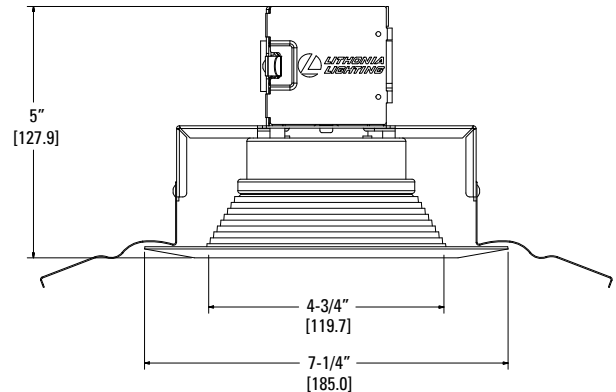
IC
Remodel



Brushed nickel



Oil-rubbed bronze



Specifications

Aperture:	4-3/4" (119.7)
Overlap Trim:	7-1/4" (184.6)
Height:	5" (127.9)
Ceiling Opening:	6-1/2" (165)
Min Ceiling Thickness:	1/2" (12.7)
Max Ceiling Thickness:	1-1/2" (38.1)

All dimensions are inches (millimeters).

ORDERING INFORMATION

For shortest lead times, configure product using **standard options (shown in bold)**.

Example: 6JBK RD 30K 90CRI MW

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

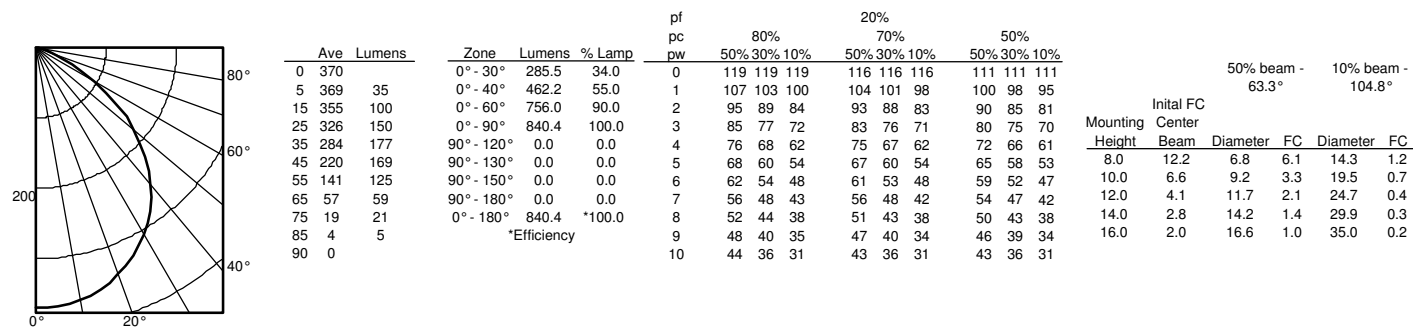
- Total System Delivered Lumens.
- Indoor damp location only for items in Brushed Nickel Finish.

6JBK RD OneUP™ Direct-Wire LED

PHOTOMETRICS

Distribution Curve	Distribution Data	Output Data	Coefficient of Utilization	Illuminance Data at 30" Above Floor for a Single Luminaire
--------------------	-------------------	-------------	----------------------------	------------------------------------------------------------

6JBK RD 30K, 3000 K LEDs, input watts: 10.9, delivered lumens: 841.1, LM/W=77.16, test no. ISF 35031



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

LED lighting facts
A Program of the U.S. DOE

Light Output (Lumens) **850**
Watts **10.9**
Lumens per Watt (Efficacy) **77.98**

Color Accuracy
Color Rendering Index (CRI) **90**

Light Color
Correlated Color Temperature (CCT) **3000 (Bright White)**

Warm White | Bright White | Daylight
2700K | 3000K | 4500K | 6500K

All results are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

Visit www.lightingfacts.com for the Label Reference Guide.

Registration Number: NJSM-7P06FK (7/20/2017)
Model Number: 6JBK RD 30K 90CRI
Type: Luminaire - Downlight

**421 S. MILPAS STREET
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PHOTO PAGES



**LOOKING EAST TOWARD WEST
ELEVATION OF STRUCTURE**



**LOOKING TOWARDS NORTHWEST
ELEVATION OF STRUCTURE**

SHERRY & ASSOCIATES ARCHITECTS

608 Anacapa Street, Suite B, Santa Barbara, CA, 93101
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**LOOKING TOWARDS SOUTHWEST
ELEVATION OF STRUCTURE**



**LOOKING WEST TOWARDS (E) STRUCTURE AND (E)
POOL FROM PARKING LOT**

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**LOOKING TOWARDS SOUTH
ELEVATION OF STRUCTURE FROM PARKING LOT**



ADJACENT STRUCTURE AT NORTH OF PROPERTY

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ADJACENT STRUCTURE AT SOUTH OF PROPERTY



VIEW ACROSS MILPAS STREET

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**LOOKING WEST TOWARDS (E) STRUCTURE FROM
DRIVEWAY @ ADJACENT SITE**



**LOOKING NORTHEAST TOWARDS (E) PARKING LOT
FROM DRIVEWAY**

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**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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**LOOKING SOUTHWEST TOWARD PROJECT SITE FROM
UPPER LEVEL BEDROOM @ ADJACENT BLDG.**

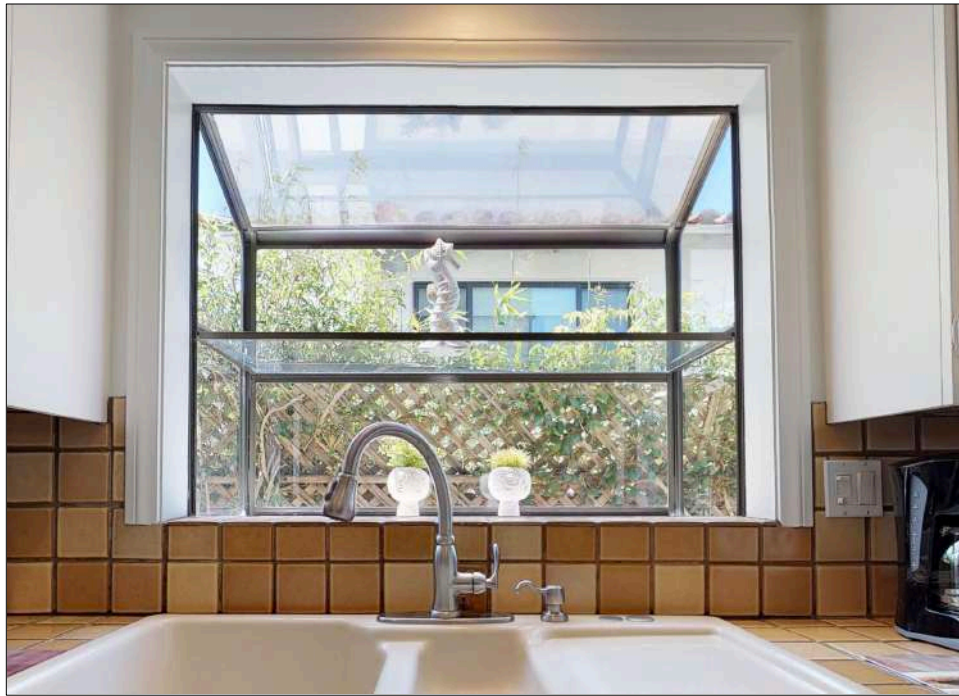


**LOOKING SOUTHWEST TOWARD PROJECT SITE FROM
UPPER LEVEL BEDROOM @ ADJACENT BLDG.**

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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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**LOOKING NORTH TOWARD PROJECT SITE FROM
S. MILPAS ST. (AUGUST 2017)**



**LOOKING NORTH TOWARD PROJECT SITE FROM POOL
(AUGUST 2017)**

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