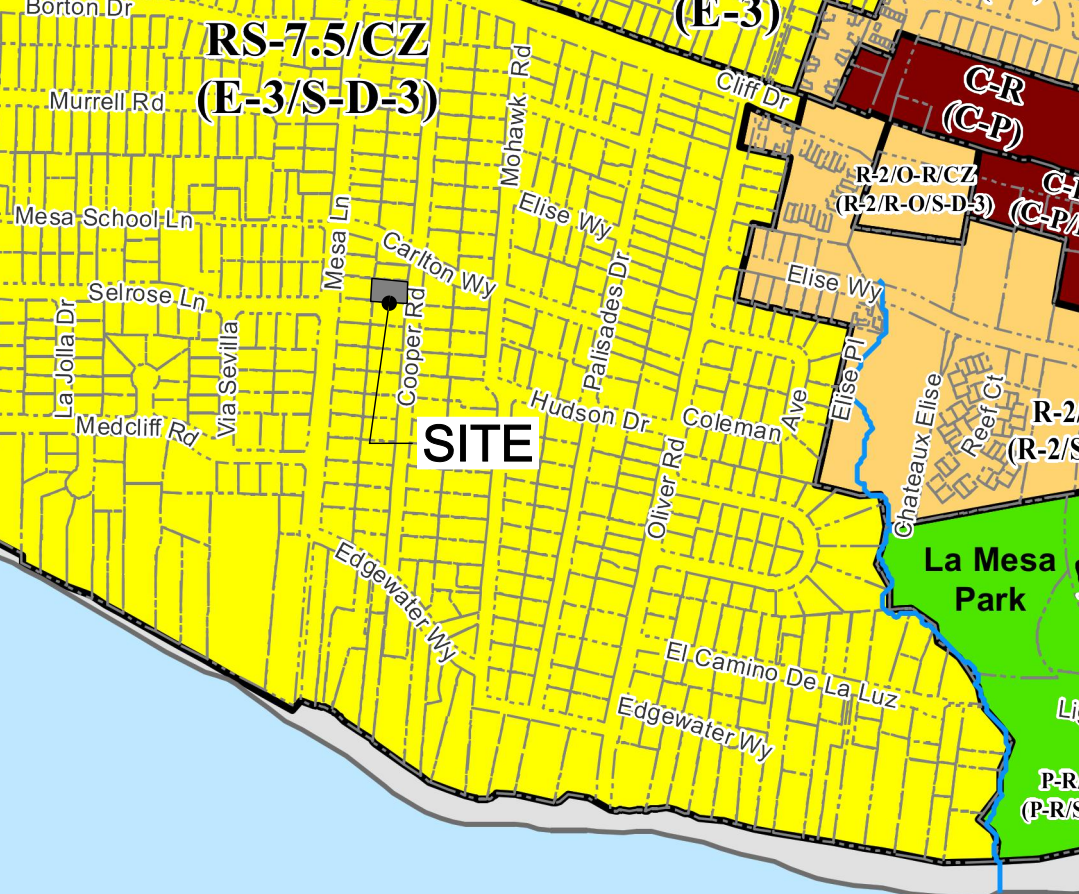


# LOVEJOY ACCESSORY DWELLING UNIT & CARPORT ADDITION

## CONSTRUCTION NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODE (CBC), 2016 CALIFORNIA RESIDENTIAL CODE (CRC), 2016 CALIFORNIA MECHANICAL CODE (CMC), 2016 CALIFORNIA PLUMBING CODE (CPC), 2016 CALIFORNIA ELECTRICAL CODE (CEC), 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC), 2016 CALIFORNIA ENERGY CODE (ENERGY EFFICIENCY STANDARDS), S.B. CITY ORDINANCE NO. 5780 (AND THE BUILDING CODE AMENDMENTS THEREIN), AND ALL OTHER APPLICABLE STATE, COUNTY AND CITY ORDINANCES AND REGULATIONS.
- THE CONTRACTOR SHALL INVESTIGATE, VERIFY, AND BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND INCONSISTENCIES BETWEEN DRAWINGS, SPECIFICATIONS, AND EXISTING CONDITIONS PRIOR TO SUBMITTING BID.
- THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF CONDITIONS REQUIRING MODIFICATIONS OR CHANGES BEFORE PROCEEDING WITH THE WORK.
- SHOULD CONSTRUCTION REVEAL ANY UNFORESEEN HAZARD OR CONDITION, THE ARCHITECT AND THE APPROPRIATE CONSULTING ENGINEER MUST BE NOTIFIED AND WILL PROVIDE ADDITIONAL RECOMMENDATIONS AND/OR DESIGNS IF NECESSARY TO ADDRESS THE CONDITION.
- ALL CONSTRUCTION IS TO PROVIDE A WATERPROOF, WEATHER-TIGHT BUILDING. CONTRACTOR SHALL FLASH, SEAL AND CAULK AS NECESSARY TO ACHIEVE THIS REQUIREMENT.
- INDOOR WATER USE: REFER TO CURRENT CALIFORNIA GREEN BUILDING STANDARDS CODE FOR MAXIMUM FIXTURE FLOW RATES. CONTROL VALVES FOR SHOWERS AND TUBS SHALL BE PRESSURE BALANCE OR THERMOSTATIC MIXING TYPE.
- THE CONTRACTOR SHALL NOT SCALE THE DRAWINGS.

## VICINITY MAP



## PROJECT DESCRIPTION

- CONVERT 318 S.F. EXISTING GARAGE INTO AN ACCESSORY DWELLING UNIT.
- CARPORT AND STORAGE ROOM ADDITION TO EXISTING ACCESSORY/GARAGE BUILDING.
- REPLACE EXISTING WATER HEATER WITH NEW DEMAND HEATER.

## BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES

- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL OR SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS A SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DENUDE OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.

## STORM WATER MANAGEMENT

THIS IS A TIER 1 PROJECT UNDER THE CITY OF SANTA BARBARA STORM WATER MANAGEMENT PROGRAM GUIDELINES. WATER QUALITY IMPROVEMENTS ARE VOLUNTARY.

## PROJECT DIRECTORY

**OWNER:**  
ROBERT & DAWN LOVEJOY  
245 COOPER ROAD  
SANTA BARBARA, CA 93108  
805.8624808

**ARCHITECT:**  
JEFFREY KING  
607 MIRAMONTE DRIVE  
SANTA BARBARA, CA 93108  
805.705.0268

**STRUCTURAL ENGINEER:**  
HUME CONSULTING ENGINEERS  
1336 ELLA ST.  
SAN LUIS OBISPO, CA 93406  
805.862.8311

**ENERGY CONSULTANT:**  
INGER ASSOCIATES  
620 CHELHAM WAY  
SANTA BARBARA, CA 93108  
805.869.1881

## ACCESSORY DWELLING UNIT CODE COMPLIANCE:

- UNIT PERMITTED UNDER GOV. CODE §5852.2
- CONFORMS WITH MAX. 1,200 S.F. AREA LIMIT AND LESS THAN 50% OF THE EXISTING LIVING AREA.
- NO PARKING REQUIRED FOR CONVERSION OF EXISTING GARAGE.
- SEPARATE UTILITY METERING NOT REQUIRED FOR EXISTING STRUCTURES.

## PROJECT DATA

**PROJECT ADDRESS:**  
245 COOPER ROAD  
SANTA BARBARA, CA 93108

**APN:** 041-322-003

**LAND USE ZONE:** RS-7 / CZ

**CONSTRUCTION TYPE:** VB

**OCCUPANCY:** R3

**BUILDING HEIGHT:** 1 STORY

**FIRE HAZARD ZONE:** NONE

**STORM WATER MANAGEMENT:** TIER 1

**PARCEL SIZE:** 8,250 SF GROSS & NET

**BUILDING AREAS:**

**EXISTING RESIDENCE:** 981 SF GROSS

928 SF NET

**EXIST. ACCESSORY BUILDING:** 840 SF GROSS

788 SF NET

**PROPOSED ACCESSORY DWELLING UNIT:**

(CONVERT GARAGE & PORTION OF ACCESSORY BUILDING)

340 SF GROSS

318 SF NET

**PROPOSED ATTACHED CARPORT:** 310 SF GROSS

49 SF GROSS

**PROPOSED STORAGE ROOM:** 41 SF NET

0.21 EXISTING

0.25 PROPOSED

**FLOOR AREA RATIO:**

**PARKING:** 1 COVERED

**PRIMARY UNIT:** NONE REQUIRED

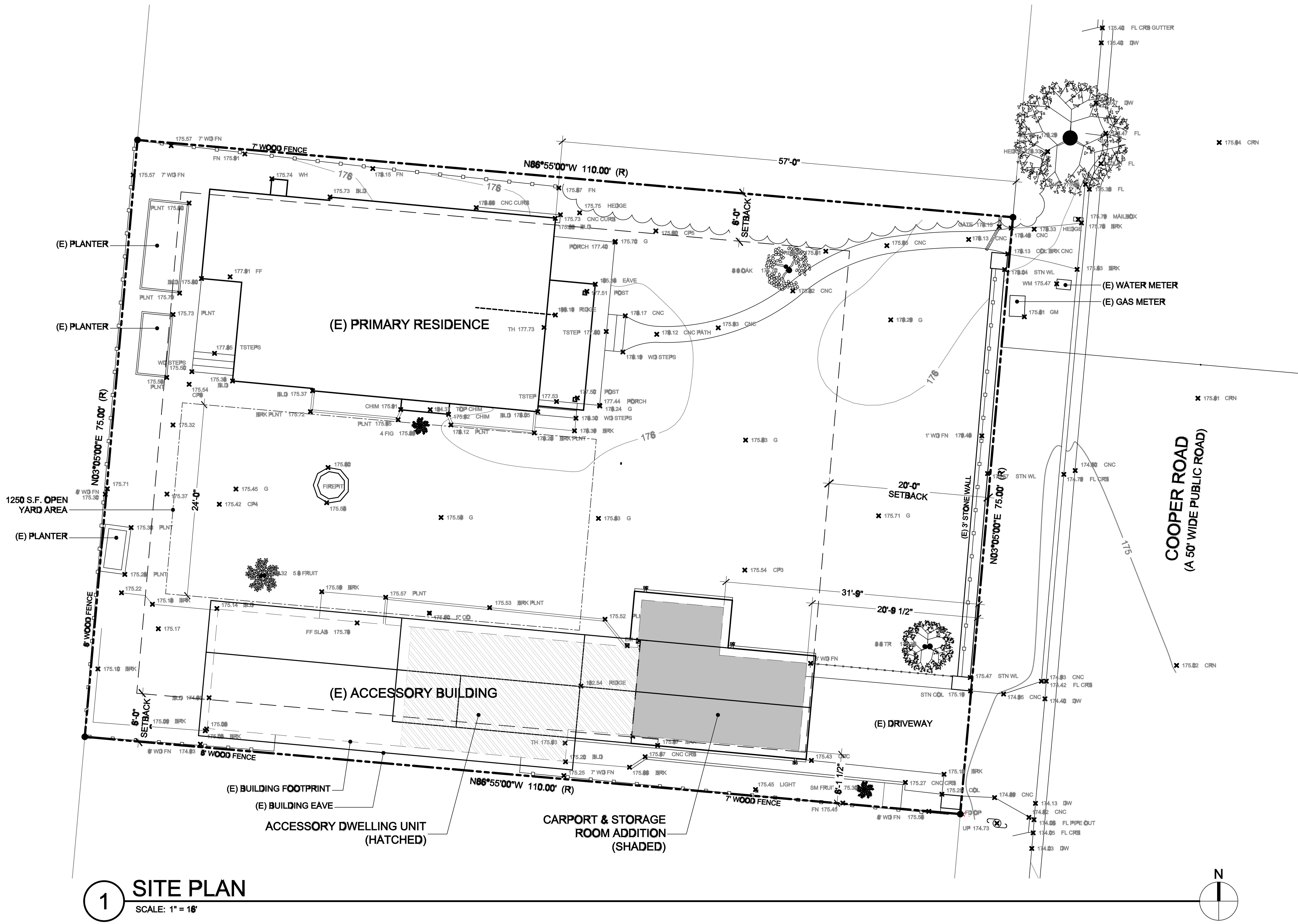
**ACCESSORY DWELLING UNIT:**

**GRADING:** NONE

## SHEET INDEX

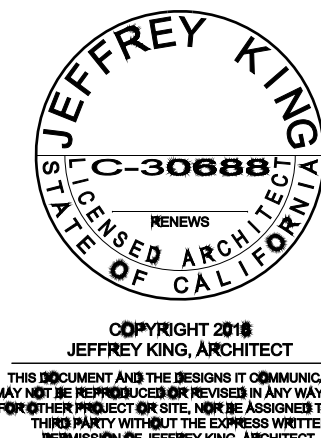
A1	SITEPLAN, PROJECT INFORMATION
A2	FLOOR PLAN, MECHANICAL, ELECTRICAL & PLUMBING PLAN
A3	ELEVATIONS & SECTIONS
A4	DETAILS
A5	GREEN BUILDING STANDARDS
A6	ENERGY STANDARDS FORMS

S0.1	GENERAL NOTES
S0.2	GENERAL NOTES
S1.1	TYPICAL STRUCTURAL DETAILS
S2	FOUNDATION PLAN
S3	ROOF FRAMING PLAN
SD1.1	FOUNDATION DETAILS
SD2.1	FRAMING DETAILS



**1 SITE PLAN**  
SCALE: 1" = 16'

**kingDesign**  
architecture + planning + consulting  
Jeffrey King, Architect Lead AP  
607 MIRAMONTE DRIVE, SANTA BARBARA, CA 93109  
805.705.0268 / jkfr@casamiramonte.net



ACCESSORY DWELLING UNIT & CARPORT ADDITION  
**ROBERT & DAWN LOVEJOY**  
245 COOPER ROAD  
SANTA BARBARA, CALIF.

SHEET TITLE

**PROJECT INFORMATION**  
SITE PLAN

DRAWN BY

DATE

25 JUNE 2018

REVISIONS

JOB NUMBER

SHEET NUMBER

**A1**