



City of Santa Barbara
Community Development

At-Risk Acknowledgement

DATE: June 3, 2015
TO: Randy Jones, Director of Campus Planning for Westmont College, Santa Barbara
FROM: Andrew Stuffer, Chief Building Official
SUBJECT: At-Risk Acknowledgement - Construction During Appeals Board Review

On June 3, 2015, you made an email request (attached) to the Building Official seeking approval and issuance of the permit(s) associated with application BLD2015-00783 for interior tenant improvement construction work before the associated Accessibility Hardship request was ratified by the Building & Fire Code Appeals Board in accordance with section 11B-202.4 exception 8 and section 1.9.1.5. of the 2013 California Building Code.

The Building Official can approve your request provided that you agree to the following acknowledgements. In signing this memo, you:

1. Acknowledge that the Building & Fire Code Appeals Board has no obligation to approve the current plans for building permit application BLD2015-00783, and
2. Acknowledge that any work performed before the final decision of the Building & Fire Code Appeals Board shall be performed under your authority and on an at-risk basis, and
3. Agree that if you do not obtain Building & Fire Code Appeals Board ratification for the attached Accessibility Hardship, you will need to revise the approved plans of permit BLD2015-00783 to comply with the either the decision of the Building & Fire Code Appeals Board or the building standards as written.
4. Agree to hold the City harmless for any and all expenses incurred as a result of the issuance of the subject permits in advance of receiving the Building & Fire Code Appeals Board ratification of the attached Accessibility Hardship.

Acknowledgement:

I certify under the penalty of misrepresentation or fraud, that I am the property owner or agent of the permit applicant for building permit application BLD2015-00783 and that I understand and agree to all the provisions of this At-Risk Acknowledgement.

Owner/Agent:

A handwritten signature in blue ink that reads "Randy Jones".

Signature* and Date

Randy Jones, Director of Campus Planning

* The signature on the is document must be made in person at the permit counter or be notarized

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of SANTA BARBARA)

On JUNE 4, 2015 before me, JENA M. HARRIS,
Date Here Insert Name and Title of the Officer

personally appeared RANDY JONES
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Jena M. Harris
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____



City of Santa Barbara
 Building & Safety Division
**Request For Relief From
 Unreasonable Hardship**

Community Development
 630 Garden Street
 805-564-5485

(Above Valuation Threshold)
 2013 California Building Code, 11B-202.4, Exception 8.

1. Address of building or tenant space involved: 26 W. Anapamu - 3rd floor
2. **BLD2015-000783**
3. Occupancy Classification: B
4. Expected or potential use by persons with accessibility needs: Westmont College has a Campus Disability Services Office which works with faculty, staff or students on a case by case basis to make program accommodations for persons with disabilities.
5. Reason for Hardship Request: The existing restrooms are very close to being compliant. The Men's restroom is only has a minor 3/4" overlap of the lav clear floor space with the swing of the existing door. The Women's room lacks in clear floor space in front of the water closet. By changing the door to swing out of the restroom we can solve that issue. The other minor issue in the Women's room is that is 2" short on clearance between the water closet and the lav. Since these restrooms are so close to compliant, it would be a hardship to have to move walls, revise ceiling and demo the ceiling below (and have to disturb another tenant's space) to move the fixtures and make them complaint. The cost of doing so would be a disproportionate hardship for the minor inches of access gained.
6. Total adjusted cost of project (less accessibility requirements): \$ 174,401.00 (A)
 20% of total cost of project: \$ 34,880.20 (20%A)

7. Path of Travel features to be constructed:

FEATURE	REMARKS	COST
Accessible entrance	<u>at tenant space</u>	<u>\$ 3,200.00</u>
Accessible route to altered area	<u>tactile exit / room signage</u>	<u>\$ 1,100.00</u>
Parking	<u>City property</u>	<u>\$</u>
At least one accessible restroom for each sex	<u>new toilets, relocate accessories</u>	<u>\$ 2,400.00</u>
Accessible telephones	<u>N/A</u>	<u>\$</u>
Drinking fountain	<u>N/A</u>	<u>\$</u>
When possible, additional accessible elements	<u>new ADA compliant counter</u>	<u>\$ 2,500.00</u>

Total: \$ 9,200.00 (B)

City of Santa Barbara
 Building & Safety Division
Request For Relief From Unreasonable Hardship
 2013 California Building Code, 11B-202.4, Exception 8.
 (Continued from page 1)

Address: 26 W. Anapamu - 3rd floor

BLD2015-000783

8. Accessibility features subject to unreasonable hardship:

FEATURE	REMARKS	COST
Accessible entrance	<u>at tenant space</u>	<u>\$ 3,200.00</u>
Accessible route to altered area	<u>tactile exit / room signage</u>	<u>\$ 1,100.00</u>
Parking	<u>City property</u>	<u>\$</u>
At least one accessible restroom for each sex	<u>completely reconstruction of existing restrooms to make accessible</u>	<u>\$ 55,298.18</u>
Accessible telephones	<u>N/A</u>	<u>\$</u>
Drinking fountain	<u>N/A</u>	<u>\$</u>
When possible, additional accessible elements	<u>new ADA compliant counter</u>	<u>\$ 2,500.00</u>
		Total: <u>\$ 62,098.18 (C)</u>

9. The accessibility features, that will be constructed, increase construction by 5%. (B divided by A) Must be greater than 20% of A.

10. The accessibility features, subject to unreasonable hardship, would increase construction by 36%. (C divided by A)

11. Additionally, barrier removal is ongoing obligation for the Americans with Disabilities Act and the granting of an unreasonable hardship does not exempt the obligation of removing barriers in a reasonable time frame. By signing this document, you acknowledge that the project will be in reasonable compliance with Chapter 11B of the California Building Code, but will not necessarily fully comply with the Americans With Disabilities Act.

12. Name of Owner: RANDY JONES FOR WESTMONT COLLEGE
 Signature: Randy Jones
 Telephone number: 805-565-7048

(office use only)	
Building Division Approved by: <u>ANDREW STUFFLER</u>	Title: <u>CBO.</u>
Signature: <u>[Signature]</u>	Date: <u>6-9-15</u>



WESTMONT DOWNTOWN CENTER
 251 West Main Street
 Santa Barbara, CA 93101

TENANT IMPROVEMENT

NO.	DESCRIPTION	DATE
1	Rev. Change Schedule	08/12/2019
2	Rev. Change Schedule	08/12/2019

Improvement Floor Plan



Wall Legend

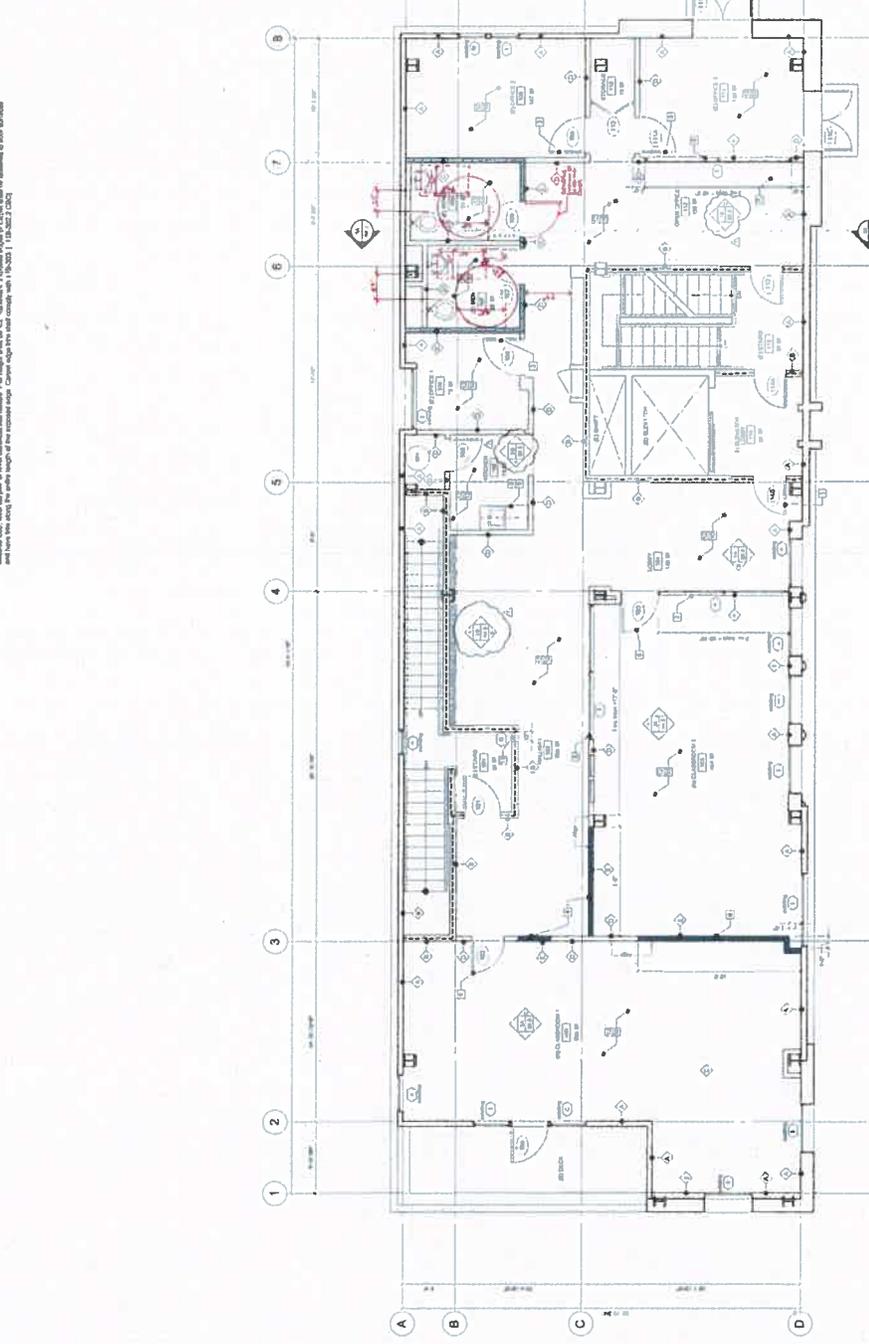
- 1 Existing Exterior Wall to remain
- 2 Existing to be Treated/Revised
- 3 Existing to be removed
- 4 Existing to be removed and replaced with 1/2" gypsum board on 2x4 studs
- 5 Existing to be removed and replaced with 1/2" gypsum board on 2x4 studs with 1/2" drywall
- 6 New exterior wall 1/2" gypsum board on 2x4 studs with 1/2" drywall
- 7 New exterior wall 1/2" gypsum board on 2x4 studs with 1/2" drywall and 1/2" insulation
- 8 New interior wall 1/2" gypsum board on 2x4 studs
- 9 New interior wall 1/2" gypsum board on 2x4 studs with 1/2" drywall
- 10 New interior wall 1/2" gypsum board on 2x4 studs with 1/2" drywall and 1/2" insulation

SUSPENDED CEILING GENERAL NOTES:

1. All suspended ceiling systems shall be installed in accordance with the manufacturer's instructions. The ceiling shall be installed in a manner that allows for proper drainage of water from the ceiling. The ceiling shall be installed in a manner that allows for proper ventilation of the ceiling. The ceiling shall be installed in a manner that allows for proper fire protection of the ceiling.
2. The ceiling shall be installed in a manner that allows for proper fire protection of the ceiling. The ceiling shall be installed in a manner that allows for proper fire protection of the ceiling. The ceiling shall be installed in a manner that allows for proper fire protection of the ceiling.
3. The ceiling shall be installed in a manner that allows for proper fire protection of the ceiling. The ceiling shall be installed in a manner that allows for proper fire protection of the ceiling. The ceiling shall be installed in a manner that allows for proper fire protection of the ceiling.
4. The ceiling shall be installed in a manner that allows for proper fire protection of the ceiling. The ceiling shall be installed in a manner that allows for proper fire protection of the ceiling. The ceiling shall be installed in a manner that allows for proper fire protection of the ceiling.
5. The ceiling shall be installed in a manner that allows for proper fire protection of the ceiling. The ceiling shall be installed in a manner that allows for proper fire protection of the ceiling. The ceiling shall be installed in a manner that allows for proper fire protection of the ceiling.
6. The ceiling shall be installed in a manner that allows for proper fire protection of the ceiling. The ceiling shall be installed in a manner that allows for proper fire protection of the ceiling. The ceiling shall be installed in a manner that allows for proper fire protection of the ceiling.
7. The ceiling shall be installed in a manner that allows for proper fire protection of the ceiling. The ceiling shall be installed in a manner that allows for proper fire protection of the ceiling. The ceiling shall be installed in a manner that allows for proper fire protection of the ceiling.
8. The ceiling shall be installed in a manner that allows for proper fire protection of the ceiling. The ceiling shall be installed in a manner that allows for proper fire protection of the ceiling. The ceiling shall be installed in a manner that allows for proper fire protection of the ceiling.
9. The ceiling shall be installed in a manner that allows for proper fire protection of the ceiling. The ceiling shall be installed in a manner that allows for proper fire protection of the ceiling. The ceiling shall be installed in a manner that allows for proper fire protection of the ceiling.
10. The ceiling shall be installed in a manner that allows for proper fire protection of the ceiling. The ceiling shall be installed in a manner that allows for proper fire protection of the ceiling. The ceiling shall be installed in a manner that allows for proper fire protection of the ceiling.

ACCESSIBILITY GENERAL NOTES:

1. All new and existing entrances, exits, and other openings shall be provided with a minimum clear width of 36 inches. The clear width shall be measured between the vertical surfaces of the opening. The clear width shall be measured between the vertical surfaces of the opening. The clear width shall be measured between the vertical surfaces of the opening.
2. All new and existing entrances, exits, and other openings shall be provided with a minimum clear height of 80 inches. The clear height shall be measured from the finished floor to the lowest obstruction. The clear height shall be measured from the finished floor to the lowest obstruction. The clear height shall be measured from the finished floor to the lowest obstruction.
3. All new and existing entrances, exits, and other openings shall be provided with a minimum clear height of 80 inches. The clear height shall be measured from the finished floor to the lowest obstruction. The clear height shall be measured from the finished floor to the lowest obstruction. The clear height shall be measured from the finished floor to the lowest obstruction.
4. All new and existing entrances, exits, and other openings shall be provided with a minimum clear height of 80 inches. The clear height shall be measured from the finished floor to the lowest obstruction. The clear height shall be measured from the finished floor to the lowest obstruction. The clear height shall be measured from the finished floor to the lowest obstruction.
5. All new and existing entrances, exits, and other openings shall be provided with a minimum clear height of 80 inches. The clear height shall be measured from the finished floor to the lowest obstruction. The clear height shall be measured from the finished floor to the lowest obstruction. The clear height shall be measured from the finished floor to the lowest obstruction.
6. All new and existing entrances, exits, and other openings shall be provided with a minimum clear height of 80 inches. The clear height shall be measured from the finished floor to the lowest obstruction. The clear height shall be measured from the finished floor to the lowest obstruction. The clear height shall be measured from the finished floor to the lowest obstruction.
7. All new and existing entrances, exits, and other openings shall be provided with a minimum clear height of 80 inches. The clear height shall be measured from the finished floor to the lowest obstruction. The clear height shall be measured from the finished floor to the lowest obstruction. The clear height shall be measured from the finished floor to the lowest obstruction.
8. All new and existing entrances, exits, and other openings shall be provided with a minimum clear height of 80 inches. The clear height shall be measured from the finished floor to the lowest obstruction. The clear height shall be measured from the finished floor to the lowest obstruction. The clear height shall be measured from the finished floor to the lowest obstruction.
9. All new and existing entrances, exits, and other openings shall be provided with a minimum clear height of 80 inches. The clear height shall be measured from the finished floor to the lowest obstruction. The clear height shall be measured from the finished floor to the lowest obstruction. The clear height shall be measured from the finished floor to the lowest obstruction.
10. All new and existing entrances, exits, and other openings shall be provided with a minimum clear height of 80 inches. The clear height shall be measured from the finished floor to the lowest obstruction. The clear height shall be measured from the finished floor to the lowest obstruction. The clear height shall be measured from the finished floor to the lowest obstruction.



Improvement Floor Plan

2E Floor Plan Keynotes

1E

APRIL 2020