



Conceptual 3D Views

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ABBREVIATIONS

A.C. asphalt concrete	I.D. inside diameter
A.D. area drain	INSUL. insulation
ADJ. adjustable	INT. interior
ASPH. asphalt	
	JST. joist
	JT. joint
BD. board	LAV. lavatory
BLDG. building	
BLKG. blocking	
CAB. cabinet	MATL. material
CER. ceramic	MAX. maximum
CLR. clear	MET. metal
COL. column	MTL. metal
CONC. concrete	MFR. manufacturer
CONSTR. construction	MIN. minimum
	MIR. mirror
	MISC. miscellaneous
DBL. double	N. north
D.F. drinking fountain	N.I.C. not in contract
DET. detail	N.T.S. not to scale
DTL. detail	
DIA. diameter	
DIM. dimension	
DN. down	
DS. downspout	
D.S.P. dry standpipe	
DWG. drawing	
E.J. expansion joint	
EF. exhaust fan	
EL. elevation (grade)	
ELEV. elevation (building)	
EQPT. equipment	
(E) existing	
EXT. exterior	
F.A. fire alarm	
F.D. floor drain	
FDN. foundation	
F.E. fire extinguisher	
F.E.C. fire extinguisher cabinet	
FIN. finish	
FL. floor	
FLUOR. fluorescent	
F.O.C. face of concrete	
F.O.F. face of finish	
F.O.M. face of masonry	
F.O.S. face of stud	
FT. foot or feet	
FTG. footing	
GALV. galvanized	
GL. glass	
GR. grade	
GYP. gypsum	
H.B. hose bibb	
HORIZ. horizontal	
HR. hour	
HGT. height	
H.W. hot water	
	PL. plate
	PLAS. plaster
	PLYWD. plywood
	RAD. radius
	R. riser
	R.D. roof drain
	REF. reference
	REFR. refrigerator
	SH. shelf
	SHTG. sheathing
	SIM. similar
	SPEC. specification
	SQ. square
	STD. standard
	STOR. storage
	STRUC. structural
	SUSP. suspended
	TR. tread
	TEL. telephone
	TEMP. tempered
	T. & G. tongue & groove
	THK. thick
	TOIL. toilet
	T.O. top of
	T.O.P. top of plywood
	T.O.S. top of slab
	T.V. television
	TYP. typical
	UNO unless noted otherwise
	W.C. water closet
	WD. wood

SYMBOL LEGEND

	Finish Elevation Reference
	Detail Reference
	Exterior Elevation Reference
	Building or Wall Section Reference
	Interior Elevation Reference
	Window Reference - See sheet A-4 for schedule
	Door Reference - See sheet A-4 for schedule
	Material and Keynote Reference
	Cabinet or Appliance Reference
	Roof/Floor Type Reference. See sheet A8-1.1 for reference
	Wall Type Reference. See sheet A8-1.1 for reference

AGENCIES

PLANNING & DEVELOPMENT:	County of Santa Barbara Planning and Development 123 East Anapamu St. Santa Barbara, CA 93101 (805) 568-2090
BUILDING & SAFETY:	County of Santa Barbara Planning and Development 123 East Anapamu St. Santa Barbara, CA 93101 (805) 568-3030
FLOOD CONTROL:	County of Santa Barbara Flood Control 130 E. Victoria St. STE. 200 Santa Barbara, CA 93101
FIRE DEPARTMENT:	Carpinteria-Summerland Fire 911 Walnut Ave. Carpinteria, CA 93013 (805) 684-4591

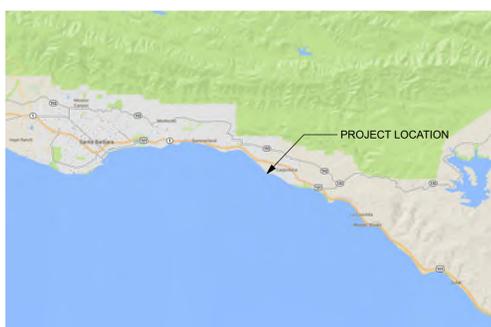
SMART BUILD SANTA BARBARA



Project has been reviewed by Smart Build Santa Barbara committee and was deemed a tier-1 project.

UTILITIES

WATER:	Carpinteria Valley Water District 1301 Santa Ynez Ave Carpinteria, CA 93103 (805) 684-2816
ELECTRIC POWER:	Southern California Edison Phone: (800) 655-4555
NATURAL GAS:	Southern California Gas Company (800) 427-2000



VICINITY MAP NOT TO SCALE

PROJECT TEAM

OWNER:	Sanddew LLC. 501 Sand Point Rd. Carpinteria, CA 93013
ARCHITECT:	Two Trees Architect Contact: Danny Longwill 407 Bryant Circle, Suite A, Ojai, CA 93023 (805) 403-6595 danny@twotrees-architect.com
LANDSCAPE ARCHITECT:	Van Atta Associates, Inc. Contact: Susan Van Atta 235 Palm Avenue Santa Barbara, CA 93101 (805) 730-7444 sva@va-la.com
LAND USE CONSULTANT:	Siemens Planning Contact: Jennifer Siemens 5210 Carpinteria Ave. # 103 Carpinteria, CA 93013 (805) 403-1199 jennifer@siemensplanning.com
BIOLOGIST:	Althouse and Meade, Inc. Contact: LynneDee Althouse 1602 Spring St. Paso Robles, CA 93446 (805) 237-9626
SURVEYOR:	Stantec Contact: Pat Yochum 111 East Victoria Street Santa Barbara, CA 93101 (805) 308-9184 pat.yochum@stantec.com
CIVIL ENGINEER:	Ashley & Vance Engineering Contact: Jason Gotsis 210 E Cota St. Santa Barbara, CA 93101 (805) 962-9966 x 160 jason@ashleyvance.com
COASTAL ENGINEER:	Geosols, Inc. Contact: David Skelly 5471 Palmer Way Carlsbad, CA 92010 (760) 438-3155 dskelly@geosolsinc.com
STRUCTURAL ENGINEER:	Hume Engineers Contact: Thom Hume PO Box 15238 San Luis Obispo, CA 93406 (805) 543-6311 mail@thengineers.com

PROJECT DATA

Address:	501 Sand Point Road Carpinteria, CA 93013
APN:	004-098-11
CDP:	
Zone:	10-R-1
Construction Type:	Type V
Occupancy Category:	R-3

New Structure to be protected with an approved fire sprinkler system.

CODE REQUIREMENTS

All work to comply with:
2019 CBC, 2019 CRC, 2019 CEC (Electrical), 2019 CMC, 2019 CPC,
2019 CEC (Energy), 2019 CA Fire Code, 2019 CA Green Building Standards Code (CALGreen), State codes & County Ordinance #4683, Santa Barbara County (SBCO) Building Ordinance #4986 and SBCO Grading Ordinance #4766

INSPECTION & OBSERVATIONS

Work shall be inspected as required by applicable consultants

PROJECT DESCRIPTION

New 3,256 sf (net) raised 1-story Single Family Residence with louvred carport below. All habitable space to be built at a minimum of 21' finish floor elevation. A flood-proof concrete utility/equipment vault is proposed at ground level. Existing gravel driveway to be repaved and expanded with permeable pavers. No existing structures are proposed to be demolished.

From an engineering perspective, this project is unique in that it requires no re-compaction or ground improvement related to the structure of the residence and decks. The project has been engineered to maximize spans and keep the number of caissons as low as possible. The lower level will be uninhabited and will be left completely open and unobstructed with the exception of the slatted carport and mechanical vault. This open concept for the ground level allows animals, insects, and potential flood waters during future storm/wave events to pass freely below.

The project has been sited to cluster with the adjacent residences, creating a large, continuous open space for native habitat restoration on the rest of the site.

AREA CALCULATIONS	Net:	Gross:
Residence:		
First Floor	3,256 sf	3,550 sf
Total (Habitable space)	3,256 sf	3,550 sf
Outdoor Areas:		
Deck and stairs		1,667 sf
Pool + Spa		335 sf
Raised planter beds		50 sf
Mechanical Access Area		33 sf
Utility Space:		
Carport (Louvred fence walls)		771 sf
Equipment Vault (ground level):	338 sf	416 sf
Trash enclosure:	76 sf	106 sf

SITE DENSITY

Lot Coverage:	
Parcel size (contains portion of ocean and marsh)	8.95 acres = 389,862 sf
Net living space	3,256 sf
Lot coverage	0.84%



Danny Longwill

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PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT:
SANDEW
501 Sand Point Road
Carpinteria, CA 93013
004-098-11

JOB NUMBER:
1815

DATE ISSUED:

PRINTED 9/21/20

SHEET:

G0.01

OF:

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 AERIAL VIEW (N.T.S.)

NEIGHBORING RESIDENCE AREAS

Address	Area of enclosed structure*	Lot size	Coverage
607 Sand Point	4,226 sf	1.14 ac.	8.5 %
591 Sand Point	8,586 sf	2.22 ac.	8.8 %
571 Sand Point	9,261 sf	1.42 ac.	15.0 %
551 Sand Point	3,316 sf	1.43 ac.	5.3 %
539 Sand Point	2,576 sf	1.37 ac.	4.3 %
4205 Avenue Del Mar	6,700 sf	1.10 ac.	13.9 %
4217 Avenue Del Mar	7,756 sf	1.05 ac.	16.9 %
4237 Avenue Del Mar	5,938	1.01 ac.	13.5 %
4257 Avenue Del Mar	7,123	.9 ac.	18.2 %
4267 Avenue Del Mar	14,467	1.05 ac.	31.6 %
Average	6,996 sf		13.6 %
501 Sand Point (Proposed)	3,644 sf	8.95 ac.	0.93 %

**Enclosed structure includes living area, garages, guest houses, mechanical rooms, basements and other enclosed space (Excludes covered decks, trellises)*



Daniel Lowmyer

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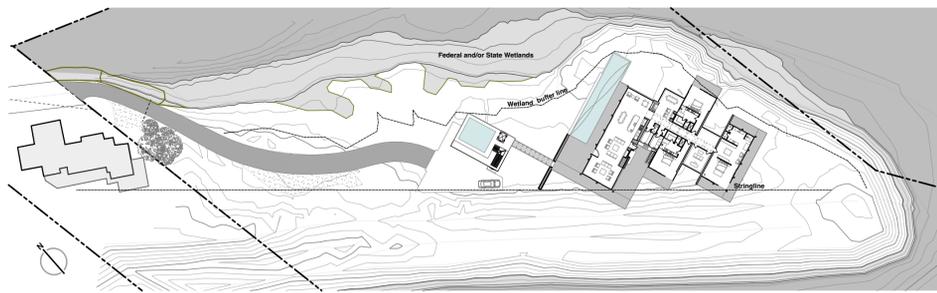
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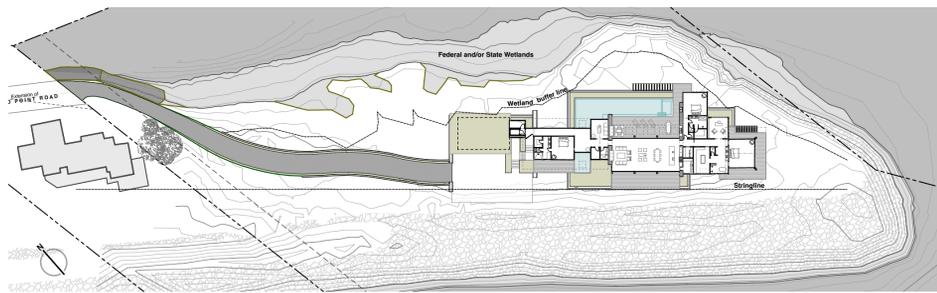


Site Plan 1/64" = 1'-0"



DEVELOPMENT OPTION 1
NOVEMBER 2018
 Living area: 5,500 SF

Project is situated at easternmost portion of developable area and features extensive indoor and outdoor living space.

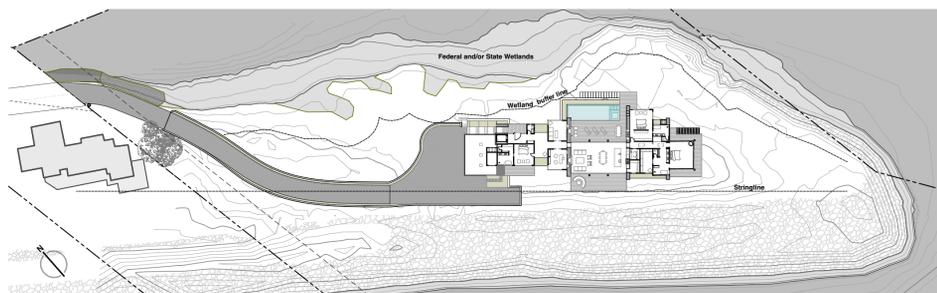


Site Plan 1/64" = 1'-0"



DEVELOPMENT OPTION 2
NOVEMBER 2018
 Living area: 5,200 SF

Project is situated at easternmost portion of developable area, with less floor area and overall footprint than option 1. Project features breakaway walls and concrete equipment vaults at ground level.

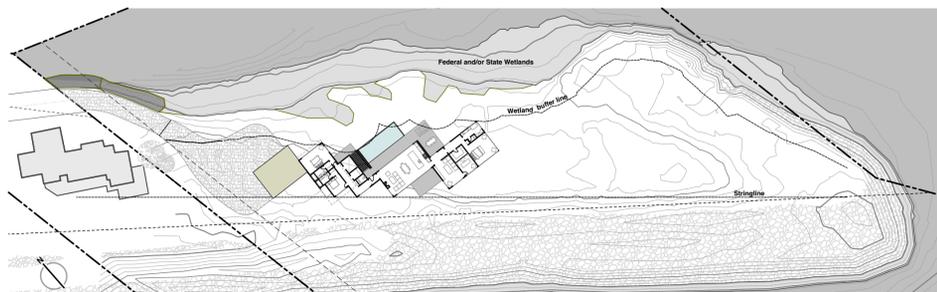


Site Plan 1/64" = 1'-0"



DEVELOPMENT OPTION 3
MARCH 2019
 Living area: 4,100 SF

Proposed residence has been moved west 60' from previous versions, with 1,100 sf of floor area removed. Solid enclosed space at ground level has been reduced to garage and equipment bunkers only, and pool structure has been elevated above ground.

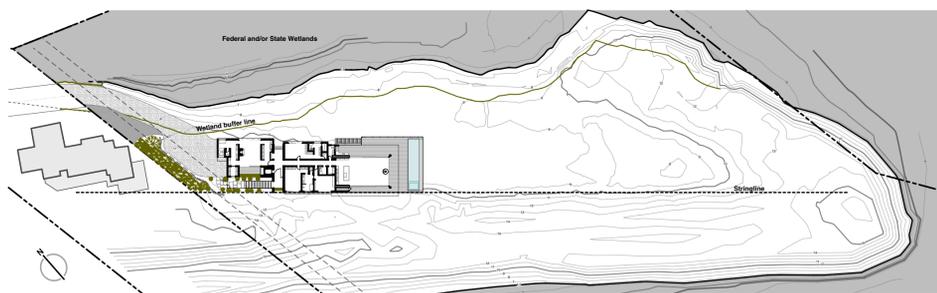


Site Plan 1/64" = 1'-0"



DEVELOPMENT OPTION 4
MAY 2019
 Living area: 3,550 SF

Project is now moved approximately 200 feet west of earlier versions, to cluster with neighboring residences. Square footage is reduced another 550 sf.



Site Plan 1/64" = 1'-0"



CURRENT DESIGN
 Living area: 3,256 SF

Living area has been reduced approximately 2,000 sf from initial versions. Project now sits 260' farther west than development option 2. Solid enclosed garage is removed from design and replaced with louvre screened under-story carport. All solid-walled structure at ground level other than the concrete equipment vault has been removed from design, and no breakaway walls are proposed. Pool depth is reduced for greater ground clearance. Wetland delineation line was updated based on October 2019 re-survey.



Daniel Lowmyer

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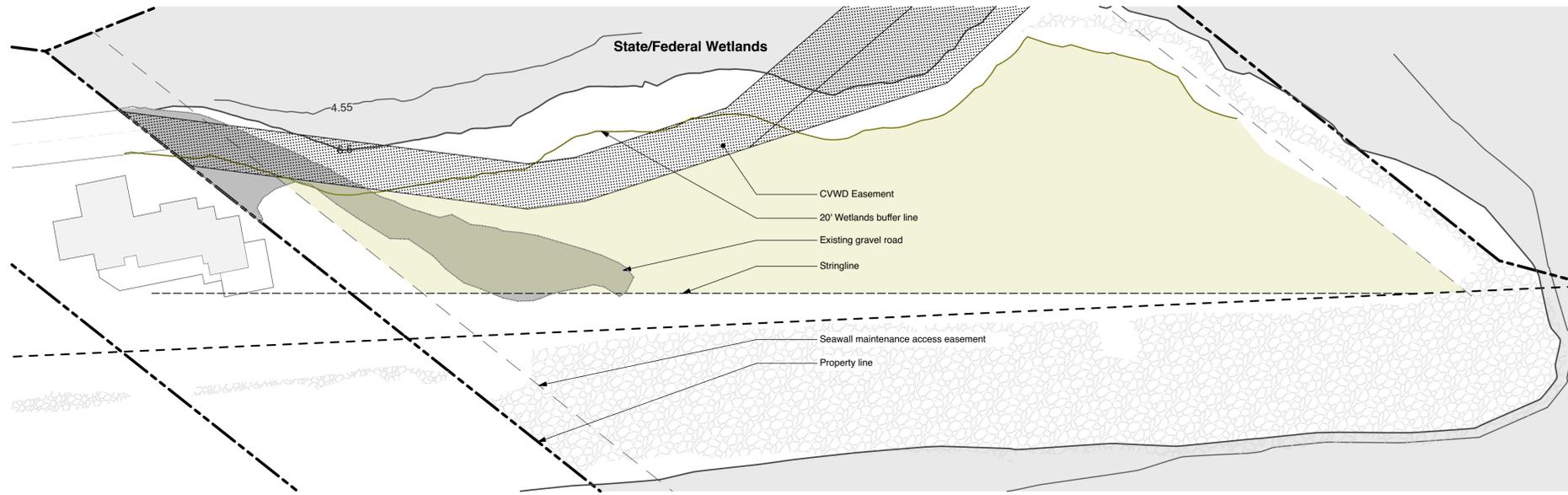
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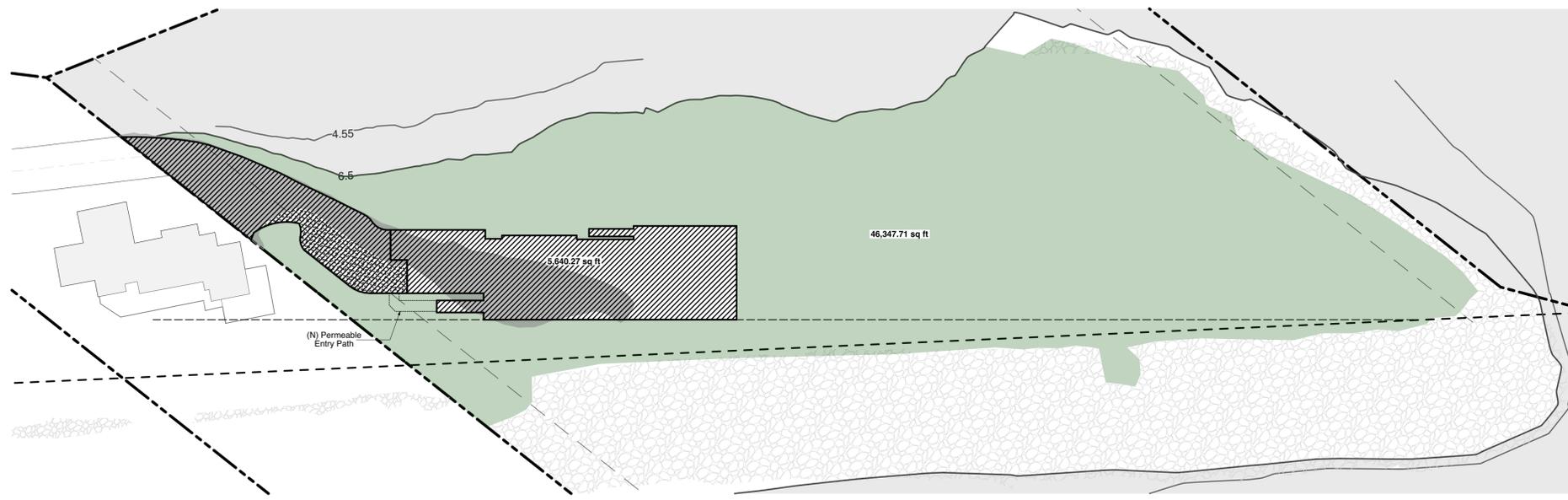
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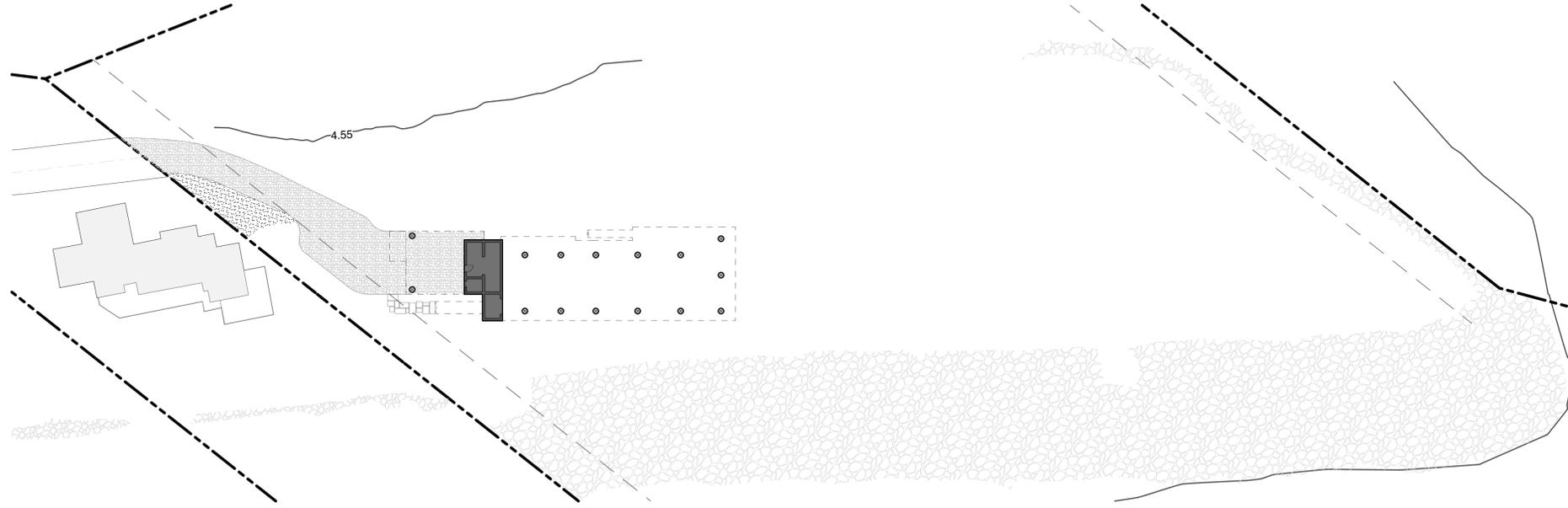
SITE CONSTRAINTS

Developable area
 Developable area is delineated by wetlands buffer line, stringline, Carpinteria Valley Water District easement, and seawall maintenance access easement.



RESTORATION AREA

- Area Proposed for Restoration (1 acre)**
 Non-native iceplant to be removed and replaced with native vegetation. See landscape drawings for planting and maintenance plan
- Development Footprint**
 3,093.01 sf permeable driveway
 5,640.27 sf house + decks + stairs
- New Driveway Area**
 940.92 (expansion beyond existing)
- Existing Gravel Driveway**
 Of the 5,640.27 sf house/decks/stairs footprint, 2,213.66 sf is located over (E) road.
- State/Federal Wetlands**



GROUND LEVEL FOOTPRINT

- Permeable paver driveway and carport**
- Gravel Driveway**
 Portion to remain at neighbor's garage
- Outline of screened carport**
 Louvred car port screening allows flood water to pass through without the need for breakaway walls
- Footprint of floor, decks, and stairs above 5,640.27 sf**
- Solid/enclosed space at ground level, including caissons**
 605.91 sf
 Solid structure at ground level makes up 11% of overall building footprint

BUILDING FOOTPRINT ANALYSIS

SCALE 1/32" = 1'



Daniel M. Lowmyer

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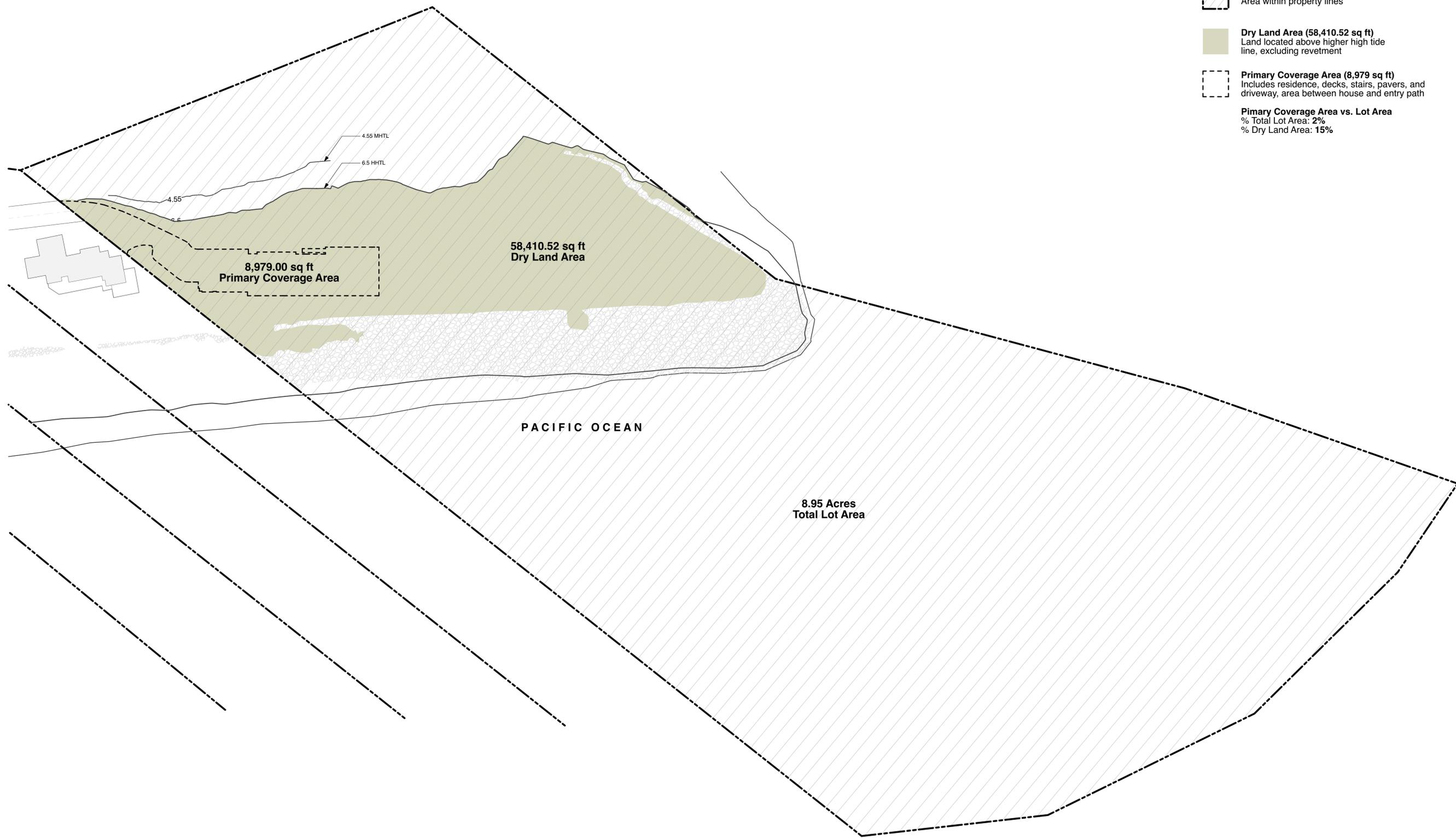
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COVERAGE CALCULATION

 **Total Lot Area (8.95 Acres)**
Area within property lines

 **Dry Land Area (58,410.52 sq ft)**
Land located above higher high tide line, excluding revetment

 **Primary Coverage Area (8,979 sq ft)**
Includes residence, decks, stairs, pavers, and driveway, area between house and entry path

Primary Coverage Area vs. Lot Area
% Total Lot Area: 2%
% Dry Land Area: 15%



Daniel M. Lowmyer

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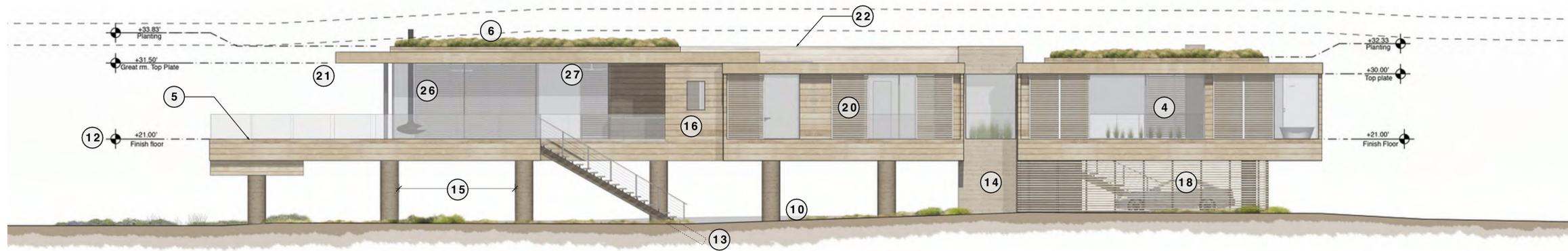
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PRIMARY COVERAGE AREA EXHIBIT

SCALE 1" = 40'



SITE SUSTAINABILITY

- 1 **Siting at West Side of Parcel**
Clustering the building with surrounding development reduces visual impacts, while keeping the project far away from the estuary mouth which, which is frequented by birds and other wildlife.

Building footprint is focused over existing gravel road (the least sensitive portion of the site), reducing encroachment into existing vegetated areas.

Building is located on an 'uplands portion of site'
- 2 **Vegetation Restoration Plan (See landscape drawings)**
Project proposes removal of non-native invasive ice plant and replanting with native vegetation throughout.
Project scope also includes extensive maintenance plan.
Re-established dune habitat stabilizes site.
Provides habitat for birds and butterflies.
- 3 **Vegetated Swale**
Provides reduction in runoff volume, pollution reduction, and swale vegetation improves soil stability and reduces sediment loss during large storm events.
- 4 **Bird-Safe Glass**
Provide bird-safe patterning to deter collisions with glass
- 5 **UV Filtered Pool**
UV filtration system keeps pool chemicals to a minimum, reducing impact to vegetation below if splashed.
- 6 **Vegetated Roofs**
Provide reduction in runoff volume from roof area by storing rainwater in soil media. Storage of rainwater results in reduction of peak runoff flow rates for small storm events. Plants and soil media provide pollution and reduction for nutrients, metals, and suspended solids from dust.

- Extra layer of thermal mass and insulation
- Create hummingbird and butterfly habitat
- 7 **Limitation of Site Coverage**
Project proposes an FAR of 0.8% (Living area vs. lot size), with a total primary coverage area (building, decks, stairs, driveway) of 8,979 sf, or roughly 2% of lot size.
- 8 **Footprint Delineation**
The shape of the North/Northeast side of the building is designed to provide a minimum of 20' buffer zone from the wetlands.
- 9 **Minimal Solid Structure at Ground Level**
Actual solid structure at ground level only accounts for 11% of the area of the floor and decks above. This light-footed approach to the site allows animals and wind to pass through uninhibited at the ground level.
- 10 **Understory Vegetation**
Given the narrow plan and generous under-story height, it will be possible for plants to grow at least partially underneath the house.
- 11 **Limited Grading**
The raised floor 'pier-like' structure minimizes grading and alteration to the physical features of the site.

COASTAL RESILIENCE AND ADAPTABILITY

- 12 **21' Finish Floor Elevation**
A high finish floor elevation of 21' above sea level allows resistance to future extreme storm/wave conditions, factoring in sea level rise projections.
- 13 **Embedded Stair Stringers**
Stair stringers will extend below grade, allowing easy addition of treads in response to natural changes in topography over time.
- 14 **Floodproof Equipment Vault**
A reinforced concrete box at ground level is the only solid enclosed space at ground level, offering space to house mechanicals and bring utilities up to the building.
- 15 **Increased Span, Reduced Caissons**
Floor framing plan allows for greater distances between supports, reducing the total number of caissons used. A more open ground level helps reduce wave impact on the structure, reduces visual impacts, and fewer caissons means less excavation during construction.
- 16 **FSC certified teak siding**
Sustainably harvested or reclaimed wood siding, long-lasting material with natural hues that integrate and blend into surrounding landscape
- 17 **Permeable Paver Driveway**
As opposed to a traditional paved driveway, permeable pavers with drainage gaps decrease runoff, and allow for easy disassembly and rebuilding of road if damaged by flooding
- 18 **Louvred Carport Screening**
Louvred screens at carport allow cars to be hidden from view while still allowing flood water to pass through, without the need for breakaway walls
- 19 **No Grade Beams Between Caissons**
Caisson size/spacing and floor framing design will eliminate need for grade beams below the open understorey area, which helps reduce excavation and overall disturbance to the site.

ENERGY AND PERFORMANCE

- 20 **Sliding Louvred Sun-shades**
Sliding shades allow adaptive responses to changing shading needs throughout the day/year
- 21 **Deep Overhangs**
Deep overhangs at the South/Southwest corner of the house reduce solar heat gain in summer, allow heat gain in winter
- 22 **Photovoltaic skylight**
A central design feature, the skylight above the hall will provide natural light as well as solar energy
- 23 **Photovoltaic Panels and Battery**
PV panels and battery provide sustainable energy and allow potential to use stored power during flood or extreme storm events. Solar will also supplement domestic hot water and pool heating.
- 24 **All-electric powered HVAC system**
Heating and cooling system draws from solar energy
- 25 **Cross-Ventilation**
Narrow plan and proximity to ocean breezes offers ability to supplement HVAC system with passive cross-ventilation
- 26 **High Performance Glazing**
Triple-pane insulated glazing by Guardian. Low reflectivity.
- 27 **Ceiling Fans**
Provide air movement and cooling without using HVAC system



SUSTAINABILITY, RESILIENCE, AND ADAPTABILITY STRATEGIES



Daniel Longoria

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SURVEYOR'S NOTES

1. MAPPING

AERIAL TOPOGRAPHY
 TOPOGRAPHIC MAPPING WAS COMPILED AT A SCALE OF 1"=30', WITH A 1 FOOT CONTOUR INTERVAL, USING STANDARD PHOTOGRAMMETRIC METHODS AND PROCEDURES BY STANTEC FROM AERIAL PHOTOGRAPHY DATED OCTOBER 25, 2019.

AERIAL PHOTOGRAPHY
 THE AERIAL PHOTOGRAPHY USED AS THE BACKGROUND FOR THIS MAP WAS OBTAINED ON OCTOBER 25, 2019 BY STANTEC. THE PHOTOGRAPHY HAS BEEN CONVERTED INTO A DIGITAL FORMAT AND CORRECTED FOR HORIZONTAL AND VERTICAL DISTORTION USING STANDARD PHOTOGRAMMETRIC METHODS.

2. MAPPING COORDINATES

CALIFORNIA COORDINATE SYSTEM, NAD 83, (CCS83) ZONE 5 GRID (EPOCH 2007.0).

3. ELEVATIONS

ELEVATIONS SHOWN HEREON ARE EXPRESSED IN U.S. SURVEY FEET AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). SEE CONTROL POINT LISTING.

4. BOUNDARY AND EASEMENTS

BOUNDARY AND EASEMENTS AS SHOWN HEREON ARE PER FIDELITY NATIONAL TITLE COMPANY REPORT NO. 4204150096-JH, DATED FEBRUARY 27, 2017 AND IS ASSUMED TO BE ACCURATE AND COMPLETE.

FEMA DESIGNATIONS PER MAP NUMBER 06083C1418H DATED 09/28/2018.

5. GENERAL NOTE

THE US ARMY CORPS OF ENGINEERS' APPROXIMATE JURISDICTION LIMITS EXTEND TO THE MEAN HIGH WATER (MHW) ELEVATION 4.55 NAVD88 FOR SECTION 10 HARBORS AND RIVERS ACT AND BETWEEN THE MEAN HIGHER HIGH WATER (MHHW) ELEVATION 5.4 AND THE HIGHEST ASTRONOMICAL TIDE (HAT) ELEVATION 7.14 NAVD88 FOR USAGE CLEAN WATER ACT SECTION 404 ELEVATION 6.5 NAVD88. THE ELEVATIONS ABOVE REFERENCED ARE PER THE NOAA PUBLISHED DATA FOR SANTA BARBARA STATION 9411340 ACCEPTED NOVEMBER 7, 2016, PER NAVD88 DATUM EXPRESSED IN US FEET

CONTROL POINT LISTING

HORIZONTAL: NAD83 CA 5, US SURVEY FEET
 VERTICAL: NAVD88, US SURVEY FEET

POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
3	1,971,006.181	6,097,463.150	8.136	FD 60D
4	1,970,636.933	6,097,757.984	10.516	FD 1/2IN IP W/PLUG
100	1,970,512.095	6,097,731.811	16.044	SET ATGT + ON ROCK
101	1,970,735.941	6,097,540.902	16.448	SET ATGT + ON ROCK
102	1,971,039.126	6,097,444.780	8.103	SET ATGT + ON AC
200	1,971,756.110	6,096,975.257	7.624	FD 2" BRASS CAP (BM)

SURVEYOR'S STATEMENT

THIS MAP, AND THE SURVEY IT REPRESENTS, WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

Kenneth J. Wilson
 KENNETH J. WILSON, PLS 7911

DATE: JANUARY 2, 2020

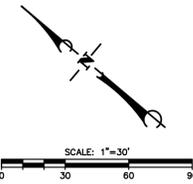
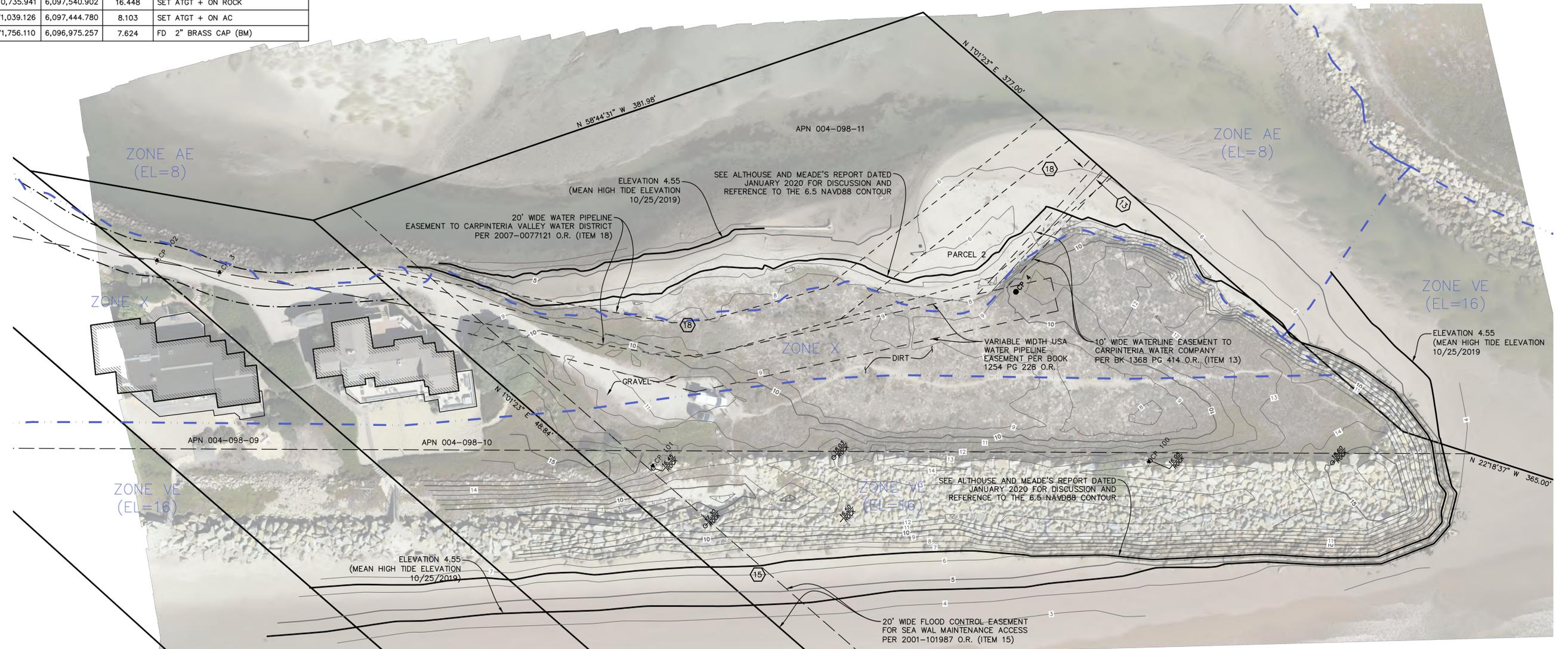
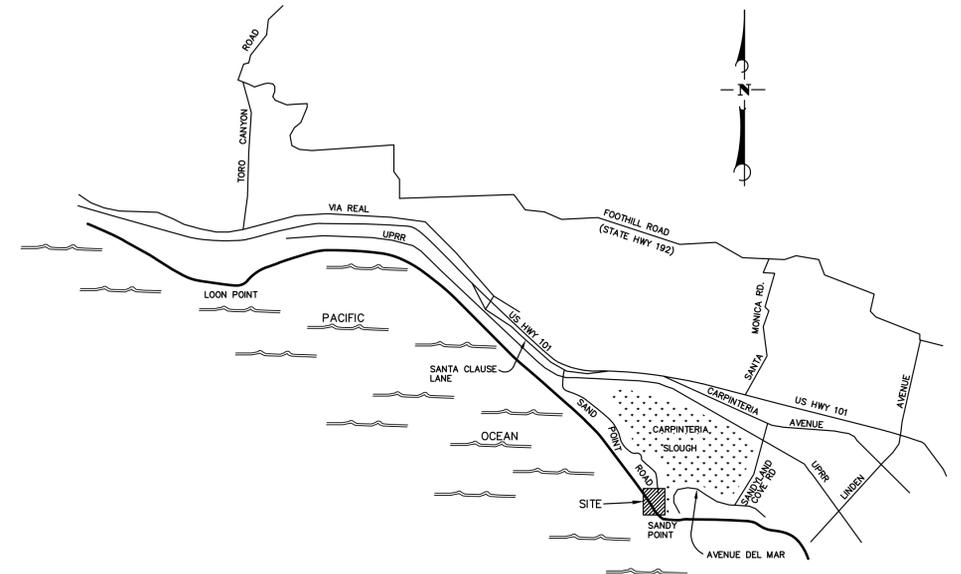


EXCEPTION NOTES

(NUMBER CORRESPONDS TO ITEM NUMBER IN PRELIMINARY TITLE REPORT. NOT ALL EXCEPTION ITEMS ARE NOTED.)

- 13 EASEMENT TO CARPINTERIA WATER COMPANY PER INSTRUMENT NO. 5360, BOOK 1368, PAGE 414, O.R.
- 15 EASEMENT TO COUNTY OF SANTA BARBARA PER INSTRUMENT NO. 2001-0101987 O.R.
- 18 EASEMENT TO CARPINTERIA VALLEY WATER DISTRICT PER INSTRUMENT NO. 2007-0077121 O.R.
- 19 EASEMENT TO CARPINTERIA SANITARY DISTRICT PER INSTRUMENT NO. 2011-57872 O.R. IS NOT LOCATABLE FROM RECORD INFORMATION

VICINITY MAP NO SCALE



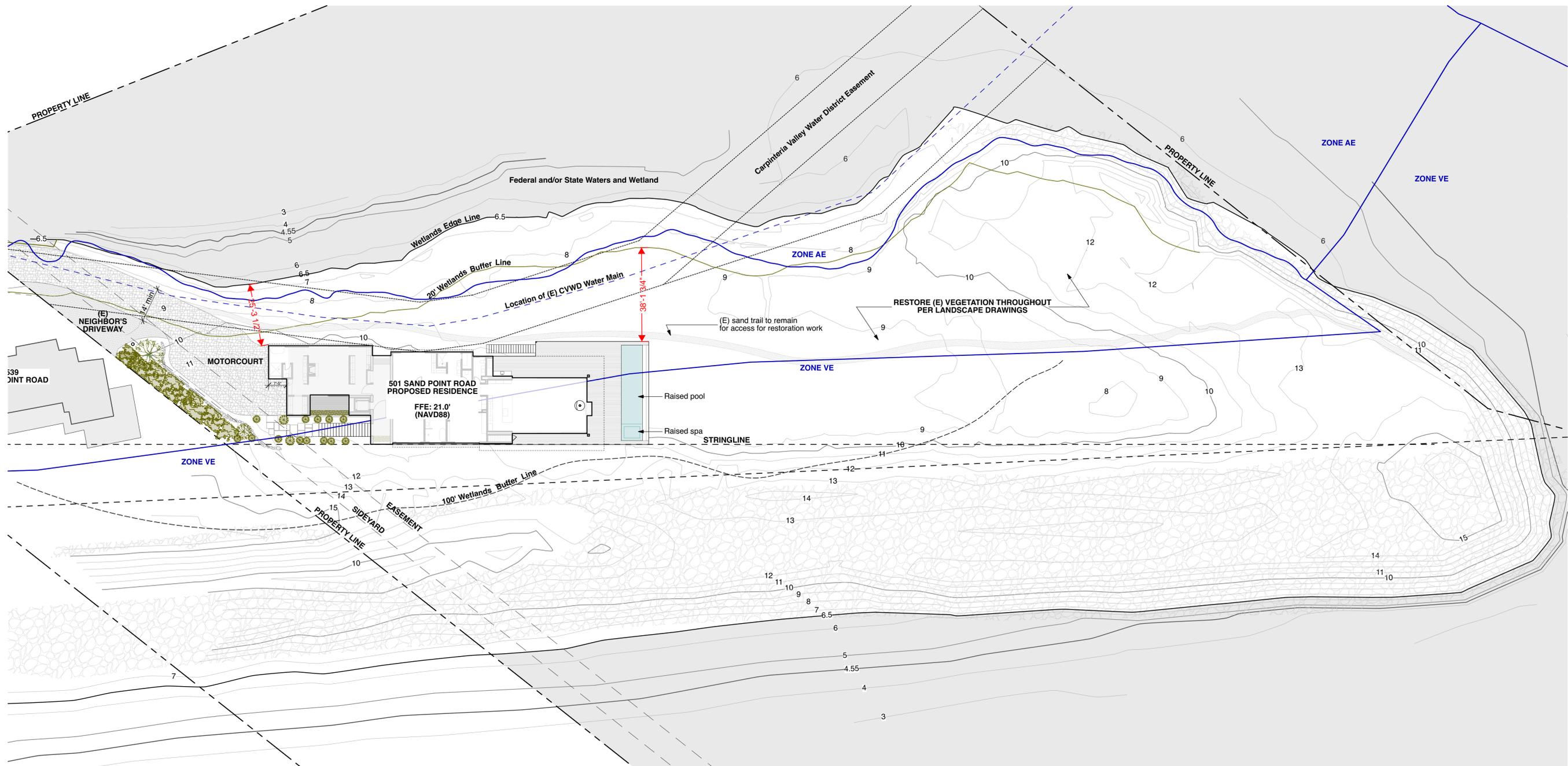
NO.	DATE	REVISIONS	APPD.
1	10/25/19	UPDATE SURFACE AND ORTHO	
2	11/26/19	UPDATE MAP LABELS AND NOTES	
3	12/30/19	UPDATE MAP LABELS AND NOTES	



FIELD CREW: HMG
 SURVEY COMPLETED: 10/25/19
 OFFICE TECH: ECR & HMG
 COMPILATION COMPLETED: 12/30/2019

EXHIBIT
 501 SANDPOINT ROAD
 CARPINTERIA, CALIFORNIA
 JANUARY 2020

PROJECT NUMBER: 2064153401
 SHEET: 1 OF 1
 DWG: 2064153401-TOPO 2019UPDATE.DWG



Daniel M. Lowmyer

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 Carpinteria, CA 93013
 004-098-11

JOB NUMBER:
1815

DATE ISSUED:

PRINTED 9/21/20

SHEET:

A1.01

OF:
45

OVERALL SITE PLAN
 SCALE: 1" = 20"





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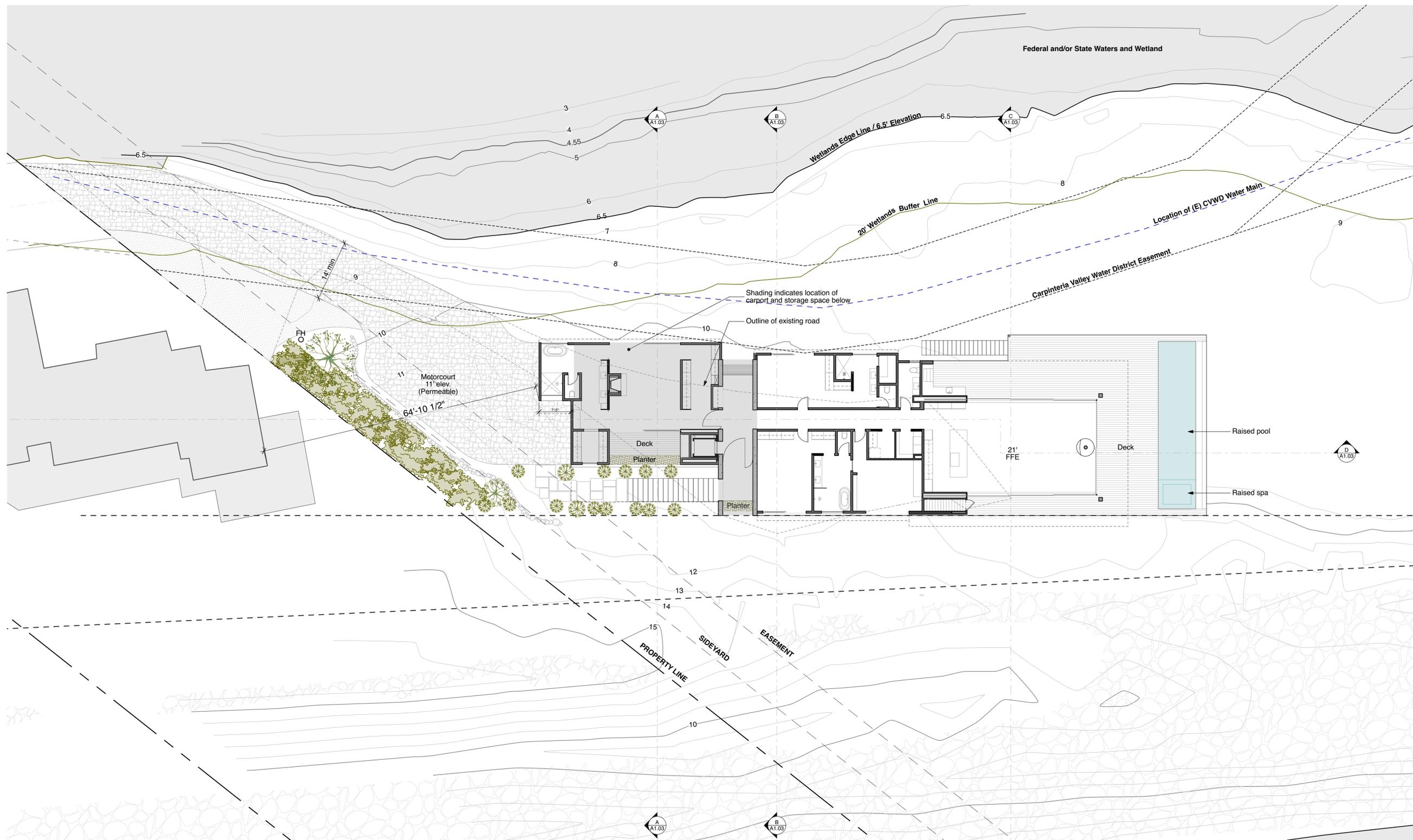
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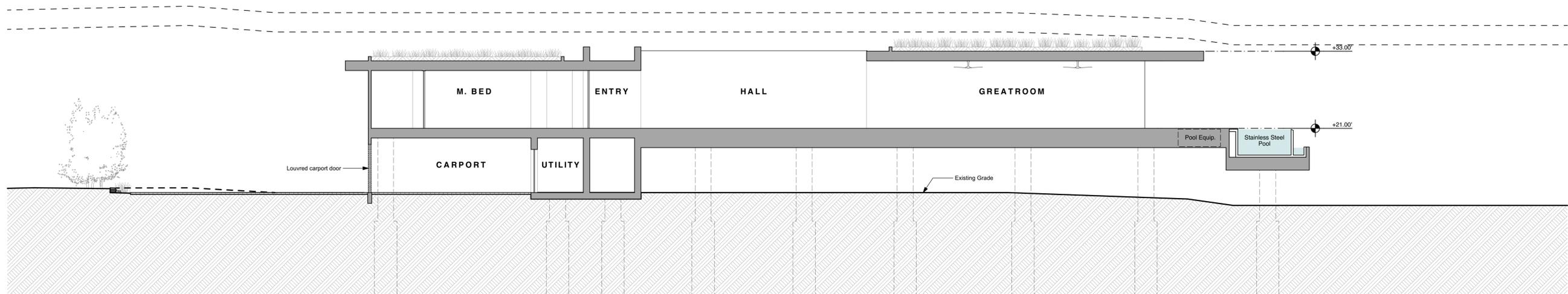
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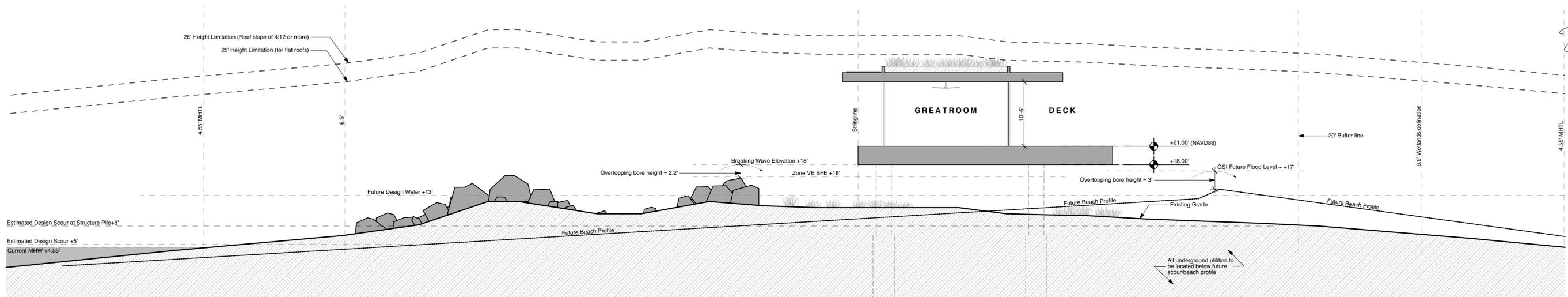
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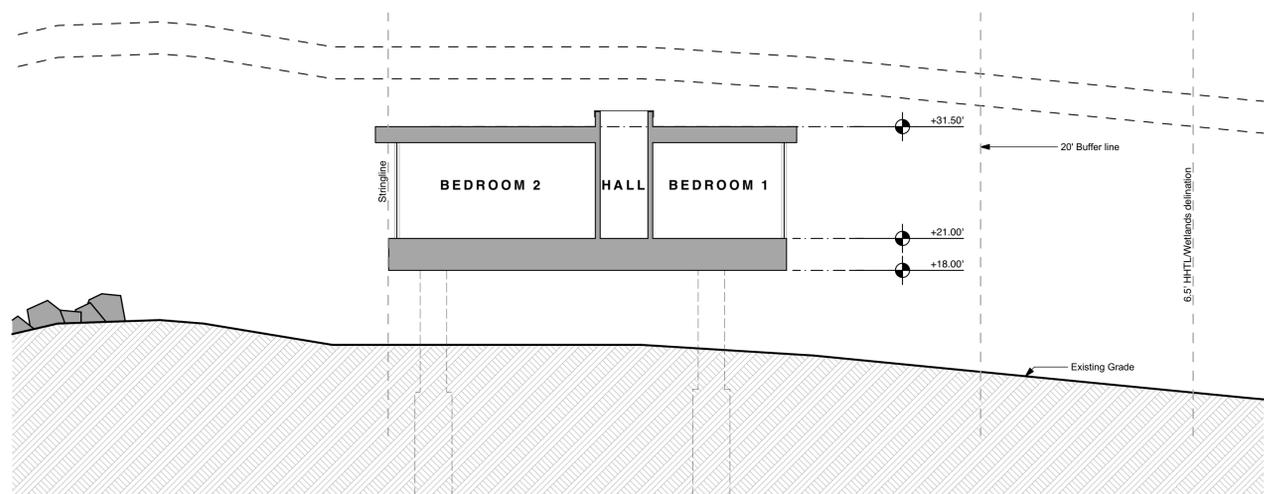
ENLARGED SITE PLAN
SCALE: 3/32" = 1'-0"



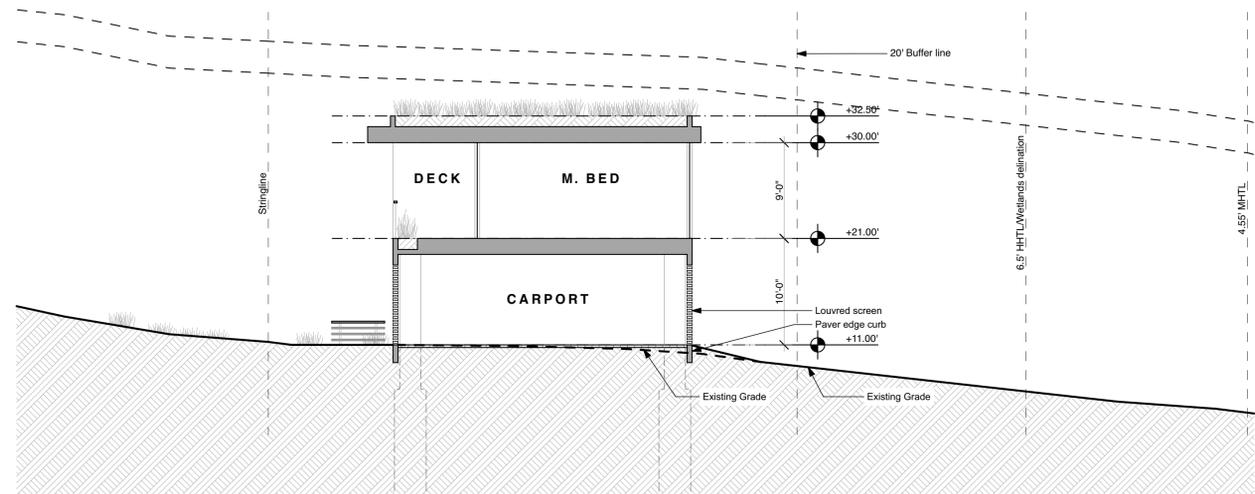
D
SCALE: 1/8" = 1'-0"



C. DESIGN BEACH PROFILE SECTION AT GREATROOM
SCALE: 1/8" = 1'-0"



B
SCALE: 1/8" = 1'-0"



A
SCALE: 1/8" = 1'-0"

SITE SECTIONS
SCALE: 1/8" = 1'-0"



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TWO TREES
ARCHITECT



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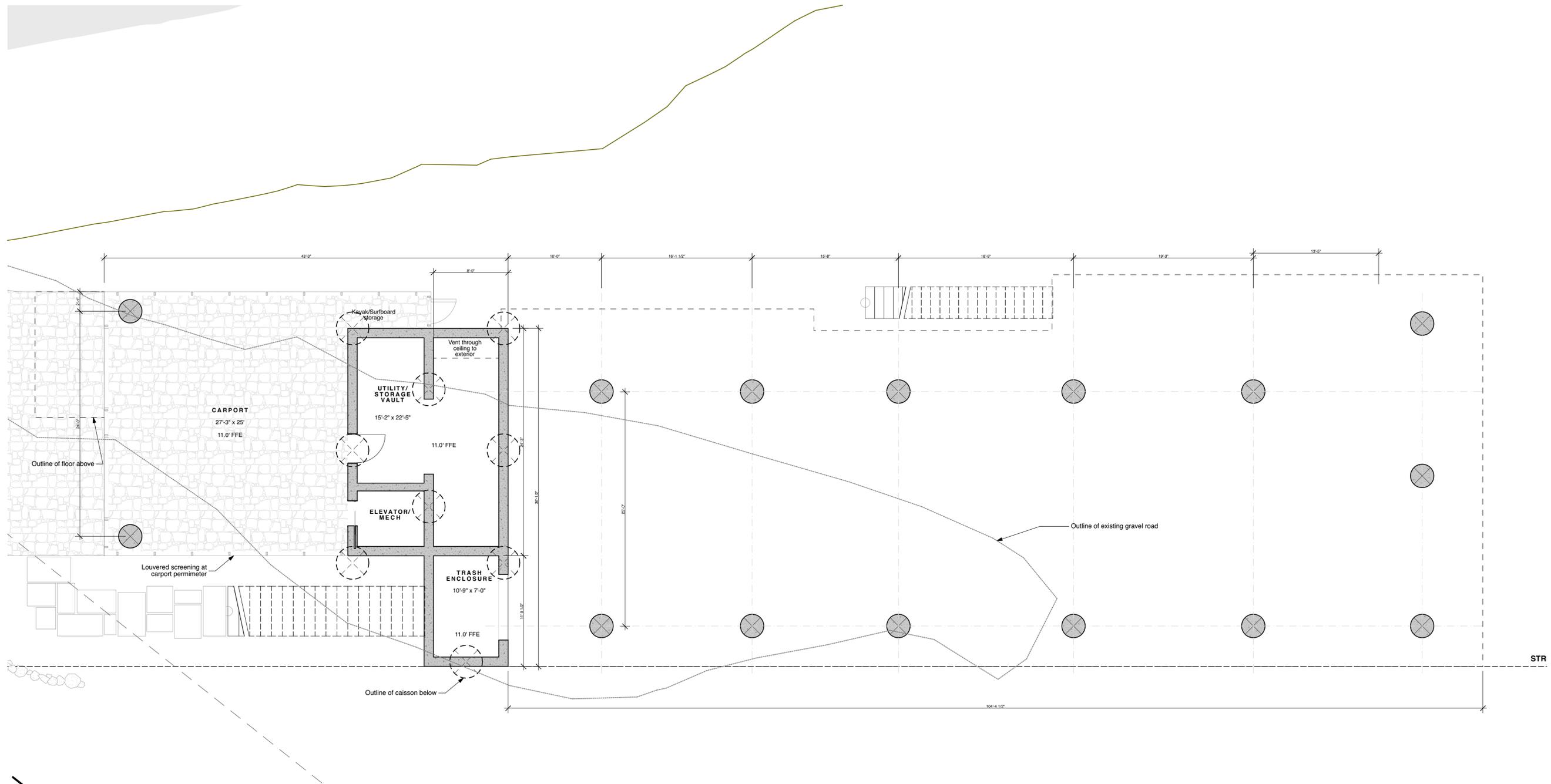
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3D VIEWS
N.T.S.



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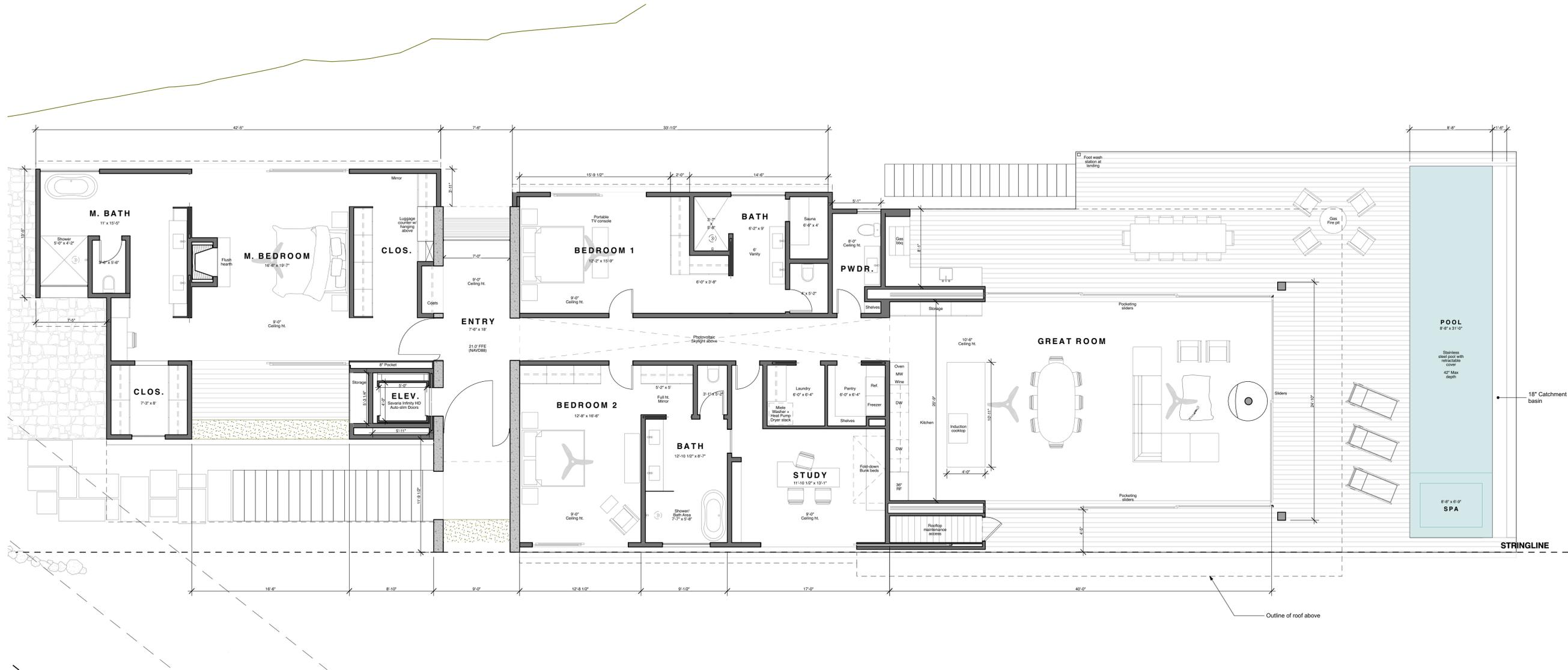
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OF:
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GROUND FLOOR PLAN
SCALE: 3/16" = 1'-0"



FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"



Dan Lowmyer

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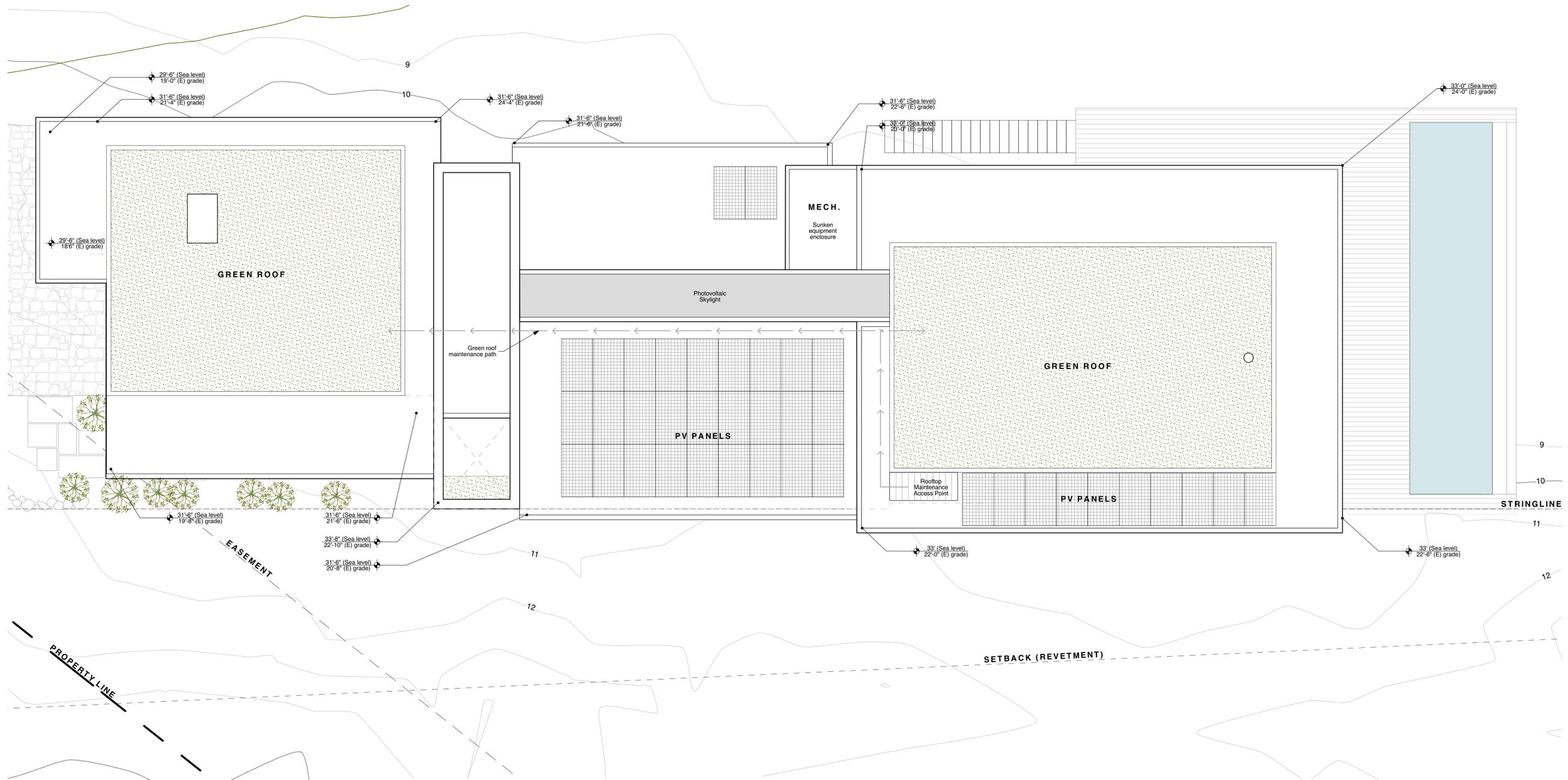
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Daniel Lombardi

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ROOF PLAN

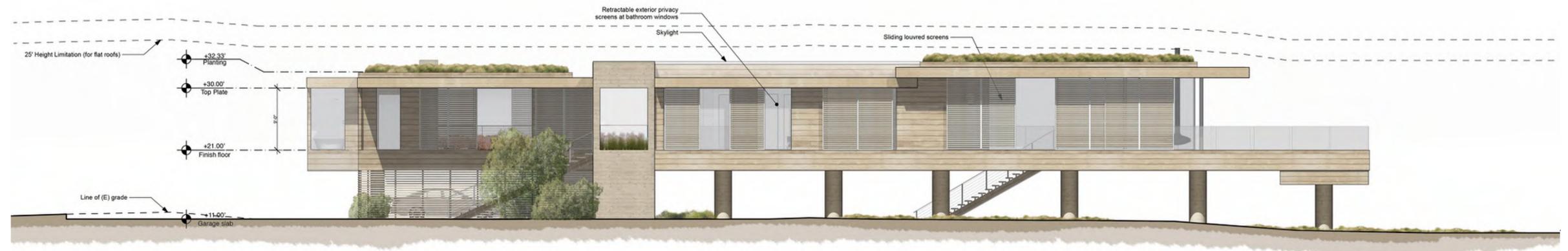
SCALE: 3/16" = 1'-0"





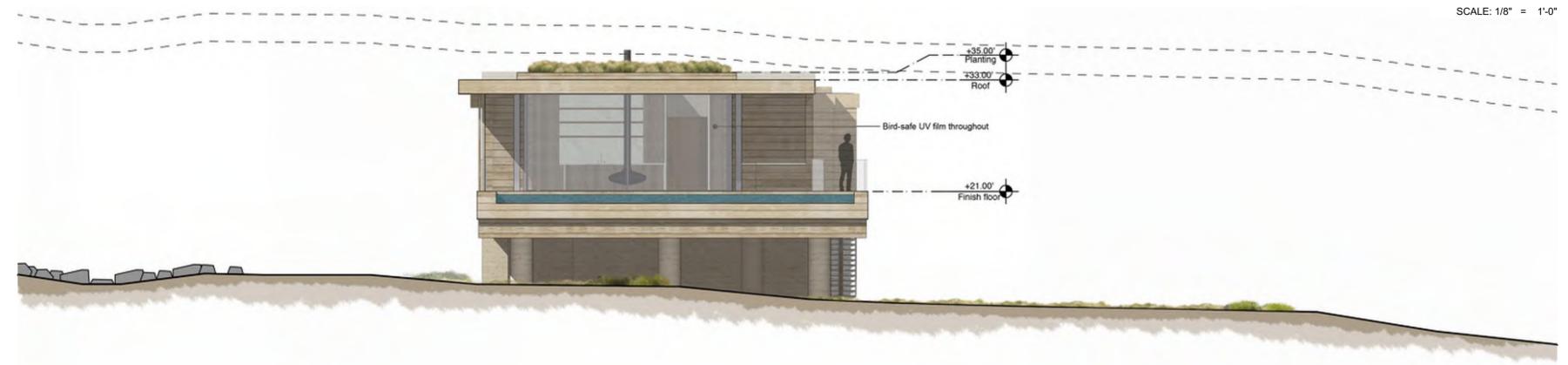
WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



Daniel Lowrey

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FIRST FLOOR
SCALE: 3/16" = 1'-0"

EXTERIOR LIGHTING SCHEDULE					
Room / Location	Sym	Fixture Type	Lamp Type	Model	Features/ Notes
Entry Path	P-EXT	Path Light	LED, 1"	B-K Lighting	3 W, IC Rated, Wet rated
Entry Stair	D-EXT	Stair Tread Strip Light	LED Strip	Optic Arts	4.4 Watts per foot, Title 24 JA8 Compliant
Deck Overhangs	A-EXT	Recessed Downlight	LED, 2"	CSL	12 W, IC Rated, High Efficacy, Dimmer Switch
Entry Porch	W-EXT	Wall-mtd downlight	LED	Atelier de Troupe	4 W, High Efficacy LED, Dimmer Switch



EXTERIOR LIGHTING PLAN
SCALE: 3/16" = 1'-0"

TWO TREES
ARCHITECT

* LICENSED ARCHITECT *
DANIEL M. LOWMEYER
LIC. # C32281
REN. 10/31/2017
STATE OF CALIFORNIA

Dany Fogwill

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OF:
45

2" acrobat LED Downlight
 IC/CCEA New Construction Housing
 Round or Square / Trimmed or Trimless



Wattage	CCT	Delivered Lumens	Efficacy
10W	3000K	790lm	79lm/W
15W	3000K	1184lm	79lm/W

Lumens will vary depending on CCT, optic, & lens option

Description

- Acrobat Air Tight IC/Chicago Plenum downlight delivers over 1150lm through a 2" aperture with four optical distributions. Delivered lumens are maintained in different ceiling thicknesses.
- No ceiling access required except for certain specified driver configurations.

Field Replaceable LED Light Engine

- 10W or 15W LED with 2 SMD chip binning
- 2700K, 3000K, 3500K or 4000K at 90 CRI
- Field replaceable optics available in spot, narrow flood, flood or wide flood
- 50,000 hours at 70% lumen maintenance (L70)

Field Replaceable Dimming Driver

- Power factor > 0.9, 50/60Hz
- Multiple dimming drivers available
- Complies with IEEE6092-41 surge protection

Housing

- 18 gauge galvanized steel housing and junction box with 1/2" trade size knockouts, includes universal butterfly brackets to accommodate C-Channel, adjustable bar hangers, and EMT. C-Channel is recommended for T-bar ceilings and must be ordered separately. Adjustable wood post bar hangers are included. Max. ambient temperature: 104°F (40°C)

Ceiling Thickness

- Accommodates ceiling thickness from 1 1/2" to 1-1/2" (Extended 2" collar available, must specify)
- Delivered lumens are maintained through entire range

Trim Style

- Round spun aluminum trim with anodized finishes, consult factory for custom finishes
- Square die-cast aluminum trim with powder coat finishes, consult factory for custom finishes
- Trimless mud plate and wood ceiling option available

Accessories

Accommodates (2) accessories, a media holder is required. Accessories are not compatible when used with lensed trim.

Emergency

Remote inverter operates for 90 minutes with remote test switch available, requires above ceiling access.

Listing/Warranty

- Patent pending
- Five (5) year limited warranty
- UL listed to US and Canadian standards for damp locations
- UL listed to US and Canadian standards for wet locations when used with lens
- Meets ASTM E283 standards
- CCEA approved - Chicago rated



Housing Order Matrix (Example: A2-IC15-R00-LEB-27)

Type	Wattage	Driver	Aperture	Trim Style	Rev	Extended Collar	Hanger Bar		
A2-C	10 (10W) 15 (15W)	L1* L2* L3* L4* L5* L6* L7* L8* L9* L10* L11* L12* L13* L14* L15* L16* L17* L18* L19* L20* L21* L22* L23* L24* L25* L26* L27* L28* L29* L30* L31* L32* L33* L34* L35* L36* L37* L38* L39* L40* L41* L42* L43* L44* L45* L46* L47* L48* L49* L50* L51* L52* L53* L54* L55* L56* L57* L58* L59* L60* L61* L62* L63* L64* L65* L66* L67* L68* L69* L70* L71* L72* L73* L74* L75* L76* L77* L78* L79* L80* L81* L82* L83* L84* L85* L86* L87* L88* L89* L90* L91* L92* L93* L94* L95* L96* L97* L98* L99* L100*	EP* Lutron Hi-lumen* Lutron EcoSystem* Lutron Hi-lumen* @@@LED DALI 1% DMX LMI SR1	EP Universal Dim, Triac/ELV-10V 10% 120-277V Lutron Hi-lumen* 2-Wire 1% 120V Lutron EcoSystem* 1% 120-277V Lutron Hi-lumen* Pulse-Black 1% 120-277V @@@LED DALI 1% 120-277V @@@LED to 10V 1% 120-277V DMX (DMX 1% 120-277V) LMI (Remote Lutron Hi-lumen* 2-Wire 1% 120V) SR1 (Remote EP Universal Dim, Triac/ELV-10V 10% 120-277V)	R (Round) S (Square)	(blank) (Flange) TL (Trimless) WC (Wood Ceiling)	00 -2 (Up to 2")	(blank) (Standard 1-1/2") L08-27 (2" C-Channel) L08-32 (2" C-Channel)	(blank) (Standard) L08-27 (2" C-Channel) L08-32 (2" C-Channel)

1. Above ceiling access requires
 2. Accessible from below ceiling
 3. Forward and reverse phase dimming at 120V only

Trim Order Matrix (Example: A2-1RH-WH2730-ML-00)

Trim	Aperture	Reflector Finish	Flange Finish	CCT / CRI	Optic	Lens Type	Rev
A2-1	R (Round) S (Square)	WH (White) CA (Clear Anod) BL (Black) SA (Satin Aluminum) BR (Bronze)	WH (White) BL (Black) SA (Satin Aluminum) BR (Bronze)	27 (2700K / 90 CRI) 30 (3000K / 90 CRI) 35 (3500K / 90 CRI) 40 (4000K / 90 CRI)	10 (Spot) 50 (Narrow Flood) 50 (Flood) 80 (Wide Flood)	-NL (No Lens - damp location) -FR (Frosted - wet location) -SP (Satin - wet location) -CL (Clear - wet location)	-00

3. Available in recent aperture only

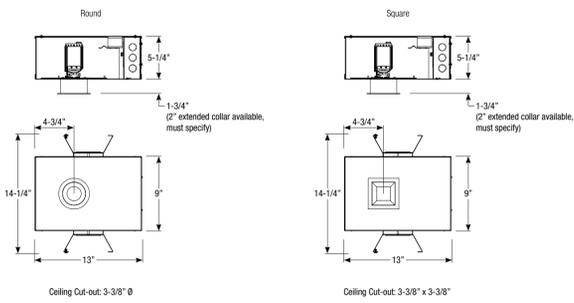
Accessories (Note: Media holder required)

Accessories	Optics	Emergency
A2-MH-DH (Media Holder - required)	A2-10-OPIC (10" Spot)	EM-1000 (20W LED Remote Inverter)
A2-HEX (Hex Lens)	A2-30-OPIC (30" Narrow Flood)	EM-1002 (10W LED Remote Emergency Driver)
A2-FR (Frosted Lens)	A2-50-OPIC (50" Flood)	EM-1003 (50W LED Remote Inverter)
A2-CL (Clear Lens)	A2-80-OPIC (80" Wide Flood)	EM-1004 (50W LED Remote Inverter)
A2-LS (Linear Spread Lens)		

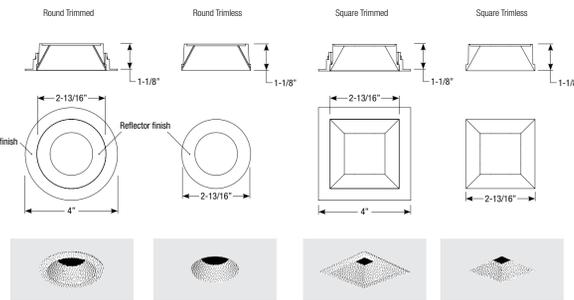
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2" acrobat LED Downlight
 IC/CCEA New Construction Housing
 Round or Square / Trimmed or Trimless

Housing Dimensions



Trim Dimensions



See 1000 - Revised 10/2019

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FLEX DC® 44

Specification Sheet



FLEX DC® 44 is a high performance flexible LED fixture suitable for use in coves, under cabinets, in shelves, in-grade, and virtually anywhere a linear fixture is required.

ELECTRICAL		ACCESSORIES	
Input Voltage	24VDC	Mounting Clips	FLEXMNT-SILINT, FLEXMNT-SILEXT12 (pg. 8)
Dimming Options	• PURE DC™ • MLV • 0-10V • DMX • Lutron (2-WIRE, 3-WIRE, EcoSystem)	Channels	Optic Arts® Channel (pg. 3-7)
Power Consumption	4.4 Watts per foot	Connectors	LC-10P-M, LC-12P-F, LC-02P-F, LC-02P-M (pg. 8)
Wire Size	18AWG, 2 wire	FLEXConfig-1 Accessories	FLEXDC-PFC02-10, FLEXDC-BSC02-10, LO-18G-ZC-W-72, LP-18G-ZC-W-72, LO-18G-ZC-W-SP, LP-18G-ZC-W-SP (pg. 9)
Regulatory	ETL - Comforms to UL Std. 2108, Certified to CSA Std. C22.2 No. 910	LUMEN OUTPUT	

PHYSICAL

Field Cuttable	Every 3.89"
Operating Temperature	-40° C (-40°F) to +70° C (+158°F)
Environment	IP40 - Dry Location IP68 - Wet Location
Maximum Run Length	IP40: 21'; IP68: 21'
Dimensions (WxH)	IP40 - 0.38" (9.53mm) x 0.13" (3.18mm) IP68 - 0.50" (12.7mm) x 0.25" (6.35mm) IP68 Endcaps - 0.57" (14.29mm) x 0.38" (9.53mm)

PART NUMBER BUILDER

SERIES	IP RATING	COLOR	VOLTAGE	WATTAGE	CONFIGURATION	LENGTH	JAB
FLEXDC	40 = IP40 - Dry Location 68 = IP68 - Wet Location	20 = 2000k (IP40 only) 24 = 2400k 27 = 2700k 30 = 3000k 35 = 3500k 41 = 4100k 40 = 6000k	24 = 24VDC	44 = 4.4W	FCL1 = FLEX Config 1 FCL2 = FLEX Config 2 FCL3 = FLEX Config 3	XX = Custom Length	Y = Yes N = No

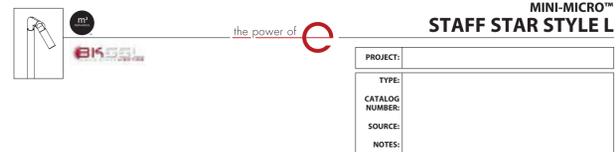
716 Monterey Pass Rd, Monterey Park, CA 91754
 213.250.6069 | customerservice@opticsarts.com | www.opticsarts.com

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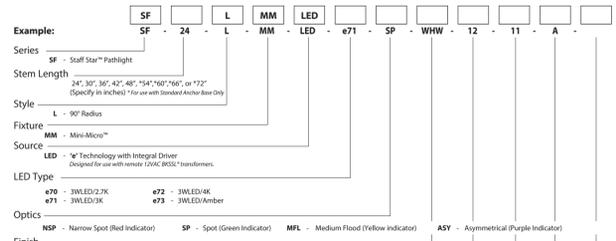
1 of 16
 © Optic Arts 2018



A-EXT
2" wet-rated recessed LED, trimless



CATALOG NUMBER LOGIC



Aluminum Finish

Powder Coat Color	Satin	Winkles
Bronze	BZP	BZW
Black	BLP	BLW
White (Gloss)	WHP	WHW
Aluminum	SHAP	—
Verde	—	VER

Premium Finish

ABP	CMG	CRG	SDS	SMS	TXP	WCP
Antique Brass Powder	Cascade Mountain Granite	Cracked Ice	Sonoran Desert Sandstone	Siena Mountain Granite	Taupe	Weathered Copper
AMG	Alcanta Mountain Granite	CRM	Crean	SMS	Siena Mountain Granite	WCP
AWW	Antique White	CMX	Crean	SMS	Siena Mountain Granite	WCP
BCM	Black Chrome	HUS	Hunter Green	TXP	Taupe	Weathered Copper
BGE	Beige	MDS	Mojave Desert Sandstone	WCP	Weathered Copper	—
BPP	Brown Patina Powder	NBP	Natural Brass Powder	WR	Weathered Iron	—
CAP	Clear Anodized Powder	OCF	Old Copper	—	—	—

Lens Type

12 - Soft Focus Lens	13 - Rectilinear Lens
----------------------	-----------------------

Shielding

1 - Honeycomb Baffle

Cap Style

A - 45°	B - 90°	C - Flush	D - 45° less Weep Hole (Inverter Use Only)	E - 90° less Weep Hole (Inverter Use Only)
---------	---------	-----------	--	--

Blank = Anchor Base (designed for use with remote transformer)
 PP18 = 18" Power Pipe™ (table with 1" Cap - fits with remote transformer)
 PP24 = 24" Power Pipe™ (table with 1 1/2" Cap - fits with remote transformer)
 PP30 = 30" Power Pipe™ (table with 1 1/2" Cap - fits with remote transformer)
 SF = Stability Flange for use with Power Pipe™

SPECIFICATIONS

Grain-to-grain
 Metal and packaging components are made from recycled materials. Manufactured using renewable solar energy produced on-site. Returnable to manufacturer at end of life to ensure cradle-to-cradle handling. Packaging contains no hexavalent chromium (Cr(VI)) or other hazardous substances. Complies with manufacturer's RoHS (REACH) list of materials.

Style
 1. Style provides clean, 90° transition from fixture to stem.

Materials
 Finished in Copper-Free Aluminum (Type 6061-T6).

Body
 Fully machined from solid billet. Unibody design provides enclosed, water-tight wiring and integral heat sink for maximum component life. High temperature, high strength, aluminum. 1/2" Ring provides water-tight seal and compressive resistance to maintain fixture position. Design withstands 7.16 inch. load for movement to correct location of optical alignment. Basal source coated with 300° horizontal rotation in addition to vertical adjustment.

Cap
 Fully machined, 1" dia. with internal threads for maximum visual appeal. Available in configurable lengths to 12" maximum overall (with Anchor Base) and 40" maximum overall (with Power Pipe™).

Less
 Shock resistant, tempered, glass lens is factory adhered to fixture cap and provides hermetic sealed optical compartment. Specify with frosted (F) or rectilinear (R) lens.

BSX4™
 Integrated solid state system with V technology. High power, forward triac source complies with ANSI C78.377 dimming requirements. Exceeds ENERGY STAR™ minimum requirements. UL94 certified components.

Integration
 Available for installation in three distinct mounting conditions:

Anchor Base (Standard)
 Cast aluminum junction box with stainless steel 1/2" galvanized steel stem for installation into wall or concrete. For use with 120V, 180V, 240V, 277V, 300V, 347V, 480V, 525V, 600V, 690V, 720V, 760V, 800V, 850V, 900V, 960V, 1000V, 1100V, 1200V, 1300V, 1400V, 1500V, 1600V, 1700V, 1800V, 1900V, 2000V, 2100V, 2200V, 2300V, 2400V, 2500V, 2600V, 2700V, 2800V, 2900V, 3000V, 3100V, 3200V, 3300V, 3400V, 3500V, 3600V, 3700V, 3800V, 3900V, 4000V, 4100V, 4200V, 4300V, 4400V, 4500V, 4600V, 4700V, 4800V, 4900V, 5000V, 5100V, 5200V, 5300V, 5400V, 5500V, 5600V, 5700V, 5800V, 5900V, 6000V, 6100V, 6200V, 6300V, 6400V, 6500V, 6600V, 6700V, 6800V, 6900V, 7000V, 7100V, 7200V, 7300V, 7400V, 7500V, 7600V, 7700V, 7800V, 7900V, 8000V, 8100V, 8200V, 8300V, 8400V, 8500V, 8600V, 8700V, 8800V, 8900V, 9000V, 9100V, 9200V, 9300V, 9400V, 9500V, 9600V, 9700V, 9800V, 9900V, 10000V.

Power Pipe™ (Optional)
 Provides a clean transition from wiring system to fixture. Schedule 40, 1 1/2" dia. for direct burial into soil or concrete. Maximum 12' dia. for future mounting. Stainless steel hardware. Optional 1/2" diameter, recessed stability flange, which simplifies installation and engages into substrate to reinforce mounting stability. For use with 120V, 180V, 240V, 277V, 300V, 347V, 480V, 525V, 600V, 690V, 720V, 760V, 800V, 850V, 900V, 960V, 1000V, 1100V, 1200V, 1300V, 1400V, 1500V, 1600V, 1700V, 1800V, 1900V, 2000V, 2100V, 2200V, 2300V, 2400V, 2500V, 2600V, 2700V, 2800V, 2900V, 3000V, 3100V, 3200V, 3300V, 3400V, 3500V, 3600V, 3700V, 3800V, 3900V, 4000V, 4100V, 4200V, 4300V, 4400V, 4500V, 4600V, 4700V, 4800V, 4900V, 5000V, 5100V, 5200V, 5300V, 5400V, 5500V, 5600V, 5700V, 5800V, 5900V, 6000V, 6100V, 6200V, 6300V, 6400V, 6500V, 6600V, 6700V, 6800V, 6900V, 7000V, 7100V, 7200V, 7300V, 7400V, 7500V, 7600V, 7700V, 7800V, 7900V, 8000V, 8100V, 8200V, 8300V, 8400V, 8500V, 8600V, 8700V, 8800V, 8900V, 9000V, 9100V, 9200V, 9300V, 9400V, 9500V, 9600V, 9700V, 9800V, 9900V, 10000V.

Stem
 Fully machined, 1" dia. with internal threads for maximum visual appeal. Available in configurable lengths to 12" maximum overall (with Anchor Base) and 40" maximum overall (with Power Pipe™).

D-EXT
LED strip lighting

LAMP & DRIVER DATA
e70, e71, e72, e73

DRIVER DATA	Input Volts	Inrush Current	Operating Current	Operation Ambient Temperature
	12VAC/DC 50/60Hz	<250mA (non-dimmed)	500mA	-22°F-194°F (-30°C - 90°C)

LM79 DATA

BK No.	CCT (Typ.)	CRI (Typ.)	Input Watts (Typ.)
e70	2700K	80	3
	2700K	80	3
	2700K	80	3
e71	3000K	80	3
	3000K	80	3
	3000K	80	3
e72	4000K	80	3
	4000K	80	3
	4000K	80	3
e73	4000K	80	3

L70 DATA

Minimum Rated Life (hrs.) 70% of initial lumens (L70)
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000
50,000

OPTICAL DATA

Angle	CBCP	Delivered Lumens
17°	1347	167
21°	664	139
28°	524	149
17°x31°	613	151
17°	1411	175
21°	695	146
28°	548	156
17°x31°	642	158
17°	1585	197
28°	781	164
28°	616	175
17°x31°	721	178
~	~	~

FOR USE WITH

DM	Mini-Micro™ Recessed Downlight
NM	Mini-Micro™ Floodlight
QM	Mini-Micro™ Twin Cylinder
PM-MM	Mini-Micro™ Pendant
RM-MM	Mini-Micro™ Ring Mount
SF-MM	Mini-Micro™ Staff Star™
SM-MM	Mini-Micro™ Surface Downlight
SH-MM	Mini-Micro™ Sign Star™
ST-MM	Mini-Micro™ Twin Sign Star™
TF-MM	Mini-Micro™ Twin Staff Star™
UL-MM	Mini-Micro™ Recessed Uplight
WM-MM	Mini-Micro™ Twin Pendant
YM	Mini-Micro™ Cylinder

RoHS Compliant
 UL Listed
 ETL Certified
 Energy Star is a registered trademark of the United States Environmental Protection Agency.



HUME ENGINEERS

P.O. Box 15238 Phone: (805) 549-6311
 San Luis Obispo, CA 93406 Fax: (805) 781-9476
 e-mail: mail@humeengineers.com SB Phone: 962-6311
 www.humeengineers.com

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ARCHT. BACKGROUND DATES

Main Floor	2020-03-12
2nd Floor	2020-03-12
3rd Floor	
Roof Main	2020-03-12
Roof 2nd	
Roof 3rd	
RCP Main	
RCP 2nd	
RCP 3rd	
Site Plan	2020-03-12
Topo	2020-03-12

SANDEW
 501 Sand Point Road
 Carpinteria, CA 93013
 004-098-11

JOB NUMBER:
19 039

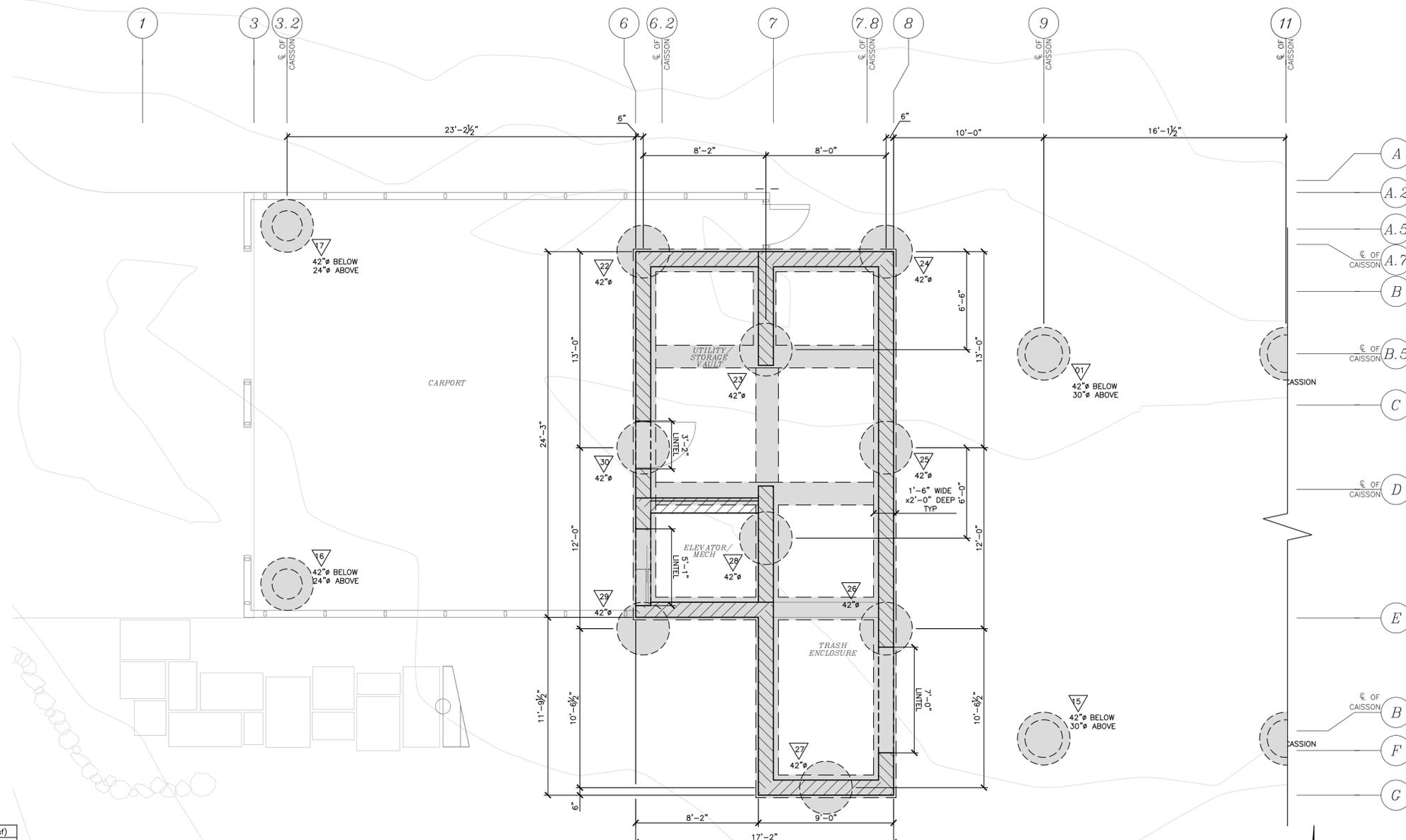
DATE ISSUED:

- 07-12-2019 Partial Prelim Set #01
- 01-23-2020 Partial Prelim Set #02
- 03-27-2020 Partial Prelim Set #03
- 04-29-2020 Partial Prelim Set #04
- 08-27-2020 Partial Prelim Set #05

SHEET:
S2.1

FOUNDATION PLAN

PAGE --- OF 00



FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

DO NOT SCALE FOOTINGS FROM DRAWING. REFER TO NOTES, SCHEDULES AND DETAILS. (VERIFY DIMENSIONS WITH ARCHITECT)

SPECIFIC FOUNDATION NOTES:
 1 For exact (wall) height refer to the architectural plans. Architectural plans shall take precedence. If the height is different by more than 3" as noted on plans contact engineer.

SOILS INFORMATION:
 Soils Report prepared by:
 Earth Systems of Southern CA
 (805) 642-6727 phone
 (805) 642-1325 fax
 ttranby@earthsys.com
 1731-A Walter Street
 Ventura, CA 93003

Dated: 7/20/2020
 For footing review contact the above Soils Engineer.
 For more soils information refer to general notes

CAISSON FOUNDATION NOTES:
 Skin Friction: 00 psf
 Passive Pressure: 2700psf
 Minimum Depth: 44'-0"
 Estimated Depth to Competent Material:
 a. Unless otherwise detailed or noted on plans.
 b. Match existing footing depth, unless new depth is greater (where applicable).
 c. Refer to the Structural General Notes and project specification for additional material control and workmanship requirements.
 d. Maintain bottom of footing such that the horizontal distance to daylight is 40'-0" and per Sec 1808.7.2 of current CBC edition.

VENEER:
 No veneer allowed.
HOLD DOWNS: OFF

MATERIAL LOADS GREEN ROOF (psf)	
Total Dead Load (Unsaturated)	50
Total Dead Load (Saturated)	75
Total Live Load	20
MATERIAL LOADS FLAT ROOF (psf)	
Total Dead Load	20
Total Live Load	40
MATERIAL LOADS FLOOR (psf)	
Total Dead Load	50
Total Live Load	40
MATERIAL LOADS DECK (psf)	
Total Dead Load	20
Total Live Load	60

THE MATERIAL SPECIFIED IS NOT NECESSARILY THE MATERIAL TO BE USED. ONLY TO VERIFY THE MAXIMUM LOAD THE STRUCTURE IS DESIGNED FOR. REFER TO ARCHITECTURAL OR THE STRUCTURAL PLANS FOR THE EXACT MATERIAL CALLED FOR.
 CONTRACTOR SHALL VERIFY THE DEAD LOAD WEIGHTS AS NOTED ON SHEET S0.1

DETAIL & NOTES SHEET SCHEDULE

SPECIAL INSPECTION NOTES	NO.	REFER TO SHEET
GENERAL NOTES	S0.2	
1 TO 20	REFER TO SHEET	S1.1
21 TO 40	REFER TO SHEET	S1.2
41 TO 60	REFER TO SHEET	S1.3
101 TO 120	REFER TO SHEET	SD1.1
121 TO 140	REFER TO SHEET	SD1.2
141 TO 160	REFER TO SHEET	SD1.3
201 TO 220	REFER TO SHEET	SD2.1
221 TO 240	REFER TO SHEET	SD2.2
241 TO 260	REFER TO SHEET	SD2.3
301 TO 320	REFER TO SHEET	SD3.1
321 TO 340	REFER TO SHEET	SD3.2
341 TO 360	REFER TO SHEET	SD3.3
401 TO 420	REFER TO SHEET	SD4.1
421 TO 440	REFER TO SHEET	SD4.2
441 TO 460	REFER TO SHEET	SD4.3

FRAMING LEGEND

(SIZE & TYPE) BEAM (BEAM #)	BEAM (SEE PLANS AND BEAM SCHED)
	VERTICAL STRAP
	FRAMING DIRECTION
	HOLDDOWN
	POST BELOW FRAMING*
	POST ABOVE FRAMING
	BEARING WALL BELOW FRAMING
	SHEARWALL BELOW FRAMING*
	MASONRY WALL
	CONCRETE WALL
	CONC/CMU LINTEL (OR WALL ABV)
	PAD FOOTING (SIZE PER SCHED)
	CAISSON
	VENEER
	SIMPSON PRE-MANUF. STRONG WALL
	HORIZONTAL HOLDDOWN
	NON-FRAME MOMENT CONNECTION
	MOMENT FRAME CONNECTION
	STEP, VMA

CAISSON SCHEDULE

#	SIZE	DOWELS	EST TOTAL DEPTH 'D'	VERTICAL REINF 'F'	TIES	EMBED DEPTH 'C'
01	42"	NOTE 'B'	0'-0"	0-#0 VERT	#4 @ 3'oc	0'-0"
02	42"	NOTE 'B'	0'-0"	0-#0 VERT	#4 @ 3'oc	0'-0"
03	42"	NOTE 'B'	0'-0"	0-#0 VERT	#4 @ 3'oc	0'-0"
04	42"	NOTE 'B'	0'-0"	0-#0 VERT	#4 @ 3'oc	0'-0"
07	42"	NOTE 'B'	0'-0"	0-#0 VERT	#4 @ 3'oc	0'-0"
08	42"	NOTE 'B'	0'-0"	0-#0 VERT	#4 @ 3'oc	0'-0"
09	42"	NOTE 'B'	0'-0"	0-#0 VERT	#4 @ 3'oc	0'-0"
10	42"	NOTE 'B'	0'-0"	0-#0 VERT	#4 @ 3'oc	0'-0"
11	42"	NOTE 'B'	0'-0"	0-#0 VERT	#4 @ 3'oc	0'-0"
12	42"	NOTE 'B'	0'-0"	0-#0 VERT	#4 @ 3'oc	0'-0"
13	42"	NOTE 'B'	0'-0"	0-#0 VERT	#4 @ 3'oc	0'-0"
14	42"	NOTE 'B'	0'-0"	0-#0 VERT	#4 @ 3'oc	0'-0"
15	42"	NOTE 'B'	0'-0"	0-#0 VERT	#4 @ 3'oc	0'-0"
16	42"	NOTE 'B'	0'-0"	0-#0 VERT	#4 @ 3'oc	0'-0"
17	42"	NOTE 'B'	0'-0"	0-#0 VERT	#4 @ 3'oc	0'-0"
18	42"	NOTE 'B'	0'-0"	0-#0 VERT	#4 @ 3'oc	0'-0"
19	42"	NOTE 'B'	0'-0"	0-#0 VERT	#4 @ 3'oc	0'-0"
20	42"	NOTE 'B'	0'-0"	0-#0 VERT	#4 @ 3'oc	0'-0"
21	42"	NOTE 'B'	0'-0"	0-#0 VERT	#4 @ 3'oc	0'-0"
22	42"	NOTE 'B'	0'-0"	0-#0 VERT	#4 @ 3'oc	0'-0"
23	42"	NOTE 'B'	0'-0"	0-#0 VERT	#4 @ 3'oc	0'-0"
24	42"	NOTE 'B'	0'-0"	0-#0 VERT	#4 @ 3'oc	0'-0"
25	42"	NOTE 'B'	0'-0"	0-#0 VERT	#4 @ 3'oc	0'-0"
26	42"	NOTE 'B'	0'-0"	0-#0 VERT	#4 @ 3'oc	0'-0"
27	42"	NOTE 'B'	0'-0"	0-#0 VERT	#4 @ 3'oc	0'-0"
28	42"	NOTE 'B'	0'-0"	0-#0 VERT	#4 @ 3'oc	0'-0"

CAISSON NOTES:
 a. The soils engineer shall supply a field report documenting the actual distance to competent material measured from the top of the caisson. Where competent material is deeper than the estimated distance, Contact engineer for an alternate caisson detail.
 b. Dowel reinforcement shall match vertical reinforcement, UNO.

NOT FOR CONSTRUCTION
 AN IN-HOUSE BACK CHECK HAS NOT BEEN COMPLETED AND BLDG. DEPT. REVISIONS HAVE NOT BEEN ADDED TO THESE PLANS. THE ENGINEER AND THE ARCHITECT ASSUME NO RESPONSIBILITY FOR CONSTRUCTION BIDS TAKEN FROM THESE PLANS.



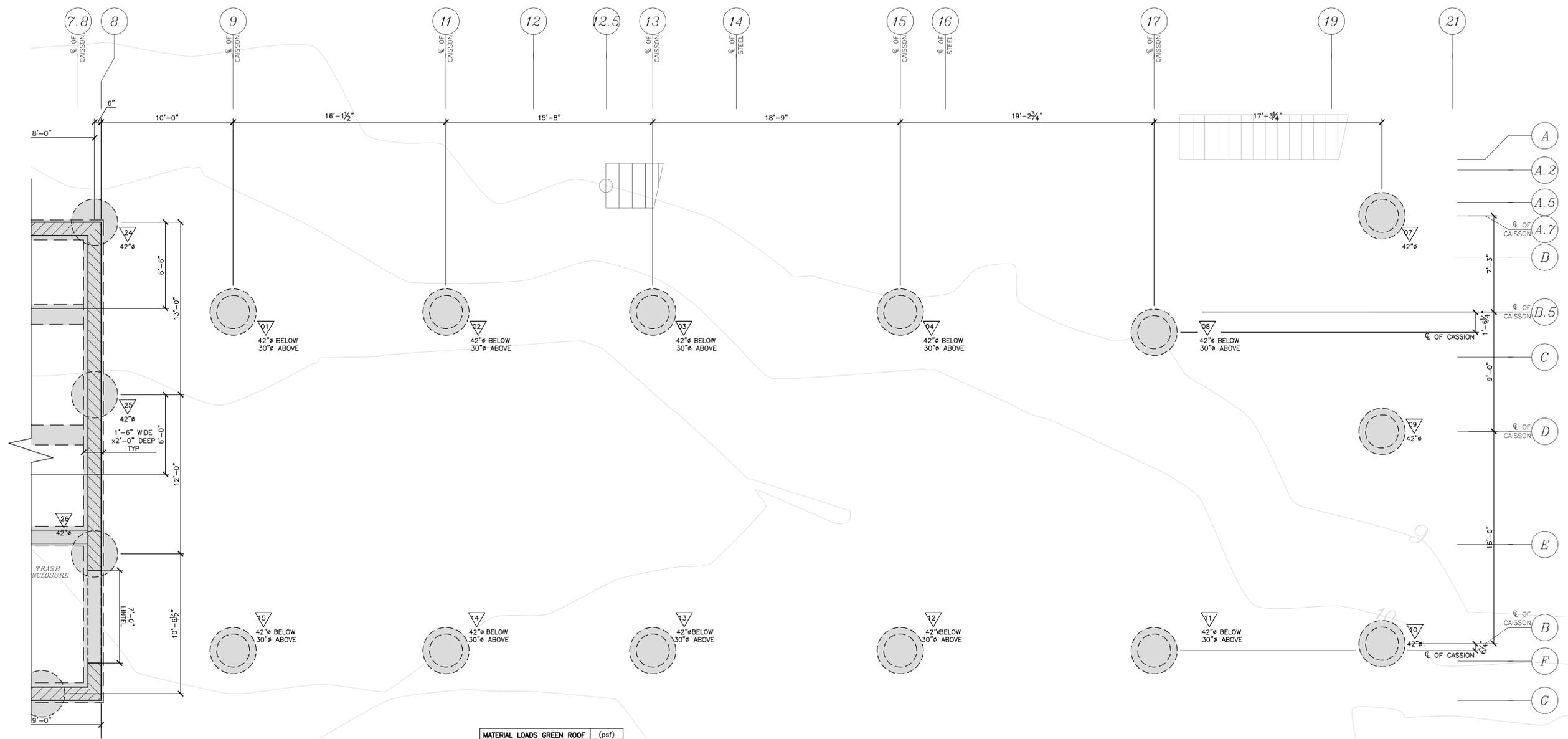
HUME ENGINEERS
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ARCHTL BACKGROUND DATES

Main Floor	2020-03-12
2nd Floor	2020-03-12
3rd Floor	
Roof Main	2020-03-12
Roof 2nd	
Roof 3rd	
RCP Main	
RCP 2nd	
RCP 3rd	
Site Plan	2020-03-12
Topo	2020-03-12



MATERIAL LOADS GREEN ROOF (psf)	
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DETAIL & NOTES SHEET SCHEDULE

SPECIAL INSPECTION NOTES	S0.1
GENERAL NOTES	S0.2
1 TO 20	REFER TO SHEET S1.1
21 TO 40	REFER TO SHEET S1.2
41 TO 60	REFER TO SHEET S1.3
101 TO 120	REFER TO SHEET SD1.1
121 TO 140	REFER TO SHEET SD1.2
141 TO 160	REFER TO SHEET SD1.3
201 TO 220	REFER TO SHEET SD2.1
221 TO 240	REFER TO SHEET SD2.2
241 TO 260	REFER TO SHEET SD2.3
301 TO 320	REFER TO SHEET SD3.1
321 TO 340	REFER TO SHEET SD3.2
341 TO 360	REFER TO SHEET SD3.3
401 TO 420	REFER TO SHEET SD4.1
421 TO 440	REFER TO SHEET SD4.2
441 TO 460	REFER TO SHEET SD4.3

FRAMING LEGEND

(SIZE & TYPE) (BEAM #)	BEAM (SEE PLANS AND BEAM SCHED)
	VERTICAL STRAP
	FRAMING DIRECTION
	HOLDOWN
	POST BELOW FRAMING*
	POST ABOVE FRAMING
	BEARING WALL BELOW FRAMING
	SHEARWALL BELOW FRAMING*
	MASONRY WALL
	CONCRETE WALL
	CONC/CMU LINTEL (OR WALL ABV)
	PAD FOOTING (SIZE PER SCHED)
	CAISSON
	VENEER
	SIMPSON PRE-MANUF. STRONG WALL
	HORIZONTAL HOLDOWN
	NON-FRAME MOMENT CONNECTION
	MOMENT FRAME CONNECTION
	STEP, VWA

FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

DO NOT SCALE FOOTINGS FROM DRAWING. REFER TO NOTES, SCHEDULES AND DETAILS. (VERIFY DIMENSIONS WITH ARCHITECT)

SPECIFIC FOUNDATION NOTES:
 1 For exact (wall) height refer to the architectural plans. Architectural plans shall take precedence. If the height is different by more than 3" as noted on plans contact engineer.

SOILS INFORMATION:
 Soils Report prepared by:
 Earth Systems of Southern CA
 (805) 642-6727 phone
 (805) 642-1325 fax
 ttranby@earthsys.com
 1731-A Walter Street
 Ventura, CA 93003

Dated: 7/20/2020
 For footing review contact the above Soils Engineer.
 For more soils information refer to general notes

CAISSON FOUNDATION NOTES:
 Skin Friction: 000psf
 Passive Pressure: 2700psf
 Minimum Depth: 44'-0"
 Estimated Depth to Competent Material: 7'-0"
 a. Unless otherwise detailed or noted on plans.
 b. Match existing footing depth, unless new depth is greater (where applicable).
 c. Refer to the Structural General Notes and project specification for additional material quality control and workmanship requirements.
 d. Maintain bottom of footing such that the horizontal distance to daylight is 40'-0" and per Sec 1808.7.2 of current CBC edition.

VENEER:
 No veneer allowed.
 HOLD DOWNS: OFF

NOT FOR CONSTRUCTION
 AN IN-HOUSE BACK CHECK HAS NOT BEEN COMPLETED AND BLDG. DEPT. REVISIONS HAVE NOT BEEN ADDED TO THESE PLANS. THE ENGINEER AND THE ARCHITECT ASSUME NO RESPONSIBILITY FOR CONSTRUCTION BIDS TAKEN FROM THESE PLANS.

PROJECT: **SANDEW**
 501 Sand Point Road
 Carpinteria, CA 93013
 004-098-11

JOB NUMBER:
 19 039

DATE ISSUED:
 07-12-2019 Partial Prelim Set #01
 01-23-2020 Partial Prelim Set #02
 03-27-2020 Partial Prelim Set #03
 04-29-2020 Partial Prelim Set #04
 08-27-2020 Partial Prelim Set #05

SHEET:
S2.2
 SHEET NAME:
 FOUNDATION PLAN

10d w/ 1/2 (15/32") SHEAR PANEL SCHEDULE				
SYMBOL	TYPE STRUC. 1	SPECIAL INSPECTION	COMMON NAILS	BOTTOM (SILL) PLATE & CONN.
A	ONE SIDE	NO	10d @ 6"oc (340 lb/ft)	2x w/3/8" AB @ 48"oc AND/OR 2x w/SDS4" @ 16"oc
B	ONE SIDE	YES	10d @ 4"oc (510 lb/ft)	2x w/3/8" AB @ 32"oc AND/OR 2x w/SDS4" @ 10"oc
C	ONE SIDE	YES	10d @ 3"oc (665 lb/ft)	2x w/3/8" AB @ 24"oc AND/OR 2x w/SDS4" @ 8"oc
D	ONE SIDE	YES	10d @ 2"oc (870 lb/ft)	3x w/3/8" AB @ 24"oc AND/OR 3x w/SDS4" @ 6"oc
E	BOTH SIDES	NO	10d @ 6"oc (680 lb/ft)	3x w/3/8" AB @ 32"oc AND/OR 3x w/SDS4" @ 8"oc
F	BOTH SIDES	YES	10d @ 4"oc (1020 lb/ft)	3x w/3/8" AB @ 16"oc AND/OR 3x w/SDS4" @ 5"oc
G	BOTH SIDES	YES	10d @ 3"oc (1330 lb/ft)	3x w/3/8" AB @ 16"oc AND/OR 3x w/SDS4" @ 4"oc
H	BOTH SIDES	YES	10d @ 2"oc (1740 lb/ft)	3x w/3/8" AB @ 12"oc AND/OR 3x w/SDS4" @ 3"oc
FMW	PRE-MANUFACTURED SHEAR PANEL TOP & BOT. CONNECTIONS PER REFERENCED DETAILS SEE 0390 GENERAL NOTES FOR MORE INFO			

TYPE OF WALL BELOW FRAMING
MIN LENGTH OF WALL (feet)

PLEASE REFER GENERAL NOTES 0360 AND TO DETAIL FOR MORE INFORMATION

SPECIAL INSPECTION NOTES	SO.1
GENERAL NOTES	SO.2
1 TO 20 REFER TO SHEET	S1.1
21 TO 40 REFER TO SHEET	S1.2
41 TO 60 REFER TO SHEET	S1.3
101 TO 120 REFER TO SHEET	SD1.1
121 TO 140 REFER TO SHEET	SD1.2
141 TO 160 REFER TO SHEET	SD1.3
201 TO 220 REFER TO SHEET	SD2.1
221 TO 240 REFER TO SHEET	SD2.2
241 TO 260 REFER TO SHEET	SD2.3
301 TO 320 REFER TO SHEET	SD3.1
321 TO 340 REFER TO SHEET	SD3.2
341 TO 360 REFER TO SHEET	SD3.3
401 TO 420 REFER TO SHEET	SD4.1
421 TO 440 REFER TO SHEET	SD4.2
441 TO 460 REFER TO SHEET	SD4.3

(SIZE & TYPE) (BEAM #)	BEAM (SEE PLANS AND BEAM SCHED)
↓	VERTICAL STRAP
→	FRAMING DIRECTION
•	HOLDOWN
⊗	POST BELOW FRAMING*
⊗	POST ABOVE FRAMING
▬	BEARING WALL BELOW FRAMING
▬	SHEARWALL BELOW FRAMING*
▬	MASONRY WALL
▬	CONC/CMU LINTEL (OR WALL ABV)
▬	PAD FOOTING (SIZE PER SCHED)
○	CAISSON
○	VENEER
▬	SIMPSON PRE-MANUF. STRONG WALL
▬	HORIZONTAL HOLDOWN
▬	NON-FRAME MOMENT CONNECTION
▬	MOMENT FRAME CONNECTION
▬	STEP, VWA

NOTE: SHEAR WALLS SHOWN WHERE REQUIRED. CONTRACTOR SHALL SHEATH ENTIRE EXTERIOR UNLESS OTHERWISE INSTRUCTED BY ARCHITECT.

NUMBER	BEAM	STEEL	LENGTH	GRID	TYPE	HANGER1	HANGER2	BEAM NOTES
FB7-01	6x14 #1		13'-4"	1				
FB7-05		BEAMST	3'-11"	7				
FB7-06	5 1/4x14" PSL		10'-5"	4		?	?	
FB7-07	5 1/4x14" PSL		14'-3"	4		?	?	
FB7-08	6x12 #1		9'-6"	E		?	?	
FB7-09		W16x40	37'-0"	9				
FB7-10		W16x40	37'-0"	11				
FB7-12		W16x40	35'-1"	13				
FB7-13		W16x40	40'-11"	15				
FB7-14		BEAMST	9'-8"	B.5				
FB7-15		BEAMST	15'-6"	B.5				
FB7-16		BEAMST	15'-1"	B.5				
FB7-17		BEAMST	18'-2"	B.5				
FB7-18		BEAMST	20'-4"	B.5				
FB7-19		BEAMST	18'-2"	C				
FB7-20		BEAMST	20'-4"	C				
FB7-21		BEAMST	9'-8"	F				
FB7-22		BEAMST	15'-6"	F				
FB7-23		BEAMST	15'-1"	F				
FB7-24		BEAMST	18'-2"	F				
FB7-25		BEAMST	20'-4"	F				
FB7-26		BEAM	33'-6"	A.5				
FB7-27		BEAM	27'-6"	B		?	?	
FB7-28		BEAM	33'-1"	A		?	?	
FB7-29		BEAM	14'-1"	2		?	?	
FB7-30		BEAM	10'-4"	2		?	?	
FB7-31		5 1/4x16" PSL	41'-4"	A.2				
FB7-32		BEAM	9'-3"	C		?	?	
FB7-33		BEAM	15'-7"	C		?	?	
FB7-34		BEAM	15'-2"	C		?	?	
FB7-35		BEAM	9'-3"	C		?	?	
FB7-36		BEAM	15'-7"	C		?	?	
FB7-37		BEAM	15'-2"	C		?	?	
FB7-38		BEAM	9'-3"	C		?	?	
FB7-39		BEAM	15'-7"	C		?	?	
FB7-40		BEAM	15'-2"	C		?	?	
FB7-41		BEAMST	10'-1"	B.5				
FB7-42		BEAMST	10'-1"	F				
FB03-1		C12x30	25'-9"	17				
FB03-2		C12x30	14'-9"	17				
FB07		W14x34	26'-1"	D.5				
FB08		W14x30	32'-8"	A				
FB09		W14x82	25'-2"	3				
FB10-1		W14x68	9'-5"	B.7				
FB10-2		W14x68	23'-5"	B.7				

Typical Floor Joist UNO Sheet S3	
a)	14" TJI/210 @ 16"oc (MAX SPAN = 22'-6") (DL=30, LL=20 psf) (mom. 94%) (TI-Pro Rating = 31) Use "ITS2.06/14" 1070lbs hanger. Nail face 2-16d, top 4-16dx1 1/2"(70%)
b)	2x12 #2 @ 16"oc (MAX SPAN = 13'-6") (DL=20, LL=60 psf) (mom. 89%) Use "LUS210" 1340lbs hanger. Nail face 8-10d, joist 4-10d(54%)

PRIOR TO FLOOR JOISTS or RAFTER INSTALLATION:

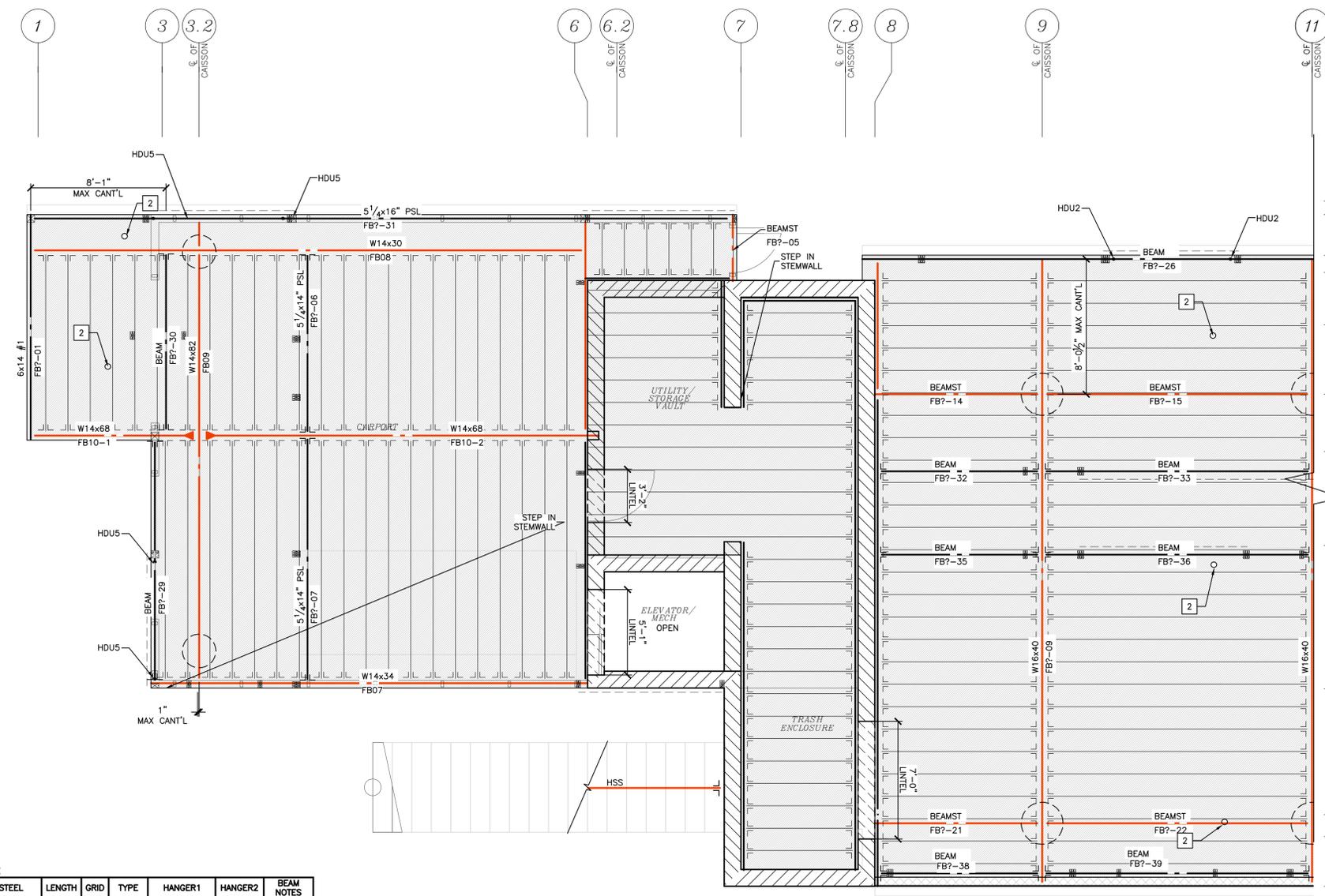
- Contractor shall install all straps that cannot be installed after joists/rafters are in place.
- Coordinate joists/rafter location with "can" light locations.

PRIOR TO FLOOR SHEATHING INSTALLATION:

- Contractor shall install all straps that cannot be installed after sheathing is in place.
- Contractor shall check the locations where blocks will be required under posts above. See detail.
- Contractor shall check the locations where blocks will be required under shearwall with lag bolts above. See detail on plans.
- Refer to sheet (S0.1) for floor/roof sheathing information.

BEAM SCHEDULE SPECIFIC NOTES

- Verify all beams/headers with plan. Not all beams/headers shown in schedule.
- All spans are estimated plan length, not actual length. Contact Engineer if length is greater than 3" noted.
- Match trimmers/posts on either end of beam unless noted otherwise on plans/details or "WALL FRAMING NOTES" (g)
- Provide two rows of BN where floor and/or roof sheathing occurs on member. Members < 3 1/2" wide only require one row.
- Continuous member w/EN entire length or provide strap (contact engineer).
- Verify beam heights and exposed beam sizes with Arch'l. Contact engineer if information varies greater than 3" noted.
- Rafter/Joist/Truss per plan in line with wall beyond. Align for strap.
- Use max nailing for hangers.
- Refer to General Notes sheet S0.1 for Hanger Schedule.



FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"

DO NOT SCALE FROM DRAWING REFER TO NOTES, SCHEDULES AND DETAILS.

SPECIFIC ROOF FRAMING NOTES:

- MATERIAL LOADS ROOF** (psf)

Total Dead Load (Saturated)	75
Drain. Total Live Load	20
- MATERIAL LOADS FLOOR** (psf)

Total Dead Load	50
Total Live Load	40
- MATERIAL LOADS DECK** (psf)

Total Dead Load	20
Total Live Load	60

THE MATERIAL SPECIFIED IS NOT NECESSARILY THE MATERIAL TO BE USED. ONLY TO VERIFY THE MAXIMUM LOAD THE STRUCTURE IS DESIGNED FOR. REFER TO ARCHITECTURAL OR THE STRUCTURAL PLANS FOR THE EXACT MATERIAL CALLED FOR.
CONTRACTOR SHALL VERIFY THE DEAD LOAD WEIGHTS AS NOTED ON SHEET S0.1

NOT FOR CONSTRUCTION
AN IN-HOUSE BACK CHECK HAS NOT BEEN COMPLETED AND BLDG. DEPT. REVISIONS HAVE NOT BEEN ADDED TO THESE PLANS. THE ENGINEER AND THE ARCHITECT ASSUME NO RESPONSIBILITY FOR CONSTRUCTION BIDS TAKEN FROM THESE PLANS.

TWO TREES ARCHITECT



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ARCHT. BACKGROUND DATES

Main Floor	2020-03-12
2nd Floor	2020-03-12
3rd Floor	2020-03-12
Roof Main	2020-03-12
Roof 2nd	
Roof 3rd	
RCP Main	
RCP 2nd	
RCP 3rd	
Site Plan	2020-03-12
Topo	2020-03-12

SANDEW
501 Sand Point Road
Carpinteria, CA 93013
004-098-11

JOB NUMBER: 19 039

DATE ISSUED:

07-12-2019	Partial Prelim Set #01
01-23-2020	Partial Prelim Set #02
03-27-2020	Partial Prelim Set #03
04-29-2020	Partial Prelim Set #04
08-27-2020	Partial Prelim Set #05

SHEET: S3.1
FLOOR FRAMING PLAN

10d w/ 1/2 (15/32") SHEAR PANEL SCHEDULE			
SYMBOL	TYPE	SPECIAL INSPECTION	COMMON NAILS
A	ONE SIDE	NO	10d @ 6"oc (340 lb/ft)
B	ONE SIDE	YES	10d @ 4"oc (510 lb/ft)
C	ONE SIDE	YES	10d @ 3"oc (665 lb/ft)
D	ONE SIDE	YES	10d @ 2"oc (870 lb/ft)
E	BOTH SIDES	NO	10d @ 6"oc (680 lb/ft)
F	BOTH SIDES	YES	10d @ 4"oc (1020 lb/ft)
G	BOTH SIDES	YES	10d @ 3"oc (1330 lb/ft)
H	BOTH SIDES	YES	10d @ 2"oc (1740 lb/ft)
FMW	PRE-MANUFACTURED SHEAR PANEL TOP & BOT. CONNECTIONS PER REFERENCED DETAILS SEE 0390 GENERAL NOTES FOR MORE INFO		

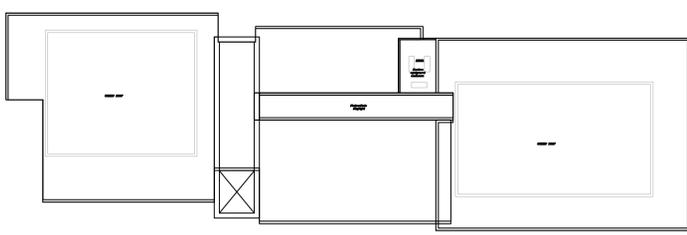
BOTTOM (SILL) PLATE & CONN. STAGGER SDSK* SCREWS w/2"x MIN. EMBEDMENT & w/1/2" MIN. OFFSET)

TYPE OF WALL BELOW FRAMING MIN LENGTH OF WALL (feet) PLEASE REFER GENERAL NOTES 0360 AND TO DETAIL FOR MORE INFORMATION

DETAIL & NOTES SHEET SCHEDULE
SPECIAL INSPECTION NOTES SO.1
GENERAL NOTES SO.2
1 TO 20 REFER TO SHEET S1.1
21 TO 40 REFER TO SHEET S1.2
41 TO 60 REFER TO SHEET S1.3
101 TO 120 REFER TO SHEET SD1.1
121 TO 140 REFER TO SHEET SD1.2
141 TO 160 REFER TO SHEET SD1.3
201 TO 220 REFER TO SHEET SD2.1
221 TO 240 REFER TO SHEET SD2.2
241 TO 260 REFER TO SHEET SD2.3
301 TO 320 REFER TO SHEET SD3.1
321 TO 340 REFER TO SHEET SD3.2
341 TO 360 REFER TO SHEET SD3.3
401 TO 420 REFER TO SHEET SD4.1
421 TO 440 REFER TO SHEET SD4.2
441 TO 460 REFER TO SHEET SD4.3

FRAMING LEGEND	
(SIZE & TYPE) (BEAM #)	BEAM (SEE PLANS AND BEAM SCHED)
↓	VERTICAL STRAP
→	FRAMING DIRECTION
•	HOLDOWN
⊗	POST BELOW FRAMING*
⊗	POST ABOVE FRAMING
▬	BEARING WALL BELOW FRAMING
▬	SHEARWALL BELOW FRAMING*
▬	MASONRY WALL
▬	CONCRETE WALL
▬	CONC/CMU LINTEL (OR WALL ABV)
▬	PAD FOOTING (SIZE PER SCHED)
○	CAISSON
○	WALL DOWELS
▬	VENEER
▬	SIMPSON PRE-MANUF. STRONG WALL
▬	HORIZONTAL HOLDOWN
▬	NON-FRAME MOMENT CONNECTION
▬	MOMENT FRAME CONNECTION
▬	STEP, VWA

NOTE: SHEAR WALLS SHOWN WHERE REQUIRED. CONTRACTOR SHALL SHEATH ENTIRE EXTERIOR UNLESS OTHERWISE INSTRUCTED BY ARCHITECT.



ROOF OVERVIEW
NO SCALE
SLOPE NOTED

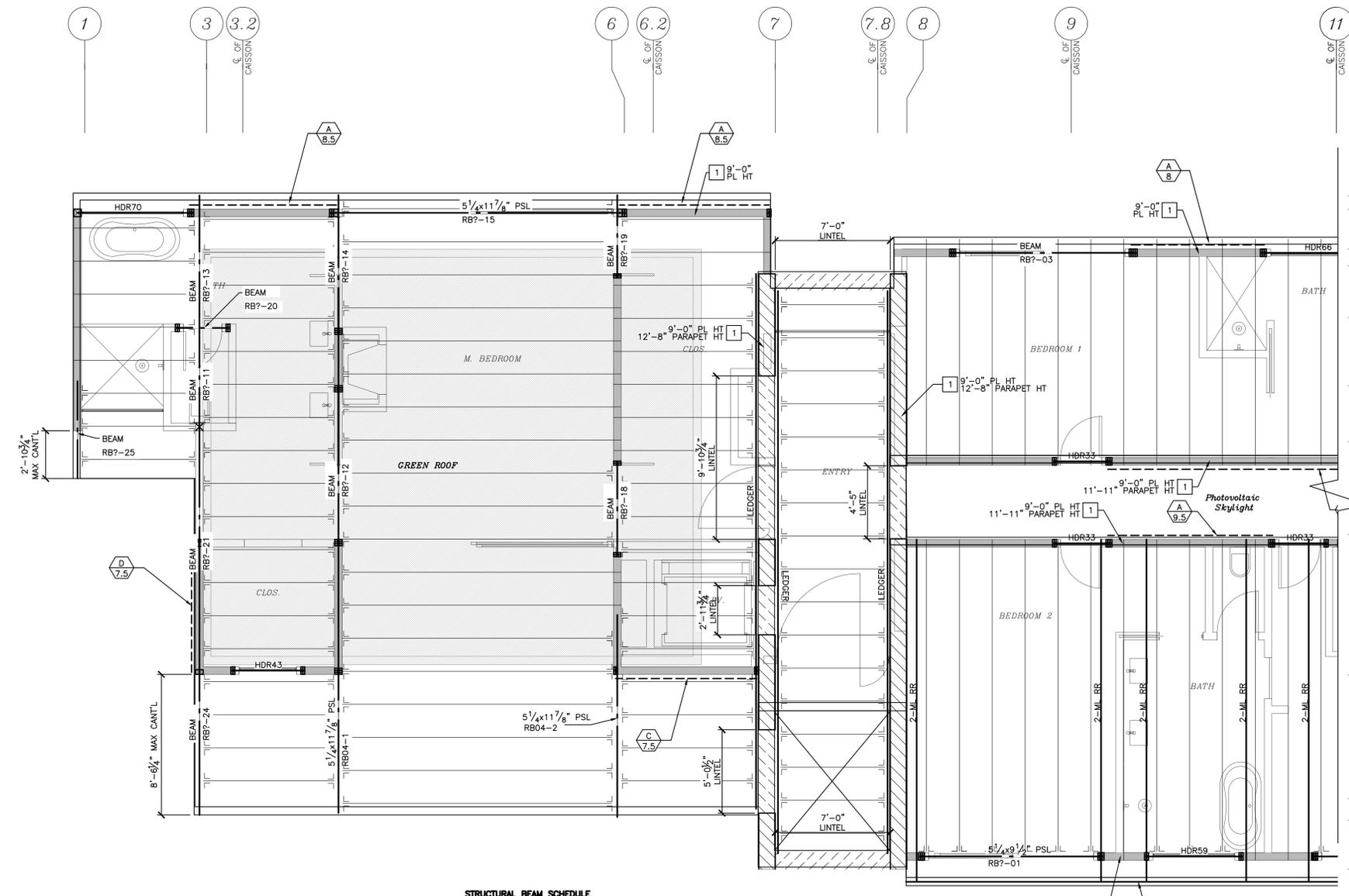
HEADER #	Count	SIZE	SPAN (2)	TRIMMER (3)	NOTES
HDR33	5	6x6 #1	3'-3"	2x	
HDR43	1	6x6 #1	4'-3"	2x	
HDR59	1	6x6 #1	5'-9"	2x	
HDR66	1	6x8 #1	6'-6"	2x	
HDR70	1	6x8 #1	7'-0"	2x	

HEADER SCHEDULE SPECIFIC NOTES
 (1) Verify all beams/headers with plan. Not all beams/headers shown in schedule.
 (2) All spans are estimated plan length, not actual length. Contact Engineer if length is greater than 3' noted.
 (3) Match trimmers/posts on either end of beam unless noted otherwise on plans/details.

Typical Roof Rafter at Green Roof UNO Sheet 54	
a)	9-1/2" TJ/110 @ 16"oc (MAX SPAN = 15'-0") (0:12 slope) (DL=50, LL=20 psf) (TLDef 98%) (TJ-Pro Rating = 38) Use "TTS1.81/9.5" 975lbs hanger. Nail face 2-16d, top 4-16dx1 1/2"(72%)
b)	1-3/4"x9-1/2" ML @ 16"oc (MAX SPAN = 17'-6") (0:12 slope) (DL=50, LL=20 psf) (TLDef 90%) Use "MIU1.81/9" 2305lbs hanger. Nail face 16-16d, joist 2-10dx1 1/2"(35%)
c)	9-1/2" TJ/110 @ 16"oc (MAX SPAN = 18'-0") (0:12 slope) (DL=20, LL=20 psf) (TLDef 95%) (TJ-Pro Rating = 21) Use "TTS1.81/9.5" 975lbs hanger. Nail face 2-16d, top 4-16dx1 1/2"(49%)
d)	1-3/4"x9-1/2" ML @ 16"oc (MAX SPAN = 21'-0") (0:12 slope) (DL=20, LL=20 psf) (TLDef 89%) Use "MIU1.81/9" 2305lbs hanger. Nail face 16-16d, joist 2-10dx1 1/2"(24%)

NUMBER	BEAM	STEEL	LENGTH	GRID	TYPE	HANGER1	HANGER2	HANGER NOTES	BEAM NOTES
RB7-01	5 1/4"x9 1/2" PSL		11'-0"	G	HDR				
RB7-02	5 1/4"x9 1/2" PSL		10'-7"	G	HDR				
RB7-03	BEAM		11'-0"	A.5	HDR				
RB7-05	BEAM		5'-7"	C.5	HDR				
RB7-10	BEAM		5'-7"	D	HDR				
RB7-11	BEAM		6'-0"	3					
RB7-12	BEAM		14'-11"	4					
RB7-13	BEAM		8'-0"	3					
RB7-14	BEAM		10'-0"	4					
RB7-15	5 1/4"x11 7/8" PSL		17'-7"	A	HDR				
RB7-16	BEAM		5'-5"	12					
RB7-18	BEAM		5'-7"	6					
RB7-19	BEAM		4'-11"	6					
RB7-20	BEAM		3'-1"	B	HDR				
RB7-21	BEAM		10'-11"	3					
RB7-22	BEAM		11'-10"	12.5					
RB7-24	BEAM		12'-7"	3					
RB7-25	BEAM		5'-11"	1					
RB01	W12x45		23'-8"	17					
RB02-1	W14x48		37'-3"	F					
RB02-2	W14x48		37'-9"	F					
RB03-1	W8x58		37'-10"	14					
RB03-2	W12x45		23'-8"	17					
RB04-1	5 1/4"x11 7/8" PSL		12'-6"	4					
RB04-2	5 1/4"x11 7/8" PSL		12'-3"	6					

BEAM SCHEDULE SPECIFIC NOTES
 (1) Verify all beams/headers with plan. Not all beams/headers shown in schedule.
 (2) All spans are estimated plan length, not actual length. Contact Engineer if length is greater than 3' noted.
 (3) Match trimmers/posts on either end of beam unless noted otherwise on plans/details or "WALL FRAMING NOTES" (g)
 (4) Provide two rows of BN where floor and/or roof sheathing occurs on member. Members < 3/4" wide only require one row.
 (5) Continuous member w/EN entire length or provide strap (contact engineer).
 (6) Verify beam heights and exposed beam sizes with Arch'l. Contact engineer if information varies greater than 3' noted.
 (7) Rafter/Joist/Truss per plan in line with wall beyond. Align for strap.
 (8) Rafter/Joist/Truss hangers.
 (9) Rafter/Joist/Truss hangers per S0.1 for Hanger Schedule.
 w/8d (.131x2 1/2") or 10d (.148x3") (1 3/8" and 1 1/2" min. penetration respectively)
 8"oc edge nailing (EN)
 6"oc boundary nailing (BN)
 12"oc field nailing (FN)
 2. Index shall be 3/16"
 3. Stagger sheets.
 4. Face grain perpendicular to trusses or rafters.
 5. Use sheathing clips (Simpson "PSCL") between rafters for rafter spacing greater than 16"oc.



NUMBER	BEAM	STEEL	LENGTH	GRID	TYPE	HANGER1	HANGER2	HANGER NOTES	BEAM NOTES
RB7-01	5 1/4"x9 1/2" PSL		11'-0"	G	HDR				
RB7-02	5 1/4"x9 1/2" PSL		10'-7"	G	HDR				
RB7-03	BEAM		11'-0"	A.5	HDR				
RB7-05	BEAM		5'-7"	C.5	HDR				
RB7-10	BEAM		5'-7"	D	HDR				
RB7-11	BEAM		6'-0"	3					
RB7-12	BEAM		14'-11"	4					
RB7-13	BEAM		8'-0"	3					
RB7-14	BEAM		10'-0"	4					
RB7-15	5 1/4"x11 7/8" PSL		17'-7"	A	HDR				
RB7-16	BEAM		5'-5"	12					
RB7-18	BEAM		5'-7"	6					
RB7-19	BEAM		4'-11"	6					
RB7-20	BEAM		3'-1"	B	HDR				
RB7-21	BEAM		10'-11"	3					
RB7-22	BEAM		11'-10"	12.5					
RB7-24	BEAM		12'-7"	3					
RB7-25	BEAM		5'-11"	1					
RB01	W12x45		23'-8"	17					
RB02-1	W14x48		37'-3"	F					
RB02-2	W14x48		37'-9"	F					
RB03-1	W8x58		37'-10"	14					
RB03-2	W12x45		23'-8"	17					
RB04-1	5 1/4"x11 7/8" PSL		12'-6"	4					
RB04-2	5 1/4"x11 7/8" PSL		12'-3"	6					

ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

SPECIFIC ROOF FRAMING NOTES:
 1 For exact (wall) height refer to the architectural plans. Architectural plans shall take precedence. If the height is different by more than 3" as noted on plans contact engineer.
 2 Drain.

MATERIAL LOADS GREEN ROOF	(psf)
Total Dead Load (Unsaturated)	50
Total Dead Load (Saturated)	75
Total Live Load	20

MATERIAL LOADS FLAT ROOF	(psf)
Total Dead Load	20
Total Live Load	40

MATERIAL LOADS FLOOR	(psf)
Total Dead Load	50
Total Live Load	40

MATERIAL LOADS DECK	(psf)
Total Dead Load	20
Total Live Load	60

THE MATERIAL SPECIFIED IS NOT NECESSARILY THE MATERIAL TO BE USED. ONLY TO VERIFY THE MAXIMUM LOAD THE STRUCTURE IS DESIGNED FOR. REFER TO ARCHITECTURAL OR THE STRUCTURAL PLANS FOR THE EXACT MATERIAL CALLED FOR.
 CONTRACTOR SHALL VERIFY THE DEAD LOAD WEIGHTS AS NOTED ON SHEET S0.1

NOT FOR CONSTRUCTION
 AN IN-HOUSE BACK CHECK HAS NOT BEEN COMPLETED AND BLDG. DEPT. REVISIONS HAVE NOT BEEN ADDED TO THESE PLANS. THE ENGINEER AND THE ARCHITECT ASSUME NO RESPONSIBILITY FOR CONSTRUCTION BIDS TAKEN FROM THESE PLANS.

TWO TREES ARCHITECT



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ARCHIT. BACKGROUND DATES	DATE
Main Floor	2020-03-12
2nd Floor	2020-03-12
3rd Floor	2020-03-12
Roof Main	2020-03-12
Roof 2nd	
Roof 3rd	
RCP Main	
RCP 2nd	
RCP 3rd	
Site Plan	2020-03-12
Topo	2020-03-12

SANDEW
 501 Sand Point Road
 Carpinteria, CA 93013
 004-098-11

JOB NUMBER:	19 039
DATE ISSUED:	
07-12-2019	Partial Prelim Set #01
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04-29-2020	Partial Prelim Set #04
08-27-2020	Partial Prelim Set #05

SHEET: S4.1
 SHEET NAME: ROOF FRAMING PLAN



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ARCHT. BACKGROUND DATES

Main Floor	2020-03-12
2nd Floor	2020-03-12
3rd Floor	2020-03-12
Roof Main	2020-03-12
Roof 2nd	
Roof 3rd	
RCP Main	
RCP 2nd	
RCP 3rd	
Site Plan	2020-03-12
Topo	2020-03-12

SANDEW
 501 Sand Point Road
 Carpinteria, CA 93013
 004-098-11

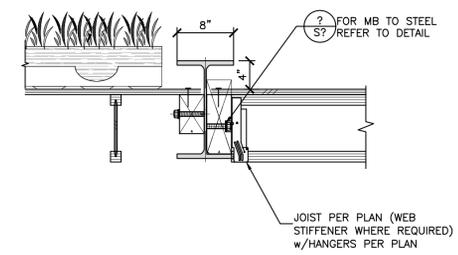
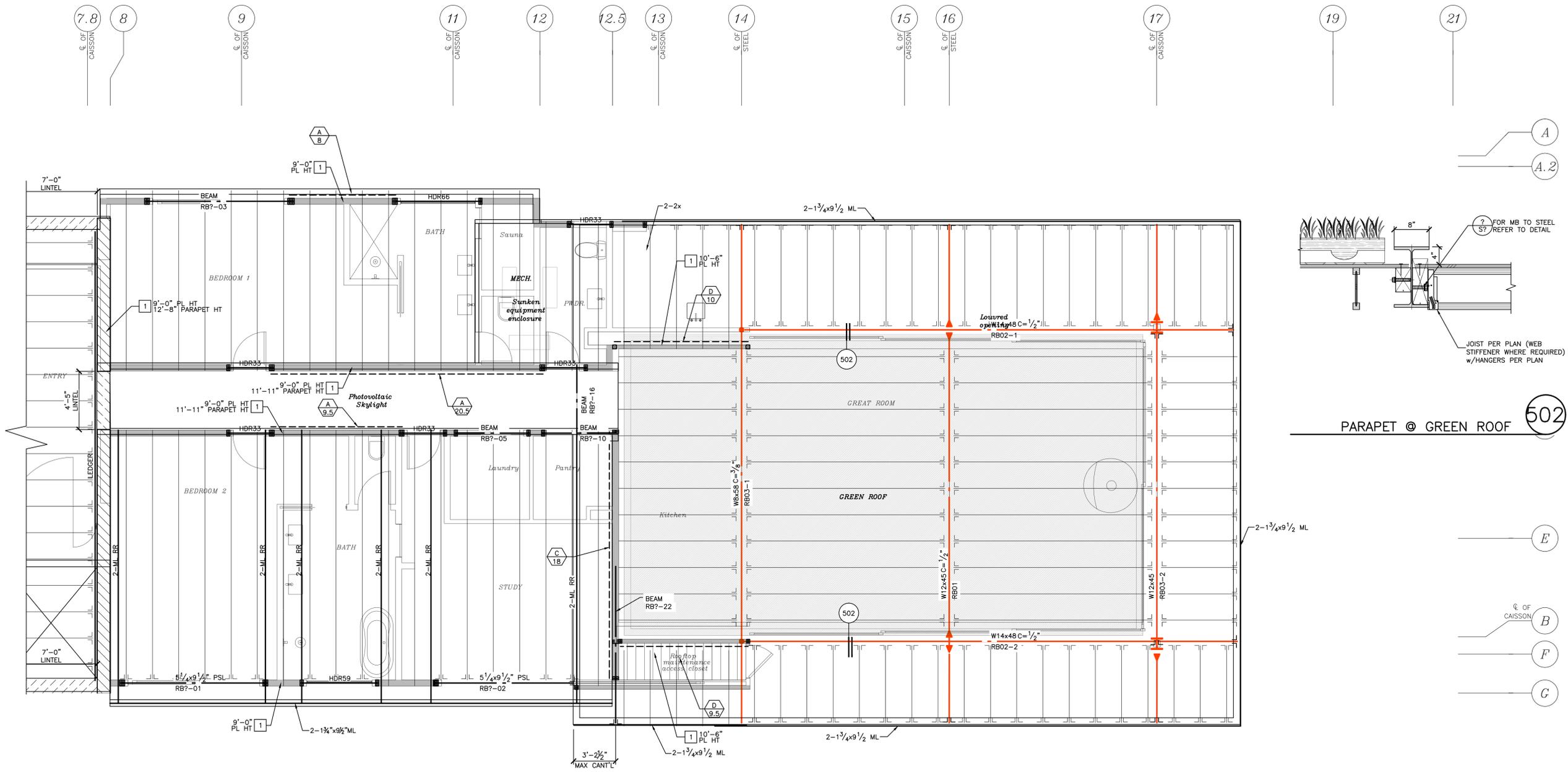
JOB NUMBER:
 19 039

DATE ISSUED:

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03-27-2020	Partial Prelim Set #03
04-29-2020	Partial Prelim Set #04
08-27-2020	Partial Prelim Set #05

SHEET:
S4.2

ROOF FRAMING PLAN



PARAPET @ GREEN ROOF

ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

SPECIFIC ROOF FRAMING NOTES:

1. MATERIAL LOADS GREEN ROOF: (if structural plans. Architectural plans shall take precedence.)
 Total Dead Load (Saturated) 75
 Drain: Total Live Load 20
 2. MATERIAL LOADS FLAT ROOF (psf)
 Total Dead Load 20
 Total Live Load 40
 3. MATERIAL LOADS FLOOR (psf)
 Total Dead Load 50
 Total Live Load 40
 4. MATERIAL LOADS DECK (psf)
 Total Dead Load 20
 Total Live Load 60
- THE MATERIAL SPECIFIED IS NOT NECESSARILY THE MATERIAL TO BE USED. ONLY TO VERIFY THE MAXIMUM LOAD THE STRUCTURE IS DESIGNED FOR. REFER TO ARCHITECTURAL OR THE STRUCTURAL PLANS FOR THE EXACT MATERIAL CALLED FOR.
CONTRACTOR SHALL VERIFY THE DEAD LOAD WEIGHTS AS NOTED ON SHEET S0.1

NOTE:
 SHEAR WALLS SHOWN WHERE REQUIRED. CONTRACTOR SHALL SHEATH ENTIRE EXTERIOR UNLESS OTHERWISE INSTRUCTED BY ARCHITECT.

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BEARING WALL HEADER SCHEDULE

HEADER #	Count	SIZE	SPAN (2)	TRIMMER (3)	NOTES
HDR33	5	6x6 #1	3'-3"	2x	
HDR43	1	6x6 #1	4'-3"	2x	
HDR59	1	6x6 #1	5'-9"	2x	
HDR66	1	6x8 #1	6'-6"	2x	
HDR70	1	6x8 #1	7'-0"	2x	

- HEADER SCHEDULE SPECIFIC NOTES**
- (1) Verify all beams/headers with plan. Not all beams/headers shown in schedule.
 - (2) All spans are estimated plan length, not actual length. Contact Engineer if length is greater than 3" noted.
 - (3) Match trimmers/posts on either end of beam unless noted otherwise on plans/details.

0305 ROOF SHEATHING:

1. Use 1/2" (5) sheathing STRUCT 1 w/8d (1.31x2 1/2") or 10d(.148x3") (1 1/2" and 1/2" min. penetration respectively) 6"oc edge nailing (EN) 6"oc boundary nailing (BN) 12"oc field nailing (FN)
2. Index shall be 3/8"
3. Stagger sheets.
4. Face grain perpendicular to trusses or rafters.
5. Use sheathing clips (Simpson "PSC") between rafters for rafter spacing greater than 16"oc.

STRUCTURAL BEAM SCHEDULE

NUMBER	BEAM	STEEL	LENGTH	GRID	TYPE	HANGER1	HANGER2	HANGER NOTES	BEAM NOTES
RB7-01	5 1/4x9 1/2" PSL		11'-0"	G	HDR				
RB7-02	5 1/4x9 1/2" PSL		10'-7"	G	HDR	?	?		
RB7-03	BEAM		11'-0"	A.5	HDR				
RB7-05	BEAM		5'-7"	C.5	HDR				
RB7-10	BEAM		5'-7"	D					
RB7-11	BEAM		6'-0"	3					
RB7-12	BEAM		14'-11"	4					
RB7-13	BEAM		8'-0"	3					
RB7-14	BEAM		10'-0"	4					
RB7-15	5 1/4x11 1/8" PSL		17'-7"	A	HDR				
RB7-16	BEAM		5'-5"	12					
RB7-18	BEAM		5'-7"	6					
RB7-19	BEAM		4'-11"	6					
RB7-20	BEAM		3'-1"	B	HDR				
RB7-21	BEAM		10'-11"	3					
RB7-22	BEAM		11'-10"	12.5		?			
RB7-24	BEAM		12'-7"	3					
RB7-25	BEAM		5'-11"	1					
RB01		W12x45	23'-8"	17					
RB02-1		W14x48	37'-3"	F					
RB02-2		W14x48	37'-9"	F					
RB03-1		W8x58	37'-10"	14					
RB03-2		W12x45	23'-8"	17					
RB04-1	5 1/4x11 1/8" PSL		12'-6"	4					
			12'-3"	6					

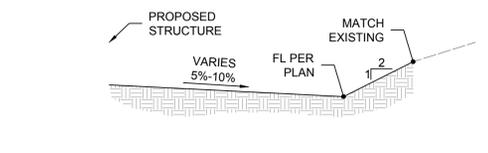
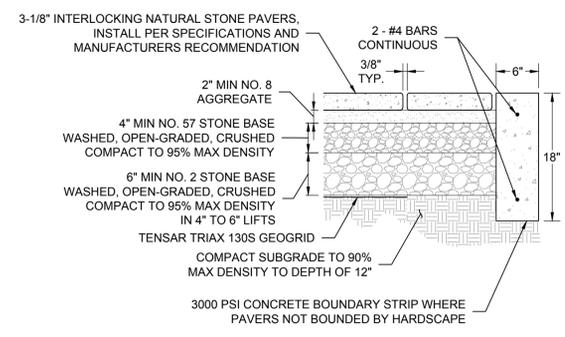
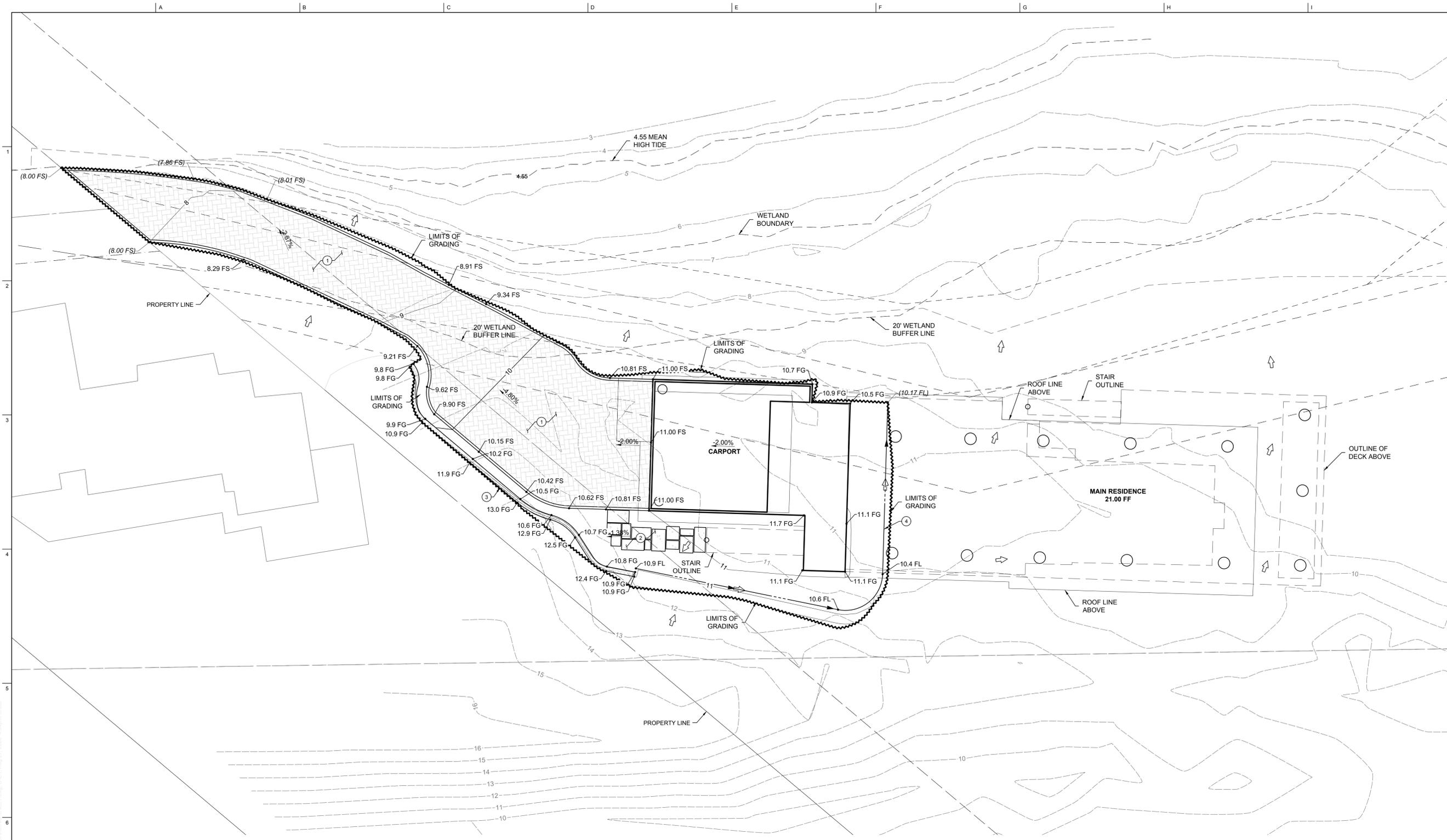
BEAM SCHEDULE SPECIFIC NOTES

- (1) Verify all beams/headers with plan. Not all beams/headers shown in schedule.
- (2) All spans are estimated plan length, not actual length. Contact Engineer if length is greater than 3" noted.
- (3) Match trimmers/posts on either end of beam unless noted otherwise on plans/details.
- (4) Provide two rows of BN where floor and/or roof sheathing occurs on member. Members < 3 1/2" wide only require one row.
- (5) Continuous member w/EN entire length or provide strap (contact engineer).
- (6) Verify beam heights and exposed beam sizes with Arch'. Contact engineer if information varies greater than 3" noted.
- (7) Rafter/Joist/Truss per plan in line with wall beyond. Align for strap.
- (8) Use max nailing for hangers.
- (9) Refer to General Notes sheet S0.1 for Hanger Schedule.

O:\Jobs Active\19 039 Sanddew_Two Trees\19 039 Dwg's Version 11.01\ref\SFN Rafter-Joist.xlsx|B-Calculation\VERSION 04.4

Typical Roof Rafters at Green Roof UNO Sheet 54

- 9-1/2" TJI/110 @ 16"oc (MAX SPAN = 15'-0") (0:12 slope) (DL=50, LL = 20 psf) (TLdef 98%) (TJ-Pro Rating = 38)
 Use "ITS1.81/9.5" 975lbs hanger. Nail face 2-16d, top 4-16dx1 1/2"(72%)
- 1-3/4"x9-1/2" ML @ 16"oc (MAX SPAN = 17'-6") (0:12 slope) (DL=50, LL = 20 psf) (TLdef 90%)
 Use "MIU1.81/9" 2305lbs hanger. Nail face 16-16d, joist 2-10dx1 1/2"(35%)
 Typical Roof Rafters NO Green Roof UNO Sheet 54
- 9-1/2" TJI/110 @ 16"oc (MAX SPAN = 18'-0") (0:12 slope) (DL=20, LL = 20 psf) (TLdef 95%) (TJ-Pro Rating = 21)
 Use "ITS1.81/9.5" 975lbs hanger. Nail face 2-16d, top 4-16dx1 1/2"(49%)
- 1-3/4"x9-1/2" ML @ 16"oc (MAX SPAN = 21'-0") (0:12 slope) (DL=20, LL = 20 psf) (TLdef 89%)
 Use "MIU1.81/9" 2305lbs hanger. Nail face 16-16d, joist 2-10dx1 1/2"(24%)

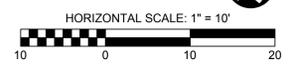
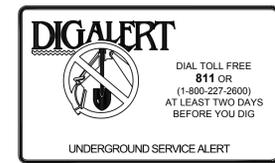
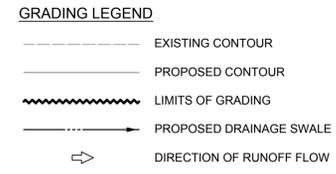


- SITE CONSTRUCTION NOTES:**
- CONSTRUCT PERMEABLE PAVER DRIVEWAY SECTION PER DETAIL A, THIS SHEET.
 - CONSTRUCT CONCRETE WALKWAY.
 - CONSTRUCT 30" MAX. HEIGHT STACKED STONE WALL PER LANDSCAPE ARCHITECT.
 - CONSTRUCT DRAINAGE SWALE PER DETAIL B, THIS SHEET.

EARTHWORK QUANTITIES

CUT QUANTITY: 60 CUBIC YARDS
 FILL QUANTITY: 25 CUBIC YARDS
 NET QUANTITY: 35 CUBIC YARDS EXPORT

*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.



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SANDEW
501 SAND POINT ROAD
CARPINTERIA, CA 93013

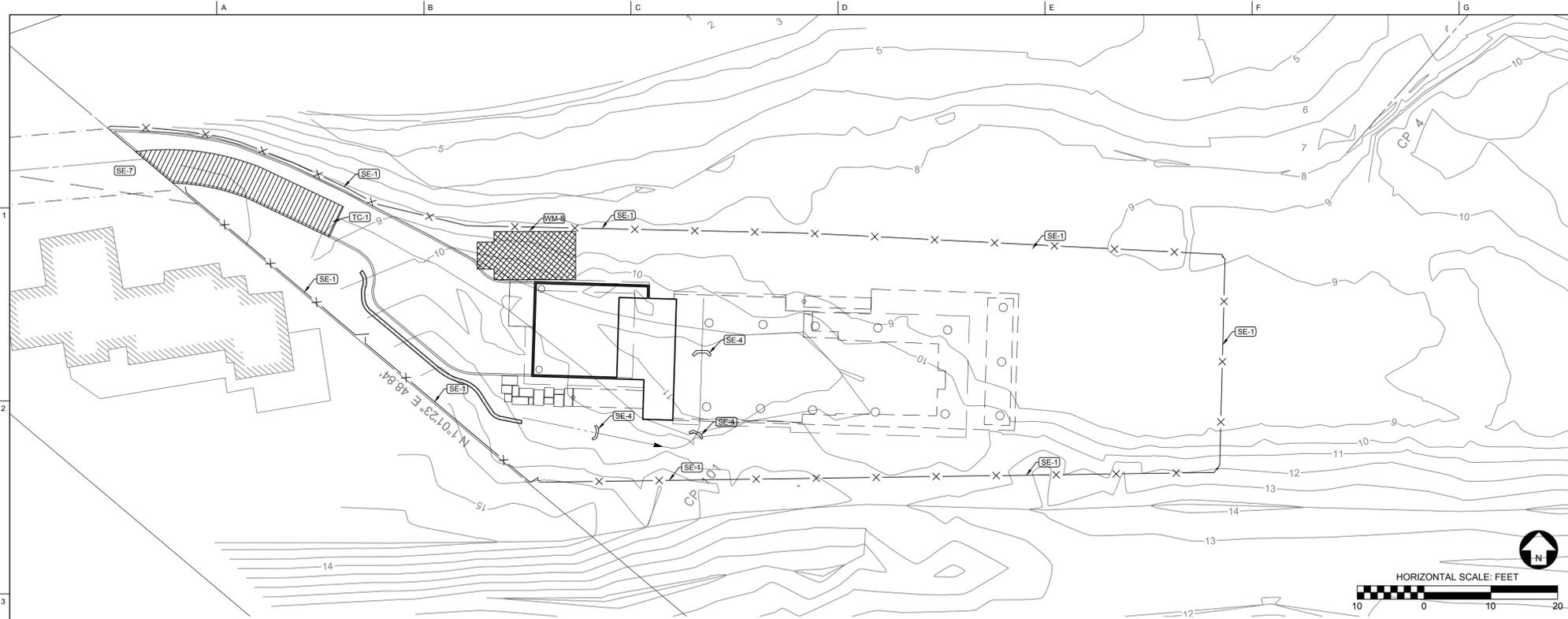
Revisions:

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2	
3	
4	
5	

Project Engineer: LH Ext: 176
 Project Manager: JJG
 Date: 08.27.2020 Scale: PER PLAN
 AV Job No: 19345 Sheet Size: 24" x 36"

PRELIMINARY
GRADING AND
DRAINAGE PLAN

C-2.1



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 ACCESSSES, 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 COUNTY 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 JANUARY 2015 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:

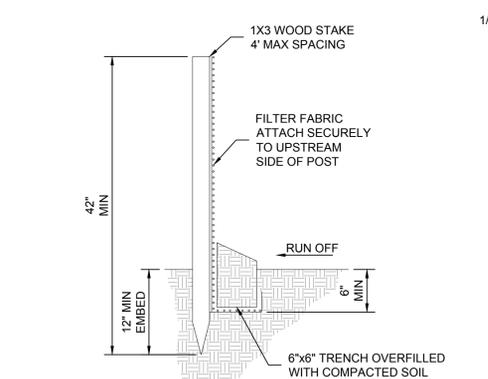
- [EC-1] PROJECT SCHEDULING
- [EC-2] PRESERVATION OF EXISTING VEGETATION
- [NS-1] WATER CONSERVATION
- [NS-3] PAVING AND GRINDING
- [NS-6] DISCHARGE REPORTING
- [NS-7] POTABLE WATER / IRRIGATION
- [NS-8] VEHICLE CLEANING
- [NS-9] VEHICLE FUELING
- [NS-10] VEHICLE MAINTENANCE
- [WE-1] WIND EROSION CONTROL

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

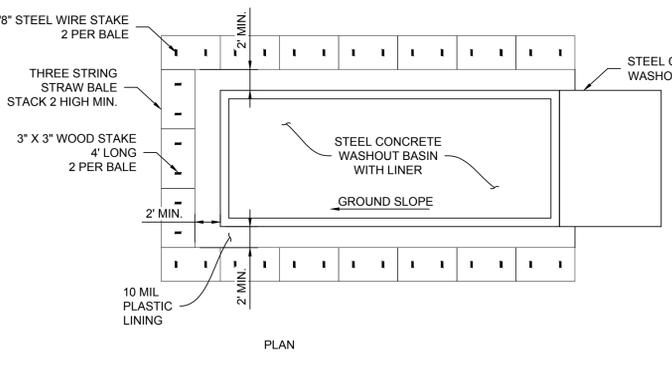
- [WM-1] MATERIAL STORAGE
- [WM-2] MATERIAL USAGE
- [WM-3] STOCK PILE MANAGEMENT
- [WM-4] SPILL PREVENTION KIT
- [WM-5] SOLID WASTE (TRASH)
- [WM-8] CONCRETE WASTE (WASH OUT), SEE DETAIL 1, THIS SHEET.
- [WM-9] SEPTIC / SANITARY FACILITIES

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

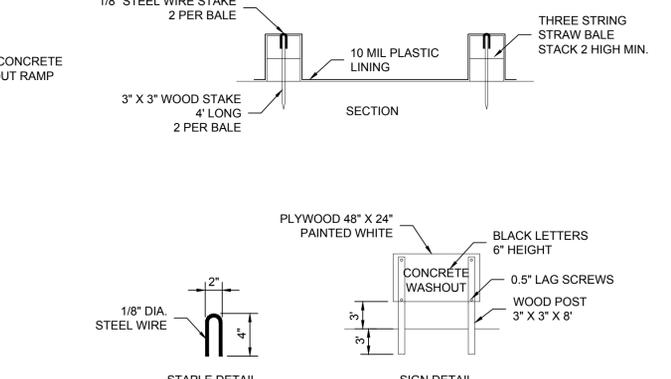
- [SE-1] SILT FENCING, SEE DETAIL 3, THIS SHEET
- [SE-4] CHECK DAM, SEE DETAIL 4, THIS SHEET
- [SE-7] STREET SWEEPING AND VACUUMING
- [TC-1] STABILIZED CONSTRUCTION ENTRANCE/EXIT, SEE DETAIL 2, THIS SHEET



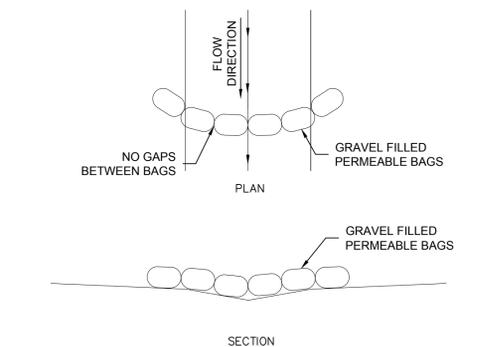
3 SILT FENCE DETAIL NTS



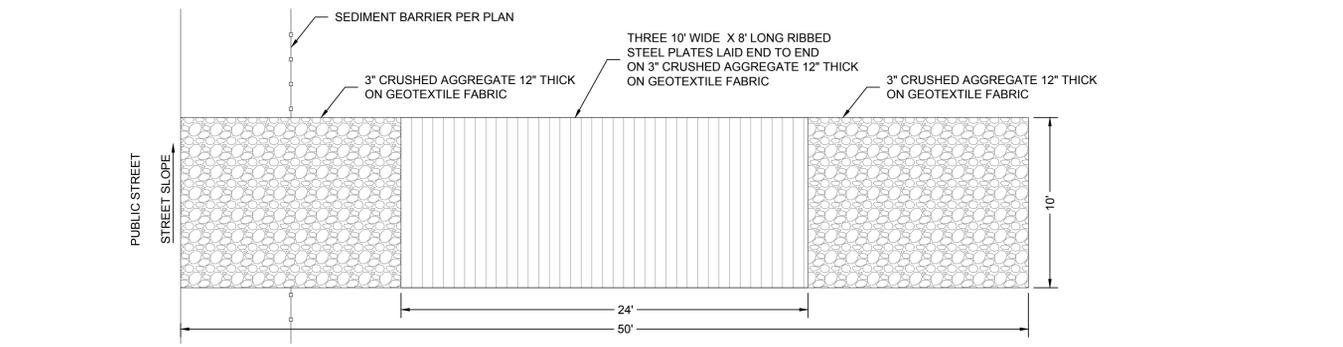
1 CONCRETE WASHOUT DETAIL NTS



SIGN DETAIL SIGN SHALL BE INSTALLED WITHIN 30- FEET OF WASHOUT



4 SWALE CHECK DAM DETAIL NTS



2 STABILIZED CONSTRUCTION ACCESS DETAIL NTS

Plan Prepared By:

Ashley & Vance
ENGINEERING, INC.
CIVIL • STRUCTURAL

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

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Engineer of Record:

PLANNING REVIEW
REGISTERED PROFESSIONAL ENGINEER
JASON J. GARDNER
No. 005021
CIVIL
NOT REPLY OF CALIFORNIA

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501 SAND POINT ROAD
CARPINTERIA, CA 93013

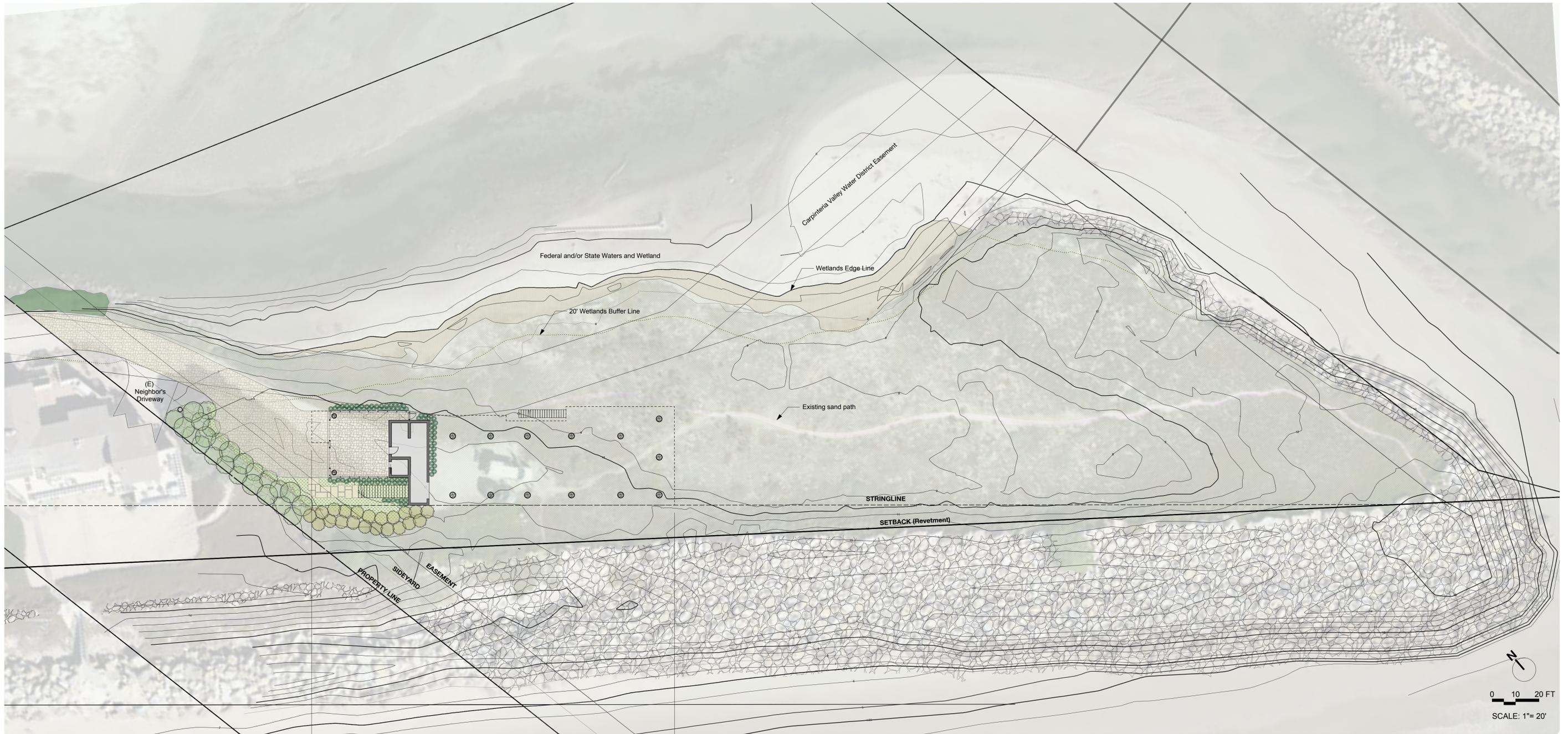
Revisions:

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Project Engineer: LH Ext: 176
Project Manager: JJG 160
Date: 08.27.2020 Scale: PER PLAN
AV Job No: 19345 Sheet Size: 24" x 36"

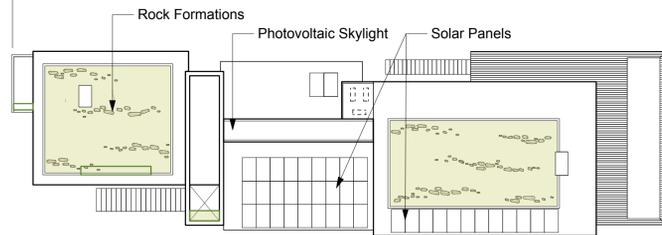
EROSION CONTROL PLAN

C-5.1



Green Roof Inspiration

The proposed green roof echoes the mountains in the background, bringing the neighboring landscape to the foreground.



Green Roof Concept Plan

SCALE: 1" = 20'

Material Palette



Green Roof with rocks



Santa Barbara Sandstone Dry-stack Wall

Proposed Planting Zones

- Alkali Heath
- Dune Mat / Coastal Strand
- Coastal Bluff
- Dune Swale/House Screening
- Green Roof Butterfly Habitat

Plan Legend

- 20' Wetland Buffer
- Property Line
- Building Outline
- Building Planters
- Sandy Beach
- Permeable Paving
- Santa Barbara Sandstone

Dune Mat/Coastal Strand

These plants are uniquely adapted to salt-spray, wind, and sandy soil. Invaluable for dune stabilization and habitat, they also create a scenic landscape of long-lasting colorful flowers, showy grey-green foliage, and low spreading forms.

Dune Mat/ Coastal Strand

Botanical Name	Common Name
Shrubs	
<i>Ericameria ericoides</i>	Mock Heather
<i>Isocoma menziesii</i> var. <i>vernonioides</i>	Coastal Goldenbush
<i>Lupinus arboreus</i>	Coastal Bush Lupine
<i>Lupinus chamissonis</i>	Dune Bush Lupine
<i>Lupinus succulentus</i>	Arroyo Lupine
<i>Suaeda taxifolia</i>	Woolly Seablite

Perennial Herbs	Common Name
<i>Abronia maritima</i>	Sand Verbena
<i>Abronia umbellata</i>	Beach Sand Verbena (Purple)
<i>Achillea millefolium</i>	Yarrow
<i>Ambrosia chamissonis</i>	Beach Bur-Sage
<i>Calystegia soldanella</i>	Beach Morning Glory
<i>Camissoniopsis cheiranthifolia</i> spp. <i>suffruticosa</i>	Beach Evening-Primrose
<i>Castilleja affinis</i>	Indian Paintbrush
<i>Croton californicus</i>	Common Sandaster
<i>Heliotropium curassavicum</i> var. <i>oculatum</i>	Croton
<i>Phacelia ramosissima</i> var. <i>suffrutescens</i>	Seaside Heliotrope
<i>Solanum douglasii</i>	Branching Phacelia
	Douglas' Nightshade

Annual Wildflowers	Common Name
<i>Eschscholzia californica</i> var. <i>maritima</i>	Coastal California Poppy



Green Roof- Butterfly & Hummingbird Habitat

These native coastal bluff plants will provide butterfly and hummingbird habitat on the green roof. They are well adapted to shallow soil, low water, high wind, and sun exposure of the roof microclimate – similar to the rocky California coast. Their colorful nectar and pollen-rich flowers attract native bees, butterflies and hummingbirds.

Green Roof- Butterfly & Hummingbird Habitat

Botanical Name	Common Name
Shrubs	
<i>Eriogonum parvifolium</i>	Sea Cliff Buckwheat
<i>Isocoma menziesii</i> (var. <i>vernonioides</i>)	Coastal Goldenbush
Grasses/Sedges	
<i>Carex praegracilis</i>	Clustered Field Sedge
<i>Stipa pulchra</i>	Purple Needle Grass
Succulents	
<i>Dudleya caespitosa</i>	Coast Dudleya
<i>Dudleya lanceolata</i>	Lanceleaf Liveforever
<i>Dudleya pulverulenta</i>	Chalk Dudleya
Perennial Herbs	
<i>Achillea millefolium</i>	Yarrow
<i>Acmispon glaber</i>	Deerweed
<i>Epilobium canum</i> spp. <i>canum</i>	California Fuchsia
<i>Eriophyllum staechadifolium</i>	Lizard Tail
<i>Grindelia</i> spp.	Gumweed
Annual Wildflowers	
<i>Eschscholzia californica</i> var. <i>maritima</i>	Coastal California poppy
<i>Lasthenia californica</i>	Goldfields
<i>Layia platyglossa</i>	Tidy Tips
<i>Lupinus nanus</i>	Sky Lupine
<i>Sisyrinchium bellum</i>	Western Blue-Eyed Grass



Dune Swale and Coastal Bluff - Around House

Lower-lying swales within sand dunes host more water-loving plants such as willows and rushes. Growing along the coast at elevations just above sand dunes and beaches, coastal bluff plants are adapted for salt-spray, wind, and steep rocky soils.

Dune Swale/House Screening

Botanical Name	Common Name
Trees/Shrubs	
<i>Salix exigua</i>	Dune Willow
<i>Lupinus succulentus</i>	Arroyo Lupine
Rushes	
<i>Juncus textilis</i>	Basket Rush

Coastal Bluff

Botanical Name	Common Name
Shrubs	
<i>Morella californica</i>	Wax Myrtle
<i>Rhus integrifolia</i>	Lemonade Berry
Perennials	
<i>Eriogonum parvifolium</i>	Sea Cliff Buckwheat
<i>Isocoma menziesii</i> (var. <i>vernonioides</i>)	Coastal Goldenbush



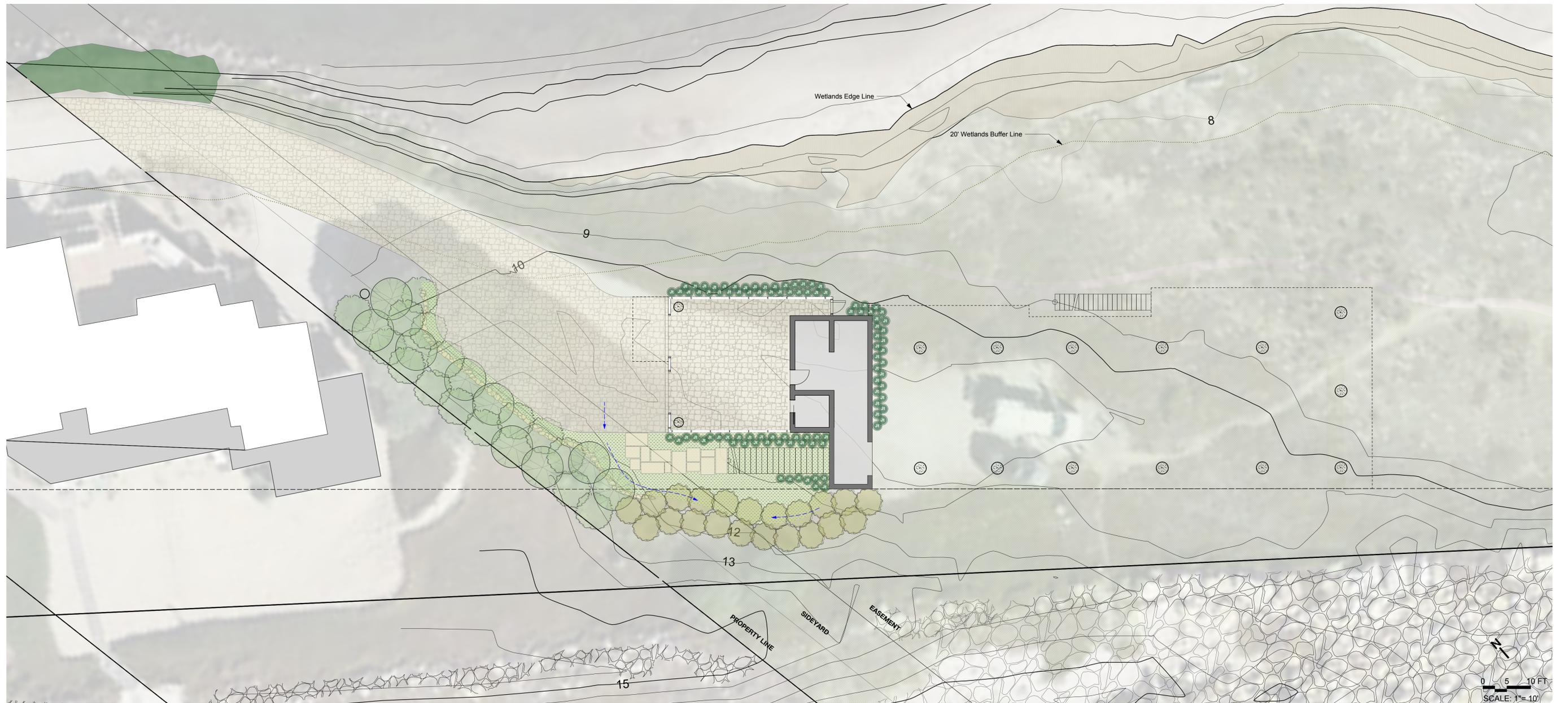
Salt Grass Flats

Salt Grass periodically covers at least 30% of this community living between salt marshes and sand dunes. These plants have a high tolerance of tidal fluctuations and saline, sandy soil. Closer to fore-dunes, Salt Grass forms dense grass stands mixed with other species but is sparse closer to the tidal waters.

Salt Grass Flats

Botanical Name	Common Name
Shrubs	
<i>Atriplex leucophylla</i>	Quailbush Scrub/Big Saltbush
<i>Jaumea carnosa</i>	Fleshy Jaumea
<i>Suaeda taxifolia</i>	Woolly Seablite
Grasses/Sedges	
<i>Distichlis spicata</i>	Salt grass





Proposed Plant Legend

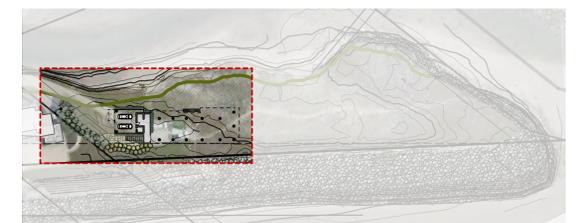
Symbol	Botanical Name	Common Name
Trees/Shrubs		
	<i>Morella californica</i>	Wax Myrtle
	<i>Rhus integrifolia</i>	Lemonade Berry
	<i>Salix exigua</i>	Dune Willow
Rushes/Sedges		
	<i>Carex praegracilis</i>	Field Sedge
	<i>Juncus textilis</i>	Basket Rush

Proposed Planting Zones

- Alkali Heath
- Dune Mat / Coastal Strand
- Coastal Bluff
- Dune Swale/House Screening

Plan Legend

- 20' Wetland Buffer
- Property Line
- Roof Outline
- Direction of flow
- Sandy Beach
- Santa Barbara Sandstone
- Santa Barbara Sandstone



Key Plan

N.T.S.



Before



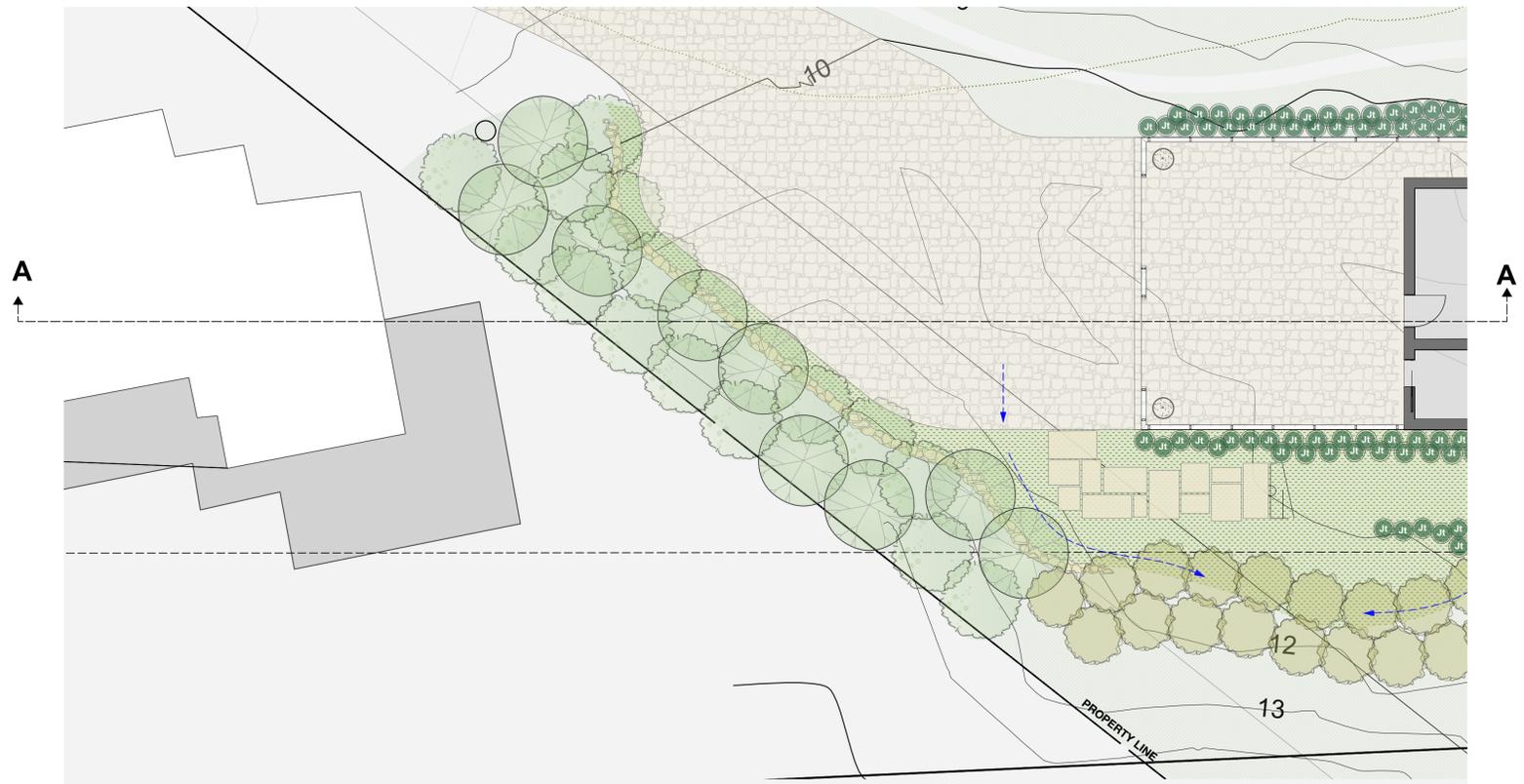
After

Legend

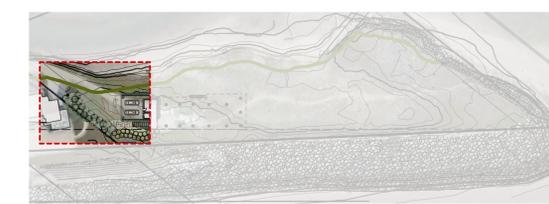
- 20' Wetland Buffer
- Property Line
- > Direction of flow
- Dune Mat / Coastal Strand

Proposed Plant Legend

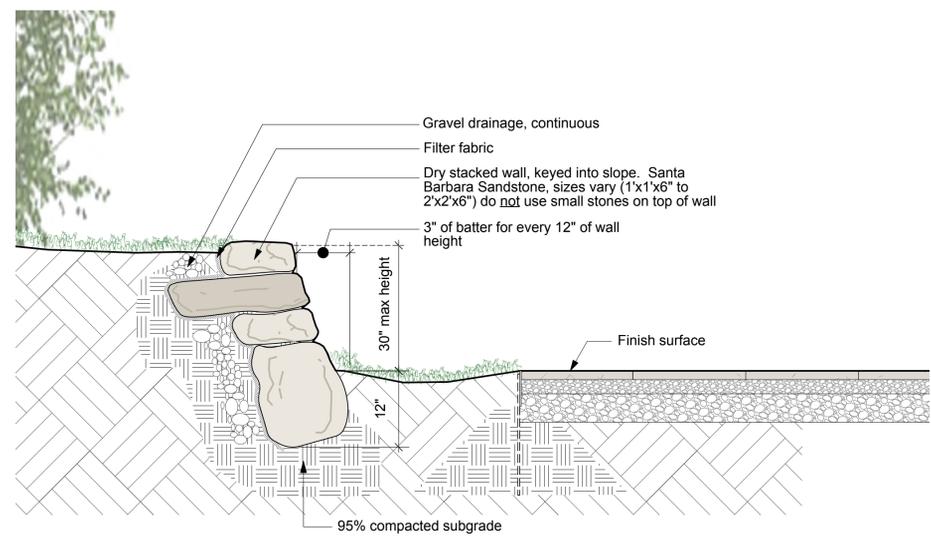
Symbol	Botanical Name	Common Name
Trees/Shrubs		
	<i>Morella californica</i>	Wax Myrtle
	<i>Rhus integrifolia</i>	Lemonade Berry
	<i>Salix exigua</i>	Dune Willow
Rushes/Sedges		
	<i>Carex praegracilis</i>	Field Sedge
	<i>Juncus textilis</i>	Basket Rush



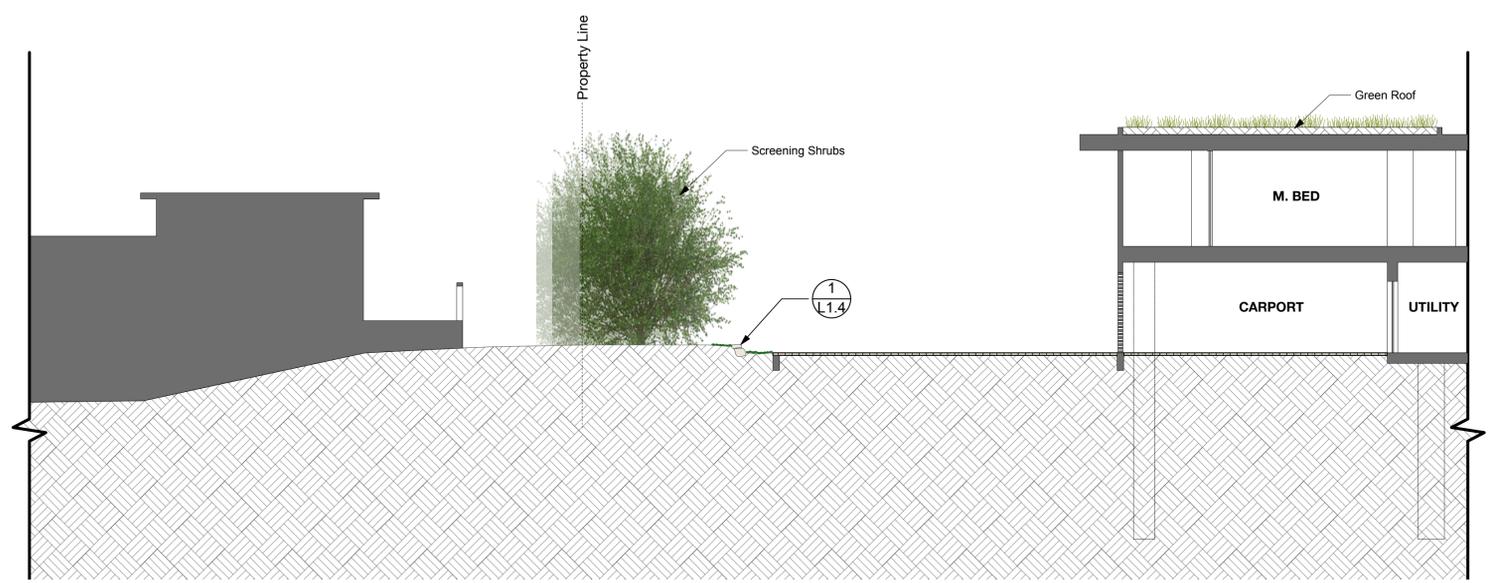
Partial Planting Plan
1/8" = 1'0"



Key Plan N.T.S.



Dry Stacked Retaining Wall 1
1" = 1'0"



Cross Section A
1/8" = 1'0"