



City of Santa Barbara  
Community Development

**Memorandum**

DATE: September 17, 2015  
TO: Building & Fire Code Appeals Board  
FROM: Lonnie Cassidy, Building Plan Check Supervisor  
SUBJECT: Ratification of Hardship — 801 Garden St.

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**RATIFICATION OF HARDSHIPS**

Pursuant to the 2013 State Building Code, Section 11B-202.4 Exception 8, whenever the Building Official determines that application of all of the accessibility provisions of the code create an unreasonable hardship, the Building Official's determination must be ratified by the local Appeals Board. "Ratification" is a review and approval (by vote) of the basis for the granting of the hardship. The Appeals Board may choose to not ratify the Building Official's decision and then must give the Building Official additional direction relative to the extent of accessibility that the Board feels is reasonable.

According to the 2013 State Building Code definition of "Unreasonable Hardship", the question before the Appeals Board during any accessibility hardship ratification is this:

Is the extent of accessibility being required by the Building Official reasonable after considering the following?

- *The cost of providing access as prescribed by the Code*
- *The cost of all construction contemplated*
- *The impact of Code mandated access improvements on the financial feasibility of the project*
- *The nature of accessibility which would be gained or lost by granting a hardship*
- *The nature of the use of the facility under construction and its availability to persons with disabilities*

**PROJECT:**

In this particular situation, the existing 3 story mixed use building is undergoing extensive renovation. The extent of the work being proposed is estimated to be over \$750,000.00. This work would trigger the existing accessible parking stalls to be made current with the 2013 CBC accessibility requirements. Due to the existing post tensioned structural slab the applicant's engineer has determined that the existing ground level parking area cannot support the weight of the additional concrete slab that would be required to provide a level accessible parking stall and unloading access aisle.

Per CBC 11B-202.3 technically infeasible. In alterations, where the enforcing authority determines compliance with applicable requirements is technically infeasible, the alteration shall provide equivalent facilitation or comply with the requirements to the maximum extent feasible. The details of the finding that full compliance with the requirements is technically infeasible shall be recorded and entered into the files of the enforcing agency.

The applicant proposes to relocate the existing non-compliant accessible parking stall from the ground level to the basement floor and to provide an area of assisted rescue with a two way communication system in the event of an emergency.

#### RECOMMENDATION

In light of the above, the City Building Official recommends ratification of the building owner's request under CBC 11B-202.3 technically infeasible. A copy of the project's Access Compliance, Construction Valuation, Hardship forms and engineers statement have been attached in order to help clarify the costs associated with this recommendation.



City of Santa Barbara  
 Building & Safety Division  
**Building & Fire Code Board of Appeals**  
**Request for Appeal**

Community  
 Development  
 Department  
 630 Garden Street  
 805-564-5485

Project Address: 801 Garden Street New Case # BLD20 15-01134

Check One:  Residential Single Family  Residential Multi-family  Commercial  Mixed Use

Person Submitting Appeal: Eduardo deVicente, AIA Phone Number: 805-252-0340

Property Owner: FBK Investments, LLC

FEES: (as per current Fee Ordinance).\$ \_\_\_\_\_

Briefly describe the issue, including all applicable code section(s) : Existing non-conforming accessible parking to be relocated to basement level in an elevator building. Ground floor retrofit for full compliance is not possible due to Structural Infeasibility

Briefly describe the appeal which is being requested. Include the reason(s) for being unable to comply with the code requirements and provide any supporting documentation that may aid in the decision making process: See supporting letter or request describing in more detail the non-conforming issues and how we are addressing them to the best of our ability and where technical infeasibilities do not allow for full compliance

Signature of Applicant: *Eduardo deVicente* Date: 9/17/15

<u>THIS SPACE FOR OFFICE USE ONLY</u>			
		Approved	Denied
Fire Department review by: _____	Date: _____	<input type="checkbox"/>	<input type="checkbox"/>
Building & Safety review by: _____	Date: _____	<input type="checkbox"/>	<input type="checkbox"/>
Comments: _____			
_____			
_____			



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: 801 Garden Street

2. **BLD2015-0 01134**

3. Occupancy Classification: B AND R-2

4. Expected or potential use by persons with accessibility needs: EMPLOYEES AND OR VISITORS TO THE  
 MULTIPLE PROFESSIONAL OFFICE TENANTS AND RESIDENTIAL APARTMENTS

5. Reason for Hardship Request: THE EXISTING ACCESSIBLE PARKING LOCATIONS ON THE GROUND  
 FLOOR AND IN THE BASEMENT PARKING ARE IN AREAS THAT SLOPE 4-7% AND DO NOT  
 MEET THE 8'-2" VAN CLEARANCE. AFTER ANYLIZING LOCATIONS TO IMPROVE THE  
 SLOPE TO 2% IT WAS DETERMINED THAT LOCATING THE PARKING ON THE GROUND  
 FLOOR WAS TECHNICALLY INFEASIBLE FOR STRUCTURAL REASONS. LOCATING  
 THE ACCESSIBLE PARKING AT THE BASEMENT LEVEL IS FEASIBLE AND OUR  
 PROPOSED LOCATION.

6. Total adjusted cost of project (less accessibility requirements): \$ 750,000 (A)

20% of total cost of project: \$ 150,000 (20%A)

7. Path of Travel features to be constructed:

FEATURE	REMARKS	COST
Accessible entrance	<u>SIGNAGE</u>	<u>\$ 500</u>
Accessible route to altered area	<u>NEW ENTRY RAMP</u>	<u>\$ 16,000</u>
Parking	<u>1 VAN, 2 STD. IN BASEMENT</u>	<u>\$ 28,500</u>
At least one accessible restroom for each sex	<u>UPGRADE ALL 3 FLOORS</u>	<u>\$ 70,000</u>
Accessible telephones	<u>N/A</u>	<u>\$</u>
Drinking fountain	<u>NEW ON 2ND</u>	<u>\$ 4,000</u>
When possible, additional accessible elements	<u>SIGNAGE, ELEVATOR</u>	<u>\$ 5,750</u>

Total: \$ 124,750 (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: 801 GARDEN

**BLD2015-0 1134**

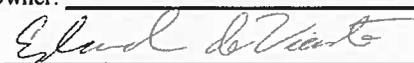
8. Accessibility features subject to unreasonable hardship:

FEATURE	REMARKS	COST
Accessible entrance	_____	\$ _____
Accessible route to altered area	_____	\$ _____
Parking	<b>@ GROUND FLOOR</b>	<b>\$ INFEASIBLE FOR STRUCTURAL REASONS</b>
At least one accessible restroom for each sex	_____	\$ _____
Accessible telephones	_____	\$ _____
Drinking fountain	_____	\$ _____
When possible, additional accessible elements	_____	\$ _____
		Total: \$ _____ (C)

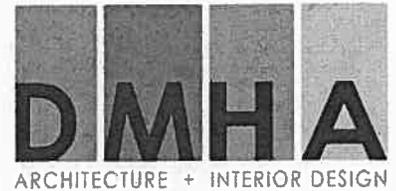
9. The accessibility features, that will be constructed, increase construction by 16.6 %. (B divided by A) Must be greater than 20% of A.

10. The accessibility features, subject to unreasonable hardship, would increase construction by N/A %. (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: DMHA - ED DEVICENTE, AIA AGENT  
 Signature:   
 Telephone number: 805-252-0340

<b>(office use only)</b>	
Building Division Approved by: _____	Title: _____
Signature: _____	Date: _____



September 22, 2015

Andrew Stuffer, Building Official  
City of Santa Barbara Building and Safety Division  
Email: [astuffer@santabarbaraca.gov](mailto:astuffer@santabarbaraca.gov)

**Re: Accessibility upgrades at 801 Garden Street and Tenant Improvements.**

Mr. Stuffer,

The Owner for the property at 801 Garden, FBK Investments, LLC has hired DMHA to assist them in alterations at 801 Garden Street. The building is a 3 story mixed-use building with basement parking, and is currently vacant except for 1 Commercial suite and 3 residential units. The alterations will be suite by suite to assist new tenants moving into the building. Some suites have leases signed and others will be renovated to a spec. suite standard which is turnkey ready. In an effort to facilitate the Tenant Improvements the Owner had a CALCASP survey completed by Chris Hansen and would like to address the non-compliant issues identified in the Common areas of the building. The individual tenant areas would address any non-compliant accessibility issues contained within those areas. The purpose of this letter is to accompany our Building Permit Submittal for Common Area improvements and describe in more detail areas of technical infeasibility we have discovered as we work to address the non-compliance issues raised in the CalCASP report. Additionally we would like to come to an agreement with Building and Safety on the timing of the proposed Accessibility improvements being made and occupancy for the new tenants.

This building was built in 1986 to 1987 and as a type V-1hr building with at Fire resistive substitution with sprinklers to a Type V-N. Under current codes we are classifying the building type V-A. The Gross SF per floor and occupancy was per original permit drawings:

Basement			
Parking	B-1	17,670 SF	
First Floor			
Parking	B-1	8,747 SF	
Office	B-2	6,745 SF	
Second Floor			
Office	B-2	9,786 SF	
Apartment	R-1	1,830 SF	
Third Floor			
Office	B-2	6,427 SF	

The building is constructed out of concrete, wood, steel, and CMU. The basement is a poured in place concrete structure with the first floor slab and a portion of second floor slab under the residential units being a post tensioned slab. The remainder second floor and third floor commercial spaces are steel primary structure with wood/TJI joist floors/roofs, and wood

wall infill. The building has an elevator from the Basement up through the commercial portions to the third floor with landings at each level. There are 3 exit stair systems throughout. The central stair and elevator shaft separate the lease spaces into a northern and southern half.

It is expected that with the improvements completed over the last 3 years and the forthcoming tenant improvements, the constructed value will exceed the ENR alterations threshold and 20% minimum of the construction budgets would be required to address the non-compliant accessible issues in the affected portions of the building.

On 3/15/15 Central Coast Access Specialists, LLC performed a CalCasp survey of the common area accessibility components. The report is attached for reference. The key issues discovered in the report are:

- Accessible parking does not meet current standards
- There is no adequate accessible path of travel from the right of way to the Building entry
- The front patio has no warning curb
- The restrooms are not accessible
- Although not noted in the report, the elevator was found to be compliant with current standards.

In our proposed improvements we evaluated how to best accommodate the 3 required accessible parking spaces. We quickly noted that the ground floor post tensioned parking slab slopes considerably (over 5%) and it would not be possible to address the 2% max slope at this level. As such we proposed to locate all 3 accessible stalls on the basement level where there is less slab slope. It will still require some feathering to achieve the max. 2% slope but with the elevator down to this basement we believe this is the best solution to achieve. Directional signage to the accessible basement level would be provided at the ground floor parking as they have different entrances. Unfortunately neither the ground level nor basement level parking areas has sufficient vertical clearance at the entry or throughout to provide a full 8'-2" clearance as required for accessibility. We have provided photos in the plan set with dimensions to existing service pipe infrastructure which is less than the required 8'-2". These systems cannot be relocated upwards and we feel this demonstrates a technical infeasibility. In our evaluation of the potential locations for the accessible parking spaces we placed them in the location that removed the most accessibility barriers. The proposed locations, provide access to the elevator/stair system, minimize conflicts with overhead service pipes, and have slopes that can be altered to achieve reasonable compliance.

Based on our 9/3/15 site walk with yourself, Elizabeth Sorgman and representatives of the Independent Living Resources Center, we proposed to provide accessible parking spaces at the basement level of the parking as we believe this achieves the highest level of compliance without being able to be fully compliant. To satisfy your concern regarding safety in the event of power loss to the elevator we have added a two-way communication to comply with CBC 1007.8 device in the stair well and identified an "AREA OF RESCUE". Additionally we will identify the blue striped curb public access space for vehicles that exceed 7'-0" clear.

For the required accessible path of travel from the main entry to the right of way we propose a new accessible ramp and modifications to the existing stairs and rails to come into compliance. Additionally we will add a screen wall at the edge of the patio with no warning curb to remove that hazard.

We propose to renovate the restrooms on the second floor to be fully complaint and meet the requirements in 11B202.4 Exception 8 providing at least one accessible restroom for each sex as part

of the Common Ada permit. The remainder of the restrooms on the third and first floors will be upgraded under their respective Tenant improvement permits to address non-compliance issues.

It is our hope that these improvements can be approved and constructed prior to tenants moving into the spaces. On similar projects in other jurisdictions the Building Official has allowed Temporary Certificates of Occupancy to tenants while the common area improvements are completed whereby final occupancy can be obtained. The acceptable argument in the past is that previous tenants have occupied the non-complaint spaces and the condition is no worse than prior to the new tenants moving in. While it is the Owners intent to expeditiously complete the required accessible upgrades, please consider this mechanism to allow temporary occupancy for tenants requiring permits.

Thank you for your consideration on these accessible improvements. We look forward to hearing back from you on an acceptable path forward addressing the non-compliant issues of the building and accommodating tenant improvements.

Sincerely,

A handwritten signature in black ink, appearing to read "Ed deVicente". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ed deVicente, AIA  
Owner / Principal  
DMHA Architecture + Interiors  
805.252.0340  
Ed@DMHAa.com

Perkins Engineering  
Mitch Perkins  
Ca PE 44575, Wa CE 35832, Nv CE 9037, NAFI Cert. 13483-6741  
226 East Canon Perdido, Unit A  
Santa Barbara, Ca 93101  
(805) 568-0880  
[perk@cox.net](mailto:perk@cox.net)

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July 31, 2015

Subject: **801 Garden Street, Accessible parking 'build-up'**  
**City of Santa Barbara, Ca**

The existing slab is a post tension slab. The required 'build-up' is at the end span condition.

The maximum depth of the varied thickness lightweight concrete topping slab, e.g. 115 p.c.f. concrete, should not exceed 8" at the referenced end span condition.

If you have any questions please call me at 805 568-0880

Sincerely,

  
Mitch Perkins  
Perkins Engineering

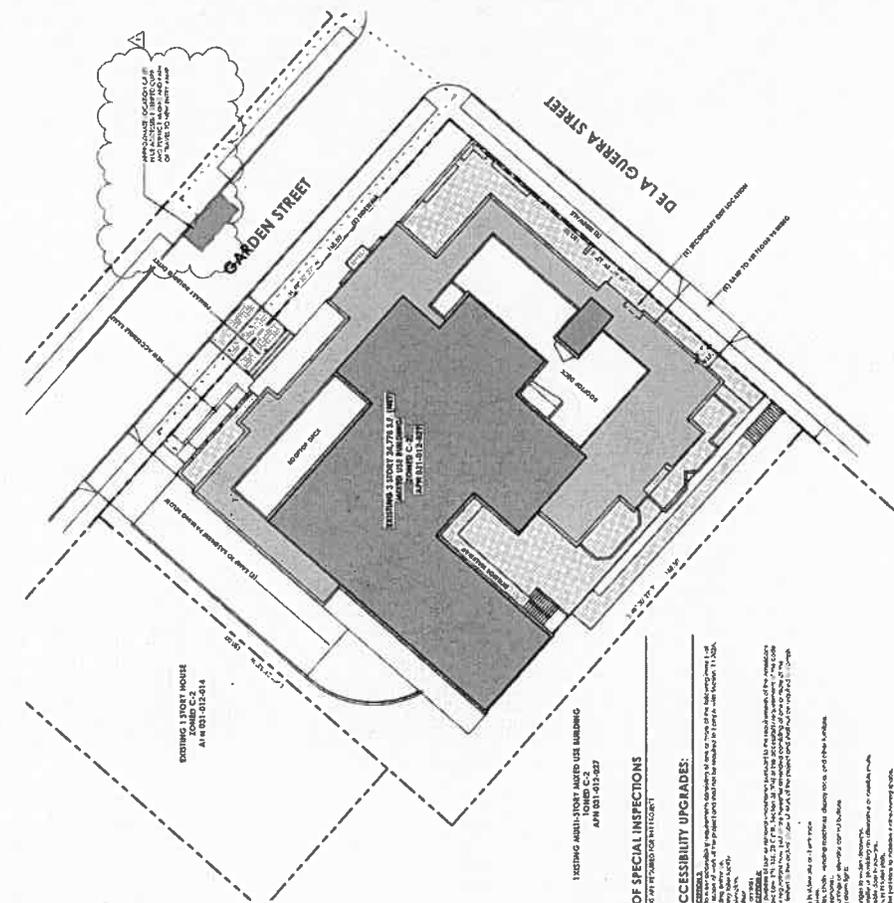




**SHEET INDEX**

- 0100 GENERAL NOTES
- 0200 SITE PLAN
- 0300 SITE PLAN - ACCESSIBLE SIDEWALK
- 0400 SITE PLAN - ACCESSIBLE DRIVEWAY
- 0500 SITE PLAN - ACCESSIBLE DRIVEWAY
- 0600 SITE PLAN - ACCESSIBLE DRIVEWAY
- 0700 SITE PLAN - ACCESSIBLE DRIVEWAY
- 0800 SITE PLAN - ACCESSIBLE DRIVEWAY
- 0900 SITE PLAN - ACCESSIBLE DRIVEWAY
- 1000 SITE PLAN - ACCESSIBLE DRIVEWAY
- 1100 SITE PLAN - ACCESSIBLE DRIVEWAY
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- 4900 SITE PLAN - ACCESSIBLE DRIVEWAY
- 5000 SITE PLAN - ACCESSIBLE DRIVEWAY

**Common Areas Improvements & Accessibility Upgrades**  
 801 Garden St.  
 Santa Barbara, CA 93101



**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT AND THE APPLICABLE AGENCIES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
7. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK.
9. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBMITTED FOR APPROVAL.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS.
11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES.
12. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
13. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT AND THE APPLICABLE AGENCIES.
14. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK.
15. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
17. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
18. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK.
19. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBMITTED FOR APPROVAL.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS.

**SCOPE OF PROJECT**

THE SCOPE OF THIS PROJECT IS TO PROVIDE ACCESSIBLE SIDEWALKS, DRIVEWAYS, AND RAMPWAYS TO THE BUILDING AT 801 GARDEN STREET, SANTA BARBARA, CALIFORNIA. THE PROJECT SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.

**PROJECT INFORMATION**

**PROJECT ADDRESS:** 801 GARDEN STREET, SANTA BARBARA, CA 93101  
**PROJECT NO.:** 13C108  
**DATE:** 04/15/2022

**CODE COMPLIANCE**

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- 3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT AND THE APPLICABLE AGENCIES.
- 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
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- 8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK.
- 9. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBMITTED FOR APPROVAL.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDS.

**BEST MANAGEMENT PRACTICES FOR CONSTRUCTION**

1. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT AND THE APPLICABLE AGENCIES.
3. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK.
4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
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8. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK.
10. ALL MATERIALS SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBMITTED FOR APPROVAL.

**STATEMENT OF SPECIAL INSPECTIONS**

THE ARCHITECT HAS REVIEWED THE SPECIAL INSPECTIONS AND HAS DETERMINED THAT THE SPECIAL INSPECTIONS ARE NECESSARY TO VERIFY THE QUALITY OF THE WORK AND TO ENSURE THAT THE WORK IS COMPLETED IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.

**BUILDING ACCESSIBILITY UPGRADES:**

1. SIDEWALKS SHALL BE CONCRETE WITH A MINIMUM WIDTH OF 48 INCHES.
2. DRIVEWAYS SHALL BE CONCRETE WITH A MINIMUM WIDTH OF 48 INCHES.
3. RAMPWAYS SHALL BE CONCRETE WITH A MINIMUM WIDTH OF 48 INCHES.
4. RAMPWAYS SHALL BE GRADED AT A MAXIMUM SLOPE OF 1:12.
5. RAMPWAYS SHALL BE FINISHED WITH A NON-SLIP SURFACE.
6. RAMPWAYS SHALL BE FINISHED WITH A MINIMUM CLEARANCE OF 66 INCHES.
7. RAMPWAYS SHALL BE FINISHED WITH A MINIMUM CLEARANCE OF 66 INCHES.
8. RAMPWAYS SHALL BE FINISHED WITH A MINIMUM CLEARANCE OF 66 INCHES.
9. RAMPWAYS SHALL BE FINISHED WITH A MINIMUM CLEARANCE OF 66 INCHES.
10. RAMPWAYS SHALL BE FINISHED WITH A MINIMUM CLEARANCE OF 66 INCHES.

**VICINITY MAP**



**WORKING DRAWINGS**  
**G001**  
 COVER SHEET

**801 Garden Street**  
 801 Garden St.  
 Santa Barbara, CA 93101  
**PROJECT #:** 13C108  
**NO. DESCRIPTION:** 13C108

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	04/15/2022
2	ISSUED FOR PERMIT	04/15/2022
3	ISSUED FOR PERMIT	04/15/2022
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5	ISSUED FOR PERMIT	04/15/2022
6	ISSUED FOR PERMIT	04/15/2022
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10	ISSUED FOR PERMIT	04/15/2022

FOR FURTHER INFORMATION, CONTACT THE ARCHITECT AT 1111 W. 17TH ST., SUITE 100, SAN MATEO, CA 94401. PHONE: (650) 598-1111. FAX: (650) 598-1112. EMAIL: DMHA@DMHA.COM. WEBSITE: WWW.DMHA.COM.



DATE

NO. 1	11/11/11	REVISION
NO. 2	11/11/11	REVISION
NO. 3	11/11/11	REVISION
NO. 4	11/11/11	REVISION
NO. 5	11/11/11	REVISION

**EXISTING CONDITIONS NOTES**

1. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE FIELD SURVEY. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
2. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE FIELD SURVEY. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
3. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE FIELD SURVEY. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
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5. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE FIELD SURVEY. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
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9. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE FIELD SURVEY. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
10. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND THE FIELD SURVEY. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.

**DEMOLITION NOTES**

1. DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.10, AND THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.11.
2. DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.10, AND THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.11.
3. DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.10, AND THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.11.
4. DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.10, AND THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.11.
5. DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.10, AND THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.11.
6. DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.10, AND THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.11.
7. DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.10, AND THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.11.
8. DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.10, AND THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.11.
9. DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.10, AND THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.11.
10. DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.10, AND THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.11.

**FLOOR PLAN GENERAL NOTES**

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO FACE UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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8. ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE TO FACE UNLESS OTHERWISE NOTED.
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GROUP	NO.	DESCRIPTION	DATE
1	1	REVISION	11/11/11
1	2	REVISION	11/11/11
1	3	REVISION	11/11/11
1	4	REVISION	11/11/11
1	5	REVISION	11/11/11

**GENERAL ACCESSIBILITY NOTES**

1. ALL NEW ACCESSIBLE ELEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.10, AND THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.11.
2. ALL NEW ACCESSIBLE ELEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.10, AND THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.11.
3. ALL NEW ACCESSIBLE ELEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.10, AND THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.11.
4. ALL NEW ACCESSIBLE ELEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.10, AND THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.11.
5. ALL NEW ACCESSIBLE ELEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.10, AND THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.11.
6. ALL NEW ACCESSIBLE ELEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.10, AND THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.11.
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8. ALL NEW ACCESSIBLE ELEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.10, AND THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.11.
9. ALL NEW ACCESSIBLE ELEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.10, AND THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.11.
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**AREA OF ASSISTED RESCUE**

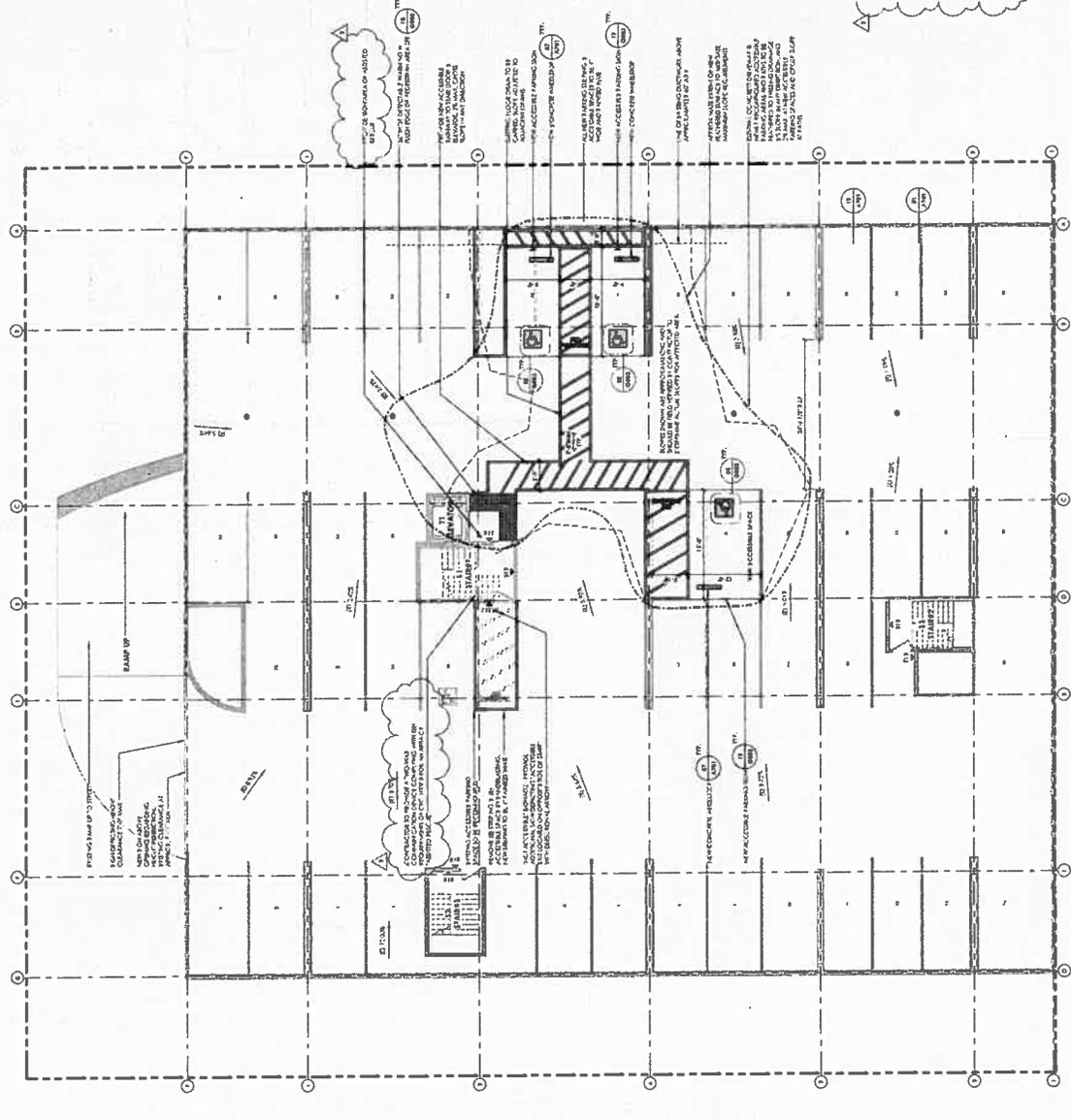
THE AREA OF ASSISTED RESCUE IS DEFINED AS THE AREA WHERE AN ASSISTED RESCUE PERSONNEL ARE REQUIRED TO BE AVAILABLE AT ALL TIMES. THIS AREA SHALL BE IDENTIFIED BY A DOTTED LINE ON THIS PLAN.

**ACCESSIBLE PARKING NOTE**

THE ACCESSIBLE PARKING SPACES SHOWN ON THIS PLAN ARE PROVIDED IN ACCORDANCE WITH THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.10, AND THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.11.

**DEMOLITION NOTES**

THE DEMOLITION WORK SHOWN ON THIS PLAN IS TO BE PERFORMED IN ACCORDANCE WITH THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.10, AND THE CALIFORNIA CONSTRUCTION CODE, TITLE 23, CHAPTER 1, DIVISION 1, PART 1.11.



**LEGEND**

AP - ACCESSIBLE PARKING SPACE  
 AS - ASSISTED RESCUE AREA  
 DEM - DEMOLITION  
 STAIR - STAIR  
 ELEV - ELEVATOR  
 MECH - MECHANICAL  
 CON - CONCRETE  
 FND - FOUNDATION  
 EL - ELECTRICAL  
 PL - PLUMBING

**PARKING COUNT THE LEVEL**  
 PROPOSED: 47 (1 ACC)

