**GENERAL NOTES**

- FEMA technical bulletins & applicable FEMA publications
- City of Santa Barbara Municipal Code, Adopting Ordinances
- California Fire Code, 2016 Edition

## SUPERVISION

- The general contractor shall provide the owner with an as-built survey of the property. The contractor shall be responsible for all violations of city ordinances and state laws involved in the construction of the project. The contractor shall continue with and complete the work.
- The contractor assumes all risks, hazards and conditions in connection with the performance of the work. The contractor shall be responsible for all violations of city ordinances and state laws involved in the performance of his work. He shall provide, during the progress of his work, every and all safeguards required by those authorities.

### CODE COMPLIANCE

<table>
<thead>
<tr>
<th>Code Area</th>
<th>Code Name</th>
<th>Code Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>A, B, R</td>
<td>Commercial / Medium High Residential</td>
<td>As applicable to the specific project</td>
</tr>
</tbody>
</table>

### PROJECT SCOPE

**Project Scope Includes:**
- SWMP compliance
- Required open yard area
- Maximum height limit
- Existing use
- MSY
- Storage Bike Storage 626 SF
- S-2 Parking 9,325 SF
- U Accessory Storage Areas, Mechanical Equipment Room 1,931 SF
- Open Space Courtyard 2,113 SF
- Circulation Stairs & Elevator 1,822 SF
- Circulation Corridor 4,827 SF
- Area (Net) 825 De La Vina

### PROJECT INFORMATION

- **825 De La Vina**
- **Santa Barbara, CA 93101**
- **Total = 23 Spaces**
- **Residential**
- **Commercial (office)**
- **N/A**

### PROJECT DIRECTORY

- DMHAA
- Chatsworth, CA 91311
- 21704 Devonshire Street, Suite 102
- JDC Construction Development Group
- 805-359-0858

---

**PROJECT #:**

<table>
<thead>
<tr>
<th>Project Number</th>
<th>Project Scope</th>
</tr>
</thead>
<tbody>
<tr>
<td>G001</td>
<td></td>
</tr>
</tbody>
</table>

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PROJECT #: 1193

TELEPHONE: 805.965.7777

ADDRESS: 1 N. Calle Cesar Chavez #102
Santa Barbara, CA 93103

WEBSITE: www.dmhaa.com

DATE: 10/17/2019

NOT FOR CONSTRUCTION
PROPOSED THREE & FOUR STORY BUILDING, 21 RESIDENTIAL UNITS WITH PARKING AND COMMERCIAL AT GRADE

APN # 829-037-041-007

DE LA VINA ST

OPEN SPACE

PATIO

CIRCULATION

F.F. = +12'-0"

T.O.S. = +43'-6"

PROPOSED THREE & FOUR STORY BUILDING, 21 RESIDENTIAL UNITS WITH PARKING AND COMMERCIAL AT GRADE

APN # 829-037-041-025

SITE ENTRY

DE LA VINA ST

OPEN SPACE

PATIO

CIRCULATION

F.F. = +12'-0"

T.O.S. = +43'-6"

2 STORY NEIGHBOR

APN # 829-037-041-024

F.F. = +22'-6"

10'-0" 20'-0"

Front Yard

5'-0" 5'-5"

72'-6 1/2" 8'-5" 20'-0"

825 De La Vina

DNA 2019/03/12

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F.F. Level 1
+0'

F.F. Level 2
+12'

F.F. Level 3
+22'

F.F. Level 4
+33'

T.O. Roof
+43'

43'-6" 10'-6" 10'-6" 12'-0"

45' Height Limit

Property Line

NOT FOR CONSTRUCTION