**NEW ACCESSORY DWELLING UNIT**

This project includes new construction of a 482 sq. ft. (gross) detached accessory dwelling unit to be located above an existing 450 sq. ft. (gross) detached garage. All construction shall comply with the 2016 California Building Code, the 2016 California Residential Code, the 2016 California Plumbing Code, the 2016 California Electrical Code, the 2016 California Mechanical Code, the 2016 California Fire Code, the 2016 California Energy Code, and SBMC Title 28. This project is permitted pursuant to Gov. Code §65852.2. All work in the public right-of-way under is to be performed under separate public works permit. This project includes no grading other than building footing excavations. This project does not include any new landscaped area. The project shall include the stormwater best management practices (disconnected downspouts and one rainwater barrel) shown on A1.1.

**SITE INFORMATION:**

- **Owner:** JOEL ZEMER
- **Address:** 201 COOPER RD., SANTA BARBARA, CA 93109
- **APN:** 041-341-003
- **Zoning:** E-3/S-D-3 (COASTAL ZONE, NON-APPEALABLE JURISDICTION)
- **Lot Area:** 8,250 S.F.
- **Slope:** 7%
- **High Fire Area:** NO
- **Flood Plain:** NO

**PROJECT STATISTICS:**

- **Prop. Const. Type:** V-B
- **Prop. Occupancy:** R-3 (Dwelling, U (Garage)

- **Existing Buildings:**
  - Net: 1,575 S.F.
  - Gross: 1,663 S.F.
- **Existing Garage:**
  - 405 S.F.
- **Proposed New Addition:**
  - Proposed Garage Level Plan
  - Proposed Accessory Dwelling Unit Plan
  - Proposed Roof Plan
  - Proposed Exterior Elevations
  - Proposed Building Sections

- **Total Lot Size:** 8,250 S.F.
- **Total Proposed Floor Area:** 2,595 S.F.
- **Existing Impervious Areas:**
  - (e) Primary Dwelling: 1,683 S.F.
  - (f) Concrete Patios and Walks: 1,280 S.F.
  - (g) Garage Roof: 986 S.F.
- **Replaced Impervious Area:**
  - 696 S.F.
- **New and Replaced Impervious Area:**
  - 300 S.F.

**DRAWING LIST:**

- A1.0 COVER SHEET, SITE PLAN, PROJECT INFO
- A1.1 STORMWATER MANAGEMENT PLAN
- A2.0 PROPOSED ACCESSORY DWELLING UNIT PLAN
- A2.1 PROPOSED ROOF PLAN
- A3.0 PROPOSED EXTERIOR ELEVATIONS
- A3.1 PROPOSED BUILDING SECTIONS
- DRAWING LIST: CDP SUBMITTAL

- A1.0 COVER SHEET, SITE PLAN, PROJECT INFO
- A1.1 STORMWATER MANAGEMENT PLAN
- A2.0 PROPOSED ACCESSORY DWELLING UNIT PLAN
- A2.1 PROPOSED ROOF PLAN
- A3.0 PROPOSED EXTERIOR ELEVATIONS
- A3.1 PROPOSED BUILDING SECTIONS
STORM WATER MANAGEMENT PLAN
BMPs

STORMWATER CONTROL PLAN AND PROPOSED BMPS

STORMWATER MANAGEMENT BMPS

<table>
<thead>
<tr>
<th>BMP #</th>
<th>BMP REFERENCE</th>
<th>ROOF AREA SERVED</th>
<th>AREA</th>
<th>INFILTRATION AREA</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>#1</td>
<td>DISCONNECTED DOWNSPOUTS (5.3)</td>
<td>300 S.F.</td>
<td>INF. - 30 S.F.</td>
<td>INFILTRATION AREA</td>
<td>MIN. 30 S.F. INFILTRATION AREA</td>
</tr>
<tr>
<td>#2</td>
<td>RAIN BARREL (5.6)</td>
<td>300 S.F.</td>
<td>60 GAL CAPACITY</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

PROPERTY OWNER'S STATEMENT:
AS THE OWNER OF THE PROPERTY, I UNDERSTAND AND AGREE THAT THESE STORMWATER MANAGEMENT BMPS (DISCONNECTED DOWNSPOUTS AND RAIN WATER BARREL) SHALL BE MAINTAINED PURSUANT TO SBMC 22.87.050

(SIGNATURE OF PROPERTY OWNER)
NOTE:
STAMP IS VALID ONLY IF WET SIGNED.

THIS DOCUMENT IS NOT TO BE REVISED, REPRODUCED OR USED FOR ANY OTHER CONSTRUCTION PROJECT WITHOUT APPROVAL. COPYRIGHT 2019 TED MEEDER ARCHITECTURE

THEODORE MEEDER EXP. 8-31-2021

DOOR SCHEDULE - GROUND FLOOR

<table>
<thead>
<tr>
<th>MARK</th>
<th>DOOR WIDTH</th>
<th>DOOR HEIGHT</th>
<th>TYPE</th>
<th>SWING</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>D1</td>
<td>3'-0&quot;</td>
<td>7'-0&quot;</td>
<td>ENTRY</td>
<td>RH IN</td>
<td></td>
</tr>
</tbody>
</table>

1. ALL GLAZING AT DOORS AND WITHIN 24" OF DOOR EDGES SHALL BE SAFETY GLAZING PER CBC SEC. R308.4 WITH ALL PANS TEMPERED AND MANUFACTURERS MARK ON GLASS.
2. DOORS TO GARAGE SHALL BE SOLID WOOD 1.75" THICK WITH SELF CLOSER AND LATCH.
3. ALL EXTERIOR DOOR GLAZING SHALL HAVE MULTIPLANE GLAZING WITH ALL PANS TEMPERED TO MEET HIGH FIRE REQUIREMENTS OF CBC 33-7.2.1.
4. GLAZED EXTERIOR DOORS SHALL HAVE MULTIPLANE GLAZING WITH ALL PANS TEMPERED, TO MEET HIGH FIRE REQUIREMENTS OF CBC 33-7.2.1.

DOOR NOTES:
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EXISTING/PROPOSED GARAGE FLOOR PLAN

EXISTING GARAGE FLOOR PLAN WITH PROPOSED ALTERATIONS

201 COOPER RD.
NEW ACCESSORY DWELLING UNIT
Door Schedule - Second Floor

<table>
<thead>
<tr>
<th>MARK</th>
<th>DOOR WIDTH</th>
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<th>TYPE</th>
<th>SWING</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>D7</td>
<td>7'-0&quot;</td>
<td>6'-8&quot;</td>
<td>BAT</td>
<td>RH IN</td>
<td>MIDDLE WALL</td>
</tr>
<tr>
<td>D4</td>
<td>7'-0&quot;</td>
<td>6'-8&quot;</td>
<td>BAT</td>
<td>LH IN</td>
<td>FRAM</td>
</tr>
<tr>
<td>D14</td>
<td>4'-0&quot;</td>
<td>6'-8&quot;</td>
<td>EXT</td>
<td>L/R</td>
<td>FRR</td>
</tr>
<tr>
<td>D5S</td>
<td>2'-6&quot;</td>
<td>6'-8&quot;</td>
<td>INT</td>
<td>IH</td>
<td>L/H</td>
</tr>
<tr>
<td>D5</td>
<td>6'-0&quot;</td>
<td>6'-8&quot;</td>
<td>INT</td>
<td>LH</td>
<td>L/H</td>
</tr>
<tr>
<td>D7S</td>
<td>7'-0&quot;</td>
<td>6'-8&quot;</td>
<td>INT</td>
<td>RH</td>
<td>L/R</td>
</tr>
</tbody>
</table>

Door Notes:
1. All glazing at doors and within 24" of door edges shall be safety glazing per CBC Section R308.4 with all pans tempered and manufacturer's mark on glass.
2. Doors to garage shall be solid wood 1 3/4" thick with self-closing and latch.
3. All exterior door glazing shall have U-factor and SHGC per CBC Sections R308.4 with all pans tempered and manufacturer's mark on glass.
4. Manufacturer's labels shall remain on doors until final inspection.

Window Schedule - Second Floor

<table>
<thead>
<tr>
<th>MARK</th>
<th>UNIT WIDTH</th>
<th>UNIT HEIGHT</th>
<th>TYPE</th>
<th>NOTES</th>
</tr>
</thead>
<tbody>
<tr>
<td>W1</td>
<td>6'-0&quot;</td>
<td>4'-0&quot;</td>
<td>GLIDER</td>
<td>SAFETY GLAZED - STAIR</td>
</tr>
<tr>
<td>W10</td>
<td>6'-0&quot;</td>
<td>2'-0&quot;</td>
<td>CASEMENT</td>
<td>SAFETY GLAZED - SHOWER</td>
</tr>
<tr>
<td>W11</td>
<td>2'-6&quot;</td>
<td>3'-6&quot;</td>
<td>CASEMENT</td>
<td>CASEMENT</td>
</tr>
<tr>
<td>W12</td>
<td>3'-0&quot;</td>
<td>2'-0&quot;</td>
<td>GLIDER</td>
<td>SAFETY GLAZED - SHOWER</td>
</tr>
<tr>
<td>W13</td>
<td>6'-0&quot;</td>
<td>2'-0&quot;</td>
<td>GLIDER</td>
<td>SAFETY GLAZED - STAIR</td>
</tr>
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Window Notes:
1. Egress windows at sleeping rooms shall have a minimum sill height of 44" and, with an full clear opening of 2' wide by 4' high and a minimum opening area of 0.5 s.f. at grade level and 0.85 s.f. at upper level.
2. Windows at bathroom tub or shower and all glazing within 24" of door edges shall have safety glazing per CBC Section R308.4 with all pans tempered and manufacturer's mark on glass.
3. Windows shall have U-factor and SHGC per CBC Sections R308.4 with all pans tempered and manufacturer's mark on glass.
4. Manufacturer's labels shall remain on the new windows until final inspection.
5. Provide insect screens at all windows.

Door Notes:
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ATTIC VENTILATION CALCULATION: FLAT CEILING AREAS

1. AREAS OF FLAT CEILING SHALL HAVE ROOF VENTS. 50% OF THE REQUIRED VENTS SHALL BE LOCATED NOT MORE THAN 3'-0" BELOW THE HIGHEST POINT OF THE ROOF.

2. FREE AREA REQUIRED = \( \frac{1}{20} \) OF ATTIC FLOOR AREA. \( \frac{1}{20} \times 315 \text{ S.F.} = 15.75 \text{ S.F.} = 365 \text{ SQ. IN.} \)

3. ROOF VENTS REQUIRED: CONSTRUCTION METALS INC. BH-24 HALF ROUND DORMER VENT 365 SQ. IN / 95 SQ. IN. EACH = 4 TOTAL ROOF VENTS REQUIRED

4. ROOF VENTS SHALL HAVE CORROSION RESISTANT WIRE MESH WITH MIN. \( \frac{1}{16} \) AND MAX. \( \frac{1}{8} \) OPENINGS, TO RESIST INTRUSION OF EMBERS PER CRC R337.6.3

5. PROVIDE MIN. 1" AIR SPACE BETWEEN BATT INSULATION AND THE ROOF SHEATHING.