SFDB Review

2020.05.18

Sea Ledge Lane Residence

3405 Sea Ledge Lane
Santa Barbara CA 93109

Project Description

The project consists of the construction of a new single family residence, 2-car garage, ADU, and associated site and landscape improvements.

The project will meet the requirements of the City of Santa Barbara's Tier 3 SWMP.
Proposed Basic Storm Water BMPs:

- The runoff from the proposed roof and hardscape surfaces will be collected in a storm drain system and directed to a bio-filtration treatment facility northwest of the ADU structure.
- The runoff generated by the driveway and the section of Sea Ledge Lane that runs through the property will be directed through a trench drain to a biofiltration basin.
- As this is a redevelopment project where a reduction in impervious area is proposed, the peak runoff discharge rate and volume reduction requirements do not apply.

Total Pre-Project Impervious Surface Area to Be Removed	**2,544 SF**
Total Replaced Impervious Surface Area	**3,453 SF**
Proposed New Impervious Surface Area	**2,542 SF**
Proposed Green Roof Area	3,676 SF
Proposed Bio-Filtration Basin 1 Treatment Capacity	340 CF
Proposed Bio-Filtration Basin 2 Treatment Capacity	440 CF
Proposed Detention Chamber Dimensions	4'-0" dia. x 50'-0" l

note: please see SWMP report for additional information.

Scope of Work

The project consists of a new single family residence on a 1.53 acre lot.
Demolition of (E) 1,725 sf single family residence and 502 sf attached garage
Demolition of (E) motorcourt
Construction of (N) 2,809 sf residence, (N) 714 sf garage/storage building, (N) 477 sf ADU
Construction of (N) entry gate and (N) motorcourt
Associated (N) landscape and hardscape improvements

Special Inspections/Monitoring

Structural Inspection Requirements:
Structural observation is required for this project. See observation requirements on structural drawings.

BMP Inspection Requirements:
The following list of mandatory inspections must be completed for occupancy:
- Inspection of new permeable surface subgrade
- Inspection of new permeable surface base rock
- Final inspection of permeable surface after construction
- Inspection of bio-filtration basin box with drainage plumbing before backfill
- Final inspection of bio-filtration basins after backfill
See Civil drawings to verify all mandatory inspections.

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

Work Under Separate Permit

- Approved Fire Sprinkler System at main residence and ADU

Modification Request

The applicant requests a Coastal Development Permit (CDP) and a Front Yard Modification for the proposed Accessory Dwelling Unit (ADU) and the storage portion of the Garage/Storage building. Additional Modification requests include a Modification to allow the total aggregate floor area of accessory buildings on the property (excluding garages) to exceed 500sf and a Modification of the Sea Ledge easement setback to allow encroachment of the proposed Garage and Accessory Dwelling Unit (ADU).

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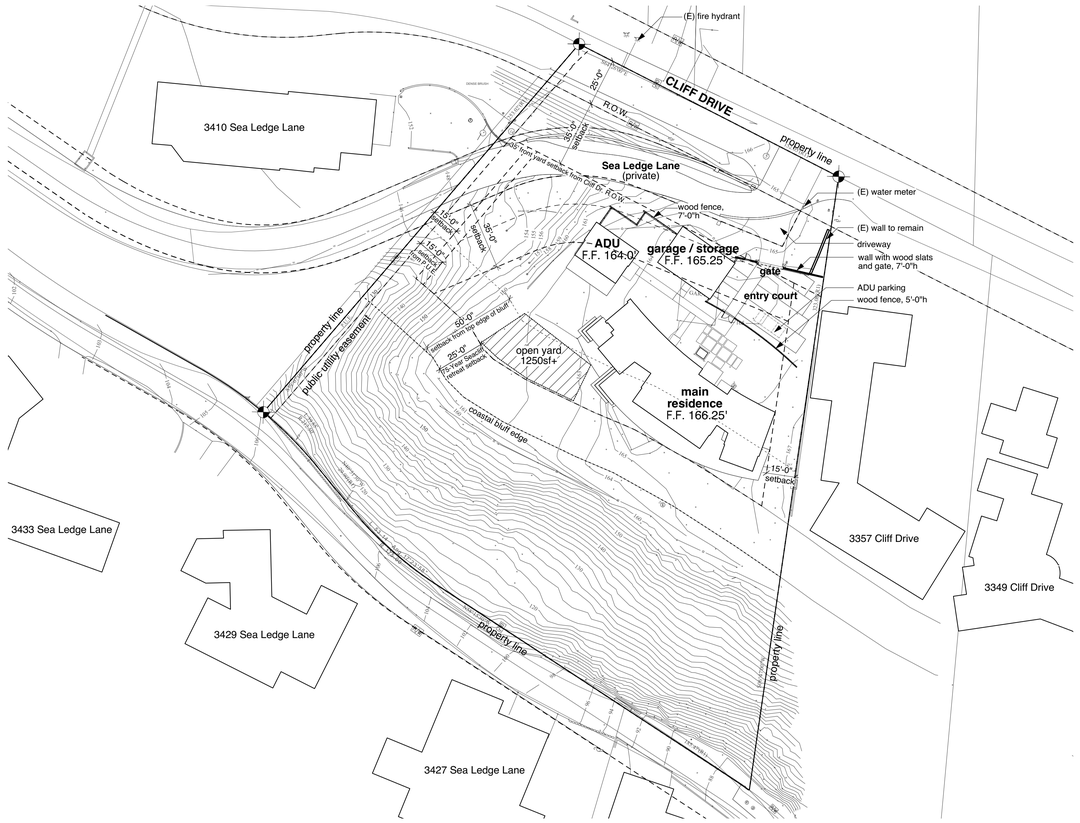
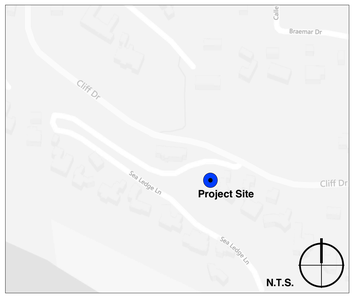


Plot Plan 1
feet 0 16 32 64
1/32" = 1'-0"

Vicinity Map



Project Information

Owner	Arusha Revocable Trust
Project Address	3405 Sea Ledge Lane Santa Barbara, CA, 93109
Assessor's Parcel Number	047-082-008
Jurisdiction	The City of Santa Barbara
Zone	A-1/S-D-3
Height Limitation	30'0"
Occupancy	Single family residence
General Plan Neighborhood	Las Positas: Campanil
Net lot area	1.31 acres
Gross lot area	1.53 acres
Average Slope of Lot	36% (estimate from City GIS system)
Construction Type	V-B

Setbacks:
Front: 35'0"
Interior: 15'0"

High Fire Hazard: No

Parking:

	existing: 2 covered	
Main Residence:	proposed: 2 covered	required: 2 covered
ADU:	proposed: 1 uncovered	required: 1 uncovered

Grading: cut 100 cy; fill 300 cy

Existing Lot Coverage (1.31 acres):

Buildings:	2,228sf	4%
Hardscape:	3,603sf	6%
Landscape*:	51,397sf	90%

Proposed Lot Coverage (1.31 acres):

Buildings:	4,347sf	8%
Hardscape:	5,704sf	10%
Landscape*:	47,177sf	82%

*(including area beyond bluff setback, to remain undeveloped)

SWMP Compliance: Tier 3

Code Compliance
2019 California Residential Code (CRC)
2019 California Building Code (CBC)
2019 California Mechanical Code (CMC)
2019 California Plumbing Code (CPC)
2019 California Electrical Code (CEC)
2019 California Fire Protection Code
2019 California Energy Code (CErC)
2019 California Green Building Standards Code (CalGreen)
City of Santa Barbara Code Amendments (Ordinance 5780)
City of Santa Barbara Title 28 Zoning Ordinance

RESIDENTIAL PROJECT STATISTICS

EXISTING		
Area(s) to be demolished		
A. Existing Residence (2-bedroom)	1620 nsf	1725 gsf
B. Existing Garage (Detached)	462 nsf	503 gsf
Total	**2082 nsf**	**2228 gsf**
PROPOSED		
C. Proposed Residence (3-bedroom)		
Main Level	2809 nsf	3040 gsf
D. Garage (Detached, 2 car spaces)		
Garage Area	461 nsf	491 gsf
Storage Area	253 nsf	274 gsf
Subtotal	714 nsf	765 gsf
E. ADU		
ADU	477 nsf	541 gsf
Total	**4000 nsf**	**4346 gsf**

F.A.R. Calculator

Instructions: Enter the information in the white boxes below. The spreadsheet will calculate the proposed FAR (floor area ratio), the 100% max FAR (per the Zoning Ordinance), and the 85% max FAR (per the Zoning Ordinance). Additionally it will determine whether a FAR Modification is required.

The **Net Lot Area** does not include any Public Road Easements or Public Road Right-of-Way areas. The proposed **TOTAL Net FAR Floor Area** shall include the net floor area of all stories of all building, but may or may not include basement/cellar floor area. For further clarification on these definitions please refer to SBMC §28.15.083.

ENTER Project Address:	**3405 Sea Ledge Lane**
Is there a basement or cellar existing or proposed?	**No**
ENTER Proposed TOTAL Net FAR Floor Area (in sq. ft.):	**4,000**
ENTER Zone ONLY from drop-down list:	**A-1**
ENTER Net Lot Area (in sq. ft.):	**57,228**
Is the height of existing or proposed buildings 17 feet or greater?	**No**
Are existing or proposed buildings two stories or greater?	**No**
The FAR Requirements are:	**GUIDELINE****
ENTER Average Slope of Lot:	**36.00%**
Does the height of existing or proposed buildings exceed 25 feet?	**No**
Is the site in the Hillside Design District?	**Yes**
Does the project include 500 or more cu. yds. of grading outside the main building footprint?	**No**
An FAR MOD is not required per SBMC §28.15	
FLOOR AREA RATIO (FAR):	**0.070**
Lot Size Range:	**>= 20,000 sq. ft.**
MAX FAR Calculation (in sq. ft.):	**4,430 + (0.013 x lot size in sq. ft.)**
100% MAX FAR:	**0.090**
100% MAX FAR (in sq. ft.):	**5,174**
85% of MAX FAR (in sq. ft.):	**4,398**
80% of MAX FAR (in sq. ft.):	**4,139**
The 4000 square foot proposed total is 78% of the MAX FAR.*	

* **NOTE: Percentage total is rounded up.**

****NOTE: If your project is located on a site with multiple or overlay zones, please contact Planning Staff to confirm whether the FAR limitations are "Required" or "Guideline".**

DIGALERT® 811®

blackbird architects

architect:
Blackbird Archtiects Inc.
235 Palm Avenue
Santa Barbara, California 93101
t 805.957.1315

planning consultant:
Suzanne Elledge Planning
& Permitting Services, Inc.
1625 State Street, Suite 1
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t 805.966.2758

landscape architect:
Van Atta Associates Inc.
235 Palm Avenue
Santa Barbara, California 93101
t 805.730.7444

civil engineer:
Ashley & Vance Engineering
210 East Cota Street
Santa Barbara, CA 93101
t 805.962.9966

structural engineer:
HUME Engineers
P.O. Box 15238
San Luis Obispo, CA 93406
t 805.962.6311

mechanical engineer:
MEC
1616 Anacapa Street
Santa Barbara, CA 93101
t 805.957.4632

Sea Ledge Lane Residence

3405 Sea Ledge Lane
Santa Barbara, CA 93109

047-082-008

Revisions

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NOT FOR CONSTRUCTION

Title Sheet

A0.0

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General Notes

A. All construction shall comply with the latest edition of the State of California Building Code which adopts by reference portions of the Uniform Building Code and all other applicable codes, ordinances, statutes, and regulations including, but not limited to, the following:

2019 California Residential Code
2019 California Building Code (CBC)
2019 California Mechanical Code
2019 California Plumbing Code
2019 California Electrical Code
2019 California Fire Protection Code
2019 California Energy Code (CEnC)
City of Santa Barbara Code Amendments

B. All new construction relating to the building or site shall conform with the standards of access by the State of California.

C. Trenches or excavations 5 feet or more in depth into which a person is required to descend require separate permits.

Permits, Fees and Approvals:
The Contractor shall obtain and pay for all permits, licenses, and fees, required by all governing entities as necessary for successful completion of the project with the exception of the general building permit and deputy inspections which will be furnished and paid for by the owner.

The Contractor shall procure all notices and licenses required for the completion of the work. The cost of these notices and licenses is incidental to other items and as such, no additional payment will be made for costs incurred in obtaining the required notices and licenses or in conforming to the requirements thereof.

General Conditions:
The contract documents represent the finished structure. Unless otherwise shown, they do not indicate the method of construction. The Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques, sequences and procedures.

Observation visits to the site by field representatives of The Architect shall not include inspections of the protective measures or the construction procedures used by The Contractor. Any support services performed by The Architect during construction shall be distinguished from continuous and detailed inspection services furnished by others. The support services performed by The Architect are performed solely for the purpose of assisting the quality control and in achieving conformance with the contract documents, but they do not guarantee The Contractor's performance and shall not be construed as supervision of construction.

Erosion Control and Best Management Practices:
It shall be the Contractor's responsibility to maintain control of the entire construction operation and to keep the entire site in compliance with the Best Management Practices. If applicable, see the Erosion Control Plan for erosion control measures.

Existing Conditions:
The Contractor shall verify all dimensions, elevations, and any existing conditions at the site before commencing work and report any discrepancies to The Architect prior to starting the work. Any work performed without the authorization of The Architect and Owner shall be corrected by the General Contractor at his own expense and at no expense to the Owner and Architect.

It is The Contractor's responsibility to inspect and examine the work, and to ascertain and evaluate the job conditions, and access the complexities or difficulties to be encountered as not all existing conditions are indicated on the drawings.

Utilities:
The Contractor will be held responsible for the location and the protection of all existing utility lines above and below grade, including but not limited to, electrical, sewer, water, reclaimed water, irrigation, gas, telephone, data etc. In addition, The Contractor shall caution all subcontractors that the site and public right-of-way contains underground utility lines. The drawings show diagrammatically the approximate location of the underground utilities where information is available, but the drawings are not exact as to the quantity, extent or location of such lines. The Contractor shall contact Dig Alert at 1.800.227.2600 two working days prior to any excavation.

The Contractor shall record on the Record Drawings, the exact location of all underground utilities encountered, disconnect and cap as required, and repair any damage to existing utilities as a result of the work under this contract. All anticipated interruption of utility services shall be reported to the Owner two days prior to work commencing on said utility.

Demolition:
Demolition drawings, if provided, are for general information only. The Contractor and Sub-Contractors shall review the drawings and existing conditions to define the scope of demolition involved to accomplish the work.

Asbestos Alert:
The Contractor is made aware of, that in buildings or portions thereof constructed prior to 1972, or thereabouts, there is a serious possibility that some existing construction materials may contain asbestos.

If asbestos containing materials, or suspected materials are encountered, The Contractor shall notify The Owner to immediately engage a qualified industrial engineer to inspect the existing materials in the area to be altered or renovated, identify the existing materials containing asbestos, take random samples, submit to a laboratory for tests, and write a report regarding the abatement of existing, if any, asbestos fibers. The Contractor shall not disturb materials containing asbestos until these materials have been positively identified.

Refer to California Department of Industrial Relations.

a) Title 8, Section 5208

b) Asbestos Federal Code Regulations 006

c) EPA title 4, Code of federal regulations Part 6

d) EPA 560/5-83-002 asbestos abatement

e) EPA 560/5-83-002 guidance for controlling friable asbestos-containing materials in building.

Lead Alert:
The employer or contractor must send notification prior to the start of the job unless: the lead content of the material disturbed is less than 0.5 percent, 5,000 parts per million (weight by weight) or 1.0 mg./cm2; the amount of lead-containing material is less than 100 square feet or 100 linear feet; or the only task is torch cutting or welding for no longer than one hour per shift.
Applicable standards
Title 8, California Code of Regulations, Chapter 4, Subchapter 4, Article 4, Section 1532.1(p)
What's needed
The written notification must be sent in a manner to reach the nearest Cal/OSHA district office at least 24 hours prior to the start of lead work. Urgent and unforeseen work may be reported by phone at the start of the job, but must be followed by written confirmation within 24 hours of the call. There is an annual notification option for employers conducting ongoing lead-related operations and maintenance work on stationary steel structures.

Temporary Protection:
The Contractor shall assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property. This requirement shall apply continuously and not be limited to normal hours of operation.

Damage and Theft:
Any work or materials of one trade damaged by another trade becomes the responsibility of the offending trade. The damaged work shall be repaired or replaced by the original installer and the costs borne by the offender. Any materials stolen from the premises or damaged either before or after installation shall be replaced by The Contractor at no additional cost to The Owner. The General Contractor shall take all necessary precautions such as barricades, guards, etc., as required to prevent damage and theft. Special care shall be taken to protect work in place, materials and equipment stored, etc., from theft and vandalism.

Clean-Up: The Contractor shall at all times keep the site clean and free of all waste material or rubbish caused by his operations. At the completion of the work, The Contractor shall remove all waste materials and rubbish from and about the project and legally dispose of. All tools, construction equipment, machinery, and surplus materials shall be removed from the site. All demolished and removed materials and fixtures become the property of The Contractor unless otherwise noted.

Waste Management:
The following waste categories, at a minimum, shall be diverted from landfill:
a) green waste
b) inerts (soil, rock, concrete, masonry, glass)
c) clean dimensional wood, palette wood, plywood, particle board, etc.
d) cardboard, paper, packaging
e) all metals
f) insulation
g) gypsum wall board
h) carpet and pad
i) paint
j) plastics: ABS, PVC

Construction waste reduction, disposal and recycling to comply with Section 5.408 of the California Green Building Standards Code.

Construction Waste Management Plan:
Documentation shall be provided to the enforcing agency which demonstrates compliance with section 5.408.2, Items 1-4. The waste management plan shall be updated as neccessary and shall be accessible during construction for examination by the enforcing agency.

1. Identify the materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.

2. Determine if materials will be sorted on-site or mixed.

3. Identify diversion facilities where material collected will be taken.

4. Specify that the amount of materials diverted shall be calculated by weight or volume, but not both.

Certificate of Compliance: Upon completion of the work, The Contractor shall submit a "Certificate of Compliance" signed by The General Contractor to Department of Building and Safety of the authority having jurisdiction, acting on behalf of The Owner, stating that the work relating to energy standards has been performed and materials have been installed according to plans and specifications.

Documents:
The contract documents include these drawings, the general and supplemental conditions, the specifications, and all addenda, bulletins, and sketches issued prior to and during construction.

The drawings and specifications are divided into separate sections and/or divisions for convenience only and are not intended to limit the areas of work. It is the responsibility of The Contractor to coordinate the work of the trades to complete the project in accordance with the contract requirements.

Refer to the consultant drawings for additional notes that apply.

These drawings are not complete until approved by the authority having jurisdiction.

Conflicts:
The Landscape, Structural, Mechanical, and Electrical drawings are supplementary to The Architectural drawings. It shall be the responsibility of the General Contractor to check with the Architectural drawings before the installation of structural, mechanical, and electrical work. Should there be a discrepancy between the Architectural drawings and the consulting engineer's drawings, it shall be brought to The Architect's attention for clarification prior to beginning work. Any work installed in conflict with any of The Architectural drawings shall be corrected by The General Contractor at his own expense and at no expense to The Owner or Architect.

Symbols and Abbreviations:
All symbols, abbreviations, and material indications used in the drawings are considered to be construction standards. Refer to the symbols and abbreviations key for the Architectural drawings, and each set of consultants drawings separately for interpretation. If The Contractor still has questions regarding their exact meaning, The Contractor shall request The Architect to issue clarification.

Dimensions:
Dimensions shown on the drawings are to gridline, face of stud and face of concrete or concrete block unless noted otherwise.

Boxed dimensions are clear dimensions measured from finish to finish, usually indicating a minimum or maximum code required clearance.

Alignment takes precedent over dimensions. Verify all dimensions and conditions and notify Architect of any discrepancies.

Elevation Datums:
Finish floor elevations are to top of final hard surface material, unless noted otherwise. Carpeting shall not be used as a finish floor elevation. Finish floor elevations are noted on Plans, Sections, and Elevations.

Vertical control is referenced to a structure-specific datum elevation. The datum elevation is tied to a site topography elevation. The datum elevation is shown in Section.

Ceiling height elevations are from finish floor to finish ceiling.

Details:
Architectural details are intended to clarify the design intent of the work. Minor modifications may be required to suit the job dimensions or conditions and shall be included as parts of the work.

Scale:
Do not scale off of drawings. Dimensions missing from plans or needed for execution of work shall be clarified or provided by The Architect before the work is installed.

Notes:
Specific notes on details shall apply to similar conditions on all other details, unless noted otherwise, and are not limited to reference items.

Coordination:
The Contractor shall verify all sizes and preparatory work for equipment or work for others and shall coordinate the work of this contract with N.I.C. or work furnished and/or installed by others.

The Contractor shall provide and coordinate the exact dimensions to the sizes and positions of all equipment, mounting, attachments and conduit related to the work.

The Contractor shall provide and coordinate the exact dimensions, sizes, and positions of openings in building components necessary for the installation of the work.

All valves, controls, cleanouts, and termination shall be positioned for safe, direct, and easy access. All piping shall be installed for convenient future additions and modifications.

It is The Contractor's responsibility to coordinate all work at the site. The Contractor shall be responsible for the work of his subcontractors and shall anticipate and coordinate all existing and new conditions with work to be performed as part of this contract. Unless brought to the attention of The Architect and Owner prior to starting work, The Contractor shall resolve any conflicts among the work of himself and his subcontractors at no additional expense to The Owner or Architect.

Record Drawings:
The Contractor shall maintain a complete set of drawings at the job site for use in making Record Drawings. Any revisions shall be noted thereon and submitted to the Architect at the completion of the job. A copy of the Record Drawings shall be provided to the Owner.

Operation and Maintenance Manual:
The Contractor shall provide the building owner with a complete operations manual prior to final inspection. The manual shall include a complete set of product operating, maintenance care and warranty instructions and information for all appliances, equipment, and finishes.

Manufacturers Directions:
Where specifications require work to be performed in accordance with manufacturer's directions, the Contractor shall obtain and distribute copies of said directions to The Architect and The Owner before starting the affected part of the work.

Concrete Embedment:
Prior to pouring any Concrete, the Contractor shall make certain that all embedded items and materials, including the work of other trades, are in place and securely anchored prior to any inspection. All embedded items partially exposed, or with less than the required coverage, shall be of a corrosion resistant finish or material.

Fireblocking:
Fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and shall form an effective barrier between stories and between the top story and the roof space.

Fireblocking materials shall consist of 2 inches nominal lumber or two thicknesses 1-inch nominal lumber with broken lap joints or one thickness of 12/32 inch wood structural panel with joints back by 23/32 wood structural panel or one thickness of 3/4" Type 2-M particleboard with joints backed by 3/4 inch Type 2-M particle board. Fire blocks may also be of gypsum board, cement fiber board, batts or plankets of mineral or glass fiber, or other approved materials installed in such a manner as to be securely retained in place. Loose-fill insulation material shall not be used as a fire block material. Walls having parallel or staggered studs for sound-transmission control shall have fire blocks of batts or blankets of mineral or glass fiber or other approved flexible material.

Mounting Backing:
The Contractor shall provide mounting backing behind all wall, floor, and ceiling mounted items such as toilet accessories, light fixtures, cabinets, etc., in accordance with these documents, per manufacturer requirements, CBC requirements, and as required for a proper installation.

Exterior Joints:
All exterior joints around window and door frames, between walls and foundations, between walls and roof, between wall panels, at penetrations of utilities through the envelope shall be sealed, and/or weather stripped to limit air leakage.

Insulation:
All insulation materials installed within floor-ceiling assemblies, roof-ceiling assemblies, walls, crawl spaces or attic shall have a flame spread rating not to exceed 25 and a smoke density not to exceed 450 when tested in accordance with ASTM E 84.

Welding:
All welding shall be done by certified welders only. See Special Inspections for required deputy inspection of field welds. All exposed welds to be continuous U.N.O.

Dissimilar Metals:
All dissimilar metals shall be effectively isolated from each other to prevent molecular breakdown. If the Contractor is unsure if isolation is required for a particular detail or condition, notify The Architect for clarification.

Finishes:
All finishes shall comply with requirements of the Building Code and local codes, whichever is most restrictive.

All gypsum wall board (GWB) shall be 5/8" thick typically. Use "type x" gypsum board where indicated on the Drawings or as required in areas needing fire-resistive construction.

Use water resistant gypsum wall board (WR GWB), or equivalent, where indicated or required in areas subject to moisture penetration.

Where framed walls and partitions are covered on the interior with plaster, tile, or similar materials and are subjected to water splash, the framing shall be protected with approved waterproofing paper.

Where applicable, box-in all electrical boxes and all recessed ceiling light fixtures with 5/8" "type x" gypsum wall board to maintain the assembly integrity when installed in fire rated assemblies.

Necessary work such as cutting holes, repairing holes, access panel installation, finish repairs, wall texturing, paint touch-up, and telecommunications systems shall be included as a part of the work of this contract. Where matching existing finishes, the new finish shall cover the surface to nearest plane change.

California Green Building Code:
At the time of final inspection, a manual, compact disk or web based reference shall be placed in the building. This manual shall include all of the items listed on the California Green Building Standards Code Section 4.410.1. (CGBSC 4.410)

Specifications

Fire Resistive Class A Wood:
Must have all of the following qualities:
Flame spread rating of 25 or less when tested in accordance with ASTM E 84

Shall show no evidence of significant progressive combustion when the test is extended for an additional 20 minute period

No increase in the listed classification when tested after ASTM D 2898

Manufactured under the independent third party inspection of Underwriters Laboratories Inc. (UL) Follow-Up Service and each piece shall bear the UL classified mark indicating the extended ASTM E 84 test and no increase in classification after the standard rain test.

Each piece shall be labeled kiln dried after treatment (KDAT).

Office of the State Fire Marshal approved, listing no. 2520-1701:100

The fire retardant formulation must be free of halogens, sulfates, chlorides, ammonium phosphate and contain no added urea-formaldehyde.

Lumber of the appropriate grade and species shall be specified to meet the design criteria of the intended application.

Any rips or milling of ignition resistant lumber post treatment must be approved. Cross cuts, joining cuts, and drilling holes are permitted.

Products:
lumber: Exterior Fire-X douglas fir
decking: Exterior Fire-X redwood
Hoover Treated Wood Products, Inc.
(706) 595-7355
www.frtw.com

Below-Grade Vapor Barrier:
Must have all of the following qualities:
Permeance of less than 0.01 Perms as tested in accordance with ASTM E 1745 Section 7.
Strength: ASTM E 1745 Class A.

Products:
vapor barrier: Stego Wrap (15-mil)
seam tape: Stego Tape
vapor-proofing mastic: Stego Mastic
Stego Industries LLC
(877) 464-7834
www.stegoindustries.com

Below-Grade Waterproofing:
Sheet-applied waterproofing (or equal spray-on waterproofing, provide submittal for approval)
Thickness: 60 mils (1.5 mm).
Tensile strength when tested in accordance with ASTM D412:
Membrane: 425 psi., Polyester Reinforcement: 3200 psi.
Elongation: 500% when tested in accordance with ASTM D412.
Permeance: 0.003, maximum, when tested in accordance with ASTM E96, Method B.
Puncture Resistance: 80 pounds (356 N) when tested in accordance with ASTM E154.
Pliability: Passes when tested in accordance with ASTM D146.
Tensile Strength: 600 psi (4.1 MPa), minimum, when tested in accordance with ASTM D412.
Water Absorption: 0.23, maximum, when tested in accordance with ASTM D570.
Exposure to Fungi in Soil (16 week exposure): Unaffected when tested in accordance with GSA PBS 07115.

Products:
Mastic: Protecto Wrap Jiffy Seal No. JS160H Mastic
Primer: Protecto Wrap Jiffy Seal No. 6000 Water-Based Primer
Sheet waterproofing: Protecto Wrap Jiffy Seal 140/60
Drainage board: Protecto Drain Product 2000V
Protecto Wrap Co.
(800) 759-9727
www.protecto.com
ICC ESR-1127

Liquid Applied Elastomeric Waterproofing System
install per manufacturer recommendations
apply basecoat (no top coat) unless surface is exposed to UV

Products:
TUFFLEX Polymers, TUFFLEX Resin Binder Concentrate
TUFFLEX Polymers, TUFF-TAPE "PW" Polyester Reinforcing Fabric
(909) 349-2016

Architectural Flat Pan Standing Seam Roofing System:
Must have all of the following qualities:
applied over solid substrate (wood sheathing)
18" coverage
24 ga panel with pencil rib panel extrusion type
factory-applied side lap sealant
Fully warranted with 1/4" per foot min. slope
Factory finished with color as specified on the elevation sheets
UL 790, Class A Fire Resistance Rating
UL 263, Fire Resistance Rating
ASTM D3161-99a Wind Resistance
Full Manufacturer standard warranty

Underlayment:
ASTM D 6757, asphalt saturated felt

Metal flashing:
ASTM A 361/A 361M
26 gauge steel with minimum G115/Z350 galvanized coating
factory color finished

Valley flashing:
Valley flashings are not to be less than 26 galvanized sheet gauge corrosion resistant material installe dover a minimum 36" wide underlanyment consisting of one layer of minimum 72 pound mineral surfaced non-perforated cap sheet complying with ASTM D3909 installed over the combustable decking. (CRC R327.5.3)

Roof Gutters:
Roof gutters subject to be provided with means to prevent the accumulation of leaves and debris in the gutter. (CRC R327.5.4)

Products:
roofing system: basis of design - Vertical Seam by Metal Sales Corporation
underlayment: factory recommended underlayment

Foam in Place Insulation:
Icynene LD-R-50
(800) 758-7325
www.icynene.com
ICC ESR-2715

Environmental Quality

Adhesives, Sealants, and Caulks (2016 CGBSC 5.504.4.1):
Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:
1. Adhesives, adhesive bonding primers adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMDRule 1168VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weighmore than one pound and do not consist ofmore than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations,* Title 17, commencing with Section 94507.

Paints and Coatings (2016 CGBSC 5.504.4.3):
Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

Carpet Systems (2016 CGBSC 5.504.4.4):
All carpet installed in the building interior shall meet the testing and product requirements
of one of the following:
1. Carpet and Rug Institute's Green Label Plus Program.
2. CaliforniaDepartment of PublicHealth Standard Practice for the testing of VOCs (Specification 01350).
3. NSF/ANSI 140 at the Gold level.
4. Scientific Certifications Systems Sustainable Choice.
5.504.4.4.1 Carpet cushion, All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program.
5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

Composite Wood Products (2016 CGBSC 5.504.4.5):
Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 5.504.4.5.

Resilient Flooring Systems (2016 CGBSC 5.504.4.6):
For 50 percent of floor area receiving resilient flooring, install resilient flooring complying with the VOC-emission limits defined in the 2009 Collaborative for High Performance Schools (CHPS) criteria and listed on its Low-emitting Materials List (or Product Registry) or certified under the Resilient Floor Covering Institute (RFCI) *FloorScore program.*

Chlorofluorocarbons (CFCs) and Halons (2016 CGBSC 5.508):
Install HVAC, refrigeration, and fire suppression equipment that do not contain CFCs or Halons.

VOC Limits for Architectural Coatings

Table 4.504.4.3 (2013 CGBSC)

Coating Catagory	VOC Limits (g/L, less water)
Flat coatings	50
Nonflat coatings	100
Nonflat high gloss coatings	150
Specialty Coatings:	
Aluminum roof coatings	400
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	150
Faux finishing coatings	350
Fire resistive coatings	350
Floor coatings	100
Form-release compounds	250
Graphic arts coatings (sign paints)	500
High-temperature coatings	420
Industrial maintenance coatings	250
Low solids coatings1	120
Magnesite cement coatings	450
Mastic texture coatings	100
Metallic pigmented coatings	500
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers and undercoaters	100
Reactive penetrating sealers	350
Recycled coatings	250
Roof coatings	50
Rust preventative coatings	400
Shellacs, Clear	730
Shellacs, Opaque	550
Specialty primers, sealers and undercoaters	350
Stains	250
Stone consolidants	450
Swimming pool coatings	340
Traffic marking coatings	100
Tub and tile refinish coatings	420
Waterproofing membranes	250
Wood coatings	275
Wood preservatives	350
Zinc-rich primers	340

VOC Limits for Sealants

Table 5.504.4.2 (2013 CGBSC)

Sealants	VOC Limits (g/L, less water)
Architectural	250
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
Sealant Primers	
Architectural	
Nonporous	250
Porous	775
Modified bituminous 500	500
Marine deck	760
Other	750

VOC Limits for Adhesives

Table 5.504.4.1 (2013 CGBSC)

Architectural Applications	VOC Limits (g/L, less water)
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesive not specifically listed	50
Specialty Applications	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	250
Substrate Specific Applications	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

Formaldehyde Limits for Wood

Table 5.504.4.5 (2010 CGBSC)

Product	Limits (PPM)
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.08
Particle Board	0.09
Medium Density fiberboard	0.11
Thin medium density fiberboard	0.21

Abbreviations

& and	F.G. finish grade	PAV. paving or pavement
@ at	FIN. finish	PLAM plastic laminate
A.B. anchor bolt	FJ floor joist	PLAS. plaster
ACT acoustical ceiling tile	FL flowline	PLYWD. plywood
	FLASH. flashing	PT. point
AD. area drain	FLR. floor	P.T. pressure treated
ADJ. adjustable or adjacent	F.O. face of	PTDF pressure treated douglas fir
A.F.F. above finish floor	F.O.B. face of block	PDRCTD powder coated
A.F.G. above finish grade	F.O.C. face of concrete	PTD. painted
A.F.C.I. arc fault circuit interrupter	F.O.F. face of finish	PTCL.BD. particle board
AGGR. aggregate	F.O.S. face of stud	
ALUM. aluminum	FP fireplace	(R) remove
APPROX. approximate	FS finish surface	R. piser
ARCH. architectural	FT. foot or feet	RAD. dadius
AC asphaltic concrete	FTG. footing	R.A. return air
	FURR. furring	RD roof drain
BD. board	(F) future	RDWD. redwood
BTWN between		REINF. reinforced
BITUM. bituminous	GALV. galvanized	REQ. required
BLDG. building	G.F.C.I. ground fault circuit interrupter	RM. room
BLK. block	GL. glass	R.O. rough opening
BLKG. blocking	GND. ground	(R/S) remove and save. salvage
BM. beam	GRD. grade	RS rough sawn
B.O. bottom of	GWB. gypsum wall board	
BOT. bottom	GYP. gypsum	S. south
BW bottom of wall	H. height	S.A.D. see architectural drawing
	H.B. hose bibb	S4S surfaced four sides
CAB. cabinet	HNDRL. handrail	SCHED. schedule
CAP capacity	HORIZ. horizontal	SERV. service
C.F. contractor furnished	HR. hour	SF square feet
C.I. contractor installed	HVAC. heating, ventilation & air conditioning	SH. shelf/shelves
C.J. control joint		SHT. sheet
CJ ceiling joist	I.D. inside diameter (DIM.)	SHTG. sheathing
CL center line	INSUL. insulation	SIM. similar
CLG. ceiling	INT. interior	SPEC. specification
CLKG. caulking		SQ. square
CLO. closet	JT. joint	SS stainless steel
CLR. clear	JST. joist	STC sound transmission class
CMU concrete masonry unit		STND. stained
COL. column	KIT. kitchen	STD. standard
CONC. concrete	K.P. kick plate	STL steel
CONN. connection		STOR. storage
CONSTR. construction	LAM. laminate	STRUCT. structural
CONT. continous	LB. pound	
CNTR. counter	LT. light	T. toilet
CSK. countersink	LAUN. laundry	T tempered glass
CTR. center		T tread
	MAT'L. material	T.B. towel bar
(D) demolish	M.B. master bedroom	TC top of curb/concrete
DBL. double	MAX. maximum	TEL. telephone
DEPT department	M.C. medicine cabinet	TEMP. temperature
DET. detail	MDF medium density fiberboard	T&G tounge and groove
DF drinking fountain	MECH. mechanical	THRES. threshold
DIA. diameter	MEMB. membrane	T.O. top of
DIM. dimension	MFG. manufacturer	T.O.C. top of curb/concrete
DN down	MIN. minimum	T.O.P. top of paving
DR. door	MISC. miscellaneous	T.O.S. top of slab/steel
DS. downspout	MUL. mullion	T.O.W. top of wall
DWG. drawing		T.P. top plate
	(N) new	TW top of wall
(E) existing	N. north	TYP. typical
E. east	N/A nat applicable	
EA. each	N.I.C. not in contract	U.N.O. unless noted otherwise
E.J. expansion joint	NO. or # number	
EL. elevation	NOM. nominal	VERT. vertical
ELEC. electrical	N.T.S. nt to scale	V.I.F. verify in field
E.P. electrical panel		
EQ. equal	O.C. on center	W. west
EQUIP. equipment	O.D. outside diameter (DIM.)	W/ with
EXP. expansion	O.F. outside face	WD. wood
EXT. exterior	OFC. office	W.H. water heater
	OPNG. opening	WDW. window
F fluorescent	O/ over	W/O without
F.A.U. forced air unit	O.F.C.I. owner furnished, contractor installed	W.P. waterproof
FDN. foundation	O.F.O.I. owner furnished, owner installed	W.R. water resistant
F.F. finish floor	ORD overflow roof drain	
	OVRHD. overhead	

Symbols

Datum or **Elevation**

Section Callout — 4 / A4.1 — drawing number; sheet where occurs

Elevation Callout — 2 / A3.1 — drawing number; sheet where occurs

Detail Callout — 15 / A6.8 — drawing number; sheet where occurs

Interior Elevation Callout — W 2 / A6.1 S — drawing number; sheet where occurs; drawing directional subtitle

Gridline — 15 — centerline or face of Glu-Lam; face of exterior wall

Window and Exterior Door Type — S

Interior Door Type — 3

Revision — 1

Align — align

Flush Adjacent Surfaces

Stepped Surfaces — 3" — indicated amount

Drawing Key Note — ## — see sheet for note key

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Sea Ledge Lane Residence

3405 Sea Ledge Lane
Santa Barbara, CA 93109

047-082-008

Revisions

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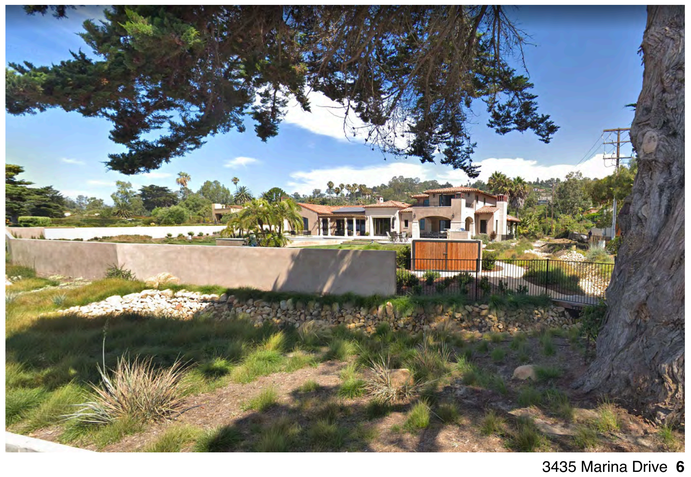
General Notes

A0.1

SFDB Final Review 2020.05.18

3354 Cliff Drive **8**

3408 Cliff Drive **7**



3435 Marina Drive **6**

3416 Marina Drive **5**

3416 Marina Drive **4**

3349 Cliff Drive **3**

3357 Cliff Drive **2**

3410 Sea Ledge Lane **1**

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Photographs

Neighborhood Streetscape

1

A0.2

SFDB Final Review 2020.05.18

City of Santa Barbara
California

CITY OF SANTA BARBARA PLANNING COMMISSION
RESOLUTION NO. 016-19
3405 SEA LEDGE LANE
MODIFICATIONS AND COASTAL DEVELOPMENT PERMIT
OCTOBER 3, 2019

APPLICATION OF HEIDI JONES, APPLICANT FOR DAVID AND BARBARA MELINE, PROPERTY OWNERS, 3405 SEA LEDGE LANE, APN 047-082-008, A-1/S-D-3 ZONES, LOCAL COASTAL PROGRAM LAND USE PLAN DESIGNATION: HILLSIDE RESIDENTIAL 1 DU/AC (PLN2019-00086/CDP2019-00012)

The project consists of the demolition of an existing 1,620 square foot single-story residence and 462 square foot detached garage; and construction of a new approximately 2,761 square foot single-story residence with a detached approximately 714 square foot garage/storage building (461 square foot garage and 253 square feet of storage area), and a new 477 square foot detached Accessory Dwelling Unit. Total accessory building floor area, excluding the garage, would be 730 square feet. The garage/storage building and Accessory Dwelling Unit would be located in front of the proposed new residence and therefore require modifications for both their location in the front setback and front yard. The project also includes construction of a new entry gate, fencing, trash enclosure, and motor court, including an uncovered parking space to serve the Accessory Dwelling Unit, removal of twelve fruit/citrus trees and installation of six new trees and landscaping, and abandonment of the existing septic system and connection to the City sewer system. Approximately 50 cubic yards of cut and 300 cubic yards of fill would be required to complete the improvements. Associated improvements to the north side of private Sea Ledge Lane include approximately 110 linear feet of retaining wall with a maximum height of 3.5 feet, and approximately 500 square feet of new asphalt paving to widen the roadway.

The discretionary applications required for this project are:

1. A Front Setback Modification along Sea Ledge Lane to allow encroachment of the detached garage/storage building and Accessory Dwelling Unit into the required 35-foot front setback (SBMC §28.15.060.A.1 and §28.92.110.A.2);
2. A Modification for the Accessory Dwelling Unit and storage portion of the garage/storage building to be located in the front yard (SBMC §28.87.160.B and §28.92.110.A.2);
3. A Modification to allow the total aggregate floor area of accessory buildings on the property (excluding garages) to exceed 500 square feet (SBMC §28.87.160.C and §28.92.110.A.2); and
4. A Coastal Development Permit (CDP2019-00012) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, one person appeared to speak and the following exhibits were presented for the record:

1. Staff Report with Attachments, September 26, 2019
2. Site Plans
3. Correspondence received in support of the project:
   a. Jacques Habra and Angela Wilkening, Santa Barbara CA
   b. David Neubauer, Sea Ledge Lane Property Association

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

I. Approved the subject application, making the following findings and determinations:

A. ENVIRONMENTAL REVIEW (CEQA GUIDELINES §15183)

The project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15183, based on the City staff analysis and the CEQA Certificate of Determination on file for this project.

B. FRONT SETBACK MODIFICATION (SBMC §28.92.110.A.2)

The requested Front Setback Modification is consistent with the purposes and intent of Santa Barbara Municipal Code Title 28, and is necessary to (i) secure an appropriate improvement on a lot, and (ii) prevent unreasonable hardship, as described in Section VI.A.1.a of the Staff Report.

C. FRONT YARD MODIFICATION (SBMC §28.92.110.A.2)

The requested Modification is consistent with the purposes and intent of Santa Barbara Municipal Code Title 28, and is necessary to secure an appropriate improvement on a lot, as described in Section VI.A.1.b of the Staff Report.

D. ACCESSORY BUILDING FLOOR AREA MODIFICATION (SBMC §28.92.110.A.2)

The requested Modification to allow accessory buildings is found consistent with the purposes and intent of Santa Barbara Municipal Code Title 28, and are necessary to secure an appropriate improvement on a lot, as described in Section VI.A.1.c of the Staff Report.

E. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)

1. The project is consistent with the policies of the California Coastal Act, as described in Section VI.B of the Staff Report.
2. The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code, as described in Section VI.A and VI.B of the Staff Report.

II. Said approval is subject to the following conditions:

A. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:

1. Obtain all required design review approvals.

2. Pay Land Development Team Recovery Fee (30% of all planning fees, as calculated by staff) at time of building permit application.
3. Submit an application for and obtain a Building Permit (BLD) to demolish any structures/ improvements and/or perform rough grading. Comply with Condition E "Construction Implementation Requirements."
4. Record any required documents (see Recorded Conditions Agreement section).
5. Permits.
   a. Submit an application for and obtain a Building Permit (BLD) for construction of approved development and complete said development.
   b. Submit an application for and obtain a Public Works Permit (PBW) for all required water and sewer services, and any construction in the public right-of-way, and complete said work.

Details on implementation of these steps are provided throughout the conditions of approval.

B. **Recorded Conditions Agreement.** The Owner shall execute a *written instrument*, which shall be prepared by Planning staff, reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:

1. **Approved Development.** The development of the Real Property approved by the Planning Commission on October 3, 2019 is limited to the demolition of an existing 1,620 square foot single-story residence and 462 square foot detached garage; and construction of a new approximately 2,761 square foot single-story residence with a detached 714 square foot garage/storage building (461 square foot garage and 253 square feet of storage area), and a new 477 square foot detached Accessory Dwelling Unit. The project also includes construction of a new entry gate, fencing, trash enclosure, and motor court including an uncovered parking space to serve the Accessory Dwelling Unit; the removal of twelve fruit/citrus trees and installation of six new trees and landscaping; and abandonment of the existing septic system and connection to the City sewer system. Approximately 50 cubic yards of cut and 300 cubic yards of fill would be required to complete the improvements. Associated improvements to the north side of private Sea Ledge Lane include approximately 110 linear feet of retaining wall with a maximum height of 3.5 feet, and approximately 500 square feet of new asphalt paving to widen the roadway. The approved development is described in the Applicant Letter dated June 27, 2019 and is shown on the plans signed by the chairperson of the Planning Commission on said date and on file at the City of Santa Barbara.
2. **Uninterrupted Water Flow.** The Owner shall allow for the continuation of any historic flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
3. **Recreational Vehicle Storage Limitation.** No recreational vehicles, boats, or trailers shall be stored on the Real Property unless enclosed or concealed from view as approved by the Single Family Design Board (SFDB).

4. **Landscape Plan Compliance.** The Owner shall comply with the Landscape Plan approved by the Single Family Design Board (SFDB). Such plan shall not be modified unless prior written approval is obtained from the SFDB. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan, including any tree protection measures. If said landscaping is removed for any reason without approval by the SFDB, the owner is responsible for its immediate replacement.
5. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state and in accordance with the Storm Water BMP Guidance Manual and Operations and Maintenance Procedure Plan approved by the Creeks Division. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Coastal Development Permit and Building Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.
6. **Accessory Dwelling Unit Restrictions.** The Accessory Dwelling Unit shall remain at all times consistent with the City's Ordinance requirements.
7. **Future Threats to Development.** By acceptance of this permit, the Owner agrees, on behalf of him/herself and all successors and assigns, that the Owner shall remove the development authorized by this permit, including the residence, garage/storage building, Accessory Dwelling Unit, foundations, and hardscaping if any government agency has ordered that the structure(s) is not to be occupied or is otherwise unsafe due to imminent threat of damage or destruction from any shoreline hazard. In the event that portions of the development fall to the beach before they are removed, the Owner shall remove all recoverable debris associated with the development from the beach and ocean and lawfully dispose of the material in an approved disposal site. Such removal shall require authorization through an emergency and/or regular Coastal Development Permit.
8. **Slope Stabilization Limitation.** The construction new or substantially redeveloped slope stabilization devices to protect the new development from any shoreline hazard is prohibited.
9. **Coastal Bluff Liability Limitation.** The Owner understands and is advised that the site and public services to the site may be subject to extraordinary hazards from beach erosion, bluff erosion, coastal bluff slope failure, coastal flooding, wave impacts, or other hazards associated with development on a coastal bluff top, now and in the future, factoring in the effects of sea level rise, and assumes liability for such hazards. Public services to the site may not be maintained in perpetuity due to the impacts of sea level rise. The Owner assumes the risks of injury and damage from such hazards in connection with the permittt development. The Owner unconditionally waives any present, future, and unforeseen claims of liability on the part of the City arising from the aforementioned or other natural

hazards and relating to this permit approval, as a condition of this approval. Further, the Owner agrees to indemnify and hold harmless the City and its employees for any alleged or proven acts or omissions and related cost of defense, related to the City's approval of this permit and arising from the aforementioned or other natural hazards whether such claims should be stated by the Owner's successor-in-interest or third parties.

10. **Ownership Limitation.** This Coastal Development Permit is limited to only that time period that the land underlying the development is under the ownership of the applicant or successor in interest. If the public trust boundary moves landward resulting in the development encroaching onto public trust lands, the Coastal Development Permit will expire and the development on such public trust lands must be removed at the property owner's expense, unless the property owner obtains appropriate legal authorization from the trustee of the public trust lands (e.g., City of Santa Barbara or State Lands Commission) and obtains a new Coastal Development Permit from the California Coastal Commission to authorize any development of public tidelands. Authorization for such development on public trust lands is restricted by the Coastal Act and Public Trust Doctrine and may not be allowed if the proposed use significantly interferes with public access or other public trust uses.
11. **Geotechnical Liability Limitation.** The Owner understands and is advised that the site may be subject to extraordinary hazards from landslides, erosion, retreat, settlement, or subsidence and assumes liability for such hazards. The Owner unconditionally waives any present, future, and unforeseen claims of liability on the part of the City arising from the aforementioned or other natural hazards and relating to this permit approval, as a condition of this approval. Further, the Owner agrees to indemnify and hold harmless the City and its employees for any alleged or proven acts or omissions and related cost of defense related to the City's approval of this permit and arising from the aforementioned or other natural hazards, whether such claims should be stated by the Owner's successor-in-interest or third parties.
12. **Development Rights Restrictions on Bluff Face.** To ensure the bluff face will remain in its natural state, the Owner shall not cause or suffer any development on, or make any use of, the bluff face identified on the approved plans. The bluff face shall include those areas downslope of the identified coastal bluff edge. The Owner shall not make use of the restricted area including, but not limited to, grading, irrigation, structures, ornamental landscaping, or utility service lines. The restricted areas shall be shown on the landscape plans. The Owner shall continue to be responsible for maintenance of the restricted area, and compliance with orders of the Fire Department. Any brush clearance shall be performed without the use of earth moving equipment.
13. **Areas Available for Parking.** All parking areas and access thereto shall be kept open and available in the manner in which it was designed and permitted.

C. **Design Review.** The project, including public improvements, is subject to the review and approval of the Single Family Design Board (SFDB). The SFDB shall not grant project design approval until the following Planning Commission land use conditions have been satisfied.

1. **Tree Removal and Replacement.** All trees removed, except fruit trees and street trees approved for removal without replacement by the Parks Department, shall be replaced on-

site on a one-for-one basis with minimum 24-inch box sized tree(s) of an appropriate species or like species, in order to maintain the site's visual appearance and reduce impacts resulting from the loss of trees.

2. **Tree Protection Measures.** The landscape plan and grading plan shall include the following tree protection measures:
   a. **Tree Protection.** All trees not indicated for removal on the approved landscape plan shall be preserved, protected, and maintained, in accordance with the Tree Protection Plan, if required, and/or any related Conditions of Approval.
   b. **Landscaping Under Trees.** Landscaping under the trees shall be compatible with the preservation of the trees, as determined by the SFDB.
   c. **During Construction.**
      1. All trees within 25 feet of proposed construction activity shall be fenced three feet outside the dripline for protection.
      2. No grading shall occur within three feet of the driplines of the existing trees
      3. A qualified Arborist shall be present during any excavation beneath the driplines of the trees which are required to be protected. All excavation within the driplines of the trees shall be minimized and shall be done with hand tools.
      4. Any roots encountered shall be cleanly cut and sealed with a tree-seal compound.
      5. Any root pruning and trimming shall be done under the direction of a qualified Arborist.
      6. No heavy equipment, storage of materials or parking shall take place under the dripline of any tree(s), or within five (5) feet of the dripline of any oak tree.
      7. Oak seedlings and saplings less than four inches (4") at four feet (4') above the ground that are removed during construction shall be transplanted where feasible. If transplantation is not feasible, replacement trees shall be planted at a minimum one to one (1:1) ratio. Replacement trees shall be a minimum of one (1) gallon size derived from South Coastal Santa Barbara County stock.
3. **Appropriate Plants on Bluff.** Special attention shall be paid to the appropriateness of the existing and proposed plant material on the bluff and within the 75-year setback retreat setback (Coastal Bluff Edge Development Buffer). All existing succulent plants that add weight to the bluff and/or contribute to erosion shall be removed in a manner that does not disturb the root system and replaced with appropriate plant material in a manner that does not increase the rate of erosion.
4. **Irrigation System.** The irrigation system shall be designed and maintained with the most current technology to prevent a system failure. Watering of vegetation on the bluff edge

shall be kept to the minimum necessary for plant survival. The drip and spray system along the bluff edge shall be removed after one full season of plant growth.

5. **Screened Backflow Device.** The backflow devices for fire sprinklers, pools, spas and/or irrigation systems shall be provided in a location screened from public view or included in the exterior wall of the building, as approved by the SFDB.
6. **Location of Dry Utilities.** Dry utilities (e.g. above-ground cabinets) shall be placed on private property unless deemed infeasible for engineering reasons. If dry utilities must be placed in the public right-of-way, they shall painted "Malaga Green," and if feasible, they shall be screened as approved by SFDB.

D. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.

1. **Public Works Department.**
   a. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction Rights*. Engineering Division Staff prepares said agreement for the Owner's signature.
   b. **Construction-Related Truck Trips.** Construction-related truck trips for trucks with a gross vehicle weight rating of three tons or more shall not be scheduled during peak hours (7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.) in order to help reduce truck traffic on adjacent streets and roadways.
   c. **Private Sewer Force Main Agreement.** The Owner shall submit an executed/recorded Agreement for Maintenance of Private Sewer Main System between 3405 Sea Ledge Lane and 3410 Sea Ledge Lane per Municipal Code Section 14.44.160.
   d. **Encroachment Permits.** Any encroachment or other permits from the City or other jurisdictions (State, Flood Control, County, etc.) for the construction of improvements (including any required appurtenances) within their rights of way or easements shall be obtained by the Owner.
2. **Community Development Department.**
   a. **Recordation of Agreements.** The Owner shall provide evidence of recordation of the written instrument that includes all of the Recorded Conditions identified in Condition B "Recorded Conditions Agreement" to the Community Development Department prior to issuance of any building permits.
   b. **Drainage and Water Quality.** The project is required to comply with Tier 3 of the Storm Water BMP Guidance Manual, pursuant to Santa Barbara Municipal Code Chapter 22.87 (treatment, rate and volume). The Owner shall submit drainage calculations prepared by a registered civil engineer or licensed architect demonstrating that the new development will comply with the City's Storm Water BMP Guidance

Manual. Project plans for grading, drainage, stormwater facilities and treatment methods, and project development, shall be subject to review and approval by the City Building Division and Public Works Department. Sufficient engineered design and adequate measures shall be employed to ensure that no unpermitted construction-related or long-term effects from increased runoff, erosion and sedimentation, urban water pollutants (including, but not limited to trash, hydrocarbons, fertilizers, bacteria, etc.), or groundwater pollutants would result from the project.

   c. **Letter of Commitment for Pre-Construction Conference.** The Owner shall submit to the Planning Division a letter of commitment to hold the Pre-Construction Conference identified in Condition E.2 "Pre-Construction Conference" prior to disturbing any part of the project site for any reason.
   d. **Zoning Compliance Declaration.** The Owner shall file a Zoning Compliance Declaration to ensure that the primary residence shall remain a three-bedroom single-unit residence.
   e. **Design Review Requirements.** Plans shall show all design, landscape and tree protection elements, as approved by the appropriate design review board and as outlined in Section C "Design Review," and all elements/specifications shall be implemented on-site.
   f. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. The following statement shall be signed prior to issuance of and permits: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed: 10 March 2020
Property Owner — Date

	Date	License No.
Contractor	3/3/2020	C 26761
Architect	3/3/2020	C 65701
Engineer		

E. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including demolition and grading.

1. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor(s) name, contractor(s) telephone number(s), construction work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said

sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed six square feet if in a single family zone.

2. **Pre-Construction Conference.** Not less than 10 days or more than 20 days prior to commencement of construction, a conference to review site conditions, construction schedule, construction conditions, and environmental monitoring requirements, shall be held by the General Contractor. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, Community Development Department Building and Planning Divisions, the Property Owner, Architect, Landscape Architect, Geologist, Contractor and each Subcontractor.
3. **Construction Hours.** Construction (including preparation for construction work) shall only be permitted Monday through Friday between the hours of 7:00 a.m. and 5:00 p.m. and Saturdays between the hours of 9:00 a.m. and 4:00 p.m., excluding the following holidays:

New Year's Day	January 1st*
Martin Luther King, Jr. Day	3rd Monday in January
Presidents' Day	3rd Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4th*
Labor Day	1st Monday in September
Thanksgiving Day	4th Thursday in November
Following Thanksgiving Day	Friday following Thanksgiving Day
Christmas Day	December 25th*

*When a holiday falls on a Saturday or Sunday, the preceding Friday or following Monday, respectively, shall be observed as a legal holiday.

When, based on required construction type or other appropriate reasons, it is necessary to do work outside the allowed construction hours, contractor shall contact the City to request a waiver from the above construction hours, using the procedure outlined in Santa Barbara Municipal Code §9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of intent to carry out said construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

4. **Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Public Works Director with a Public Works permit. If permitted, City standard no parking signs shall be used which list the Public Works Counter phone number and permit number to assist in responding to construction complaints.
5. **Nesting Birds.** Birds and their eggs nesting on or near the project site are protected under the Migratory Bird Treaty Act and pursuing, hunting, taking, capturing, killing, or attempt to do any of the above is a violation of federal and state regulations. No trimming or removing brush or trees shall occur if nesting birds are found in the vegetation. All care should be taken not to disturb the nest(s). Removal or trimming may only occur after the young have fledged from the nets(s).

6. **Air Quality and Dust Control.** The following measures shall be shown on grading and building plans and shall be adhered to throughout grading, hauling, and construction activities:
   a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption.
   b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
   c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
   d. Gravel pads shall be installed at all access points to prevent tracking of mud onto public roads.
   e. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
   f. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure.
   g. All portable diesel-powered construction equipment shall be registered with the state's portable equipment registration program OR shall obtain an APCD permit.
   h. Fleet owners of mobile construction equipment are subject to the California Air Resource Board (CARB) Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, § 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm.
   i. All commercial diesel vehicles are subject to Title 13, § 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to five minutes; electric auxiliary power units should be used whenever possible.
7. **Unanticipated Archaeological Resources Contractor Notification.** Standard discover_ measures shall be implemented per the City master Environmental Assessment throughout

grading and construction: 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. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. 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 and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

If the 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 Barbareño Chumash 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 the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash 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.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

F. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall complete the following:

1. **Repair Damaged Public Improvements.** Repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
2. **Complete Public Improvements.** Public improvements, as shown in the public improvement plans or building plans, shall be completed.

G. **General Conditions.**

1. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.

2. **Approval Limitations.**
   a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
   b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Planning Commission.
   c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.
3. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of being notified of a lawsuit regarding the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

III. Said approval is subject to the following time ILimits:

NOTICE OF MODIFICATION APPROVAL TIME LIMITS:

The Planning Commission action approving the Modification shall terminate three (3) years from the effective date of the approval, per Santa Barbara Municipal Code §30.205.120, unless:

1. An extension is granted by the Community Development Director prior to the expiration of the approval; or
2. A Building permit for the use authorized by the approval is issued and the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.

NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

The Planning Commission action approving the Coastal Development Permit shall expire two (2) years from the date of final action upon the application, per Santa Barbara Municipal Code §28.44.230, unless:

1. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
2. The Community Development Director grants an extension of the coastal development permit approval. The Community Development Director may grant up to three (3) one-year extensions of the coastal development permit approval. Each extension may be granted upon the Director finding that: (i) the development continues to conform to the Local Coastal Program, (ii) the applicant has demonstrated due diligence in completing the development, and (iii) there are no changed circumstances that affect the consistency of the development with the General Plan or any other applicable ordinances, resolutions, or other laws.

NOTICE OF TIME LIMITS FOR PROJECTS WITH MULTIPLE APPROVALS:

If a project requires multiple discretionary permits or approvals, the expiration date shall be measured from date of final action of the City on the longest discretionary approval permit or approval related to the application (excluding design review approval), unless otherwise specified by State or federal law, per Santa Barbara Municipal Code §28.87.370.

This motion was passed and adopted on the 3rd day of October, 2019 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 6 NOES: 0 ABSTAIN: 0 ABSENT: 1 (Wiscomb)

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.

Heidi Reidel — 10/3/19
Heidi Reidel, Commission Secretary — Date

PLEASE BE ADVISED:

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) CALENDAR DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.

blackbird architects

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mechanical engineer:
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Sea Ledge Lane Residence

3405 Sea Ledge Lane
Santa Barbara, CA 93109

047-082-008

Revisions

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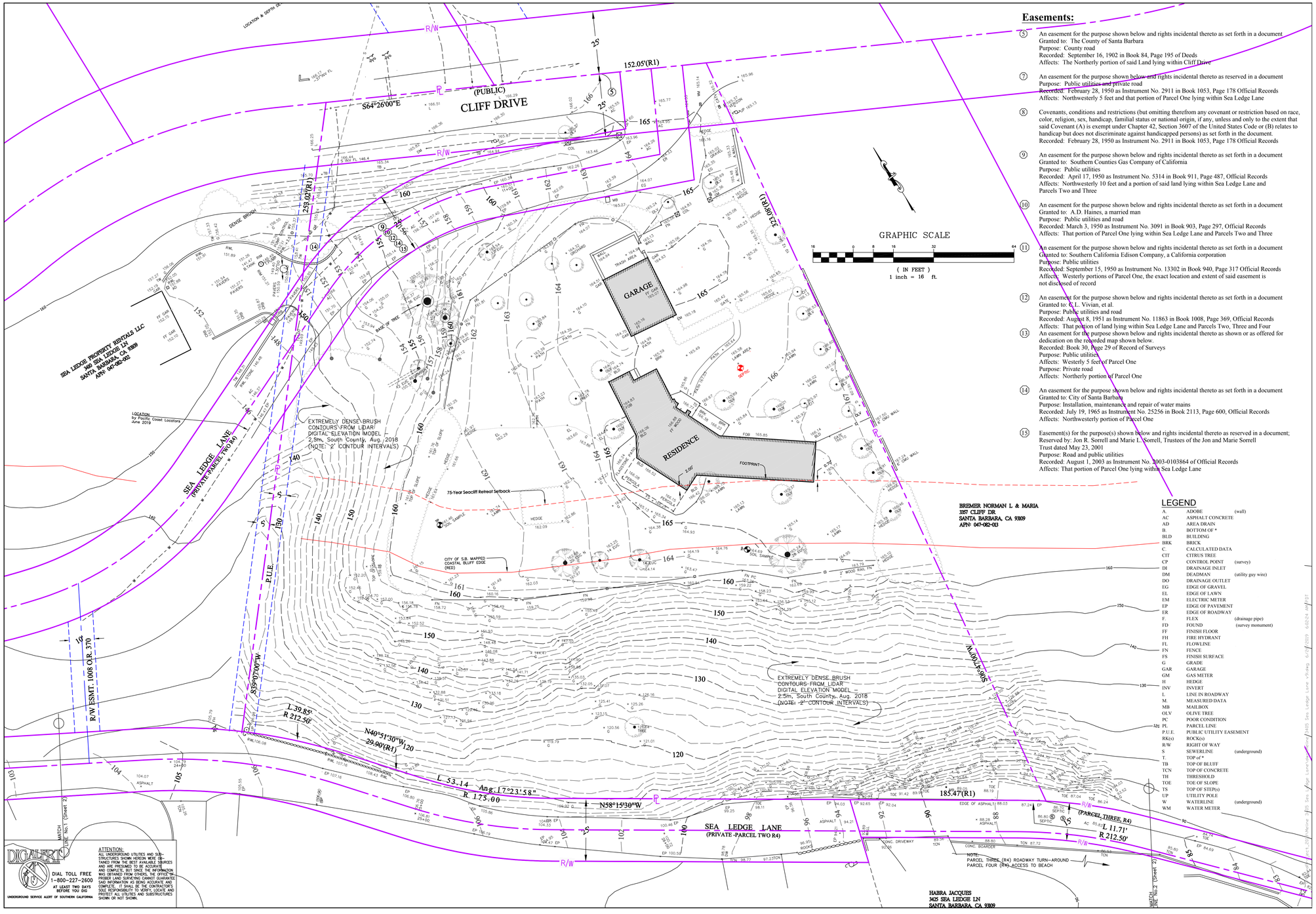
NOT FOR CONSTRUCTION

Conditions of Approval

A0.3

SFDB Final Review 2020.05.18



Easements:

(5) An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: The County of Santa Barbara
Purpose: County road
Recorded: September 16, 1902 in Book 84, Page 195 of Deeds
Affects: The Northerly portion of said Land lying within Cliff Drive

(7) An easement for the purpose shown below and rights incidental thereto as reserved in a document
Purpose: Public utilities and private road
Recorded: February 28, 1950 as Instrument No. 2911 in Book 1053, Page 178 Official Records
Affects: Northwesterly 5 feet and that portion of Parcel One lying within Sea Ledge Lane

(8) Covenants, conditions and restrictions (but omitting therefrom any covenant or restriction based on race, color, religion, sex, handicap, familial status or national origin, if any, unless and only to the extent that said Covenant (A) is exempt under Chapter 42, Section 3607 of the United States Code or (B) relates to handicap but does not discriminate against handicapped persons) as set forth in the document.
Recorded: February 28, 1950 as Instrument No. 2911 in Book 1053, Page 178 Official Records

(9) An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: Southern Counties Gas Company of California
Purpose: Public utilities
Recorded: April 17, 1950 as Instrument No. 5314 in Book 911, Page 487, Official Records
Affects: Northwesterly 10 feet and a portion of said land lying within Sea Ledge Lane and Parcels Two and Three

(10) An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: A.D. Haines, a married man
Purpose: Public utilities and road
Recorded: March 3, 1950 as Instrument No. 3091 in Book 903, Page 297, Official Records
Affects: That portion of Parcel One lying within Sea Ledge Lane and Parcels Two and Three

(11) An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: Southern California Edison Company, a California corporation
Purpose: Public utilities
Recorded: September 15, 1950 as Instrument No. 13302 in Book 940, Page 317 Official Records
Affects: Westerly portions of Parcel One, the exact location and extent of said easement is not disclosed of record

(12) An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: C. L. Vivian, et al.
Purpose: Public utilities and road
Recorded: August 8, 1951 as Instrument No. 11863 in Book 1008, Page 369, Official Records
Affects: That portion of land lying within Sea Ledge Lane and Parcels Two, Three and Four

(13) An easement for the purpose shown below and rights incidental thereto as shown or as offered for dedication on the recorded map shown below.
Recorded: Book 30, Page 29 of Record of Surveys
Purpose: Public utilities
Affects: Westerly 5 feet of Parcel One
Purpose: Private road
Affects: Northerly portion of Parcel One

(14) An easement for the purpose shown below and rights incidental thereto as set forth in a document
Granted to: City of Santa Barbara
Purpose: Installation, maintenance and repair of water mains
Recorded: July 19, 1965 as Instrument No. 25256 in Book 2113, Page 600, Official Records
Affects: Northwesterly portion of Parcel One

(15) Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;
Reserved by: Jon R. Sorrell and Marie L. Sorrell, Trustees of the Jon and Marie Sorrell
Trust dated May 23, 2001
Purpose: Road and public utilities
Recorded: August 1, 2003 as Instrument No. 2003-0103864 of Official Records
Affects: That portion of Parcel One lying within Sea Ledge Lane

LEGEND

A.	ADOBE	(wall)
AC	ASPHALT CONCRETE	
AD	AREA DRAIN	
B.	BOTTOM OF *	
BLD	BUILDING	
BRK	BRICK	
C.	CALCULATED DATA	
CIT	CITRUS TREE	
CP	CONTROL POINT	(survey)
DI	DRAINAGE INLET	
DM	DEADMAN	(utility guy wire)
DO	DRAINAGE OUTLET	
EG	EDGE OF GRAVEL	
EL	EDGE OF LAWN	
EM	ELECTRIC METER	
EP	EDGE OF PAVEMENT	
ER	EDGE OF ROADWAY	
F.	FLEX	(drainage pipe)
FD	FOUND	(survey monument)
FF	FINISH FLOOR	
FH	FIRE HYDRANT	
FL	FLOWLINE	
FN	FENCE	
FS	FINISH SURFACE	
G	GRADE	
GAR	GARAGE	
GM	GAS METER	
H	HEDGE	
INV	INVERT	
L	LINE IN ROADWAY	
M.	MEASURED DATA	
MB	MAILBOX	
OLV	OLIVE TREE	
PC	POOR CONDITION	
PL	PARCEL LINE	
P.U.E.	PUBLIC UTILITY EASEMENT	
RK(s)	ROCK(s)	
R/W	RIGHT OF WAY	
S	SEWERLINE	(underground)
T.	TOP of *	
TB	TOP OF BLUFF	
TCN	TOP OF CONCRETE	
TH	THRESHOLD	
TOE	TOE OF SLOPE	
TS	TOP OF STEP(s)	
UP	UTILITY POLE	
W	WATERLINE	(underground)
WM	WATER METER	

Surveyor's Notes:

1. BOUNDARY DATA: RECORD OF SURVEY BK.30, PG.29(R1); 53 PM 2(R2), & 30 RS 98(R3).
   BOUNDARY DATA SHOWN HEREON IS COMPILED FROM RECORD AND DOESN'T CONSTITUTE A BOUNDARY SURVEY.
2. HORIZONTAL DATUM: NAD83; SPC CA05, UNITS USF, INITIAL STA. SBCN 28 N) 1975261.02, E 6032231.02 (147RS72)
3. VERTICAL DATUM: NAVD88; INITIAL STA. SBCN 28 ELEV. 171.57'(147RS72) * CALVRS ELEV.171.18'
4. PARCEL SIZE: 1.53 AC. GROSS C. (R1)
5. EASEMENTS: FIDELITY NATION TITLE CO. TITLE No.: FSBA-4201180192-RR MARCH 7, 2018 (R4)
6. RECORD BOUNDARY TIE: NORTHERLY LINE OF CLIFF DRIVE (PL52 -PL53); N64°18'59"W 865.87(M.);
7. ROTATION TO GRID: -1° 29' 39" N65°48'39"W 865.70(C.R1,R2,&R3)
8. OFF-SITE AND INACCESSIBLE AREAS COMPILED FROM SB. CITY AERIAL SHEET SBA11.dwg.

PROBER Land Surveying
645 Flora Vista Drive, SB, CA 93109
(805) 452-9690 plssb@cox.net
www.ProberLandSurveying.com

PROFESSIONAL LAND SURVEYOR
JEFFERY K. PROBER
No. 8101
Exp. 12-31-20
STATE OF CALIFORNIA

3405 Sea Ledge Lane
Santa Barbara, CA
Topographic Survey

Drawn by
JKP
Field Work Performed
6-11-2018
Septic Flag
6-19-2018
Septic As-Built 3410 Sea Ledge
1-30-2019
Sea Ledge Ln., Sewerline, Waterline
June 18 & 19, 2019

Survey
1/16" = 1'-0"
1

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Sea Ledge Lane Residence

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Revisions

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NOT FOR CONSTRUCTION

Survey

A1.0

SFDB Final Review 2020.05.18

MELINE RESIDENCE

3405 SEA LEDGE LANE
SANTA BARBARA, CA, 93109

LEGEND

SD	STORM DRAINAGE
W	WATER SERVICE
G	GAS
S	SANITARY SEWER
E	POWER ELECTRICAL
	DITCH / FLOWLINE
	GRADING LIMIT
	GRADE SLOPE
	PROPERTY LINE
	CENTERLINE
	SAWCUT

VICINITY MAP

SURVEY NOTES

EXISTING SURVEY INFORMATION FROM PLAN PREPARED BY PROBER LAND SURVEYING DATED 6/11/2018

1. BOUNDARY DATA: RECORD OF SURVEY BK.30, PG.29(R1); 53 PM 2(R2), & 30 RS 98(R3).
BOUNDARY DATA SHOWN HEREON IS COMPILED FROM RECORD AND DOESN'T CONSTITUTE A BOUNDARY SURVEY.
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8. OFF-SITE AND INACCESSIBLE AREAS COMPILED FROM SB. CITY AERIAL SHEET SBA11.dwg.

NOTE:
1. SURVEY INFORMATION IN THIS PLAN SET IS NOT A BOUNDARY SURVEY. PROPERTY LINES, SETBACKS, AND EASEMENT INFORMATION SHOWN IS FOR REFERENCE ONLY.
2. CONFIRM BENCHMARK DATA AND CONDITION WITH PROJECT SURVEYOR PRIOR TO USE. THE SURVEYOR MUST PROVIDE THE ENGINEER WITH THE SURVEY CONTROL NOTES, CONTROL COORDINATES, AND SURVEY NOTES.

SURVEY MONUMENT PROTECTION:

PROTECT AND PRESERVE, IN PLACE, ALL SURVEY MONUMENTS AND BENCHMARKS. DO NOT DISTURB, MOVE, OR RELOCATE MONUMENTS OR BENCHMARKS WITHOUT THE PRIOR REVIEW AND APPROVAL BY THE AGENCY HAVING JURISDICTION OVER THE MONUMENT OR BENCHMARK. THE CONTRACTOR SHALL CONTRACT WITH A LICENSED SURVEYOR FOR MONUMENTS REQUIRING DISTURBANCE OR REMOVAL, AND THE SURVEYOR SHALL RESET THE MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE AUTHORITY HAVING JURISDICTION, PURSUANT TO ALL APPLICABLE BUSINESS AND PROFESSIONAL CODES.

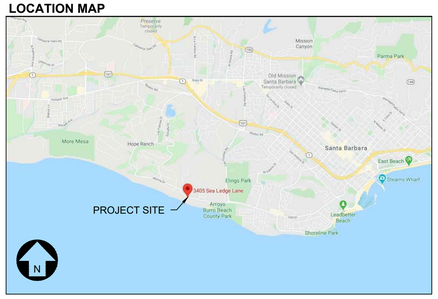
UTILITY PURVEYORS

ELECTRICITY:	SOUTHERN CALIFORNIA EDISON http://www.sce.com/ 1-800-655-4555
WATER/SEWER:	CITY OF SANTA BARBARA WATER AND WASTEWATER P.0. BOX 1990 SANTA BARBARA, CA 93102-1990 (805) 564-5387
NATURAL GAS:	SOUTHERN CALIFORNIA GAS COMPANY P.O. BOX C MONTEREY PARK, CA 91756 (800)-427-2200
CABLE TV:	COX COMMUNICATIONS 3303 STATE STREET SANTA BARBARA, CA (805) 681-6600
TELEPHONE:	FRONTIER COMMUNICATIONS 3603 STATE STREET SANTA BARBARA, CA 93101 (800)-921-8101

STANDARD ABBREVIATIONS

AC	ASPHALTIC CONCRETE	IE	INVERT ELEVATION
BLDG	BUILDING	INV	INVERT
BCR	BEGIN CURB RETURN	LA	LANDSCAPE AREA
BVC	BEGIN VERTICAL CURVE	NG	NATURAL GRADE
BW	BOTTOM OF WALL	PA	PLANTER AREA
CB	CATCH BASIN	PCC	PORTLAND CEMENT CONCRETE
C/L	CENTERLINE	P/L	PROPERTY LINE
CMU	CONCRETE MASONRY UNIT	POC	POINT OF CONNECTION
CONC	CONCRETE	PS	PARKING STRIPE
DW	DRIVEWAY	PVC	POLYVINYL CHLORIDE
ECR	END CURB RETURN	RW	RIGHT OF WAY
EG	EXISTING GRADE	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SG	SUB-GRADE ELEVATION
EVC	END VERTICAL CURVE	SS	SANITARY SEWER
FF	FINISHED FLOOR	TC	TOP OF CURB, CONCRETE
FG	FINISHED GRADE	TF	TOP OF FOOTING
FH	FIRE HYDRANT	TG	TOP OF GRATE
FL	FLOW LINE	TW	TOP OF WALL
FS	FINISHED SURFACE	VC	VERTICAL CURVE
GB	GRADE BREAK		

LOCATION MAP



PROJECT INFORMATION

CLIENT:	DAVID MELINE P.O. BOX 57 NEWBURY PARK, CA 9319
ARCHITECT:	BLACKBIRD ARCHITECTS INC. 235 PALM AVENUE SANTA BARBARA, CA 93101
GEOTECHNICAL:	EARTH SYSTEMS PACIFIC 1731-A WALTER STREET VENTURA, CA 93003
SURVEYOR:	PROBER LAND SURVEYING 645 FLORA VISTA DRIVE SANTA BARBARA, CA 93109
APN:	047-082-008
SITE AREA: AREA DISTURBED:	0.45 AC 1.53 AC

GRADING INFORMATION*

CUT QUANTITY:	100 CUBIC YARDS
FILL QUANTITY:	300 CUBIC YARDS
NET QUANTITY:	200 CUBIC YARDS IMPORT

*NOTE: THE ABOVE QUANTITIES ARE FOR PLANNING AND PERMITTING PURPOSES ONLY. SHRINKAGE; CONSOLIDATION AND SUBSIDENCE FACTORS; LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS; AND TRENCHING FOR UTILITIES AND FOUNDATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISHED GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES. THE CONTRACTOR SHALL PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS EARTH MATERIALS.

DIG ALERT

DIGALERT
DIAL TOLL FREE
811 OR
(1-800-227-2600)
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT

PRIOR TO COMMENCING OF ANY EXCAVATION, DIGGING, POT HOLING, ETC. CALL DIG ALERT FOR ASSIGNMENT OF AN INQUIRY ID NUMBER, BECAUSE NO EARTH WORK SHALL COMMENCE UNLESS THE CONTRACTOR HAS OBTAINED THIS AND EACH UTILITY OR OWNER OF SUBSURFACE FACILITIES HAS LOCATED AND MARKED THEIR SUBSURFACE FACILITIES IN THE AREA OF WORK.

SHEET INDEX

SHEET	SHEET TITLE
C-0.1	TITLE SHEET
C-0.2	NOTES SHEET
C-2.1	GRADING PLAN
C-3.1	UTILITY PLAN
C-4.1	DETAILS SHEET
C-5.1	EROSION CONTROL PLAN
C-5.2	EROSION CONTROL DETAILS SHEET

Plan Prepared By:
Ashley&Vance ENGINEERING, INC.
210 East Cota Street
Santa Barbara, CA 93101
(805) 962-5996
www.ashleyvance.com
CIVIL • STRUCTURAL

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Engineer of Record:

REGISTERED PROFESSIONAL ENGINEER JASON J. GUSTAFSON C 60701 Exp. 06/30/21 CIVIL STATE OF CALIFORNIA
PLAN REVIEW SET NOT FOR CONSTRUCTION

MELINE RESIDENCE
3405 SEA LEDGE LANE
SANTA BARBARA, CA, 93109

Revisions:

1	----
2	----
3	----
4	----
5	----

Project Engineer: BJR	Ext: 121
Project Manager: JJG	----
Date: 04.30.2020	Scale: PER PLAN
AV Job No: 181589	Sheet Size: 24" x 36"

TITLE SHEET

C-0.1

C:\Egnyte\Shared\Sun\All Jobs\2018 All Jobs\181589 - Meline Residence (Civil) - SEPPS\02_Working Drawings\Preliminary\02_ONSITE\TITLE SHEET.dwg, C-0.1, Apr 30, 2020 11:48am, Tim

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY SANTA BARBARA AND THE CURRENT EDITION OF THE CALIFORNIA BUILDING CODE.
2. IN THE EVENT OF A CONFLICT BETWEEN ANY REFERENCED STANDARD, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
3. STORMWATER POLLUTION PREVENTION REQUIREMENTS PER CITY OF SANTA BARBARA AND SWRCB.
4. A COPY OF THESE APPROVED PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
5. BEFORE BEGINNING WORK, CONTRACTOR SHALL CONFIRM WITH AGENCIES HAVING JURISDICTION THAT ALL REQUIRED PERMITS AND LICENSES HAVE BEEN OBTAINED AND ALL REQUIRED NOTICES GIVEN.
6. UNDERGROUND AND OVERHEAD CONSTRUCTION IN ADDITION TO WHAT IS SHOWN ON THESE PLANS MAY BE PART OF THIS PROJECT, INCLUDING ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL IMPROVEMENTS. ADDITIONAL PERMITS MAY BE REQUIRED.
   A. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WORK AND INTERFACING IMPROVEMENTS WITH WORK BY OTHER CONTRACTORS AT THIS JOB SITE AND WITH IMPROVEMENTS REQUIRED BY PLANS BY OTHERS.
   B. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR BUILDING AND SITE LAYOUT DIMENSIONING.
   C. CONTRACTOR SHALL REFER TO ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL PLANS AND SPECIFICATIONS FOR SITE DEVELOPMENT CONSTRUCTION DETAILS AND DIMENSIONING, INCLUDING THOSE FOR BUILDINGS, PATIOS, WALKWAYS, DRIVEWAYS, WALLS/FENCES, PLUMBING, ELECTRICAL, UTILITIES, LANDSCAPING, AND IRRIGATION.
7. ALL SITE WORK AND TESTING SHALL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS CONTAINED IN THE FOLLOWING GEOTECHNICAL ENGINEERING REPORT FOR THIS PROJECT:
   A. PREPARED BY: EARTH SYSTEMS PACIFIC, PROJECT NO. 302124-001, REPORT NO. 18-10-4 DATED OCTOBER 8, 2018.
   B. THIS REPORT AND ANY ADDENDA SHALL BE INCORPORATED INTO THESE PLANS AND MADE A PART HEREOF AS IF SPELLED OUT IN THEIR ENTIRETY HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE APPLICABLE GEOTECHNICAL REPORTS. CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER TO OBTAIN OR REVIEW COPIES OF THESE REPORTS AND ADDENDA.
   C. PRIOR TO BIDDING, CONTRACTOR SHALL CONTACT THE GEOTECHNICAL ENGINEER TO DETERMINE THE LOCATION AND DEPTH OF ALL TEST BORINGS AND EXPLORATORY PITS AND EXCAVATIONS. CONTRACTOR SHALL DETERMINE FROM THE GEOTECHNICAL ENGINEER WHAT REMEDIAL WORK IS RECOMMENDED TO MAKE THESE DISTURBED LOCATIONS SUITABLE FOR THE PROPOSED IMPROVEMENTS. CONTRACTOR SHALL INCLUDE IN HIS BID ALL COSTS FOR THE RECOMMENDED REMEDIAL WORK AND SHALL ADJUST HIS OPERATIONS TO PROPERLY SEQUENCE THE WORK TO ACCOMMODATE REMEDIAL WORK WITH CONSTRUCTION OF PROPOSED IMPROVEMENTS.
8. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE HEALTH AND SAFETY LAWS, ORDINANCES, REGULATIONS, RULES, AND STANDARDS INCLUDING ALL REQUIREMENTS OF CALOSHA AND OSHA.
9. ALL UNSUITABLE CONSTRUCTION MATERIALS AND RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE JOB SITE; TRANSPORTED TO A SUITABLE LOCATION, AND DISPOSED OF IN A PROPER AND LEGAL MANNER.
10. ALL WORK INVOLVING EXCAVATION, INCLUDING THAT FOR WATER, SEWER, STORM DRAIN AND UTILITY CONDUITS AND ALL SERVICE CONNECTIONS AND METER BOXES (NOT PERMITTED IN DRIVEWAYS) SHALL BE COMPLETED AND OBSERVED AND APPROVED BY THE AGENCY HAVING JURISDICTION AND THE STRUCTURAL BACKFILL OBSERVED AND TESTED FOR COMPACTION AND APPROVED BY THE GEOTECHNICAL ENGINEER BEFORE AGGREGATE BASE, PAVING AND OTHER PERMANENT SURFACE CONSTRUCTION MAY COMMENCE.
11. BEFORE COMMENCING EXCAVATION, CONTRACTOR SHALL CONTACT PUBLIC WORKS AND UTILITY COMPANIES OR OTHER OWNERS OF SUBSURFACE FACILITIES WITHIN THE WORK SITE AND SHALL VERIFY WHETHER OR NOT A REPRESENTATIVE WILL BE PRESENT BEFORE AND/OR DURING EXCAVATION, AND SHALL DETERMINE SITE SPECIFIC REQUIREMENTS FOR EXCAVATION.
12. CONTRACTOR SHALL NOTIFY PUBLIC WORKS, BUILDING AND SAFETY, UTILITY COMPANIES, GEOTECHNICAL ENGINEER, AND ENGINEER OF RECORD, AT LEAST 48 HOURS BEFORE START OF ANY CONSTRUCTION AND OF THE TIME AND LOCATION OF PRE-CONSTRUCTION CONFERENCE, AND SHALL DETERMINE FROM EACH PARTY THEIR SCOPE OF WORK TO BE OBSERVED AND BY WHOM, AND SCOPE OF TESTING. DURING THE COURSE OF WORK, CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR OBSERVATION AND TESTING AS STIPULATED PURSUANT TO ABOVE DETERMINATIONS. WORK NOT OBSERVED AND TESTED WILL BE SUBJECT TO REJECTION.
13. CONTRACTOR SHALL FURNISH, INSTALL, AND MAINTAIN SUCH SHEETING, SHORING, BRACING, AND/OR OTHER PROTECTION AS IS NECESSARY TO PREVENT FAILURE OF TEMPORARY EXCAVATIONS AND EMBANKMENTS AND TO PREVENT DAMAGE TO EXISTING IMPROVEMENTS, TEMPORARY IMPROVEMENTS, AND PARTIALLY COMPLETED PORTIONS OF THE WORK. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE SUFFICIENCY OF SUCH SUPPORTS AND/OR OTHER PROTECTION PER ALL REQUIREMENTS OF CALOSHA AND OSHA.
14. CONTRACTOR SHALL PROMPTLY NOTIFY ENGINEER OF RECORD AND AUTHORITY HAVING JURISDICTION BY TELEPHONE AND IN WRITING UPON DISCOVERY OF, AND BEFORE DISTURBING ANY PHYSICAL CONDITIONS DIFFERING FROM THOSE REPRESENTED BY APPROVED PLANS AND SPECIFICATIONS.
15. CONTRACTOR SHALL MAINTAIN A COMPLETE AND ACCURATE RECORD OF ALL CHANGES OF CONSTRUCTION FROM THAT SHOWN ON THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING A BASIS FOR CONSTRUCTION OF RECORD DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF ENGINEER OF RECORD AND AUTHORITY HAVING JURISDICTION. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL DELIVER THIS RECORD OF ALL CONSTRUCTION CHANGES TO ENGINEER ALONG WITH A LETTER WHICH DECLARES THAT, OTHER THAN THESE NOTED CHANGES, "THE PROJECT WAS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS."
    WARNING: ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE APPROVED IN WRITING BY PREPARER.
16. CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ALL LIABILITY AND CLAIMS, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT AND ACCEPTS LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONALS.
17. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL AND SAFETY AND SHALL FURNISH, INSTALL, AND MAINTAIN SUCH FENCING, SIGNS, LIGHTS, TRENCH PLATES, BARRICADES, AND/OR OTHER PROTECTION AS IS NECESSARY FOR SAID CONTROL AND SAFETY.
18. CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF PUBLIC AND PRIVATE PROPERTY AT OR IN THE VICINITY OF THE JOB SITE AND FURTHER AGREES TO, AT CONTRACTOR'S EXPENSE, REPAIR OR REPLACE TO ORIGINAL CONDITION, ALL EXISTING IMPROVEMENTS WITHIN OR IN THE VICINITY OF THE JOB SITE WHICH ARE NOT DESIGNATED FOR REMOVAL AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF CONTRACTOR'S OPERATIONS.

GENERAL GRADING NOTES:

1. GRADING SHALL BE IN CONFORMANCE WITH RECOMMENDATIONS MADE BY THE GEOTECHNICAL ENGINEER DURING OBSERVATION AND TESTING OF SITE DEMOLITION, PREPARATION, GRADING, AND DEVELOPMENT WORK. FOR ANY CONFLICT BETWEEN THESE PLANS AND THE RECOMMENDATIONS AND/OR SPECIFICATIONS OF THE GEOTECHNICAL ENGINEER, THE MORE STRINGENT PROVISION SHALL GOVERN.
2. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION (EXCEPT TREES INDICATED TO REMAIN), INCLUDING ROOTS AND ROOT STRUCTURES, OTHER ORGANIC MATERIAL, DEBRIS, NON-COMPLYING FILL, AND OTHER MATERIAL UNSUITABLE FOR SUPPORT OF FILL AND/OR PROPOSED IMPROVEMENTS, AS RECOMMENDED BY AND UNDER THE OBSERVATION AND TESTING OF THE GEOTECHNICAL ENGINEER. CALL THE INSPECTOR FOR INITIAL INSPECTION.
3. ALL UNSUITABLE SOIL MATERIALS AND RUBBISH AND DEBRIS RESULTING FROM DEMOLITION AND GRADING OPERATIONS SHALL BE REMOVED FROM THE JOB SITE; TRANSPORTED TO A SUITABLE LOCATION AND DISPOSED OF IN A PROPER AND LEGAL MANNER.
4. AREAS TO RECEIVE FILL MATERIAL AND AREAS TO RECEIVE BUILDINGS, EXTERIOR SLABS, WALKWAYS, WALLS, PAVEMENT AND OTHER STRUCTURAL IMPROVEMENTS SHALL BE PREPARED AS RECOMMENDED BY AND UNDER THE OBSERVATION AND TESTING OF THE GEOTECHNICAL ENGINEER. RECOMMENDATIONS FOR OVER EXCAVATION, ADDITIONAL SCARIFICATION, BACKFILL AND RECOMPACTION ARE CONTAINED IN THE PROJECT GEOTECHNICAL REPORT REFERENCED IN THE GENERAL NOTES ON THESE PLANS.
5. PRIOR TO PLACEMENT OF FILL AND BACKFILL MATERIAL, THE PREPARED AREA SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR. THE GEOTECHNICAL ENGINEER SHALL ALSO OBSERVE THE AREAS TO BE FILLED. ALLOW A MINIMUM 48-HOUR NOTICE. FILL AND BACKFILL PLACED ON THE PREPARED AREA WITHOUT THE REQUIRED OBSERVATION SHALL BE REMOVED.
6. ALL FILL MATERIAL, WHETHER EXCAVATED ON-SITE OR IMPORTED FROM OFF-SITE, SHALL BE TESTED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT. IMPORTED FILL MATERIAL SHALL BE EQUAL TO OR BETTER IN QUALITY THAN THE ON-SITE SOILS AND SHALL CONFORM TO THE RECOMMENDATION OF THE GEOTECHNICAL ENGINEER. THE GEOTECHNICAL ENGINEER SHALL TEST AND APPROVE THE SOIL PROPOSED FOR IMPORT FOR STRUCTURAL FILL PRIOR TO IMPORTATION TO THE SITE. THE LANDSCAPE ARCHITECT AND THE GEOTECHNICAL ENGINEER SHALL TEST AND APPROVE THE SOIL PROPOSED FOR IMPORT FOR LANDSCAPE AREA SURFACE MATERIAL PRIOR TO IMPORTATION TO THE SITE.
7. CONTRACTOR SHALL REFER TO THE FOLLOWING AS APPLICABLE:
   - ARCHITECT'S PLANS FOR ADDITIONAL GRADING REQUIREMENTS IN BUILDING AREAS.
   - LANDSCAPE ARCHITECT'S PLANS FOR TREE PRESERVATION REQUIREMENTS AND FOR SUBGRADE ALLOWANCES IN LANDSCAPE AREAS.
   - PUBLIC IMPROVEMENT PLANS FOR INTERFACING WITH PUBLIC GRADING, PAVING, STORM DRAINAGE AND UTILITY IMPROVEMENTS.
8. WHERE PLANTER AREAS ARE SHOWN ON THE PLANS ADJACENT TO BUILDINGS AND ARE CONTAINED BY WALKS / FLATWORK LESS THAN 8" BELOW BOTTOM OF SILL PLATE OR WHERE ADJACENT FINISH GRADE OUTSIDE A BUILDING IS SHOWN TO BE LESS THAN 8" BELOW BOTTOM OF SILL PLATE, IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT BUILDING PLANS CALL FOR APPROPRIATE DAMPPROOF OR WATERPROOF CONSTRUCTION AND IS CONSTRUCTED IN ACCORDANCE WITH ALL BUILDING APPLICABLE CODE REQUIREMENTS.
9. PLAN ELEVATIONS SHOWN ON SOIL AND LANDSCAPED AREAS ARE FINISH GRADE (FINISH SURFACE) ELEVATIONS INTENDED TO ESTABLISH SURFACE DRAINAGE CONTROL FOR THESE AREAS. DURING GRADING OPERATIONS, THICKNESSES (SUBGRADE ALLOWANCES) SPECIFIED BY LANDSCAPE ARCHITECT FOR TURF, WOOD CHIPS, MULCH, ETC. SHALL BE SUBTRACTED FROM THESE ELEVATIONS TO ESTABLISH FINISH SUBGRADE.
10. BEFORE PLACEMENT OF AGGREGATE BASE OR SUBBASE MATERIAL IN PAVEMENT AREAS, THE SUBGRADE SOIL SHALL BE REVIEWED AND TESTED BY THE GEOTECHNICAL ENGINEER. DURING PAVING OPERATIONS, STRUCTURAL SECTION COMPACTION SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER.
11. QUALITY REVIEW AND REPORTING REQUIREMENTS.
    A. GRADING AND IMPROVEMENTS FOUND NOT IN CONFORMANCE WITH APPROVED PLANS AND DESIGN INTENT SHALL BE CORRECTED BY CONTRACTOR AT CONTRACTOR'S EXPENSE. ADDITIONAL SURVEYING TO CONFIRM ELEVATIONS AFTER CORRECTIVE MEASURES SHALL ALSO BE AT CONTRACTOR'S EXPENSE.

    REQUIREMENTS FOR VARIOUS SURFACING CONDITIONS ARE AS FOLLOWS:

    - DIRT: NOT LESS THAN 2% (1/4" PER FOOT) SLOPE IN DIRECTION OF SURFACE DRAINAGE AND 0.10 FOOT MAXIMUM DEVIATION FROM DESIGN ELEVATION AT ANY LOCATION
    - A.C. PAVEMENT: NOT LESS THAN 1% (1/8 INCH PER FOOT) SLOPE IN DIRECTION OF SURFACE DRAINAGE AND 0.04 FOOT MAXIMUM DEVIATION FROM DESIGN ELEVATION AT ANY LOCATION
    - CONCRETE: NOT LESS THAN 0.5% (1/16 INCH PER FOOT) SLOPE IN DIRECTION OF SURFACE DRAINAGE AND 0.02 FOOT MAXIMUM DEVIATION FROM DESIGN ELEVATION AT ANY LOCATION UNLESS NOTED OTHERWISE ON PLANS.

TRENCHING AND BACKFILL NOTES:

1. ALL TRENCHING, BEDDING AND BACKFILL MATERIAL AND CONSTRUCTION, SHALL BE IN ACCORDANCE WITH THESE PLANS INCLUDING THE PIPE TRENCH DETAIL.
2. TRENCH OR STRUCTURE EXCAVATION SUBGRADE SHALL BE OBSERVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF BEDDING MATERIAL OR FORMS. WET OR UNSTABLE SOIL ENCOUNTERED IN THE BOTTOM OF THE EXCAVATION AND DEEMED BY THE GEOTECHNICAL ENGINEER TO BE INCAPABLE OF PROPERLY SUPPORTING THE PIPE OR STRUCTURE BEING CONSTRUCTED, SHALL BE REMOVED TO THE DEPTH RECOMMENDED BY THE GEOTECHNICAL ENGINEER AND THE EXCAVATION BACKFILLED TO THE BOTTOM OF THE PIPE OR STRUCTURE GRADE WITH SUITABLE MATERIAL RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
3. WATER ENCOUNTERED IN TRENCH OR STRUCTURE EXCAVATION SHALL BE REMOVED BY THE CONTRACTOR TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER TO PROVIDE DRY CONDITIONS DURING CONSTRUCTION OF PIPE OR STRUCTURE.
4. BEDDING AND BACKFILL MATERIAL AND COMPACTED DENSITY, SHALL BE TESTED FOR COMPLIANCE WITH APPLICABLE REQUIREMENTS BY THE GEOTECHNICAL ENGINEER.
5. BEDDING AND PIPE ZONE BACKFILL MATERIAL, SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DENSITY. TRENCH BACKFILL SHALL BE COMPACTED TO NOT LESS THAN 90% OF MAXIMUM DENSITY. THE UPPER 12" BELOW THE BASE OR SUB-BASE COURSE IN PAVED AND OTHER TRAFFIC AREAS AND BELOW THE CONCRETE OR SAND COURSE IN WALKWAY AREAS SHALL BE COMPACTED TO NOT LESS THAN 95% OF MAXIMUM DENSITY. BACKFILL COMPACTION SHALL BE TESTED FOR COMPLIANCE WITH THESE REQUIREMENTS IN ACCORDANCE WITH ASTM D-1557, LATEST REVISION, AND REPORTED BY THE GEOTECHNICAL ENGINEER.
6. CLASS I OR CLASS II (TRENCH) BACKFILL SHALL NOT BE PLACED UNTIL BEDDING AND INITIAL (PIPE ZONE) BACKFILL HAVE BEEN OBSERVED, TESTED AND APPROVED.
7. COMPACTION BY FLOODING OR JETTING IS NOT PERMITTED.
8. CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT(S), THE PROJECT WORK AREA AND VICINITY, AND SHALL FAMILIARIZE HIMSELF WITH THE WORK AREA CONDITIONS. CONTRACTOR SHALL MAKE HIS OWN DEDUCTIONS AND CONCLUSIONS AS TO HOW EXISTING SURFACE AND SUB-SURFACE CONDITIONS WILL AFFECT OR BE AFFECTED BY HIS CONSTRUCTION OPERATIONS, INCLUDING THE NATURE OF MATERIALS TO BE EXCAVATED. THE DEGREE OF DIFFICULTY ASSOCIATED WITH MAKING AND MAINTAINING THE REQUIRED EXCAVATIONS, AND THE DEGREE OF DIFFICULTY WHICH MAY ARISE FROM SUBSURFACE CONDITIONS INCLUDING GROUNDWATER, AND SHALL ACCEPT FULL RESPONSIBILITY THEREOF.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT THE INTEGRITY OF EXISTING PAVEMENT ALONG AND BEHIND THE TRENCH SAWCUT LINES DURING CONSTRUCTION. IF THIS PAVEMENT IS BROKEN-OFF OR OTHERWISE DAMAGED BEFORE NEW PAVEMENT IS PLACED, CONTRACTOR SHALL SAWCUT A NEW CONFORM LINE PARALLEL WITH, FULL LENGTH OF, AND SUFFICIENT DISTANCE (1-FOOT MINIMUM) BEHIND ORIGINAL SAWCUT SO AS TO REMOVE DAMAGED PAVEMENT AND / OR IRREGULARITY ALONG THE CONFORM LINE.

DEMOLITION NOTES:

1. THE EXISTENCE AND APPROXIMATE LOCATIONS OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY THE AVAILABLE RECORDS PROVIDED. THE CIVIL ENGINEER ASSUMES NO LIABILITY AS TO THE EXACT LOCATION OF SAID LINES, NOR FOR UTILITY OR IRRIGATION LINES WHOSE LOCATIONS ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO WORK OR POTHOLE TO DETERMINE THE EXACT LOCATIONS OF ALL LINES AFFECTING THIS WORK, WHETHER OR NOT SHOWN HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO OR PROTECTION OF ALL EXISTING UTILITY LINES.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION OF THE SITE AND SHALL REMOVE AND DISPOSE OF ALL STRUCTURES ABOVE AND OR BELOW GROUND UNLESS NOTED OTHERWISE. ANY HAZARDOUS MATERIALS ENCOUNTERED SHALL BE HANDLED AND REMOVED AS REQUIRED BY LOCAL AND/OR STATE LAWS AT NO COST TO THE OWNER.
3. THE CONTRACTOR SHALL EXERCISE DUE CARE TO AVOID DAMAGE TO EXISTING HARDSCAPE IMPROVEMENTS, UTILITY FACILITIES, AND LANDSCAPING FEATURES THAT ARE NOT AFFECTED BY THESE PLANS.
4. ALL JOIN LINES SHALL BE SAWCUT ON A NEAT, STRAIGHT LINE PARALLEL WITH THE JOIN. THE CUT EDGE SHALL BE PROTECTED FROM CRUSHING, AND ALL BROKEN EDGES SHALL BE RE-CUT PRIOR TO JOINING.
5. ALL EXISTING OBJECTIONABLE MATERIALS THAT CONFLICT WITH PROPOSED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, BUILDING FOUNDATIONS, UTILITIES, APPURTENANCES, TREES, SIGNS, STRUCTURES, ETC. SHALL BE REMOVED AND DISPOSED BY THE CONTRACTOR AT NO COST TO THE OWNER, UNLESS NOTED OTHERWISE HEREIN, OR AS DIRECTED BY THE CONSTRUCTION MANAGER.
6. THE CONTRACTOR SHALL PROTECT ALL EXISTING STREETS FROM DAMAGES CAUSED BY HIS OPERATIONS. ANY CURBS DAMAGED DURING HIS OPERATIONS SHALL BE SAWCUT AND REPLACED AT NO COST TO THE OWNER. ANY EXISTING PAVING IDENTIFIED AS POTENTIALLY NEEDING TO BE REPLACED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF WORK.
7. THE CONTRACTOR SHALL PERFORM AND BE RESPONSIBLE FOR ALL CLEARING AND GRUBBING OPERATIONS AS NECESSARY TO COMPLETE THE WORK, INCLUDING TRANSPORTATION AND DISPOSAL OF ALL REMOVED MATERIALS, AND ALL ASSOCIATED COSTS.

STORM DRAIN NOTES:

1. ALL PRIVATE STORM DRAIN MATERIAL AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, INCLUDING THE PIPE TRENCH DETAIL.
2. CONTRACTOR SHALL SCHEDULE STORM DRAIN WORK AHEAD OF OTHER UNDERGROUND CONDUIT CONSTRUCTION.
3. GRAVITY STORM DRAIN WORK SHALL BEGIN AT THE LOWEST POINT OF DISCHARGE AND PROCEED UPSTREAM.
4. POLYVINYL CHLORIDE (PVC) PIPE FOR 4" THROUGH 15" SIZE SHALL COMPLY WITH THE MOST RECENT ISSUE OF ASTM STANDARD D-3034 (SDR 35). PVC PIPE SHALL HAVE AN INTEGRALLY MOLDED BELL OR SOCKET END FOR GASKETED JOINT ASSEMBLY. JOINTS AND GASKETS SHALL COMPLY WITH THE MOST RECENT ISSUE OF ASTM STANDARD D-3212 AND F-477, RESPECTIVELY. PVC PIPE INSTALLATION SHALL COMPLY WITH UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD UNI-B-5, LATEST REVISION. PVC PIPE CONNECTIONS TO MANHOLES, CATCH BASINS AND OTHER CONCRETE STRUCTURES SHALL BE CONSTRUCTED WITH WATERSTOP AT MIDPOINT OF STRUCTURE WALL PENETRATION. WATERSTOP SHALL BE PVC CONCRETE MANHOLE ADAPTER (4" THROUGH 12" PIPE) OR LARGE DIAMETER WATERSTOP AS MANUFACTURED BY FERNCO, OR EQUIVALENT APPROVED BY THE ENGINEER.
5. HIGH DENSITY POLYETHYLENE (HDPE) PIPE AND FITTINGS FOR 4" THROUGH 48" SIZE SHALL BE N-12PROLINK WT (WATERTIGHT) SERIES AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. (ADS). UNLESS NOTED OTHERWISE. LATERAL CONNECTIONS TO MAINLINES SHALL BE MADE USING MANUFACTURER'S WATERTIGHT REDUCING FITTINGS. PIPE AND FITTING INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED PROCEDURES. CONNECTIONS TO CONCRETE STRUCTURES SHALL BE CONSTRUCTED WATERTIGHT USING MANUFACTURER'S RECOMMENDED MATERIALS AND METHODS.
6. GRATED CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLAN DETAIL SHOWN HEREON.
7. WITHIN TEN (10) WORKING DAYS OF COMPLETION OF THE STORM DRAIN SYSTEM AND BEFORE CONSTRUCTION OF PAVEMENT, WALKWAYS AND OTHER PERMANENT SURFACE IMPROVEMENTS, CONTRACTOR SHALL ENSURE TOP OF GRATE, COVER, INLET AND OUTLET INVERT ELEVATIONS OF ALL STORM DRAIN STRUCTURES MATCH PLANS AND ARE ACCURATE TO 0.01 FEET.

SEWER NOTES:

1. ALL PUBLIC SEWER MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND WITH THE PROJECT SPECIFIC AND STANDARD REQUIREMENTS AND STANDARD DRAWINGS OF THE GOVERNING AGENCY.
2. ALL PRIVATE SEWER MATERIALS AND CONSTRUCTION, INCLUDING BUILDING SEWERS, SHALL COMPLY WITH THE UNIFORM PLUMBING CODE, CURRENT EDITION, AND WITH THE GOVERNING AGENCY CODE.
3. ALL SEWERS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF CRITERIA FOR SEPARATION OF WATER MAINS AND SANITARY SEWERS.
4. GRAVITY SEWER CONSTRUCTION SHALL BEGIN AT THE LOWEST POINT OF DISCHARGE AND PROCEED UPSTREAM.
5. CONTRACTOR SHALL MAINTAIN RECORDS OF THE EXACT LOCATIONS AND DEPTHS OF ALL SEWER MANHOLES CLEANOUTS, MAIN STUBS, AND LATERALS FOR THE PURPOSE OF PROVIDING A BASIS FOR CONSTRUCTION-RECORD DRAWINGS. SAID RECORD SHALL BE DELIVERED TO THE DEVELOPER'S ENGINEER PRIOR TO ACCEPTANCE OF THE WORK BY THE GOVERNING AGENCY.
6. ALL SEWER MANHOLE AND CLEAN-OUT RIMS SHALL BE ADJUSTED TO FINISH GRADE IN PAVED AREAS.

USE OF PLANS:

THIS DRAWING IS PROVIDED IN AN ELECTRONIC FORMAT AS A COURTESY, IF REQUESTED BY THE USER. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED HARD COPY PREPARED FOR THE PROJECT CONSTITUTES OUR PROFESSIONAL WORK PRODUCT AND THE HARD COPY MUST BE REFERRED TO FOR THE CORRECT DESIGN INFORMATION. THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT SCOPE AND SITE SPECIFICALLY IDENTIFIED HEREON AT THE TIME THESE PLANS ARE SIGNED. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, USE OF ANY PART OF THESE PLANS, INCLUDING ANY NOTE OR DETAIL, FOR ANY UNAPPROVED OR REVISED PROJECT SCOPE, OR FOR ANY OTHER PROJECT AT THIS OR ANY OTHER SITE. USER AGREES TO INDEMNIFY AND HOLD HARMLESS ASHLEY & VANCE FOR ALL COSTS AND DAMAGES IF USED.

USE OF ELECTRONIC INFORMATION:

ELECTRONIC INFORMATION MAY BE PROVIDED BY THE ENGINEER FOR CONVENIENCE; UNDER NO CIRCUMSTANCES SHALL DELIVERY OF ELECTRONIC FILES FOR USE BY OTHERS BE DEEMED A SALE BY THE ENGINEER AND THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESS OR IMPLIED, OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE. IN NO EVENT SHALL THE ENGINEER BE LIABLE FOR INDIRECT OR CONSEQUENTIAL DAMAGES AS A RESULT OF THE USE OR REUSE OF THE ELECTRONIC FILES BY OTHERS.

ELECTRONIC INFORMATION IS INTENDED TO PROVIDE INFORMATION SUPPLEMENTAL AND SUBORDINATE TO THE CONSTRUCTION CONTRACT DOCUMENTS. LAYOUT AND CONSTRUCTION OF PROJECT ELEMENTS SHALL BE BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS WHICH SHALL CONTROL OVER ELECTRONIC INFORMATION. USER IS RESPONSIBLE FOR CONFIRMING LOCATION OF PROPOSED IMPROVEMENTS BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE CONSTRUCTION CONTRACT DOCUMENTS; INCONSISTENCIES BETWEEN THE ELECTRONIC INFORMATION AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION.

PROJECT ELEMENTS SUCH AS MANHOLES, CATCH BASINS, UTILITY VAULTS, VALVE ASSEMBLIES, STAIRS, RAMPS, WALLS, ETC. ARE SHOWN SCHEMATICALLY IN THE ELECTRONIC INFORMATION AND CONSTRUCTION OF THESE ELEMENTS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION NOTES AND DETAILS PRESENTED OR REFERENCED IN THE SIGNED AND SEALED CONSTRUCTION CONTACT DOCUMENTS. IMPROVEMENTS CONSTRUCTED BASED ON ELECTRONIC INFORMATION AND IN CONFLICT WITH THE DRAWING DIMENSIONS DETAILS, AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE REMOVED AND CONSTRUCTED IN THE PROPER LOCATION AND DIMENSIONS AT CONTRACTOR'S SOLE EXPENSE.

DIGITAL DRAWINGS ARE TYPICALLY A COMPILATION OF DRAWINGS FROM A NUMBER OF SOURCES AND, AS SUCH, THERE IS INFORMATION IN THE ELECTRONIC FILE ISSUED BY THE ENGINEER THAT WAS NOT DEVELOPED BY THE ENGINEER AND IS NOT AUTHORIZED BY THE ENGINEER FOR USE BY OTHERS. ELECTRONIC INFORMATION PROVIDED BY THE ENGINEER SHALL ONLY BE APPLICABLE FOR IMPROVEMENTS DESIGNED BY THE ENGINEER AND WHICH ARE SPECIFICALLY DESIGNATED BY CONSTRUCTION NOTES AND/OR DETAILS ON THE SIGNED AND SEALED CONTRACT DOCUMENTS.

IF DIGITAL FILES ARE OBTAINED WITH THE INTENT TO USE THEM FOR PROJECT STAKING, THEY SHALL ONLY BE USED BY A QUALIFIED ENGINEER OR LAND SURVEYOR. DIGITAL INFORMATION SHALL ONLY BE USED FOR STAKING HORIZONTAL LOCATION OF PROPOSED IMPROVEMENTS AFTER IT HAS BEEN CONFIRMED WITH THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS.

THE DIGITAL DRAWINGS ARE NOT INTENDED TO BE USED DIRECTLY FOR CONTROL OF CONTRACTOR'S GRADING OPERATIONS WITHOUT STAKING BY ENGINEER OR LAND SURVEYOR. THE INTERSECTION OF PROPOSED CUT AND FILL SLOPES WITH EXISTING GRADE IS APPROXIMATE WHERE SHOWN ON THE DRAWINGS AND SHALL BE CONFIRMED BY FIELD STAKING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT SLOPES IN CONFORMANCE WITH THE SPECIFIED AND DETAILED REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS.

WATER NOTES:

1. ALL PUBLIC WATER LINE MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS AND WITH THE PROJECT SPECIFIC AND STANDARD REQUIREMENTS AND STANDARD DRAWINGS OF THE GOVERNING AGENCY.
2. ALL PRIVATE WATER LINE MATERIALS AND CONSTRUCTION, INCLUDING SERVICE LATERALS, SHALL COMPLY WITH THE UNIFORM PLUMBING CODE, CURRENT EDITION, AND WITH THE GOVERNING AGENCY CODE.
3. ALL WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT EDITION OF CRITERIA FOR SEPARATION OF WATER MAINS AND SANITARY SEWERS.
4. CONTRACTOR SHALL MAINTAIN RECORDS OF THE EXACT LOCATIONS OF ALL WATER VALVES, METERS, MAIN STUBS, AND LATERALS FOR THE PURPOSE OF PROVIDING A BASIS FOR CONSTRUCTION-RECORD DRAWINGS. SAID RECORD SHALL BE DELIVERED TO THE DEVELOPER'S ENGINEER PRIOR TO ACCEPTANCE OF THE WORK BY THE GOVERNING AGENCY.
5. ALL WATER METER BOXES AND VALVE BOX RIMS SHALL BE ADJUSTED TO FINISH GRADE IN PAVED AREAS.
6. PRIOR TO ALLOWING WATER MIXING FROM THE MUNICIPAL SOURCE NEW AND REPLACED PUBLIC WATER MAINS SHALL BE DISINFECTED TO THE STANDARD PROVIDED IN THE AMERICAN WATER WORKS ASSOCIATION STANDARD C651-14 FOR DISINFECTING WATER MAINS.

Plan Prepared By:

Ashley & Vance ENGINEERING, INC.

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210 East Cota Street
Santa Barbara, CA 93101
(805) 962-9966
www.ashleyvance.com

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Engineer of Record:

REGISTERED PROFESSIONAL ENGINEER
JASON J. G[illegible]
No. 65701
Exp. 09/30/21
CIVIL
STATE OF CALIFORNIA

PLAN REVIEW SET
NOT FOR CONSTRUCTION

MELINE RESIDENCE

3405 SEA LEDGE LANE
SANTA BARBARA, CA, 93109

Revisions:

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5	----

Project Engineer: BJR	Ext: 121
Project Manager: JJG	----
Date: 04.30.2020	Scale: PER PLAN
AV Job No: 181589	Sheet Size: 24" x 36"

NOTES SHEET

C-0.2

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GENERAL NOTES:

SEE DEMOLITION AND PROTECTION PLAN FOR ADDITIONAL INFORMATION.

ALL DEMOLITION AND GRADING SHALL BE IN COMPLIANCE WITH THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT PREPARED BY EARTH SYSTEMS PACIFIC, PROJECT NO. 302124-001, REPORT NO. 18-10-4 DATED OCTOBER 8, 2018 AND ALL ADDENDA TO THE REPORT SHALL BE CONSIDERED PART OF THESE PLANS. CONTRACTOR SHALL CONTACT SOILS ENGINEER PRIOR TO START OF DEMOLITION WORK. CONTACT: RICHARD M. BEARD GE, PHONE: (805)-642-6727

SITE CONSTRUCTION NOTES:

1. CONSTRUCT STONE PAVER DRIVEWAY SECTION.
2. CONSTRUCT STONE PAVER WALKWAY SECTION.
3. CONSTRUCT CONCRETE WALKWAY SECTION.
4. CONSTRUCT COMPOSITE DECK SECTION.
5. CONSTRUCT ENTRY GATE.
6. CONSTRUCT WOOD FENCE.
7. CONSTRUCT CONCRETE STEPS.
8. CONSTRUCT GREEN ROOF ON PROPOSED STRUCTURE PER DETAIL 3, SHEET C-4.1.
9. CONSTRUCT ASPHALT DRIVEWAY SECTION.
10. CONSTRUCT CONCRETE SITE WALL PER DETAIL 4, SHEET C-4.1.
11. REMOVE EXISTING TREE, SEE LANDSCAPE PLANS.
12. PROTECT EXITING TREE, INSTALL TEMPORARY PROTECTION FENCING, SEE LANDSCAPE PLANS.

STORM DRAIN CONSTRUCTION NOTES:

- SD1 INSTALL ROOF DOWNSPOUT CONNECTION.
- SD2 INSTALL 6-INCH LANDSCAPE ATRIUM GRATE.
- SD3 INSTALL SITE STORM DRAIN COLLECTION SYSTEM.
- SD4 INSTALL EMBEDDED SLOT DRAIN.
- SD5 INSTALL 6-INCH TRAFFIC RATED TRENCH DRAIN.
- SD6 INSTALL BIO-FILTRATION BASIN PER DETAIL 1, SHEET C-4.1.
- SD7 CONSTRUCT STABILIZED ROCK RIP-RAP OUTLET PER DETAIL 2, SHEET C-4.1.
- SD8 INSTALL CONNECTION TO EXISTING 24" STORM DRAIN.
- SD9 CONSTRUCT 48" DIAMETER 50' LONG DETENTION CHAMBER PER DETAIL 5, SHEET C-4.1.
- SD10 CONSTRUCT EARTHEN SWALE PER DETAIL 6, SHEET C-4.1.

BMP DESCRIPTION:

ALL ROOF AND HARDSCAPE SURFACES ARE COLLECTED IN A STORM DRAIN SYSTEM AND DIRECTED TO BIO-FILTRATION BASINS. BIO-FILTRATION BASINS ARE LINED SYSTEMS AND FILTER RUNOFF BEFORE DISCHARGING TO THE SURFACE. AN OVERFLOW RISER PIPE OUTLETTING TO SURFACE IS PROVIDED FOR FLOWS EXCEEDING THE FILTRATION CAPACITY OF THE BASIN.

PROPOSED NEW IMPERVIOUS AREA:	2,542 SF
PROPOSED REPLACED IMPERVIOUS AREA:	3,453 SF
PROPOSED REMOVED IMPERVIOUS AREA:	2,544 SF
DMA 1 WATERSHED 1" 24 HOUR STORM VOLUME:	287 CF
BIO-FILTRATION BASIN 1 TREATMENT CAPACITY:	340 CF
DMA 2 WATERSHED 1" 24 HOUR STORM VOLUME:	436 CF
BIO-FILTRATION BASIN 2 TREATMENT CAPACITY:	440 CF

BMP INSPECTION REQUIREMENTS:

CONTRACTOR SHALL CALL FOR INSPECTION BY THE CITY BUILDING INSPECTOR OR CITY QSP 72 HOURS PRIOR TO NEEDED INSPECTION. THE FOLLOWING LIST OF MANDATORY INSPECTIONS MUST BE COMPLETED FOR OCCUPANCY:

- INSPECTION OF NEW PERMEABLE SURFACE SUBGRADE
- INSPECTION OF NEW PERMEABLE SURFACE BASE ROCK
- FINAL INSPECTION OF PERMEABLE SURFACE AFTER CONSTRUCTION

- INSPECTION OF BIO-FILTRATION BASIN BOX WITH DRAINAGE PLUMBING BEFORE BACKFILL.
- FINAL INSPECTION OF BIO-FILTRATION BASINS AFTER BACKFILL

MAINTENANCE CERTIFICATION:

PROPERTY OWNER SHALL BE FULLY RESPONSIBLE FOR THE MAINTENANCE OF THE FOLLOWING STRUCTURAL BMP'S PURSUANT TO SBMC 22.87.050:

BIO-FILTRATION BASIN
PERMEABLE WALKWAYS
GREEN ROOF

OWNER SIGNATURE _____ DATE _____

GRADING INFORMATION

CUT QUANTITY:	100 CUBIC YARDS
FILL QUANTITY:	300 CUBIC YARDS
NET QUANTITY:	200 CUBIC YARDS IMPORT

NOTE: THE ABOVE QUANTITIES ARE FOR PLANNING AND PERMITTING PURPOSES ONLY. SHRINKAGE; CONSOLIDATION AND SUBSIDENCE FACTORS; LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS; AND TRENCHING FOR UTILITIES AND FOUNDATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISHED GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES. THE CONTRACTOR SHALL PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS EARTH MATERIALS.

DIGALERT
DIAL TOLL FREE
811 OR
(1-800-227-2600)
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT

HORIZONTAL SCALE: 1" = 10'
10 0 10 20

Plan Prepared By:
Ashley&Vance ENGINEERING, INC.
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Engineer of Record:

REGISTERED PROFESSIONAL ENGINEER JASON J. GUSTAFSON No. 61791 Exp. 06/30/21 CIVIL STATE OF CALIFORNIA
PLAN REVIEW SET NOT FOR CONSTRUCTION

MELINE RESIDENCE

3405 SEA LEDGE LANE
SANTA BARBARA, CA, 93109

Revisions:

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5	----

Project Engineer: BJR	Ext: 121
Project Manager: JJG	
Date: 04.30.2020	Scale: PER PLAN
AV Job No: 181589	Sheet Size: 24" x 36"

GRADING PLAN

C-2.1

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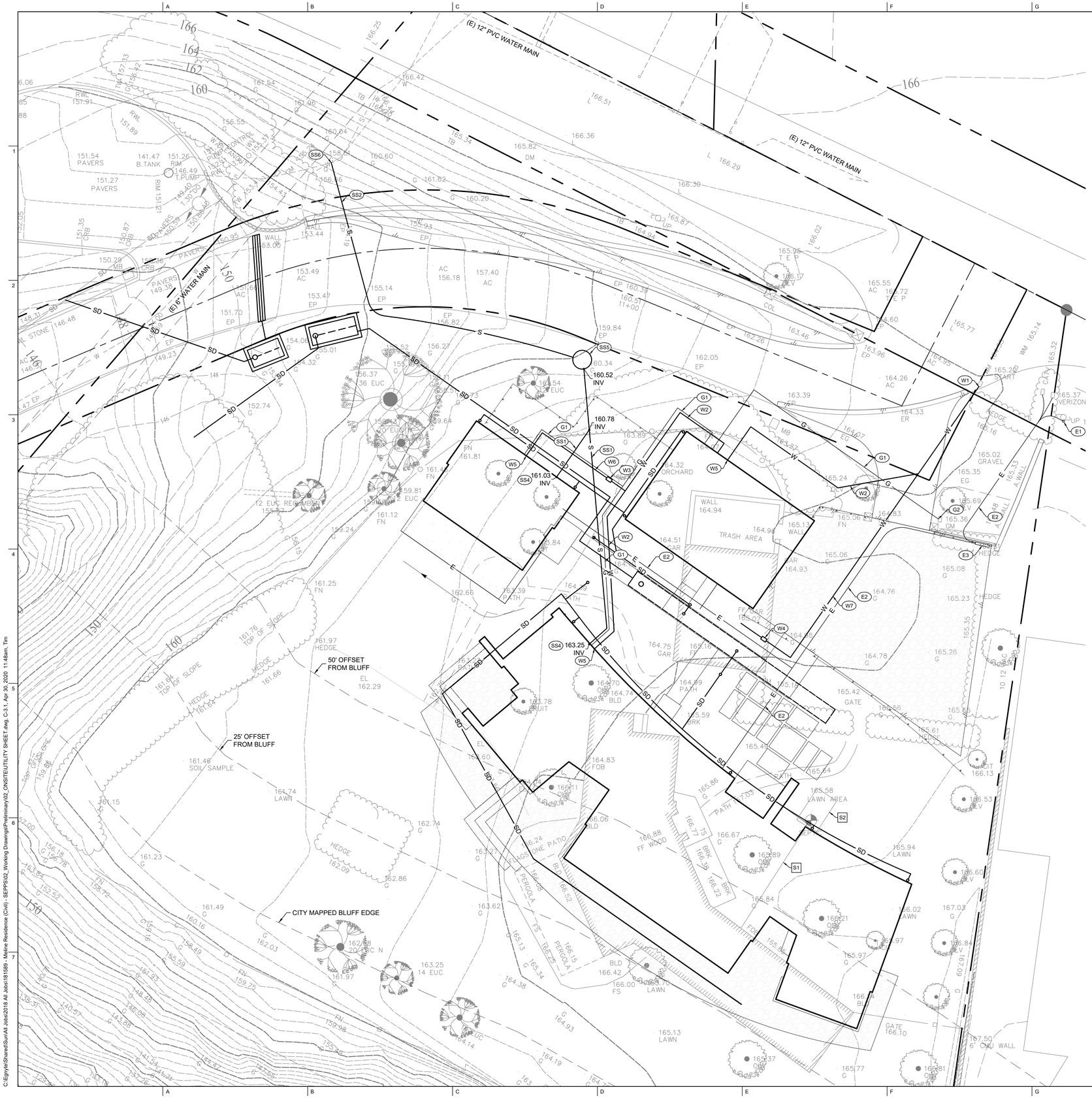

GENERAL NOTES:

ALL EXISTING UTILITIES SHOWN ARE BASED ON THE BEST KNOWLEDGE AVAILABLE. CONTRACTOR TO POTHOLE ALL POINTS OF CONNECTION AND VERIFY ALL CLEARANCES. MATERIAL DEPTH AND LOCATION SHALL BE IDENTIFIED BY CONTRACTOR. IF THERE ARE ANY DIFFERENCES FROM PLAN WITH ANY OF THESE ITEMS, ENGINEER OF WORK SHALL BE NOTIFIED IMMEDIATELY.

ABANDONMENT OF EXISTING SEPTIC SYSTEM TO MEET COUNTY OF SANTA BARBARA ENVIRONMENTAL HEALTH SERVICES LOCAL AREA MANAGEMENT PAN REQUIREMENTS.

WATER CONSTRUCTION NOTES:

- W1 CONNECT TO EXISTING WATER METER.
- W2 INSTALL 1 1/2-INCH WATER LATERAL FOR RESIDENTIAL SERVICE.
- W3 INSTALL 5/8-INCH WATER SUB-METER FOR ADU RESIDENTIAL SERVICE.
- W4 INSTALL 5/8-INCH WATER SUB-METER FOR IRRIGATION SERVICE.
- W5 WATER POINT OF CONNECTION AT BUILDING. SEE MECHANICAL PLANS.
- W6 INSTALL 3/4-INCH WATER LATERAL FOR RESIDENTIAL SERVICE.
- W7 INSTALL 1-INCH WATER LATERAL FOR IRRIGATION.

SANITARY SEWER CONSTRUCTION NOTES:

- SS1 INSTALL 4" SDR35 SANITARY SEWER LATERAL
- SS2 INSTALL 3" SCH40 SANITARY SEWER FORCE MAIN.
- SS3 INSTALL SEWER CLEANOUT PER CITY OF SANTA BARBARA STANDARD DETAIL S-03.0.
- SS4 SEWER POINT OF CONNECTION AT BUILDING. SEE MECHANICAL PLANS.
- SS5 INSTALL LIFT STATION WITH ZOELLER 266 SEWAGE PUMP.
- SS6 CONNECT FORCE MAIN TO EXISTING FORCE MAIN.

ELECTRICAL NOTES:

- E1 RELOCATE OVERHEAD ELECTRICAL CONNECTION TO UNDERGROUND CONDUIT PER ELECTRICAL PLANS.
- E2 ELECTRICAL SERVICE CONDUIT PER ELECTRICAL PLANS.
- E3 MAIN SWITCHGEAR PER ELECTRICAL PLANS.

GAS NOTES:

- G1 GAS SERVICE CONDUIT PER GAS PLANS.
- G2 CONNECT TO EXISTING GAS METER.

SEPTIC DEMOLITION NOTES:

- S1 REMOVE EXISTING SEWER LINE.
- S2 REMOVE TOP OF SEPTIC TANK, PERFORATE BOTTOM AND FILL WITH COMPACTED EARTH.

DIGALERT
DIAL TOLL FREE **811** OR (1-800-227-2600) AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT

HORIZONTAL SCALE: 1" = 10'
10 0 10 20

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Engineer of Record:

REGISTERED PROFESSIONAL ENGINEER JASON J. GUNDERSON C 61991 EXP. 06/30/21 CIVIL STATE OF CALIFORNIA
PLANS NOT FOR CONSTRUCTION

MELINE RESIDENCE

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UTILITY PLAN

C-3.1

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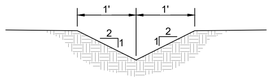
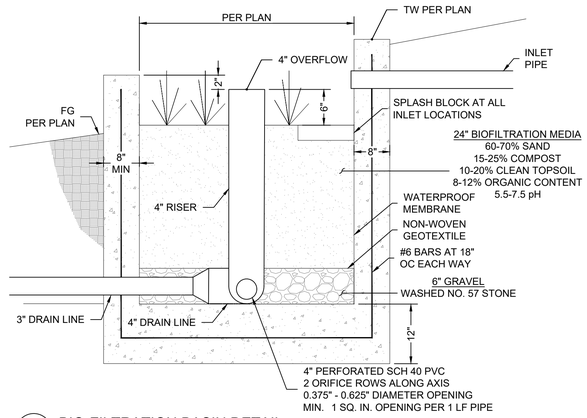


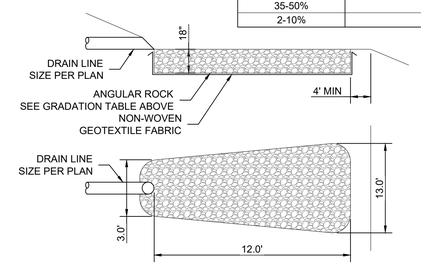
5 EARTH SWALE DETAIL

NTS



1 BIO-FILTRATION BASIN DETAIL

ROCK GRADATION TABLE	
PERCENT LESS THAN	ROCK DIAMETER (IN)
100%	12"
50-70%	9"
35-50%	6"
2-10%	2"

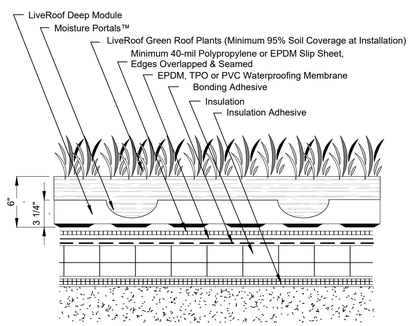


2 ROCK RIPRAP OUTLET DETAIL

NTS

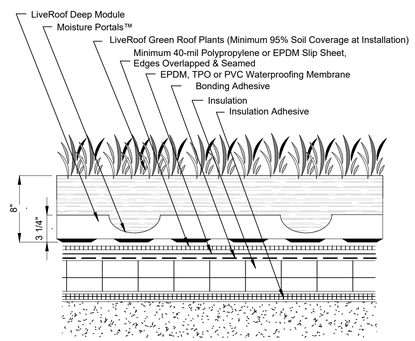
LiveRoof DEEP SYSTEM

Over Conventional Roofing Assembly

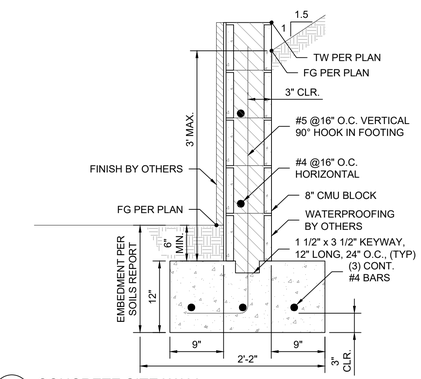


LiveRoof MAXX SYSTEM

Over Conventional Roofing Assembly

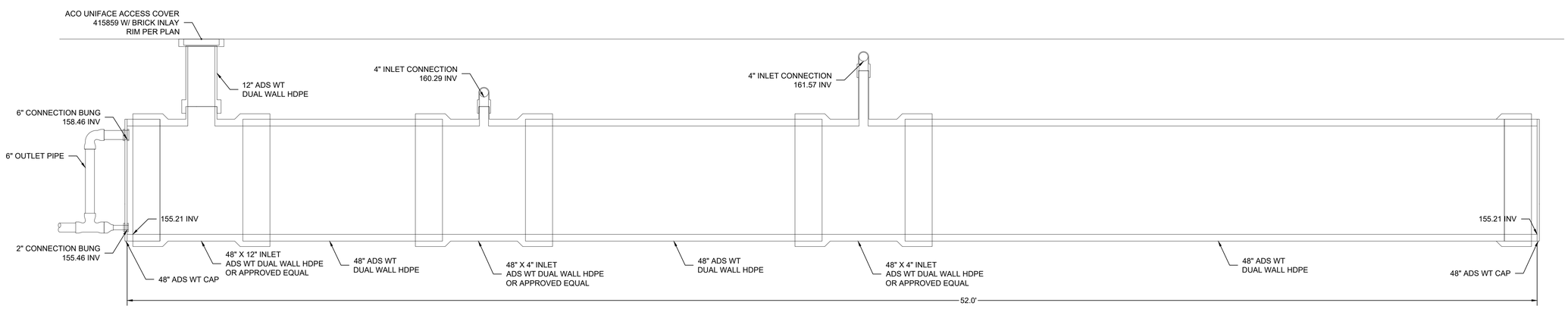


3 GREEN ROOF DETAIL - SPECIFIC MODEL LAYOUT PER CONSTRUCTION DOCUMENT DESIGN



4 CONCRETE SITE WALL

1"=1'



5 DETENTION CHAMBER DETAIL

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Engineer of Record:

REGISTERED PROFESSIONAL ENGINEER
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PLAN REVIEW SET
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DETAILS SHEET

C-4.1

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EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES FOR WIND, WATER, MATERIAL STOCKPILES, AND TRACKING SHALL BE IMPLEMENTED ON ALL PROJECTS AT ALL TIMES AND SHALL INCLUDE SOURCE CONTROL, INCLUDING PROTECTION OF STOCKPILES, PROTECTION OF SLOPES, PROTECTION OF ALL DISTURBED AREAS, PROTECTION OF ACCESSES, AND PERIMETER CONTAINMENT MEASURES. EROSION CONTROL SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF GRADING AND SITE DISTURBANCE ACTIVITIES UNLESS THE PUBLIC WORKS DEPARTMENT DETERMINES TEMPORARY MEASURES TO BE UNNECESSARY BASED UPON LOCATION, SITE CHARACTERISTICS OR TIME OF YEAR. THE INTENT OF EROSION CONTROL MEASURES SHALL BE TO KEEP ALL GENERATED SEDIMENTS FROM ENTERING A SWALE, DRAINAGE WAY, WATERCOURSE, ATMOSPHERE, OR MIGRATE ONTO ADJACENT PROPERTIES OR ONTO THE PUBLIC RIGHT-OF-WAY.
2. SITE INSPECTIONS AND APPROPRIATE MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES SHALL BE CONDUCTED AND DOCUMENTED AT ALL TIMES DURING CONSTRUCTION AND ESPECIALLY PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. THE OWNER, OR OWNER'S REPRESENTATIVE, SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES AS SPECIFIED BY THE APPROVED PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE BY THE AUTHORITY HAVING JURISDICTION OR UNTIL RELEASED FROM THE CONDITIONS OF APPROVAL OF THEIR GENERAL PERMIT. EROSION CONTROL MEASURES/DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL MEASURES/DEVICES MAY BE REQUIRED DEPENDING ON THE ACTUAL CONDITIONS ENCOUNTERED DURING CONSTRUCTION. CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AT THEIR DISCRETION OVER THE LIFE OF THE PROJECT TO PREVENT THE RUNOFF OF SEDIMENT AND POLLUTANTS FROM THE PROJECT SITE. ADDITIONAL EROSION CONTROL MEASURES/DEVICES SHALL BE PLACED AT THE DISCRETION OF THE, ENGINEER OF WORK, INSPECTOR, QUALIFIED SWPPP PRACTITIONER (QSP) (IF A SWPPP IS IN PLACE FOR THE PROJECT), OR RWQCB INSPECTOR. GUIDELINES FOR DETERMINING APPROPRIATE EROSION CONTROL DEVICES SHALL BE INCLUDED IN THE PLANS WITH ADDITIONAL MEASURES/DEVICES NOTED FROM THE APPENDIX OF THE PUBLIC IMPROVEMENT STANDARDS.
4. WET WEATHER EROSION CONTROL MEASURES/DEVICES SHALL BE AVAILABLE, INSTALLED, AND/OR APPLIED BETWEEN OCTOBER 15 AND APRIL 15 OR ANYTIME WHEN THE RAIN PROBABILITY EXCEEDS 30%
5. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE TO REVIEW THE PROJECT SITE PRIOR TO OCTOBER 15 (RAINY SEASON) AND TO COORDINATE AN IMPLEMENTATION PLAN FOR WET WEATHER EROSION CONTROL DEVICES. A LOCALLY BASED STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 15 THROUGH APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCK PILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OR MAINTENANCE OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
6. IN THE EVENT OF A FAILURE, THE DEVELOPER AND/OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGE. IN THE EVENT THAT DAMAGE OCCURS WITHIN THE RIGHT-OF-WAY AND THE PUBLIC MUNICIPALITY IS REQUIRED TO PERFORM CLEANUP, THE OWNER SHALL BE RESPONSIBLE FOR REIMBURSEMENT OF ALL ASSOCIATED COSTS OR DAMAGE.
7. IN THE EVENT OF FAILURE AND/OR LACK OF PERFORMANCE BY THE OWNER AND/OR CONTRACTOR TO CORRECT EROSION CONTROL RELATED PROBLEMS, THE PUBLIC WORKS DEPARTMENT MAY REVOKE ALL ACTIVE PERMITS AND RECOMMEND THAT CODE ENFORCEMENT PROVIDE A WRITTEN NOTICE OR STOP WORK ORDER IN ACCORDANCE WITH THE LAND USE ORDINANCE.
8. PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 90% COVERAGE ON ALL DISTURBED SURFACES OTHER THAN PAVED OR GRAVEL SURFACES, PRIOR TO FINAL INSPECTION. PERMANENT EROSION CONTROL SHALL BE FULLY ESTABLISHED PRIOR TO FINAL ACCEPTANCE. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT MEASURES ARE ESTABLISHED.
9. THE AIR POLLUTION CONTROL DISTRICT (APCD) MAY HAVE ADDITIONAL PROJECT SPECIFIC EROSION CONTROL REQUIREMENTS. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE FOR MAINTAINING SELF-REGULATION OF THESE REQUIREMENTS.

BMP SELECTION & LEGEND:

BMP'S SPECIFIED ON THIS PLAN REFERENCE THE NOVEMBER 2009 EDITION OF THE CASQA "CALIFORNIA STORMWATER HANDBOOK". IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN BMP DETAILS AVAILABLE AT WWW.CASQA.ORG.

THE FOLLOWING BMPS ARE NOT SHOWN IN SPECIFIC LOCATIONS ON THIS PLAN AND ARE APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL INCORPORATE THESE BMPS INTO THE PROJECT SCOPE:

- EC-1 PROJECT SCHEDULING
- EC-2 PRESERVATION OF EXISTING VEGETATION
- NS-1 WATER CONSERVATION
- NS-3 PAVING AND GRINDING
- NS-6 DISCHARGE REPORTING
- NS-7 POTABLE WATER / IRRIGATION
- NS-8 VEHICLE CLEANING
- NS-9 VEHICLE FUELING
- NS-10 VEHICLE MAINTENANCE
- WE-1 WIND EROSION CONTROL

THE FOLLOWING BMPS SHALL BE USED IN THE CONTRACTOR STAGING AREA:

- WM-1 MATERIAL STORAGE
- WM-2 MATERIAL USAGE
- WM-3 STOCK PILE MANAGEMENT
- WM-4 SPILL PREVENTION KIT
- WM-5 SOLID WASTE (TRASH)
- WM-8 CONCRETE WASTE (WASH OUT), SEE DETAIL 1, SHEET C-6.1.
- WM-9 SEPTIC / SANITARY FACILITIES

THE FOLLOWING BMPS ARE SPECIFIED ON THIS PLAN AND ARE TO BE INSTALLED OR CONSTRUCTED PER DETAIL REFERNECES:

- SE-1 SILT FENCING, SEE DETAIL 2, SHEET C-6.1.
- SE-10 STORM DRAIN INLET PROTECTION, SEE DETAIL 3, SHEET C-6.1.
- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT, SEE DETAIL 4, SHEET C-6.1.

DIGALERT
DIAL TOLL FREE
811 OR
(1-800-227-2600)
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT

HORIZONTAL SCALE: 1" = 10'
10 0 10 20

Ashley&Vance ENGINEERING, INC.
210 East Cota Street
Santa Barbara, CA 93101
(805) 962-5666
www.ashleyvance.com
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Plan Prepared By:

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Engineer of Record:

REGISTERED PROFESSIONAL ENGINEER JASON J. GUSMAN No. 73031 Exp. 06/30/21 CIVIL STATE OF CALIFORNIA
PLAN REVIEW SET NOT FOR CONSTRUCTION

MELINE RESIDENCE

3405 SEA LEDGE LANE
SANTA BARBARA, CA, 93109

Revisions:

1	----
2	----
3	----
4	----
5	----

Project Engineer: BJR		Ext: 121	
Project Manager: JJG			----
Date: 04.30.2020		Scale: PER PLAN	
AV Job No: 181589		Sheet Size: 24" x 36"	

EROSION CONTROL PLAN

C-5.1

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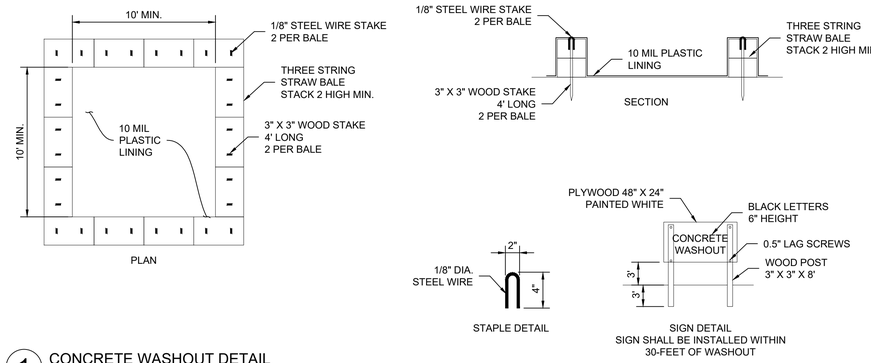
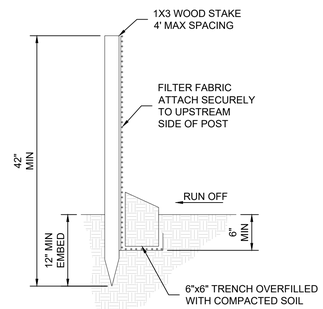


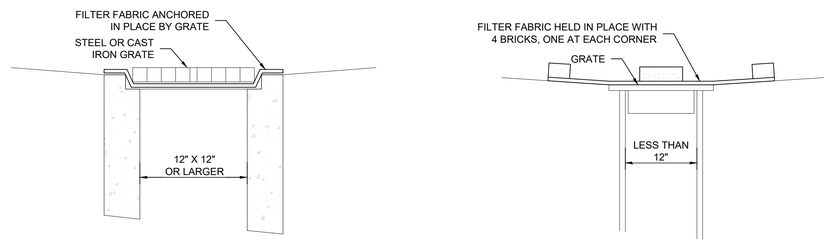
1 CONCRETE WASHOUT DETAIL

1"=5'



2 SILT FENCE DETAIL

NTS



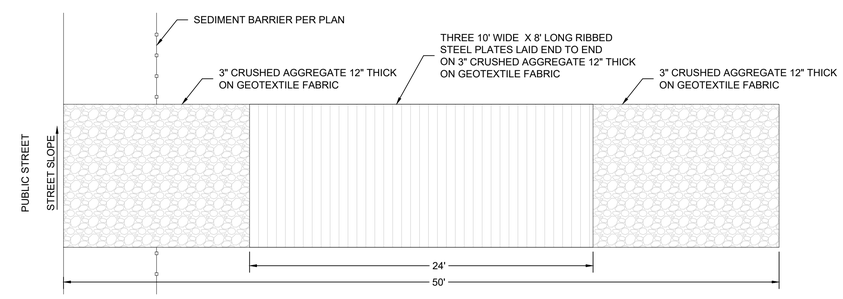
CONCRETE CATCH BASIN INLET

PIPE DRAIN INLET

SILT TRAPS SHALL BE MAINTAINED AND
CLEANED BY CONTRACTOR DURING RAINFALL
AS NECESSARY TO MAINTAIN INFLOW TO BASIN

3 INLET PROTECTION DETAIL

1"=1'



4 STABILIZED CONSTRUCTION ACCESS DETAIL

NTS

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Engineer of Record:

REGISTERED PROFESSIONAL ENGINEER
JASON J. GOLDSTEIN
No. 60701
Exp. 09/30/21
CIVIL
STATE OF CALIFORNIA

PLAN REVIEW SET
NOT FOR CONSTRUCTION

MELINE RESIDENCE

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Revisions:

1	----
2	----
3	----
4	----
5	----

Project Engineer: BJR	Ext: 121
Project Manager: JJG	----
Date: 04.30.2020	Scale: PER PLAN
AV Job No: 181589	Sheet Size: 24" x 36"

EROSION CONTROL DETAILS SHEET

C-5.2

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plan legend

- property line
- setback
- public utility easement
- bluff edge
- 245 existing contour
- existing tree to remain and be protected in place
- existing tree to be transplanted, shown at proposed locations
- existing tree to be removed

materials legend

- concrete paving
- stone pavers
- (P) asphalt paving to match existing
- (E) asphalt paving
- permeable path

Materials Plan 1

feet 0 5 10 20 1" = 10'-0"

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Sea Ledge Lane Residence

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Santa Barbara, CA, 93109

047-082-008

Revisions

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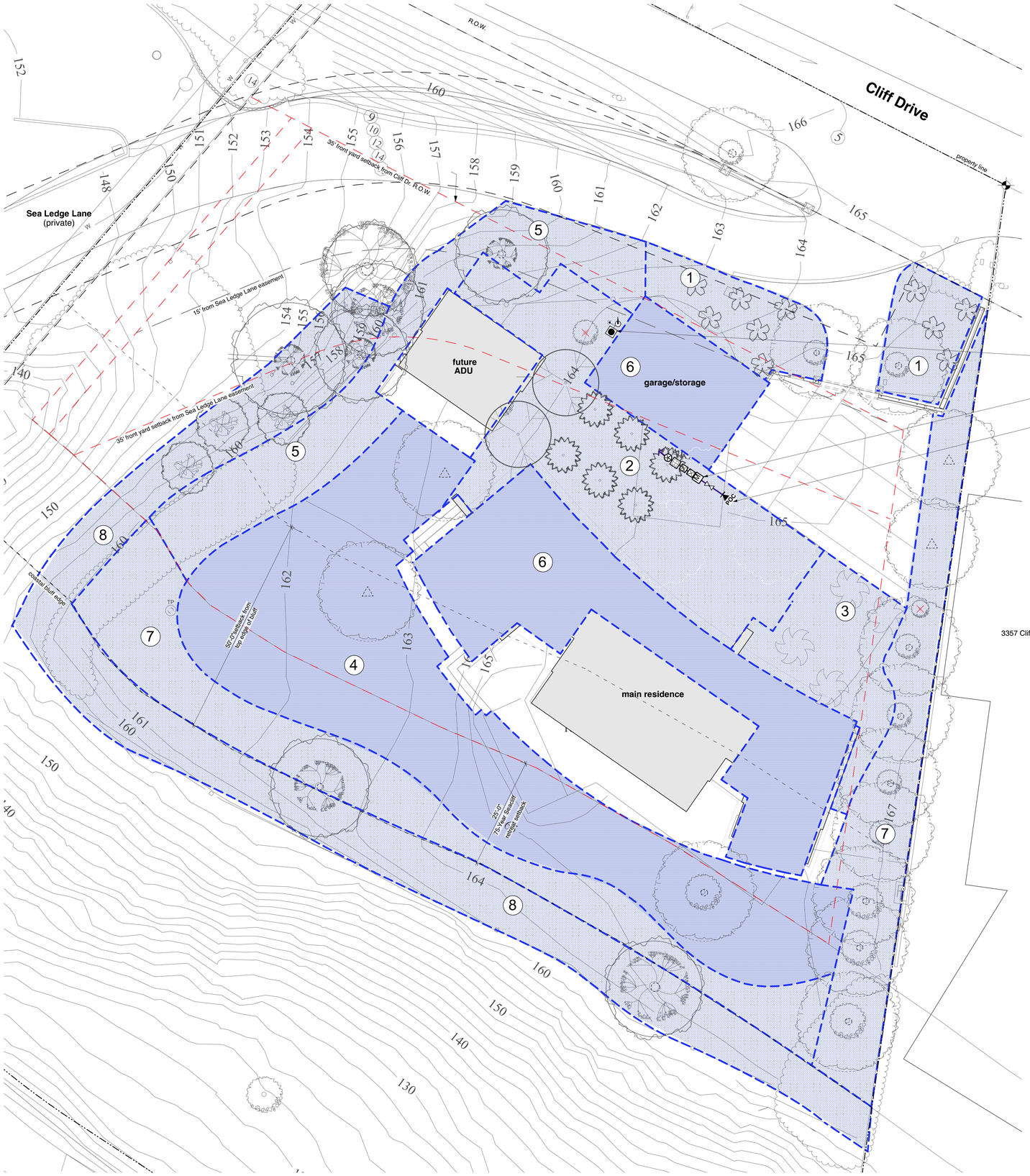
Materials Plan

L1.0

Construction Documents 2020.05.18



Irrigation Plan 1

feet 0 5 10 20 1" = 10'-0"

plan legend

- property line
- setback
- public utility easement
- bluff edge
- 245 existing contour
- existing tree to remain and be protected in place
- existing tree to be transplanted, shown at proposed locations
- existing tree to be removed

irrigation legend

note: refer to irrigation equipment schedule

- hydrozone boundary
- # hydrozone number
- sub-surface inline drip irrigation
- spray irrigation
- M sub meter, VIF
- master valve, VIF
- flow sensor
- ball valve
- backflow preventer and pressure reducer, VIF
- irrigation controller, VIF
- rain sensor

final location of (N) wall-mounted controller and (N) rain sensor to be chosen in coordination with Owner; provide 120 VAC power supply

install (N) irrigation sub meter at P.O.C. per City Standard

point of connection, verify location on site, irrigation mainline to tee off of potable water line for residence; refer to CIVIL

landscape and irrigation design for water efficient landscape ordinance compliance:

Mandatory Measures: (*Show calculations of required areas on referenced sheets*)	Sheet #
No turf in parkways, medians or other areas with any dimension of < 8 ft.	N/A
No turf on >20% slope	N/A
For residential, mixed-use and institutional projects, 80% or > of landscape area water wise plants; For commercial, 100% of landscape area water wise plants	SHT L2.1
For residential, <20% of area in turf of high-water using plants	SHT L2.1
Three inches of mulch specified as required	SHT L3.1
Areas of sprinkler coverage avoids overspray and runoff, including optimum distribution uniformity, head to head spacing and setbacks from walkway and pavement	SHT L2.0
Sprinklers have matched precipitation rates within each valve and circuit	SHT L2.0
Valves separated for individual hydrozones based on plant water needs and sun/shade requirements	SHT L2.0
Weather based irrigation controller with a rain shutoff sensor for the entire irrigation system, if including an automatic irrigation system	SHT L2.0
Areas less than 8 feet wide irrigated only with bubblers, rotating nozzles on pop-up bodies, sub-surface, or drip irrigation	SHT L2.0
Drip/low volume irrigation system on >25% of landscaped area	SHT L2.1
Check valves at low end of irrigation lines to prevent unwanted draining of irrigation lines	SHT L2.0
Pressure regulators, unless the Public Works Director determines one is not needed	see CIVIL DWGs
Grading encourages water retention and infiltration by preserving open space and creating depressed areas/swales	see CIVIL DWGs
Grading mimics natural, pre-development hydrologic flows paths and maintains and\or increases the width of flow paths in order to decrease flow rates	see CIVIL DWGs

I have complied with the criteria of the State of California Water Conservation in Landscaping (AB 1881) and applied them accordingly for the efficient use of water in the irrigation design plan.

It is my understanding that verification of compliance will be necessary upon final building inspection. I shall inspect the completed installation and I will submit in writing that the installation substantially conforms to the approved plans.

Signature: Susan Van Atta, CL # 2928 — Name

License #: 2928 — Exp. Date: 1-31-2022

Exterior Water Use - Water Efficient Landscape Worksheet

Site Information

Site Name → *Sea Ledge Lane Residence*

Site Type → Residential

Annual Eto (inches/yr) → 44.6

Hydrozone or Planting Description	Plant Factor (PF)		Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.)
Regular Landscape Areas								
1	0.2	Low	Drip	0.81	0.2	1,180	291	8,057
2	0.4	Low/Mod.	Drip	0.81	0.5	1,830	904	24,989
3	0.4	Low/Mod.	Drip	0.81	0.5	1,475	728	20,142
4	0.2	Low	Overhead Spray	0.75	0.3	5,100	1,360	37,607
5	0.2	Low	Drip	0.81	0.2	1,760	435	12,017
6	0.2	Low	Overhead Spray	0.75	0.3	2,935	783	21,642
7	0.2	Low	Drip	0.81	0.2	2,215	547	15,123
8	0.1	Very Low	Drip	0.81	0.1	3,930	485	13,416
					SUBTOTAL →	**20,425**	**5,533**	**152,993**
Special Landscape Areas								
					SUBTOTAL →			
						Estimated Total Water Use (ETWU) →		**152,993**
						Maximum Allowed Water Allowance (MAWA) →		**310,636**

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	5,533
Total Area	20,425
Average ETAF	0.27

All Landscape Areas

Total ETAF x Area	5,533
Total Area	20,425
Sitewide ETAF	0.27

Notes:

ETWU meets MAWA requirement.

Average ETAF meets requirement for this site type.

B l a c k b i r d Architects Inc.

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Sea Ledge Lane Residence

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Irrigation Plan

L2.0

Construction Documents 2020.05.18

irrigation equipment schedule

symbol on plan	description	brand and model	requirements
	new supply main pipe	2" CL 315 PVC, W/ SCH 80 PVC fittings.	Depth of cover: 2 1/2" and smaller,18" MIN.
not shown on plan	new lateral line pipe for spray	SCH 40 PVC, W/ SCH 40 PVC fittings	Depth of cover: 12" MIN ". no class 200 pipe is to be used
not shown on plan	sleeve pipe for main, laterals and wires under paving and through walls	SCH 40 PVC, W/ SCH 40 PVC couplings	Depth of cover : same as main and laterals. Glue all couplings. Pipe size to allow couplings to pass. Shallow depth under paving is not permitted.
	weather based irrigation controller	Confirm with owner	Confirm location with owner prior to installation. Install per manufacturer's instructions.
	rain sensor (rain actuated)	RAINBIRD RSD Rain Sensor	Confirm location with owner prior to installation. Install per manufacturer's instructions.
	backflow preventer assembly	FEBCO 825YA backflow preventer W/ brass union WILKINS model 500C pressure regulator and brass way strainer	Backflow prevention device shall be installed according to local standards, and shall be tested upon installation by a certified backflow tester.
	flow sensor	RAINMASTER FS-150 flow sensor	Must be field calibrated. install in color coded NDS valve box, stamp 'FS" on cover.
	ball valve mainline shut off	SPEARS, true union, with VITON o-rings, line size	Coordinate exact location W/ planting plan.
	pop-up spray heads W/ check valves and adjustable, matched-precipitation rate, rotary nozzles	RAINBIRD 1806-SAM-P45, pressure compensating pop-up with check valve, W/ MP ROTATOR® MP1000, MP2000, & MP3000 series nozzles	Select nozzle radius and sweep to fit built site conditions.
	distribution tubing w/ drip emitters spaced @ 18" O.C.; parallel to grade	RAINBIRD XBS 500: 500 ft. Black Stripe Tubing w/ RAINBIRD XB-05PC W/ barb/Blue inlet type/ color	Depth of cover 1-2".

landscaped area calculations in square feet

a. proposed irrigated landscape area:	20,425 sq ft
b. total area of proposed drip irrigation:	12,390 sq ft
c. total area of proposed spray irrigation:	8,035 sq ft
d. total % area of low water turf alternatives and 'water wise' plants:	90% / 20,425 sq ft

hydrozone information

Hydrozone #	Water Use	Irrigation Method	Area (SF)	% of Irrigated Area
1	Low	Drip	1,180	5.78
2	Low/Mod.	Drip	1,830	8.96
3	Low/Mod.	Drip	1,475	7.22
4	Low	Spray	5,100	24.97
5	Low	Drip	1,760	8.62
6	Low	Spray	2,935	14.37
7	Low	Drip	2,215	10.84
8	Very Low	Drip	3,930	19.24
		Total =	20,425	100%

note: see Sheet L2.0 for complete water efficient landscape worksheet

irrigation system description

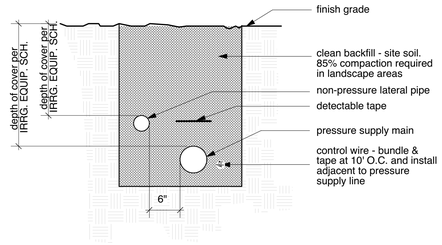
A high efficiency, low water use and weather based irrigation system will be used to supply the necessary water requirements for the selected plant palettes with 'water wise' plants making up the majority of the palette. Plant water needs correspond to proposed irrigation methods indluding low precipitation spray and drip irrigation.

soil type:

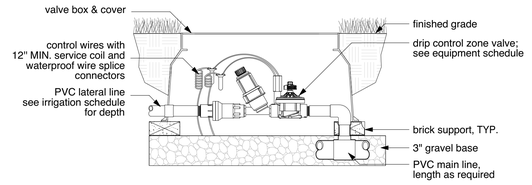
from USDA Soil Natural Resources Conservation Service =
10% - BcC - Baywood Loamy Sand, 2 to 9 percent slopes
90% - BE - Beaches

irrigation system design criteria:

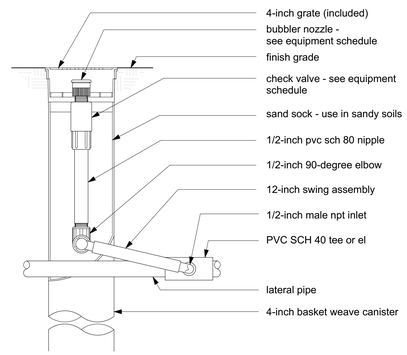
static pressure @ city mainline: 74 PSI
pressure regulator outlet dynamic pressure: 50 PSI (regulated)
dynamic pressure @ irrigation spray heads: 40 PSI
mainline size: 12" PVC
maximum flow velocity : 5 ft/sec.
source of water: City of Santa Barbara



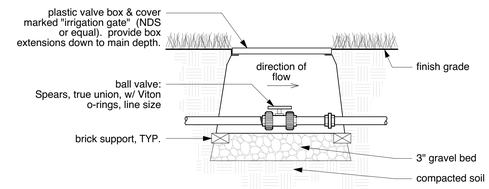
8 Pipe and Wire Below Landscape — section N.T.S.



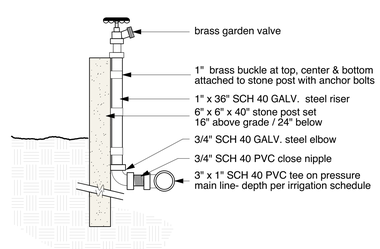
4 Drip Zone Control Kit Assembly — section N.T.S.



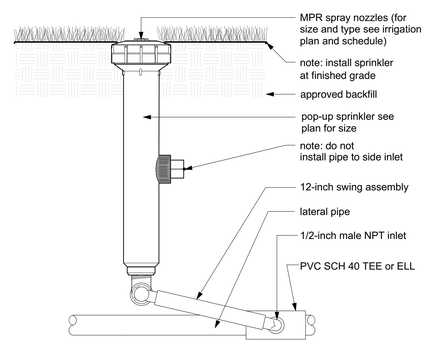
7 Below Grade Bubbler — section N.T.S.



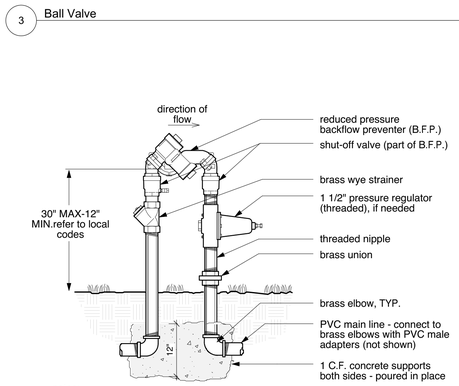
3 Ball Valve — section N.T.S.



10 Hose Bib on Stone Post — section N.T.S.

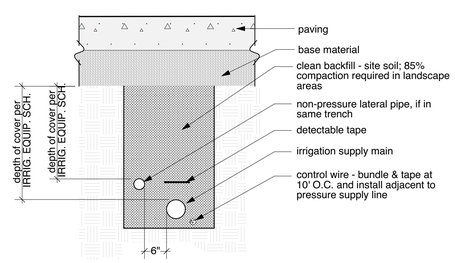


6 Pop Up Spray Head — section N.T.S.

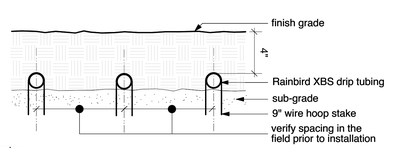


notes:
1. backflow prevention device shall be installed according to City Construction Standards.
2. backflow prevention assembly shall be tested upon installation by a certified backflow tester. report findings shall be provided to the City's Cross Connection Control Office.
3. backflow prevention assembly device shall be tested annually, with findings submitted to the City's Cross Connection Control Office.

2 Backflow Preventer — section N.T.S.

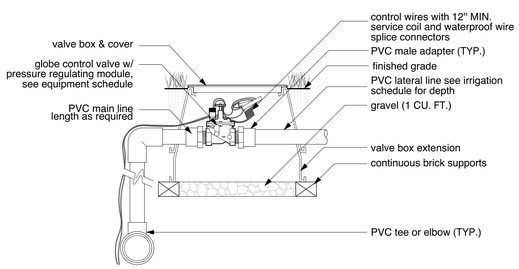


9 Pipe and Wire Below Pavement — section N.T.S.



notes:
1. soil level in planter areas to be brought to 4 1/2" below finished grade and properly compactd prior to the installation of drip tubing
2. install drip tubing as indicated in the drawings. secure with wire hoop stakes every 5' O.C.
3. backfill 4" of soil over the tubing after installation of the tubing

5 Drip Typical Layout — section N.T.S.



1 Valve Assembly — section N.T.S.

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Sea Ledge Lane Residence

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NOT FOR CONSTRUCTION

Irrigation Details

L2.1

Construction Documents 2020.05.18

Planting Plan 1

feet 0 5 10 20 1" = 10'-0"

plan legend

- property line
- setback
- public utility easement
- bluff edge
- 245 existing contour
- existing tree to remain and be protected in place
- existing tree to be transplanted, shown at proposed locations
- existing tree to be removed
- permeable path

plant legend

TREES

Botanical Name	Common Name
Albizia julibrissin	Mimosa
Aloe 'Hercules'	Hercules Aloe
Brugmansia 'Double White'	Angel's Trumpet
Cassia leptophylla	Gold Medallion Tree
Callistemon 'Cane's Hybrid'	Cane's Bottlebrush
Ensete glaucum	Snow Banana

SHRUBS

Botanical Name	Common Name
Artemisia 'Canyon Gray'	Coastal Sagebrush
Artemisia 'Powis Castle'	Powis Castle Wormood
Atriplex californica	California Saltbush
Bougainvillea 'Rosenka'	Rosenka Bougainvillea
Echium candicans	Pride of Madeira
Encelia californica	Bush Sunflower
Eriogonum grande var. rubescens	Red-Flowering Buckwheat
Eriogonum parvifolium	Sea Cliff Buckwheat
Eriophyllum confertiflorum	Golden Yarrow
Laurus nobilis	Sweet Bay
Lavandula 'Phenomenal'	Phenomenal Lavendin
Leptospermum laevigatum	Australian Tea Tree
Loropetalum 'Jazz Hands'	Jazz Hands Fringe Flower
Lupinus albifrons var. collinus	Dwarf Bush Lupine
Mahonia 'Soft Caress'	Soft Caress Mahonia
Melianthus major	Honeybush
Rhus integrifolia	Lemonade Berry
Rosmarinus officinalis 'Ken Taylor'	Ken Taylor Rosemary
Salvia leucophylla	Purple Sage
Santolina chamaecyparissus	Lavender cotton
Westringia 'Morning Light'	Coast Rosemary

PERENNIALS

Botanical Name	Common Name
Achillea millefolium 'Island Pink'	Island Pink Yarrow
Achillea millefolium 'Terracotta'	Terracotta Yarrow
Cordyline fruticosa 'Soledad Purple'	Soledad Purple Ti Plant
Dasylirion wheeleri	Spoon Yucca
Dryopteris erythrosora	Autumn Fern
Heuchera 'Palace Purple'	Palace Purple Heuchera
Kniphofia 'Tawny King'	Tawny King Poker
Leymus condensatus	Giant Wild Rye
Lomandra 'Platinum Beauty'	Mat Rush
Muhlenbergia dubia	Pine Muhly
Pennisetum setaceum 'Rubrum'	Purple Fountain Grass
Stachys byzantina	Lamb's Ear
Strelitzia reginae	Bird of Paradise

SUCCULENTS

Botanical Name	Common Name
Aeonium 'Sunburst'	Sunburst Aeonium
Aeonium 'Zwartkop'	Black Rose Aeonium
Agave 'Blue Glow'	Blue Glow Agave
Agave attenuata 'Nova'	Blue Fox Tail Agave
Aloe arborescens 'Lutea'	Golden Torch Aloe
Aloe castanea	Cat Tail Aloe
Aloe petricola	Stone Aloe
Crassula ovata	Jade Plant
Echeveria 'Sahara'	Sahara Echeveria
Kalanchoe luciae 'Flapjacks'	Paddle Plant
Pedilanthus macrocarpus	Slipper Plant

MEADOW

Botanical Name	Common Name
Achillea millefolium	Yarrow
Festuca 'Siskiyou Blue'	Siskiyou Blue Fescue
Hesperaloe parviflora	Red Yucca
Koeleria macrantha	Junegrass
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye

GROUNDCOVERS

Botanical Name	Common Name
Ajuga reptans	Carpet Bugle
Carex flacca 'Blue Zinger'	Blue Zinger Sedge
Erigeron glaucus 'Bountiful'	Seaside Daisy
Heuchera 'Amber Waves'	Amber Waves Coral Bells
Sedum album	White Stonecrop
Sedum nussbaumerianum	Coppertone Sedum
Sedum rupestre 'Angelina'	Sedum Angelina
Senecio serpens	Blue Chalksticks

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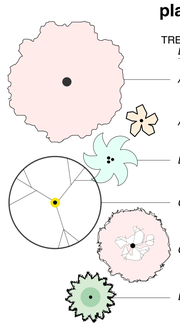
Planting Plan

L3.0

Construction Documents 2020.05.18

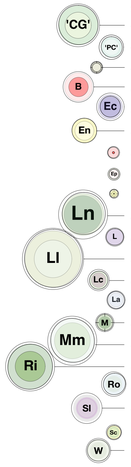
plant legend



TREES

Botanical Name	Common Name	Size	Quantity
Albizia julibrissin	Mimosa	3	24" box
Aloe 'Hercules'	Hercules Aloe	10	24" box
Brugmansia 'Double White'	Angel's Trumpet	4	24" box
Cassia leptophylla	Gold Medallion Tree	2	24" box
Callistemon 'Cane's Hybrid'	Cane's Bottlebrush	3	15 gal
Ensete glaucum	Snow Banana	6	24" box

SHRUBS



Botanical Name	Common Name	Size	Quantity
Artemisia 'Canyon Gray'	Coastal Sagebrush	1 gal	17
Artemisia 'Powis Castle'	Powis Castle Wormood	1 gal	45
Atriplex californica	California Saltbush	1 gal	51
Bougainvillea 'Rosenka'	Rosenka Bougainvillea	5 gal	13
Echium candicans	Pride of Madeira	5 gal	10
Encelia californica	Bush Sunflower	1 gal	37
Eriogonum grande var. rubescens	Red-Flowering Buckwheat	1 gal	77
Eriogonum parvifolium	Sea Cliff Buckwheat	1 gal	145
Eriophyllum confertiflorum	Golden Yarrow	1 gal	98
Laurus nobilis	Sweet Bay	15 gal	5
Lavandula 'Phenomenal'	Phenomenal Lavendin	1 gal	24
Leptospermum laevigatum	Australian Tea Tree	15 gal	5
Loropetalum 'Jazz Hands'	Jazz Hands Fringe Flower	5 gal	17
Lupinus albifrons var. collinus	Dwarf Bush Lupine	1 gal	33
Mahonia 'Soft Caress'	Soft Caress Mahonia	5 gal	102
Melianthus major	Honeybush	5 gal	5
Rhus integrifolia	Lemonade Berry	15 gal	20
Rosmarinus officinalis 'Ken Taylor'	Ken Taylor Rosemary	5 gal	26
Salvia leucophylla	Purple Sage	1 gal	23
Santolina chamaecyparissus	Lavender cotton	1 gal	20
Westringia 'Morning Light'	Coast Rosemary	1 gal	37

PERENNIALS

Botanical Name	Common Name		Quantity
Achillea millefolium 'Island Pink'	Island Pink Yarrow	1 gal	38
Achillea millefolium 'Terracotta'	Terracotta Yarrow	1 gal	28
Cordyline fruticosa 'Soledad Purple'	Soledad Purple Ti Plant	5 gal	17
Dasylirion wheeleri	Spoon Yucca	15 gal	4
Dryopteris erythrosora	Autumn Fern	1 gal	37
Heuchera 'Palace Purple'	Palace Purple Heuchera	1 gal	180
Kniphofia 'Tawny King'	Tawny King Poker	1 gal	11
Leymus condensatus	Giant Wild Rye	1 gal	82
Lomandra 'Platinum Beauty'	Mat Rush	1 gal	51
Muhlenbergia dubia	Pine Muhly	1 gal	65
Pennisetum setaceum 'Rubrum'	Purple Fountain Grass	1 gal	44
Stachys byzantina	Lamb's Ear	1 gal	46
Strelitzia reginae	Bird of Paradise	5 gal	34

MEADOW

Botanical Name	Common Name	seed	5100 sq ft
Achillea millefolium	Yarrow		
Festuca 'Siskiyou Blue'	Siskiyou Blue Fescue		
Hesperaloe parviflora	Red Yucca		
Koeleria macrantha	Junegrass		
Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye		

GROUNDCOVERS

Botanical Name	Common Name		Quantity
Ajuga reptans	Carpet Bugle	4" pot	220 sq ft
Carex flacca 'Blue Zinger'	Blue Zinger Sedge	4" pot	420 sq ft
Erigeron glaucus 'Bountiful'	Seaside Daisy	4" pot	800 sq ft
Heuchera 'Amber Waves'	Amber Waves Coral Bells	4" pot	130 sq ft
Sedum album	White Stonecrop	4" pot	3,320 sq ft
Sedum nussbaumerianum	Coppertone Sedum	4" pot	600 sq ft
Sedum rupestre 'Angelina'	Sedum Angelina	4" pot	115 sq ft
Senecio serpens	Blue Chalksticks	4" pot	815 sq ft

SUCCULENTS

Botanical Name	Common Name		Quantity
Aeonium 'Sunburst'	Sunburst Aeonium	1 gal	11
Aeonium 'Zwartkop'	Black Rose Aeonium	1 gal	64
Agave 'Blue Glow'	Blue Glow Agave	5 gal	4
Agave attenuata 'Nova'	Blue Fox Tail Agave	5 gal	3
Aloe arborescens 'Lutea'	Golden Torch Aloe	5 gal	20
Aloe castanea	Cat Tail Aloe	5 gal	3
Aloe petricola	Stone Aloe	5 gal	36
Crassula ovata	Jade Plant	1 gal	21
Echeveria 'Sahara'	Sahara Echeveria	1 gal	33
Kalanchoe luciae 'Flapjacks'	Paddle Plant	1 gal	17
Pedilanthus macrocarpus	Slipper Plant	1 gal	30

planting notes

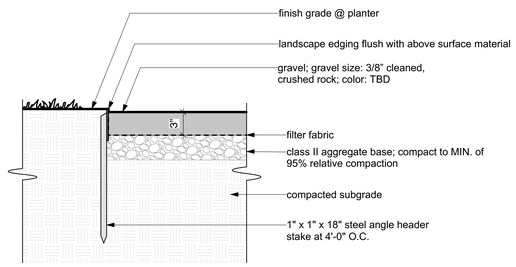
All plant materials shall be set out as shown on plan. Final locations shall be approved by the Landscape Architect prior to planting.

1. Landscape Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
2. Do not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Landscape Architect, Van Atta Associates (805) 730-7444. The Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
3. Prior to starting work, Contractor shall take soil samples where different soil types are encountered on the project site. Soil shall be analyzed by an approved commercial soil testing laboratory (Wallace Labs, www.bettersoils.com), or equal, for suitability for ornamental plant material as called out on plan. The laboratory shall also be instructed to make specific recommendations of soil amendment/fertilization for California native plants as listed on plan. A copy of the results of this analysis shall be submitted to the Landscape Architect. Contractor shall follow the recommendations of the soils lab as to the rate and analysis of fertilizer & amendments to provide a suitable medium for planting. The Contractor shall notify the Owner and Landscape Architect of any potential problems which may result due to harmful substances found in the soil. Failure to act as specified may result in the Landscape Contractor assuming financial responsibility for any damage to plants.
4. Landscape Contractor shall allow for the addition of soil amendments or conditioners in soil preparation and finish grading as specified in soil analysis results.
5. The Landscape Contractor shall be responsible to furnish and install amended import soil in any planting areas as necessary to achieve the specified finish planting grades. Imported soil shall be free of unwanted seeds.
6. The Landscape Contractor shall be responsible for positive drainage in planting areas with accurately set flow lines and or drain inlets connected to the overall drainage system. Low spots or ponding of surface water in planting areas will not be accepted in the final work.
7. The Landscape Architect will approve finish grades in all landscape areas prior to plant material placement. After planting material placement, final plant material locations shall be approved by Landscape Architect prior to planting.
8. The Landscape Contractor shall provide healthy, vigorous plant stock grown under climatic conditions similar to the conditions in the locality of the project. It is the Landscape Contractor's responsibility to furnish plant material free of pests or plant diseases. Contract-grown or 'tagged' material must be inspected by the Landscape Contractor and certified disease-free. It is the Landscape Contractor's obligation to warranty all shrubs for a period of 90 days and trees for a period of 1 year.
9. The Landscape Contractor is responsible for completing quantity take-offs for all plant materials shown on plans; plant quantities shown are for convenience only. Landscape Contractor shall provide a list of all plant materials, including species name and size, to be acquired, making note of any deviations from quantities, species or size shown on plans. Any substitutions of plant materials (quantity, species or size) to be approved by Landscape Architect. Failure to act as specified may result in Landscape Contractor assuming financial responsibility for removal of non-approved plant material and supplying plant material as shown on plans.
10. The Landscape Contractor shall coordinate plant material installation with all utilities (above & below ground), wall footings, pavement, or other hardscape features. The Landscape Contractor shall not damage improvements by others. Failure to act as specified may result in Landscape Contractor assuming financial responsibility for any damages.
11. See details for staking method, plant pit dimensions, and backfill requirements. Plant crown elevations shall be installed relative to finish grade as shown on planting details. Proper compaction of backfill to prevent settlement will be required.
12. The Landscape Architect reserves the right to adjust the location of plant material during installation as appropriate to the project.
13. Landscape mulch shall be applied at 3 inches thick over all landscape surfaces except where otherwise specified in plans. The mulch shall be a high quality pre-composted mulch, with pieces sized 0"-1", and shall not contain debris. A representative sample of mulch must be approved by Landscape Architect prior to application.

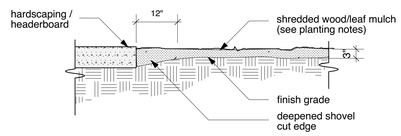
tree protection notes

All existing trees to remain are to be protected as follows:

1. Fence off all trees from construction at the critical root zone or where practical with 6' chain link or orange fence with metal stakes.
2. No activities or storage of construction materials shall be allowed within the fenced areas unless approved by the project arborist.
3. Any root disturbance to any of the protected trees shall be done by hand and the project arborist alerted.
4. All roots encountered shall be cut cleanly with a sharp saw to allow for new root regeneration, backfilled immediately or kept moist to prevent drying out and dying.
5. Any tree affected by the construction process shall be deep-root fertilized to promote better health and vigor.
6. Compaction of the root zone shall be avoided by spreading 3-4" of mulch. If necessary, plywood or equivalent shall be placed on top.
7. During hot, dry periods the foliage may need to be washed with high pressure water to remove construction dust.
8. Project arborist shall be notified prior to any activities within the critical root zone.
9. All trenching of utilities, irrigation and lighting shall not encroach within the critical root zone unless approved by the project Arborist.

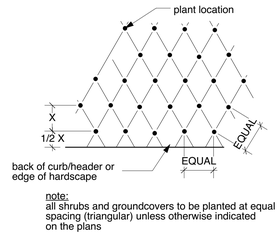


6 Permeable Path — section N.T.S.



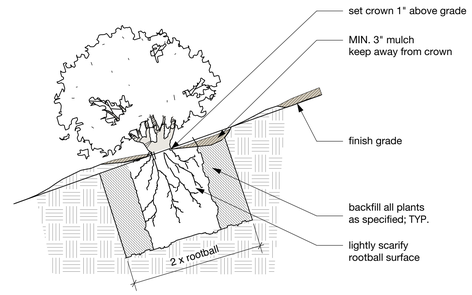
Note:
mulch under trees and shrubs & blend into ground cover areas

5 Mulch Installation — section N.T.S.

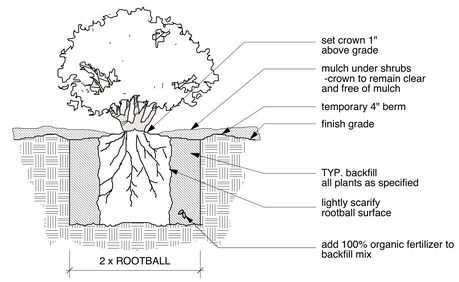


note:
all shrubs and groundcovers to be planted at equal spacing (triangular) unless otherwise indicated on the plans

4 Groundcover/Shrub Spacing — section N.T.S.

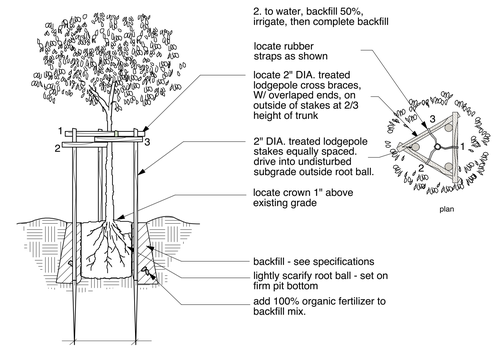


3 Shrub in Slope Planting — section N.T.S.



2 Shrub Planting — section N.T.S.

notes:
1. do not damage main roots or destroy root ball when installing tree stakes
2. to water, backfill 50%, irrigate, then complete backfill



1 Tree Planting & Rootball Staking — section/plan N.T.S.

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NOT FOR CONSTRUCTION

Planting Details

L3.1

Construction Documents 2020.05.18

GENERAL NOTES: SITE PLAN

A. See Civil sheets for grading and drainage.
B. See Electrical sheets for electrical panels, fixtures and applicable notes.
C. See Mechanical sheets for mechanical equipment and applicable notes.
D. See Plumbing sheets for plumbing equipment and applicable notes.
E. See Landscape sheets for landscape design and applicable notes.
F. Refer to Finish Schedule for interior finishes.
G. Refer to Exterior Elevations for exterior finishes.
H. Refer to Sections and Details for construction assemblies.
I. Dimensioning:
1) all dimensions are to face of stud U.N.O.
J. Roof pitch for roof covering per 2019 CBC Chapter 15.
K. F.F. (finish floor) refers to top-of-finish-floor, U.N.O.
L. Verify all (E) utility locations prior to construction.
M. All exterior lighting is required to be high-efficacy and shall meet the requirement in item i and the requirements in either item ii or item iii:
i) controlled by a manual ON and OFF switch that permits the automatic actions of items ii or iii below; and
ii) controlled by a photocell and either a motion sensor or an automatic time swith control; or
iii) controlled by an astronomical time clock control

LEGEND: SITE PLAN

- property line
- setback
- easement
- 176 (E) contour

Site Plan 1

feet 0 8 16 32

1/16" = 1'-0"

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NOT FOR CONSTRUCTION

Site Plan

Existing

A1.1

SFDB Final Review 2020.05.18

GENERAL NOTES: SITE PLAN

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B. See Electrical sheets for electrical panels, fixtures and applicable notes.
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E. See Landscape sheets for landscape design and applicable notes.
F. Refer to Finish Schedule for interior finishes.
G. Refer to Exterior Elevations for exterior finishes.
H. Refer to Sections and Details for construction assemblies.
I. Dimensioning:
1) all dimensions are to face of stud U.N.O.
J. Roof pitch for roof covering per 2019 CBC Chapter 15.
K. F.F. (finish floor) refers to top-of-finish-floor, U.N.O.
L. Verify all (E) utility locations prior to construction.
M. All exterior lighting is required to be high-efficacy and shall meet the requirement in item i and the requirements in either item ii or item iii:
i) controlled by a manual ON and OFF switch that permits the automatic actions of items ii or iii below; and
ii) controlled by a photocell and either a motion sensor or an automatic time swith control; or
iii) controlled by an astronomical time clock control. (2019 California Energy Code Section 150(k)3)

KEYNOTES: SITE PLAN

1. Connect downspouts to storm drain collection system per CIVIL, see C-2.1.
2. Install 6" landscape atrium grate per CIVIL, see C-2.1.
3. Bio-filtration basins per CIVIL, see sheet C-2.1, and detail 1/C-4.1.
4. Stabilized rock rip-rap outlet per CIVIL, see sheet C-2.1.
5. Install embedded slot drain per CIVIL, see C-2.1.
6. 6" traffic rated trench drain to be installed per CIVIL, see C-2.1.
7. Location of (E) water main pipe per SURVEY, see sheet A1.0. Pipe is 6" ductile iron per City records.
8. Construct 48" diameter x 50'-0" long detention chamber per CIVIL, see C-2.1
9. Install connection to (E) 24" storm drain per CIVIL, see C-2.1.
10. Install 3" sanitary sewer force main per CIVIL, see C-3.1.
11. Install lift station w/ sewage pump per CIVIL, see C-3.1.
12. Connect force main to (E) force main per CIVIL, see C-3.1.
13. Install 4" sanitary sewer lateral per CIVIL, see C-3.1.

LEGEND: SITE PLAN

- property line
- setback
- easement
- (E) contour
- (N) contour
- feature above
- feature below
- integral color concrete paving
- limestone paving
- stone pavers
- (E) asphalt paving
- (N) retaining wall per CIVIL, medium brown integral color plaster finish
- utility - electrical
- utility - water
- utility - sewer
- storm drain, see CIVIL

Site Plan 1

feet 0 8 16 32

1/16" = 1'-0"

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NOT FOR CONSTRUCTION

Site Plan

Proposed

A1.2

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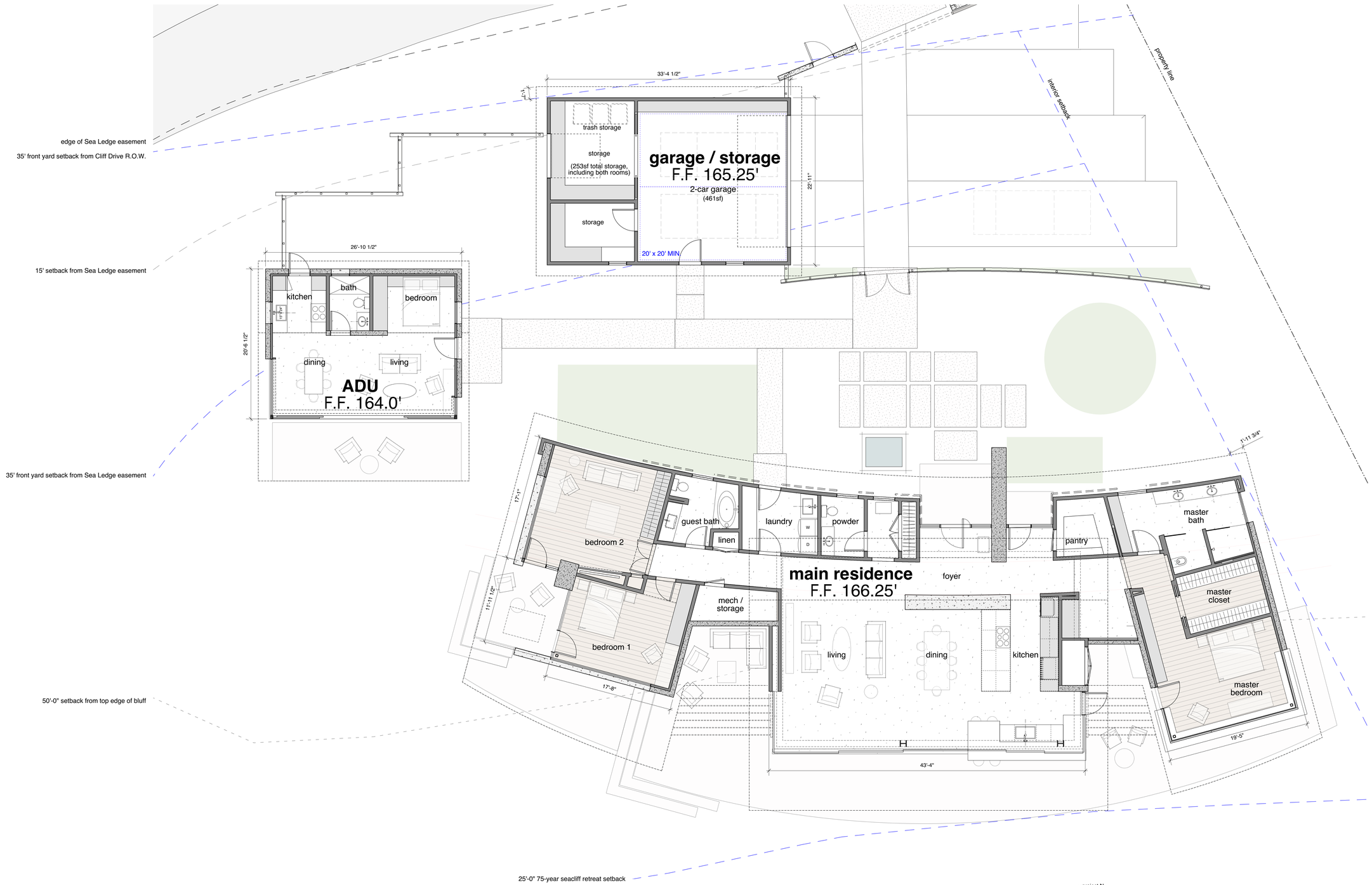

project N

Floor Plans 1

feet 0 3 6 12 3/16" = 1'-0"

GENERAL NOTES: FLOOR PLAN

1. Refer to Finish Schedule for interior finishes.

2. Refer to Elevations for exterior finishes.

3. Refer to Sections & Details for construction assemblies.

4. Refer to Plumbing, Mechanical, and Electrical drawings for applicable notes and equipment.

5. Refer to Structural drawings for applicable notes.

6. Refer to Landscape drawings for hardscape, landscape materials, and features.

7. Install moisture resistant G.W.B. on all walls in bathrooms, and rooms subject to wet conditions.

10. Dimensioning:
a. all dimensions are to face of stud U.N.O.
b. doors at corners or near intersections of perpendicular walls are located 4" from face of stud to face of jamb U.N.O.

11. Occupiable spaces, habitable space and corridors shall have a ceiling height of not less than 7'-6". Bathrooms, toilet rooms, storage rooms and laundry rooms may have a ceiling height of not less than 7'-0". (CBC Section 1208.2)

12. Electrical receptacals, switches/controls, and outlets:
a. Refer to Electrical drawings.
b. Switches shall be placed centered at 36" AFF and 4" from door jamb or corner, U.N.O.
c. Convenience receptacals shall be placed centered at 12" AFF or 6" above countertop, U.N.O.

WALL TYPE LEGEND: FLOOR PLAN

- 2x4 wood stud wall
- 2x6 wood stud wall
- partial height wall
- board form concrete wall; integral color
- partial height board form concrete wall; integral color
- coordinate wood furring on interior side of wall framing, see details on A6.X for furring dimensions
- wood flooring
- tile or stone flooring

LEGEND: FLOOR PLAN

- moveable furniture
- feature below
- feature above
- built-in cabinetry, full height, coordinate w/ interior elevations
- built-in cabinetry, low height, coordinate w/ interior elevations
- column (see Structual)
- rain chain, see details
- downspout

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Sea Ledge Lane Residence

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047-082-008

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Floor Plans

A2.1

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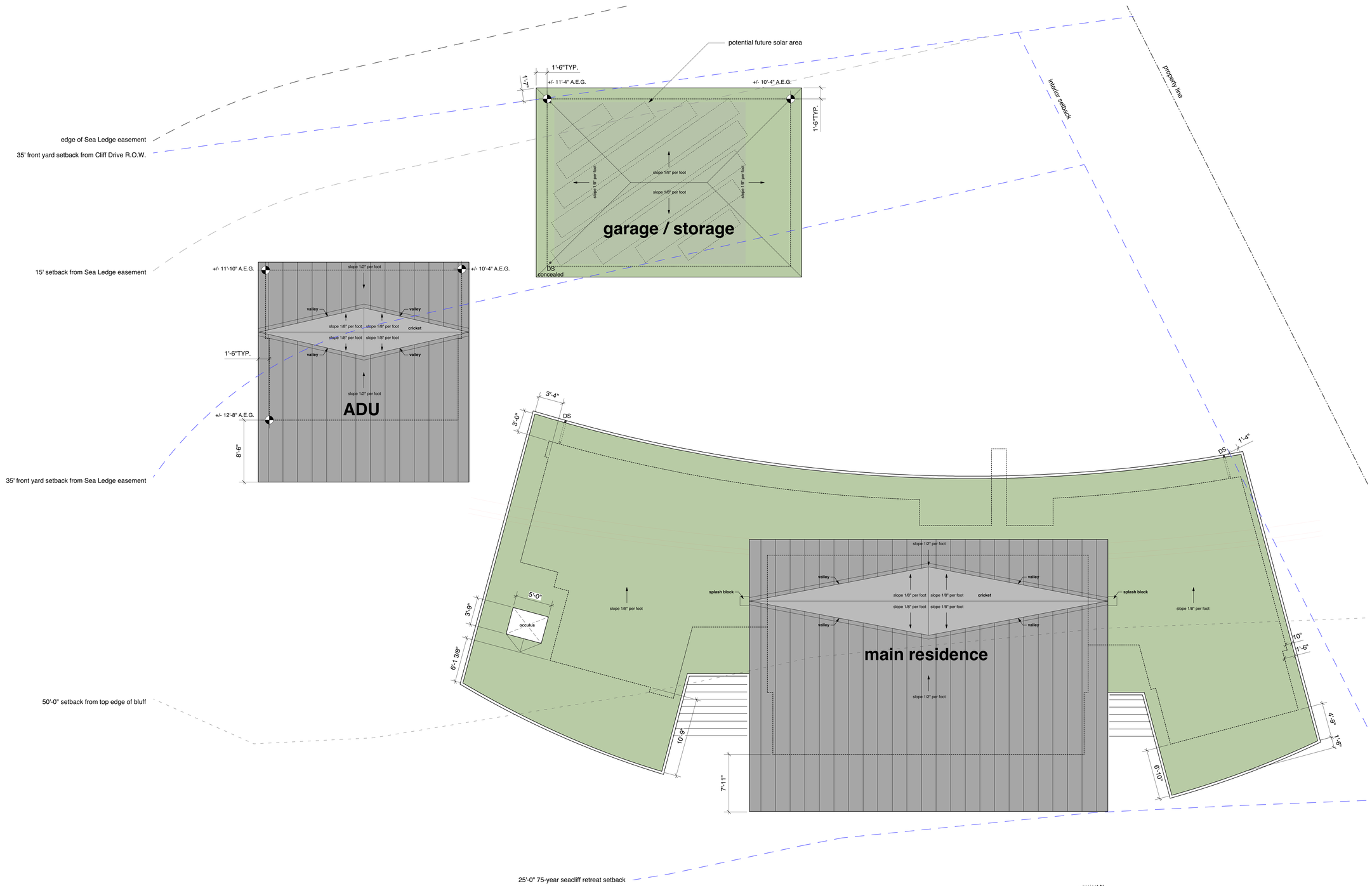

project N

feet 0 3 6 12

3/16" = 1'-0"

Roof Plans 1

GENERAL NOTES: ROOF PLAN

1. Refer to Sections and Details for construction assemblies.

2. Refer to Mechanical, Plumbing, and Electrical drawings for applicable notes, equipment and vents.

3. Dimensioning:
a. all dimensions are to face of stud U.N.O.
b. all T.O. Roof elevations are to top of sheathing U.N.O.
c. refer to Sections for Top Plate and Ridge Beam heights.

4. Roof pitch for roof covering per 2019 CBC Chapter 15.

5. Finish floor datum of each BLDG. is not at the same elev. Refer to site plan for finish floor elevation.

LEGEND: ROOF PLAN

- feature below
- feature above
- standing seam metal roof
- green roof
- metal gutter, painted to match fascia
- downspout or rainchain, finish to match fascia, see CIVIL
- concealed downspout, see CIVIL

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Roof Plans

A2.2

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Main Residence: East Exterior Elevation 2

feet 0 3 6 12 3/16" = 1'-0"

Main Residence: North Exterior Elevation 1

feet 0 3 6 12 3/16" = 1'-0"

GENERAL NOTES: EXTERIOR ELEVATIONS

1. Refer to Sections and Details for construction assemblies.

2. Refer to Mechanical, Plumbing, and Electrical drawings for applicable notes, equipment and vents.

3. Dimensioning:
a. all dimensions are to face of stud U.N.O.
b. all T.O. Roof elevations are to top of sheathing U.N.O.
c. refer to Sections for Top Plate and Ridge Beam heights.

7. Roof pitch for roof covering per 2019 CBC Chapter 15.

EXTERIOR FINISHES

1. **Plaster Wall**
3-coat integral color, smooth plaster, MIN. 7/8" total thickness, medium brown color
2. **Windows and Doors**
anodized dark bronze aluminum with ultra-clear insulated glazing
3. **Integral Color Concrete Wall**
light brown integral color board form concrete
4. **Rain Screen in front of Plaster wall**
(Slatted Fence SIM.)
composite wood or reclaimed solid wood slats, 2"x2", weathered to silver
5. **Water Trough**
decorative fountain, surface area not to exceed 25sf
6. **Privacy Glass**
glass with translucent white fritted pattern to match rainscreen openness pattern
7. **Green Roof**
8. **Metal Roof**
standing seam metal roof, color: medium-dark gray
9. **Wood Sill**
10. **Architectural Brake Metal**
prefinished dark bronze
11. **Sound Fence**
solid acoustic fencing with reclaimed wood rainscreen slats, planted with vines
12. **Fascia**
structural steel, dark bronze powder coat finish
13. **Rain Screen in front of Glass Garage Door**
composite wood or reclaimed solid wood slats, 2"x2", weathered to silver, in front of glass garage door with dark bronze frame
14. **Front Door**
stained solid wood door w/ anodized dark bronze aluminum frame

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Elevations

Main Residence

A3.1

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Main Residence: West Exterior Elevation 2

feet 0 3 6 12 3/16" = 1'-0"

Main Residence: South Exterior Elevation 1

feet 0 3 6 12 3/16" = 1'-0"

GENERAL NOTES: EXTERIOR ELEVATIONS

1. Refer to Sections and Details for construction assemblies.

2. Refer to Mechanical, Plumbing, and Electrical drawings for applicable notes, equipment and vents.

3. Dimensioning:
a. all dimensions are to face of stud U.N.O.
b. all T.O. Roof elevations are to top of sheathing U.N.O.
c. refer to Sections for Top Plate and Ridge Beam heights.

7. Roof pitch for roof covering per 2019 CBC Chapter 15.

EXTERIOR FINISHES

1. **Plaster Wall**
3-coat integral color, smooth plaster, MIN. 7/8" total thickness, medium brown color
2. **Windows and Doors**
anodized dark bronze aluminum with ultra-clear insulated glazing
3. **Integral Color Concrete Wall**
light brown integral color board form concrete
4. **Rain Screen in front of Plaster wall**
(Slatted Fence SIM.)
composite wood or reclaimed solid wood slats, 2"x2", weathered to silver
5. **Water Trough**
decorative fountain, surface area not to exceed 25sf
6. **Privacy Glass**
glass with translucent white fritted pattern to match rainscreen openness pattern
7. **Green Roof**
8. **Metal Roof**
standing seam metal roof, color: medium-dark gray
9. **Wood Sill**
10. **Architectural Brake Metal**
prefinished dark bronze
11. **Sound Fence**
solid acoustic fencing with reclaimed wood rainscreen slats, planted with vines
12. **Fascia**
structural steel, dark bronze powder coat finish
13. **Rain Screen in front of Glass Garage Door**
composite wood or reclaimed solid wood slats, 2"x2", weathered to silver, in front of glass garage door with dark bronze frame
14. **Front Door**
stained solid wood door w/ anodized dark bronze aluminum frame

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Elevations

Main Residence

A3.2

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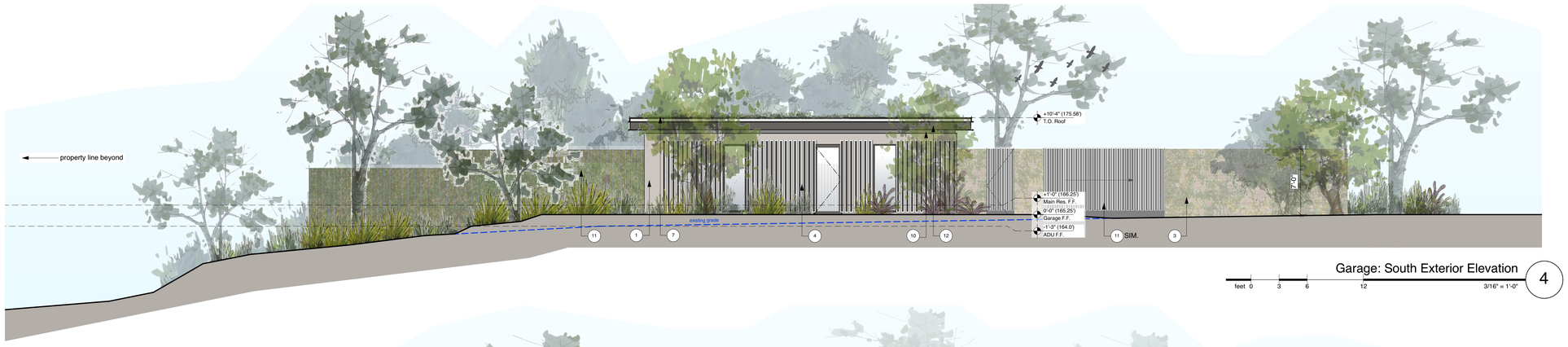
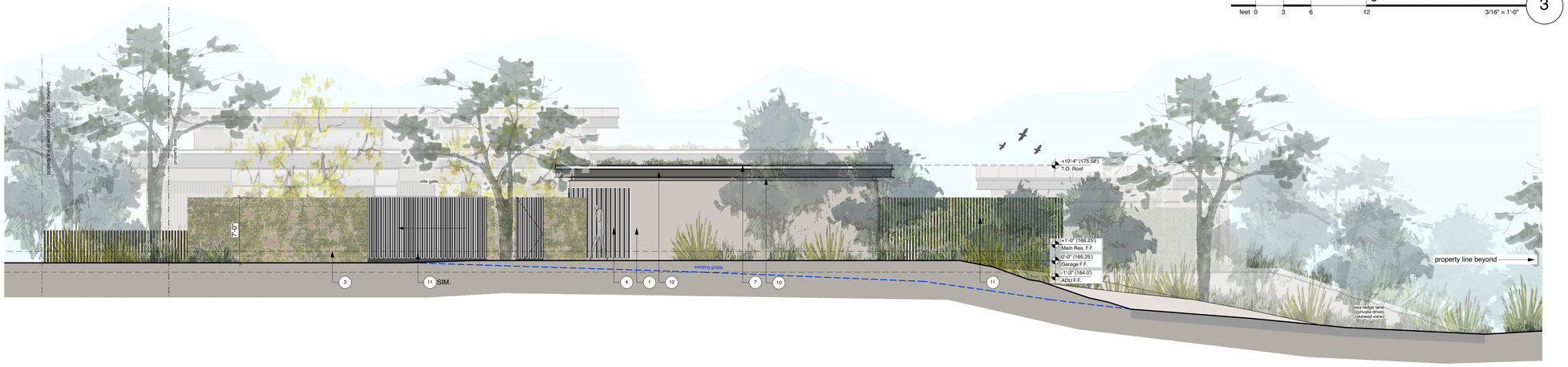


Garage: South Exterior Elevation 4

feet 0 3 6 12 3/16" = 1'-0"

Garage: West Exterior Elevation 3

feet 0 3 6 12 3/16" = 1'-0"



Garage: North Exterior Elevation 2

feet 0 3 6 12 3/16" = 1'-0"

Garage: East Exterior Elevation 1

feet 0 3 6 12 3/16" = 1'-0"

GENERAL NOTES: EXTERIOR ELEVATIONS

1. Refer to Sections and Details for construction assemblies.

2. Refer to Mechanical, Plumbing, and Electrical drawings for applicable notes, equipment and vents.

3. Dimensioning:
a. all dimensions are to face of stud U.N.O.
b. all T.O. Roof elevations are to top of sheathing U.N.O.
c. refer to Sections for Top Plate and Ridge Beam heights.

7. Roof pitch for roof covering per 2019 CBC Chapter 15.

EXTERIOR FINISHES

1. **Plaster Wall**
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2. **Windows and Doors**
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Elevations

Garage

A3.3

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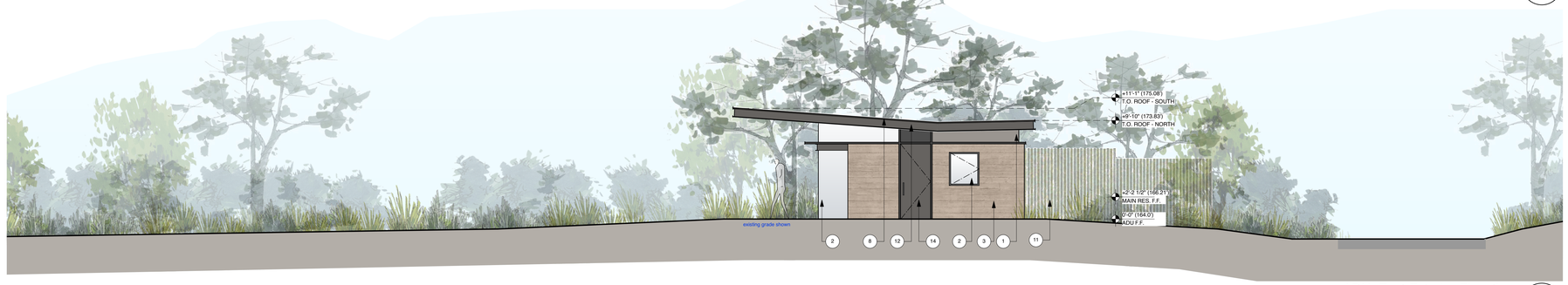
ADU: West Exterior Elevation 4

feet 0 3 6 12 3/16" = 1'-0"

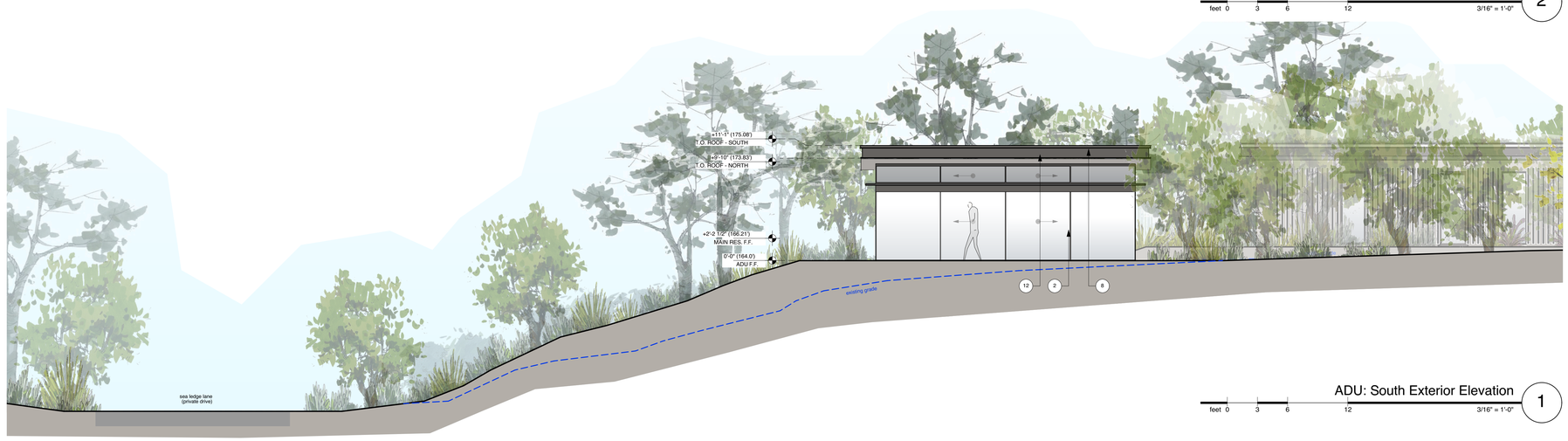
ADU: North Exterior Elevation 3

feet 0 3 6 12 3/16" = 1'-0"



ADU: East Exterior Elevation 2

feet 0 3 6 12 3/16" = 1'-0"



ADU: South Exterior Elevation 1

feet 0 3 6 12 3/16" = 1'-0"

GENERAL NOTES: EXTERIOR ELEVATIONS

1. Refer to Sections and Details for construction assemblies.

2. Refer to Mechanical, Plumbing, and Electrical drawings for applicable notes, equipment and vents.

3. Dimensioning:
a. all dimensions are to face of stud U.N.O.
b. all T.O. Roof elevations are to top of sheathing U.N.O.
c. refer to Sections for Top Plate and Ridge Beam heights.

7. Roof pitch for roof covering per 2019 CBC Chapter 15.

EXTERIOR FINISHES

1. **Plaster Wall**
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2. **Windows and Doors**
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4. **Rain Screen in front of Plaster wall**
(Slatted Fence SIM.)
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5. **Water Trough**
decorative fountain, surface area not to exceed 25sf
6. **Privacy Glass**
glass with translucent white fritted pattern to match rainscreen openness pattern
7. **Green Roof**
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standing seam metal roof, color: medium-dark gray
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Elevations

ADU

A3.4

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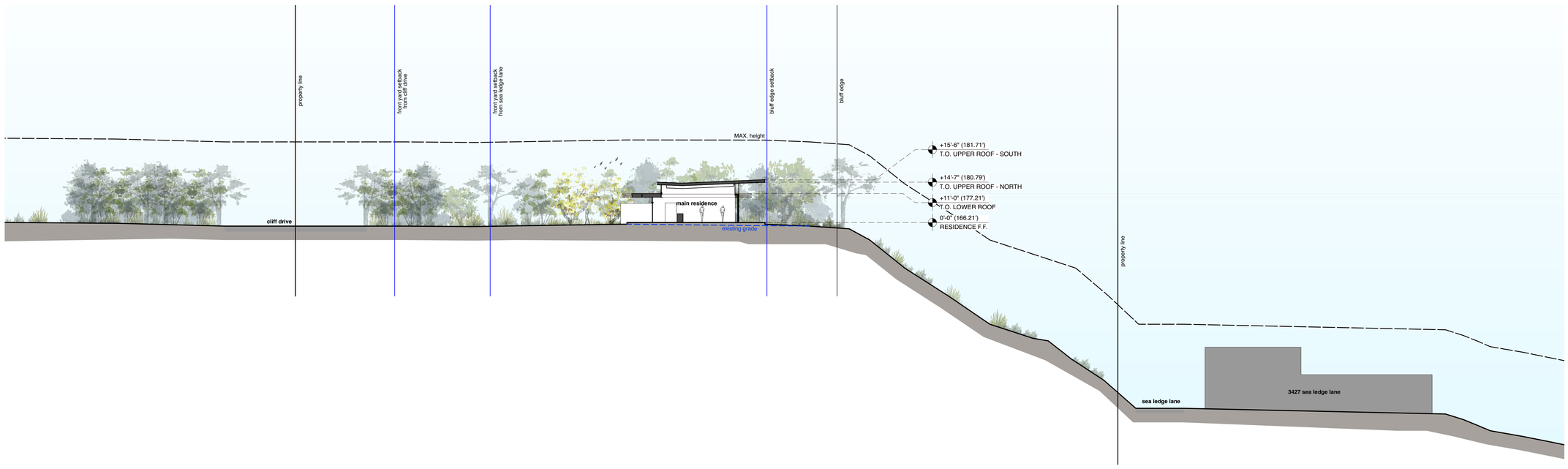

Site Section 1

feet 0 8 16 32 1/16" = 1'-0"

GENERAL NOTES: SECTIONS

1. Refer to Finish Schedule for interior finishes.

2. Refer to Elevations for exterior finishes.

3. Refer to Plumbing, Mechanical, and Electrical drawings for applicable notes.

4. Refer to Structural drawings for location of shear walls and concrete retaining walls and curbs.

5. Refer to Landscape drawings for adjacent hardscape, landscape materials and features.

6. Dimensioning:
a. all dimensions are to face of stud U.N.O.
b. doors at corners or near intersections of perpendicular walls are located 4" from face of stud to face of jamb U.N.O.

7. Occupiable spaces, habitable space and corridors shall have a ceiling height of not less than 7'-6". Bathrooms, toilet rooms, kitchens, storage rooms and laundry rooms may have a ceiling height of not less than 7'-0". (CBC Section 1208.2)

8. Finish floor datum of each BLDG. is not at the same elevation. Refer to plans for finish floor elevation.

9. Refer to Floor Plans for Interior Parition Types and details.

10. Insulation
EXT. Walls and Roof: Insulation per SPEC. and Title 24
INT. Walls: All walls to receive acoustic batt insulation per SPEC.

11. F.F. (finish floor) refers to top-of-slab or top-of-deck U.O.N.

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Sections

Site Sections

A4.1

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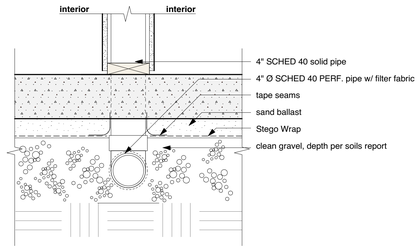
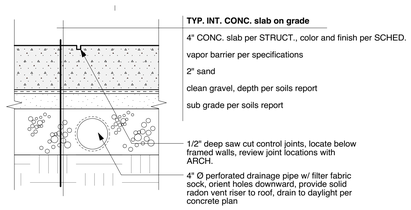


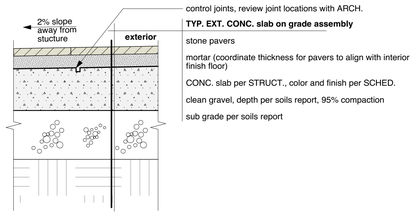
Typical Radon Barrier & Venting Detail 12

1 1/2" = 1'-0"



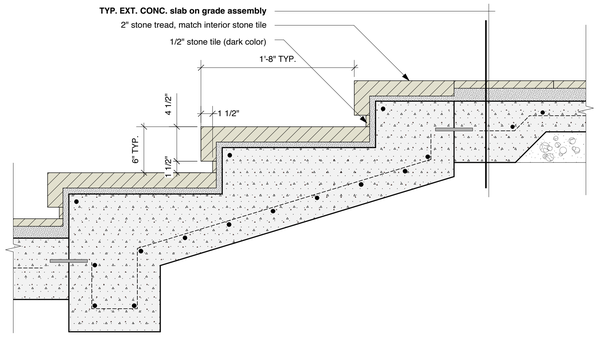
Typical Interior Concrete Slab Assembly 8

1 1/2" = 1'-0"



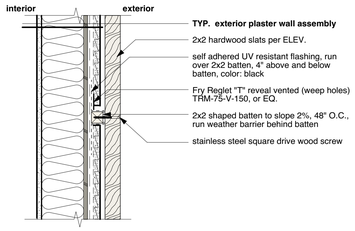
Typical Exterior Concrete Slab Assembly 4

1 1/2" = 1'-0"



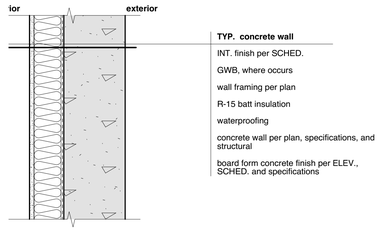
Exterior Stair Detail 14

1 1/2" = 1'-0"



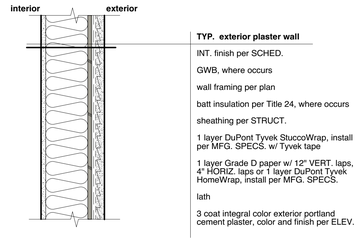
Exterior Wood Slat Wall Assembly 11

1 1/2" = 1'-0"



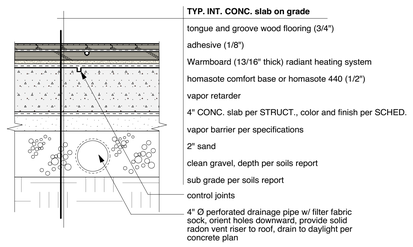
Typical Exterior Concrete Wall Assembly 7

1 1/2" = 1'-0"



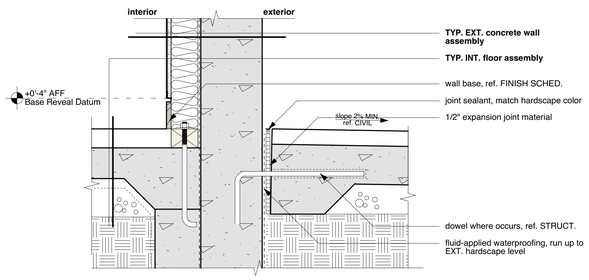
Typical Exterior Plaster Wall Assembly 3

1 1/2" = 1'-0"



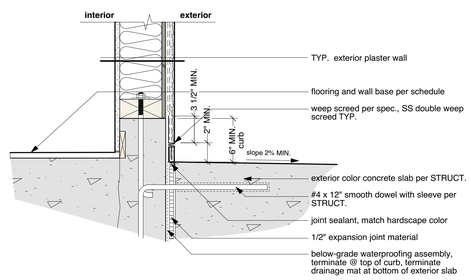
Typical Interior Wood Floor 10

1 1/2" = 1'-0"



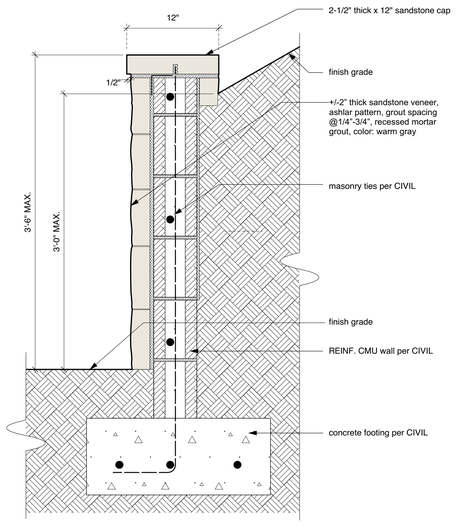
Typical Exterior Concrete Wall at Hardscape 6

1 1/2" = 1'-0"



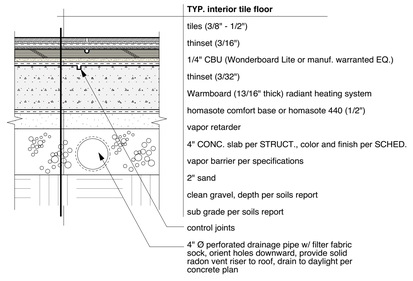
Typical Exterior Plaster Wall at Hardscape 2

1 1/2" = 1'-0"



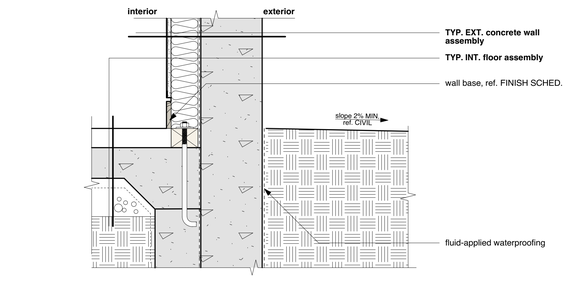
Retaining Wall at North Side of Private Road 13

1 1/2" = 1'-0"



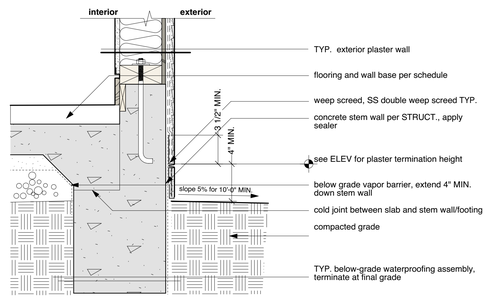
Typical Interior Tile Floor 9

1 1/2" = 1'-0"



Typical Exterior Concrete Wall at Grade 5

1 1/2" = 1'-0"



Typical Exterior Plaster Wall at Grade 1

1 1/2" = 1'-0"

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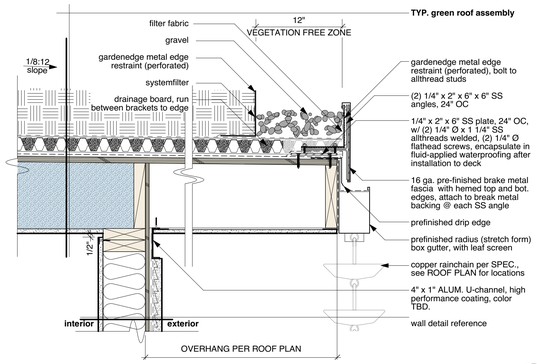
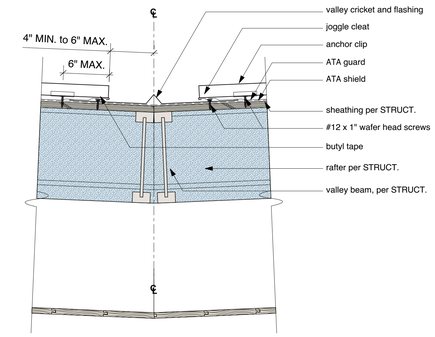


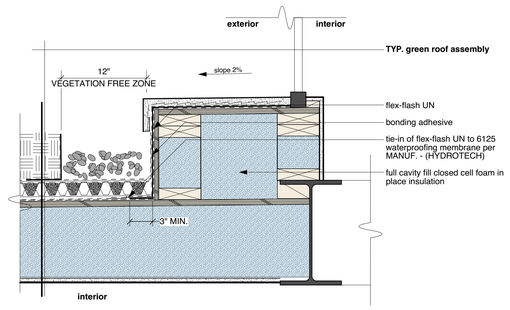
Typical Green Roof Fascia Assembly at North 8

1 1/2" = 1'-0"



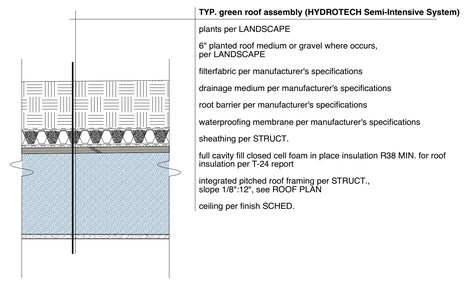
Typical Metal Roof Valley / Cricket Detail 4

1 1/2" = 1'-0"



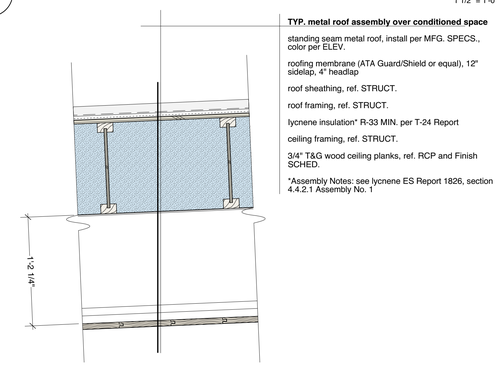
Typical Green Roof Assembly at North Clerestory Windows 11

1 1/2" = 1'-0"



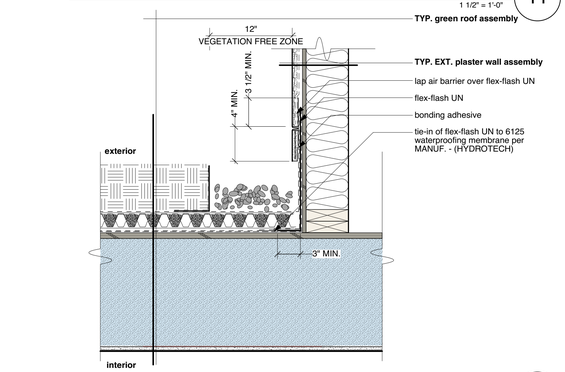
Typical Green Roof Assembly at Conditioned Space 7

1 1/2" = 1'-0"



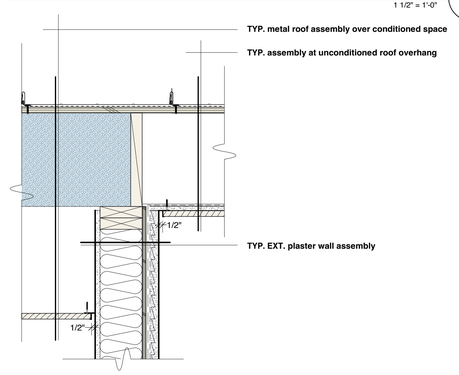
Typical Metal Roof Assembly at Dropped Ceiling 3

1 1/2" = 1'-0"



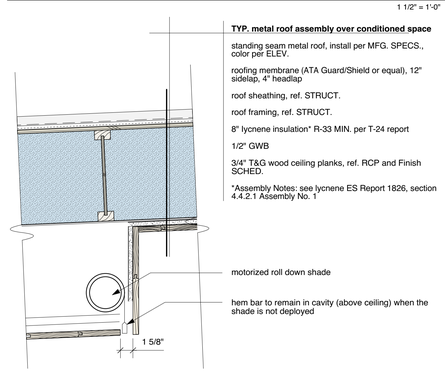
Typical Green Roof Transition to Walls 10

1 1/2" = 1'-0"



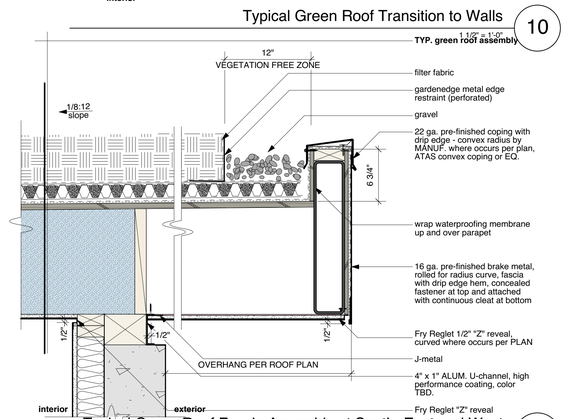
Typical Metal Roof Assembly at Rake 6

1 1/2" = 1'-0"



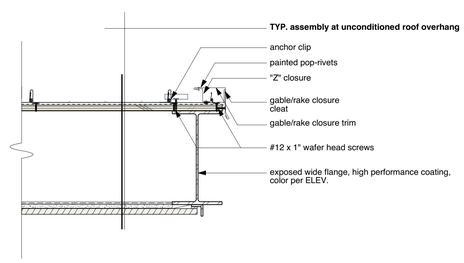
Typical Metal Roof Assembly at Conditioned Space 2

1 1/2" = 1'-0"



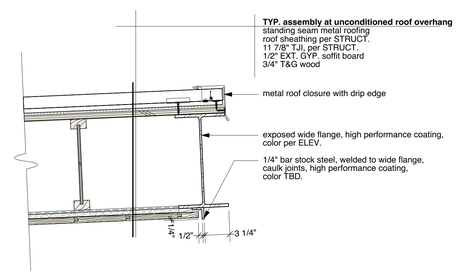
Typical Green Roof Fascia Assembly at South, East and West 9

1 1/2" = 1'-0"



Typical Metal Roof Assembly at Rake Fascia 5

1 1/2" = 1'-0"



Typical Metal Roof Assembly at Eave Fascia 1

1 1/2" = 1'-0"

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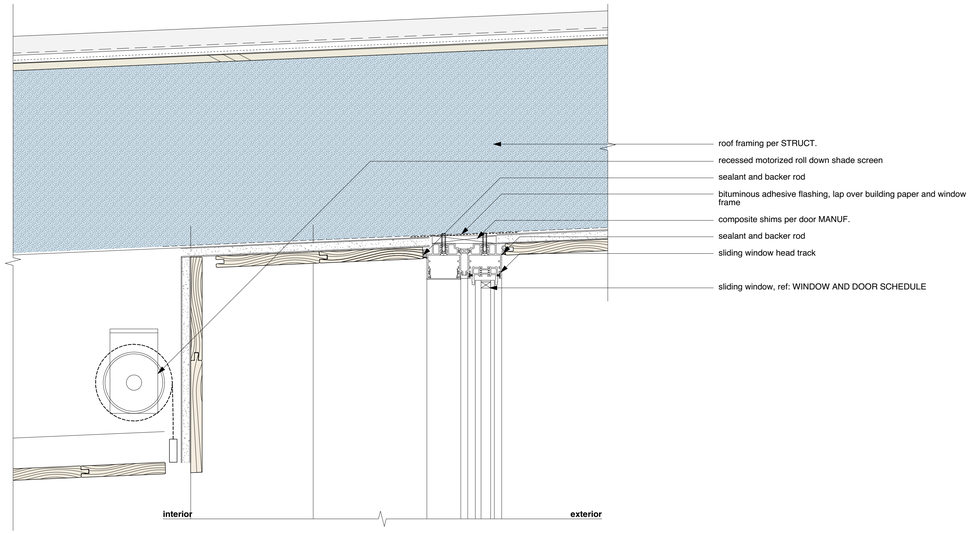
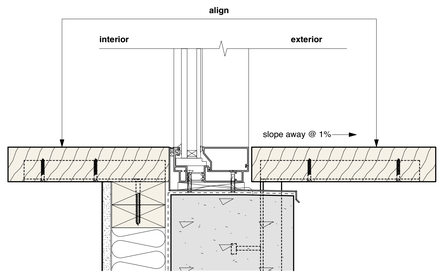
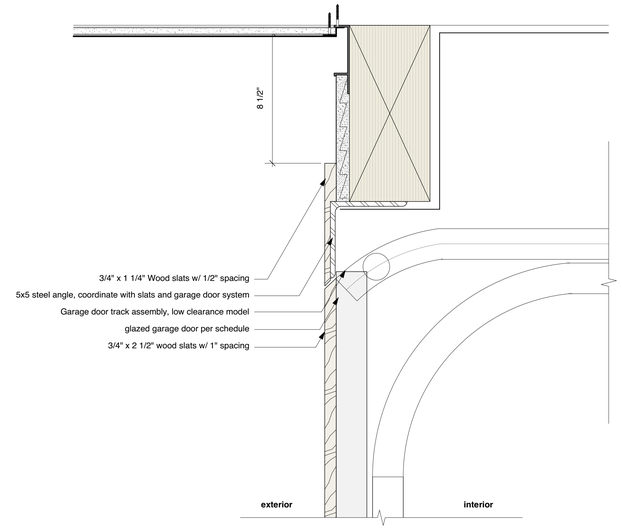


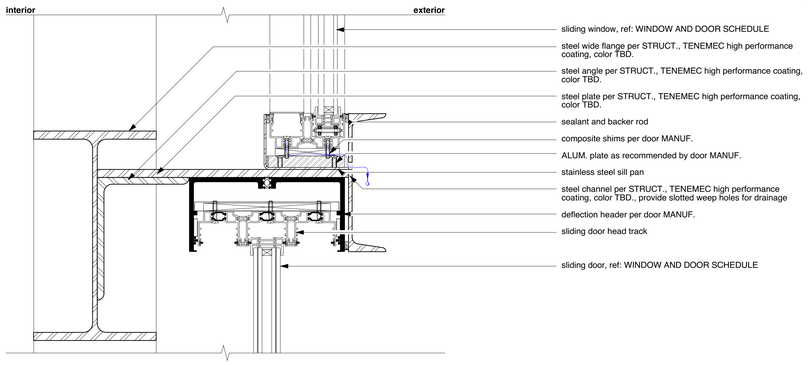
Sliding Door Head 9
3" = 1'-0"



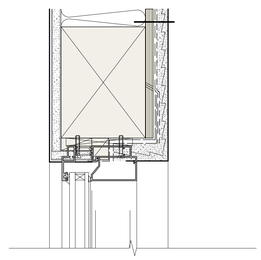
Window Sill @ Extended Wood Sill 6
3" = 1'-0"



Garage Door Head 3
3" = 1'-0"

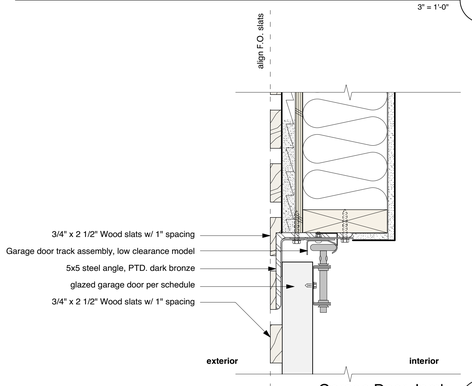


Sliding Door Head 9
3" = 1'-0"

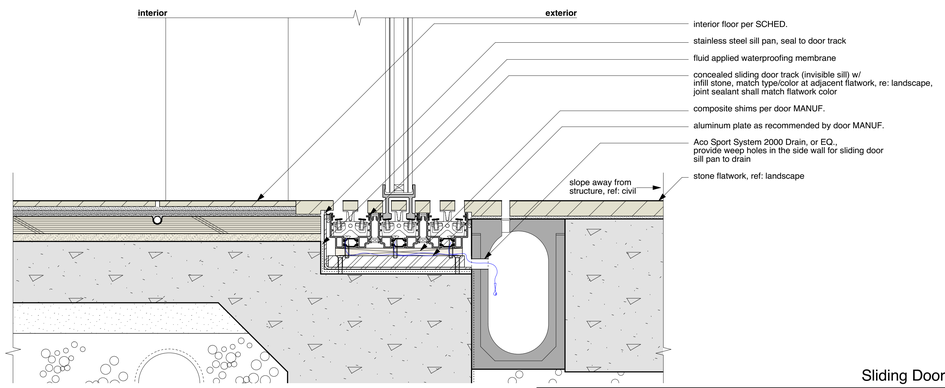


Typ. Window Head Detail @ Single Wall with Exterior Plaster

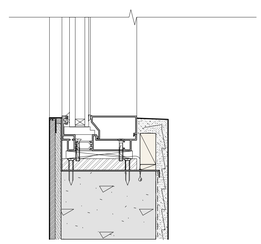
Window Head @ Plaster Wall 5
3" = 1'-0"



Garage Door Jamb 2
3" = 1'-0"

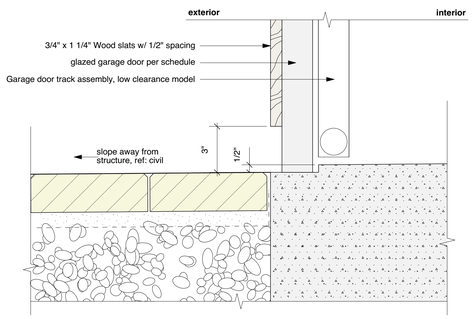


Sliding Door Mull - Deflection Header 8
3" = 1'-0"



Typ. Window Sill Detail @ Single Wall with Exterior Plaster

Window Sill @ Plaster Wall 4
3" = 1'-0"



Garage Door Sill 1
3" = 1'-0"

Sliding Door Sill 7
3" = 1'-0"

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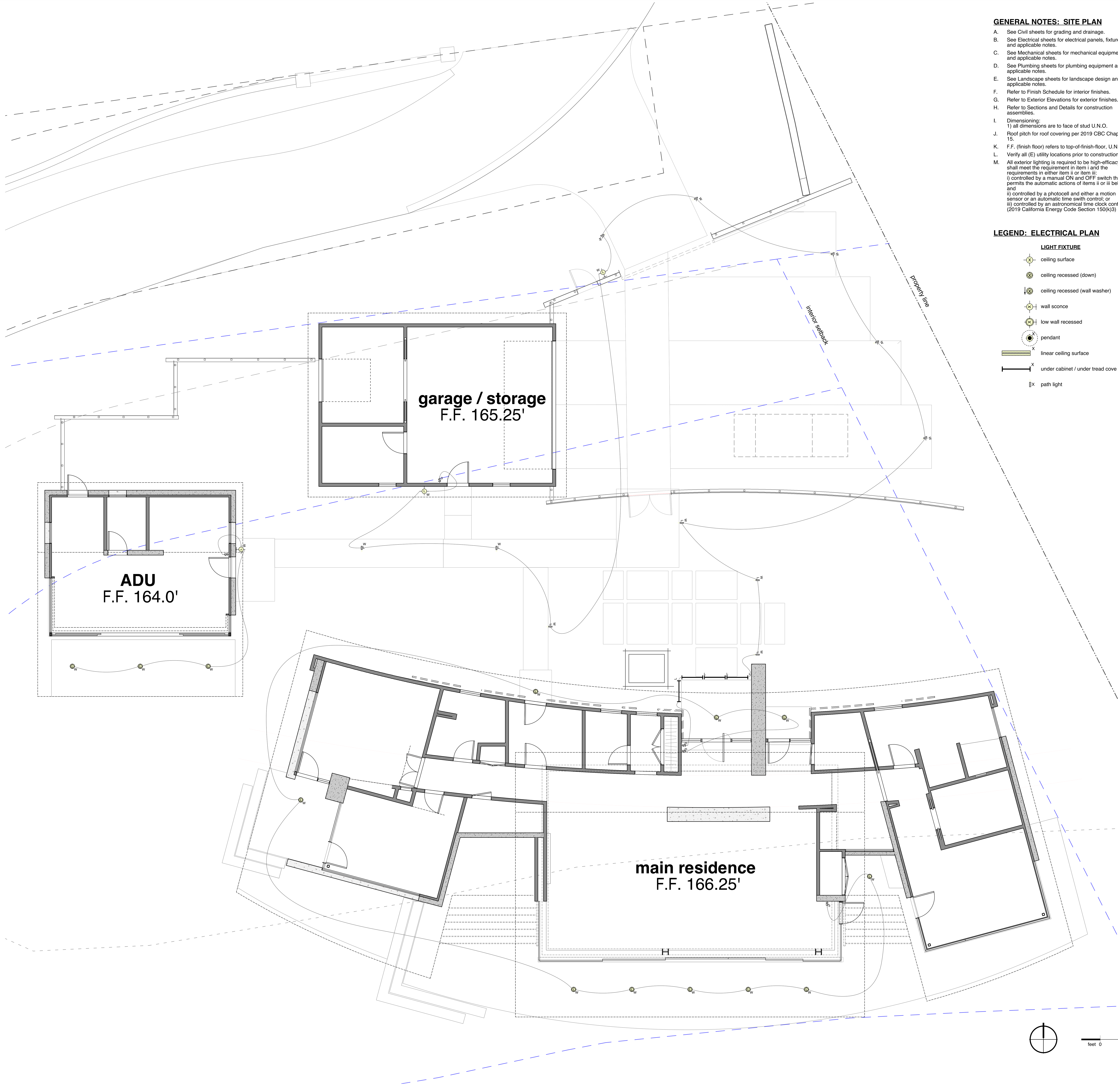


Site Plan 1

feet 0 8 16 32 1/16" = 1'-0"

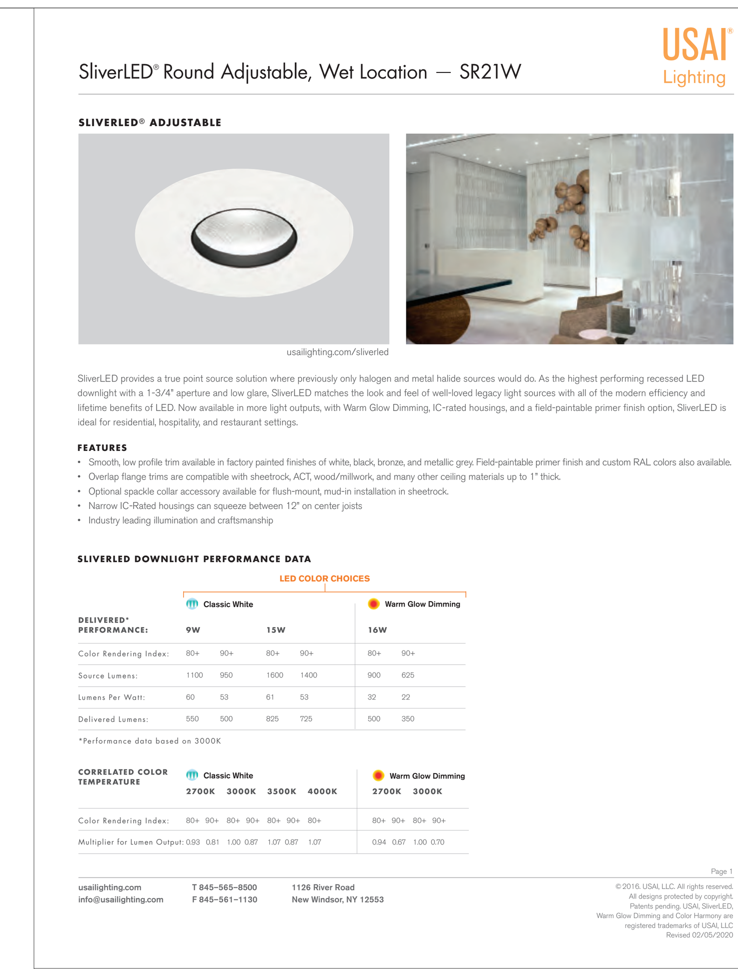
GENERAL NOTES: SITE PLAN

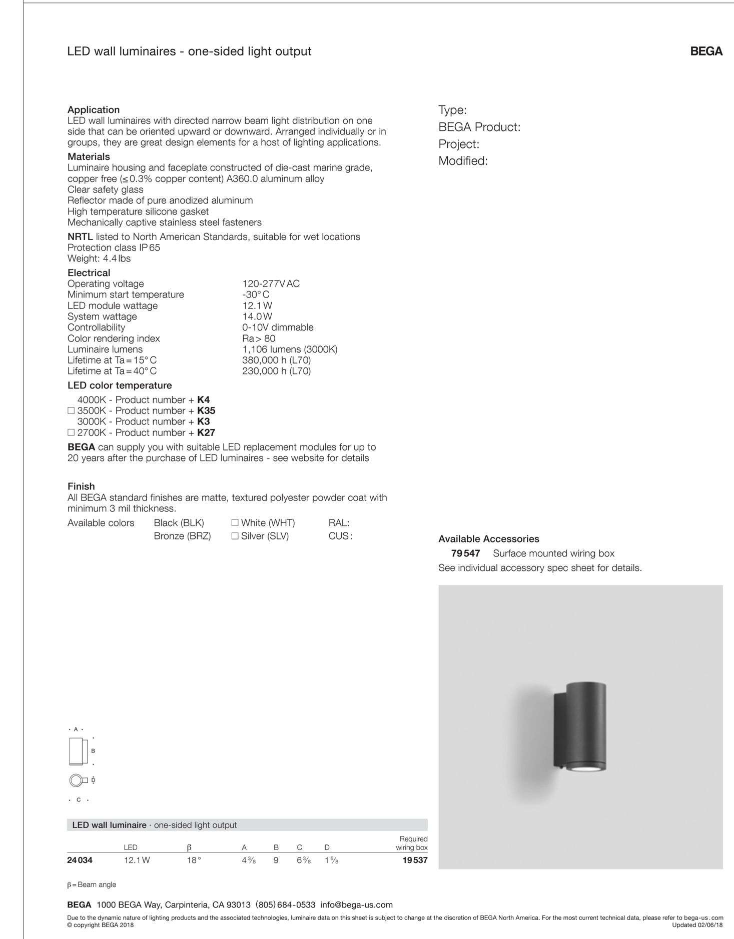
A. See Civil sheets for grading and drainage.
B. See Electrical sheets for electrical panels, fixtures and applicable notes.
C. See Mechanical sheets for mechanical equipment and applicable notes.
D. See Plumbing sheets for plumbing equipment and applicable notes.
E. See Landscape sheets for landscape design and applicable notes.
F. Refer to Finish Schedule for interior finishes.
G. Refer to Exterior Elevations for exterior finishes.
H. Refer to Sections and Details for construction assemblies.
I. Dimensioning:
1) all dimensions are to face of stud U.N.O.
J. Roof pitch for roof covering per 2019 CBC Chapter 15.
K. F.F. (finish floor) refers to top-of-finish-floor, U.N.O.
L. Verify all (E) utility locations prior to construction.
M. All exterior lighting is required to be high-efficacy and shall meet the requirement in item i and the requirements in either item ii or item iii:
i) controlled by a manual ON and OFF switch that permits the automatic actions of items ii or iii below; and
ii) controlled by a photocell and either a motion sensor or an automatic time swith control; or
iii) controlled by an astronomical time clock control.
(2019 California Energy Code Section 150(k)3)

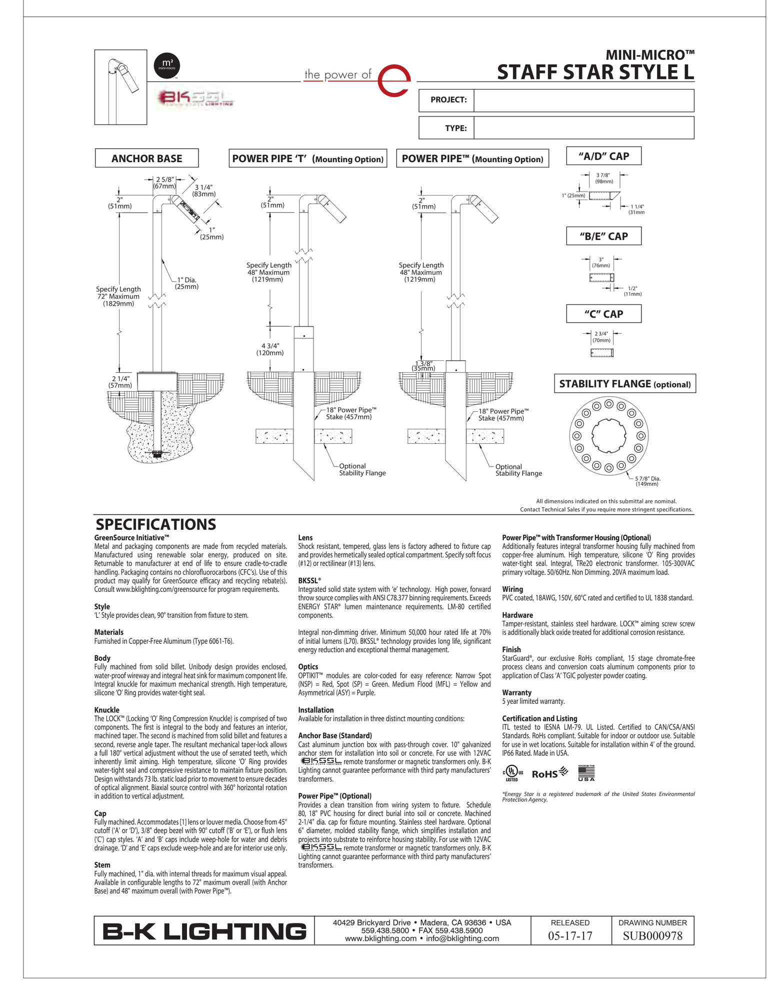
LEGEND: ELECTRICAL PLAN

LIGHT FIXTURE

- ceiling surface
- ceiling recessed (down)
- ceiling recessed (wall washer)
- wall sconce
- low wall recessed
- pendant
- linear ceiling surface
- under cabinet / under tread cove strip
- path light







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Revisions

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Site Lighting Plan

E1.1

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