

**Documents Received at the
Building and Fire Code Board of Appeals Meeting
On Tuesday June 14, 2016**

Public Comment Speaker Slips Received

DATE: 6/14/16

OPPOSE
SUPPORT

STAFF USE ONLY:
Entered into Advantage:
 Entered into People Entered into Parcel/People
date completed _____ initials _____

BUILDING AND FIRE CODE BOARD OF APPEALS
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: BATH ST MISSOURI AGENDA ITEM NUMBER: 2 & 3

YOUR FULL NAME: JIM MARSTON

YOUR ADDRESS: 132 1/2 E CAMON PEABODY

CITY/STATE/ZIP: SB PHONE NUMBER: () _____

Organization represented (if applicable): _____

Written material also submitted: Yes _____ No _____ Please use other side of this form for written comments. ⇨

EMAIL ADDRESS _____

COMMENTS:

ALSO HAVE
GENERAL COMMENT ✓

DATE: 6/14/16

OPPOSE
SUPPORT

STAFF USE ONLY:
Entered into Advantage:
 Entered into People Entered into Parcel/People
date completed _____ initials _____

BUILDING AND FIRE CODE BOARD OF APPEALS
REQUEST TO SPEAK / INTERESTED PARTY

ITEM ADDRESS: 2320 Bath St. AGENDA ITEM NUMBER: 3

YOUR FULL NAME: WAYNE BALDWIN

YOUR ADDRESS: 2320 Bath St. Suite 205, Santa Barbara

CITY/STATE/ZIP: CA PHONE NUMBER: (805) 879-7577

Organization represented (if applicable): PUEBLO RADIOLOGY

Written material also submitted: Yes No _____ Please use other side of this form for written comments. ⇨

EMAIL ADDRESS wbaldwin@puebloradiology.com

COMMENTS:

Available to answer any questions

**Documents Received at the
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Item# 3

2320 Bath St.

Access Compliance Hardship Ratification

From: [Accessible SantaBarbara](#)
To: [Vaughn, Krystal](#)
Cc: [Stuffer, Andrew](#); [Cassidy, Lonnie J](#); [Sorgman, Elizabeth](#); [Foreman, Christy](#)
Subject: Public Comment Building & Fire Code Board of Appeals, Item IV.3
Date: Monday, June 13, 2016 4:46:12 PM
Attachments: [BFCBA public comment for June 14 Item IV.3.pdf](#)

I cannot attend this meeting in person so would greatly appreciate if you could review the attached for your own consideration, and please distribute it to the members at the meeting.

Thank you.

Will Rehling
Accessible Santa Barbara
AccessibleSB@gmail.com
(805) 880-4724

Accessible Santa Barbara
P.O. Box 22013
Santa Barbara CA 93121-2013
AccessibleSB@gmail.com
(805) 880-4724

June 13, 2016

To: City of Santa Barbara Building and Fire Code Board of Appeals

CC: Andrew Stuffer, Chief Building Official
Lonnie Cassidy, Plan Check Supervisor
Elizabeth Sorgman, Senior Plans Examiner
Christy Foreman, Senior Plans Examiner

Via E-Mail

Re: *Public Comment on June 14, 2016 Agenda Item IV.3, 2320 Bath
Required Accessibility and Calculation of Adjusted Construction Cost*

Chair Carroll, and BFCBA members appointed to hear Item IV.C, and Staff:

We suggest the Board (1) take the applicant up on its suggestion in its letter that the Board allow construction to continue under the current building permit, but (2) instruct the Chief Building Official to allow only a temporary Certificate of Occupancy until either elevator accessibility is provided or a hardship waiver is properly justified.

Unfortunately the present application for a hardship waiver will provide no protection to the applicant, if the City's decision to grant the hardship is based on inaccurate construction costs provided to the City by the applicant. This was not intentional, just a misunderstanding by the applicant of what costs it was required to include in its calculation of construction cost. It is in everyone's interest to correct this error, so the applicant can enjoy the protection of a proper hardship waiver--if a waiver is still justified after the corrected numbers are submitted.

In short, the applicant has not properly included the cost of *fixed equipment being installed under this permit*, with the result that the construction cost figure is grossly understated. We believe we can show, upon completion of construction, that the construction cost here has been understated by *hundreds of thousands of dollars*--again, not out of bad intent, just a misunderstanding of the requirement of including the very expensive fixed imaging equipment being installed as part of this project.

We cite as primary authority the main state agency which supervises health care construction throughout the state, the Office of Statewide Health Planning and Development ("OSHPD") (sometimes pronounced as "Oshpod").

In OSHPD's interpretation, there is no doubt that CBC 11B-202.4 Exception 8 requires applicants for hardship waivers to compute total construction cost by including the cost of *all permanent, fixed equipment* being installed under the building permit.

Now, that might amount to a few hundred dollars for light fixtures in some projects. But in this building permit, the missing costs are hundreds of thousands of dollars. Therefore, the percentage of cost to provide a compliant elevator is reasonable.

This project is not under OSHPD's direct supervision because unlike other outpatient clinics, Pueblo Radiology's imaging centers apparently do not require a state clinic license. However, we submit that OSHPD's interpretation of how to apply CBC 11B-204 exception 8 in the health care context, should be considered highly persuasive.

We attach excerpts of two OSHPD documents to prove our point. First, **Exhibit A** attached hereto is OSHPD's instructions for its own unreasonable hardship application that it uses for healthcare projects. The key sentence is marked:

"• Enter the construction cost of the project including *fixed equipment to be permanently attached (electrically, mechanically or structurally) to the building, **imaging equipment***, and excluding design and inspection fees." (emphasis added).

Second, **Exhibit B** is an OSHPD "Code Application Notice" ("CAN") an official interpretation by OSHPD of the building codes. In Exhibit B, OSHPD interprets what is "part of the architecture of the building", and what is not. In that context, OSHPD makes it clear that imaging equipment, in particular, is "part of the architecture of the building":

"Permanently secured imaging equipment is considered part of the architecture of the building"

We therefore submit, that a hardship waiver can only be allowed for this project, if the analysis includes correct construction costs figures, including all fixed equipment.

We realize of course that there was some imaging equipment in use already in this tenant space. But, having reviewed the approved building permit plans for this project, we believe those plans show new installation of several very expensive pieces of imaging equipment. We therefore believe the applicant has erred in not including everything it should have included in its certification of its construction cost to the City. And, therefore, any hardship waiver from the City based on the numbers supplied by the applicant, will not provide the protection that a hardship waiver would ordinarily provide.

Again, we suggest a viable solution is to give the applicant an opportunity to correct its numbers and to reapply. And, meanwhile, rather than hold up its construction, as the applicant itself suggested, only a temporary certificate of occupancy could be issued while the elevator issue is resolved.

Thank you for your consideration of this comment.

Very truly yours,

/s/

William Rehling
Accessible Santa Barbara
AccessibleSB@gmail.com
(805) 880-4724

enclosures: Exhibits A and B

Exhibit A



OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT FACILITIES DEVELOPMENT DIVISION

INSTRUCTIONS FOR APPLICATION FOR UNREASONABLE HARDSHIP EXCEPTION TO ACCESSIBILITY REQUIREMENTS (OSH-FD-800)

Facility

- Enter the Office of Statewide Health Planning and Development (OSHPD) project number.
- Provide the applicant tracking number, if applicable.
- Enter the OSHPD facility identification number.
- Enter the name of the facility as it appears on the facility license.
- Enter the OSHPD building number and building name where the work is to be performed.
- Indicate the type of facility as it is licensed.

Record Detail

- Enter the record/project name.
- Enter a detailed description of the work to be performed.

Application Specific Information – Unreasonable Hardship Exception to Accessibility Requirements

Note: New and existing facilities, where alterations are performed, must comply with the accessibility requirements of Chapter 11B of the California Building Code (CBC). Exceptions are provided for “Unreasonable Hardship” for the following circumstances:

(A) Remodel projects, where the cumulative construction cost of all projects in the remodel area for the past years does not exceed the “Valuation Threshold” specified in Section 11B-202.4, exception 8 of the CBC (as of January 1, 2014, the threshold is \$143,303.00, and is adjusted annually). Refer to the Division of the State Architect – Access Compliance website: <http://www.dgs.ca.gov/dsa/Programs/progAccess/threshold.aspx> for the annual adjusted valuation threshold amount.

(B) Unreasonable Hardship may also be granted for projects based on the five criteria listed in the definition of “Unreasonable Hardship” in Section 202 of the CBC.

- Indicate which exception this application is to be made. If requesting exception under the Valuation Threshold, complete the Valuation Threshold sections, or if requesting exception pursuant to the definition of Unreasonable Hardship, complete the Unreasonable Hardship section.

Cost

- Indicate whether the cost indicated is estimated or contract.
- Enter the construction cost of the project including fixed equipment to be permanently attached (electrically, mechanically or structurally) to the building, **imaging equipment**, and excluding design and inspection fees.

Valuation Threshold

Note: For projects under the Valuation Threshold, the CBC allows a determination of Unreasonable Hardship to be made when the cost of providing the specific accessible elements listed in Section 11B-202.4 (primary entrance, path of travel, sanitary facilities, accessible telephones, and accessible drinking fountains) is considered disproportionate to the cost of the project. As defined in Section 11B-202.4, the cost of providing those accessible features is considered to be “disproportionate” when it exceeds 20% of the cost of the project without providing those accessible elements.

- Indicate if the listed building elements that are required to be accessible currently meet the access requirements of Chapter 11B of the CBC, if they will be made to comply with the accessibility requirements as part of this project, and the cost of making the element accessible, if applicable.
- Provide the total cost of the specified accessible elements, and the total cost of all alterations projects on the same path of travel during the past three years.





OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT FACILITIES DEVELOPMENT DIVISION

INSTRUCTIONS FOR APPLICATION FOR UNREASONABLE HARDSHIP EXCEPTION TO ACCESSIBILITY REQUIREMENTS (continued) (OSH-FD-800)

- Using the provided formula, provide the percentage of the cost expended on accessible elements. If this number is less than 20%, Unreasonable Hardship may not be determined based on this section. If the applicant believes that Unreasonable Hardship still exists, complete the Unreasonable Hardship section. If this number exceeds 20%, Unreasonable Hardship may be determined based on this section. The listed accessible elements must be provided in the order listed in Section 11B-202.4, exception 8, until the facility reaches the 20% threshold.
- Describe which elements will be made accessible as a part of this project.
- Provide additional documentation as required, to demonstrate costs of specific accessible elements.
- Provide a listing of all projects completed in the last three years for which a minimum of 20% of construction costs were not spent on providing accessible elements. Provide the OSHPD project number, permit date, project description, and valuation of the project. If additional space is needed, attach a separate sheet to this application.

Unreasonable Hardship

Note: Unreasonable Hardship may also be based on the definition of "Unreasonable Hardship" from Section 202 of the CBC. The code allows a determination of Unreasonable Hardship to be made after evaluating a number of factors.

- Provide the code section for which the exception is requested, a description of the element required to be accessible, whether or not the code requires equivalent facilitation, and the cost of making the elements accessible.
- Provide the total cost of accessible elements for which exemption is requested.
- Describe equivalent facilitation, if proposed. The code addresses equivalent facilitation differently in different sections. In some cases, the code specifies what is acceptable as equivalent facilitation. In others, the code simply says that Unreasonable Hardship may be granted when equivalent facilitation is provided, but does not specify what form equivalent facilitation may take. When legal or physical constraints will not allow either compliance with the literal requirements of a code section or equivalent facilitation, then Unreasonable Hardship may be requested for relief from that code section.
- Provide the cost of all construction contemplated.
- Describe the impact of providing access on the financial feasibility of the project.
- Describe the nature of accessibility that would be gained or lost.

Applicant

- Indicate if this application is being submitted by the Administrator, Architect, Facility Representative, or the Legal Owner, and print, sign and date.

For construction in Northern California, Seismic Review and Clinics, submit to:

Office of Statewide Health Planning and Development
Facilities Development Division
400 R Street, Suite 200
Sacramento, CA 95811
(916) 440-8300 phone
(916) 324-9188 fax

For construction in Southern California, submit to:

Office of Statewide Health Planning and Development
Facilities Development Division
700 North Alameda Street, Suite 2-500
Los Angeles, CA 90012
(213) 897-0166 phone
(213) 897-0168 fax



Exhibit B



SUBJECT

Accessibility in Health Facilities

CAN: 2-11B

Effective: 9/09/2014



CODE SECTIONS

2013 California Building Code

CHAPTER 11B - ACCESSIBILITY TO PUBLIC BUILDINGS, PUBLIC ACCOMODATIONS, COMMERCIAL BUILDINGS AND PUBLIC HOUSING

PURPOSE

The purpose of this Code Application Notice (CAN) is to clarify code sections in the 2013 California Building Code (CBC) in order to provide consistent application of accessibility regulations as they relate to new construction and alteration of health facilities under the jurisdiction of the Office of Statewide Health Planning and Development (OSHPD).

BACKGROUND

The Division of the State Architect – Access Compliance (DSA–AC) adopts Title 24 CBC code requirements relating to accessibility for persons with disabilities. The purpose of these code requirements is to ensure that barrier-free design is incorporated in all buildings, facilities, site work, additions, alterations, and structural repairs. OSHPD enforces the DSA–AC accessibility code requirements for hospitals, skilled nursing facilities, and intermediate care facilities.

INTERPRETATIONS

Note: Code section language being clarified is shown within the boxes. In some instances, an entire code section is clarified. In other instances, specific language within the code section is clarified. For these instances, the specific language within the code section is shown in **bold underlined italics** followed by the interpretation.

CHAPTER 2 – DEFINITIONS

SECTION

202 - DEFINITIONS

ALTERATION. Any construction or renovation to an existing structure other than repair or addition.

[DSA-AC] A change, addition or modification in construction, a change in occupancy or use, or structural repair to an existing building or facility. Alterations include, but are not limited to, remodeling, renovation, rehabilitation, reconstruction, historic restoration, resurfacing of circulation paths or vehicular ways, changes or rearrangement of the structural parts or elements, and changes or rearrangement in the plan configuration of walls and full-height partitions. Normal maintenance, reroofing, painting or wallpapering, or changes to mechanical and electrical systems are not alterations unless they affect the usability of the building or facility.

not initiate compliance with accessibility requirements. Projects consisting only of fire sprinkler alterations, of fire alarm systems, or of nurse call systems qualify for Exception 7.

Part of the architecture of the building.

Replacement of Fixed Equipment (e.g. Imaging Equipment) - Permanently secured imaging equipment is considered *part of the architecture of the building*; therefore, projects consisting solely of the replacement of imaging equipment are not eligible for Exception 7.

Mobile Equipment - Equipment that is designed to be mobile and can be easily moved from one room to another is not considered *part of the architecture of the building*; and therefore, is eligible for Exception 7.

SECTION

11B-202 Existing buildings and facilities

11B-202.4 Path of travel requirements in alterations, additions and structural repairs

Exceptions:

8. *When the adjusted construction cost is less than or equal to the current valuation threshold, as defined in Chapter 2, Section 202, the cost of compliance with Section 11B-202.4 shall be limited to 20 percent of the adjusted construction cost of alterations, structural repairs or additions. When the cost of full compliance with Section 11B-202.4 would exceed 20 percent, compliance shall be provided to the greatest extent possible without exceeding 20 percent.*

When the adjusted construction cost exceeds the current valuation threshold, as defined in Chapter 2, Section 202, and the enforcing agency determines the cost of compliance with Section 11B-202.4 is an unreasonable hardship, as defined in Chapter 2, Section 202, full compliance with Section 11B-202.4 shall not be required. Compliance shall be provided by equivalent facilitation or to the greatest extent possible without creating an unreasonable hardship; but in no case shall the cost of compliance be less than 20 percent of the adjusted construction cost of alterations, structural repairs or additions. The details of the finding of unreasonable hardship shall be recorded and entered into the files of the enforcing agency and shall be subject to Chapter 1, Section 1.9.1.5, Special Conditions for Persons with Disabilities Requiring Appeals Action Ratification.

For purposes of this section, the adjusted construction cost of alterations, structural repairs or additions shall not include the cost of alterations to path of travel elements required to comply with Section 11B-204.

INTERPRETATION

The **adjusted construction cost** shall be provided by the applicant as either an estimate of construction costs or as an actual contract amount and shall include the cost of fixed equipment, imaging equipment, and the fair market value of any labor or materials provided by the owner. The construction cost shall exclude design fees, inspection fees, and off-site work in accordance with California Administrative Code (CAC) Section 7-111. Note that Exception 8 defines "adjusted" as not inclusive of the cost of alterations to *path of travel* elements required to comply with Section 11B-202.4.

Applicants may file a request for *unreasonable hardship* (see definition and application under Section 202) if the cost of upgrading all the elements listed above exceeds 20 percent of the project cost without these elements. The request must be submitted on OSHPD Form OSH-FD-800 "[Application for Unreasonable Hardship Exception to Accessibility Requirements](#)." The applicant must submit the request to the Regional Supervisor and must substantiate the hardship with detailed construction cost estimates. If the *unreasonable hardship* request is approved, a minimum of 20 percent of the project cost without



INDEPENDENT LIVING RESOURCE CENTER, INC.

A non-profit, consumer-based corporation of, by and for persons with disabilities since 1976.

Dear Christy,

The Independent Living Resource Center appreciates the city's dedication to the barrier removal process for individuals with disabilities locally. After much thought, we are however concerned that the process for our site visit input needs to be looked at. Due to the Pueblo Radiology / Santa Barbara Women's Imaging Center project being more than a barrier removal, we do not feel comfortable including the letter previously submitted and would like to have it withdrawn.

I apologize for any inconvenience this may cause.

Sincerely,

Dani Anderson
Executive Director,
Independent Living Resource Center

Santa Barbara County
ILRC Headquarters
423 West Victoria Street
Santa Barbara, CA 93101
(805) 963-0595 Voice/Text
(805) 963-1350 Fax
(805) 284-9050 VP

327 E. Plaza Drive, Suite 3A
Santa Maria, CA 93454
(805) 925-0015 Voice/Text
(805) 349-2416 Fax
(805) 354-5948 VP

Ventura County
702 County Square Drive,
Suite 103
Ventura, CA 93003
(805) 650-5993 Voice/Text
(805) 650-9278 Fax
(805) 256-1036 VP

San Luis Obispo County
7425 El Camino Real,
Suite R
Atascadero, CA 93422
(805) 462-1162 Voice/Text
(805) 462-1166 Fax
(805) 464-3203 VP



**Documents Received at the
Building and Fire Code Board of Appeals Meeting
On Tuesday June 14, 2016**

Item# 4

2320 Bath St.

Appeal of Building Permit Issuance

Rental of property on Salsepoedes

2 messages

The Engine Company <theenginecompany@gmail.com>
To: pposh@cox.net

Sun, Jun 12, 2016 at 4:08 PM

I Peter kurrels rented the property for about 5 years and happend to get sick after working in my storage at the time and so did others, after seeing all the dump trucks across the street when they where billdng the MTD garage full of pollute dirt, it is a miracle! that all the problems went away after the city got the property across the street. I'd like to see a soils report done and collected by a independent party with out interference from the city.

DONE AT NO COST TO THE CITY OR THE PROGGET

Thanks

--
Peter Kurrels
The Engine Company, inc.
tel 805 965-6789
fax 805 965-9826



A. Posch

MEMORANDUM

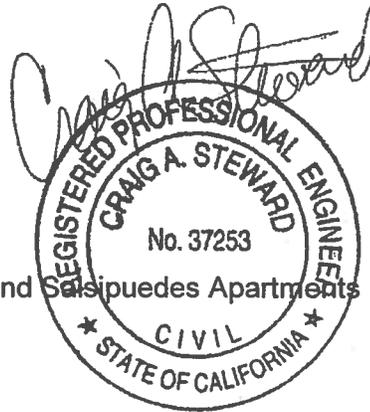
TO: Lisa Plowman

FROM: Craig Steward

SUBJECT: Flooding Risk Adjacent to the Haley and Salsipuedes Apartments

WORK ORDER: 20944.01

DATE: September 16, 2013



The Haley and Salsipuedes Apartments project is located in an area subject to flooding and as such the site was evaluated for additional flood potential due to the project construction. Pre- and post- project conditions were analyzed to determine the increased flooding potential due to the proposed construction. Changes in flooding potential could be caused by:

- Increased runoff
- increased flood elevations caused by a reduction in storage volume
- higher velocity water pushing on adjacent buildings

The site is currently situated in a FEMA Zone A designation (see attached exhibit) which indicates inundation during a 100-year event but no water surface elevation has been assigned. Penfield & Smith has located an analysis prepared by the U.S. Army Corps of Engineering in September 2000 (copy attached) which provides a 100-year 2 dimensional analysis of the ponded water in the Laguna watershed. This information has been used by the City of Santa Barbara for establishing the 100-year flood elevation for several recent new projects in the area.

AH ~ possible AE

Based on the current site design from Peikert Group Architects + RRM, dated 9/4/13, the post-project pervious area will be 9,801 sq. ft. The pre-project/pre-demolition pervious area was determined to be 1,776 sq. ft. based on historical aerial photography. *Enno* The project will increase pervious area by 450%. Therefore, we anticipate a decrease in runoff from the project site after project completion.

An increase in flood elevations due to earth fill from project construction could also affect the flood potential. If the water displaced by filling the proposed project parcel from property line to property line were spread across the remaining ponded 100-year

floodplain, the water surface area would be raised about one quarter of an inch. The actual fill will be significantly less than that and therefore, the rise will also be less.

*error
decrease
am.
water don't
do this*

Blocking and diverting flow in a floodplain can affect flooding potential by sending water where it hadn't gone before or at a higher velocity. Since the water during large flooding events in this area is ponded, free to move around the proposed development, and moves slowly due to damming effect of the freeway, inadequate storm drain capacity and a very mild gradient, there will not be a significant impact due to water diversion or blocking.

In summary, our analyses indicate that there will be negligible impacts on flood potential due to the addition of the Haley & Salsipuedes Apartments. The site perviousness is expected to increase by 450% post-project, which will result in a reduction in surface runoff. The flood elevation will increase about a quarter of an inch due to construction. Finally, the project will not have a significant impact on water velocities in the area or diversion since the water is typically ponded during major storm events.

DETERMINATION OF INCREASED DEPTH DUE TO IN-FILL

Area Inundated in 100-year Event =	6,985,098 sf =	160.4 acres
Volume of Ponded Water in 100-year Event =	16,719,318 cf =	383.8 acre-feet

Area of Development =	41,125 sf =	0.9 acres
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Volume Displace by Development

Lot Area (to property lines) =	41,125 sf
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100-year water surface elevation =	13.75 ft
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Average ground elevation =	10 ft
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Average depth of water =	3.75 ft
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Volume of water displaced =	154,219 cf =	3.5 acre-ft
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How high would the 100-year water surface elevation rise if the water displaced by the new development were spread over the remaining 100-year inundation area?

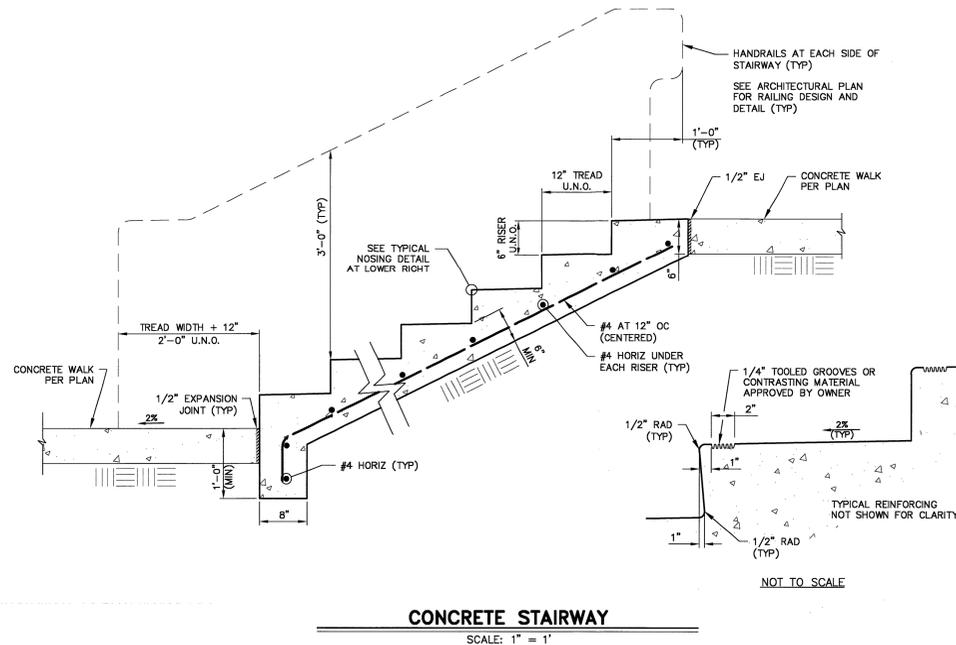
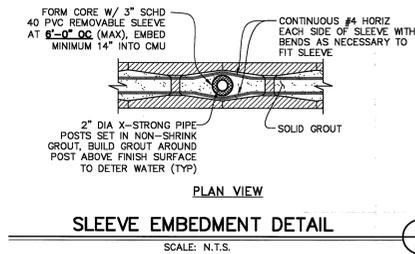
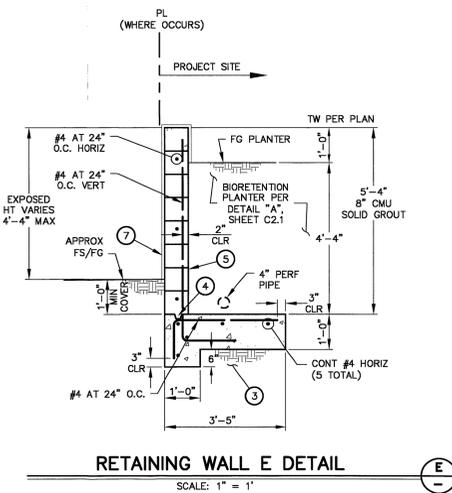
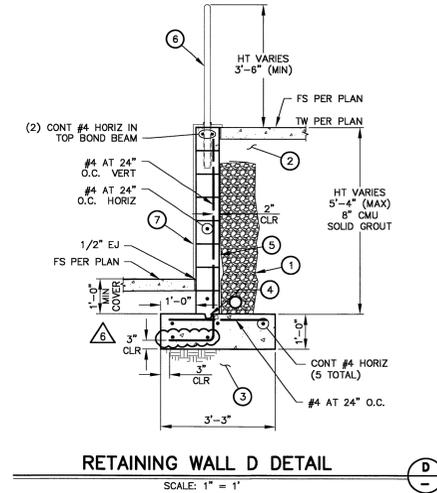
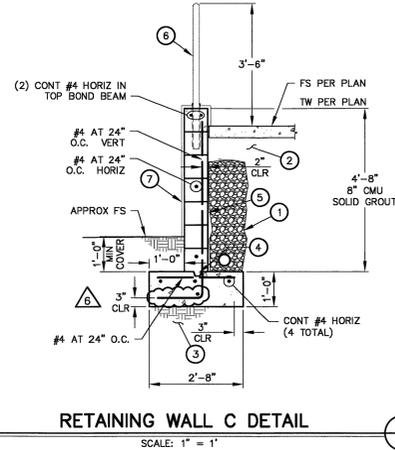
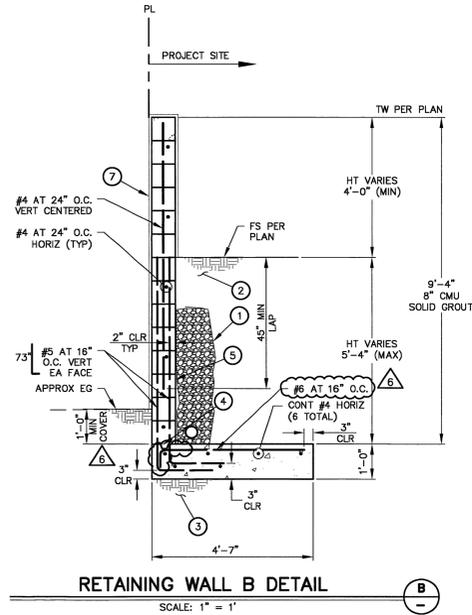
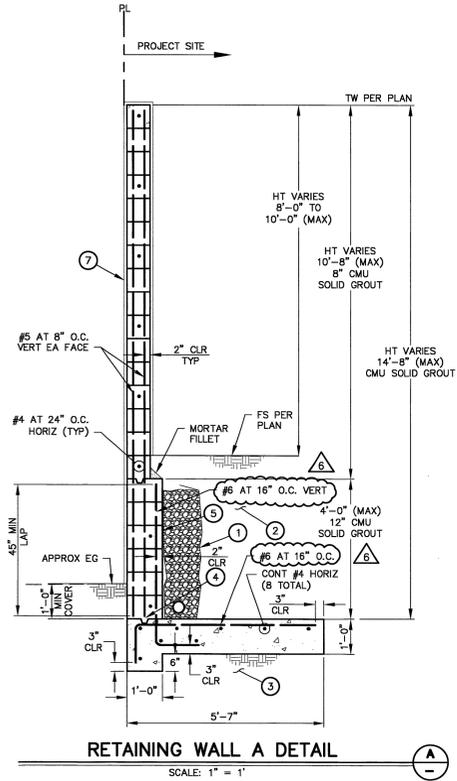
Area Inundated in 100-year Event =	6,985,098 sf =	160.4 acres
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Lot Area (to property lines) =	41,125 sf =	0.9 acres
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Remaining Inundated Area =	6,943,973 sf =	159.4 acres
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Volume of water displaced =	154,219 cf =	3.5 acre-ft
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Depth of Water =	0.022 ft =	0.27 inches
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WALL CONSTRUCTION NOTES

- 1 CONSTRUCT 12"-WIDE GRAVEL DRAIN WRAPPED WITH FABRIC WITH CONTINUOUS 4-INCH PERFORATED PIPE. CONNECT PERFORATED PIPE TO SITE STORM DRAIN. TERMINATE GRAVEL COLUMN 12" FROM FINISH GROUND ABOVE (UNLESS NOTED OTHERWISE).
- 2 CONSTRUCT GRANULAR NON-EXPANSIVE BACKFILL COMPACTED TO 90% RELATIVE COMPACTION PER SOILS REPORT.
- 3 OVER-EXCAVATE, SCARIFY, AND RECOMPACT SUBGRADE SOILS A MINIMUM 36 INCHES BELOW FOOTING AND FOR A DISTANCE OF 5 FEET BEYOND THE EXTERIOR PERIMETERS TO MINIMUM 90% RELATIVE COMPACTION PER SOILS REPORT.
- 4 CONSTRUCT 2x KEYWAY AT CONCRETE/MASONRY CONSTRUCTION JOINTS AS NOTED.
- 5 CONSTRUCT WATERPROOFING AT BACK OF WALL WHERE RETAINING OCCURS.
- 6 CONSTRUCT HANDRAIL/GUARDRAIL PER LANDSCAPE ARCHITECT'S PLAN. SEE EMBEDMENT PER DETAIL F, THIS SHEET.
- 7 PLASTER FINISH PER LANDSCAPE ARCHITECT'S PLAN.



10 E. Figueroa St., Suite 1
Santa Barbara, CA 93101
Tel: 805.963.8283
Fax: 805.963.8184
www.rrmdesign.com

Project Name:

Jardin de las Rosas

510 North Salsipuedes St.
Santa Barbara, CA

Peoples' Self-Help Housing

Consultant:



Stamp:



Building Permit Submittal 04.30.2015

Revisions:	
△	Addenda #2 12/02/2014
△	3rd Plan Corrections - 04/30/2015
△	Plan Check/Revised Garage - 10/13/2015
△	
△	
△	
△	

Sheet Title:

**STRUCTURAL
DETAILS**

Sheet No.:

C1.5