

MCLAUGHLIN

41 NORTHRIDGE ROAD, SANTA BARBARA, CA



PROJECT DATA

SCOPE OF WORK -
 CONSTRUCT RETAINING WALL WITH ACCESS STAIRS, NEW GUARDRAIL, INSTALL CONCRETE PATIO ADDITION, REPLACE AND RELOCATE PORTABLE SPA, INSTALL BMP MEASURES AS NOTED ON BMP PLAN.

REMOVE THE FOLLOWING TO ABATE UNPERMITTED SITE WORK:

- RETAINING WALL SYSTEMS IN THE BACKYARD
- PORTION OF CONCRETE DECK WITHIN NORTHERN INTERIOR SETBACK
- PORTIONS OF AS-BUILT DRIVEWAY
- AS-BUILT SHED WITHIN SOUTHERN INTERIOR SETBACK

LOCATION: 41 NORTHRIDGE ROAD

APN: 055-120-004

JURISDICTION: CITY OF SANTA BARBARA

LAND USE ZONE: RS-1A

LOT SIZE: 29,834 SF

AVERAGE SLOPE OF PROPERTY: 31%

OCCUPANCY CLASSIFICATION (E): R-3

OCCUPANCY CLASSIFICATION (P): R-3

CONSTRUCTION TYPE: V-B

SPRINKLERS: NO

STORIES: 1

HEIGHT: 16'-6"

HIGH FIRE HAZARD AREA: YES

FLOOD ZONE: NO

STORMWATER MGT IMPERMEABLE AREAS (SF)	
REPLACED IMPERMEABLE	17
NEW IMPERMEABLE	333
SUBTOTAL	350
REMOVED IMPERMEABLE	496
350 SF = TIER 1	



1825 STATE STREET, STE 102
 SANTA BARBARA, CA 93101
 T: 805.845.6601
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MCLAUGHLIN
 RETAINING WALL REPLACEMENT

41 NORTHRIDGE ROAD
 SANTA BARBARA, CA 93105

PROJECT NO: 4795

CLIENT
 CHASE MCLAUGHLIN
 41 NORTHRIDGE ROAD
 SANTA BARBARA, CA 93105

G001	GENERAL
G002	PHOTO SURVEY
G003	WILDLAND INTERFACE NOTES
G004	WILDLAND INTERFACE NOTES
C001	GENERAL INFORMATION
C101	DEMOLITION PLAN
C102	GRADING
C103	SITE & BMP PLANS
C104	STORMWATER PLAN
C501	BMP DETAILS
C502	BMP DETAILS
C503	RETAINING WALL DETAILS
L101	PLANTING PLAN
A001	GENERAL NOTES
A101	DEMO SITE PLAN
A102	PROPOSED SITE PLAN
A103	FLOOR PLAN 1ST-STORY
A201	(E) & (P) ELEVATIONS
A501	ARCH DETAILS
A901	RENDERINGS

GN- GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO THE 2022 CBC, 2022 CRC, 2022 CMC, 2022 CEC, 2022 CPC, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, 2022 CFC, 2022 CA ENERGY COMMISSION STANDARDS & ALL CITY OF SANTA BARBARA AMENDMENTS AS ADOPTED IN SANTA BARBARA CITY ORDINANCE 6093
- UNLESS NOTED OTHERWISE, ALL MATERIALS AND EQUIPMENT TO BE INSTALLED PER THE APPLICABLE PROVISIONS OF THESE DOCUMENTS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS
- THESE DOCUMENTS CONVEY MINIMUM CONSTRUCTION REQUIREMENTS AND ARE TO BE USED WHERE THE APPLICABLE CONDITIONS OCCUR. MORE STRINGENT REQUIREMENTS STIPULATED WITHIN RELEVANT MANUFACTURER'S INSTALLATION INSTRUCTIONS WILL SUPERSEDE
- ALL WORK TO BE PERFORMED BY LICENSED & INSURED CONTRACTOR
- THE CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, AND TECHNIQUES FOR CONSTRUCTION
- ALL OSHA REGULATIONS SHALL BE FOLLOWED. GENERAL CONTRACTOR & EACH SUB-CONTRACTOR RESPONSIBLE FOR JOB-SITE SAFETY
- EACH SUBCONTRACTOR IS RESPONSIBLE FOR DEPOSITING DEBRIS RESULTING FROM THEIR WORK IN THE JOB-SITE CONTAINER
- ALL DIMENSIONS, UNLESS OTHERWISE INDICATED, ARE TO FACE OF STUD, CONCRETE, OR MASONRY
- SEE FORMS CF-1R & MF-1R SPECIFYING THE REQUIRED MANDATORY ENERGY FEATURES FOR: WALL/CEILING INSULATION, WINDOW AREAS AND TYPES, HVAC SYSTEMS AND EFFICIENCY, DUCT INSULATION AND TESTING, LIGHTING TYPE AND SWITCHING, AND PIPE/HEATER INSULATION. PROVIDE COMPLETED FORM CF-6R UPON FINAL INSTALLATION OF ALL ENERGY SYSTEMS
- PROJECTS WITH ZONING MODIFICATION APPROVALS, WITHIN 12" OF A SETBACK, OR WHERE CONDITIONS WARRANT, MAY REQUIRE A SURVEY TO VERIFY PROPOSED FOOTPRINT OF THE STRUCTURE PRIOR TO FOOTING INSPECTION. PROVIDE SURVEYOR VERIFICATION TO INSPECTOR IF REQUESTED BY BUILDING OFFICIAL
- UNO, ALL REFERENCED STRUCTURAL HARDWARE TO BE FROM SIMPSON STRONG-TIE (ESR-2523)
- AT THE TIME OF FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL, COMPACT DISC, OR WEB BASED REFERENCE SHALL BE PLACED IN THE BUILDING. THE MANUAL SHALL INCLUDE ALL OF THE ITEMS LISTED ON THE CALIFORNIA GREEN BUILDING STANDARDS CODE SECTION 4.410.1 [CGBC 4.410]

BMP- STORMWATER BEST MANAGEMENT PRACTICES

- DETAILED INFORMATION RELATING TO THE BEST MANAGEMENT PRACTICES SPECIFIED BELOW AND ELSEWHERE WITHIN THIS DOCUMENT CAN BE FOUND IN THE CALIFORNIA STORMWATER BMP HANDBOOK, AVAILABLE FOR DOWNLOAD AT [WWW.CABMP/HANDBOOKS.COM](http://www.cabmp.org/HANDBOOKS.COM) & <http://www.dot.ca.gov/hq/construct/stormwater/manuals.htm>
- GENERAL CONTRACTORS/CONTRACTORS AS APPLICABLE ARE RESPONSIBLE FOR THE TRAINING OF PERSONNEL IN THE PROPER DISPOSITION OF CONSTRUCTION WASTE & IMPLEMENTATION OF BMPs
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS A SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DEMANDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER
- PRESERVE EXISTING VEGETATION AT AREAS ON THE SITE WHERE NO CONSTRUCTION ACTIVITY IS PLANNED OR WILL OCCUR AT A LATER DATE
- WATER USED DURING CONSTRUCTION ACTIVITIES IS TO BE USED IN A MANNER THAT AVOIDS CAUSING EROSION AND/OR THAT TRANSPORTS POLLUTANTS OFF SITE
- DO NOT CLEAN, FUEL, OR MAINTAIN VEHICLES ON-SITE, EXCEPT IN DESIGNATED AREA WHERE WASH WATER IS CONTAINED & TREATED

Inspections shall be called in by Contractor for inspection 72 hours prior to needed inspection. The City will then route the request to the QSP Inspector or third party Company

STORMWATER SYSTEM OBSERVATIONS

- SW1 OBSERVE STORMWATER SYSTEM PRIOR TO PROJECT FINAL. WINDWARD TO PROVIDE STAMPED LETTER AT COMPLETION OF PROJECT STIPULATING THAT THE STORMWATER SYSTEM HAS BEEN INSTALLED AS APPROVED AND THAT IT COMPLIES WITH LOCAL REQUIREMENTS
- SW2 INSPECTIONS SHALL BE REQUESTED 72 HOURS IN ADVANCE

SPECIAL INSPECTION AGENCIES

BRAUN & ASSOCIATES INC.
 PO BOX 2004
 BUELLTON, CALIFORNIA 93427
 TEL: 805.688.5429
 FAX: 805.688.7239

SPECIAL INSPECTION & OBSERVATIONS GENERAL REQUIREMENTS

NOTICE TO THE APPLICANT/OWNER/ OWNER'S AGENT/ARCHITECT OR ENGINEER OF RECORD -

BY USING THIS PERMITTED CONSTRUCTION DRAWING SET FOR CONSTRUCTION OR INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES

NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/OWNER-BUILDER -

BY USING THIS PERMITTED CONSTRUCTION DRAWING SET FOR CONSTRUCTION OR INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES

THE SPECIAL INSPECTOR MUST BE RECOGNIZED BY THE CITY, IN THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION

THE CONSTRUCTION MATERIALS TESTING LABORATORY MUST BE APPROVED BY THE CITY FOR TESTING OF MATERIALS, SYSTEMS, COMPONENTS AND, EQUIPMENT

THE SPECIAL INSPECTIONS IDENTIFIED ON PLANS ARE, IN ADDITION TO, AND NOT A SUBSTITUTE FOR, THOSE INSPECTIONS REQUIRED TO BE PERFORMED BY THE LOCAL AUTHORITY BUILDING INSPECTOR

SI- SPECIAL INSPECTIONS & STRUCTURAL OBSERVATIONS

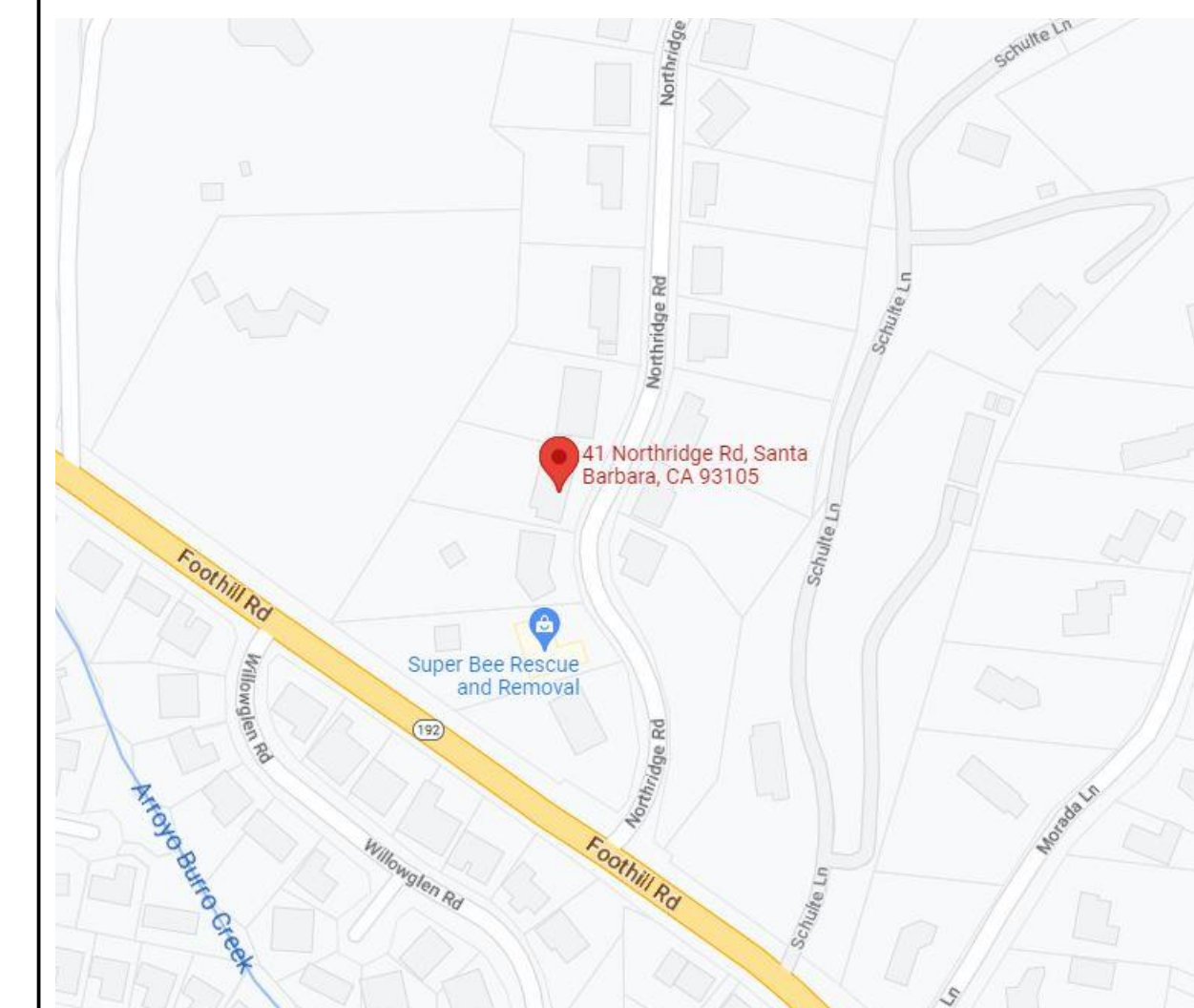
- ALL SPECIAL INSPECTIONS SHALL CONFORM TO CHAPTER 17 OF THE CALIFORNIA BUILDING CODE
- CONTRACTOR TO OBTAIN APPROPRIATE SPECIAL INSPECTION/OBSERVATION REPORT DOCUMENTATION PRIOR TO REQUESTING AN INSPECTION BY THE LOCAL BUILDING AUTHORITY
- DRILLED PIERS - CONTINUOUS INSPECTION DURING DRILLING OPERATIONS. MAINTAIN COMPLETE RECORDS FOR EACH PIER
- SOILS ENGINEER TO OBSERVE FOOTING EXCAVATIONS PRIOR TO PLACEMENT OF STEEL
- DRILLED PIER & GRADE BEAM - PERIODIC SPECIAL INSPECTION REQUIRED OF STEEL REINFORCEMENT
- STEEL - PERIODIC SPECIAL INSPECTION REQUIRED FOR SINGLE-PASS FILLET WELDS <= 5/16". EXCEPTION: WORK PERFORMED ON THE PREMISES OF A FABRICATOR AUTHORIZED TO DO SO WITHOUT SPECIAL INSPECTION
- ALL OTHER "STRUCTURAL" WELDING TO BE DONE AT AN AUTHORIZED FACILITY
- MASONRY - PERIODIC SPECIAL INSPECTION REQUIRED OF STEEL REINFORCEMENT
- WINDWARD TO OBSERVE REINFORCEMENT STEEL PRIOR TO CONCRETE PLACEMENT
- WINDWARD TO OBSERVE FRAMING & SHEAR WALL NAILING AFTER PLUMBING, MECHANICAL & ELECTRICAL ROUGH-IN WORK HAS BEEN COMPLETED
- EPOXY - UNO, PERIODIC INSPECTION REQUIRED FOR RETROFITTED ANCHOR BOLTS (13-S504 - CONC-EPOXY ANCHOR BOLT) OR DOWELS (14-S504 - CONC-DOWELS)
- WINDWARD TO OBSERVE STORMWATER PIPE AND INFILTRATION PLACEMENT AT SUBSURFACE DETENTION ZONE
- WINDWARD TO OBSERVE STORMWATER SYSTEM AT PROJECT FINAL
- CALL 48 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS

PROJECT TEAM

CLIENT:
 CHASE MCLAUGHLIN
 41 NORTHRIDGE ROAD
 SANTA BARBARA, CA 93105
 EMAIL: CHASE.MCLA@YAHOO.COM

DESIGN & ENGINEERING:
 WINDWARD DESIGN SERVICES, LLC
 1825 STATE STREET, STE 102
 SANTA BARBARA, CA 93101
 TEL: 805.845.6601
 EMAIL: INFO@WINDWARDENG.COM

SOILS:
 BRAUN & ASSOCIATES INC.
 PO BOX 2004
 BUELLTON, CALIFORNIA 93427
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VICINITY MAP

PUBLISHED: 4/4/2024 2:59 PM

DATES

06/20/2023	INITIAL
11/21/2023	ACL 1
12/20/2023	ACL 2
04/02/2024	ACL 3

SCALE AS NOTED

CREATED BY: WDS

SHEET
 GENERAL

G001

SHEET SIZE 24X36



1 HOUSE FRONT
NOT TO SCALE



2 HOUSE REAR
NOT TO SCALE



3 HOUSE REAR (DISTANCE)
NOT TO SCALE



4 HOUSE REAR AERIAL
NOT TO SCALE



5 HOUSE DECK
NOT TO SCALE



6 HOUSE DECK (FIREPIT)
NOT TO SCALE



7 HOUSE DECK (FIREPIT)
NOT TO SCALE

General Notes:

Wildland-Urban Interface Area Construction Requirements:

(Note: Refer to Santa Barbara County High Fire Notes/Details Sheet for additional info.)

- Roof covering for structures located within a State or Local Agency Very-High Fire Hazard Severity Zone pursuant CRC Section R337 is to be a fire-retardant roof covering that is at least Class A. Roof covering for structures in the Montecito Fire Protection District is to be fire-retardant roof covering that is at least Class A. Provide listing report number of approved Class A roofing on plans. [CRC R902; Montecito Fire Protection District Ordinance]
- Roof covering for structures located within a State Agency High Fire Hazard Severity Zone or a Wildland-Urban Interface Fire Area pursuant CRC Section R337 is to be a fire-retardant roof covering that is at least Class A or B. Provide approval listing for Class A roof assembly and incorporate any construction methods or materials into the plans. [CRC R902]
- When provided, valley flashings subject to CRC Section R337 are not to be less than 26 galvanized sheet gauge corrosion resistant metal installed over a minimum 36" wide underlayment consisting of one layer of minimum 72 pound mineral surfaced non-perforated cap sheet complying with ASTM D3909 installed over the combustible decking. [CRC R337.5.3]
- Roof gutters subject to CRC Section R337 to be provided with means to prevent the accumulation of leaves and debris in the gutter. [CRC R337.5.4]
- Ventilation openings for gable end vents, ridge ends, underfloor crawl spaces and all other ventilation vents that mount in a vertical wall shall be fully covered with Wildland Flame and Ember resistant (WUI) vents approved and listed by the California State Fire Marshal, or WUI vents listed to ASTM E2886. [CRC R337.6]
- Exterior glazing (exterior windows, exterior glazed doors, glazed openings within exterior doors, glazed openings within exterior garage doors, exterior structural glass veneer, skylights, vents) subject to CRC Section R337 are to be multi-pane glazing with a minimum of one tempered pane, or glass block units, or have a fire resistance rating of not less than 20 minutes when tested in accordance with ASTM 257, or conform to the performance requirements of SFM 12-7A-2. [CRC 337.8]
- Operable skylights shall be protected by a noncombustible mesh screen with maximum opening not to exceed 1/8 inch. [CRC R337.8.2.2]
- Exterior doors shall comply with one of the following: 1. Exterior surface or cladding shall be of non-combustible or ignition resistant material or, 2. Shall be constructed of solid core wood that comply with the following: stile and rails shall not be less than 1-3/8 inches thick, raised panels shall not be less than 1-1/4 inches thick, except for the exterior perimeter of the raised panel that may taper to a tongue not less than 3/8 inch thick, 3. Shall have a fire-resistance rating of not less than 20 minutes when tested according to NFPA 252, 4. Shall be tested to the performance requirements of SFM Standard 12-7A-1. [CRC R337.8.3]
- Perimeter gap at exterior garage doors shall not exceed 1/8" to prevent intrusion of embers. Gaps between the doors and door openings shall be provided with weather stripping products meeting ASTM D638 and exhibit a V-2 or better flammability rating when tested to UL 94 standard, shall be designed with door overlaps onto jams and headers, or shall have door jams and headers covered with metal flashing. [CRC R337.8.4]

Cal Green Requirements:

- Mandatory provisions of Chapter 4 of the California Green Building Standards Code apply to new residential buildings, additions or alterations of existing residential buildings where the addition or alteration increases the buildings conditioned area, volume or size. The requirements apply only to and/or within the specific area of the addition or alteration. [CGBSC 301.1.1]
- An approved County sorting/recycling facility must be utilized for construction waste management to comply with Construction Waste Reduction, Disposal and Recycling provisions of California Green Building Standards Code Section 4.408.1 (minimum 65% non-hazardous materials recycled and/or salvaged for re-use). [CGBSC 4.408]
- At the time of final inspection, an operation & maintenance manual, compact disc or web based reference shall be placed in the building. This manual shall include all of the items listed on California Green Building Standards Code Section 4.410.1. [CGBSC 4.410]
- Residences built and available for use on or before January 1, 1994 undergoing alterations and/or additions are to replace all non-compliant plumbing fixtures with water-conserving plumbing fixtures. Non-compliant plumbing fixtures are as follows: (1) any toilet manufactured to use more than 1.6 gallons of water per flush, (2) any urinal manufactured to use more than one gallon of water per flush, (3) showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute, (4) any interior faucet that emits more than 2.2 gallons of water per minute. [CGBSC 4.303; California Civil Code Section 1101.1]
- Water closets, showerheads and lavatory faucets are to be water-conserving type plumbing fixtures and meet the following criteria: (1) the effective flush of water closets shall not exceed 1.28 gallons per flush, (2) showerheads shall have a maximum flow rate of 1.8 gallons per minute at 80 psi, (3) lavatory faucets shall have a

maximum flow rate of 1.2 gallons per minute at 60 psi and shall have a minimum flow rate of 0.8 gallons per minute at 20 psi. [CGBSC 4.303]

- Kitchen faucets shall have a maximum flow rate of 1.8 gallons per minute at 60 psi. Faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi. [CGBSC 4.303]
- When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time. (Note: A hand-held shower is to be considered a showerhead for purposes of this provision) [CGBSC 4.303]

Safety Glazing:

- Provide safety glazing in all fixed and operable panels of swinging, sliding and bi-fold doors. [CRC R308.4]
- Unless there is an intervening wall or other permanent barrier, provide safety glazing in sidelights or windows adjacent to a door where the bottom edge of sidelight/window is less than 60 inches above the floor or walking surface, and the nearest vertical edge is within a 24" of either side of the door in a closed position or where the glazing on a wall is less than 180 degrees from the plane of the door in a closed position and within 24" of the hinge side of an in-swinging door. [CRC R308.4.2]
- Unless protected by a horizontal protective railing at 34 inches to 38 inches above finish floor capable of withstanding a horizontal load of 50 pounds per linear foot, provide safety glazing at fixed or operable panels exceeding 9 square feet where the lower edge of the glazing is less than 18 inches above finish floor, the top edge is more than 36 inches above the floor and there are one or more walking surfaces within 36 inches of the glazing. [CRC R308.4.3]
- Provide safety glazing in glass railings or balusters. Structural glass baluster panels shall be installed with an attached top rail or handrail supported by not less than three glass baluster panels, or shall be otherwise supported to remain in place should one glass baluster panel fail. [CRC R308.4.4]
- Provide safety glazing in enclosures for or walls facing hot tubs, spas, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom edge of the glass is less than 60 inches from the floor and within 5 feet of the water's edge measured horizontally and in a straight line from the water's edge of a bathtub, hot tub, spa, whirlpool or swimming pool or from the edge of a shower, sauna or steam room. [CRC R308.4.5]
- Provide safety glazing at fixed or operable panels where the bottom edge of glass is less than 36 inches above the plane of the adjacent walking surfaces of stairways and intermediate landings. [CRC R308.4.6]
- Fixed or operable glass panels adjacent to the landing at the bottom of a stairway where the glazing is less than 36 inches above the landing and within a 60 inch horizontal arc less than 180 degrees from the bottom tread nosing shall be provided with safety glazing unless protected by a guard or handrail complying with CRC R312 and the plane of glass is more than 18" from the guard. [CRC R308.4.7]

Attic Access:

- Provide minimum 22"x 30" access to attics that exceed 30 square feet in area and have a vertical height of 30 inches or greater and shall be located in a hallway or other readily accessible location. Where a FAU or water heater is installed in the attic or under-floor space, the access opening shall be sized to accommodate the largest component of the equipment in such space, and not less than 22"x30". [CRC R807, CMC 304.4]

Electrical Requirements:

- Electrical panelboards and metal boxes in common wall(s) between garage and dwelling shall be protected from fire for membrane penetrations [CRC R302.6].
- All non-locking type 125-volt, 15 and 20 ampere receptacles in a dwelling unit shall be listed tamper-resistant receptacles. (Exceptions: (1) receptacles more than 5'-6" above the floor, (2) receptacles part of a luminaire or appliance, (3) a single receptacle or a duplex receptacle for two appliances that are not easily moved and located within dedicated space and are chord-and-plug connected as per CEC 400.10(A)(6), (A)(7) or (A)(8), and (4) non-grounding receptacles used for replacements as permitted in CEC 406.4 (D) (2) (a). [CEC 406.12]
- All 120-volt, single phase, 15 and 20 ampere branch circuits supplying outlets or devices installed in dwelling unit kitchen, family room, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry areas, or similar rooms or areas shall be protected by a listed arc-fault/branch circuit interrupter, combination type, a branch/feeder type, a listed supplemental arc protection circuit breaker installed to provide protection of the branch circuit. [CEC 210.12(A)(1) through (6)].
- Where branch-circuit wiring is modified, replaced or extended in areas specified in CEC 210.12(A), the branch circuit shall be protected by either a listed combination-type AFCI located at the origin of the branch circuit or a listed outlet branch-circuit type AFCI located at the

first receptacle of the existing branch circuit. [CEC 210.12 (D)]

- Electrical receptacle location/spacing shall be provided at wall spaces 2 feet or wider, not more than 6 feet from openings, not more than 12 feet on center. These receptacles are in addition to any receptacle that is part of a luminaire, appliance, controlled by a switch or located within cabinets or cupboards. Note that fixed glazing panels are considered wall space for purposes of this code section. [CEC 210.52(A)(1)(2)].
- In kitchen, pantries, breakfast rooms, dining rooms and similar areas, countertop and work surface receptacles shall be provided at each section of countertop and work surface 12" or wider. Receptacles are to be spaced such that no point along the wall line is more than 24" measured horizontally from a receptacle outlet in that space. Countertop space shall be considered continuous when the space is 12" or deeper behind a sink, countertop cooking unit or range placed parallel to a wall or 18" or deeper behind a sink, countertop cooking unit or range placed in a corner configuration (the 18" is measured to the inside corner of the wall along a line that is perpendicular to the rear of the sink, countertop cooking unit or range). [CEC 210.52(C)].
- Provide a minimum of (1) waterproof/GFCI outdoor receptacle at front and rear of structure. All exterior outlets shall be waterproof/GFCI outdoor receptacles. [CEC 210.52 (E)(1)].
- At least one receptacle outlet, in addition to those required for specific equipment, shall be installed in each basement, in each attached garage, and in each detached garage and/or accessory building with electric power. [CEC 210.52 (G)(1)].
- In garages at least one receptacle outlet shall be installed for each car space. [CEC 210.52 (G)(1)].
- At least one 120-volt, 20-amp dedicated branch circuit shall be installed to supply receptacle outlets in attached and detached garages with electric power. [CEC 210.11(C)(4)]
- At least one receptacle outlet shall be installed in each hallway 10 feet or more in length (hallway length shall be considered the length along the centerline of the hallway without passing through a doorway). [CEC 210.52(H)]
- Receptacle outlets are required within 3' of the outside edge of each basin and shall be located on the wall or partition adjacent to the basin or in the countertop. Countertop receptacles must be listed for that use. Receptacles are to be GFCI protected. [CEC 210.52]
- Provide a waterproof/GFCI outdoor receptacle within the perimeter of balconies, decks and porches that are attached to a dwelling unit and are accessible from the inside of the dwelling unit. [CEC 210.52 (E)(3)].
- Provide a GFIC 15 or 20 amp receptacle at unfinished basement in addition to those specific for equipment. [CEC 210.52(G)]
- Indicate (1) GFCI/WP outlet within 25 feet of the air conditioning unit and a disconnect switch. [CEC 210.63]
- Provide separate disconnect means (if panelboard or other disconnecting means are not within sight) for mini-split systems. [CMC 301.4, CEC 430.102, 440.8, 430.87 Ex (1), 430.12, 440.14]
- All kitchen countertop receptacles are to be GFCI protected. Receptacles within 6 feet from the top inside edge of the bowl of the sink, receptacles within 6 feet of the outside edge of any bathtub or shower stall, and receptacles in laundry areas are to be GFCI protected. [CEC 210.8]
- All receptacles in bathrooms shall be GFCI protected. [CEC 210.8].
- Receptacles on undedicated circuits in garage and unfinished basements to be GFCI protected. [CEC 210.8].
- All receptacles in damp or wet locations (WP) shall be listed weather-resistant type and be GFCI protected. An outlet box hood installed for this purpose shall be listed and identified as "Extra Duty". [CEC 406.9].

Lighting Fixtures - Switching Requirements:

- Provide a minimum of one wall switch controlled lighting outlet in every habitable room: bathroom, hallways, stairways, attached garages, detached garages with electrical power and every outdoor entrance or exit which provides grade level access. [CEC 210.70].
 - Where one or more lighting outlets are installed at interior stairways, there shall be a wall switch at each floor level. Any landing level that includes an entry way where the stairway between floor levels has six or more risers shall also be provided with a switch. [CEC 210.70]
- ### Smoke Detectors/Carbon Monoxide Alarms:
- Provide 120 volt hard-wired, interconnected smoke alarms: (with battery back-up) at all new construction per CRC R314.3. They are to be provided:
 - One in each sleeping room(s).
 - On the wall or ceiling outside each separate sleeping area in the immediate vicinity of the bedrooms.
 - Minimum of (1) detector in each story including basements and habitable attics (with alarm audible in sleeping rooms).
 - Alterations, repairs and additions to dwelling units shall be provided with smoke alarms. Smoke alarms are required to be installed in existing sleeping rooms and areas providing access to sleeping areas in addition to those required for new construction (CRC R314.6). Unless the repair or remodel

does not involve the removal of wall and ceiling finishes and there is no means of access by means of an attic, basement, or crawlspace, alarms are to be interconnected such that activation of one alarm shall activate all of the alarms in that individual unit. They are to be provided:

- In each sleeping room(s).
 - On the wall or ceiling outside each separate sleeping area in the immediate vicinity of the bedrooms.
 - Minimum of (1) detector in each story including basements and habitable attics (with alarm audible in sleeping rooms).
- Per CRC R315, provide 120 volt hard-wired, interconnected Carbon Monoxide Alarm (with battery back-up) at all new dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units or sleeping units that have attached garages. Alarms are to be interconnected such that activation of one alarm shall activate all of the alarms in that individual unit. They are to be provided:
 - Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s)
 - On every level of a dwelling unit including basements
 - Alterations, repairs and additions to dwelling units shall be provided with Carbon Monoxide Alarm. Carbon Monoxide Alarm (with battery back-up) are required to be installed in all dwelling units and in sleeping units within which fuel-burning appliances are installed and in dwelling units or sleeping units that have attached garages (CRC R315.2). Unless the repair or remodel does not involve the removal of wall and ceiling finishes and there is no means of access by means of an attic, basement, or crawlspace, alarms are to be interconnected such that activation of one alarm shall activate all of the alarms in that individual unit. They are to be provided:
 - Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s)
 - On every level of a dwelling unit including basements

Electric Vehicle Charging Stations:

- New one- and two-family dwellings with attached private garages are to comply with Section A4.106.4.1 and Section A4.106.4.1.1 of the California Green Building Standards Code to facilitate future installation and use of EV chargers. For each dwelling unit, install a minimum 1" inside diameter listed raceway to accommodate a dedicated 208/240v branch circuit. Raceway shall originate at main or sub panel and terminate in a listed box in close proximity to the proposed EV charger location. Raceways must be continuous at enclosed, inaccessible, or concealed spaces. Service panel shall provide capacity to install 40 amp minimum dedicated branch circuit and spaces reserved to permit installation of a branch circuit overcurrent device, identify the reserved space and raceway termination for future EV as "EV CAPABLE." [CRC R309.8]

Energy Conservation Requirements:

- All interior residential lighting is to be high efficacy. Luminaires with integral sources (e.g., LED luminaires) and changeable lamps must be CEC certified as meeting the requirements of JA8.
- Lighting not automatically classified as high efficacy by the CA Energy Commission (e.g., pin-based fluorescent luminaires, pulse-start halide luminaires, high pressure sodium luminaries) is to have a light source or lamp installed in them at the time of inspection that meets the requirements of Joint Appendix JA8.
- Recessed down-lighting is to contain light sources that are JA8-certified, shall not contain screw based lamps and shall not contain light sources that are labeled "not for use in enclosed fixtures" or "not for use in recessed fixtures". They shall be listed for zero clearance, have a label that certifies the luminaire as airtight when tested in accordance with ASTM E283 (with the exception of exhaust fan housings) and be readily accessible for ballast or driver maintenance and replacement.
- Except for closets less than 70 square feet and hallways, all luminaires that are installed with JA8-certified light sources are required to be controlled by either a dimmer or vacancy sensor.
- The number of electrical boxes located more than 5 feet above finished floor that do not contain a luminaire or other device shall not exceed the number of bedrooms. These boxes must be served by a dimmer, vacancy sensor or fan speed control. [California Energy Code Section 150 (k) 1 (B)]
- At least one luminaire each bathroom, garage, laundry room, and utility room shall be controlled by a manual on/automatic-off vacancy sensor. [California Energy Code Section 150 (k) 2 (J)]
- Outdoor lighting permanently mounted to a single family dwelling or other buildings in the same lot shall be high efficacy and must be controlled by an on/off switch that does not override to ON as listed below. Also, the lighting must by one of the following methods:
 - Controlled by photocell and motion sensor. Controls that override to ON shall not be allowed unless the override automatically reactivates the motion sensor within 6 hours, or
 - Controlled by any of the following:
 - Photocell and automatic time switch control. Controls that override to ON shall not be allowed unless the override automatically return the photo-control and automatic time switch control to its normal operation within 6 hours, or
 - Astronomical time clock. Controls that override to ON shall not be allowed unless the override automatically return the astronomical clock its normal operation within 6 hours and which is programmed to automatically turn the outdoor lighting OFF during daylight hours, or
 - Energy management control system which meets all of the following requirements. At a minimum provides the functionality of an astronomical time clock in accordance with Section 110.9 of the

standards; meets the Installation Certification requirements in Section 130.4 of the standards; meets the requirements for an EMCS in Section 130.5 of the standards; does not have an override or bypass switch that allows the luminaire to be always ON; and, is programmed to automatically turn the outdoor lighting OFF during daylight hours.

- Water heating systems using gas or propane water heaters to serve individual dwelling units shall include: (1) a dedicated 125 volt, 20 amp electrical receptacle that is connected to the electric panel with a 120/240 volt 3 conductor, 10 AWG copper branch circuit within 3 feet of water heater and accessible to the water heater with no obstructions (see additional requirements for the field), (2) a category III or IV vent or a Type B vent with straight pipe between the outside termination and the space where the water heater is installed, (3) a condensate drain that is no more than 2" higher than the base of the installed water heater and allows natural draining without pump assistance, and (4) a gas supply line with a capacity of at least 200,000 Btu/hr. [CEC 150.0(n)(1)(a)]

Plumbing Requirements:

- Provide a 30" clear width and 24" clear space in front of the water closet. [CPC 402.5]
- Showers are to have a minimum interior area of 1024 square inches and shall be capable of encompassing a 30 inch circle. [CPC 408.6]
- Gas sediment traps shall be provided and installed downstream of the appliance shutoff valve as close to the inlet of the appliance as practical, before the flex connector for gas Furnaces, Water Heaters and Pool Heaters. [CPC 1212.9]
- No domestic dishwashing machine shall be directly connected to a drainage system or food waste disposer without the use of an approved dishwasher air gap fitting on the discharge side of the dishwashing machine. Listed air gaps shall be installed with the flood-level (FL) marking at or above the flood level of the sink or drainboard, whichever is higher. [CPC 807.3]
- CPVC and PEX piping used for domestic purposes shall be flushed as prescribed in CPC 604.1.1 and 604.1.2 and a FLUSH & TAG document shall be provided to the homeowner per CPC 604 at time of final inspection.
- Shower receptors (pans) shall be tested for watertightness by filling with water to the level of the rough threshold. The test plug shall be so placed that both upper and under sides of the subpan shall be subject to the test at the point where it is clamped to the drain. Roll-in shower receptors (curb-less) shall have a temporary curb built to a minimum height of 2" from the center of the drain for such testing. [CPC 408.7.5]

Mechanical Requirements:

- Provide minimum 30 inches in depth, width & height of unobstructed working space in front of warm-air furnace. [CMC 304].
- Provide a 42" high guard where any portion of rooftop equipment is less than 6 feet from the edge of a roof or similar hazard. [CMC 303]
- Access opening to attic or under floor furnace shall be no more than 20 feet from furnace. [CMC 304.4].
- Provide protection from damage to furnace or other gas-fired equipment by automobiles, at rear of garage. Pilots, burners, or heating elements shall be 18" minimum above floor. [CMC 305].
- Condensate line clean-out shall be provided for all primary condensate piping at each condensing appliance. [CMC 310.3.1]
- Refrigerant access port protection shall be provided with locking-type tamper-resistant caps or in a manner approved by AHJ. [CMC 1105.11 incl. Ex.]
- Provide air conditioning unit with seismic anchorage on min. 4" concrete slab 3" above grade. [CMC 303.4] Installations over pre-manufactured PVC pads shall be anchored to the grade as approved by AHJ.
- Provide permanent identification of equipment where more than one heating, cooling, ventilation, or refrigerating system is installed on the roof of a building or within a building, identifying the area or space served by the equipment. [CMC 303.6]
- Installed air conditioning and heat pump outdoor condensing units shall have a clearance of at least five (5) feet from the outlet of any dryer vent. [CEC 150.0(h)(3)(A)]
- Kitchens are to be provided with an exhaust fan with an exhaust rate of 100 cfm minimum for intermittent exhaust or 5 air changes per hour if continuous. Kitchen hood systems that vent air to the outside may be used for this purpose. [California Energy Code Section 150(o)]
- Rooms containing a bathtub, shower, spa, or similar source of moisture are to be provided with an exhaust fan with an exhaust rate of 50 cfm minimum intermittent or 20 cfm continuous, ducted to the exterior of the building. Please indicate this on the floor plan or electrical floor plan. Unless it functions as a component of a whole house ventilation system, it must be controlled by a readily accessible humidistat and shall be Energy Star compliant. [CGBSC 4.506; California Energy Code Section 150(o)]
- Clothes dryer to be vented outside and equipped with a back draft damper. Vent is to have maximum vertical and horizontal length including (2) 90 degree elbows of 14 feet. A length of 2 feet shall be deducted for each elbow in excess of two. If a dryer booster fan is proposed, please specify compatible fan on plans. [CMC 504.4]

MCLAUGHLIN

RETAINING WALL REPLACEMENT

41 NORTHDRIDGE ROAD
SANTA BARBARA, CA 93105

PROJECT NO: 4795

CLIENT

CHASE MCLAUGHLIN
41 NORTHDRIDGE ROAD
SANTA BARBARA, CA 93105

G001	GENERAL
G002	PHOTO SURVEY
G003	WILDLAND INTERFACE NOTES
G004	WILDLAND INTERFACE NOTES
C001	GENERAL INFORMATION
C101	DEMOLITION PLAN
C102	GRADING
C103	SITE & BMP PLANS
C104	STORMWATER PLAN
C501	BMP DETAILS
C502	BMP DETAILS
C503	RETAINING WALL DETAILS
L101	PLANTING PLAN
A001	GENERAL NOTES
A101	DEMO SITE PLAN
A102	PROPOSED SITE PLAN
A103	FLOOR PLAN 1ST-STORY
A201	(E) & (P) ELEVATIONS
A501	ARCH DETAILS
A901	RENDERINGS

PUBLISHED: 4/4/2024 3:00 PM

DATES

06/20/2023	INITIAL
11/21/2023	ACL 1
12/20/2023	ACL 2
04/02/2024	ACL 3

SCALE AS NOTED

CREATED BY: WDS

SHEET

WILDLAND INTERFACE
NOTES

G003

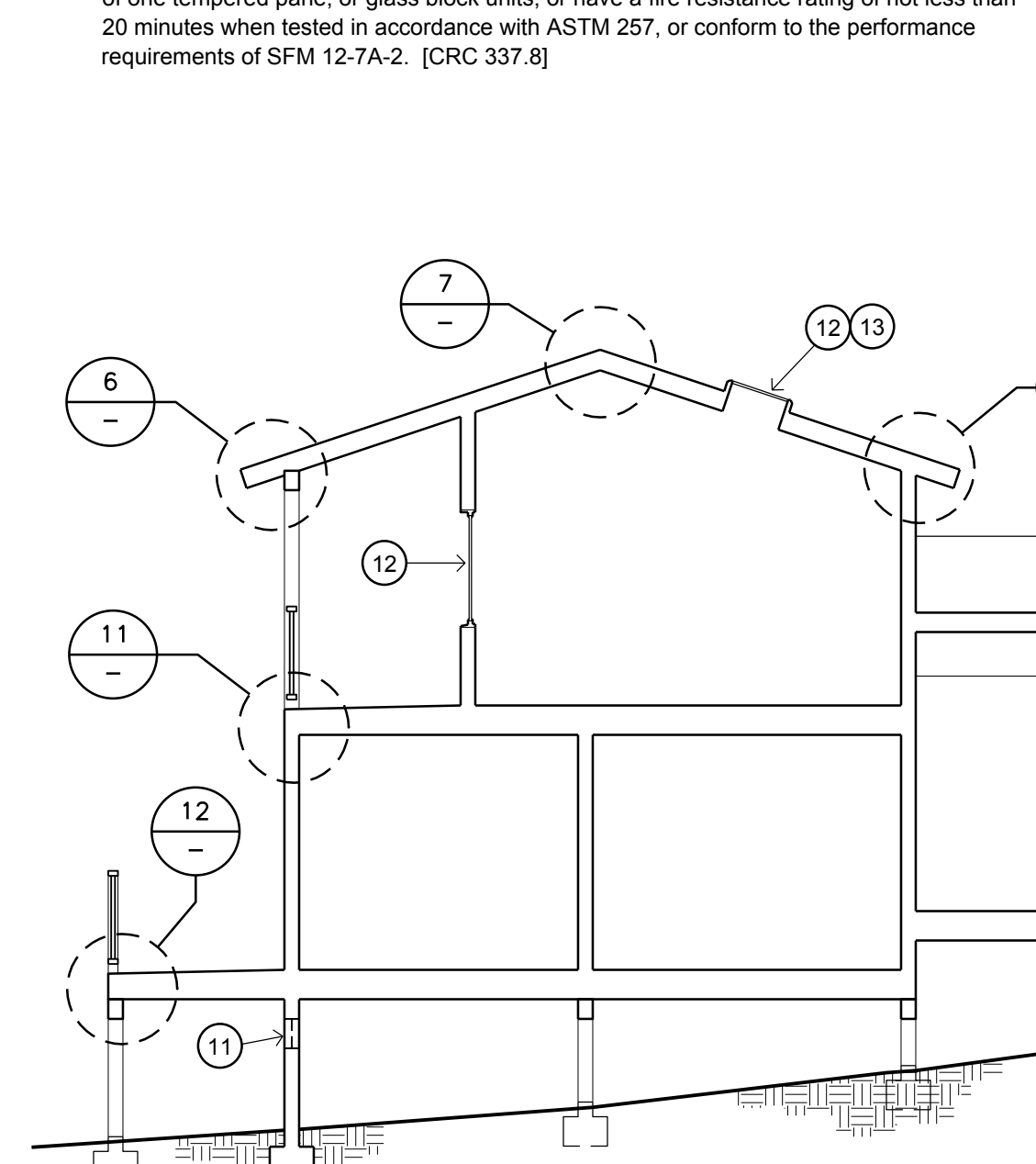
Wildland-Urban Interface Area Construction

1. Roof covering for structures located within a State or Local Agency Very-High Fire Hazard Severity Zone pursuant to CRC Section R337.13 is to be a fire-retardant Class A roof covering. Roof covering for structures in the Montecito Fire Protection District is to be fire-retardant Class A roof covering. Provide listing report number of approved Class A roofing on plans. [CRC R302; Montecito Fire Protection District Ordinance]
2. Where the roofing profile has an airspace under the roof covering, installed over a combustible deck, a 72 pound cap sheet complying with ASTM D3909 Standard Specifications for "Asphalt Rolled Roofing (Glass Felt) Surfaced with Mineral Granules," shall be installed over the roof deck. Bird stops shall be used at the eaves when the profile fits, to prevent debris at eave. Hip and ridge caps shall be mudded in to prevent intrusion of fire or embers. (Exception: Cap sheet is not required when no less than 1 inch of mineral wool board or other noncombustible material is located between the roofing material and wood framing or deck.)
3. When provided, valley flashings subject to CRC Section R337 are not to be less than 26 gauge sheet gauge corrosion resistant metal installed over a minimum 3/8" wide underlayment consisting of one layer of minimum 72 pound mineral surfaced non-perforated cap sheet complying with ASTM D3909 installed over the combustible decking. [CRC R337.5.3]
4. Roof gutters subject to CRC Section R337 to be provided with means to prevent the accumulation of leaves and debris in the gutter. [CRC R337.5.4]
5. Except for minimum 2x solid wood rafters, minimum 2x solid blocking between rafters, fascia and architectural trim, the exposed roof deck on the underside of eaves shall consist of non-combustible material, ignition-resistant material as defined in CRC Section R337.2, one layer of 5/8 inch Type X gypsum sheathing applied behind an exterior covering on the underside exterior of the roof deck, or minimum 2x T&G decking without any concealed space above. Alternatively, the underside of the eave shall be constructed as the exterior portion of an approved 1-hour fire resistive wall assembly on the exterior side. These provisions do not apply to a gable end overhangs except at the lower end of the rafter tails (the portion in line with the eave). [CRC R337.7.4]
6. Except for gable end overhangs beyond the exterior wall (other than at the lower end of the rafter tails), fascia and architectural trim, the exposed underside of enclosed roof eaves having either a boxed-in roof eave soffit with a horizontal underside or sloping rafter tails with an exterior covering applied to the underside of the rafter tails shall be non-combustible material, shall be ignition-resistant material as defined in CRC Section R337.2, shall have a minimum of one layer of 5/8 inch Type X gypsum sheathing beneath the exterior covering on the underside of the eave or shall be constructed as an approved 1-hour fire resistive wall assembly on the exterior side. [CRC R337.7.5]
7. Except for architectural trim, the exposed underside of exterior porch ceilings shall be non-combustible material, shall be ignition-resistant material as defined in CRC Section R337.2, shall have a minimum of one layer of 5/8 inch Type X gypsum sheathing beneath the exterior covering on the underside of the ceiling or shall be constructed as an approved 1-hour fire resistive wall assembly on the exterior side. [CRC R337.7.6]
8. Except for architectural trim, the exposed underside of cantilevered floor projections where a floor assembly extends over an exterior wall shall be non-combustible material, shall be ignition-resistant material as defined in CRC Section R337.2, shall have a minimum of one layer of 5/8 inch Type X gypsum sheathing beneath the exterior covering on the underside of the floor projection or shall be constructed as an approved 1-hour fire resistive wall assembly on the exterior side. [CRC R337.7.7]
9. The underfloor area of elevated or overhanging buildings shall be enclosed to grade in accordance with the requirements of CRC R337.7.3 or the exposed underfloor shall be non-combustible material, shall be ignition-resistant material as defined in CRC Section R337.2, shall have a minimum of one layer of 5/8 inch Type X gypsum sheathing beneath the exterior covering on the underside of the elevated floor or shall be constructed as an approved 1-hour fire resistive wall assembly on the exterior side. (Exception: Structural columns and beams, constructed with lumber with the smallest nominal dimension of 4" do not require protection.) [CRC R337.7.8]
10. Exterior walls are to be approved noncombustible material, ignition-resistant material as defined in CRC Section R337.2, shall be minimum 4x T&G or splined planks, shall have a minimum of one layer of 5/8 inch Type X gypsum sheathing beneath the exterior covering, or shall be constructed as an approved 1-hour fire resistive wall assembly on the exterior side. Approved exterior wall materials shall extend from the top of the foundation to the 2x minimum blocking between rafters at the eaves or to the bottom of the enclosure in the case of boxed or enclosed eaves. [CRC R337.7.3]
11. Ventilation openings for gable end vents, ridge ends, underfloor crawl spaces and all other ventilation vents that mount in a vertical wall shall be fully covered with Wildland Flame and Ember resistant (WUI) vents approved and listed by the California State Fire Marshal, or WUI vents listed to ASTM E2886. [CRC R337.8]
12. Exterior glazing (exterior windows, exterior glazed doors, glazed openings within exterior doors, glazed openings within exterior garage doors, exterior structural glass veneer, skylights, vents) subject to CRC Section R337 are to be multi-pane glazing with a minimum of one tempered pane, or glass block units, or have a fire resistance rating of not less than 20 minutes when tested in accordance with ASTM 257, or conform to the performance requirements of SFM 12-7A-2. [CRC 337.8]
13. Operable skylights shall be protected by a noncombustible mesh screen with maximum opening not to exceed 1/8 inch. [CRC R337.8.2.2]
14. Exterior doors shall comply with one of the following: 1. Exterior surface or cladding shall be of non-combustible or ignition resistant material or, 2. Shall be constructed of solid core wood that comply with the following: stile and rails shall not be less than 1-3/8" inches thick, raised panels shall not be less than 1-1/4" inches thick, except for the exterior perimeter of the raised panel that may taper to a tongue not less than 3/8" inch thick. 3. Shall have a fire resistance rating of not less than 20 minutes when tested according to NFPA 252. 4. Shall be tested to the performance requirements of SFM Standard 12-7A-1. [CRC R337.8.3]
15. Perimeter gap at exterior garage doors shall not exceed 1/8" to prevent intrusion of embers. Gaps between the doors and door openings shall be provided with weather stripping products meeting ASTM D638 and exhibit a V-2 or better flammability rating when tested to UL 94 standard, shall be designed with door overlaps onto jambs and headers, or shall have door jambs and headers covered with metal flashing. [CRC R337.8.4]
16. Pursuant to CRC R337.9, decking surfaces, stair treads, risers, and landings of decks, porches and balconies where any portion of such surface is within 10 feet of the structure shall be constructed of 1) ignition-resistant material that complies with the performance requirements of both SFM Standard 12-7A-4 and Standard 12-7A-5, 2) exterior fire retardant treated wood, 3) non-combustible material, or 4) any material that complies with the performance requirements of SFM Standard 12-7A-4A when adjacent exterior wall covering is also either non-combustible or ignition-resistant material (wall material may be of any material that otherwise complies with CRC R337 when the decking surface material complies with the performance requirements of ASTM E-84 with a Class B flame spread rating). [CRC R337.9]
17. Patio covers, carports, gazebos and similar structures which are attached or where any portion of such structure is within 50 feet of a dwelling (R-3 occupancy) shall be constructed of non-combustible materials, ignition-resistant materials, or shall comply with the exterior covering requirements of CRC Section R337.7. [CRC R337.10.2]
18. Trellises, arbors, and similar structures which are attached or where any portion of such structure is within 50 feet of a dwelling (R-3 occupancy) shall be constructed of non-combustible materials, ignition-resistant materials, or heavy timber construction as defined in CRC. [CRC R337.10.2]
19. For buildings located in any Fire Hazard Severity Zone or Wildland-Urban Interface area, attic ventilation is to be provided per CRC Section R806 and must comply with the requirements of CRC Section R337.6. Net free ventilated area is to be a minimum of 1/150 of the area of space ventilated. Area may be 1/300 when at least 40 percent and not more than 50 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet below the ridge with the balance of the required ventilation provided by eave, cornice or other roof vents located in the bottom third of the attic space.

Ridge vents, when covered by noncombustible wire mesh per CRC R337.6.2, may be of combustible construction. All other types of attic vents must be of non-combustible construction and must be corrosion resistant. The opening size in any ventilation device or material (such as wire mesh) is to have a minimum opening size of 1/16 inch and maximum opening size not to exceed 1/8 inch.

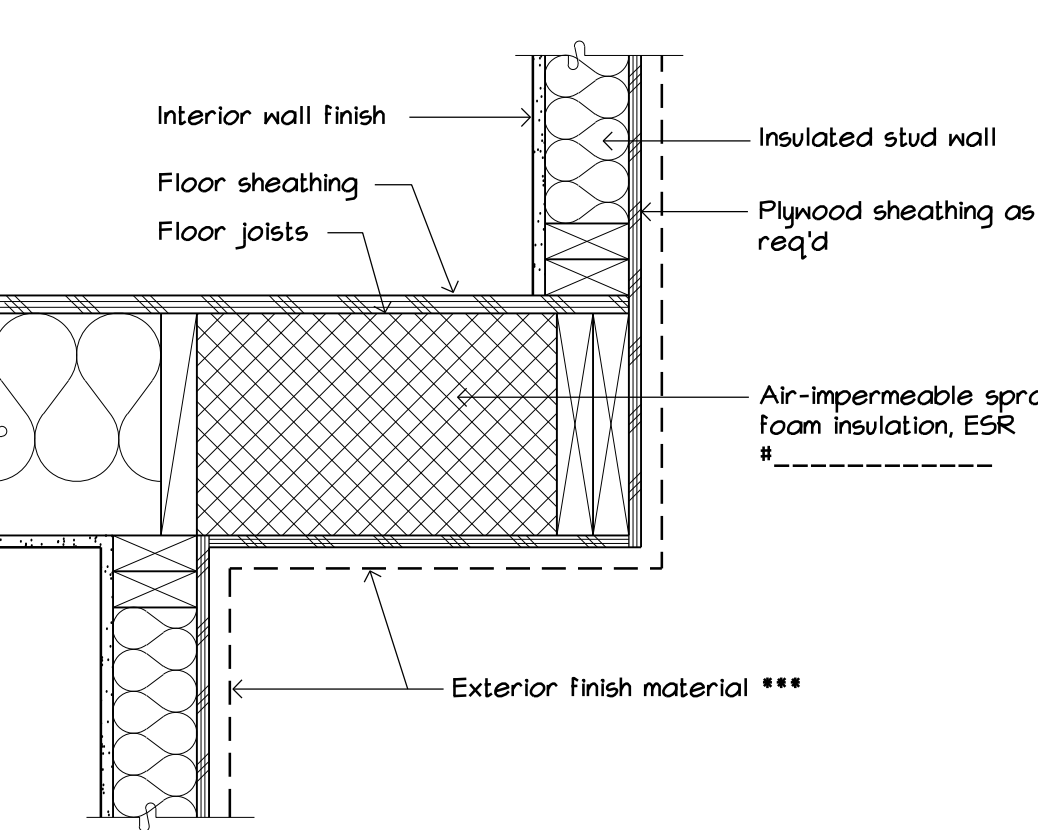
Vents shall not be installed on the underside of eaves and cornices, exceptions:
1) Wildland Flame and Ember Resistant (WUI) vents approved and listed by the California State Fire Marshal, or WUI vents listed to ASTM E2886 by complying with all the following requirements:
1.1 There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
1.2 There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
1.3 The maximum temperature of the unexposed side of the vent shall not exceed 662 degrees F.
2) The enforcing authority may accept or approve special eave and cornice vents that resist the intrusion of flame and burning embers.
3) Vents shall be permitted to be installed on the underside of eaves and cornices in accordance with all of the following conditions:
3.1 The attic space being ventilated is fully protected by an automatic sprinkler system installed in accordance with Section 903.3.1.1 of the CBC (NFPA 13).
3.2 The exterior wall covering and exposed underside of the eave are of noncombustible material, or ignition resistant materials as determined in accordance with SFM Standard 12-7A-5 Ignition Resistant Material and the vent is located more than 12 feet from the ground or walking surface of a deck, porch, patio or similar surface. [C337.6.3]
20. Unvented attic assemblies can be approved provided the unvented attic space is completely contained within the building thermal envelope and no interior vapor retarder is installed on the ceiling side of the unvented attic assembly. Insulation shall be applied in direct contact with the underside of the structural roof sheathing and shall either be entirely of an air-impermeable product or shall have a layer of air-impermeable product installed in direct contact with the underside of the structural roof sheathing for proper condensation control with the balance of the insulation being air-impermeable below it. (Note: Air-permeable insulation alone may be applied directly below the structural sheathing when rigid insulation with an R-value of R-5 minimum is installed directly above the structural roof sheathing for condensation control) [CRC R806.5]

1. Eave Detail
SCALE : NONE
2. Eave Detail - Vented Attic
SCALE : NONE
3. Eave Detail - Unvented Attic
SCALE : NONE

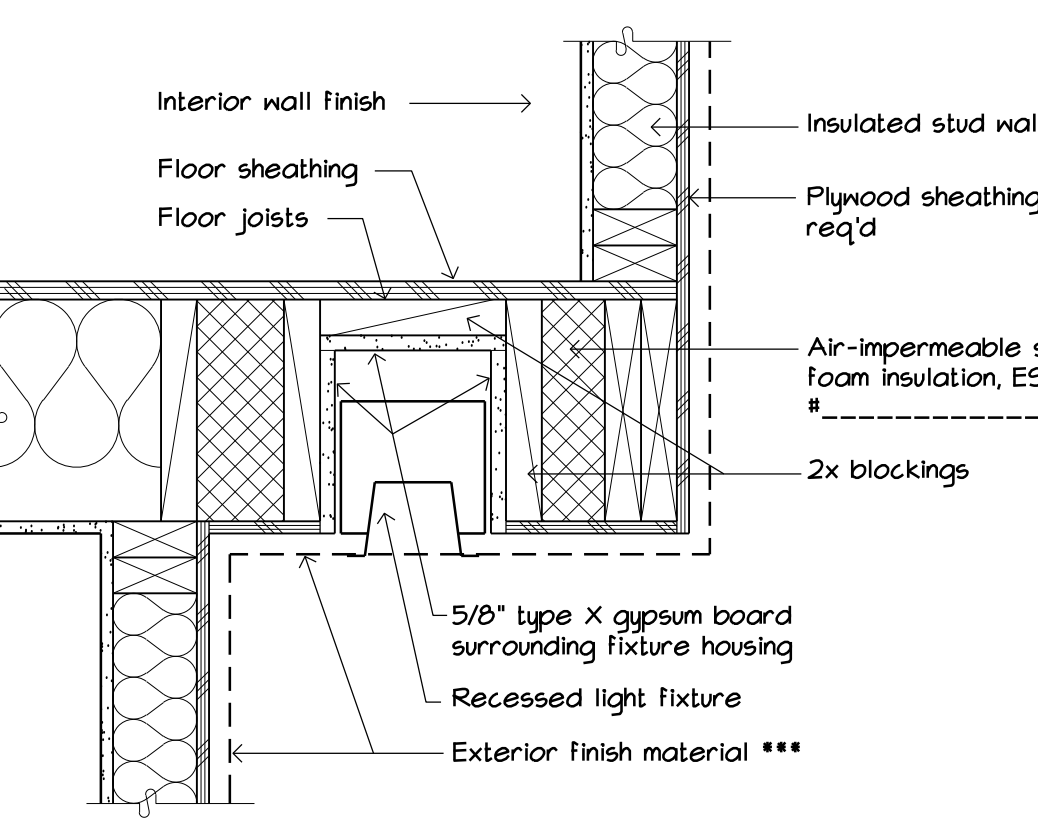


FOOTNOTES:

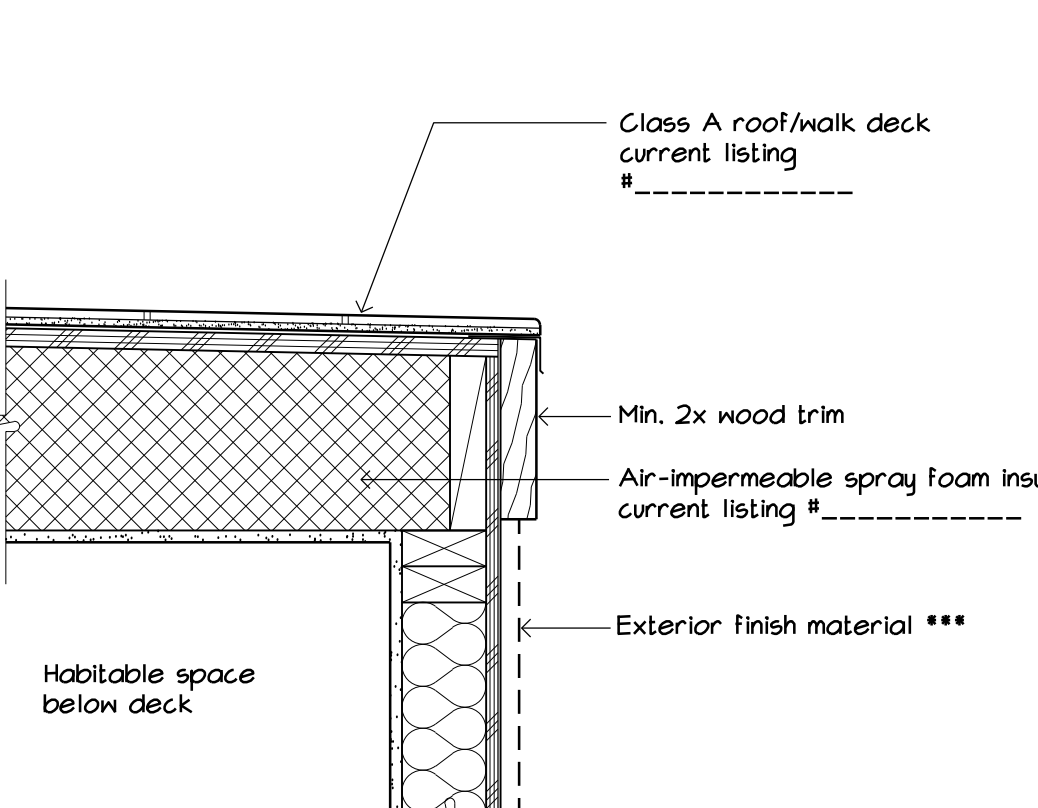
- Class A roof approved listing # _____
- Comply with one of the following:
 1. Min. 2x T&G decking
 2. 7/8" Exterior plaster
 3. Non-combustible, SFM listing # _____
 4. Ignition-resistant, SFM listing # _____
 5. 5/8" Type 'X' gypsum sheathing underneath any exterior covering
- Comply with one of the following:
 1. 7/8" Exterior plaster
 2. Non-combustible, SFM listing # _____
 3. Ignition-resistant, SFM listing # _____
 4. 5/8" Type 'X' gypsum sheathing underneath any exterior covering
 5. Approved 1-hour fire-resistive wall assembly on the exterior side.
- Spray foam insulation approved listing # _____



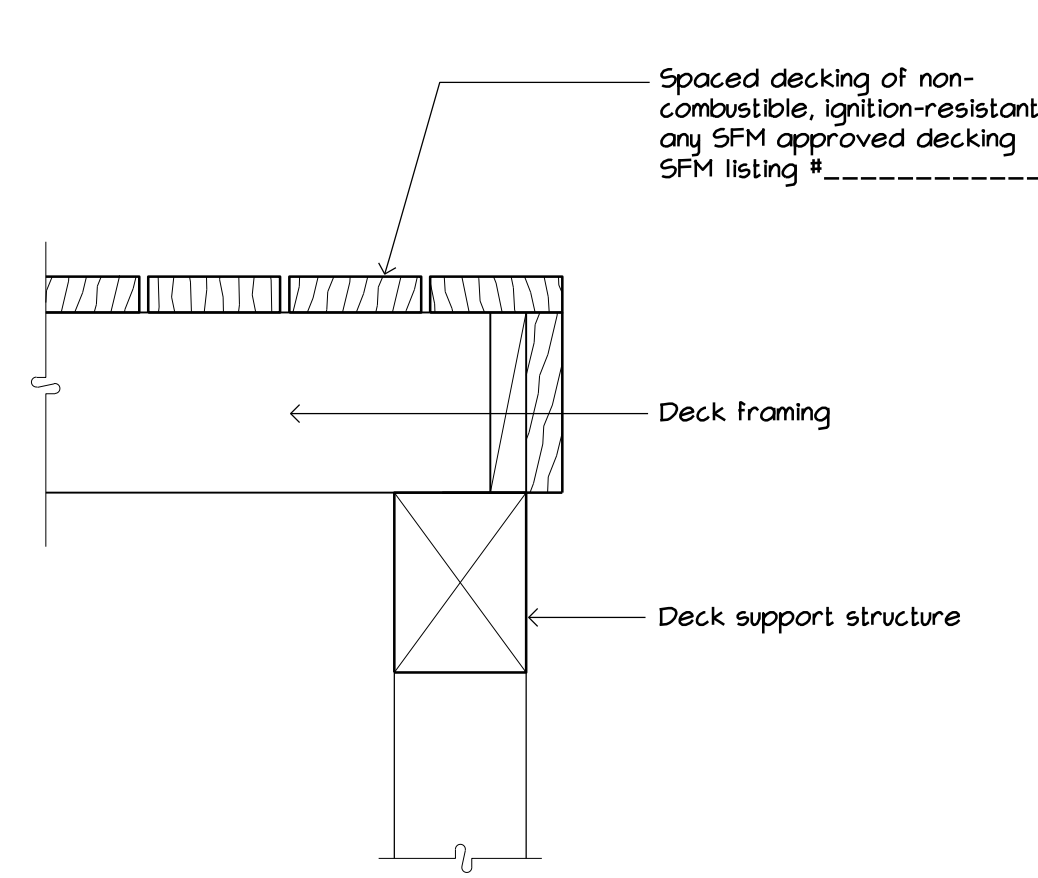
9 Floor Projection Detail
SCALE : NONE



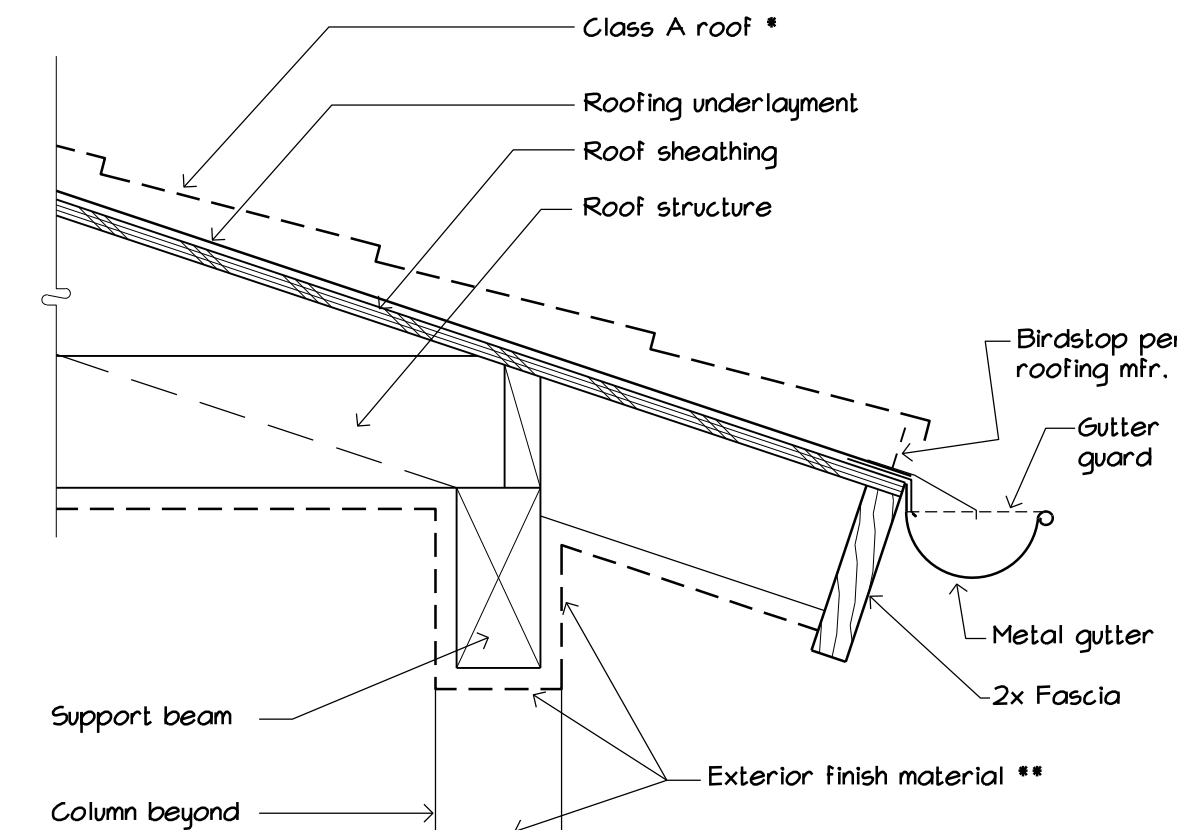
10 Floor Projection With Light
SCALE : NONE



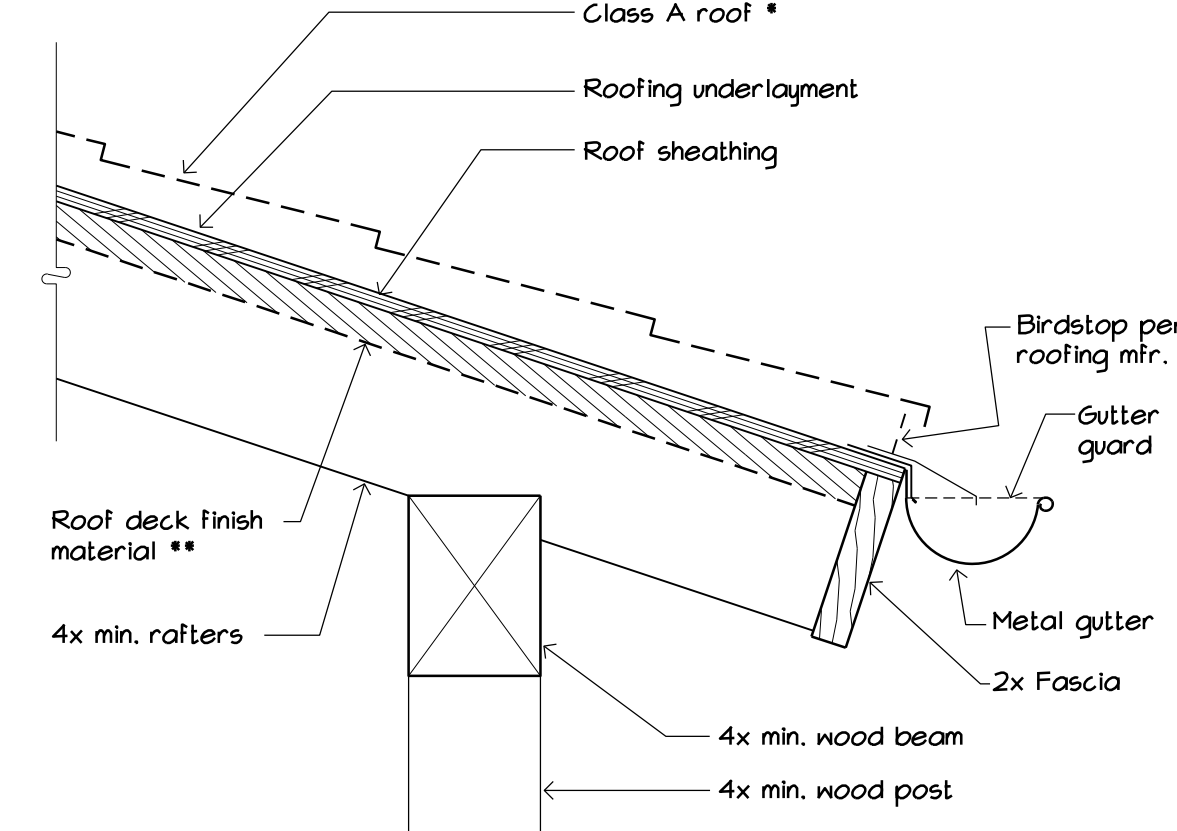
11 Deck Detail
SCALE : NONE



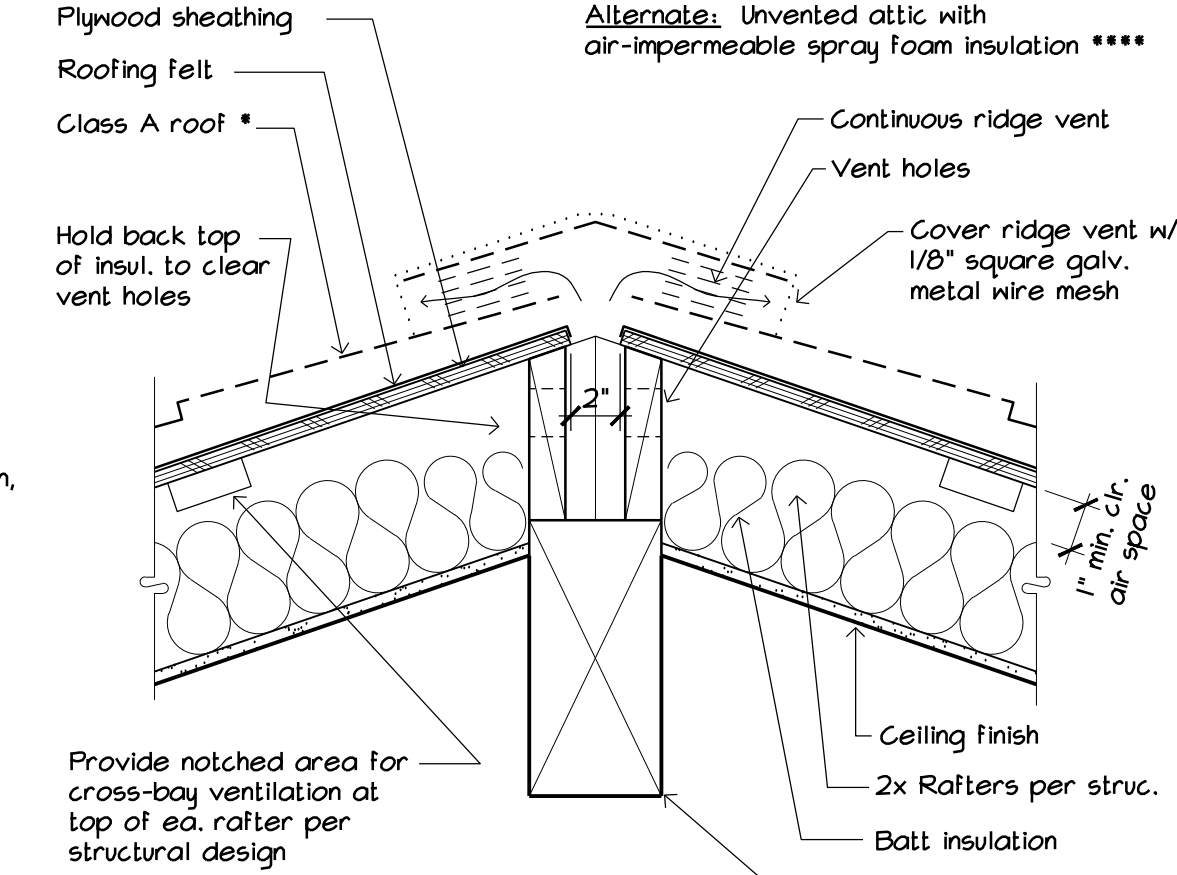
12 Deck Detail
SCALE : NONE



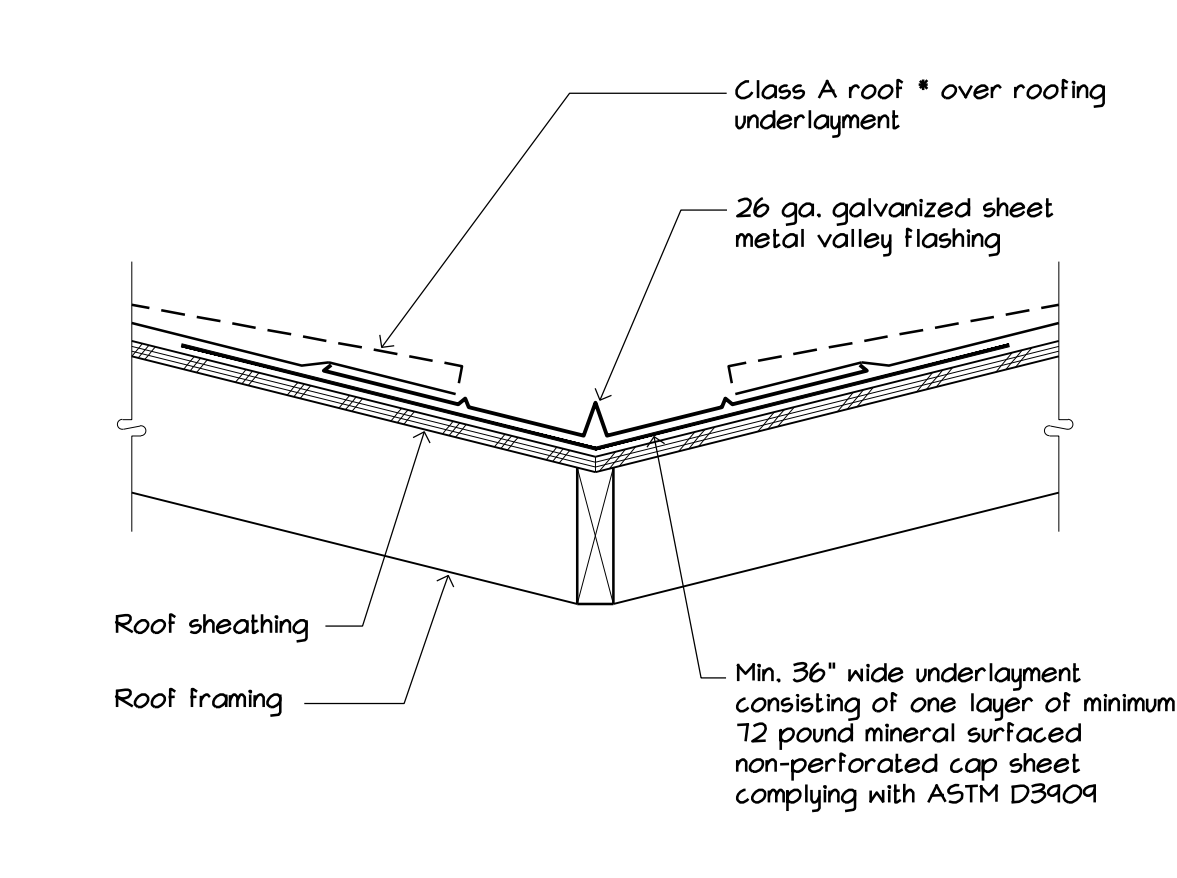
5 Eave @ Porch - Boxed-In Soffit
SCALE : NONE



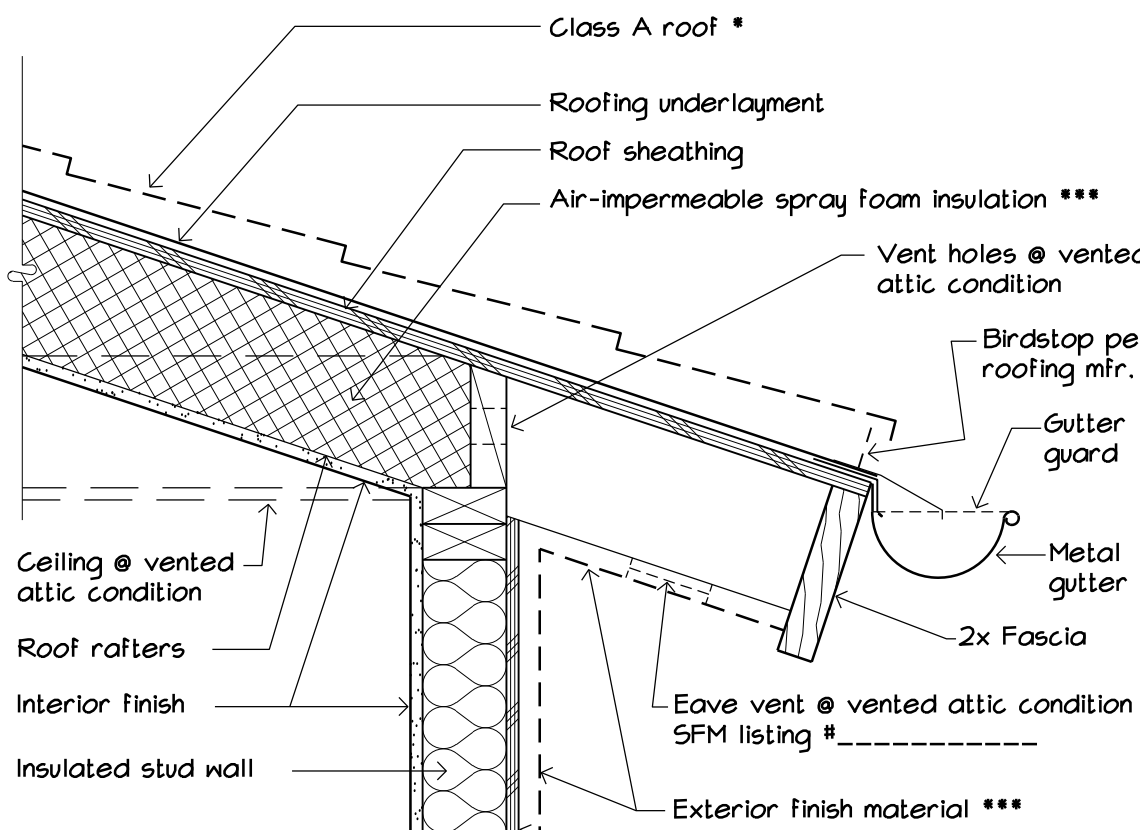
6 Eave @ Porch - Open Beam
SCALE : NONE



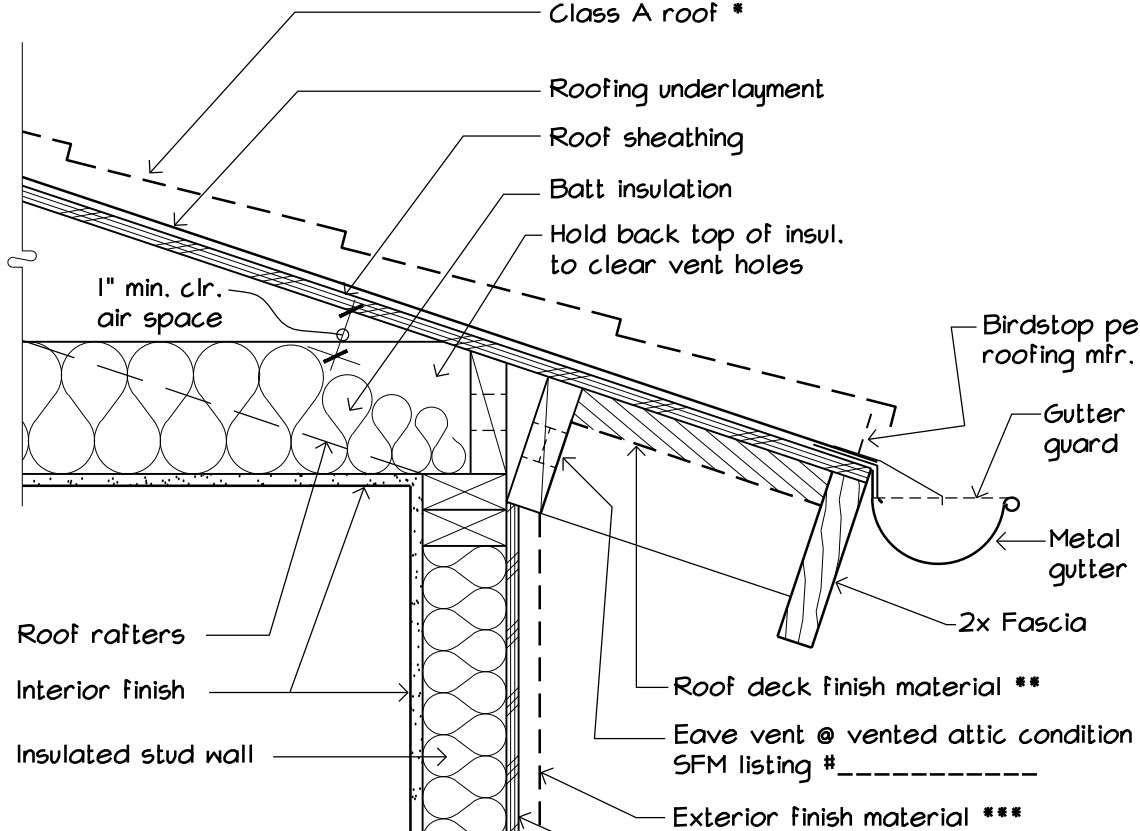
7 Vented Ridge Detail
SCALE : NONE



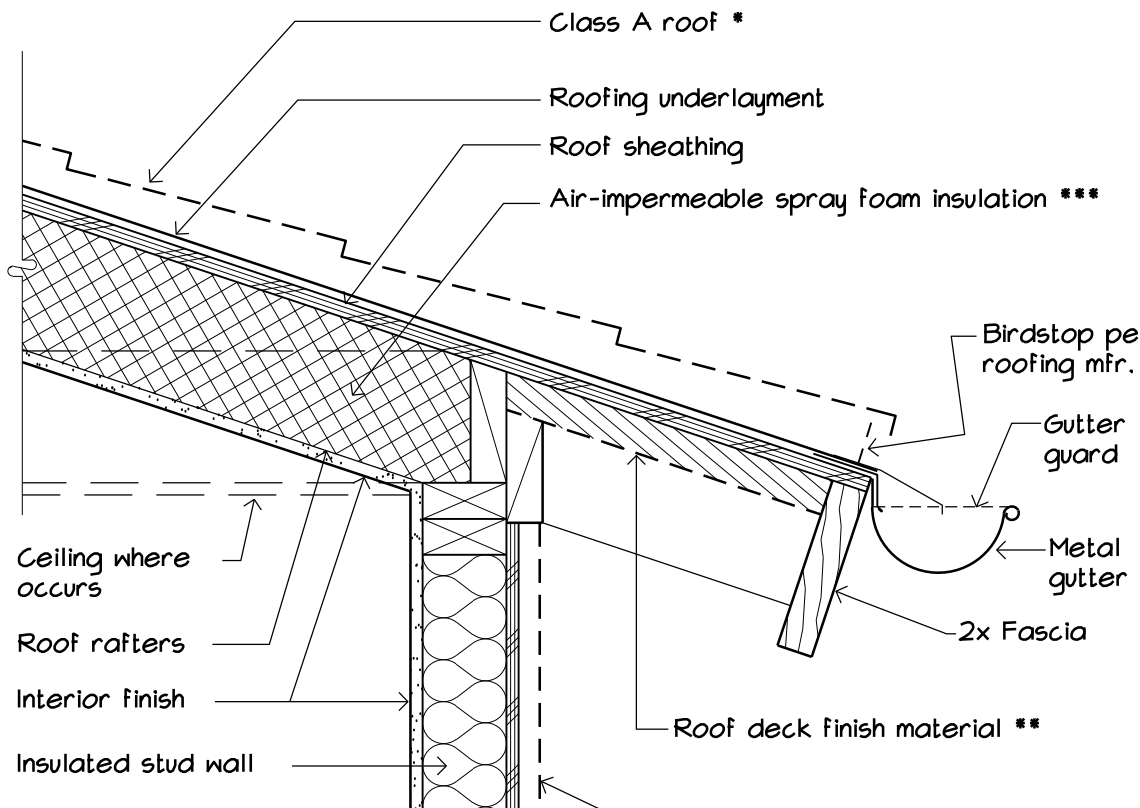
8 Valley Detail
SCALE : NONE



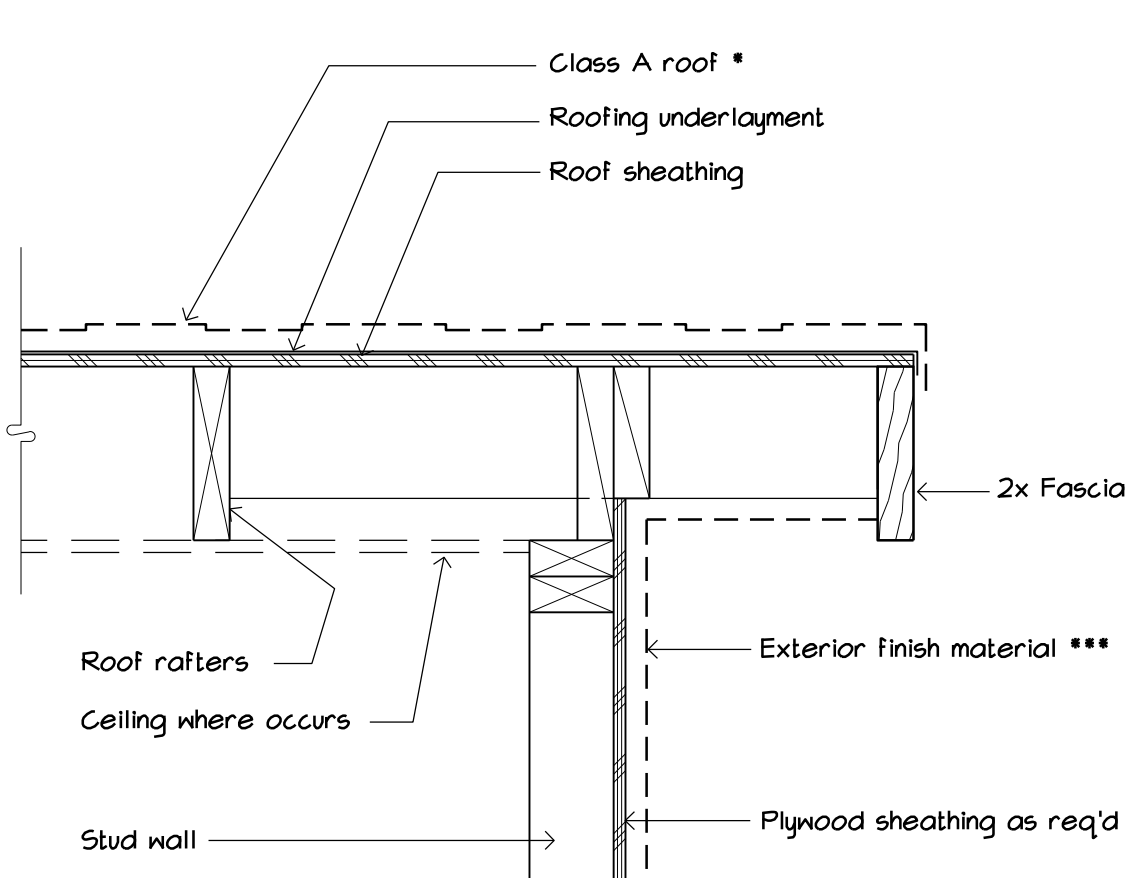
1 Eave Detail
SCALE : NONE



2 Eave Detail - Vented Attic
SCALE : NONE



3 Eave Detail - Unvented Attic
SCALE : NONE



4 Rake Detail
SCALE : NONE

Date: 11/15/2023

City of Santa Barbara
630 Garden St., Santa Barbara, CA 93101
Re: 41 Northridge Road (APN: 055-120-004)

Landlord/homeowner to maintain stormwater control measures pursuant to SBMC 22.87.030 as described below:

Gutters and downspouts-
Inspect and clean gutters and downspout outlets twice annually at a minimum, once before the start of the rainy season and once after.

Flow spreading devices -
Ensure flow spreaders are free of debris for the duration of the rainy season.

Flow spreading landscaped areas-
Maintain landscaping to enhance and promote infiltration.

Property Owner

Name: Chaso J. Melachuk Jr.

Signature: [Handwritten Signature]

Date: 11/17/23

41 Northridge Rd BMP Maintenance Letter

CI - CIVIL NOTES

- 1 GENERAL
1.1 ALL MATERIALS AND WORKMANSHIP ARE SUBJECT TO THE REVIEW OF THE ARCHITECT AND CIVIL ENGINEER
1.2 DO NOT SCALE THE DRAWINGS TO OBTAIN DIMENSIONS
1.3 UNO, REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS
1.4 UNO, EQUIPMENT & MATERIALS TO BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS
2 DISCREPANCIES
2.1 REPORT ANY AND ALL DISCREPANCIES, AMBIGUITIES, UNCLEAR ITEMS OR ITEMS THAT ARE SUBJECT TO MORE THAN ONE INTERPRETATION, ON THE DRAWINGS AND/OR SPECIFICATIONS TO THE STRUCTURAL ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH WORK
2.2 VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK. THE ARCHITECT AND STRUCTURAL ENGINEER ARE TO BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. CHECK AND COORDINATE ALL DIMENSIONS. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND NON STRUCTURAL ITEMS NOT SHOWN ON THESE PLANS
3 DEMOLITION
3.1 DESIGN AND INSTALL ALL TEMPORARY BRACING AND SHORING TO ENSURE THE SAFETY OF THE WORK UNTIL IT IS IN ITS COMPLETED FORM. WHEN REQUIRED BY LAW, EMPLOY A CIVIL ENGINEER TO DESIGN SHORING, BRACING AND INSTALLATION PLANS FOR STRUCTURAL ITEMS
4 SCAFFOLDING
4.1 ALL SCAFFOLDING AND SHORING IS TO COMPLY WITH THE RULES AND REGULATIONS OF THE INDUSTRIAL SAFETY COMMISSION OF THE STATE OF CALIFORNIA
5 EXCAVATIONS
5.1 ALL EXCAVATIONS TO COMPLY WITH THE RULES AND REGULATIONS OF THE INDUSTRIAL SAFETY COMMISSION OF THE STATE OF CALIFORNIA
5.2 IF SOILS REPORT PRODUCED FOR PROJECT, OBSERVE EXCAVATION REQUIREMENTS STIPULATED WITHIN
6 GRADING PLAN REQUIREMENT FOR ARCHAEOLOGICAL RESOURCES
6.1 IF ARCHAEOLOGICAL RESOURCES ARE ENCOUNTERED OR SUSPECTED, WORK SHALL BE HALTED OR REDIRECTED IMMEDIATELY AND THE PLANNING DIVISION SHALL BE NOTIFIED. THE ARCHAEOLOGIST SHALL ASSESS THE NATURE, EXTENT, AND SIGNIFICANCE OF ANY DISCOVERIES AND DEVELOP APPROPRIATE MANAGEMENT RECOMMENDATIONS FOR ARCHAEOLOGICAL RESOURCE TREATMENT IF THE DISCOVERY CONSISTS OF POSSIBLE HUMAN REMAINS, THE LOCAL CORONER SHALL BE CONTACTED IMMEDIATELY. WORK IN THE AREA MAY ONLY PROCEED AFTER THE PLANNING DIVISION GRANTS AUTHORIZATION
6.2
7 BMP- STORMWATER BEST MANAGEMENT PRACTICES
7.1 DETAILED INFORMATION RELATING TO THE BEST MANAGEMENT PRACTICES SPECIFIED BELOW AND ELSEWHERE WITHIN THIS DOCUMENT CAN BE FOUND IN THE CALIFORNIA STORMWATER BMP HANDBOOK; AVAILABLE FOR FREE DOWNLOAD AT WWW.CABMPHANDBOOKS.COM
7.2 IMPLEMENTATION OF STORMWATER BMP TO BE COORDINATED WITH BUILDING OFFICIAL. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
7.3 STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
7.4 FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
7.5 EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS A SOLID WASTE.
7.6 TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7.7 SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
7.8 ANY SLOPES WITH DISTURBED SOILS OR DEMANDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
7.9
8 DRAINAGE PIPE
8.1 UNO, STORM DRAIN PIPE TO BE PVC, SCHEDULE 40
8.2 ALL STORM DRAIN INLETS TO BE PROTECTED FROM DEBRIS & RODENT INFILTRATION
8.3 ALL STORM DRAIN SYSTEMS TO INCLUDE CLEANOUTS TO ALLOW FOR PERIOD MAINTENANCE
8.4 DRAIN PIPE MAX CAPACITIES
1 1/2" 13 GPM 0.029 CFS
2" 21 GPM 0.047 CFS
3" 34 GPM 0.102 CFS
4" 78 GPM 0.174 CFS
6" 222 GPM 0.495 CFS
8" 478 GPM 1.070 CFS
10" 860 GPM 1.916 CFS
12" 1,384 GPM 3.084 CFS
15" 2,473 GPM 5.510 CFS
9 DRAIN INLETS
9.1 GUTTERS - WHEN GUTTERS DRAIN DIRECTLY TO DRYWELL (WITHOUT 'DAYLIGHTING' TO AN AREA DRAIN FIRST), PROVIDE DEBRIS SCREEN OVER LENGTH OF GUTTER OR AT TOP OF DOWNSPOUT TO PREVENT DEBRIS FROM ENTERING DRYWELL
9.2 AREA DRAINS TO INCLUDE DEBRIS SCREENS
10 GUTTERS
10.1 UNO, PROVIDE 1 DOWNSPOUT PER 300-SF OF ROOF AREA
10.2 PROVIDE A MIN OF 2 DOWNSPOUTS FOR GUTTER LENGTHS >= 20-LF
10.3 PROTECT ADJACENT GRADE @ DOWNSPOUT DAYLIGHT PER 'CIVIL-DISCONNECTED DOWNSPOUT'
10.4 PLACE DOWNSPOUT SO AS TO MINIMIZE VISUAL IMPACT ON ARCHITECTURAL FEATURES
11 WATER SPRINKLING DURING GRADING
11.1 DURING SITE GRADING AND TRANSPORTATION OF FILL MATERIALS, REGULAR WATER SPRINKLING SHALL OCCUR USING RECLAIMED WATER WHENEVER THE PUBLIC WORKS DIRECTOR DETERMINES THAT IT IS REASONABLY AVAILABLE. DURING CLEARING, GRADING, EARTH MOVING OR EXCAVATION, SUFFICIENT QUANTITIES OF WATER THROUGH USE OF EITHER WATER TRUCKS OR SPRINKLER SYSTEMS, SHALL BE APPLIED TO PREVENT DUST FROM LEAVING THE SITE. EACH DAY AFTER CONSTRUCTION ACTIVITIES CEASE, THE ENTIRE AREA OF DISTURBED SOIL SHALL BE SUFFICIENTLY MOISTENED TO CREATE A CRUST.
11.2 THROUGHOUT CONSTRUCTION, WATER TRUCKS OR SPRINKLER SYSTEMS SHALL ALSO BE USED TO KEEP ALL AREAS OF VEHICLE MOVEMENT DAMP ENOUGH TO PREVENT DUST RAISED FROM LEAVING THE SITE. AT A MINIMUM, THIS WILL INCLUDE WETTING DOWN SUCH AREAS IN THE LATE MORNING AND AFTER WORK IS COMPLETED FOR THE DAY. INCREASED WATERING FREQUENCY WILL BE REQUIRED WHENEVER THE WIND SPEED EXCEEDS 15 MPH.

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MCLAUGHLIN
RETAINING WALL REPLACEMENT
41 NORTHDRIDGE ROAD
SANTA BARBARA, CA 93105
PROJECT NO: 4795
CLIENT
CHASE MCLAUGHLIN
41 NORTHDRIDGE ROAD
SANTA BARBARA, CA 93105
G001 GENERAL
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G003 WILDLAND INTERFACE NOTES
G004 WILDLAND INTERFACE NOTES
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12/20/2023 ACL 2
04/02/2024 ACL 3
SCALE AS NOTED
CREATED BY: WDS
SHEET
GENERAL INFORMATION
C001
SHEET SIZE 24X36



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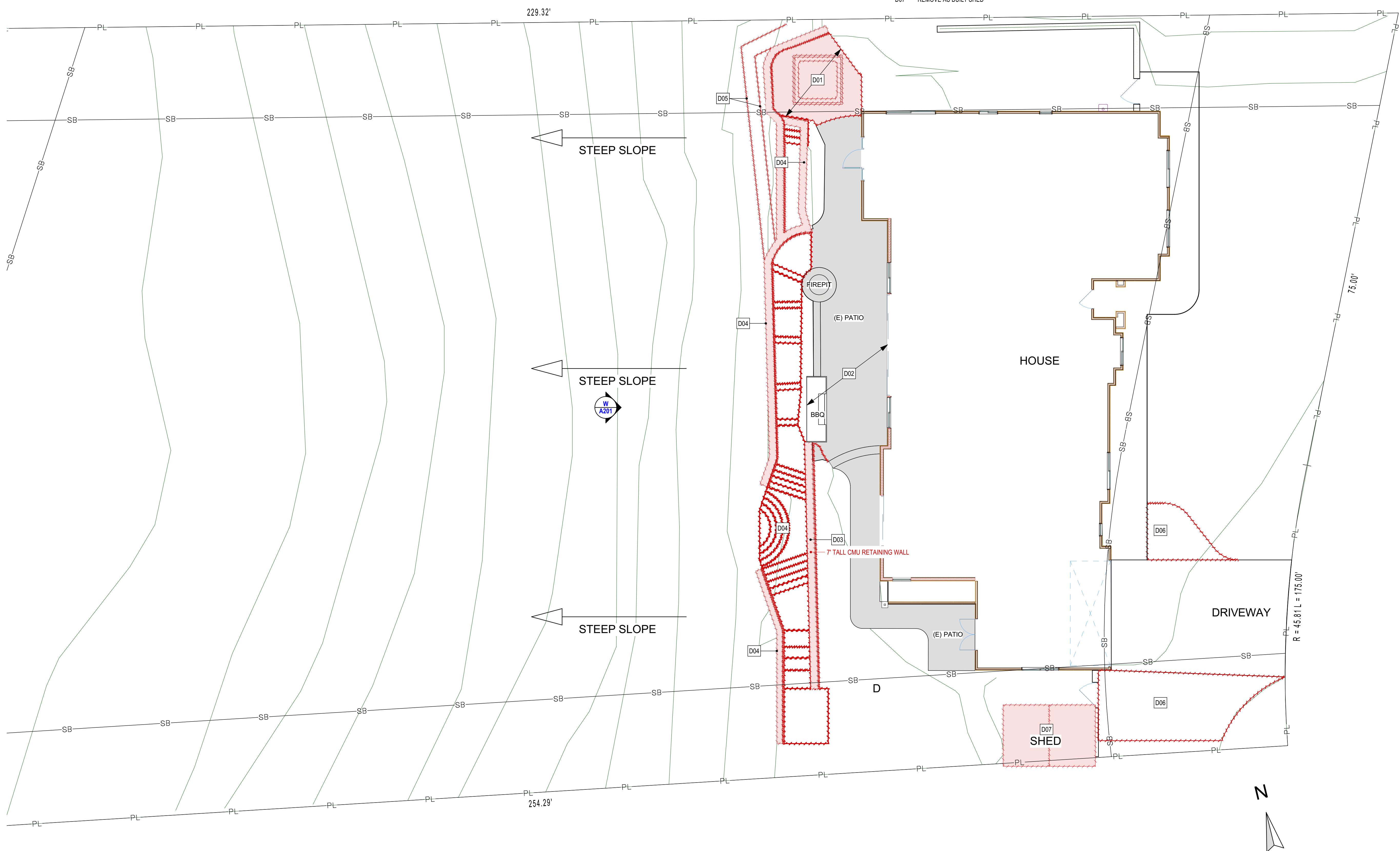
SHEET
DEMOLITION PLAN

C101

SHEET SIZE 24X36

KEYNOTES -

- D01 REMOVE PORTABLE SPA AND PATIO BELOW AS NOTED
- D02 PRESERVE PATIO, FIREPIT, AND BBQ DURING CONSTRUCTION
- D03 REMOVE CMU RETAINING WALL AND GUARDRAILS
- D04 REMOVE ALL STACKED INTERLOCKING CONCRETE WALLS AND STEPS, TYP
- D05 REMOVE ALL LANDSCAPE TIMBER RETAINING WALLS, TYP
- D06 REMOVE UNPERMITTED DRIVEWAY EXPANSION
- D07 REMOVE AS BUILT SHED



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

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SHEET
GRADING

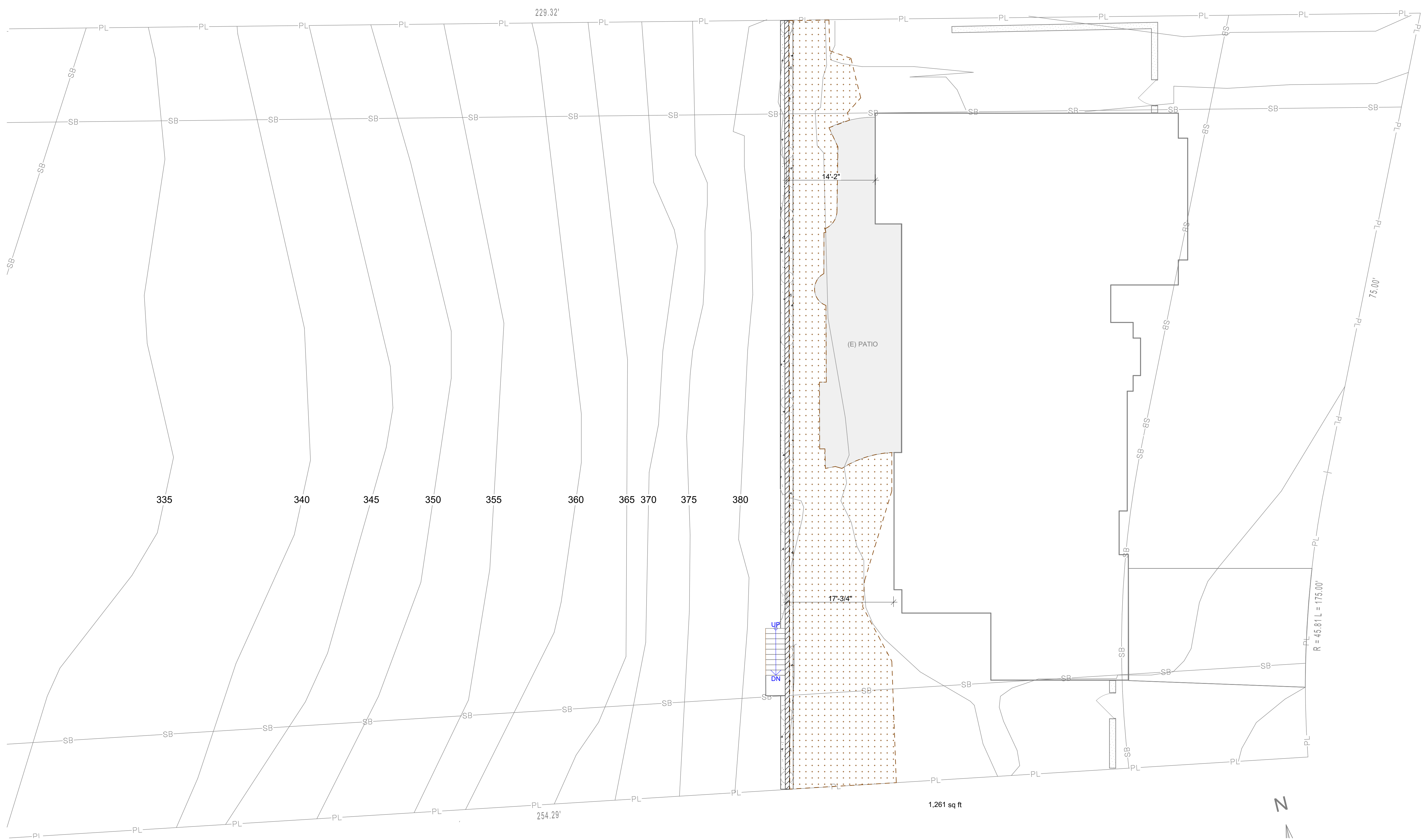
C102
SHEET SIZE 24X36

GRADING

DESCRIPTION	VOLUME-CY
C GRADING CUT.3D	0
C GRADING FILL 1.3D	83
	83 y ³

GENERAL NOTES

1.0 USE OF FILL AREA NOT FOR ELEVATED PATIO AND OR WALKWAY; FILL TO ANCHOR WALL AND CORRESPONDING GRADE BEAM



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

SITE PLAN LEGEND

[AD]	AREA DRAIN
[BP]	BACKFLOW PREVENTION
[BV]	BALL VALVE
[BRI]	BIO RETENTION BASIN
[BRO]	BIO RETENTION INVERT
[BRO]	BIO RETENTION OVERFLOW
[CB]	CATCH BASIN
[CD]	CHANNEL/TRENCH DRAIN
[CO]	CLEANOUT
[CUT]	CUT
[DD]	DECK DRAIN
[DZ]	DETENTION ZONE (DZ)
[DZI]	DETENTION ZONE INVERT
[DS]	DOWNSPOUT
[DRAINAGE SLOPE]	DRAINAGE SLOPE
[EM]	ELECTRIC METER
[XXX]	ELEVATION (DEMO)
[XXX]	ELEVATION (E)
[XXX]	ELEVATION (N)
[E&C]	EXCAVATE & COMPACT (E&C)
[ED]	EXCAVATION DEPTH
[FR 12.0]	FIBER ROLL
[FILL]	FILL
[FF]	FINISHED FLOOR ELEVATION
[FG]	FINISHED GRADE ELEVATION
[FH]	FIRE HYDRANT
[FB]	FREEBOARD
[GM]	GAS METER
[GV]	GROUND VAULT
[HH]	HANDHOLE
[OVRI]	OVERFLOW INVERT
[OVRHD]	OVERHEAD WIRES
[PAP]	PER ARCH PLAN
[PLP]	PER LANDSCAPE PLAN
[PI]	PIPE INVERT
[PP]	POWER POLE
[PROPERTY LINE]	PROPERTY LINE
[RP]	REDUCED PRESSURE
[RPBP]	REDUCED PRESSURE / BACKFLOW
[RIP-RAP]	RIP-RAP TO PREVENT EROSION
[RC]	ROOF CHAIN
[RD]	ROOF DRAIN
[RG]	ROUGH GRADE ELEVATION
[SCPR]	SCUPPER
[SELF RETAINING]	SELF RETAINING
[SELF TREATING]	SELF TREATING
[SB]	SETBACK
[SMH]	SEWER MANHOLE
[SV]	SHUTOFF VALVE
[SLT]	SILT FENCE
[SLOPE OF GRADE 5% MIN FOR 10-FT]	SLOPE OF GRADE 5% MIN FOR 10-FT
[SI]	SPILLWAY INVERT
[SE XXX]	SPOT ELEVATION (E)
[SE XXX]	SPOT ELEVATION (N)
[SDMH]	STORM DRAIN MANHOLE
[SG]	SUBGRADE
[TOC]	TOP OF CURB
[TOD]	TOP OF DECK
[TOF]	TOP OF FENCE
[TOG]	TOP OF GRATE
[TOP]	TOP OF PAVEMENT (CONG, ETC)
[TORB]	TOP OF ROAD BASE
[TOW]	TOP OF WALL
[UDS]	UPPER DOWNSPOUT
[UNO]	UNLESS NOTED OTHERWISE
[WIM]	WATER METER
[WD 4.00]	WALL DRAIN, 4"
[WH]	WALL HEIGHT
[WI]	WETTED INVERT
[WORK AREA]	WORK AREA

BMP SCOPE OF WORK

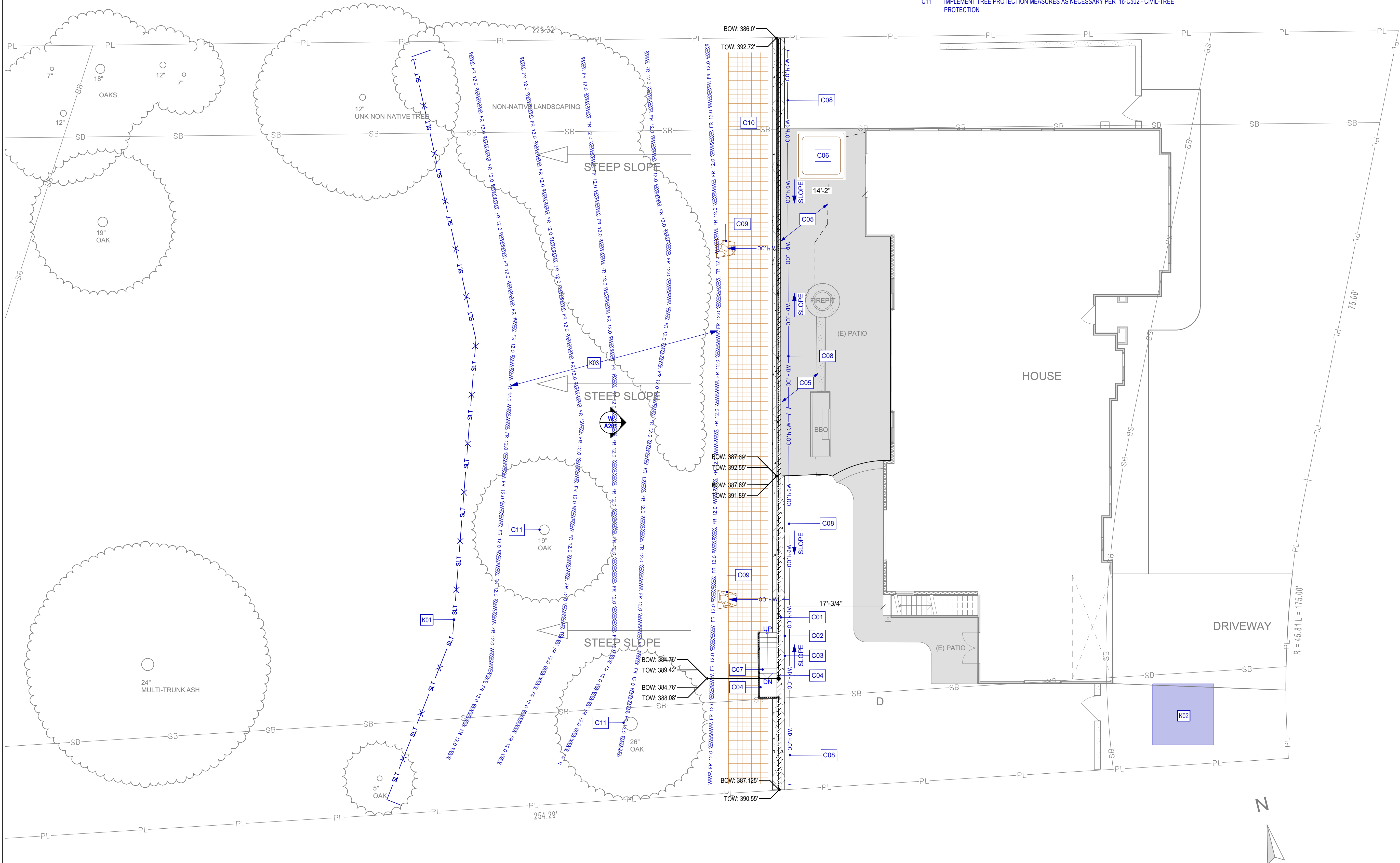
- 1.0 INSTALL SILT FENCE THROUGHOUT RAINY SEASON
- 2.0 PLACE COCONUT FIBER ROLLS
- 3.0 PROVIDE CONCRETE WASHOUT AREA
- 4.0 CALL 48 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS

BMP KEYNOTES -

- K01 SILT FENCE PER 10-C501 - CIVIL-SILT FENCE ASSY & 16-C501 - CIVIL-SILT FENCE SECTION. SILT FENCE TO FOLLOW LINE OF TERRAIN WITH ONLY THE 'RETURNS' AT EACH END RUNNING PERPENDICULAR TO GRADE
- K02 CONCRETE WASHOUT AREA AS PER 14-C502-CIVIL-CONCRETE WASHOUT
- K03 THROUGHOUT RAINY SEASON. PLACE COCONUT FIBER ROLLS CONTAINING NO PLASTIC (EARTH-SAVERS WATTLES OR EQUIVALENT) AT EXPOSED HILLSIDES. PLACE AT 10-FT INCREMENTS & LEAVE IN PLACE UNTIL VEGETATION IS ESTABLISHED. STAKE FIBER ROLLS INTO A 2 TO 4 INCH DEEP TRENCH WITH A WIDTH EQUAL TO THE ROLL DIAMETER. USE 0.75 X 0.75 X 24 INCH STAKES. FIBER ROLLS TO FOLLOW LINE OF TERRAIN. INSTALLATION PER 6-C501 - CIVIL-FIBER ROLL

CONSTRUCTION KEYNOTES -

- C01 8 FT RETAINING WALL PER 10-C503 - MSNRY-CMU RETAINING 8" OVER GRADE BEAM. STUCCO FINISH TO MATCH HOUSE
- C02 GRADE BEAM PER 8-C503 - CONC-GRADE BEAM
- C03 50 FT DEEP DRILLED PIERS 10 FT ON CENTER. CONSTRUCTION PER 16-C503 - CONC-DRILLED PIER SECTION, 8-C503 - CONC-GRADE BEAM, & 12-C503 - CONC-DRILLED PIER REINFORCEMENT
- C04 MINIMUM 42 INCH GUARD RAIL PER 5-A501 - CONS-STAIR & GUARD RESIDENTIAL NEW CONCRETE PATIO
- C05 REPLACE (E) PORTABLE SPA WITH 7-A501 - CLARITY SPA BALANCE 9. OR SIMILAR. CONNECT TO (E) POWER SUPPLY
- C07 ACCESS STAIRS. STUCCO FINISH TO MATCH HOUSE
- C08 WALL DRAIN PER 6-C503 - CIVIL-RETAINING WALL DRAIN. SLOPE TO OUTLET AS NOTED. PROVIDE PROTECTION FROM RODENT INFILTRATION
- C09 RIPRAP EROSION PROTECTION. ROCKS TOP BE 3-6" MIN. EMBED MIN 2" INTO SOIL. FILL VOIDS WITH CRUSHED GRAVEL
- C10 INSTALL JUTE NETTING AT DISTURBED SLOPE LOCATIONS AS NECESSARY PER 4-C501 - CIVIL-JUTE MESH NETTING
- C11 IMPLEMENT TREE PROTECTION MEASURES AS NECESSARY PER 16-C502 - CIVIL-TREE PROTECTION



SITE PLAN LEGEND	
[AD]	AREA DRAIN
[BP]	BACKFLOW PREVENTION
[BV]	BALL VALVE
[BIO]	BIO RETENTION BASIN
[BRI]	BIO RETENTION INVERT
[BRO]	BIO RETENTION OVERFLOW
[CB]	CATCH BASIN
[CD]	CHANNEL/TRENCH DRAIN
[CO]	CLEANOUT
[CUT]	CUT
[DD]	DECK DRAIN
[DZ]	DETENTION ZONE (DZ)
[DZI]	DETENTION ZONE INVERT
[DS]	DOWNSPOUT
[DSL]	DRAINAGE SLOPE
[EM]	ELECTRIC METER
[E-XXX]	ELEVATION (DEMO)
[E-XXX]	ELEVATION (E)
[E-XXX]	ELEVATION (N)
[E&C]	EXCAVATE & COMPACT (E&C)
[ED]	EXCAVATION DEPTH
[FR 12.0]	FIBER ROLL
[FILL]	FILL
[FF]	FINISHED FLOOR ELEVATION
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[RC]	ROOF CHAIN
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[SI]	SPILLWAY INVERT
[SE XXX]	SPOT ELEVATION (E)
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[WD 4.00]	WALL DRAIN, 4"
[WH]	WALL HEIGHT
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REGISTERED PROFESSIONAL ENGINEER
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61155
CIVIL
STATE OF CALIFORNIA

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SHEET
SITE & BMP PLANS

C103

SHEET SIZE 24X36

1 SITE & BMP PLANS
SCALE: 1/8" = 1'-0"

STORMWATER SYSTEM OBSERVATIONS

- OBSERVATIONS/INSPECTIONS TO BE PERFORMED BY APPROVED MUNICIPALITY INSPECTOR, 3RD-PARTY INSPECTOR OR WINDWARD AS REQUIRED BY MUNICIPALITY
- OBSERVING ENTITY TO PROVIDE STAMPED LETTER, OR APPROVED REPORTING DOCUMENTS, STIPULATING THAT THE STORMWATER SYSTEM HAS BEEN INSTALLED AS APPROVED & THAT IT COMPLIES WITH LOCAL REQUIREMENTS
- CALL 72 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS

STORMWATER SCOPE OF WORK

- PROVIDE FLOW SPREADING RIPRAP AS INDICATED

GENERAL NOTES -

G01 ROUTE RUNOFF FROM IMPERMEABLE SURFACES SUCH AS ROOF, WALK, & DRIVEWAY AREAS TO CATCH BASINS WHERE POSSIBLE

KEYNOTES -

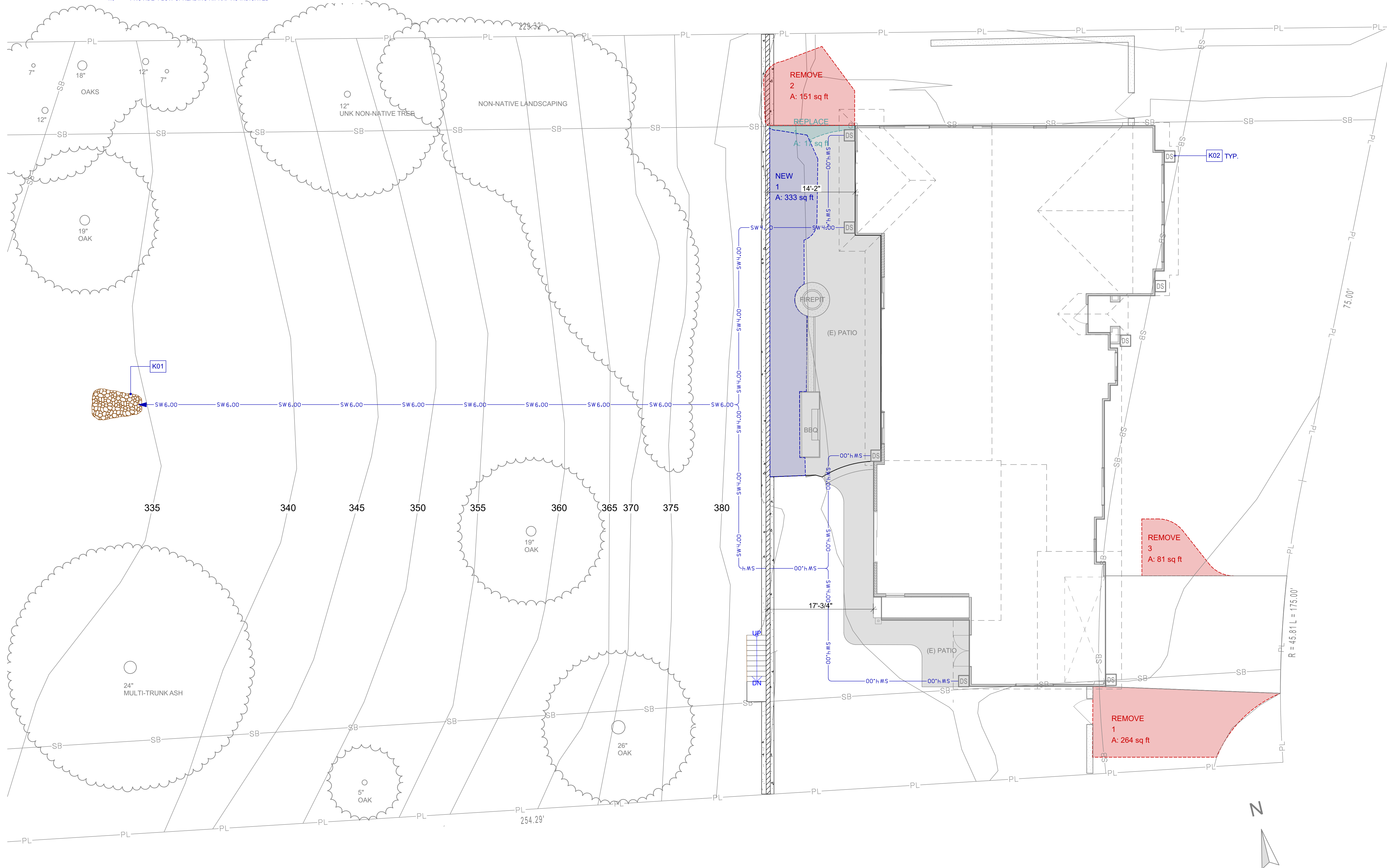
- K01 PROVIDE FLOW SPREADING PER 8-C502 - CIVIL-STORM DRAIN TO RIPRAP. PROVIDE PROTECTION FROM RODENT INFILTRATION
- K02 DISCONNECT FRONT YARD DOWNSPOUTS PER 12-C502 - CIVIL-DOWNSPOUT DISCONNECTED

STORMWATER MGT IMPERMEABLE AREAS (SF)

REPLACED IMPERMEABLE	17
NEW IMPERMEABLE	333
SUBTOTAL	350
REMOVED IMPERMEABLE	496
350 SF = TIER 1	

STORMWATER AREAS

ZONE NAME	ZONE NUMBER	AREA SF
NEW	1	333
		333 R ²
REMOVE	1	264
REMOVE	2	151
REMOVE	3	81
		496 R ²
REPLACE	1	17
		17 R ²



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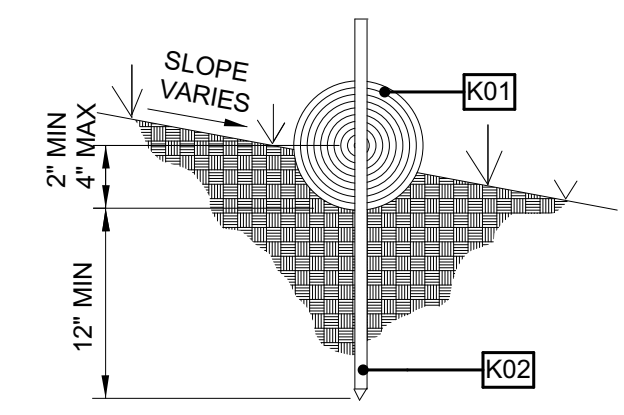
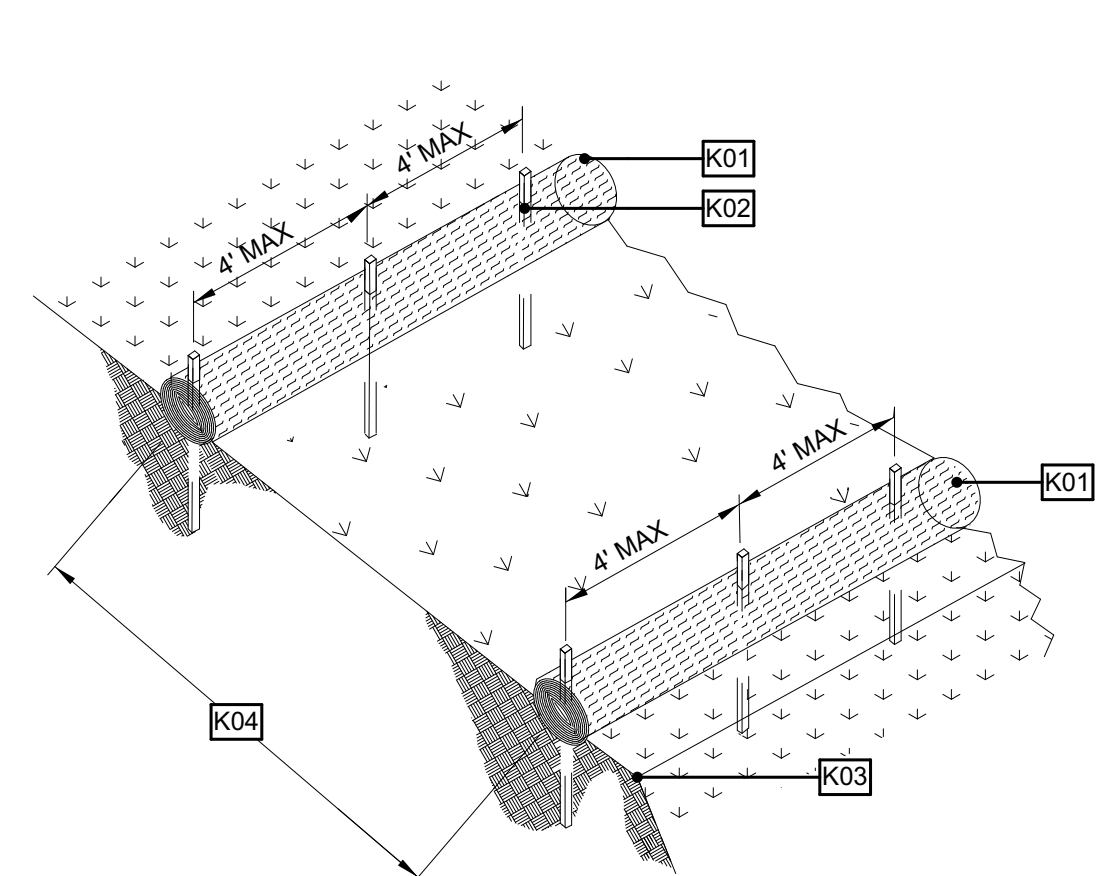
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MCLAUGHLIN RETAINING WALL REPLACEMENT	
41 NORTHRIDGE ROAD SANTA BARBARA, CA 93105	
PROJECT NO: 4795	
CLIENT	
CHASE MCLAUGHLIN 41 NORTHRIDGE ROAD SANTA BARBARA, CA 93105	
G001	GENERAL
G002	PHOTO SURVEY
G003	WILDLAND INTERFACE NOTES
G004	WILDLAND INTERFACE NOTES
C001	GENERAL INFORMATION
C101	DEMOLITION PLAN
C102	GRADING
C103	SITE & BMP PLANS
C104	STORMWATER PLAN
C501	BMP DETAILS
C502	BMP DETAILS
C503	RETAINING WALL DETAILS
L101	PLANTING PLAN
A001	GENERAL NOTES
A101	DEMO SITE PLAN
A102	PROPOSED SITE PLAN
A103	FLOOR PLAN 1ST-STORY
A201	(E) & (P) ELEVATIONS
A501	ARCH DETAILS
A901	RENDERINGS

REGISTERED PROFESSIONAL ENGINEER
STEVEN C. REICHEL
61155
CIVIL
STATE OF CALIFORNIA

PUBLISHED: 4/4/2024 3:00 PM	
DATES	
06/20/2023	INITIAL
11/21/2023	ACL 1
12/20/2023	ACL 2
04/02/2024	ACL 3
SCALE AS NOTED	
CREATED BY: WDS	
SHEET	
STORMWATER PLAN	
C104	
SHEET SIZE 24X36	

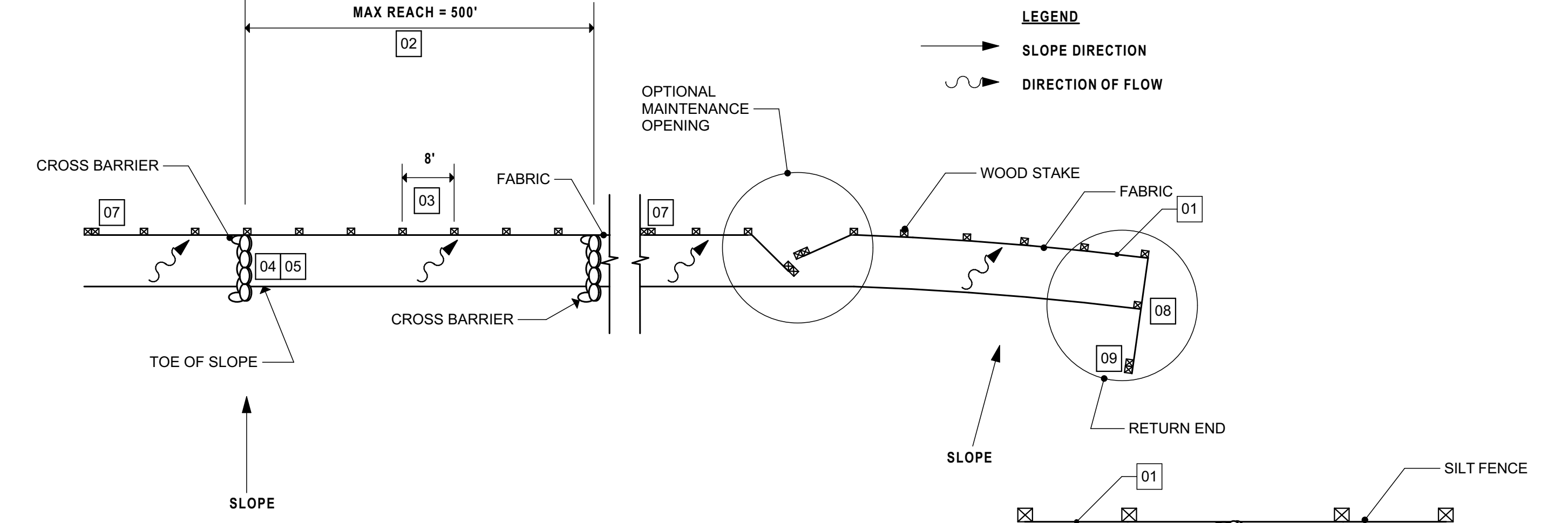
1 STORMWATER PLAN
SCALE: 1/8" = 1'-0"

G001	GENERAL
G002	PHOTO SURVEY
G003	WILDLAND INTERFACE NOTES
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A501	ARCH DETAILS
A901	RENDERINGS



- KEYNOTES -**
- K01 INSTALL 08" DIAMETER FIBER ROLL ALONG A LEVEL CONTOUR
 - K02 3/4" X 3/4" WOOD STAKES @ 4' OC MAX
 - K03 INSTALL FIBER ROLL NEAR SLOPE WHERE IT TRANSITIONS INTO A STEEPER SLOPE
 - K04 VERTICAL SPACING MEASURED ALONG FACE OF SLOPE VARIES BETWEEN 10' AND 20'

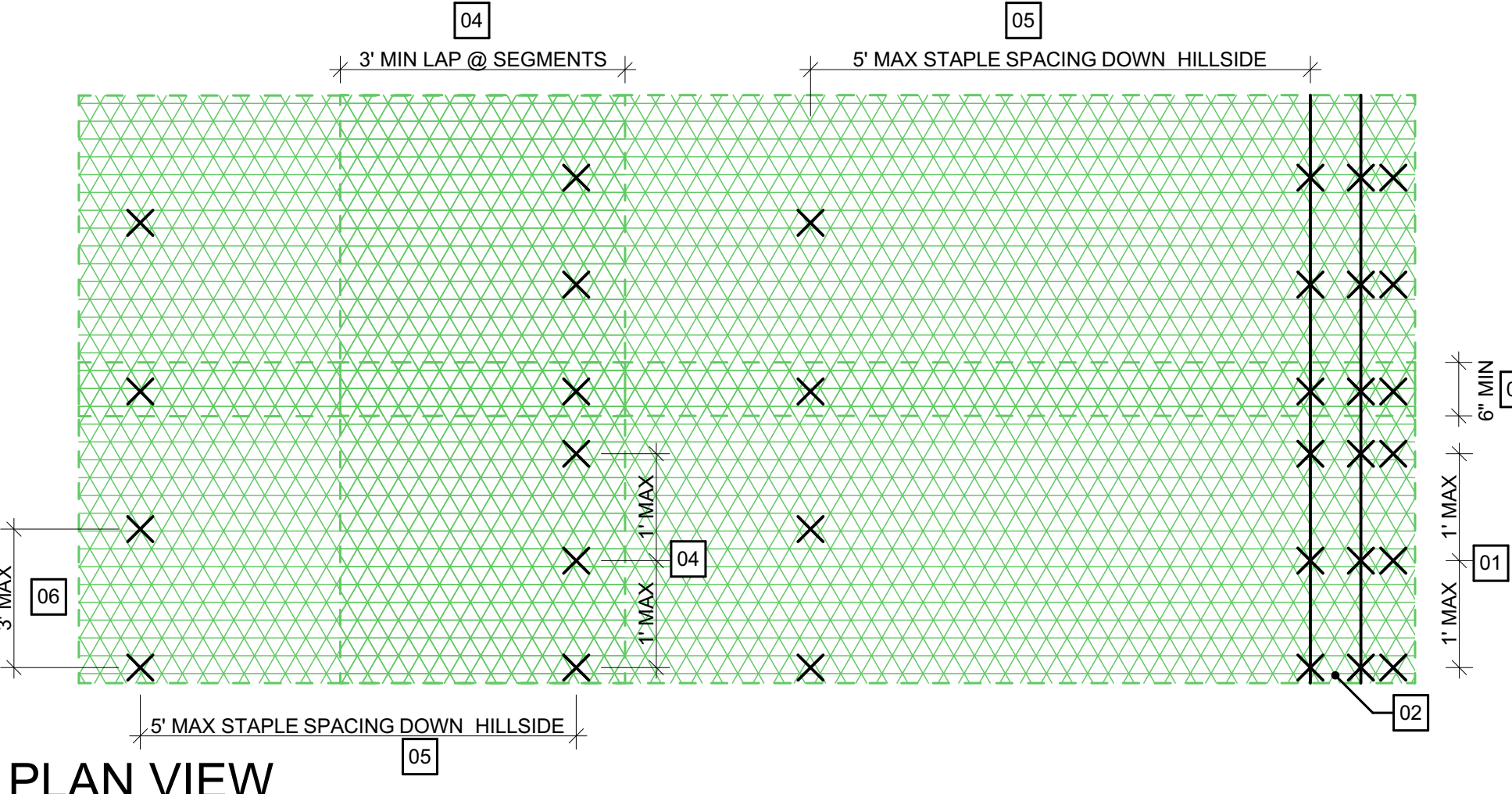
6 CIVIL-FIBER ROLL
NOT TO SCALE



- GENERAL NOTES -**
- 51 INSTALL SILT FENCE IN A MANNER THAT WILL "DELAY" RUN-OFF AND ALLOW THE SEDIMENT TO SETTLE
 - 52 STAKES TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH STAKE ONE FULL TURN. SECURE FABRIC TO STAKE WITH 4 STAPLES
 - 53 MINIMUM 4 STAPLES PER STAKE.
 - 54 JOINING SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS

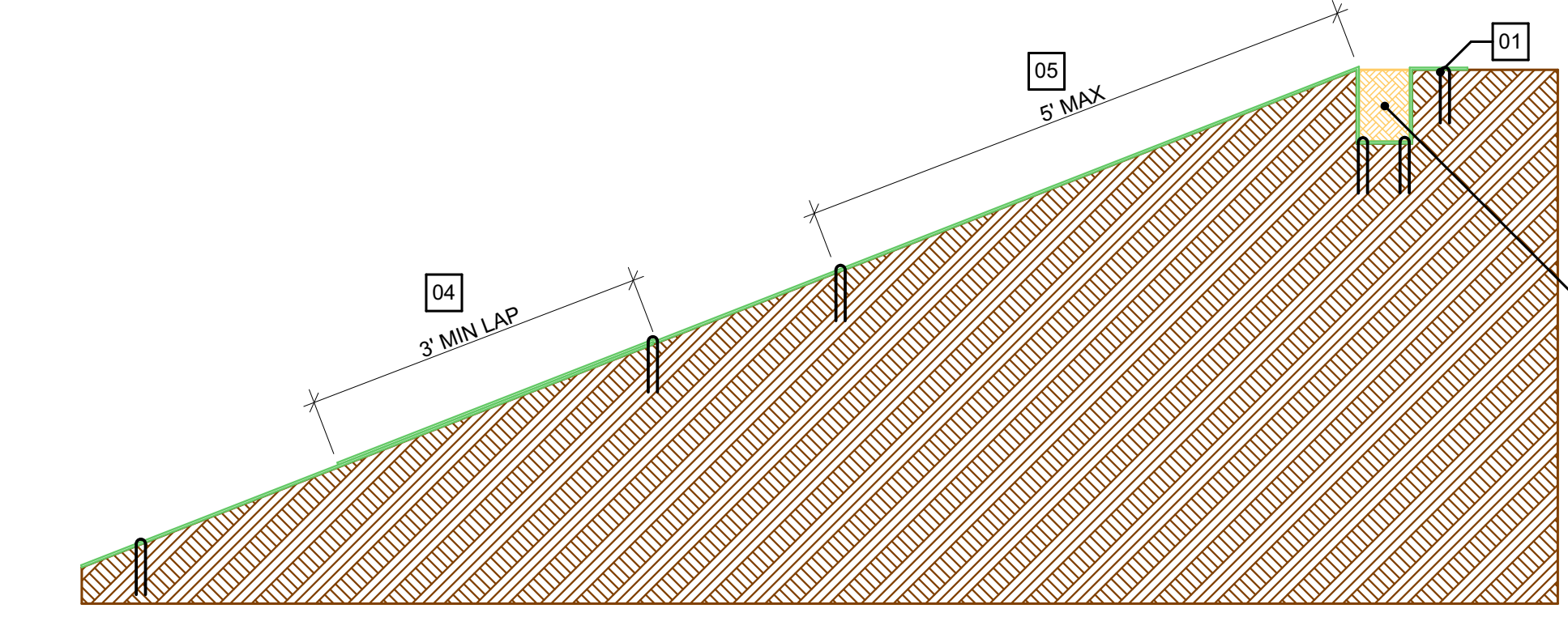
- KEYNOTES -**
- 01 SEE 'CIVIL-SILT FENCE SECTION' DETAIL
 - 02 CONSTRUCT THE LENGTH OF EACH REACH SO THAT THE CHANGE IN BASE ELEVATION ALONG THE REACH DOES NOT EXCEED 1/3 THE HEIGHT OF THE LINEAR BARRIER. IN NO CASE SHALL THE REACH LENGTH EXCEED 500'
 - 03 STAKES SHALL BE SPACED AT 8'-0" MAXIMUM AND SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE
 - 04 CROSS BARRIERS SHALL BE A MINIMUM OF 1/3 AND A MAXIMUM OF 1/2 THE HEIGHT OF THE LINEAR BARRIER
 - 05 SANDBAG ROWS AND LAYERS SHALL BE OFFSET TO ELIMINATE GAPS
 - 06 MAINTENANCE OPENINGS SHALL BE CONSTRUCTED IN A MANNER TO ENSURE SEDIMENT REMAINS BEHIND SILT FENCE
 - 07 STAKES SHALL BE DRIVEN TIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT. THE TOPS OF THE STAKES SHALL BE SECURED WITH WIRE
 - 08 THE LAST 8'-0" OF FENCE SHALL BE TURNED UP SLOPE
 - 09 FOR END STAKE, FENCE FABRIC SHALL BE FOLDED AROUND TWO STAKES ONE FULL TURN AND SECURED WITH 4 STAPLES

10 CIVIL-SILT FENCE ASSY
NOT TO SCALE



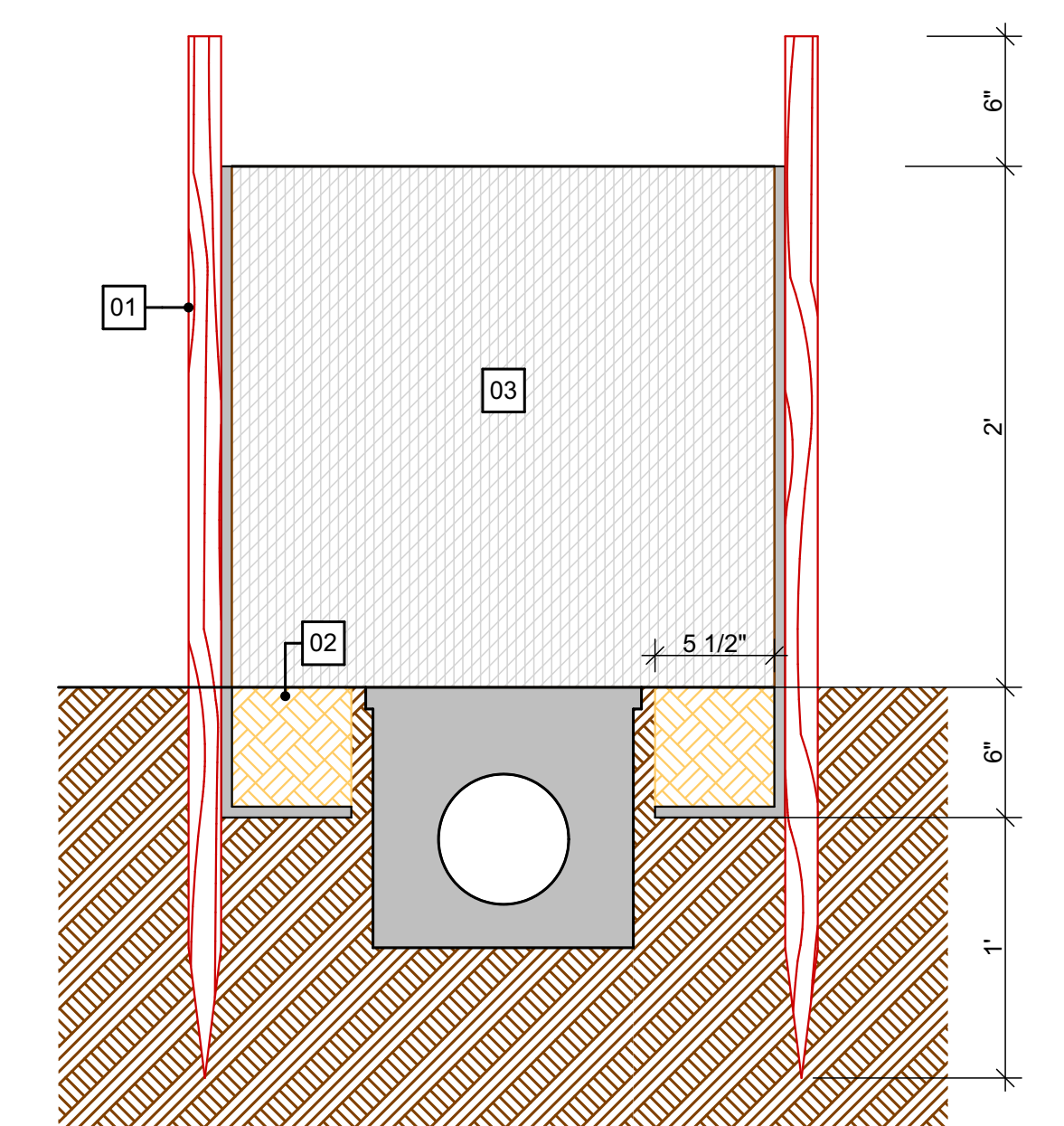
- KEYNOTES -**
- 01 INSTALL 6" JUTE NETTING STAPLES @ 12" OC ALONG TOP OF HILL
 - 02 PROVIDE 6" W X 8" D TRENCH ALONG TOP OF HILLSIDE. STAPLE NETTING IN PLACE WITH 3 STAPLES FOR EACH LINEAR FOOT OF TRENCH. COMPACT SOIL IN TRENCH
 - 03 PROVIDE 6" OF LAP @ SIDE MESH SECTIONS
 - 04 PROVIDE 36" OF LAP @ END MESH SECTIONS, WITH STAPLES @ 12" OC
 - 05 INTERMEDIATE STAPLE SPACING, RUNNING DOWN HILLSIDE, NOT TO EXCEED 5-FT OC
 - 06 INTERMEDIATE STAPLE SPACING, RUNNING HORIZONTALLY, & WITHIN MESH SECTIONS, NOT TO EXCEED 3' OC

PLAN VIEW



SECTION VIEW

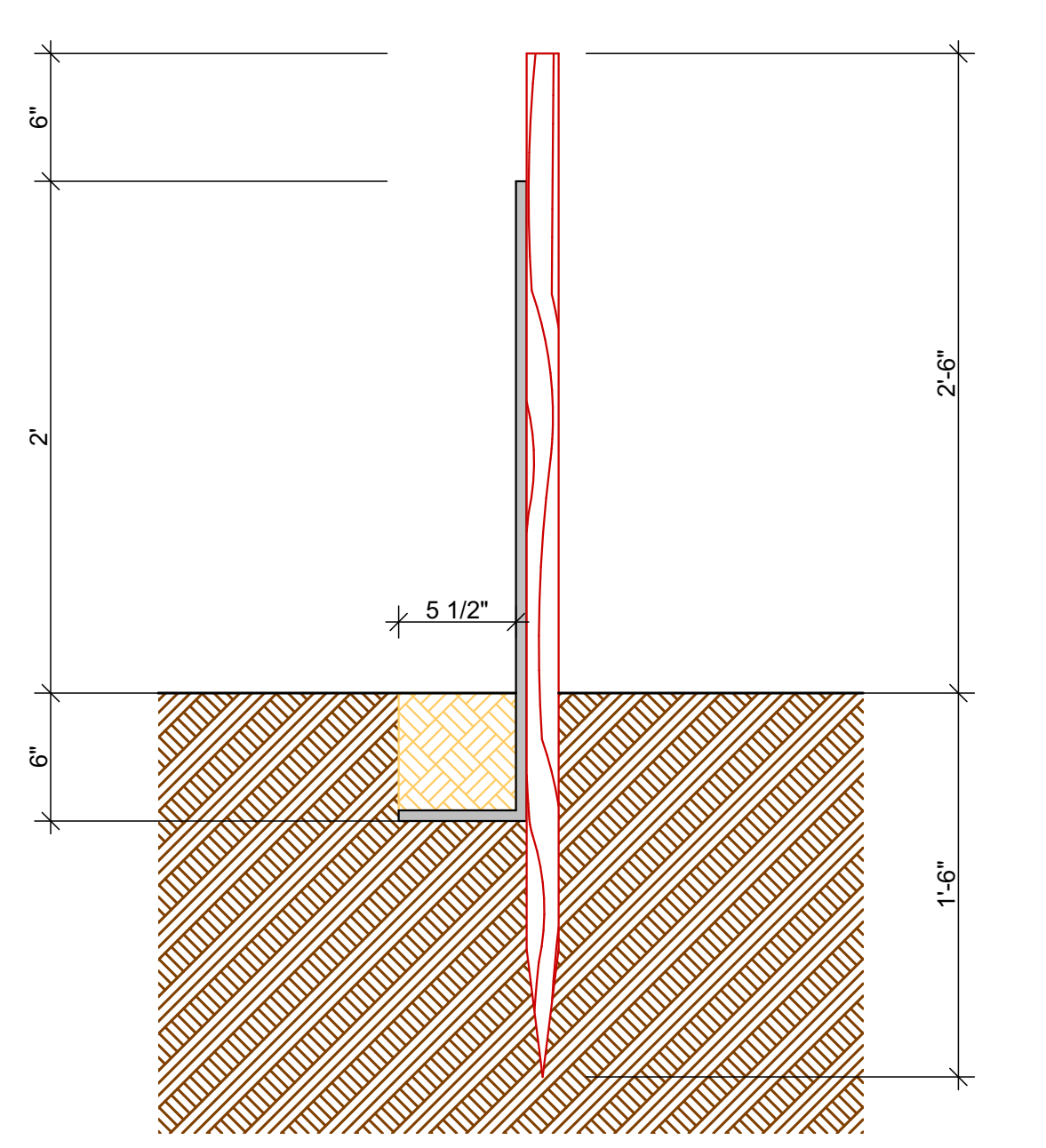
4 CIVIL-JUTE MESH NETTING
NOT TO SCALE



- GENERAL NOTES -**
- 51 INSTALL SILT FENCE IN A MANNER THAT WILL "DELAY" RUN-OFF AND ALLOW THE SEDIMENT TO SETTLE
 - 52 CAP ALL EXPOSED DRAIN SYSTEMS TO PREVENT SEDIMENT CONTAMINANTS FROM ENTERING SYSTEM

- KEYNOTES -**
- 01 2X2 (NOMINAL) STAKES TO BE PLACED NO MORE THAN 8-FT OC
 - 02 SILT FENCE FABRIC TO BE BURIED IN 6" X 6" TRENCH AS INDICATED. TAMP BACKFILLED SOIL
 - 03 INSTALL SILT FENCE AROUND ALL (E) AREA DRAINS TO PREVENT SEDIMENT CONTAMINANTS FROM ENTERING DRAINS

12 CIVIL-SILT FENCE @ DRAIN
NOT TO SCALE



- GENERAL NOTES -**
- 51 INSTALL SILT FENCE IN A MANNER THAT WILL "DELAY" RUN-OFF AND ALLOW THE SEDIMENT TO SETTLE

- KEYNOTES -**
- 01 2X2 (NOMINAL) STAKES TO BE PLACED NO MORE THAN 8-FT OC
 - 02 SILT FENCE FABRIC TO BE BURIED IN 6" X 6" TRENCH AS INDICATED. TAMP BACKFILLED SOIL

16 CIVIL-SILT FENCE SECTION
NOT TO SCALE



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SCALE AS NOTED
CREATED BY: WDS

SHEET
BMP DETAILS

C501
SHEET SIZE 24X36

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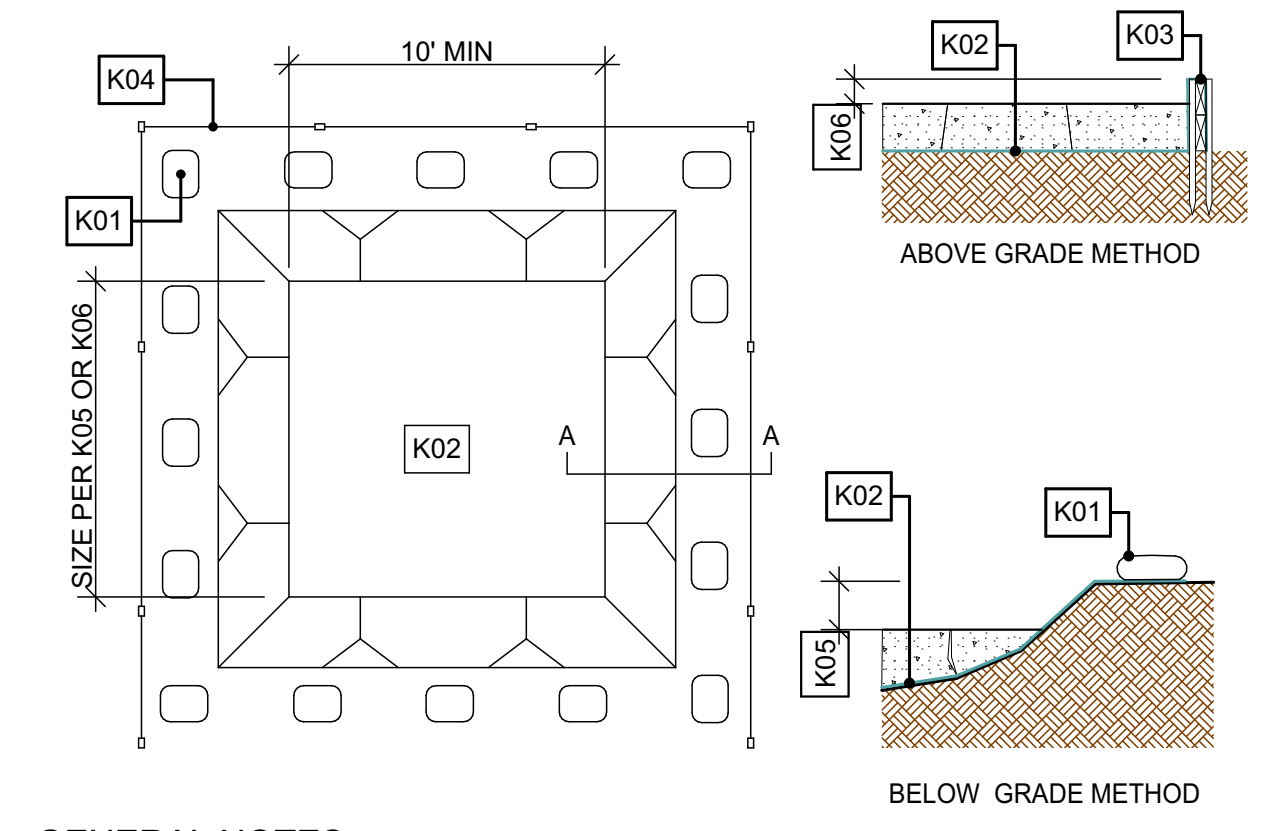
SCALE AS NOTED

CREATED BY: WDS

SHEET
BMP DETAILS

C502

SHEET SIZE 24X36

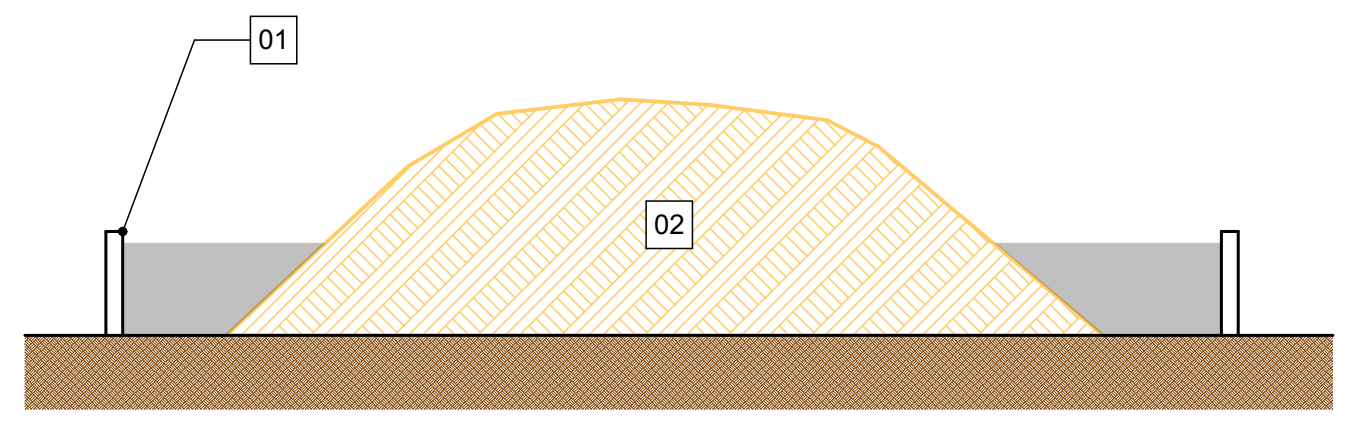


GENERAL NOTES -

- G01 TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED MIN 50 FT FROM STORMDRAIN INLETS, OPEN DRAINAGE FACILITIES, & WATERCOURSES. IF DEEMED INFEASIBLE, INLETS SHALL BE PROTECTED WITH SILT FENCE OR OTHER APPROVED METHOD
- G02 CONCRETE WASTE SHALL NOT BE ALLOWED TO ENTER STORM DRAINS OR WATERCOURSES
- G03 DO NOT ALLOW SAW-CUT CONCRETE SLURRY TO ENTER STORM DRAINS OR WATERCOURSES
- G04 HARDENED CONCRETE WASTE TO BE COLLECTED & PROPERLY DISPOSED OF.

KEYNOTES -

- K01 SANDBAG
- K02 10 MIL PLASTIC LINING, SOIL BASE SHALL BE FREE OF ROCKS OR DEBRIS THAT MAY COMPROMISE THE IMPERMEABILITY OF THE MATERIAL
- K03 PERIMETER BOARDS & STAKES
- K04 LOW STAKED SILT FENCE ON 3 SIDES
- K05 BELOW GRADE WASHOUT SIZED TO PROVIDE A MIN FREEBOARD OF 12"
- K06 ABOVE GRADE WASHOUT SIZED TO PROVIDE A MIN FREEBOARD OF 4"



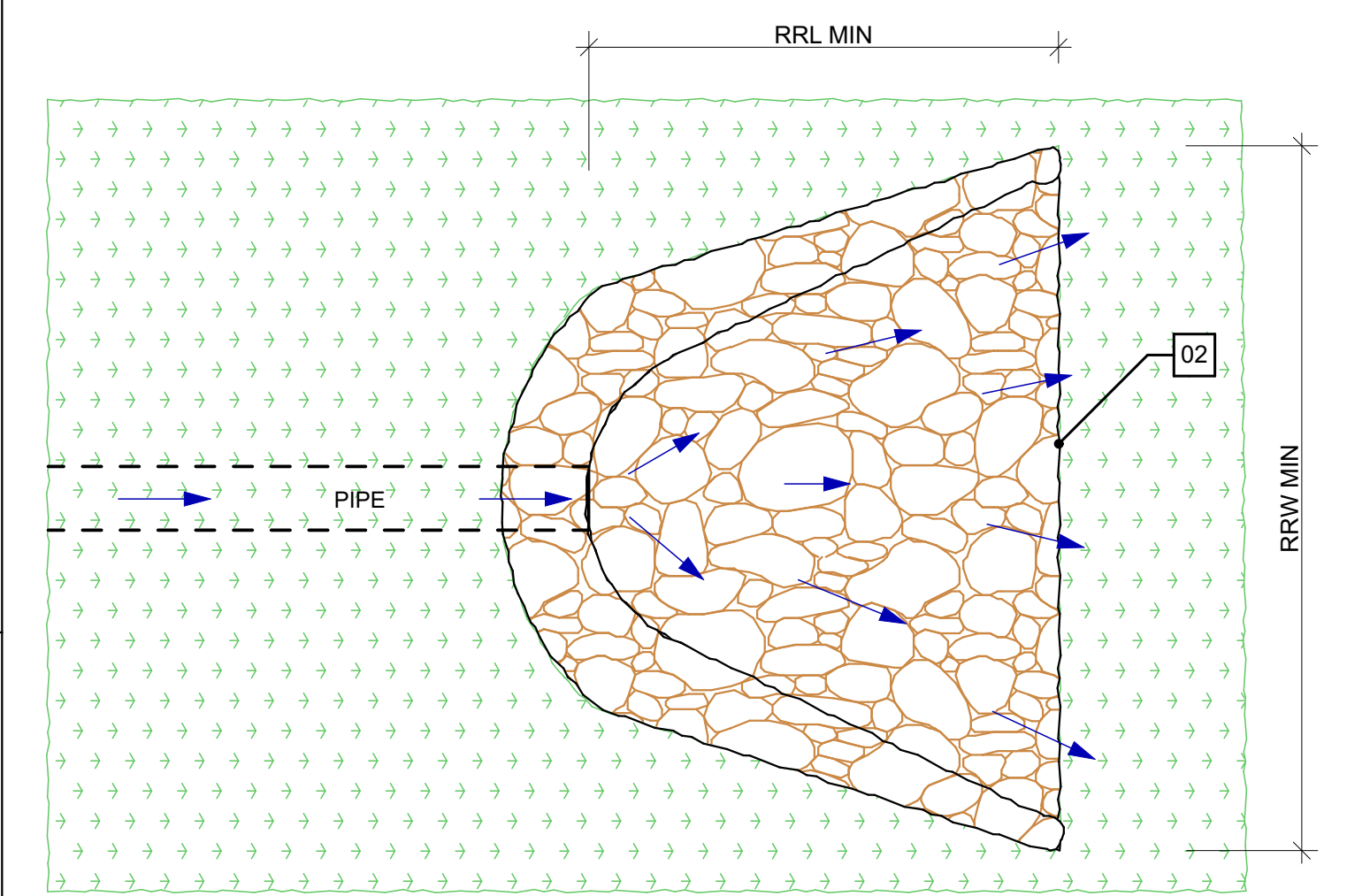
GENERAL NOTES -

- 51 AN ON-SITE DRAINAGE SWALE SHALL BE LOCATED BETWEEN THE TOP SOIL STOCK PILE AND OFF-SITE PROPERTY
- 52 REFERENCE IS MADE TO THE SILT FENCE DETAIL FOR THE MATERIALS AND INSTALLATION METHODS
- 53 IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT SHALL BE STABILIZED WITH BURLAP MATTING TO MINIMIZE EROSION
- 54 INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF 1/2". REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED
- 55 SEDIMENT TRAPPED BY THE FENCES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS
- 56 SILT FENCES SHALL BE MAINTAINED IN PLACE UNTIL TOP SOIL STOCKPILE HAS BEEN ELIMINATED

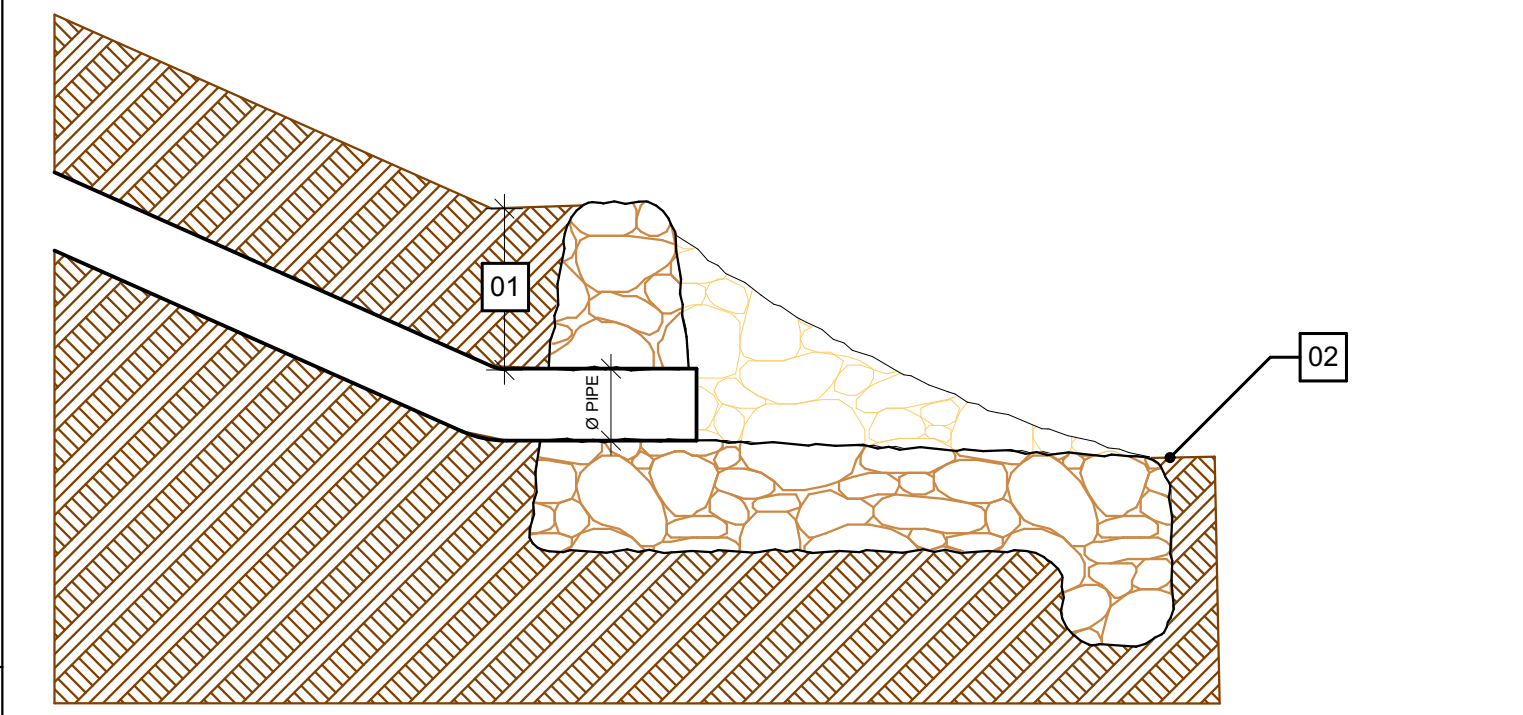
KEYNOTES -

- 01 SILT FENCE TO EXTEND AROUND ENTIRE PERIMETER OF TOP SOIL STOCK PILE, OR TO EXTEND AROUND DOWNSTREAM PORTION IF STOCK PILE IS ON SLOPE.
- 02 SOIL OR MULCH STOCK PILE

10 CIVIL-STOCK PILE
NOT TO SCALE



PLAN VIEW



SECTION VIEW

Ø PIPE	RRD MIN	RRL MIN	RRW MIN	TYP ROCK SIZE
3"	1-0	4-0	3-0	3 - 6"
4"	1-0	6-0	4-0	3 - 6"
6"	1-0	8-0	5-0	4 - 6"
8"	1-0	10-0	8-0	4 - 8"

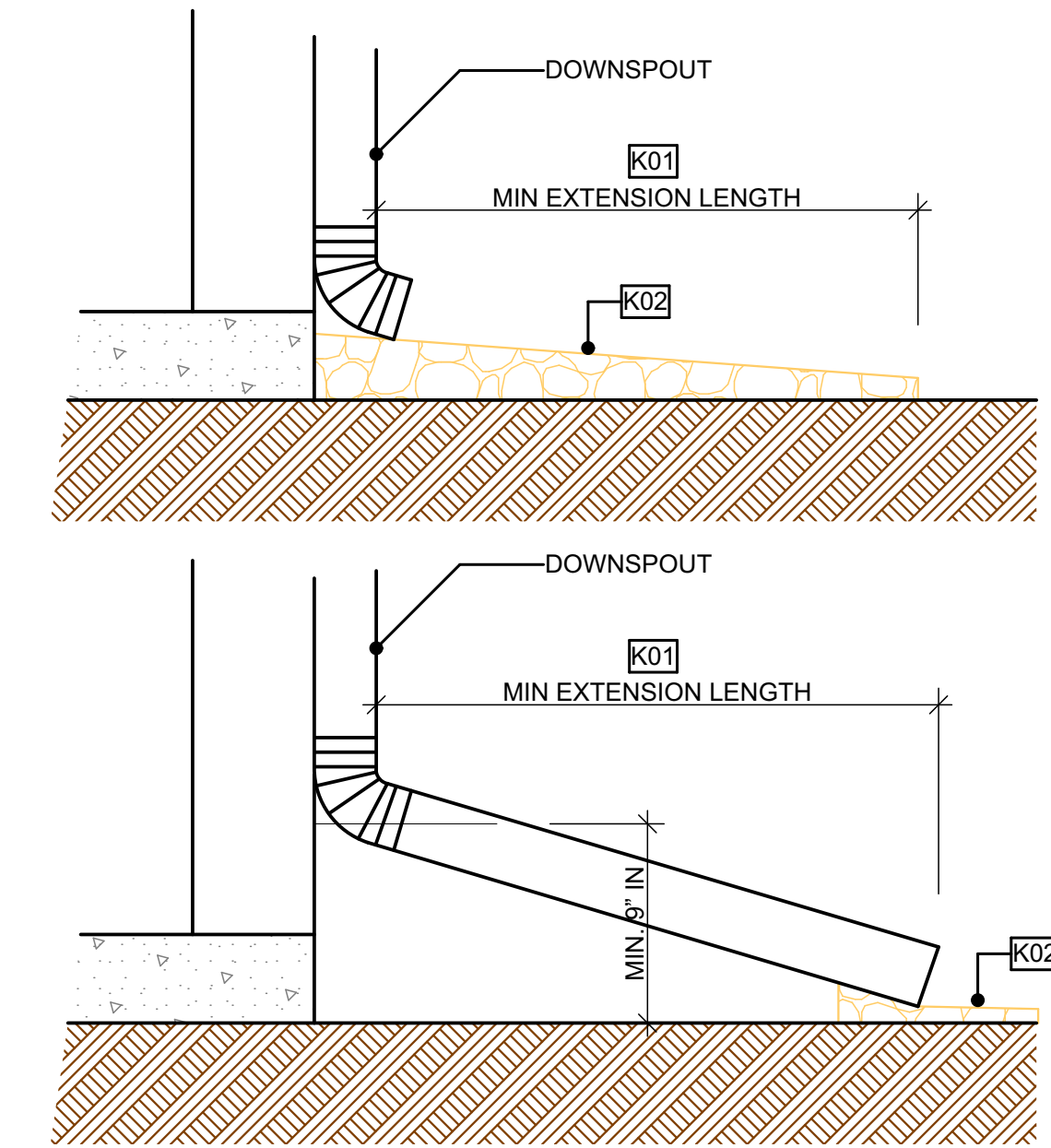
GENERAL NOTES -

- G01 IMAGES ABOVE ARE DIAGRAMMATIC. CONTRACTOR TO USE BEST JUDGMENT IN ACHIEVING DESIRED DESIGN CRITERIA
- G02 STONE SHOULD BE HARD, DURABLE, ANGULAR IN SHAPE, & RESISTANT TO WEATHERING
- G03 USE SMALLER STONE AGGREGATES TO FILL VOIDS

KEYNOTES -

- 01 3X PIPE DIAMETER, MIN COMPACTED FILL OVER TOP OF PIPE
- 02 'EXIT' EDGE OF RIP RAP TO BE LEVEL TO FACILITATE SHEET FLOW ONTO ADJACENT TOPOGRAPHY

8 CIVIL-STORM DRAIN TO RIPRAP
NOT TO SCALE



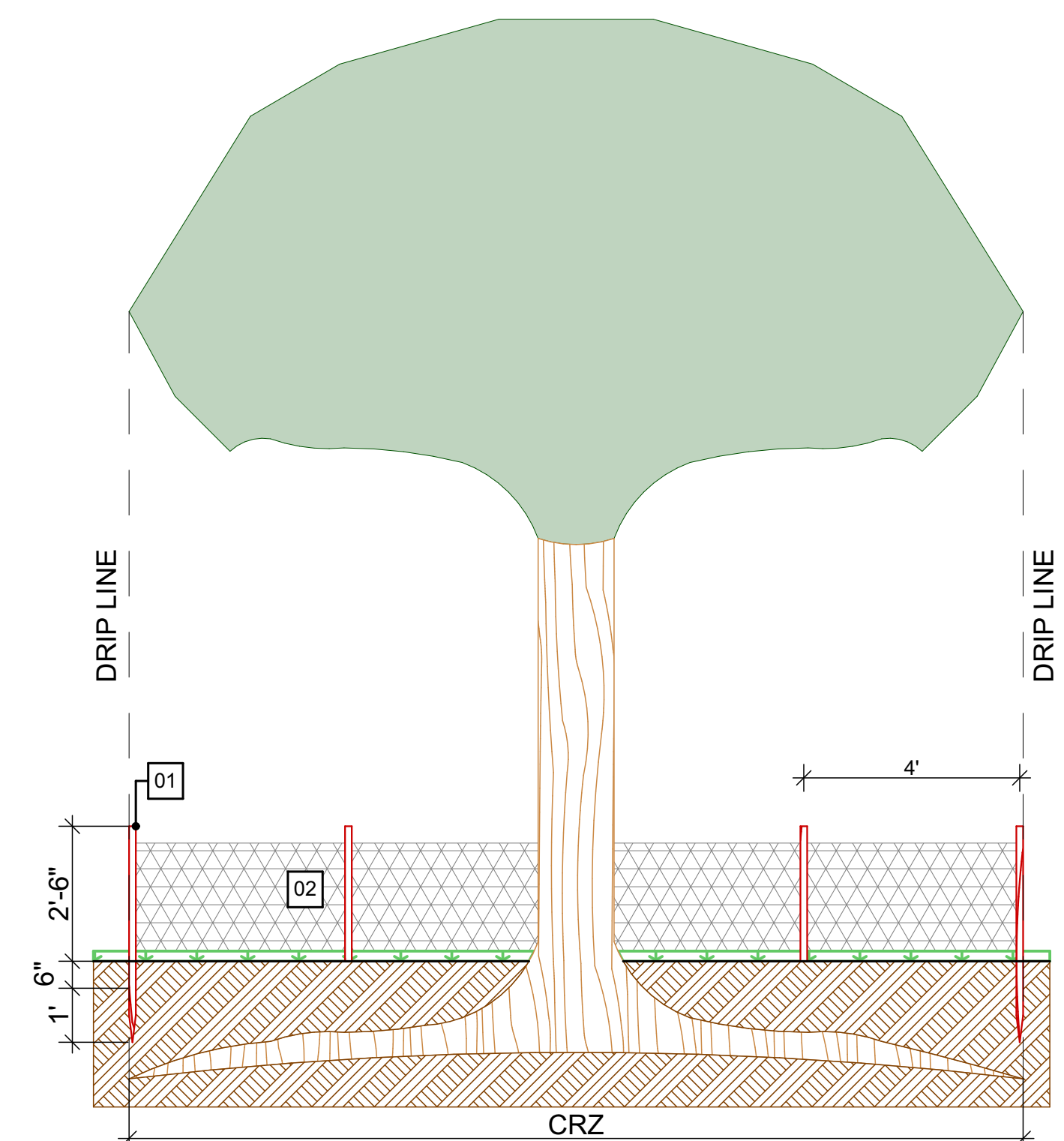
GENERAL NOTES -

- G01 'DAYLIGHT' ALL DOWNSPOUTS TO SURFACE AREA DRAINS
- G02 DIRECT SURFACE RUNOFF TO AREA DRAIN

KEY NOTES -

- K01 DOWNSPOUT EXTENSION TO BE A MIN. 2' FT WITH NO BASEMENT, DOWNSPOUT EXTENSION TO BE A MIN. 6' FT WITH BASEMENT
- K02 ROCK OR PRE-FAB SPLASH GUARD

12 CIVIL-DOWNSPOUT DISCONNECTED
NOT TO SCALE



GENERAL NOTES -

- 51 CRITICAL ROOT ZONE (CRZ) TO MATCH DRIP LINE
- 52 IF ANY WORK SPACE IS WITHIN 5' FROM TRUNK, STRAP BOARDS TO TRUNK TO PREVENT DAMAGE

KEYNOTES -

- 01 2X2 (NOMINAL) STAKES TO BE PLACED NO MORE THAN 4-FT OC
- 02 INSTALL CONSTRUCTION SAFETY FENCE AROUND TREES REQUIRING PROTECTION. UNO BY ARBORIST, FENCE TO BE INSTALLED AT TREE DRIP LINE

16 CIVIL-TREE PROTECTION
NOT TO SCALE

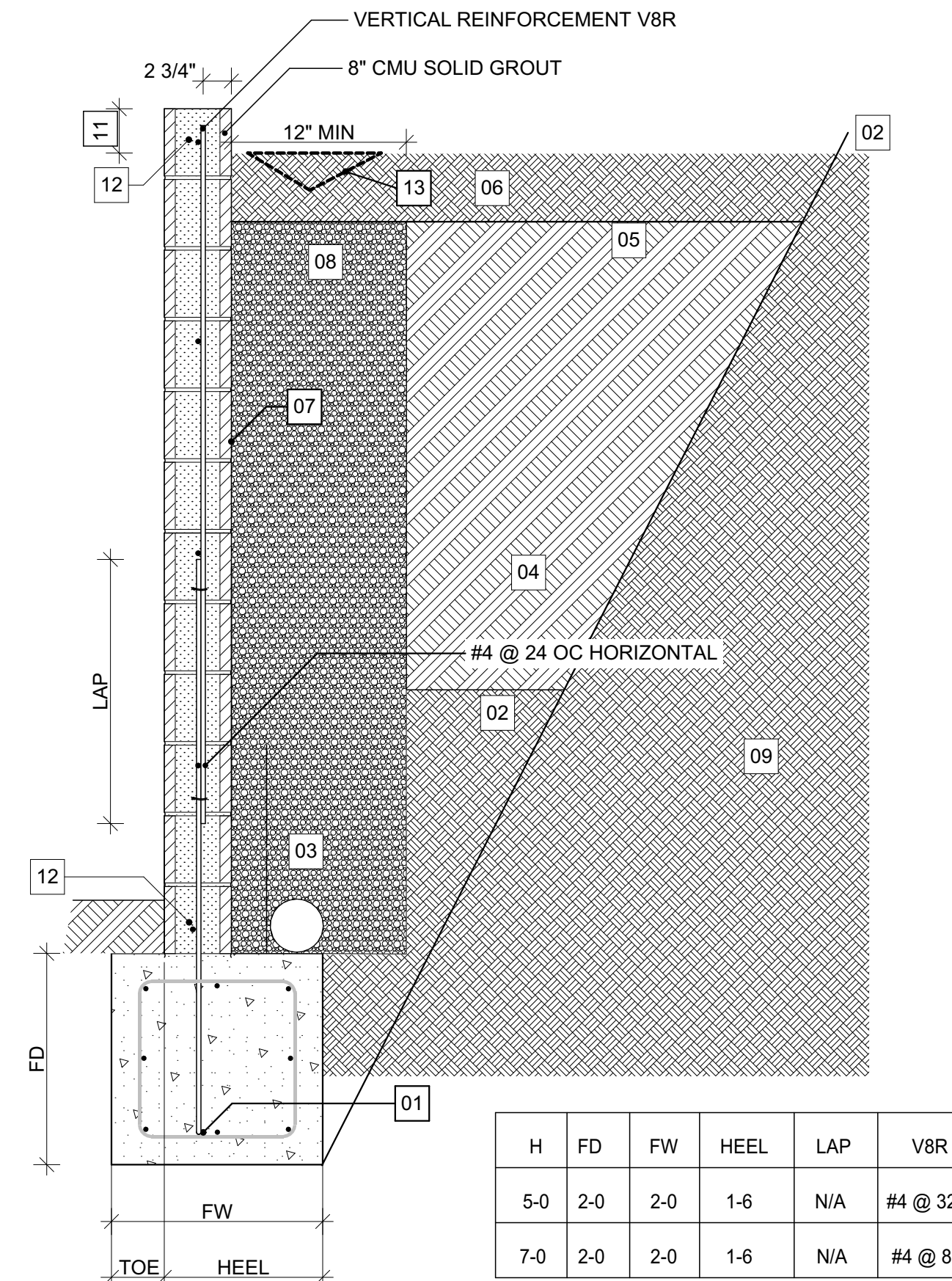


GENERAL NOTES -

- 51 MINIMUM FOOTING DEPTH BELOW GRADE PER FOUNDATION PLAN
- 52 UNO, OBSERVE MIN 3" CLEARANCE BETWEEN ALL REINFORCEMENT STEEL & SOIL
- 53 ALLOW 14 DAYS FOR CONCRETE OR GROUT TO CURE BEFORE BACKFILLING BEHIND RETAINING WALL
- 54 PLACE A STRING PARALLEL TO, & AT THE TOP OF, THE RETAINING WALL DURING COMPACTION TO MONITOR FOR POSSIBLE ROTATION DUE TO COMPACTION SURCHARGE. STOP COMPACTION & CONTACT SOILS ENGINEER IF SUCH ROTATION OCCURS
- 55 SURFACE WATER TO BE DIRECTED AWAY FROM RETAINING WALLS WITH GRADE AND SWALES
- 56 UNO, LAP SPLICES TO BE 72 X BAR DIAMETER MIN
- 57 UNO, USE MEDIUM WEIGHT UNITS, GRADE N, FM = 1,500 PSI, TYPE 'S' MORTAR (2,000 PSI), 7 SACK GROUT WITH 9" SLUMP, REINFORCING BARS ARE TO BE OF INTERMEDIATE GRADE CONFORMING TO ASTM A 615, GRADE 40 FOR #3 & #4 BARS AND GRADE 60 FOR #5 BARS AND LARGER

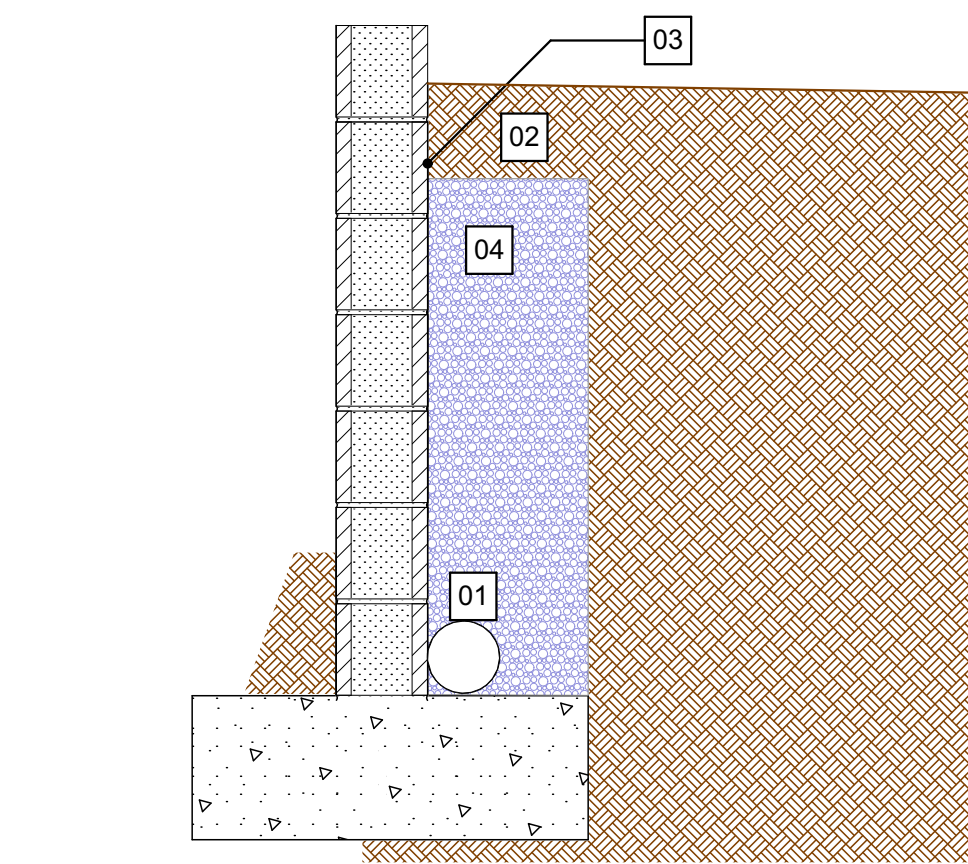
KEYNOTES -

- 01 EXTEND BAR MIN 12" BEYOND 90 BEND, TIE TO BOTTOM LONGITUDINAL OR TRANSVERSE FOOTING REINFORCEMENT
- 02 UNO, OBSERVE MIN 3" CLEARANCE BETWEEN ALL REINFORCEMENT STEEL & SOILS REPORT
- 03 4" PERFORATED DRAIN PIPE (WITH HOLES AT 5 & 7 O'CLOCK), ENCASED IN MIN 2-CF OF 3/4" ROCK PER LF OF PIPE, AND SURROUNDED WITH FILTER FABRIC, OR APPROVED ALTERNATE. PIPE SLOPE TO BE ≥ 1% WITH OUTLETS ≤ 50-FT OC. OUTLETS MAY BE 100-FT OC IF CENTER IS ELEVATED. OUTLETS TO BE PROTECTED BY RODENT SCREEN
- 04 BACKFILL TO BE SAND OR ROCK (1/4" TO 3/4") UNO IN SOILS REPORT, 90% COMPACTION TO BE PERFORMED IN 8" LIFTS, AT NEAR OPTIMUM MOISTURE, WITH HANDHELD VIBRATORY RAMMER EQUIPMENT (PER ASTM D-1557, WITH HANDHELD VIBRATORY RAMMER EQUIPMENT, BACKFILL WITH NATIVE SOILS OKAY IF APPROVED BY ENGINEER
- 05 IF SPECIFIED PP, ENCAPSULATE BACKFILL IN FILTER FABRIC
- 06 6" - 8" LAYER OF TOPSOIL OVER WALL GRAVEL & INFILL SOIL
- 07 WATERPROOFING, PER ARCHITECTURAL SPECIFICATIONS, REQUIRED AT HABITABLE SPACES, WHEN REQ BY FINISH MATERIALS MFG INSTRUCTIONS, & AS DIRECTED BY ARCHITECTURAL PLANS
- 08 1/4" TO 3/4" DIA GRAVEL TO BE PLACED FOR AT LEAST 1'-0" IMMEDIATELY BEHIND WALL, ENCAPSULATE IN FILTER FABRIC UNO PP
- 09 RETAINED SOIL
- 10 GRADE BEAM LONGITUDINAL & TRANSVERSE REINFORCEMENT PER 'CONC-FOUNDATION SCHEDULE'
- 11 UNO PER PLAN, HEIGHT TO EXTEND WALL ABOVE RETAINED SOIL ≤ 6'
- 12 PROVIDE TOP & BOT S/LA @ TOP & BOT COURSE RESPECTIVELY, DISTRIBUTE REMAINDER EVENLY @ 24" OC
- 13 PROVIDE DRAINAGE SWALE IF SPECIFIED ON PLAN



10 MSNRY-CMU RETAINING 8" OVER GRADE BEAM

NOT TO SCALE



GENERAL NOTES -

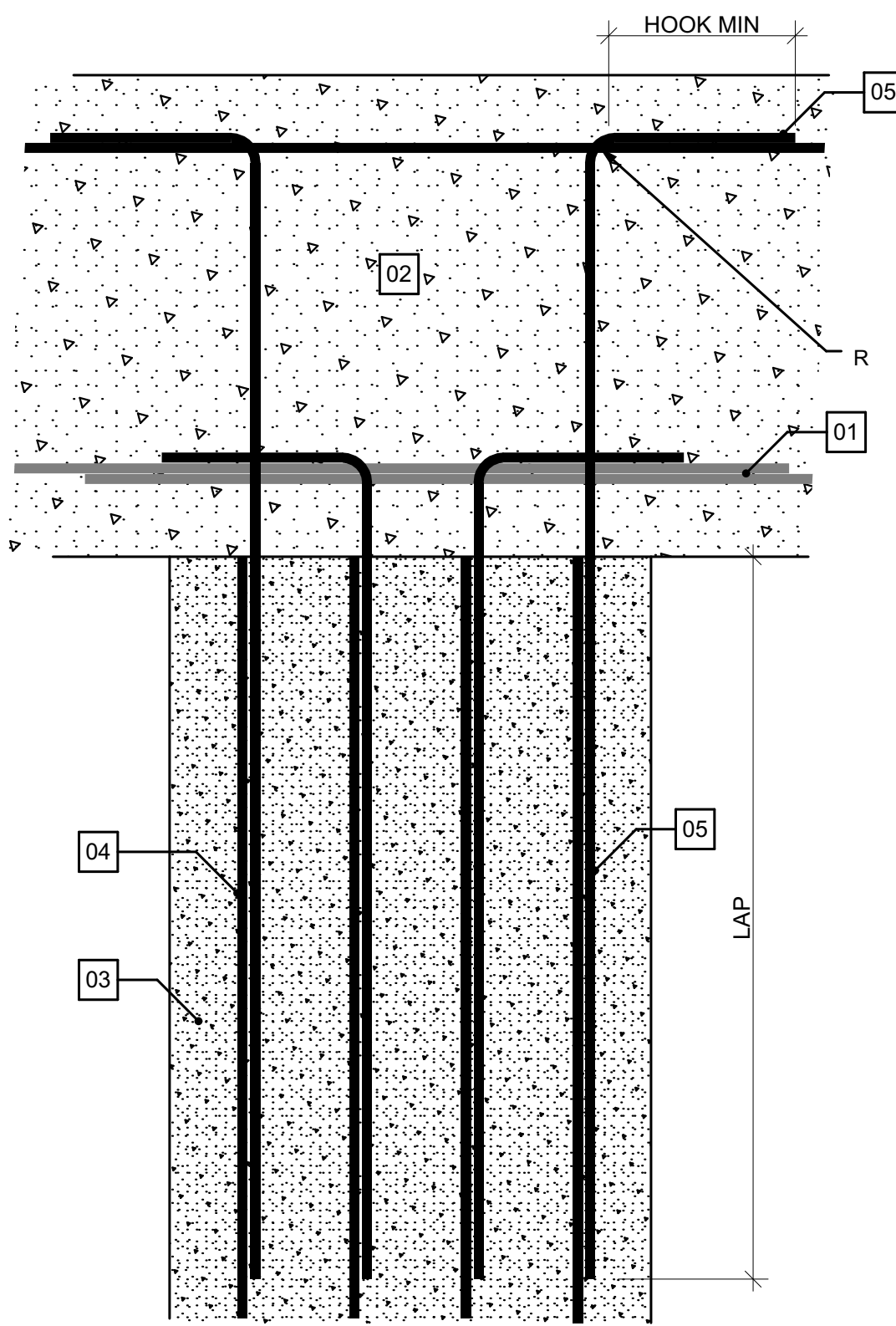
- G01 SURFACE WATER TO BE DIRECTED AWAY FROM RETAINING WALLS WITH GRADE AND SWALES

KEYNOTES -

- 01 4" PERFORATED DRAIN PIPE (WITH HOLES AT 5 & 7 O'CLOCK), ENCASED IN MIN 2-CF OF 3/4" ROCK PER LF OF PIPE, AND SURROUNDED WITH FILTER FABRIC, OR APPROVED ALTERNATE. PIPE SLOPE TO BE ≥ 1% WITH OUTLETS ≤ 50-FT OC. OUTLETS MAY BE 100-FT OC IF CENTER IS ELEVATED. OUTLETS TO BE PROTECTED BY RODENT SCREEN
- 02 6" - 8" LAYER OF TOPSOIL OVER WALL GRAVEL & INFILL SOIL
- 03 WATERPROOFING, PER ARCHITECTURAL SPECIFICATIONS, REQUIRED AT HABITABLE SPACES & WHEN REQ FOR FINISH MATERIALS
- 04 1/4" TO 3/4" DIA GRAVEL TO BE PLACED FOR AT LEAST 1'-0" IMMEDIATELY BEHIND WALL

6 CIVIL-RETAINING WALL DRAIN

NOT TO SCALE



Ø BAR	HOOK MIN	LAP MIN	R MIN
# 5	8"	30"	1.875"
# 6	9"	36"	2.25"
# 7	11"	42"	2.625"
# 8	12"	48"	3.0"
# 9	14"	54"	4.5"
# 10	15"	60"	5.0"
# 11	17"	66"	5.5"

GENERAL NOTES -

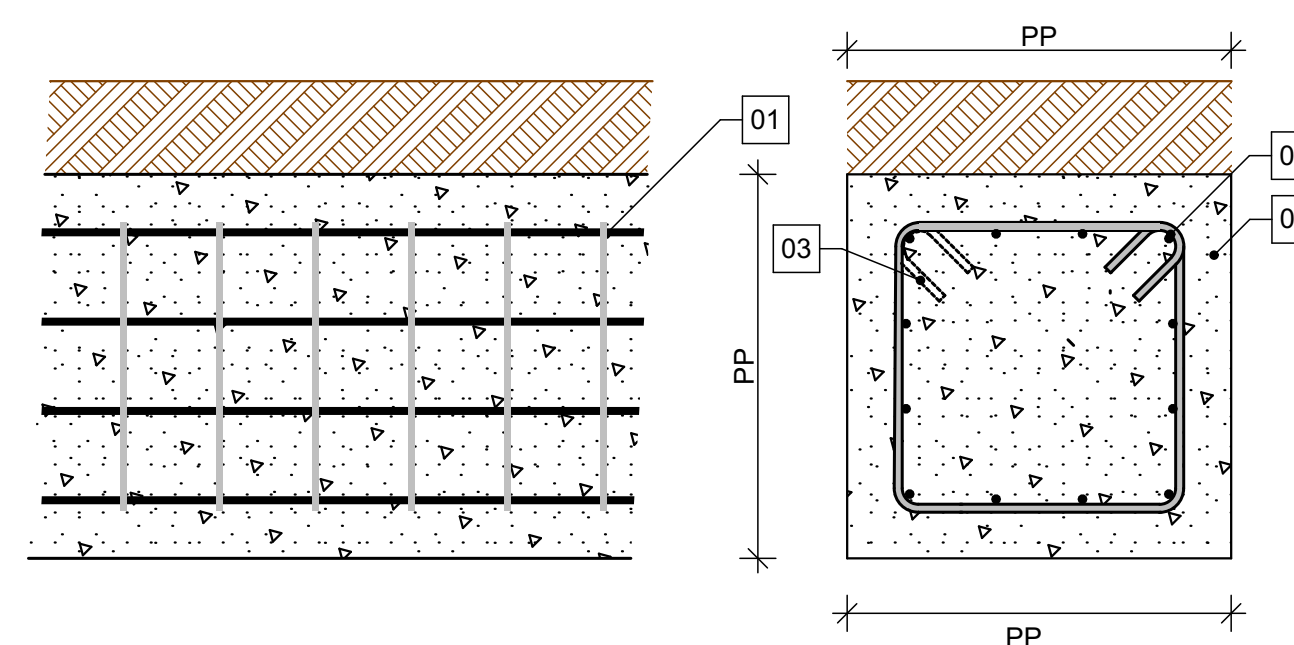
- 51 REFER TO 'CONC-REINFORCEMENT' FOR TYPICAL CLEARANCE, LAPS & BEND REQUIREMENTS
- 52 LAP SPLICES BETWEEN TWO BAR DIAMETERS SHALL BE TAKEN AS LARGEST LAP REQUIRED PER LARGER BAR

KEYNOTES -

- 01 LONGITUDINAL GRADE BEAM REINFORCEMENT
- 02 GRADE BEAM PER 'CONC-FOUNDATION SCHEDULE'
- 03 DRILLED PIER PER 'CONC-FOUNDATION SCHEDULE'
- 04 LONGITUDINAL DRILLED PIER REINFORCEMENT
- 05 DOWEL PER TABLE

4 CONC-DRILLED PIER DOWELS @ GRADE BEAM

NOT TO SCALE



GENERAL NOTES -

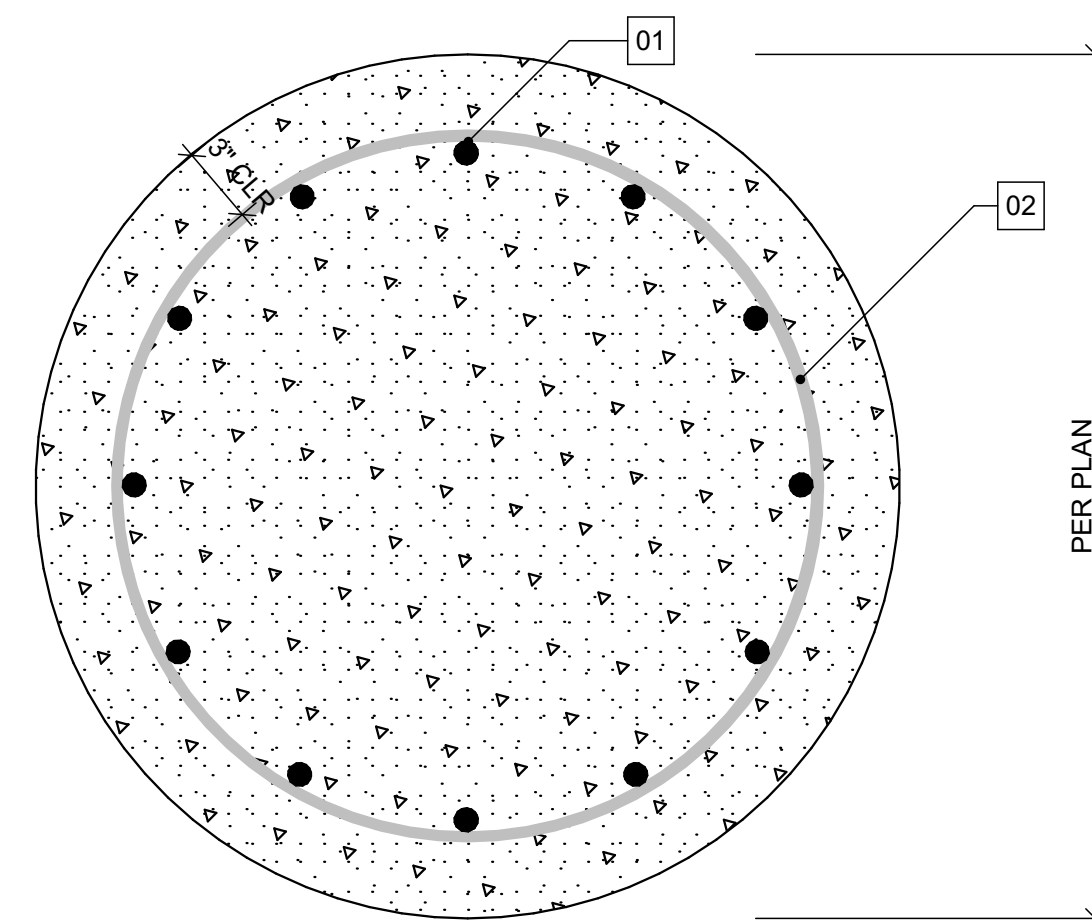
- 51 REFER TO 'CONC-REINFORCEMENT' FOR TYPICAL CLEARANCE, LAPS & BEND REQUIREMENTS

KEYNOTES -

- 01 LONGITUDINAL & TRANSVERSE GRADE BEAM REINFORCEMENT PER 'CONC-FOUNDATION SCHEDULE' DISTRIBUTE EVENLY, TOP BAR SPLICES TO BE LAPPED, MID-SPAN, BETWEEN SUPPORTS, BOTTOM BAR SPLICES TO OCCUR @ SUPPORTS
- 02 GRADE BEAM PER 'CONC-FOUNDATION SCHEDULE'
- 03 ALTERNATE CLOSED STIRRUP LAP EACH STIRRUP

8 CONC-GRADE BEAM

NOT TO SCALE



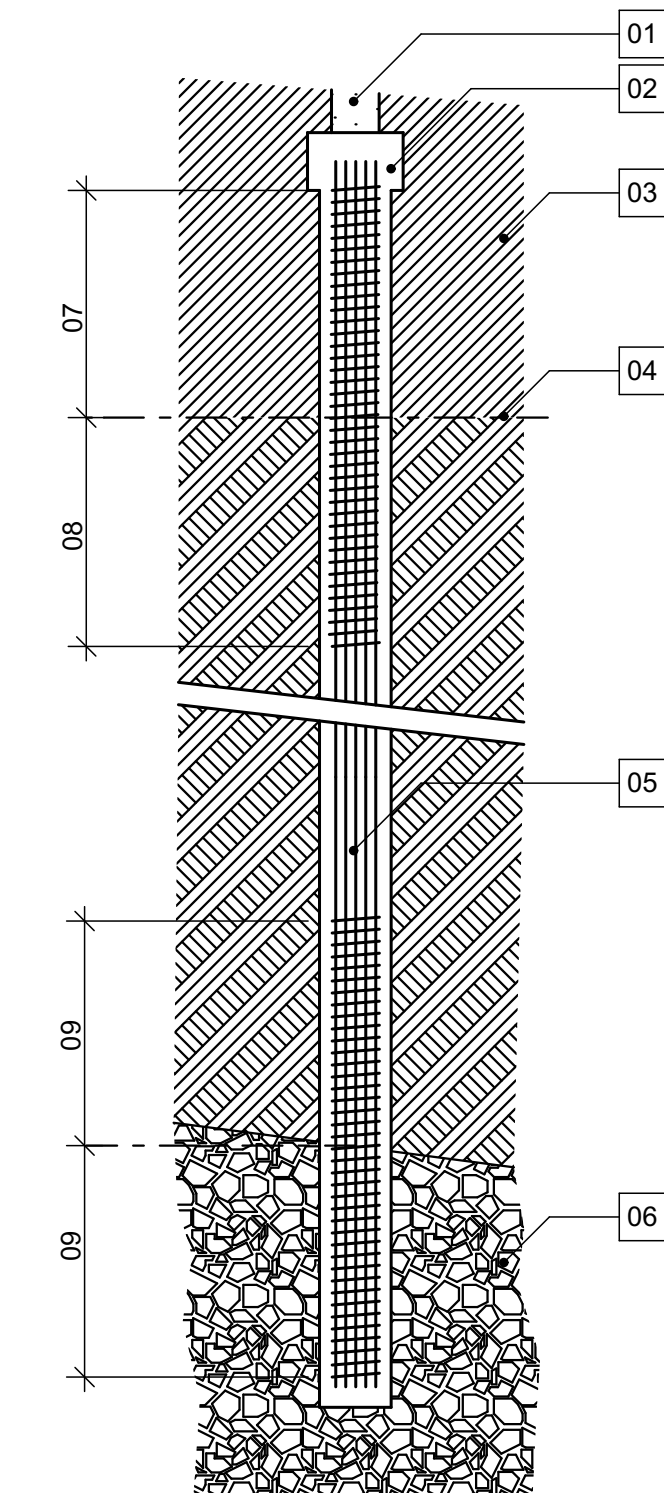
CIRCULAR CAGE

KEYNOTES -

- 01 LONGITUDINAL BARS PER CONC-DRILLED PIER SCHED, DISTRIBUTE EVENLY
- 02 SPIRAL OR CIRCULAR HOOPS PER CONC-FOUNDATION SCHED

12 CONC-DRILLED PIER REINFORCEMENT

NOT TO SCALE



KEYNOTES -

- 01 FOUNDATION CONDITIONS VARY
- 02 PIER CAP IF SPECIFIED PER CONC-DRILLED PIER SCHED
- 03 SOIL TO IGNORE FOR LATERAL SUPPORT PER SOILS REPORT
- 04 DELINEATION BETWEEN 'USABLE' & 'NON-USABLE' SOIL PER SOILS REPORT
- 05 LONGITUDINAL BARS PER CONC-DRILLED PIER SCHED
- 06 BEARING STRATUM
- 07 PROVIDE TRANSVERSE TIES, PER CONC-FOUNDATION SCHED, FROM BOT OF FOUNDATION OR PIER CAP TO 'USABLE' SOIL DEPTH PLUS TIES SPECIFIED PER NOTE 08
- 08 TRANSVERSE TIES TO BE PROVIDED FOR ≥ 5 TIMES THE PIER DIAMETER AND ≥ 6-FT BEYOND REFERENCE LINE
- 09 TRANSVERSE TIES TO BE PROVIDED FOR ≥ 5 TIMES THE PIER DIAMETER AND ≥ 6-FT ABOVE AND BELOW STRATUM DELINEATIONS

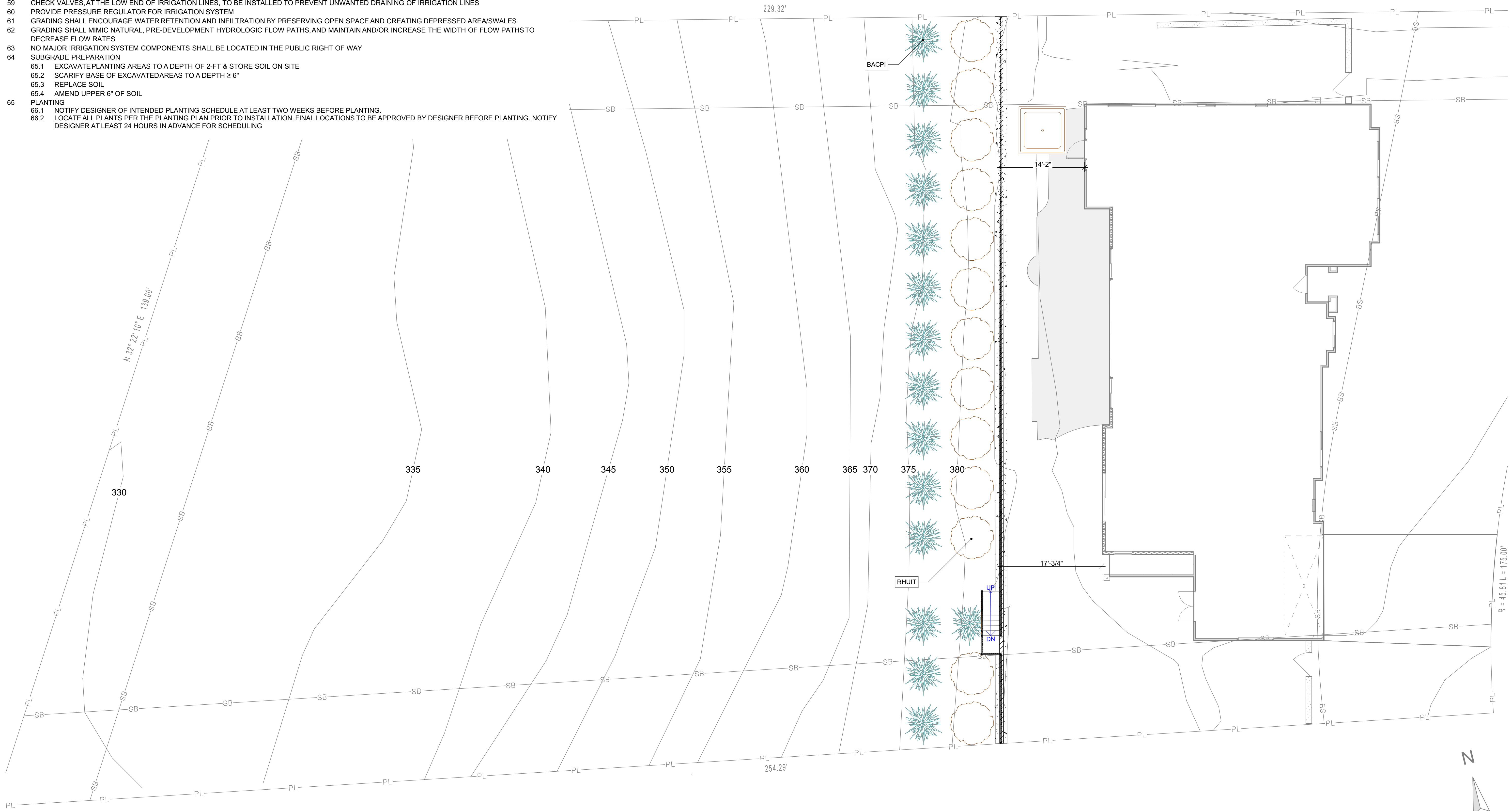
16 CONC-DRILLED PIER SECTION

NOT TO SCALE

GENERAL LANDSCAPE NOTES -

- 51 NO MORE THAN 20% OF LANDSCAPE AREA PLANTED TO BE TURF OR NON WATER-WISE PLANTS
- 52 TURF IS NOT TO BE INSTALLED IN PARKWAY, MEDIANS, OR OTHER AREAS WITHIN THE LANDSCAPED AREA WITH DIMENSIONS < 8-FT
- 53 TURF IS NOT TO BE LOCATED ON SLOPES > 20%
- 54 LANDSCAPED AREAS, EXCEPT THOSE PLANTED WITH TURF, GROUND COVER, SUCCULENTS, OR OTHER LOW LYING SHRUBS, TO BE COVERED WITH MULCH MATERIAL TO AN AVERAGE DEPTH ≥ 3", EXCEPT IN THE IMMEDIATE VICINITY OF WOODY TRUNKS
- 55 AUTOMATIC, WEATHER BASED, IRRIGATION SYSTEM TO BE PROVIDED WITH RAIN SHUTOFF SENSOR
- 56 IRRIGATION SYSTEM CIRCUITS TO BE INSTALLED TO COMBINE PLANTS WITH SIMILAR WATER NEEDS AND/OR SUN/SHADE REQUIREMENTS
- 57 SPRINKLER COVERAGE, IF ANY, SHALL BE LIMITED TO TURF AND INSTALLED TO AVOID OVERSPRAY & RUNOFF, INCLUDING OPTIMUM DISTRIBUTION UNIFORMITY, HEAD TO HEAD SPACING, AND SETBACKS FROM IMPERMEABLE SURFACES
- 58 AREAS < 8-FT WIDE TO BE IRRIGATED WITH BUBBLERS, ROTATING NOZZLES ON POP-UP BODIES, SUB-SURFACE, OR DRIP IRRIGATION
- 59 CHECK VALVES, AT THE LOW END OF IRRIGATION LINES, TO BE INSTALLED TO PREVENT UNWANTED DRAINING OF IRRIGATION LINES
- 60 PROVIDE PRESSURE REGULATOR FOR IRRIGATION SYSTEM
- 61 GRADING SHALL ENCOURAGE WATER RETENTION AND INFILTRATION BY PRESERVING OPEN SPACE AND CREATING DEPRESSED AREA/SWALES
- 62 GRADING SHALL MIMIC NATURAL, PRE-DEVELOPMENT HYDROLOGIC FLOW PATHS, AND MAINTAIN AND/OR INCREASE THE WIDTH OF FLOW PATHS TO DECREASE FLOW RATES
- 63 NO MAJOR IRRIGATION SYSTEM COMPONENTS SHALL BE LOCATED IN THE PUBLIC RIGHT OF WAY
- 64 SUBGRADE PREPARATION
 - 65.1 EXCAVATE PLANTING AREAS TO A DEPTH OF 2-FT & STORE SOIL ON SITE
 - 65.2 SCARIFY BASE OF EXCAVATED AREAS TO A DEPTH ≥ 6"
 - 65.3 REPLACE SOIL
 - 65.4 AMEND UPPER 6" OF SOIL
- 65 PLANTING
 - 66.1 NOTIFY DESIGNER OF INTENDED PLANTING SCHEDULE AT LEAST TWO WEEKS BEFORE PLANTING.
 - 66.2 LOCATE ALL PLANTS PER THE PLANTING PLAN PRIOR TO INSTALLATION. FINAL LOCATIONS TO BE APPROVED BY DESIGNER BEFORE PLANTING. NOTIFY DESIGNER AT LEAST 24 HOURS IN ADVANCE FOR SCHEDULING

LANDSCAPE SCHEDULE					
SYMBOL	ID	Quantity	LATIN NAME (COMMON NAME)	SIZE	SPACING
	BACPI	15	BACCHARIS PILULARIS (PIGEON POINT COYOTE BUSH)	5 GAL	6
	RHUIT	13	RHUS INTEFRIFOLIA (LEMONADE BERRY)	15 GAL	6



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

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MCLAUGHLIN
RETAINING WALL REPLACEMENT

41 NORTHRIDGE ROAD
SANTA BARBARA, CA 93105

PROJECT NO: 4795

CLIENT
CHASE MCLAUGHLIN
41 NORTHRIDGE ROAD
SANTA BARBARA, CA 93105

- G001 GENERAL
- G002 PHOTO SURVEY
- G003 WILDLAND INTERFACE NOTES
- G004 WILDLAND INTERFACE NOTES
- C001 GENERAL INFORMATION
- C101 DEMOLITION PLAN
- C102 GRADING
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- A103 FLOOR PLAN 1ST-STORY
- A201 (E) & (P) ELEVATIONS
- A501 ARCH DETAILS
- A901 RENDERINGS

PUBLISHED: 4/4/2024 3:00 PM

DATES

06/20/2023	INITIAL
11/21/2023	ACL 1
12/20/2023	ACL 2
04/02/2024	ACL 3

SCALE AS NOTED
CREATED BY: WDS
SHEET
PLANTING PLAN

L101
SHEET SIZE 24X36

ARCHEOLOGICAL DISCOVERY CONDITION

Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel.

If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified, and an archaeologist from the most current City-Qualified Archaeological Resources Consultant List shall be retained by the applicant. The latter shall be employed to assess the nature, extent, and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment which may include, but are not limited to, redirection of grading or excavation activities, consultation or monitoring with a Barbareño Chumash representative from the most current City-Qualified Native American Site Monitors List.

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

If a discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current Native American Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

C- CONSTRUCTION NOTES

- C1 GENERAL**
- C1.1 THESE NOTES CONVEY MINIMUM CONSTRUCTION REQUIREMENTS AND ARE TO BE USED WHERE THE APPLICABLE CONDITIONS OCCUR. MORE STRINGENT REQUIREMENTS STIPULATED ELSEWHERE WITHIN THESE DOCUMENTS OR WITHIN RELEVANT MANUFACTURER'S INSTALLATION INSTRUCTIONS WILL SUPERSEDE.
- C1.2 UNLESS OTHERWISE NOTED, ALL MATERIALS AND EQUIPMENT TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- C1.3 ADDRESSES SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE 4 INCHES IN HEIGHT, 1/2" MINIMUM STROKE WIDTH AND OF CONTRASTING COLOR TO THEIR BACKGROUND. WHERE ADDRESS CANNOT BE VIEWED FROM PUBLIC WAY A MONUMENT OR POLE SHALL BE USED.
- C2 CRAWL SPACE CLEARANCE**
- C2.1 MAINTAIN MINIMUM CLEARANCE OF 18" BETWEEN WOOD JOISTS AND GRADE WITH 12" MINIMUM CLEARANCE FOR GIRDBERS, OR USE PRESSURE TREATED LUMBER.
- C3 CRAWL SPACE ACCESS**
- C3.1 ACCESS TO BE MINIMUM 24" WIDE BY 18" HIGH.
- C3.2 OPENING SHALL BE CLEAR OF PIPES AND OBSTRUCTIONS.
- C3.3 ACCESS OPENINGS SHALL BE EFFECTIVELY SCREENED OR COVERED.
- C4 CRAWL SPACE VENTILATION**
- C4.1 UNDER-FLOOR VENTILATION TO BE VENTILATED BY AN APPROVED MECHANICAL MEANS OR BY OPENINGS INTO THE UNDER-FLOOR AREA WALLS. OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SF FOR EACH 150 SF OF UNDER-FLOOR AREA. AT LEAST 1 OPENING SHALL BE LOCATED WITHIN 3 FT OF EACH CORNER AND SHALL PROVIDE FOR CROSS VENTILATION IN ALL CRAWLSPACE AREAS. THE REQUIRED AREA OF SUCH OPENINGS SHALL BE APPROXIMATELY EQUALLY DISTRIBUTED ALONG THE LENGTH OF AT LEAST TWO OPPOSITE SIDES.
- C4.2 IF A GLASS VAPOR BARRIER IS INSTALLED OVER THE SOIL, THE REQUIRED VENTILATION AREA CAN BE REDUCED TO 1 SF FOR EACH 1,500 SF OF UNDER-FLOOR AREA.
- C4.3 OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/4 INCH IN DIMENSION. IN HIGH FIRE HAZARD ZONES OPENINGS TO HAVE A MINIMUM SIZE OF 1/16" AND MAXIMUM SIZE NOT TO EXCEED 1/8".
- C5 ATTIC ACCESS**
- C5.1 AN ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTICS OF BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION. EXCEPTION: ATTICS WITH A MAXIMUM VERTICAL HEIGHT OF LESS THAN 30".
- C5.2 ATTICS THAT INCLUDE MECHANICAL EQUIPMENT SHALL HAVE APPROPRIATELY SIZED ACCESS OPENINGS TO ALLOW REMOVAL OF EQUIPMENT FOR SERVICING OR REPLACEMENT, BUT SHALL NOT BE LESS THAN 22" X 30".
- C5.3 OPENING SHALL BE LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. 30" MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE ACCESS OPENING.
- C5.4 PROVIDE WEATHER-STRIPPING AT ACCESS PANEL TO PREVENT BACK DRAFT.
- C6 ROOF VENTILATION**
- NOTE - USE OF ICYNE NE INSULATION AT RAFTER BAYS NEGATES NEED FOR VENTILATION STIPULATED BELOW**
- C6.2 ENCLOSED RAFTER SPACES THAT ARE CREATED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF RAFTERS SHALL BE INDIVIDUALLY VENTED.
- C6.3 THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED.
- C6.4 UNLESS IN DESIGNATED HIGH FIRE AREA, VENTING SHALL BE ACCOMPLISHED BY MEANS OF EAVE VENTS AND A RIDGE VENT.
- C6.5 A MINIMUM OF 1" OF AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING.
- C7 SAFETY GLAZING REQUIREMENTS**
- C7.1 GLAZING IN SLIDING AND SWINGING DOORS (EXCEPTION: WARDROBE DOORS).
- C7.2 GLAZING IN STORM DOORS.
- C7.3 GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSES THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.
- C7.4 GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
- C7.5 WHERE GLAZING WITH PANEES LARGER THAN 9 SF, A BOTTOM EDGE WITHIN 18" OF THE FLOOR, A TOP EDGE MORE THAN 36" ABOVE THE FLOOR, & A WALKING SURFACE WITHIN 36" HORIZONTALLY OF GLAZING.
- C8 DOORS & WINDOWS**
- C8.1 UNLESS NOTED OTHERWISE, AS MUCH AS IS PRACTICABLE, TOPS OF WINDOWS ARE TO FLUSH WITH TOPS OF NEARBY DOORS.
- C8.2 PROVIDE 3/8" MINIMUM CLEARANCE BETWEEN BOTTOM OF INTERIOR DOORS AND FINISH FLOOR HEIGHTS TO ALLOW FOR AIR CIRCULATION RELATED TO FAU AND VENTILATION FANS).
- C8.3 EGRESS WINDOWS REQUIRED AT ALL BEDROOMS. MIN NET OPENING TO BE 5.7 SF W/ MIN HT OF 24". MIN WIDTH OF 20", AND SILL HT NO MORE THAN 44" ABOVE FLOOR. EXCEPTION: MIN GRADE-FLOOR NET OPENING TO BE 5.0 SF.
- C8.4 A FLOOR OR LANDING, BEING AT THE SAME ELEVATION, IS REQUIRED AT EACH SIDE OF A DOOR. EXCEPTION: WITH DOORS SERVING AN INDIVIDUAL DWELLING UNIT, A LANDING AT AN EXTERIOR DOOR MAY BE UP TO 7.75' LOWER THAN TOP OF THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING. LANDINGS TO BE 44" IN THE DIRECTION OF TRAVEL AND ≥ THE WIDTH OF THE DOOR OR STAIRWAY SERVED, WHICHEVER IS GREATER. EXCEPTION: LANDINGS SERVING INDIVIDUAL RESIDENCE MUST BE ≥ 36" IN THE DIRECTION OF TRAVEL.
- C8.5 A THRESHOLD SHALL BE NO HIGHER THAN 0.5". THRESHOLDS EXCEEDING 0.25" SHALL BE BEVELED WITH A SLOPE NOT TO EXCEED 50%.
- C8.6 DOORS SERVING INDIVIDUAL DWELLING UNITS OR A PRIVATE GARAGE MAY OPEN AT AN INTERIOR FLIGHT OF STAIRS, PROVIDED THE DOOR DOES NOT SWING OVER THE STAIRS.
- C8.7 ELEVATIONS IN FLOOR LEVEL DUE TO FINISH MATERIALS SHALL NOT EXCEED 0.5". CHANGES IN LEVEL GREATER THAN 0.5" SHALL BE RAMPED.
- C8.8 UNO, DOOR HANDLES TO BE LEVER TYPE, CURVED, & RETURN TO WITHING 0.5" OF THE DOOR. 'R' & 'M' OCCUPANCIES WITH UP TO 10 OCCUPANTS ARE EXEMPT.
- C8.10 UNO IN ENERGY REPORT OR ON PLANS, (N) FENESTRATION TO HAVE MAX U-FACTOR OF 0.30 & MAX SHGC OF 0.23
- C8.11 PROVIDE SOLDERED DOOR PAN AT EXTERIOR DOORS
- C8.12 NATURAL LIGHT - GLAZING AREAS IN A HABITABLE ROOM SHALL HAVE AN AGGREGATE AREA ≥ TO 8% OF THE FLOOR AREA.
- C8.13 NATURAL VENTILATION - OPENABLE AREAS OF DOORS AND WINDOWS TO THE OUTDOORS OF HABITABLE ROOMS SHALL HAVE AN AGGREGATE AREA ≥ 4% OF THE FLOOR AREA
- C8.14 WINDOWS, GLAZED DOORS & GLAZED OPENINGS WITHIN DOORS SUBJECT TO WILDFIRE CODE REQUIREMENTS SHALL BE DUAL GLAZED WITH A MINIMUM OF ONE TEMPERED PANE. OR BE GLASS BLOCK UNITS, OR BE 20 MINUTE FIRE-RATED WHEN TESTED IN ACCORDANCE WITH NFPA 257 OR BE TESTED TO MEET SFM STANDARD 12-7A-2
- C8.15 EXTERIOR DOORS SUBJECT TO WILDFIRE CODE REQUIREMENTS SHALL OBSERVE ONE OF THE FOLLOWING: EXTERIOR FINISH OR CLADDING SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE OR IGNITION RESISTANT MATERIAL. SHALL BE CONSTRUCTED OF SOLID-CORE WOOD, MIN 1-3/8" THICK WITH RAISED PANELS MIN 1-1/4" THICK, EXCEPT FOR THE PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO TONGUE NOT LESS THAN 3/4" THICK, OR SHALL HAVE A 20-MIN RATING AS TEST PER NFPA 252
- C9 ATTACHED GARAGE**
- C9.1 ONE OR TWO FAMILY RESIDENCE - NOT LESS THAN 1/2" GYPSUM AT GARAGE SIDE REQUIRED BETWEEN ATTACHED GARAGE AND HABITABLE LIVING SPACE. WALL MUST EXTEND UP TO UNDERSIDE OF ROOF SHEATHING.
- C9.2 ONE OR TWO FAMILY RESIDENCE GARAGE CEILING WITH HABITABLE SPACE ABOVE - (2) LAYERS OF 1/2" TYPE 'X' ON CEILING IF TJI CEILING JOISTS. 1 LAYER OF 5/8" TYPE 'X' GYPSUM ON CEILING IF FIR CEILING JOISTS. 2-HR SEPARATION REQUIRED FOR MULTI-FAMILY RESIDENCE IF NON-SPRINKLERED
- C9.3 TIGHT FITTING, SELF-CLOSING, SOLID-WOOD DOOR WITH MINIMUM THICKNESS OF 1-3/8" REQUIRED AT DOOR OPENINGS BETWEEN ATTACHED GARAGE AND HABITABLE SPACE. 20-MINUTE RATED DOOR OKAY
- C9.4 EXTERIOR GARAGE DOORS IN WILDFIRE EXPOSURE AREAS - PERIMETER GAP BETWEEN DOOR AND OPENING ≤ 1/8". PROVIDE WEATHER STRIPPING MEETING ASTM D637 AFTER EXPOSURE PER ASTM G155, AND EXHIBITING V-2 OR BETTER FLAMMABILITY RATING WHEN TESTED TO UL 94
- C10 FIREPLACES**
- C10.1 FOR PRE-MANUFACTURED FIREPLACE UNIT, REFER TO INSTALLATION INSTRUCTIONS FOR SPECIFIC CLEARANCE, COMBUSTION AIR, & INSTALLATION REQUIREMENTS.
- C10.2 METAL OR GLASS DOORS, COVERING ENTIRE FIREBOX OPENING, THAT CAN CLOSE WHILE FIRE IS BURNING REQUIRED.
- C10.3 2" MIN. CLR. BETWEEN COMBUSTIBLE MATERIALS & FIREPLACE, SMOKE CHAMBER, OR CHIMNEY WALLS.
- C10.4 6" MIN. CLR. BETWEEN FIREPLACE OPENING & COMBUSTIBLE MATERIALS. COMBUSTIBLE MATERIALS WITHIN 12" OF OPENING SHALL PROJECT NO MORE THAN 1/8" FOR EACH 1" CLR. FROM OPENING.
- C10.5 HEARTHIS SHALL EXTEND AT LEAST 16" FROM THE FRONT OF FIREPLACE AND 6" BEYOND EACH SIDE OF FIREPLACE OPENING, OR 20" & 12" RESPECTIVELY IF OPENING IS ≥ 6 SF. HEARTHIS TO BE BRICK, STONE, CONCRETE OR OTHER APPROVED NONCOMBUSTIBLE MATERIAL. SHALL BE AT LEAST 4" THICK, AND SUPPORTED BY NONCOMBUSTIBLE MATERIALS OR SELF-SUPPORTING. INTERIOR HEARTHIS SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING FLOOR.
- C10.6 SITE-BUILT MASONRY FIREPLACES TO BE FABRICATED BY LICENSED PROFESSIONALS FAMILIAR WITH THE APPROPRIATE CODE, ENERGY, AND SAFETY REQS.
- C10.7 CHIMNEYS TO EXTEND AT LEAST 2' ABOVE ANY PORTION OF THE STRUCTURE WITHIN 10' HORIZONTALLY.
- C10.8 WHERE A MASONRY OR METAL RAIN CAP IS INSTALLED ON A MASONRY CHIMNEY, THE NET FREE AREA UNDER THE CAP SHALL NOT BE LESS THAN FOUR TIMES THE NET FREE AREA OF THE OUTLET OF THE CHIMNEY FLUE IT SERVES.
- C11 WEATHER-RESISTIVE BARRIERS**
- C11.1 EXTERIOR WALLS TO BE COVERED WITH TYVEK HOMEWRAP (ICC ER-4000) - OR EQUAL & INSTALLED PER MFG INSTALLATION INSTRUCTIONS.
- C11.2 DUPONT FLASHING TAPE (OR EQUAL) TO BE INSTALLED PER INSTALLATION INSTRUCTIONS AT WINDOWS AND DOORS
- C11.3 PROVIDE SOLDERED DOOR PAN AT EXTERIOR DOORS

- C12 ROOFING**
- C12.1 ROOF COVERING TO HAVE, MINIMUM CLASS A RATING
- C12.2 ROOF ASSEMBLY SHALL BE LISTED BY AN APPROVED TESTING AGENCY AND INSTALLED PER MFG INSTRUCTIONS
- C12.3 CLAY ROOF TILES TO BE INSTALLED PER TILE ROOFING INSTITUTE (WWW.TILEROOFING.ORG) INSTALLATION INSTRUCTIONS (ICC-ES ESR-2015P)
- C12.4 ASPHALT SHINGLES NOT ALLOWED ON ROOF PITCHES <2-12. UNO, INSTALL CERTAINTED SHINGLES ICC-ES ESR-3537
- C12.5 FOR ROOF PITCHES ≥2-12 AND <4-12, ASPHALT STRIP SHINGLES MAY BE INSTALLED, PROVIDED THE SHINGLES ARE APPROVED SELF-SEALING OR ARE HAND SEALED AND ARE INSTALLED WITH AN UNDERLAYMENT CONSISTING OF TWO LAYERS OF NON-PERFORATED TYPE 15 FELT APPLIED SHINGLE FASHION, STARTING WITH AN 18-INCH-WIDE (457 MM) SHEET AND A 36-INCH-WIDE (914 MM) SHEET OVER IT AT THE EAVES. EACH SUBSEQUENT SHEET SHALL BE LAPPED 18 INCHES (463 MM) HORIZONTALLY.
- C12.6 UNO PER PLAN, MINERAL-SURFACED ROLL ROOFING TO BE USED AT SLOPES ≥ 8% AND < 17% (2-12)
- C12.7 UNO PER PLAN, BUILT-UP ROOFING TO BE USED AT SLOPES ≥ 2% AND < 8% (1-12)
- C12.8 UNO PER PLAN, COAL-TAR BUILT-UP ROOFING TO BE USED AT SLOPES ≥ 1% AND < 2% (1/4-12)
- C12.9 UNO PER PLAN, INSTALL 2-LAYERS GRADE 1' BLDG PAPER OVER ROOF SHEATHING
- C12.10 UNO PER PLAN, WHEN PROVIDED, VALLEY FLASHINGS IN AREAS SUBJECT TO WILDFIRE EXPOSURE, ARE NOT TO BE LESS THAN 26 GALVANIZED SHEET GAUGE CORROSION RESISTANT METAL INSTALLED OVER A MIN 36" WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF MIN 72 POUND MINERAL SURFACED NON-PERFORATED GAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING
- C13 ENERGY REQUIREMENTS**
- C13.1 SEE CF-1R & MF-1R FORMS SPECIFYING THE REQUIRED/MANDATORY RESIDENTIAL ENERGY FEATURES FOR: WALL/CEILING INSULATION, WINDOW AREAS AND TYPES, HVAC SYSTEMS AND EFFICIENCY, DUCT INSULATION AND TESTING, LIGHTING TYPE AND SWITCHING, AND PIPE/HEATER INSULATION. CONTRACTOR TO PROVIDE COMPLETED CF-2R INSTALLATION FORMS UPON FINAL INSTALLATION OF ALL ENERGY SYSTEMS. HERS RATER TO PROVIDE CF-3R HERS VERIFICATION FORMS ONCE INSTALLATION OF ALL THE ASSOCIATED BUILDING ASSEMBLY OR ENERGY SYSTEMS HAVE BEEN INSTALLED.
- C14 INSULATION**
- C14.1 UNO, MINIMUM INSULATION REQUIREMENTS TO BE: WALLS - R19, RAISED FLOORS - R-19, CEILINGS - R-30, INSTALL R-19 INSULATION IN GARAGE CEILING BENEATH HABITABLE SPACE. MORE STRINGENT REQUIREMENTS STIPULATED ELSEWHERE WITHIN THESE DOCUMENTS WILL SUPERSEDE.
- C15 FAU ATTIC CONSTRUCTION REQUIREMENTS**
- C15.1 ATTIC ACCESS TO BE A MINIMUM OF 30"X22" OR SIZE NECESSARY TO FACILITATE INSTALLATION OR SUBSEQUENT REPLACEMENT OF THE EQUIPMENT, WHICHEVER IS GREATER.
- C15.2 AN UNOBSTRUCTED PASSAGEWAY WHICH IS NO MORE THAN 20 FT IN LENGTH, HAS CONTINUOUS SOLID FLOORING NOT LESS THAN 24" WIDE, AND INCLUDES A SERVICE SPACE AT LEAST 30"X30" AT THE FRONT OR SERVICE SIDE OF THE EQUIPMENT.
- C15.3 CHECK INSTALLATION INSTRUCTIONS FOR MINIMUM COMBUSTIBLE AIR REQUIREMENTS. ADDITIONAL ATTIC VENTILATION MAY BE NECESSARY.
- C15.4 UNLESS OTHERWISE NOTED IN INSTALLATION INSTRUCTIONS, MAINTAIN MINIMUM 3" CLEARANCE FROM TOP, BACK & SIDES (TOTAL OF BOTH SIDES SHALL BE AT LEAST 12").
- C16 GYPSUM**
- C16.1 INSTALL GYPSUM PER GYPSUM ASSOCIATION INSTALLATION INSTRUCTIONS GA-216-07, AT WWW.GYPSUM.ORG/
- C16.2 UNO ALL GYPSUM TO BE 5/8" THICK.
- C17 STAIRS**
- C17.1 WIDTH - MIN 36" STAIR FOR OCCUPANT LOADS < 50. MIN 44" FOR HIGHER OCCUPANCY LOADS, UNO PER FLOOR OR EGRESS PLAN. MIN 48" IF STAIR UNIT IS PART OF AN ACCESSIBLE MEANS OF EGRESS
- C17.2 HEADROOM - MIN 80" CLEARANCE AT NOSING
- C17.3 RISER - 4" TO 7" RISER HEIGHT WITH MAX VARIANCE IN HEIGHT OF 3/8". RISER TO BE VERTICAL & SOLID
- C17.4 TREAD - 11" MIN DEPTH WITH MAX VARIANCE OF 3/8". RADIUS AT LEADING EDGE OF TREAD ≤ 9/16"
- C17.5 NOSING PROJECTION OVER TREAD BELOW ≤ 1-1/4"
- C18 EXTERIOR STUCCO OR PLASTER CEMENT**
- C18.1 WATER-RESISTIVE BARRIER - PROVIDE MIN 2 LAYERS OF GRADE D PAPER OR EQUIVALENT
- C18.2 METAL LATH & LATH ATTACHMENTS TO BE OF CORROSION-RESISTANT MATERIAL
- C18.3 PROVIDE MIN 3 COATS @ A MIN THICKNESS OF 7/8" (TEXTURE EXCLUDED) IF OVER METAL LATH OR WIRE FABRIC. 2 COATS ALLOWED IF OVER CONCRETE OR MASONRY
- C19 GREEN BUILDING STANDARDS**
- C19.1 RODENT PROOFING: ANULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. (SECTION 4.408.1)
- C19.2 A MINIMUM OF 66 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGE. (SECTION 4.408.1)
- C19.3 BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER. CONTRACTOR OR OWNER SHALL SUBMIT A SIGNED AFFIDAVIT THAT CONFIRMS THE DELIVERY OF SUCH. (SECTION 4.410.1)
- C19.4 A CERTIFICATE SHALL BE COMPLETED AND SIGNED BY THE GENERAL CONTRACTOR, SUBCONTRACTOR, OR BUILDING OWNER CERTIFYING THAT THE PAINTS, STAINS, AND ADHESIVES COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA GREEN CODE.
- C19.5 A CERTIFICATE SHALL BE COMPLETED AND SIGNED BY THE GENERAL CONTRACTOR, SUBCONTRACTOR, OR BUILDING OWNER CERTIFYING THAT THE RESILIENT FLOORING, COMPOSITE WOOD PRODUCTS, PLYWOOD, AND/OR PARTICLE BOARD COMPLY WITH THE VOC LIMITS AND FORMALDEHYDE LIMITS SPECIFIED IN THE NOTES ABOVE AND THE CALIFORNIA GREEN CODE.
- C20 GUTTER & DOWNSPOUT**
- C20.1 GUTTERS, WHEN SPECIFIED, TO BE SLOPED @ 1/4" PER 10'
- C20.2 AS MUCH AS PRACTICABLE, DOWNSPOUTS TO BE PROVIDED FOR EVERY 20' OF GUTTER. NOTE, WITH DOWNSPOUTS AT 40' OC, & THE "HIGH" POINT CENTERED BETWEEN THE DOWNSPOUTS, THERE WILL BE 1/2" OF FALL FROM HIGH POINT TO NEAREST DOWNSPOUT
- C20.3 PROVIDE GUTTER DEBRIS GUARDS SO THAT DEBRIS CAN'T COLLECT IN GUTTERS

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MCLAUGHLIN
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PROJECT NO: 4795

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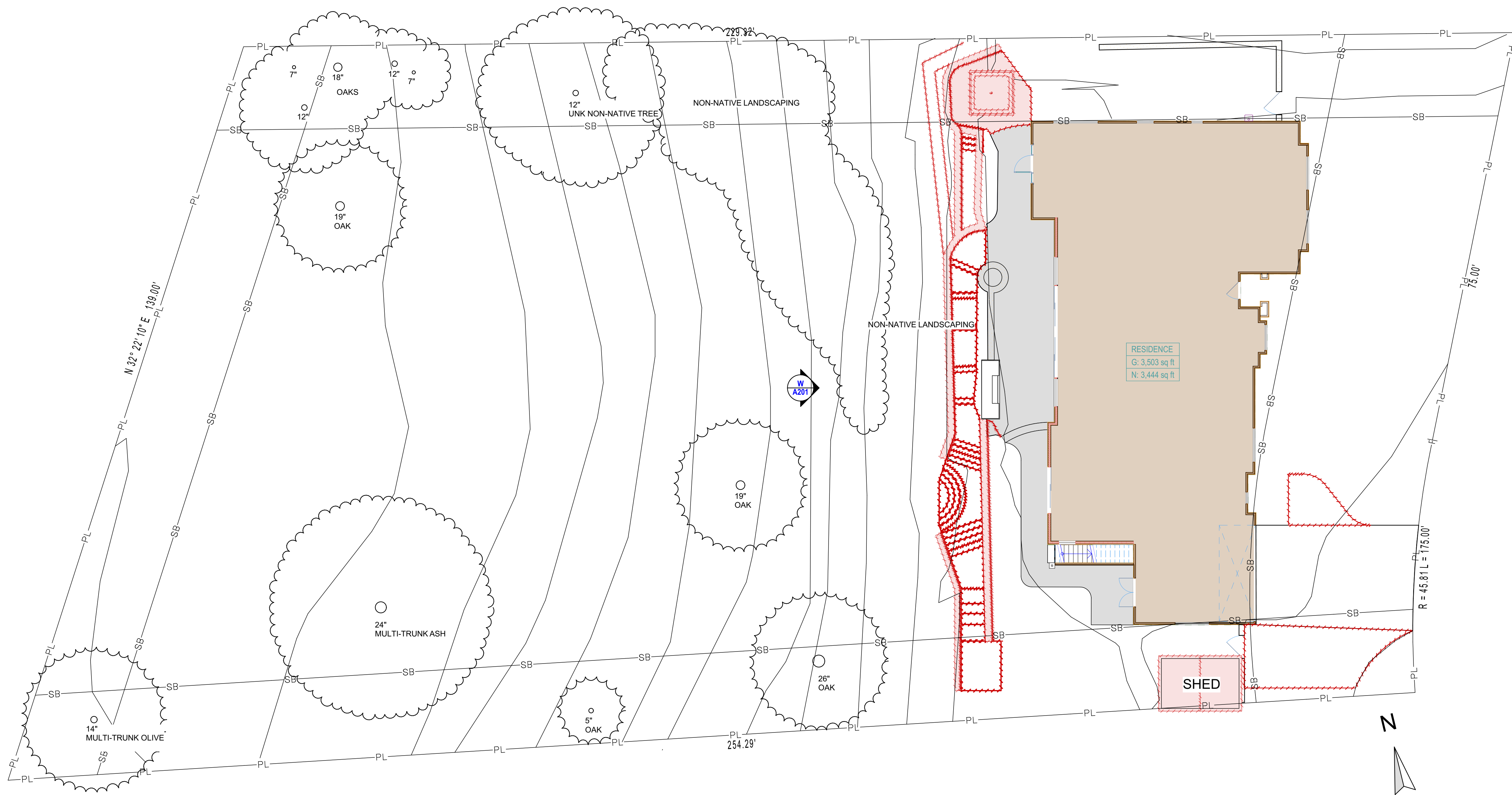
SCALE AS NOTED

CREATED BY: WDS

SHEET
GENERAL NOTES

A001

SHEET SIZE 24X36



1 DEMO SITE PLAN
SCALE: 3/32" = 1'-0"

SITE PLAN LEGEND	
[Symbol]	AREA OF ADDITION
[Symbol]	AREA OF REMODEL
[Symbol]	AREA OF OPEN YARD
[AD]	AREA DRAIN
[BP]	BACKFLOW PREVENTION
[BV]	BALL VALVE
[Symbol]	BIO RETENTION BASIN
[BRI]	BIO RETENTION INVERT
[BRO]	BIO RETENTION OVERFLOW
[CB]	CATCH BASIN
[Symbol]	CHANNEL/TRENCH DRAIN
[CO]	CLEANOUT
[CMU]	CMU
[Symbol]	CUT
[Symbol]	DECOMPOSED GRANITE
[DD]	DECK DRAIN
[Symbol]	DEMOLISH
[DZ]	DETENTION ZONE (DZ)
[DZI]	DETENTION ZONE INVERT
[DS]	DOWNSPOUT
[Symbol]	DRAINAGE SLOPE
[Symbol]	DRIP IRRIGATION
[Symbol]	EASEMENT
[EM]	ELECTRIC METER
[XXX]	ELEVATION (DEMO)
[XXX]	ELEVATION (E)
[XXX]	ELEVATION (N)
[Symbol]	ELECTRIC/PHONE/CATV
[Symbol]	EXCAVATE & COMPACT (E&C)
[EX]	EXCAVATION DEPTH
[Symbol]	FIBER ROLL
[+]	FILL
[FF]	FINISHED FLOOR ELEVATION
[FG]	FINISHED GRADE ELEVATION
[FH]	FIRE HYDRANT
[FB]	FREEBOARD
[GM]	GAS METER
[G]	GAS PIPE
[GV]	GROUND VAULT
[HH]	HANDHOLE
[Symbol]	LANDSCAPE
[LOD]	LIMIT OF DISTURBED AREA
[OVR]	OVERFLOW INVERT
[OVRHD]	OVERHEAD WIRES
[Symbol]	PAVER
[PAP]	PER ARCH PLAN
[PLP]	PER LANDSCAPE PLAN
[PI]	PIPE INVERT
[PP]	POWER POLE
[PL]	PROPERTY LINE
[RP]	REDUCED PRESSURE
[RBP]	REDUCED PRESSURE / BACKFLOW
[Symbol]	RIP-RAP TO PREVENT EROSION
[RC]	ROOF CHAIN
[RG]	ROUGH GRADE ELEVATION
[Symbol]	SELF RETAINING
[Symbol]	SELF TREATING
[Symbol]	SETBACK
[SMH]	SEWER MANHOLE
[SS 4.00]	SEWER SANITARY
[SV]	SHUTOFF VALVE
[Symbol]	SIDEWALK
[SLT]	SILT FENCE
[Symbol]	SLOPE OF GRADE 5% MIN FOR 10-FT
[SI]	SPILLWAY INVERT
[SE XXX]	SPOT ELEVATION (E)
[SE XXX]	SPOT ELEVATION (N)
[SDMH]	STORM DRAIN MANHOLE
[SW 4.00]	STORMWATER (E)
[SW 4.00]	STORMWATER (N)
[SG]	SUBGRADE
[TOC]	TOP OF CURB
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[TOG]	TOP OF GRATE
[TOP]	TOP OF PAVEMENT (CONC, ETC)
[TOW]	TOP OF WALL
[UDS]	UPPER DOWNSPOUT
[UNO]	UNLESS NOTED OTHERWISE
[WM]	WATER METER
[CW 1.00]	WATER SUPPLY PIPE COLD
[HW 1.00]	WATER SUPPLY PIPE HOT
[WD 4.0]	WALL DRAIN
[WH]	WALL HEIGHT
[WI]	WETTED INVERT

WINDWARD
design services, llc
moving forward

1825 STATE STREET, STE 102
SANTA BARBARA, CA 93101
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E: INFO@WINDWARDENG.COM

MCLAUGHLIN
RETAINING WALL REPLACEMENT

41 NORTHRIDGE ROAD
SANTA BARBARA, CA 93105

PROJECT NO: 4795

CLIENT
CHASE MCLAUGHLIN
41 NORTHRIDGE ROAD
SANTA BARBARA, CA 93105

G001	GENERAL
G002	PHOTO SURVEY
G003	WILDLAND INTERFACE NOTES
G004	WILDLAND INTERFACE NOTES
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A201	(E) & (P) ELEVATIONS
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DATES

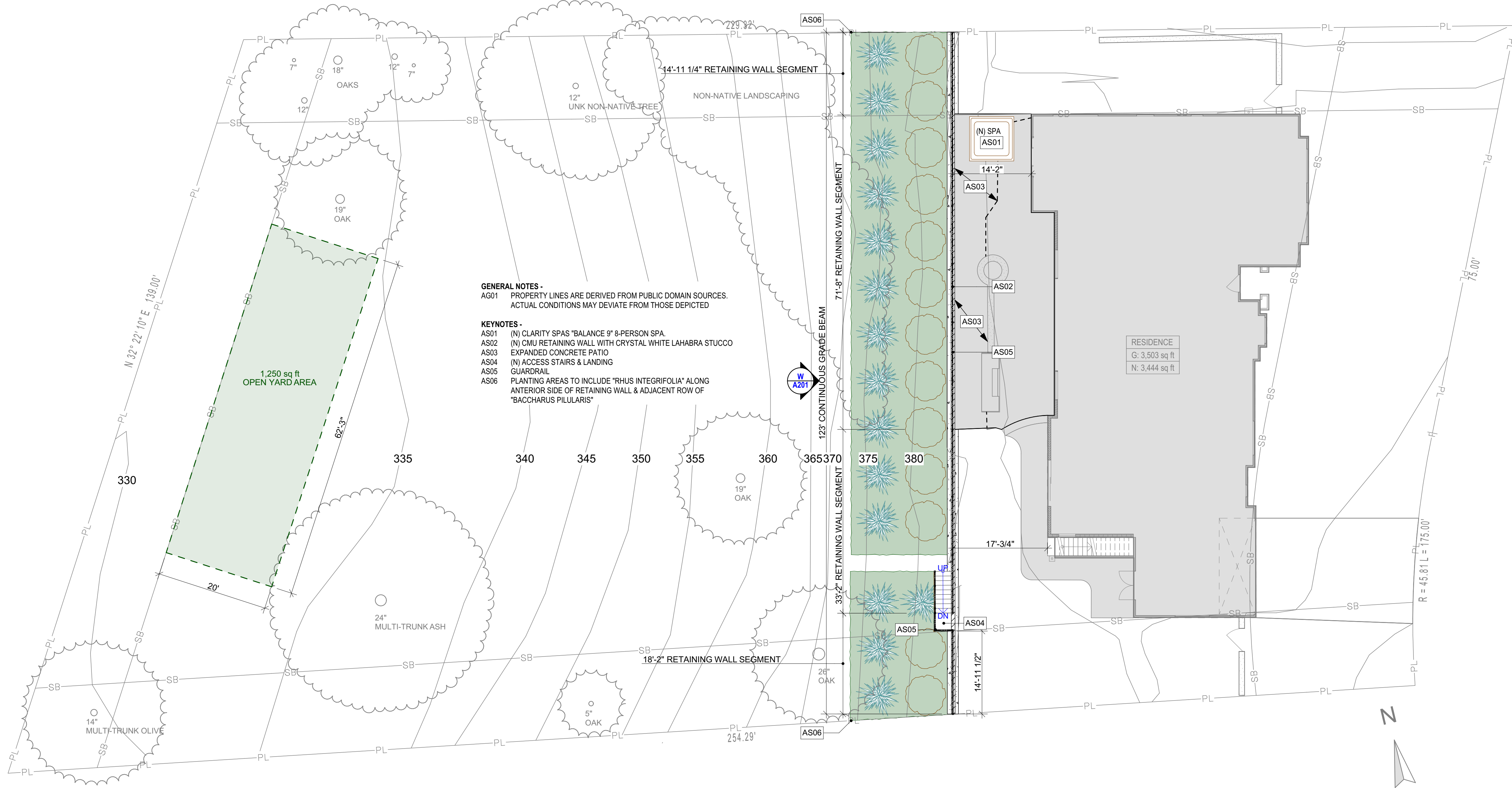
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SCALE AS NOTED
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SHEET
DEMO SITE PLAN

A101
SHEET SIZE 24X36

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GENERAL NOTES -
AG01 PROPERTY LINES ARE DERIVED FROM PUBLIC DOMAIN SOURCES. ACTUAL CONDITIONS MAY DEVIATE FROM THOSE DEPICTED

KEYNOTES -
AS01 (N) CLARITY SPAS "BALANCE 9" 8-PERSON SPA
AS02 (N) CMU RETAINING WALL WITH CRYSTAL WHITE LAHABRA STUCCO
AS03 EXPANDED CONCRETE PATIO
AS04 (N) ACCESS STAIRS & LANDING
AS05 GUARDRAIL
AS06 PLANTING AREAS TO INCLUDE "RHUS INTEGRIFOLIA" ALONG ANTERIOR SIDE OF RETAINING WALL & ADJACENT ROW OF "BACCHARUS PILULARIS"

1 PROPOSED SITE PLAN
SCALE: 3/32" = 1'-0"

SITE PLAN LEGEND	
[Symbol]	AREA OF ADDITION
[Symbol]	AREA OF REMODEL
[Symbol]	AREA OF OPEN YARD
[AD]	AREA DRAIN
[BP]	BACKFLOW PREVENTION
[BV]	BALL VALVE
[Symbol]	BIO RETENTION BASIN
[BRI]	BIO RETENTION INVERT
[BRO]	BIO RETENTION OVERFLOW
[CB]	CATCH BASIN
[Symbol]	CHANNEL/TRENCH DRAIN
[CO]	CLEANOUT
[CMU]	CMU
[Symbol]	CUT
[Symbol]	DECOMPOSED GRANITE
[DD]	DECK DRAIN
[Symbol]	DEMOLISH
[DZI]	DETENTION ZONE (DZ)
[DZI]	DETENTION ZONE INVERT
[DS]	DOWNSPOUT
[Symbol]	DRAINAGE SLOPE
[Symbol]	DRIP IRRIGATION
[Symbol]	EASEMENT
[EM]	ELECTRIC METER
[Symbol]	ELEVATION (DEMO)
[Symbol]	ELEVATION (E)
[Symbol]	ELEVATION (N)
[Symbol]	ELECTRIC/PHONE/CATV
[Symbol]	EXCAVATE & COMPACT (E&C)
[EX]	EXCAVATION DEPTH
[Symbol]	FIBER ROLL
[Symbol]	FILL
[FF]	FINISHED FLOOR ELEVATION
[FG]	FINISHED GRADE ELEVATION
[FH]	FIRE HYDRANT
[FB]	FREEBOARD
[GM]	GAS METER
[G]	GAS PIPE
[GV]	GROUND VAULT
[HH]	HANDHOLE
[Symbol]	LANDSCAPE
[Symbol]	LIMIT OF DISTURBED AREA
[OVRT]	OVERFLOW INVERT
[OVRHD]	OVERHEAD WIRES
[Symbol]	PAVER
[PAP]	PER ARCH PLAN
[PLP]	PER LANDSCAPE PLAN
[PI]	PIPE INVERT
[PP]	POWER POLE
[PL]	PROPERTY LINE
[RP]	REDUCED PRESSURE
[RFBP]	REDUCED PRESSURE / BACKFLOW
[Symbol]	RIP-RAP TO PREVENT EROSION
[RC]	ROOF CHAIN
[RG]	ROUGH GRADE ELEVATION
[Symbol]	SELF RETAINING
[Symbol]	SELF TREATING
[Symbol]	SETBACK
[SMH]	SEWER MANHOLE
[SS 4.00]	SEWER SANITARY
[SV]	SHUTOFF VALVE
[Symbol]	SIDEWALK
[SLT]	SILT FENCE
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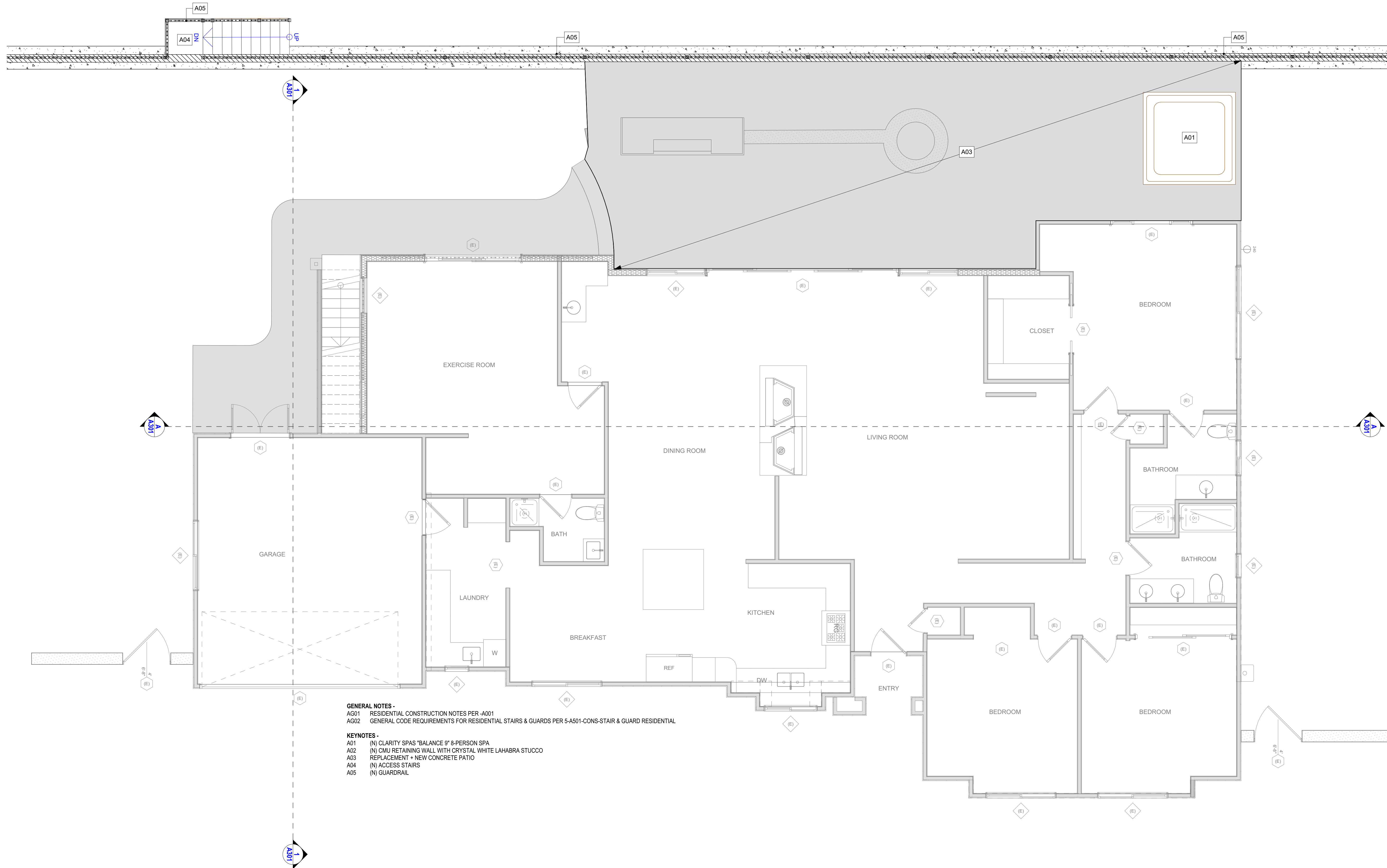
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SCALE AS NOTED
CREATED BY: WDS

SHEET
PROPOSED SITE PLAN

A102
SHEET SIZE 24X36

WALL LEGEND		
SYMBOL	TYPE	DESCRIPTION
[Symbol]	Existing	WALL GYP 24 GYP
[Symbol]	Existing	WALL STUCCO PLY 26 R19 GYP
[Symbol]	Existing	WALL STUCCO 24 GYP
[Symbol]	Existing	WALL STUCCO
[Symbol]	Existing	WALL STUCCO 2



GENERAL NOTES -
AG01 RESIDENTIAL CONSTRUCTION NOTES PER -A01
AG02 GENERAL CODE REQUIREMENTS FOR RESIDENTIAL STAIRS & GUARDS PER 5-A501-CONS-STAIR & GUARD RESIDENTIAL

KEYNOTES -
A01 (N) CLARITY SPAS "BALANCE 9" 8-PERSON SPA
A02 (N) CMU RETAINING WALL WITH CRYSTAL WHITE LAHABRA STUCCO
A03 REPLACEMENT + NEW CONCRETE PATIO
A04 (N) ACCESS STAIRS
A05 (N) GUARDRAIL

- G001 GENERAL
- G002 PHOTO SURVEY
- G003 WILDLAND INTERFACE NOTES
- G004 WILDLAND INTERFACE NOTES
- C001 GENERAL INFORMATION
- C101 DEMOLITION PLAN
- C102 GRADING
- C103 SITE & BMP PLANS
- C104 STORMWATER PLAN
- C501 BMP DETAILS
- C502 BMP DETAILS
- C503 RETAINING WALL DETAILS
- L101 PLANTING PLAN
- A001 GENERAL NOTES
- A101 DEMO SITE PLAN
- A102 PROPOSED SITE PLAN
- A103 FLOOR PLAN 1ST-STORY
- A201 (E) & (P) ELEVATIONS
- A501 ARCH DETAILS
- A901 RENDERINGS

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SCALE AS NOTED

CREATED BY: WDS

SHEET
FLOOR PLAN 1ST-STORY

A103

SHEET SIZE 24X36

G001	GENERAL
G002	PHOTO SURVEY
G003	WILDLAND INTERFACE NOTES
G004	WILDLAND INTERFACE NOTES
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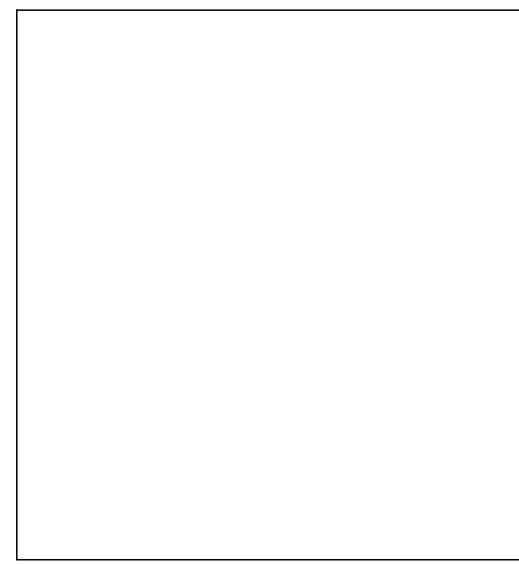
SCALE AS NOTED

CREATED BY: WDS

SHEET
(E) & (P) ELEVATIONS

A201

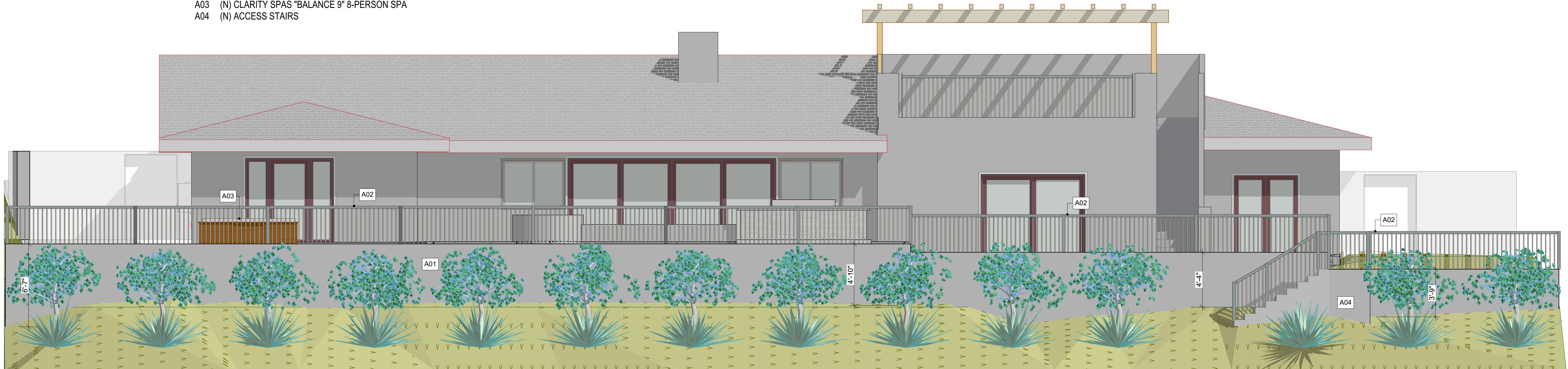
SHEET SIZE 24X36



LA HABRA CRYSTAL WHITE

KEYNOTES

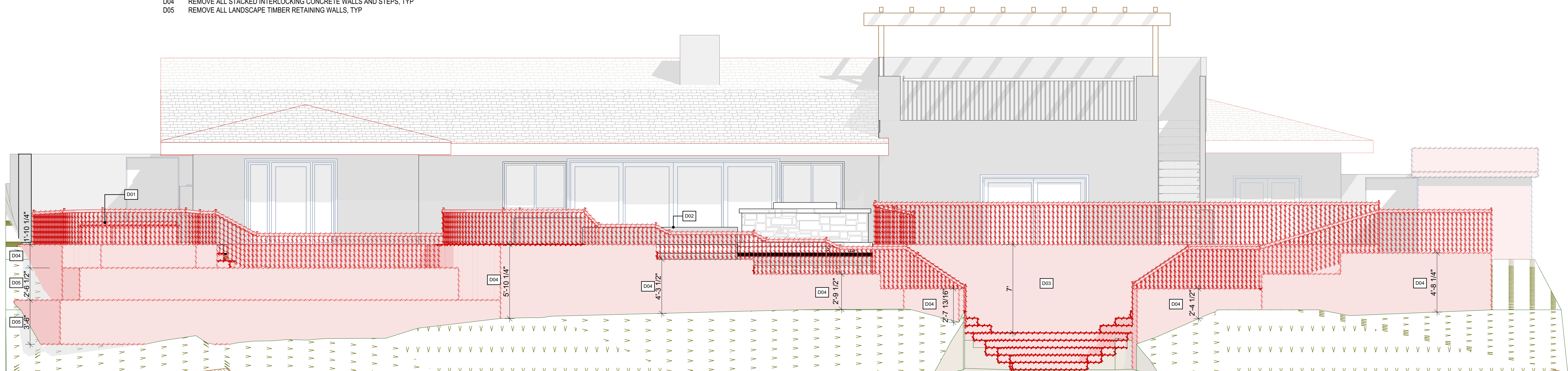
- A01 (N) CMU RETAINING WALL, SKIMCOAT WALL WITH CRYSTAL WHITE LAHABRA. STUCCO STUCCO
- A02 (N) STEEL GUARD RAIL
- A03 (N) CLARITY SPAS "BALANCE 9" 8-PERSON SPA
- A04 (N) ACCESS STAIRS



(P) ELEVATION WEST
SCALE: 1/4" = 1'-0"

KEYNOTES -

- D01 REMOVE PORTABLE SPA AND PATIO BELOW AS NOTED
- D02 PRESERVE PATIO, FIREPIT, AND BBQ DURING CONSTRUCTION
- D03 REMOVE CMU RETAINING WALL AND GUARDRAILS
- D04 REMOVE ALL STACKED INTERLOCKING CONCRETE WALLS AND STEPS, TYP
- D05 REMOVE ALL LANDSCAPE TIMBER RETAINING WALLS, TYP



(E) AS BUILT ELEVATION WEST
SCALE: 1/4" = 1'-0"

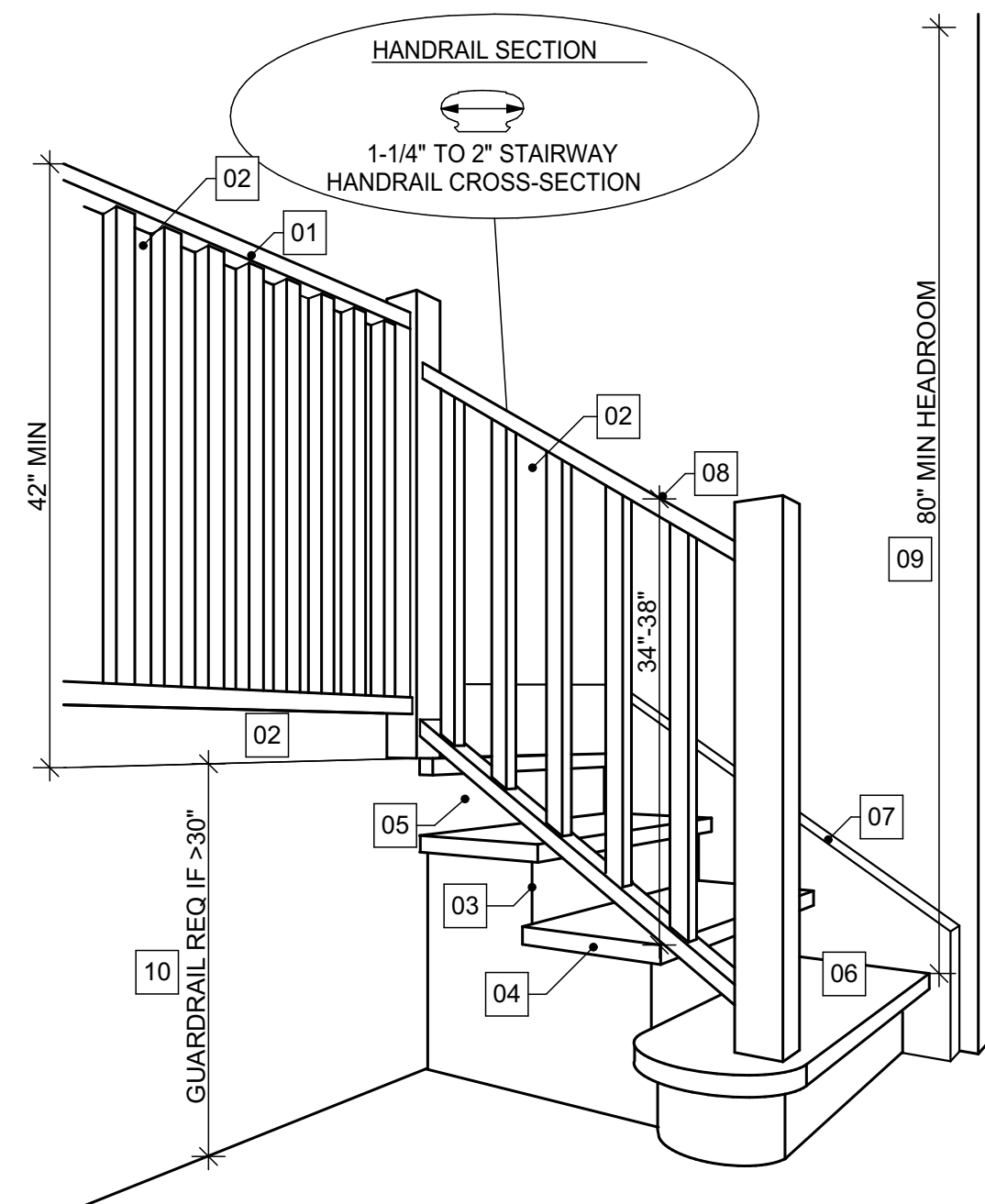
Dimensions	108" x 94" x 38" (275 cm x 239 cm x 97 cm)
Weight (Dry/Full)	1,215 lbs (551 kg) / 7,825 lbs (3,549 kg)
Gallons	615 (2,328 L)
Power Requirement	240 V / 50 Amp
Seating Capacity	8
Stainless Steel Jets	57
Pumps	2
Water Features	1
Filtration	EcoPur® Charge
LED Lighting	Interior LED Lighting Backlit Cupholders
Exclusive Features	StressRelief Neck and Shoulder Seat™ Master Force™ Bio-Magnetic Therapy System
Premium Options	Bluetooth Speaker
Listing Number	9925

GENERAL NOTES -

- 51 DETAIL REPRESENTATIVE & INTENDED FOR CODE REFERENCE PURPOSES ONLY. ACTUAL CONDITIONS MAY VARY. CONTRACTOR TO NOTIFY DESIGNER OF CONDITIONS THAT CONFLICT WITH THIS DETAIL
- 52 STAIR AND GUARD TO BE FABRICATED BY LICENSED CONTRACTOR
- 53 CONTRACTOR RESPONSIBLE FOR INSURING THAT FABRICATION TECHNIQUES MEET THE MINIMUM STRUCTURAL LOAD REQUIREMENTS SPECIFIED BY CODE
- 54 THIS DETAIL LIMITED TO PRIVATE RESIDENCES W/OCCUPANT LOAD <= 10
- 55 HANDRAIL NOT REQUIRED IF <= 3 RISERS
- 56 HANDRAILS MAY PROTRUDE INTO REQUIRED STAIR WIDTH 3-1/2" MAX EACH SIDE
- 57 MIN 1-1/2" CLR BETWEEN EDGE OF HANDRAIL AND NEAREST SURFACE
- 58 HANDRAILS SHALL BE CONTINUOUS AND RUN THE FULL LENGTH OF STAIRS
- 59 HANDRAIL ENDS SHALL BE RETURNED, BENT, OR HAVE ROUNDED TERMINATION
- 60 THERE SHALL BE A FLOOR OR LANDING AT TOP & BOTTOM OF EACH STAIRWAY OR STAIR RUN. MINIMUM LANDING DEPTH EQUAL TO THE WIDTH OF STAIRWAY. BUT NEED NOT EXCEED 44"
- 61 HEIGHT BETWEEN FLOORS OR LANDINGS <= 12'-0"

KEYNOTES -

- 01 42" MIN GUARDRAIL HEIGHT
- 02 4" SPHERE CANT PASS THRU GUARD, BENEATH GUARD, & THRU STAIR RAIL
- 03 4" TO 7-3/4" RISER HEIGHT WITH MAX VARIANCE IN HEIGHT OF 3/8". IF RISER OPEN, 4" SPHERE NOT TO PASS THRU (NOT REQUIRED FOR OVERALL STAIR HEIGHTS OF <= 30")
- 04 10" MIN TREAD LENGTH WITH MAX VARIANCE IN LENGTH OF 3/8". TREADS LESS THAN 11" REQUIRE (3/4" TO 1-1/4") NOSING, WHERE RISERS ARE SOLID
- 05 6" SPHERE CANT PASS BENEATH STAIR RAIL
- 06 MIN 36" STAIR WIDTH FOR RESIDENTIAL
- 07 SKIRTS & MOLDINGS MAY PROTRUDE INTO REQ STAIR WIDTH 1-1/2" MAX EACH SIDE
- 08 34" TO 38" HANDRAIL HEIGHT @ STAIR NOSING. GUARD <= TO 38" IF TOP USED AS HANDRAIL
- 09 80" MIN HEADROOM AT NOSING
- 10 GUARD REQ IF >30"



5 CONS-STAIR & GUARD RESIDENTIAL
NOT TO SCALE

7 CLARITY SPA BALANCE 9
NOT TO SCALE

MCLAUGHLIN
RETAINING WALL REPLACEMENT

41 NORTH RIDGE ROAD
SANTA BARBARA, CA 93105

PROJECT NO: 4795

CLIENT
CHASE MCLAUGHLIN
41 NORTH RIDGE ROAD
SANTA BARBARA, CA 93105

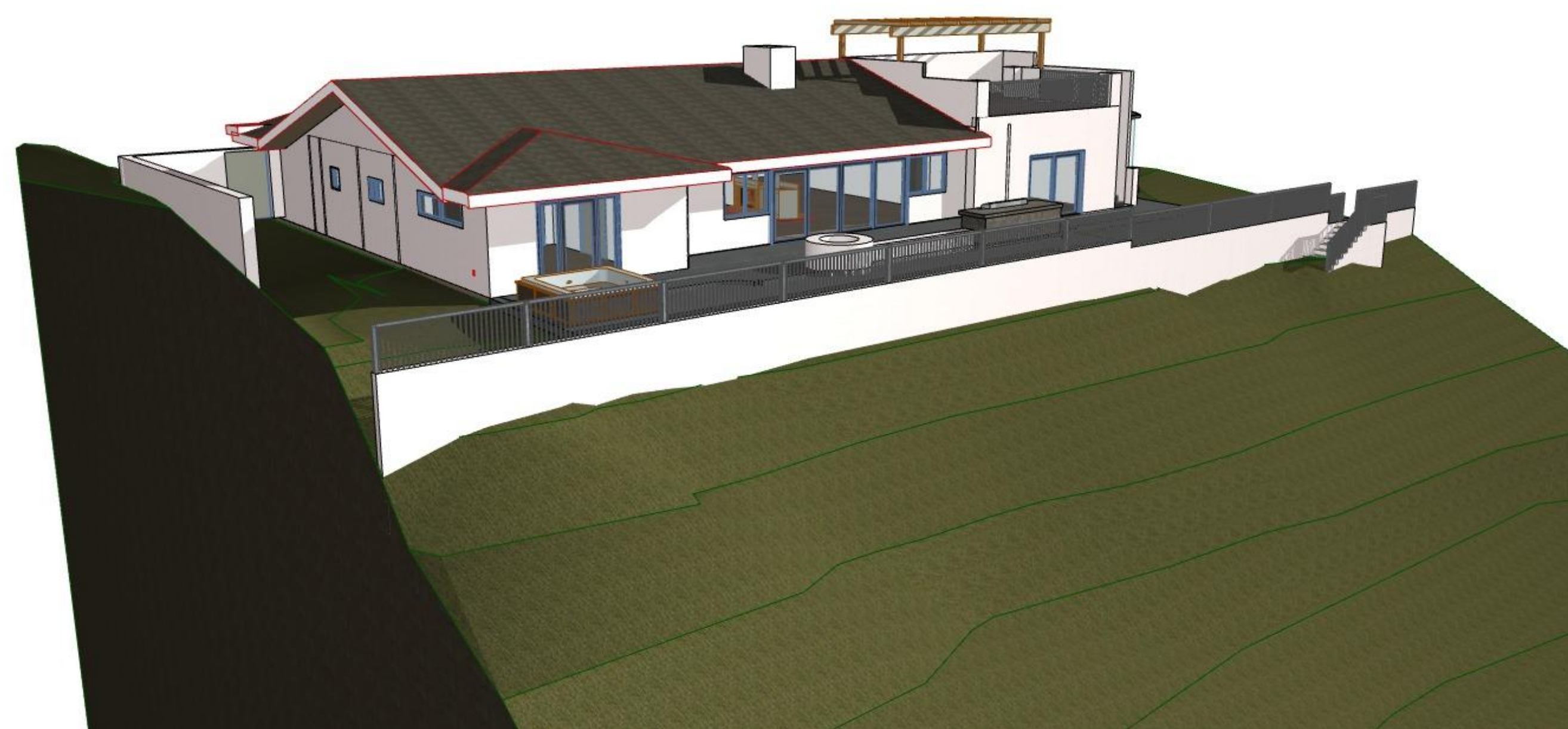
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EXTERIOR VIEW 1



EXTERIOR VIEW 2



EXTERIOR VIEW 3



EXTERIOR VIEW 4

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SHEET
RENDERINGS

A901

SHEET SIZE 24X36



FINAL APPROVAL CHECKLIST

SUPPLEMENTAL APPLICATION



GENERAL INFORMATION

WHAT IS FINAL APPROVAL?

Final approval is the last level of design review before applying for a Building Permit (BLD) application. Final approval generally occurs at a separate hearing, after project design approval, and includes a complete set of working drawings with all details, color samples, door hardware, and exterior lighting fixtures for review. Applicants may also request project design approval and final approval on the same hearing date, if sufficient details are provided.

HOW DOES THE PROCESS WORK?

Once a project receives project design approval, it shall constitute the substantive design approval of the project. If substantial changes to the plans are proposed after project design approval, a new project design approval will be required. Design review comments on final approval should only address whether the design substantially conforms to the project design approval, and comments on details and landscaping.

WHEN IS A COMPLETED CHECKLIST REQUIRED?

A completed **Final Approval Submittal Checklist** is required when you submit for final approval. To resubmit an application, upload documents, like plans and letters, into the record in the City's Accela Citizen Access Portal (ACA) system, along with the [Resubmittal Form](#). All forms must be completed, signed, and submitted as a PDF attachment to your electronic submittal.



FINAL APPROVAL CHECKLIST

Provide required details and sheet references with your submittal for final approval. Fill in the blank or indicate N/A if “not applicable”. Final approval does not permit the omission of any required information.

PROJECT ADDRESS: 41 Northridge Road PLN RECORD ID: PLN2024-00244

ALL BUILDING ELEVATIONS

	Sheet #		Sheet #
<input type="checkbox"/> Exterior Details	<u>NA</u>	<input type="checkbox"/> Paint or Stain Color (trim, etc.)	<u>A501</u>
<input type="checkbox"/> Exterior Finishes	<u>A501</u>	<input type="checkbox"/> Materials (roofing, plaster, etc.)	<u>A501</u>
<input type="checkbox"/> Parapet Heights	<u>NA</u>	<input type="checkbox"/> Exterior Lighting (incl. cut sheets)	<u>NA</u>
<input type="checkbox"/> Roof/Attic/Understory Vents	<u>NA</u>	<input type="checkbox"/> Specification Sheets, as applicable	<u>A501</u>

CONSTRUCTION DETAILS

	Sheet #		Sheet #
<input type="checkbox"/> Retaining Wall	<u>NA</u>	<input type="checkbox"/> Ironwork	<u>NA</u>
<input type="checkbox"/> Window/Door detail	<u>NA</u>	<input type="checkbox"/> Stairs	<u>A501</u>
<input type="checkbox"/> Roof Details (eaves)	<u>NA</u>	<input type="checkbox"/> Handrails	<u>A501</u>
<input type="checkbox"/> Decks	<u>NA</u>	<input type="checkbox"/> Skylights	<u>NA</u>
<input type="checkbox"/> Fences/Arbors/Trellis	<u>NA</u>	<input type="checkbox"/> Awnings	<u>NA</u>
<input type="checkbox"/> Trash/Recycling Enclosures	<u>NA</u>	<input type="checkbox"/> Gutters and Down Spouts	<u>NA</u>

ELECTRICAL/MECHANICAL/PLUMBING EQUIPMENT

	Sheet #
<input type="checkbox"/> Transformer Vault	<u>NA</u>
<input type="checkbox"/> Utility Service Meter	<u>NA</u>
<input type="checkbox"/> Screening Elements	<u>NA</u>
<input type="checkbox"/> Generators/Electrical/Mechanical/HVAC (including cut sheets & dBA at property lines)	<u>NA</u>
<input type="checkbox"/> Fire Valves (Verify Fire Sprinkler Ordinance per SBMC §8.04 requirements)	<u>NA</u>
<input type="checkbox"/> Cross Connection Control Devices (backflow device)	<u>NA</u>

CONSULTANT/ENGINEER SHEETS

	Sheet #		Sheet #
<input type="checkbox"/> Electrical	<u>NA</u>	<input type="checkbox"/> Structural	<u>NA</u>
<input type="checkbox"/> Mechanical	<u>NA</u>	<input type="checkbox"/> Plumbing	<u>NA</u>

ROOFTOP ARCHITECTURAL DETAILS

Sheet #

<input type="checkbox"/> HVAC Equipment (exhaust fans, condensing units, air conditioning units, etc.)	NA
<input type="checkbox"/> Dimensions of equipment and screening	NA
<input type="checkbox"/> Mission tile roofing installation specifications	NA
<input type="checkbox"/> Specification Sheets, if applicable	NA
<input type="checkbox"/> Parapet Height	NA
<input type="checkbox"/> Screens	NA
<input type="checkbox"/> Chimney Caps	NA
<input type="checkbox"/> Flashing	NA
<input type="checkbox"/> Gutters/ Scuppers	NA
<input type="checkbox"/> Solar panel location or potential future solar panel installation (if applicable)	NA
<input type="checkbox"/> High fire roof coverings, valleys, gutters	NA

COLOR AND MATERIAL BOARDS

Sheet #

<input type="checkbox"/> Paint and Stain Color Names and Numbers	A501
<input type="checkbox"/> Material Type, Brand and Inventory Number	A501

LANDSCAPE PLAN

Sheet #

Sheet #

<input type="checkbox"/> Irrigation Plan	NA	<input type="checkbox"/> High Fire/Defensible Space	NA
<input type="checkbox"/> Plant Species/Number/Sizes	L101	<input type="checkbox"/> Water Conservation Standards	NA
<input type="checkbox"/> Planters, Pots, Furniture	NA	<input type="checkbox"/> Site Walls (materials and color)	NA
<input type="checkbox"/> Paving Materials	NA	<input type="checkbox"/> Backflow Device	NA
<input type="checkbox"/> Erosion Control Measures	NA	<input type="checkbox"/> Rooftop Garden/Landscaped Roof	NA

Storm Water Management Program (SWMP)

Sheet #

<input type="checkbox"/> Location of filtration devices	C104
<input type="checkbox"/> Cross-section details	C501-502
<input type="checkbox"/> Drainage flow from all impervious areas	C103-104
<input type="checkbox"/> Amounts of new, replaced, or removed impervious areas	C104
<input type="checkbox"/> Hydrology/Storm Water Report	NA