

Thoits Residence



WILL SOFRIN INC

T 424.465.4884
www.willsofrin.com
Santa Barbara

PROJECT:

Thoits Residence

710 Cathedral Pointe Ln
Santa Barbara, CA
93111

GENERAL NOTES

- CONSTRUCTION: COMPLY WITH APPLICABLE CODES, RELATED AMENDMENTS & RESTRICTIONS.
- BRING ERRORS, OMISSIONS AND INCONSISTENCIES IN DRAWINGS OR AMBIGUITIES BETWEEN DRAWINGS AND SITE CONSTRUCTION CONDITIONS TO THE ATTENTION OF THE ARCHITECT AS SOON AS POSSIBLE.
- CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL & LANDSCAPE CONSULTANTS ARE CONTRACTED WITH THE OWNER.
- ARCHITECT'S ELECTRICAL PLAN IS FOR DESIGN INTENT ONLY. FINAL DESIGN BY OWNER'S CONSULTANT.
- REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR GRADING AND DRAINAGE REQUIREMENTS.
- REFER TO STRUCTURAL ENGINEER FOR STRUCTURAL DESIGN SPECIFICATIONS AND DETAILS.
- G.C. TO VERIFY LOCATION OF UTILITIES SERVING SITE.
- FINAL LOCATION OF HVAC UNITS AND WATER HEATER DETERMINED BY M.E.P.
- VENT CLOTHES DRYER TO OUTSIDE - CONFIRM PROPOSED LOC. WITH ARCHITECT
- SUBMIT PROPOSED LOCATIONS OF DOWNSPOUTS TO THE ARCHITECT FOR REVIEW AND APPROVAL.
- ATTIC, ROOF, AND CRAWL SPACE VENTILATION SHALL COMPLY WITH LOCAL CODES.
- ALL FLOOR FINISH HEIGHTS TO MATCH. CONFIRM MATERIALS OF ALL TILE AREAS.
- ARCHITECT AND LANDSCAPE ARCHITECT TO FIELD VERIFY FINISH FLOOR THREE DAYS PRIOR TO CONCRETE POUR.
- MAXIMUM AMOUNT OF CONCRETE SHOWING AT FOUNDATION SHALL NOT EXCEED 6". COORDINATE DROPPED BRICK LEDGE WITH ARCHITECT TO MEET THIS REQUIREMENT.
- ARCHITECT TO BE CONTACTED BEFORE ANY FIELD CHANGES ARE MADE.
- COUNTERTOPS TO BE VERIFIED BY ARCHITECT AND OWNER PRIOR TO FABRICATION.
- BUILDER IS TO NOTIFY ARCHITECT OF ANY STRUCTURAL BEAMS THAT DROP BELOW TYPICAL CEILING HEIGHTS, OR OF ANY CHANGES IN DEPTH BETWEEN FLOORS AT ANY LOCATION.
- DO NOT SCALE DRAWINGS.
- VERIFY DIMENSIONS: NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- WOOD STUD WALLS: TO BE COORDINATED WITH STRUCTURAL.
- HEAD HEIGHTS VARY- SEE ELEVATIONS.
- REFER TO EXTERIOR ELEVATIONS AND FLOOR PLANS, OR WINDOW SCHEDULE FOR WINDOW HEAD HEIGHTS.
- DIMENSIONS ARE TO FACE OF CABINETS AND DOES NOT INCLUDE ANY OVERHANG AT COUNTERTOPS.
- VERIFY FIREPLACE SIZES, INCLUDING HEARTH EXTENSIONS REQUIRED BY CODE. SEE INTERIOR ELEVATIONS FOR SIZING.
- AT ALL EAVE AND FASCIA CHANGES VERIFY WITH ARCHITECT IF NO DETAIL IS PROVIDED.

CONSULTANT DIRECTORY

PREPARRER

WILL SOFRIN INC
27 W ANAPAMU ST #209
SANTA BARBARA, CA 93101
(424) 465-4884 PH.
WILL@WILLSOFRIN.COM

PROJECT DATA

OWNER:	EDWARD THOITS 710 CATHEDRAL POINTE LANE, SANTA BARBARA, CA 93111
ADDRESS:	710 CATHEDRAL POINTE LANE, SANTA BARBARA, CA 93111
APN#:	069-680-009
TRACK:	066004
MAP:	DR-3.3
LOT PARCEL AREA:	.19 ACRE
NET FLOOR AREA (E):	1,148 SQ/FT FIRST STORY 1,040 SQ/FT SECOND STORY
	380 SQ/FT GARAGE
AREA OF REMODEL:	511 SQ/FT
PARKING:	EXISTING - 2 - COVERED PARKING SPACES
PROPOSED GRADING:	NA
AREA OF LANDSCAPING:	NA
FIRE SPRINKLERS:	NO

SHEET INDEX

A-0	COVER SHEET
GN	GENERAL NOTES
CG-1	CAL GREEN
CG-2	CAL GREEN
A-2.1	FIRST STORY PLAN
A-2.2	SECOND STORY PLAN

SCOPE OF WORK

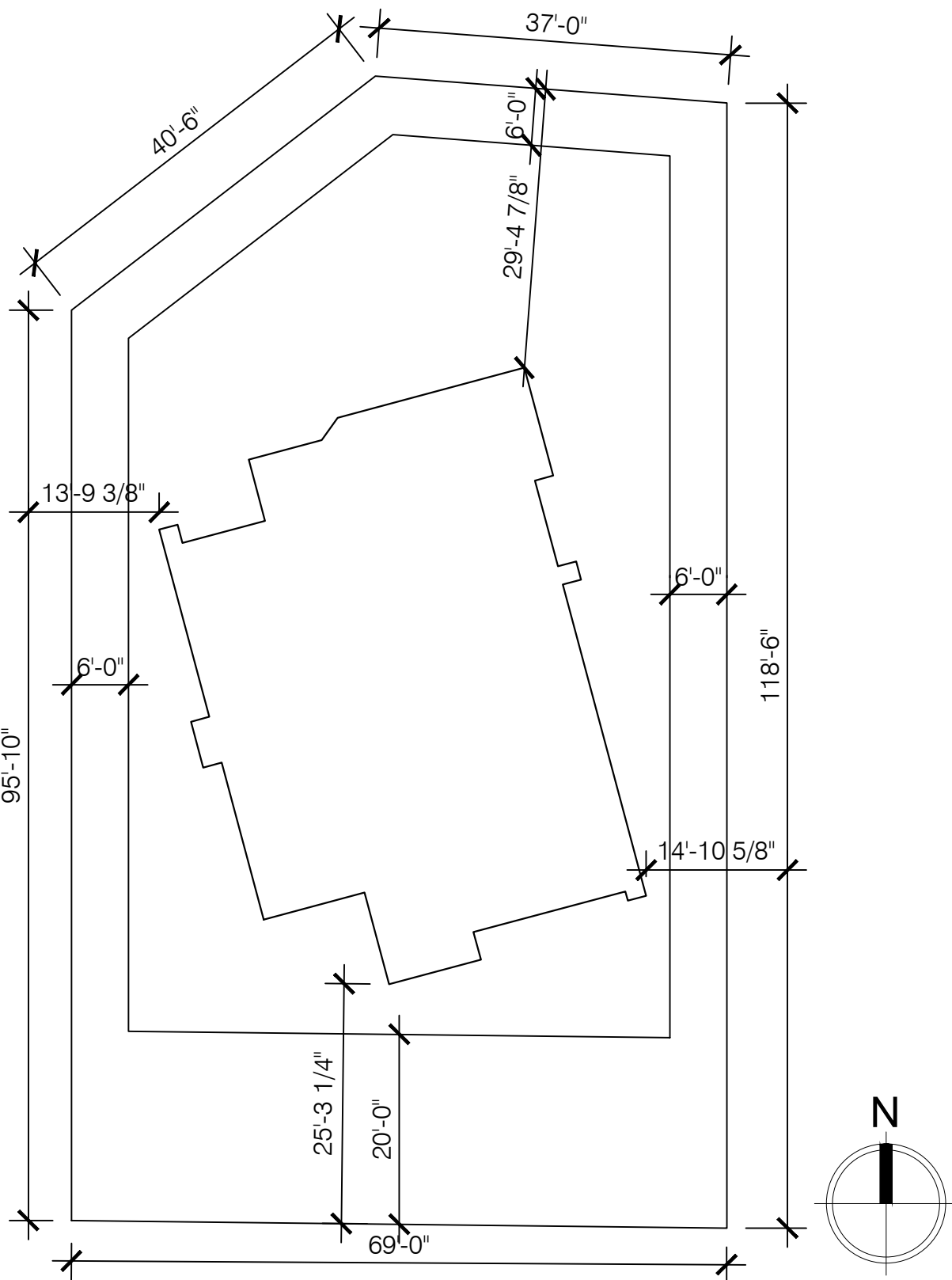
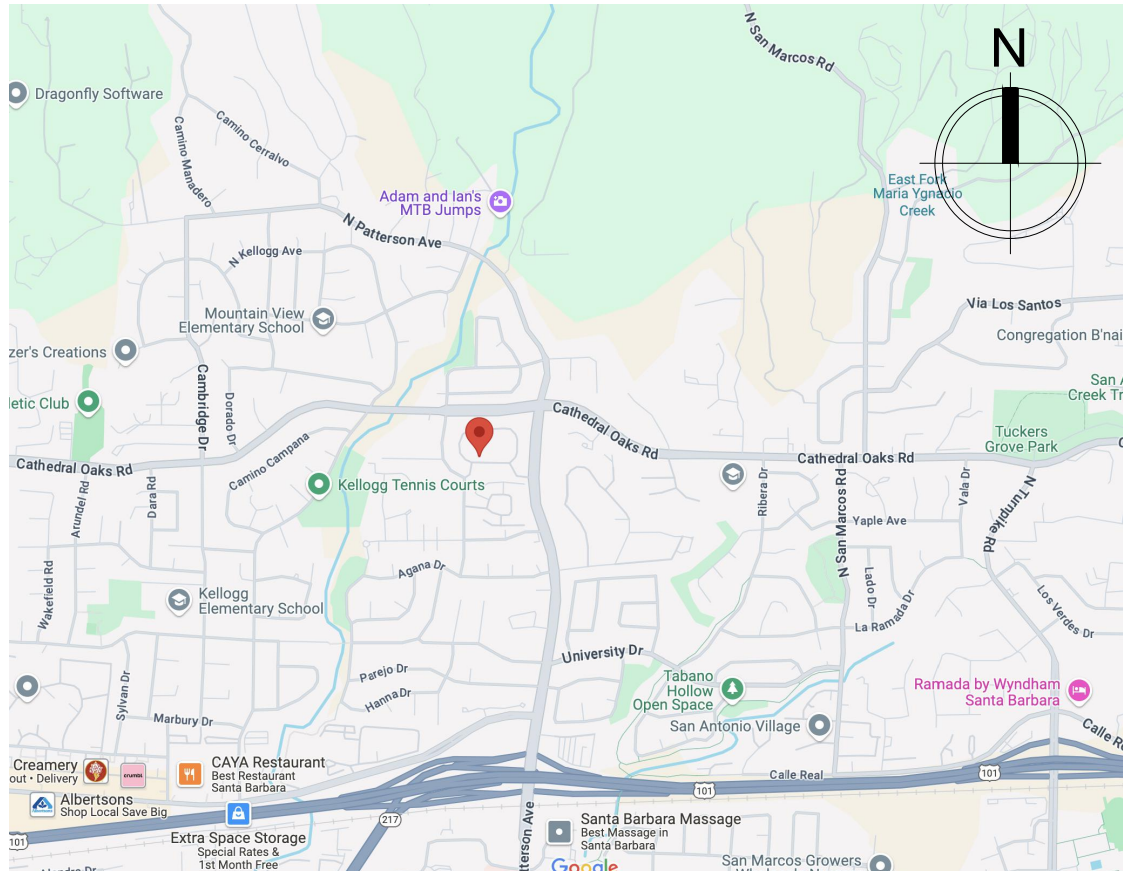
REMODEL KITCHEN AND BATHROOMS. REPLACE STAIRCASE RAILING AND BALUSTERS.

NO STRUCTURAL CHANGES OR CHANGE IN PLUMBING FIXTURE COUNTS.

Approved County Sorting/Recycling Facility:

Marborg Industries
728 E Yanonali
Santa Barbara, CA 93103
(805) 963-1852

VICINITY MAP



Cathedral Pointe Lane

SITE PLAN
SCALE: 1/16" = 1'

4'
SCALE

CODE COMPLIANCE:

THIS PROJECT SHALL COMPLY WITH ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY THE LOCAL GOVERNING AGENCIES.

The plans contained in this package are in compliance with current 2022 CBC, 2022 CRC, 2022 CEC, 2022 CMC, 2022 CPC, 2022 California Green Building Standards Code (CGBSC), 2022 California Energy Code, State codes, Santa Barbara County (SBCO) Building Ordinance #5092 and SBCO Grading Ordinance #4766.

INFORMATION:

THE CONTENT OF THE ARCHITECTURAL PACKAGE ARE INTENDED ONLY TO CONVEY THE GENERAL DESIGN CONFIGURATION AND SPATIAL RELATIONSHIPS OF THE BUILDING. SEE STRUCTURAL ENGINEER'S DRAWINGS AND CALCULATIONS FOR ALL ACTUAL STRUCTURAL ELEMENTS AND REQUIREMENTS

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OWNERSHIP AND USE OF DOCUMENTS

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DATE:	11.12.2024
DRAWN BY:	WS
REVIEWED:	WS

SHEET TITLE:

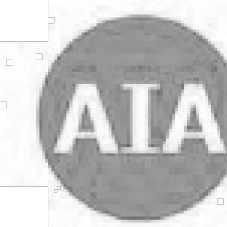
Cover Sheet

SHEET NO:

A-0

WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WILL SOFRIN INC PRIOR TO THE COMMENCEMENT OF ANY WORK.

[illegible]

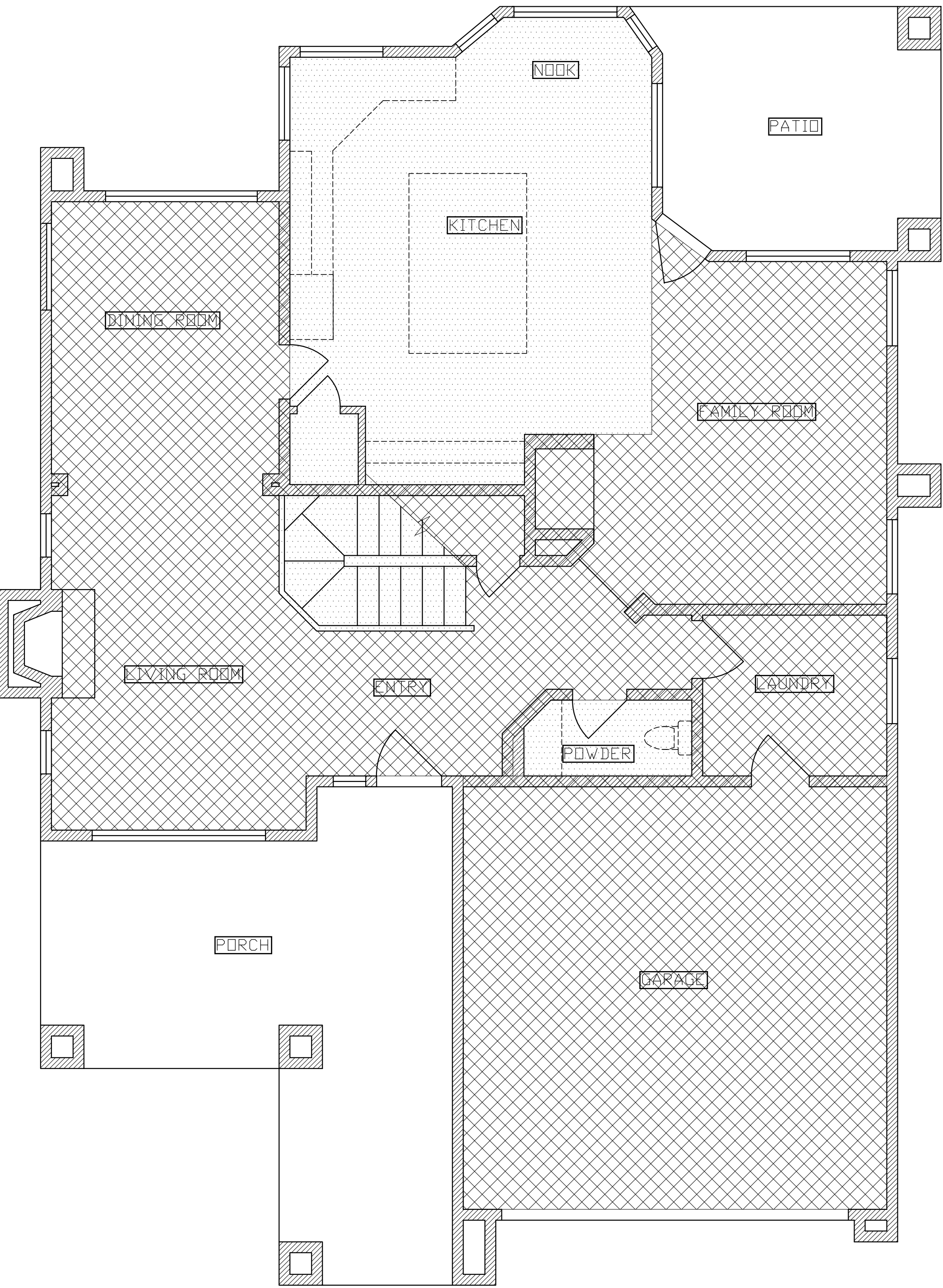


2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

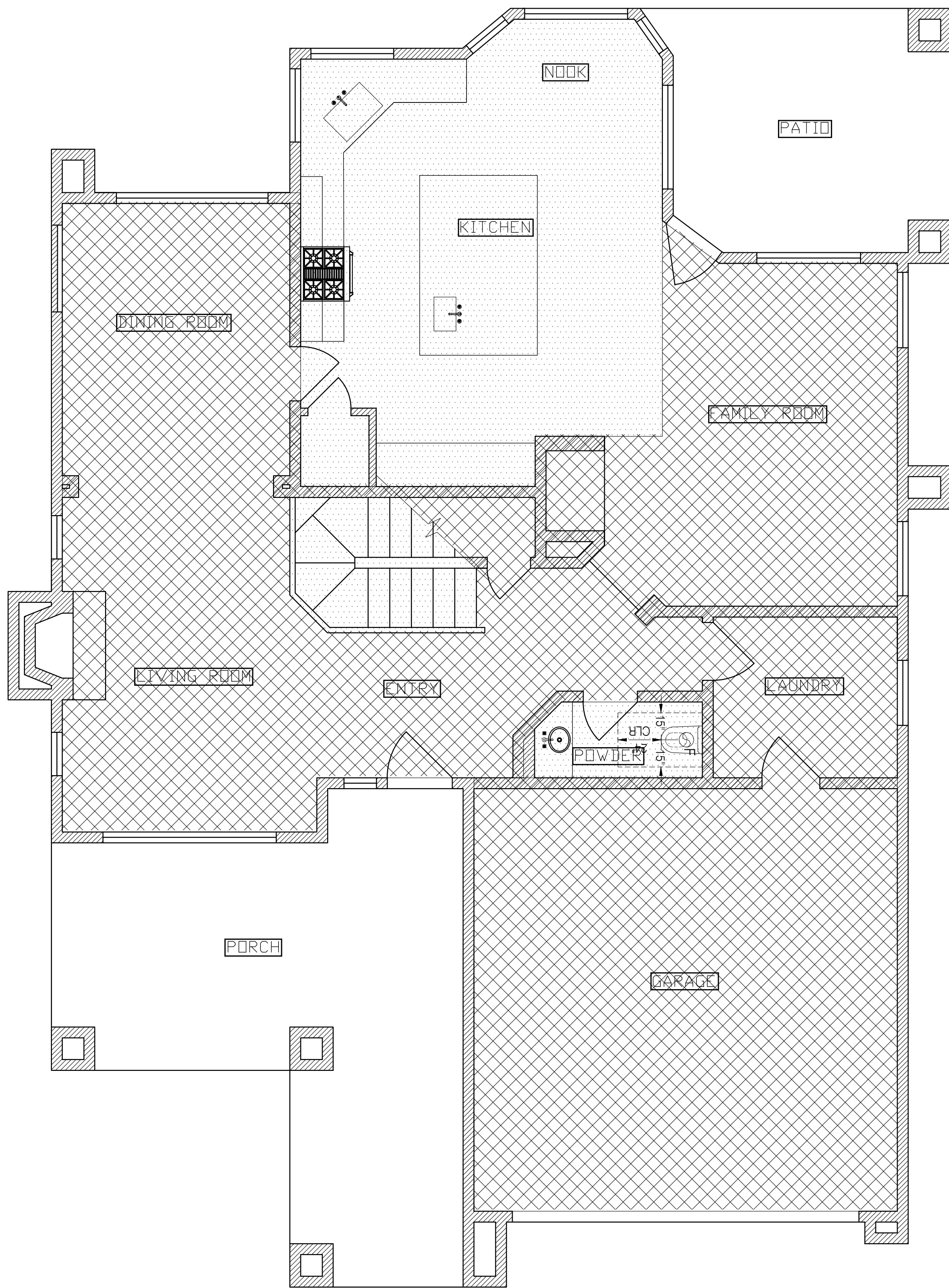
RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

[illegible]



EXISTING FIRST STORY
SCALE: 1/4" = 1'



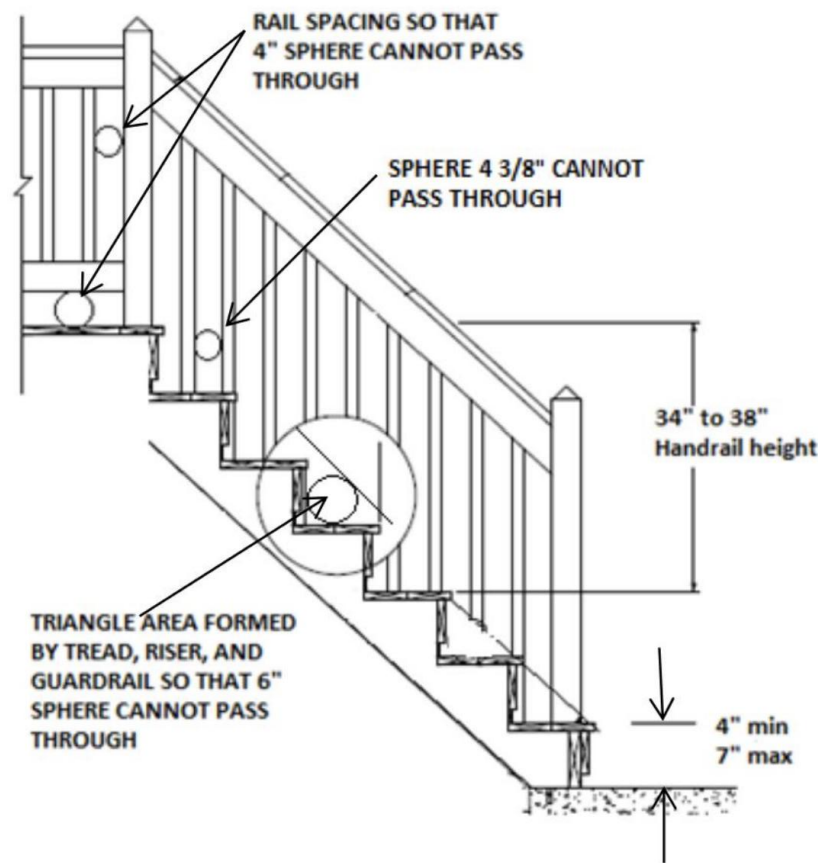
PROPOSED FIRST STORY
SCALE: 1/4" = 1'

NOTES:

- CONTRACTOR TO PROVIDE ALL TEMPORARY BRACING, SHORING, GUYING, OR OTHER MEANS TO AVOID EXCESSIVE STRESSES AND TO HOLD STRUCTURAL ELEMENTS IN PLACE DURING CONSTRUCTION. ESTABLISH AND VERIFY ALL OPENINGS AND INSERTS FOR MECHANICAL, ELECTRICAL, AND PLUMBING WITH APPROPRIATE TRADES, DRAWINGS, AND SUBCONTRACTORS PRIOR TO CONSTRUCTION.
- THE STRUCTURAL ENGINEER AND ARCHITECTURAL DESIGNER SHALL NOT HAVE CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- ANY ENGINEER DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL OF A REGISTERED ENGINEER
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH ARCHITECTURAL DRAWINGS AND FIELD CONDITIONS.
- CONTRACTOR SHALL VERIFY IN FIELD ALL EXISTING CONDITIONS SHOWN ON DRAWINGS.
- CONTRACTOR SHALL VERIFY THERE IS A GFCI RECEPTACLE WITHIN 3- FEET OF SINK BOWL IN THE POWDER ROOM. REFERENCE GENERAL NOTES SHEET FOR CODE COMPLIANCE. COMPLIANCE CONFORMATION SHALL BE DETERMINED BY THE BUILDING INSPECTOR.
- CONTRACTOR SHALL VERIFY THERE IS A HOOD/EXHAUST FOR THE NEW PROPOSED OVEN IN THE KITCHEN. REFERENCE GENERAL NOTES SHEET FOR CODE COMPLIANCE. COMPLIANCE CONFORMATION SHALL BE DETERMINED BY THE BUILDING INSPECTOR.
- CONTRACTOR SHALL VERIFY THE KITCHEN AREA MEETS THE REQUIREMENTS FOR RECEPTACLES ALONG THE WALL. REFERENCE GENERAL NOTES SHEET FOR CODE COMPLIANCE. COMPLIANCE CONFORMATION SHALL BE DETERMINED BY THE BUILDING INSPECTOR.

LEGEND

- AREA TO REMODEL
- NOT IN SCOPE OF WORK



GUIDELINES:

RAILINGS

CRC 311.7.8

- Handrails shall be provided on at least one side of each flight of stairs with four or more risers.
- Handrail height shall be not less than 34 inches and not more than 38 inches measured vertically from the imaginary sloped line connecting the nosings. Exception: the transition or bend fitting between handrail and guard, or used at the start of a flight, shall be allowed to be greater than 38 inches.
- Projection shall not exceed 4-½ inches on either side of the stairway.
- Wall mounted handrails shall have a space not less than 1-½ inches between the wall and handrail.
- Handrails shall be continuous for the full length of the flight, from bottom riser to top riser.
- Handrails shall be returned or shall terminate at newel post or safety terminals. Exception: a volute, turnout, or start easing shall be allowed to terminate over the lowest tread.
- Grip size shall be of one of the following types: Type I: Circular cross section with an outside diameter not less than 1-¾ inches and not greater than 2 inches. If not circular, it shall have a perimeter of not less than 4 inches and not more than 6-¼ inches and a cross section of not more than 2-½ inches. Type II: Handrails with a perimeter greater than 6-¼ inches shall have a graspable finger recess on both sides.
- The finger recess shall begin within ¾ inch from the top.
- The finger recess shall have a depth of not less than 5/8 inch within 7/8 inch below the widest portion.
- The depth shall continue for not less than 3/8 inch to a level that is not less than 1-¾ inches below the tallest portion.
- The width above the finger recess shall be not less than 1-¾ inches and not more than 2-¾ inches.

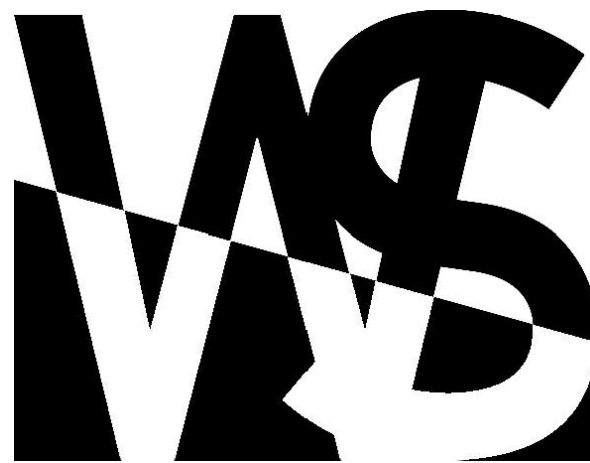
GUARDS

CRC R312.1

- Guards shall be provided for open sided walking surfaces including stairs, ramps, landings, porches, balconies etc. that are located more than 30 inches vertically above the floor or grade within 36 inches horizontally from the open side. The height of required guards at open walking surfaces is 42 inches. Exceptions:
- Guards on the open side of stairs shall have a height of not less than 34 inches measured vertically from the imaginary line connecting the nosing.
- Where the top of the guard serves as a handrail on the open side of stairs, the top of the guard shall be not less than 34 inches and not more than 38 inches measured vertically from the imaginary line connecting the nosing.
- Openings in a guard shall not allow the passage of a 4 inch diameter sphere.

Exceptions:

- The triangular openings at the open side of a stair formed by the riser, tread, and bottom rail of the guard, shall not allow the passage of a 6 inch diameter sphere.
- Guards on the open side of stairs shall not allow the passage of a sphere 4-3/8 inches in diameter.



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DRAWN BY: WS

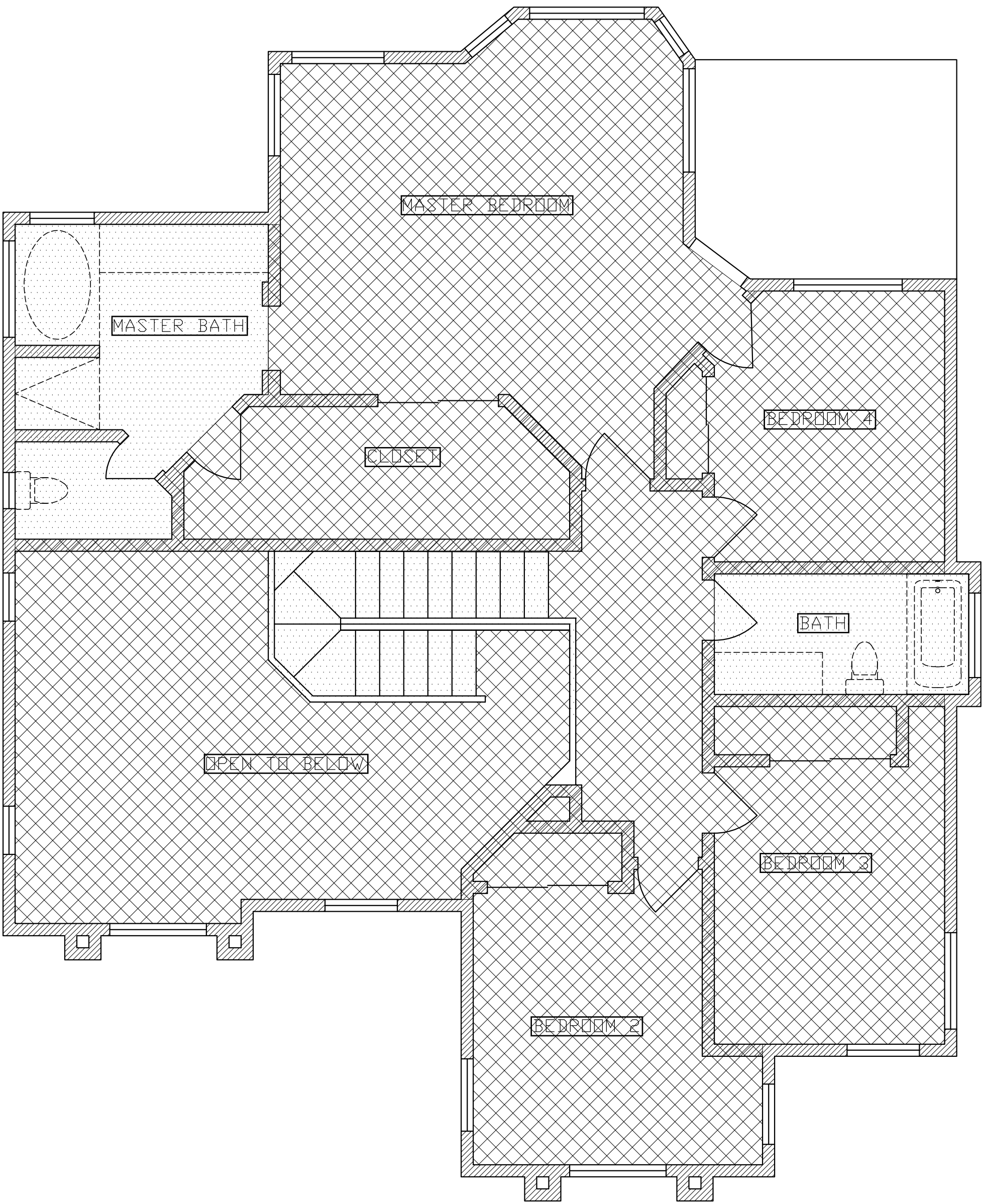
REVIEWED: WS

SHEET TITLE:

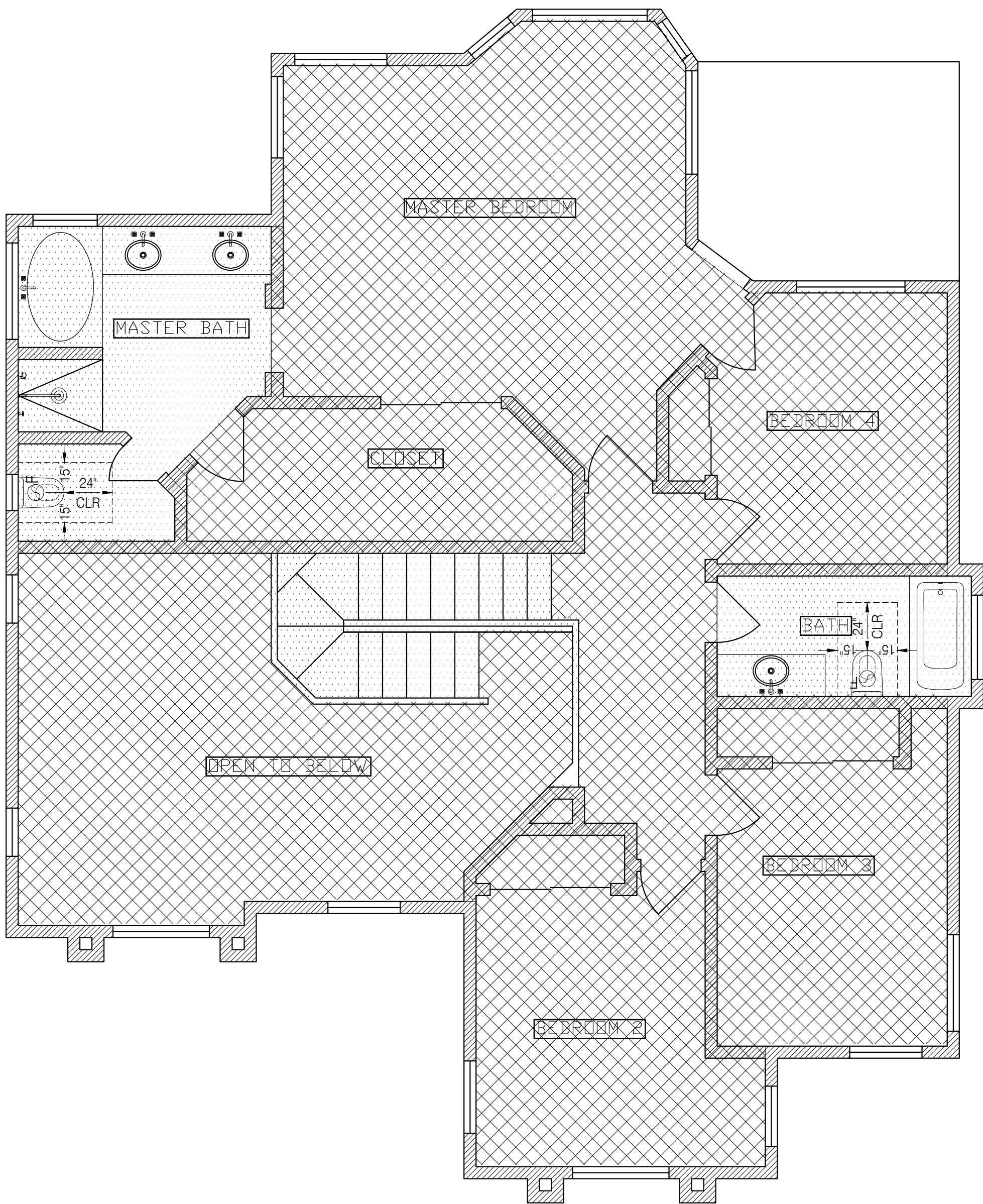
First Story
Plan

SHEET NO:

A-2.1



EXISTING SECOND STORY
SCALE: 1/4" = 1'



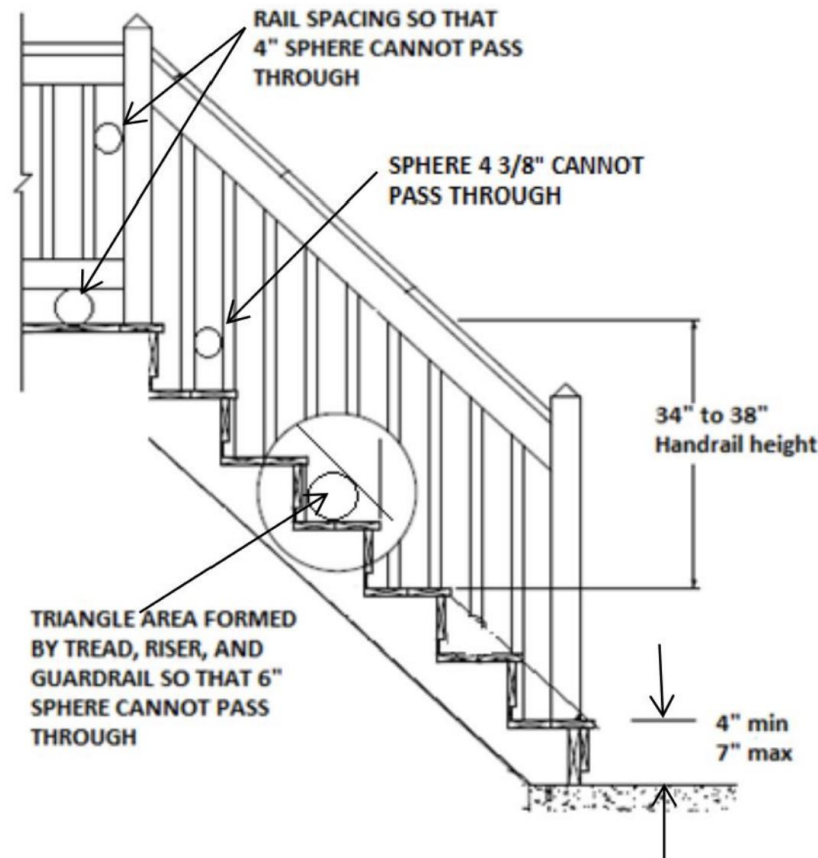
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DATE: 11.12.2024

DRAWN BY: WS

REVIEWED: WS

SHEET TITLE:

Second Story
Plan

SHEET NO:

A-2.2