

MAINT. ROOF PLAN

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

MAINT. BLDG. ROOF PLAN KEY NOTES:

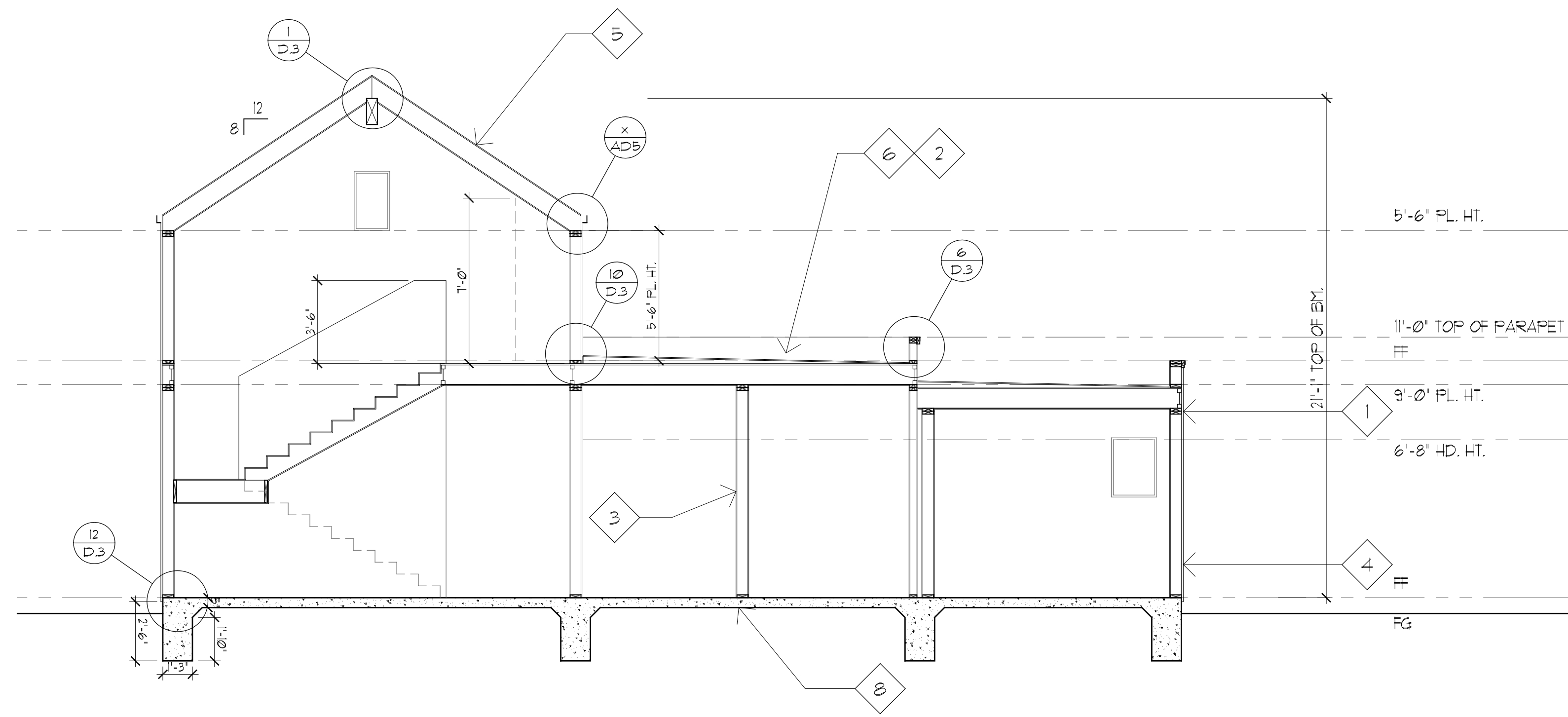
- # INDICATES ROOF PLAN NOTE.
- 1. STANDING SEAM METAL ROOF AT 8:12 SLOPE, TYP.
- 2. SINGLE PLY ROOF MEMBRANE.
- 3. GUTTER AND DOWNSPOUT.
- 4. SCUPPER OVERFLOW AND DOWNSPOUT. CONNECT TO U.G. PIPE. SEE CIVIL DRAWINGS.
- 5. LINE OF EXTERIOR SOFFIT, TYP.
- 6. LINE OF WALL BELOW, TYP.

BUILDING SECTION NOTES:

- INSULATION SHALL BE AS FOLLOWS: (INSTALLATION VERIFICATION IS REQUIRED).
- EXTERIOR WALLS --- SEE T-24 SHEETS
 - CEILING --- SEE T-24 SHEETS
 - RAISED FLOOR --- SEE T-24 SHEETS
 - DUCTS --- SEE T-24 SHEETS
- ROOF PITCH SHALL BE AS FOLLOWS:
SLOPED -- 4:12 UNO. SEE ROOF PLAN.
- REFER TO EXTERIOR ELEVATIONS FOR DOOR AND WINDOW HEAD HEIGHTS.
- REFER TO FRAMING PLANS FOR BALLOON FRAME WALL LOCATIONS.
- ALL INTERIOR WALLS TO BE CONSTRUCTED W/ 5/8" GYP. BOARD UNLESS NOTED OTHERWISE.

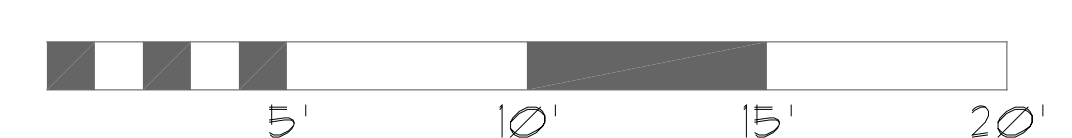
INDICATES SECTION NOTE.

- MATERIALS SHALL BE AS FOLLOWS:
- 1. 2 X FRAMING WITH ICYNENE SPRAY INSULATION. SEE FRAMING PLAN.
 - 2. 3 7/8" TJI'S WITH PLYWOOD SHEATHING. SEE FRAMING PLAN AND DETAIL 16/AD.3.
 - 3. (1) LAYER OF 5/8" GYP. BOARD AT INTERIOR STUD WALLS AND CEILINGS. SEE DETAIL 20/AD.3.
 - 4. 1/8" EXTERIOR 3-COAT PLASTER, TYPICAL.
 - 5. STANDING SEAM METAL ROOFING. SEE ROOF PLAN FOR MORE INFORMATION.
 - 6. SINGLE PLY FLAT ROOFING. SEE ROOF PLAN FOR MORE INFORMATION.
 - 7. NOT USED.
 - 8. CONCRETE SLAB ON GRADE WITH SAND AND GRAVEL UNDERLAYMENT. SEE FOUNDATION PLAN.
 - 9. NOT USED.
 - 10. HANDRAIL AND GUARDRAIL @ STAIRS. SEE DETAILS 15/AD.2, 16/AD.2, AND 20/AD.2.

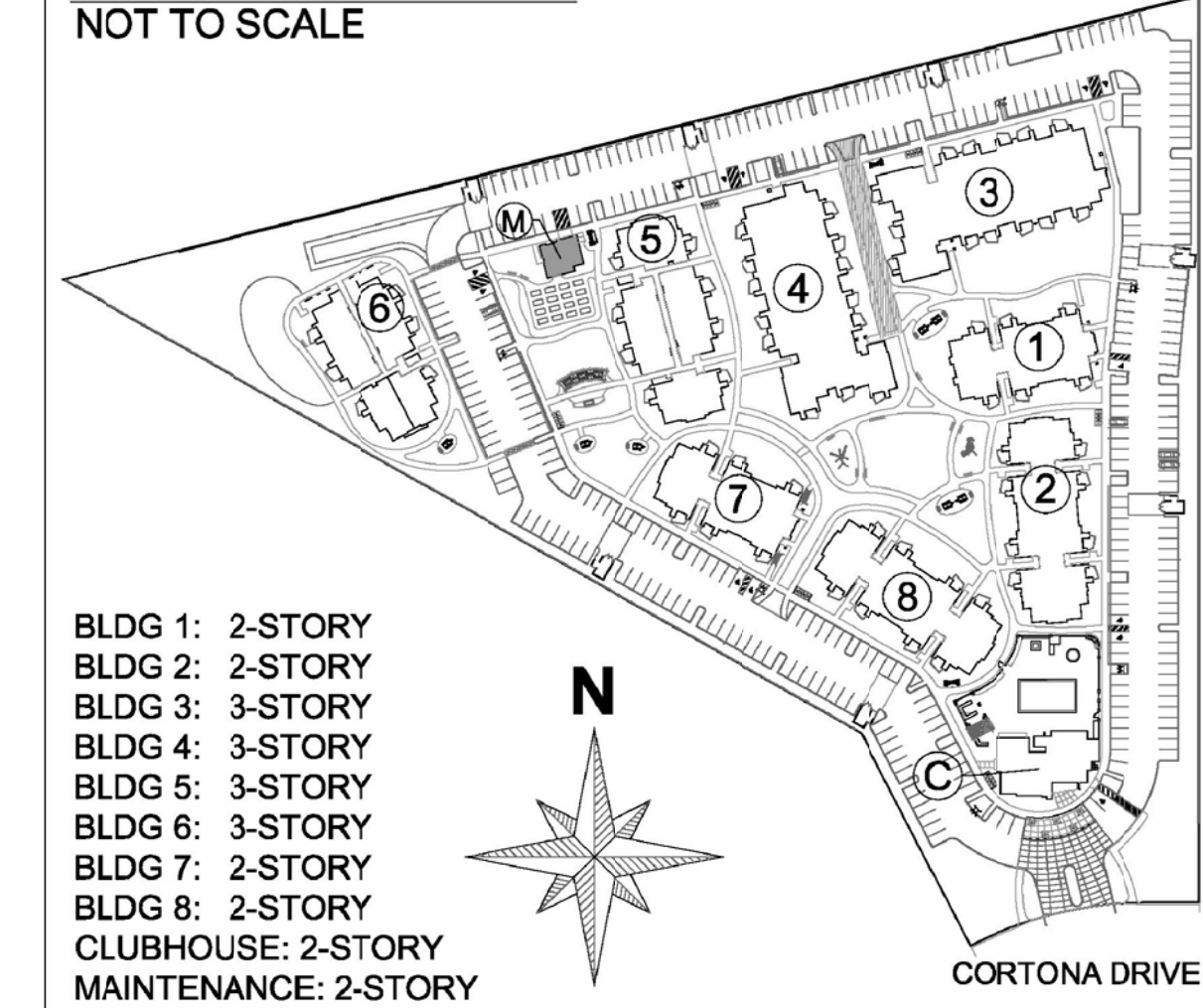


MAINTENANCE BLDG - SECTION

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



SITE PLAN LEGEND
NOT TO SCALE

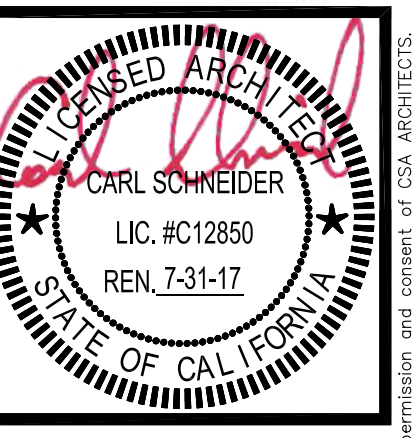


- BLDG 1: 2-STORY
- BLDG 2: 2-STORY
- BLDG 3: 3-STORY
- BLDG 4: 3-STORY
- BLDG 5: 3-STORY
- BLDG 6: 3-STORY
- BLDG 7: 2-STORY
- BLDG 8: 2-STORY
- CLUBHOUSE: 2-STORY
- MAINTENANCE: 2-STORY

330 EAST CANNON PERDIDO, SUITE A
SANTA BARBARA, CA 93101
805.962.4575

ARCHITECTS

CARL SCHNEIDER, AIA



CORTONA APARTMENTS

6830 Cortona Drive, Goleta, CA

The Towbes Group

MAINT. ROOF SECTION

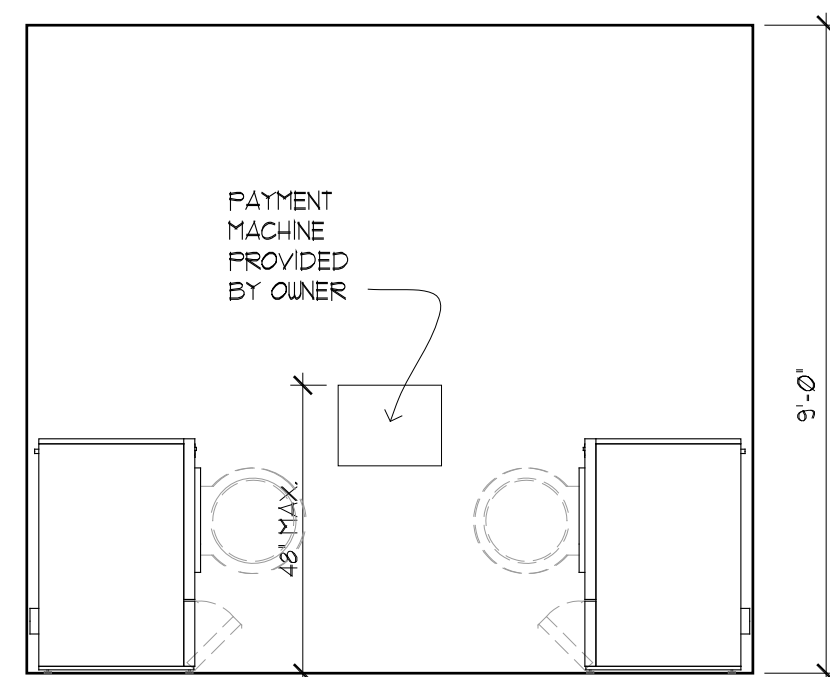
BLDG.

014-3600
06-06-17

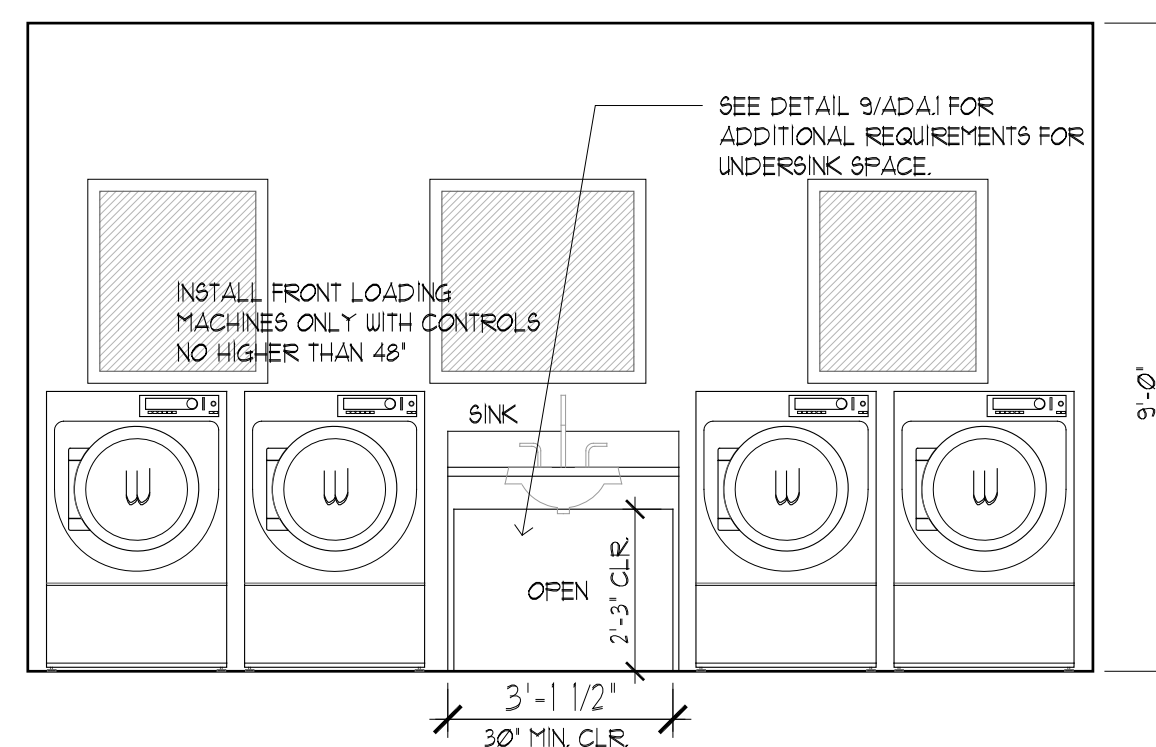
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CASE # 09-140-DR

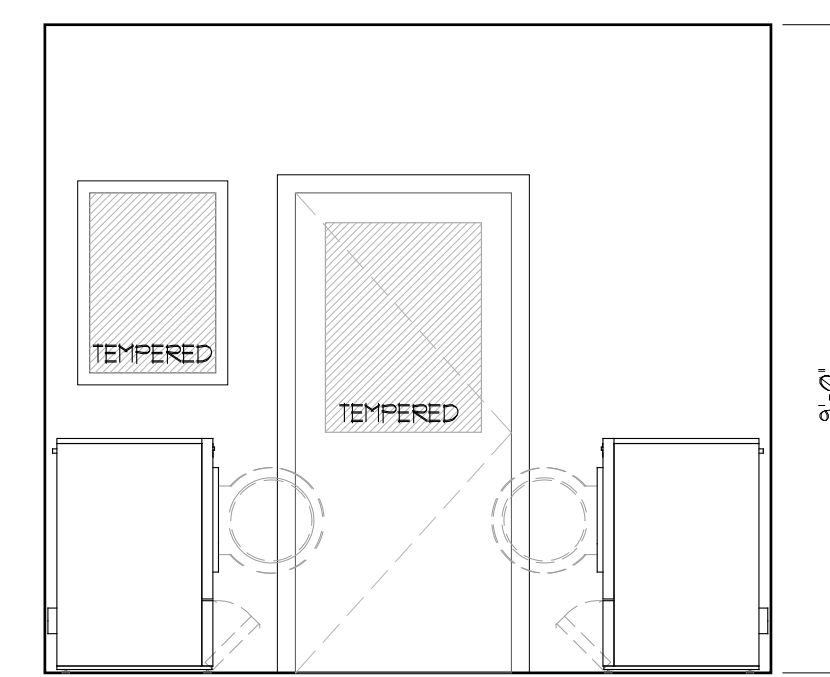
COMMON LAUNDRY
MAINTENANCE BUILDING



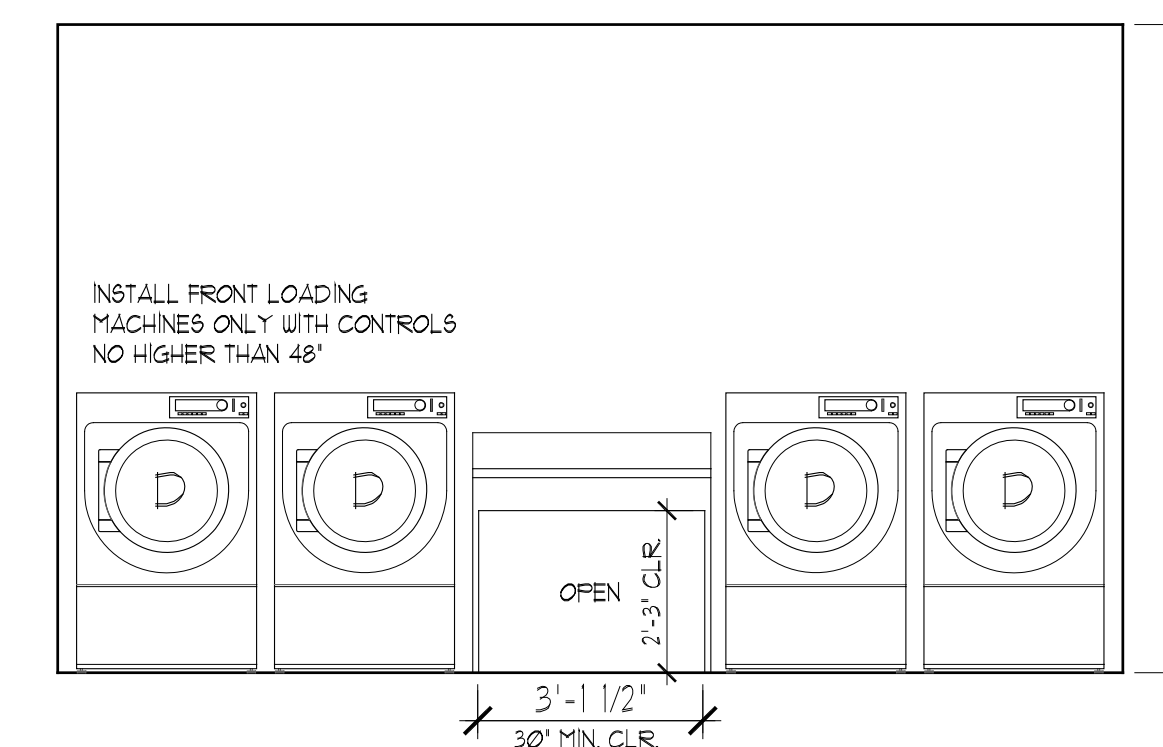
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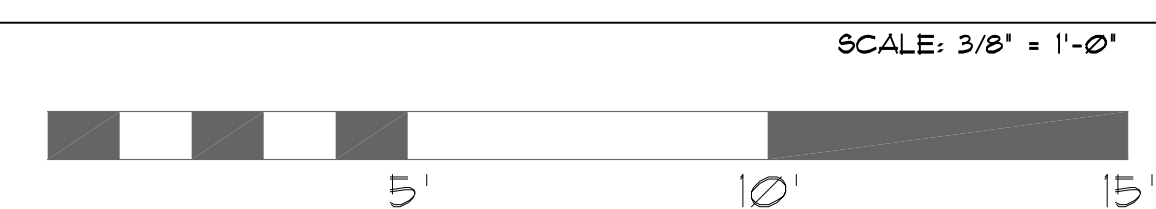
3



2



1



UNIT INT. ELEV. NOTES:

INDICATES PLAN NOTE.

1. KITCHEN SINK.
2. DISHWASHER.
3. 36" REFRIGERATOR SPACE WITH WATER SUPPLY IN RECESSED BLOCK.
4. BLOCKING FOR FUTURE GRAB BARS AT ADAPTABLE UNITS ONLY. SEE 6/ADA2. SEE 13/ADA2 FOR FLIP-UP GRAB BAR INFORMATION. MODIFY CABINET TO COMPLY WITH ADA CLEAR SPACE GUIDELINES.
5. 'BASIX' SOLID SURFACE COUNTERTOP AND BACKSPLASH.
6. 30" RANGE WITH HOOD ABOVE.
7. CABINETS.
8. PANTRY.
9. MIRROR MOUNTED TO WALL WITH BOTTOM EDGE OF MIRROR 40" MAX AFF.
10. SURFACE MOUNTED MEDICINE CABINETS.
11. LINEN SHELVES.
12. 'BASIX' SOLID SURFACE MATERIAL OVER W.R. GYP. BOARD TO MINIMUM 12" ABOVE FINISHED FLOOR LEVEL.
13. NOT USED.
14. REFER TO SHEET A61 FOR ACCESSIBLE UNIT LOCATIONS. WHERE AN ACCESSIBLE SHOWER OCCURS, SHOWER SEAT IS REQUIRED. REFER TO DETAILS 2 & 4 T ON SHEET ADA2.

GENERAL NOTES:

- A. SEE SHEET ADA2 FOR ADDITIONAL INFORMATION REGARDING GRAB BAR LOCATIONS, ADA GUIDELINES AND ADAPTABILITY NOTES.
- B. FLIP-UP SAFETY RAIL WITH LOCKING HINGE TO BE USED FOR APARTMENT UNITS WHERE ADA COMPLIANCE IS REQUIRED. SEE 13/ADA2 FOR MORE INFORMATION.
- C. REFER TO OWNER FOR INTERIOR FINISH SELECTIONS.
- D. SEE SHEET A61 FOR FIRST FLOOR ACCESSIBLE UNIT LOCATIONS & SHEET ADA2 FOR HANDICAP BATHROOM ACCESSIBILITY REQUIREMENTS.

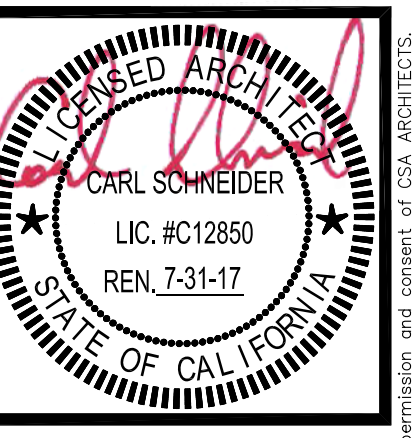
MAINT
LAUNDRY ROOM
INTERIOR
ELEVATIONS

04-3600
06-06-11

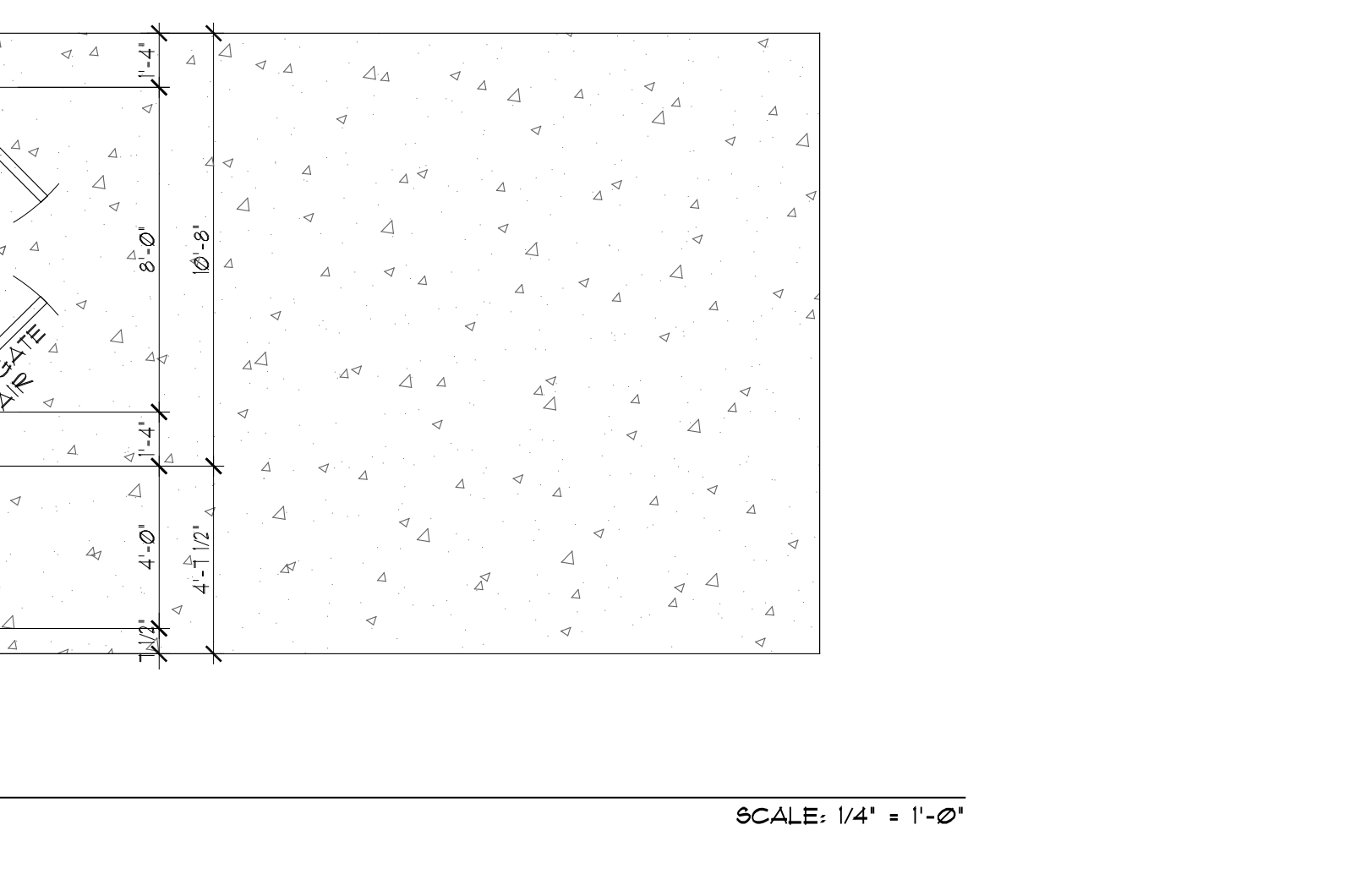
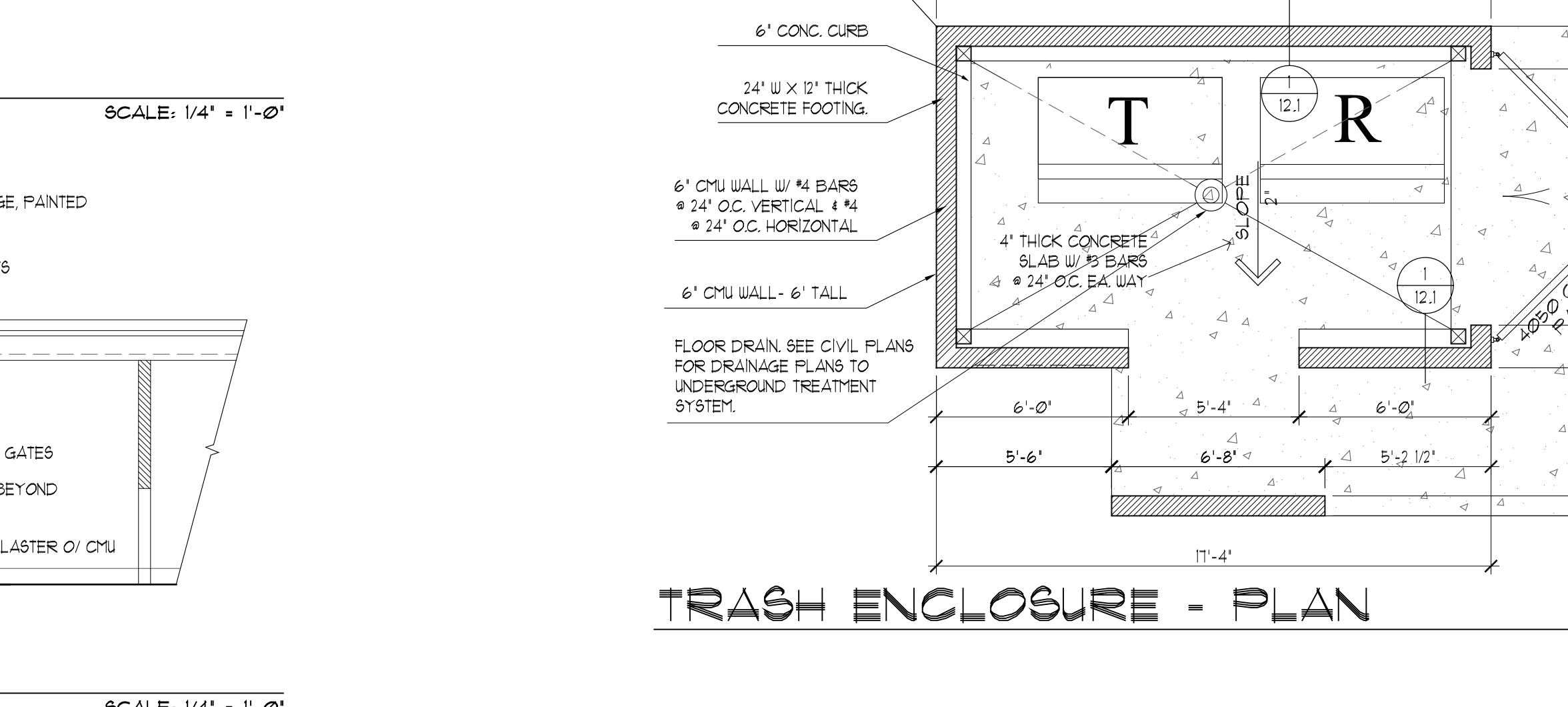
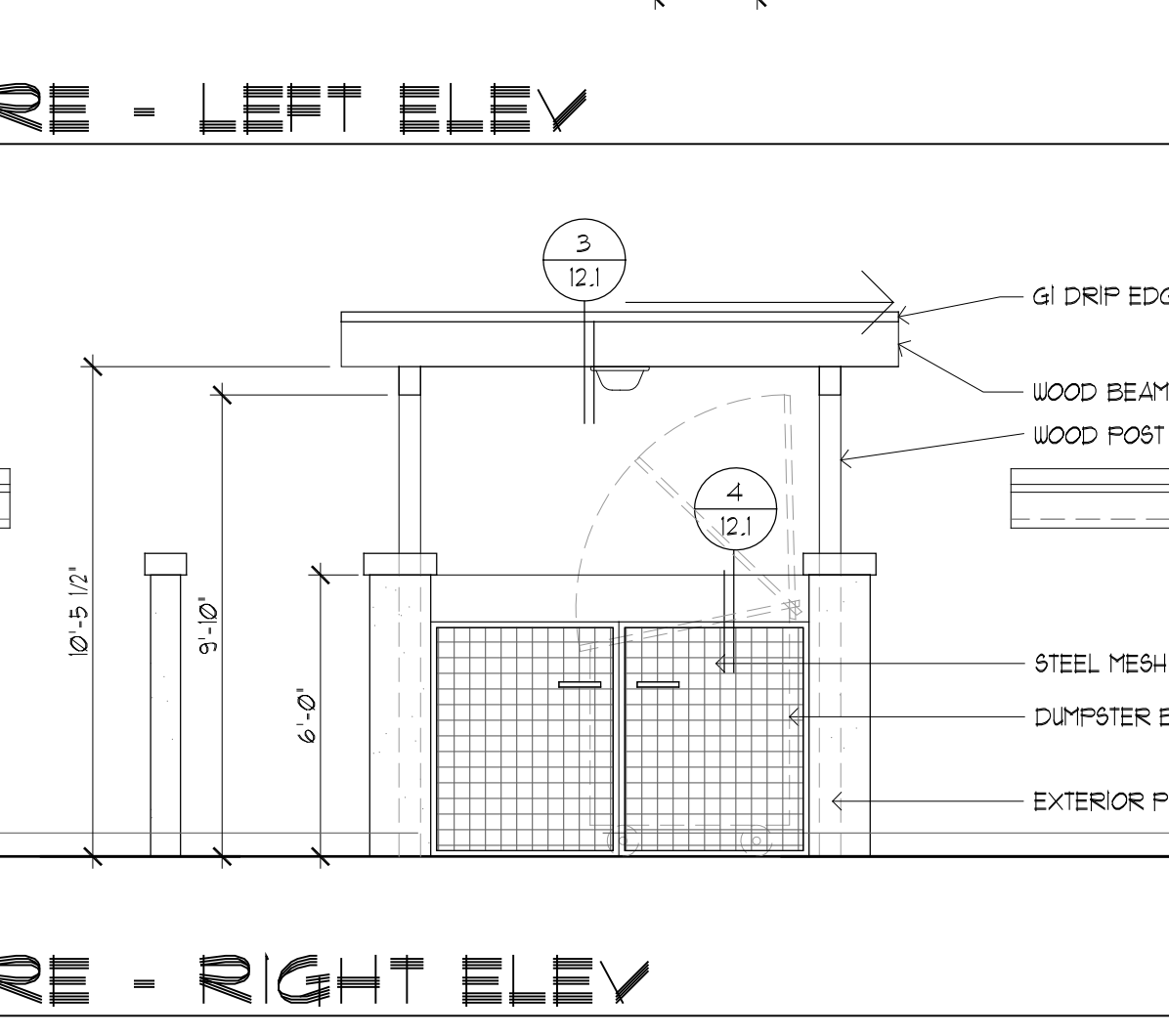
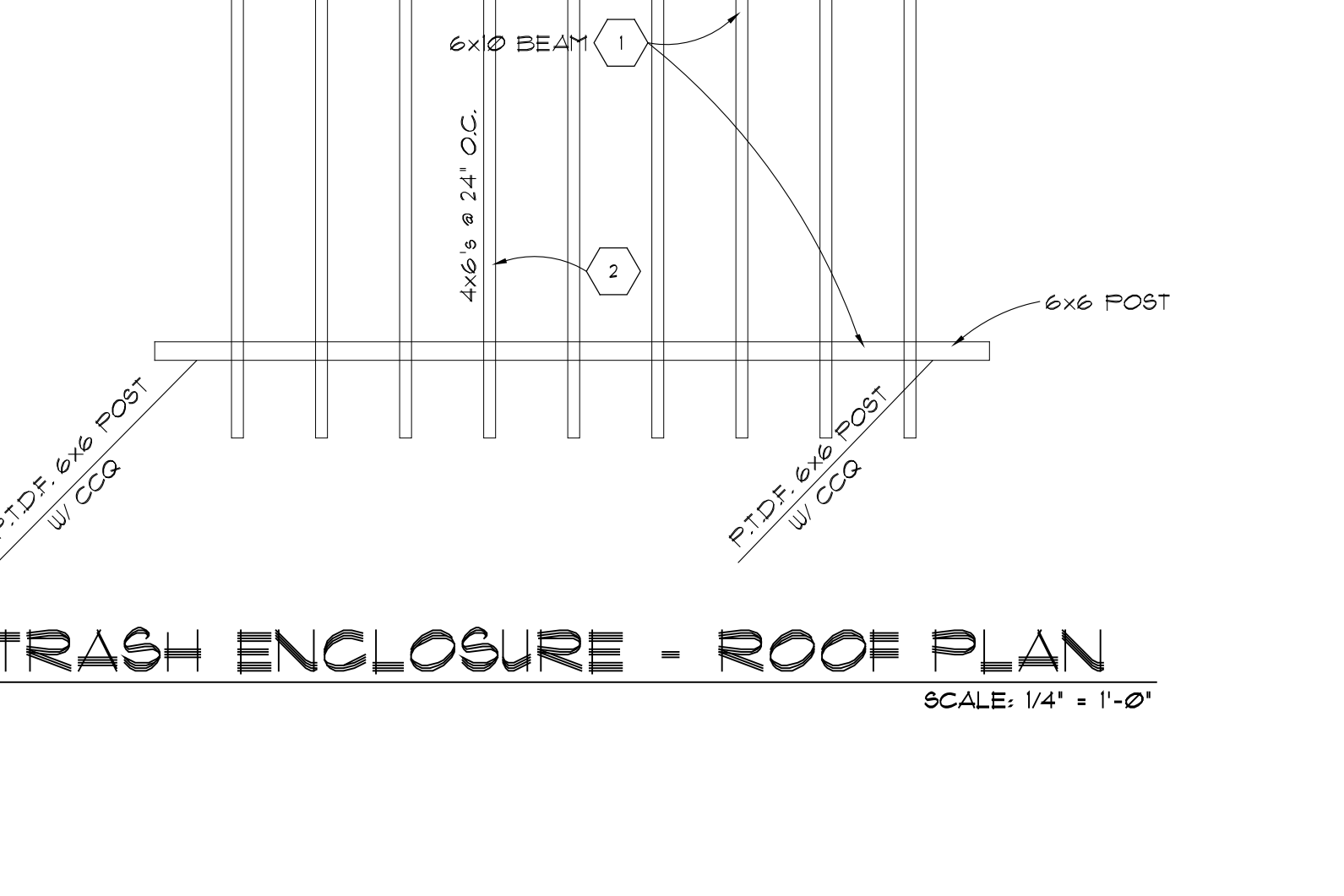
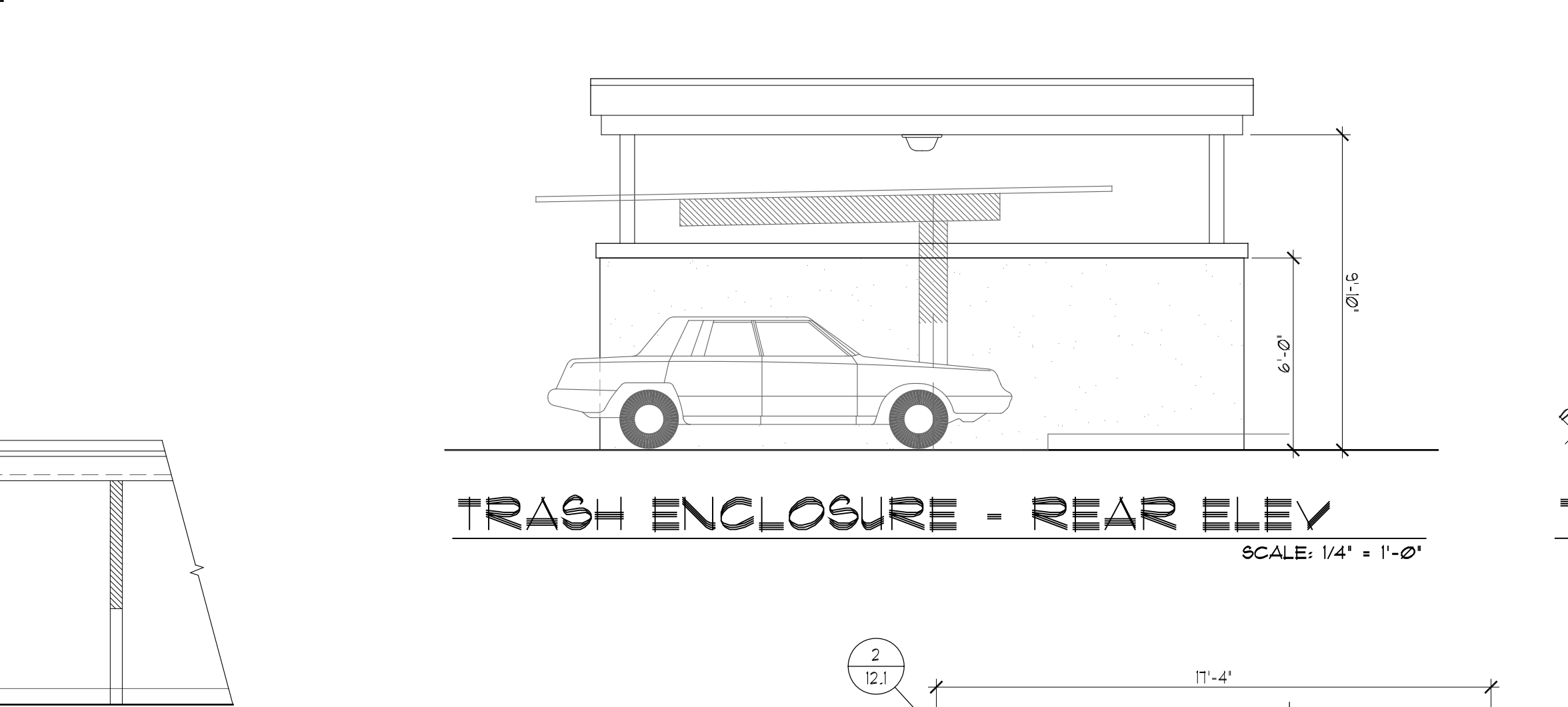
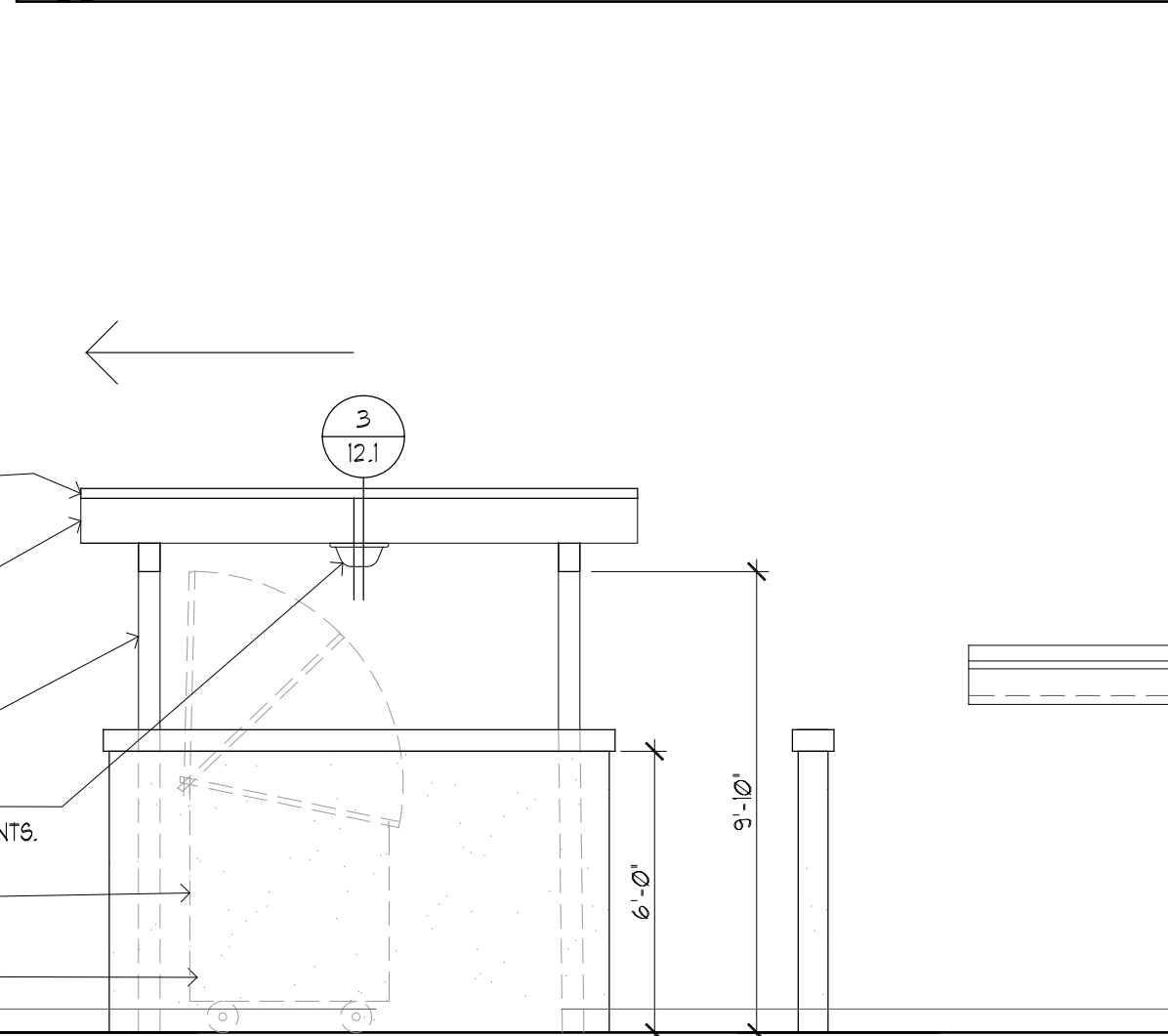
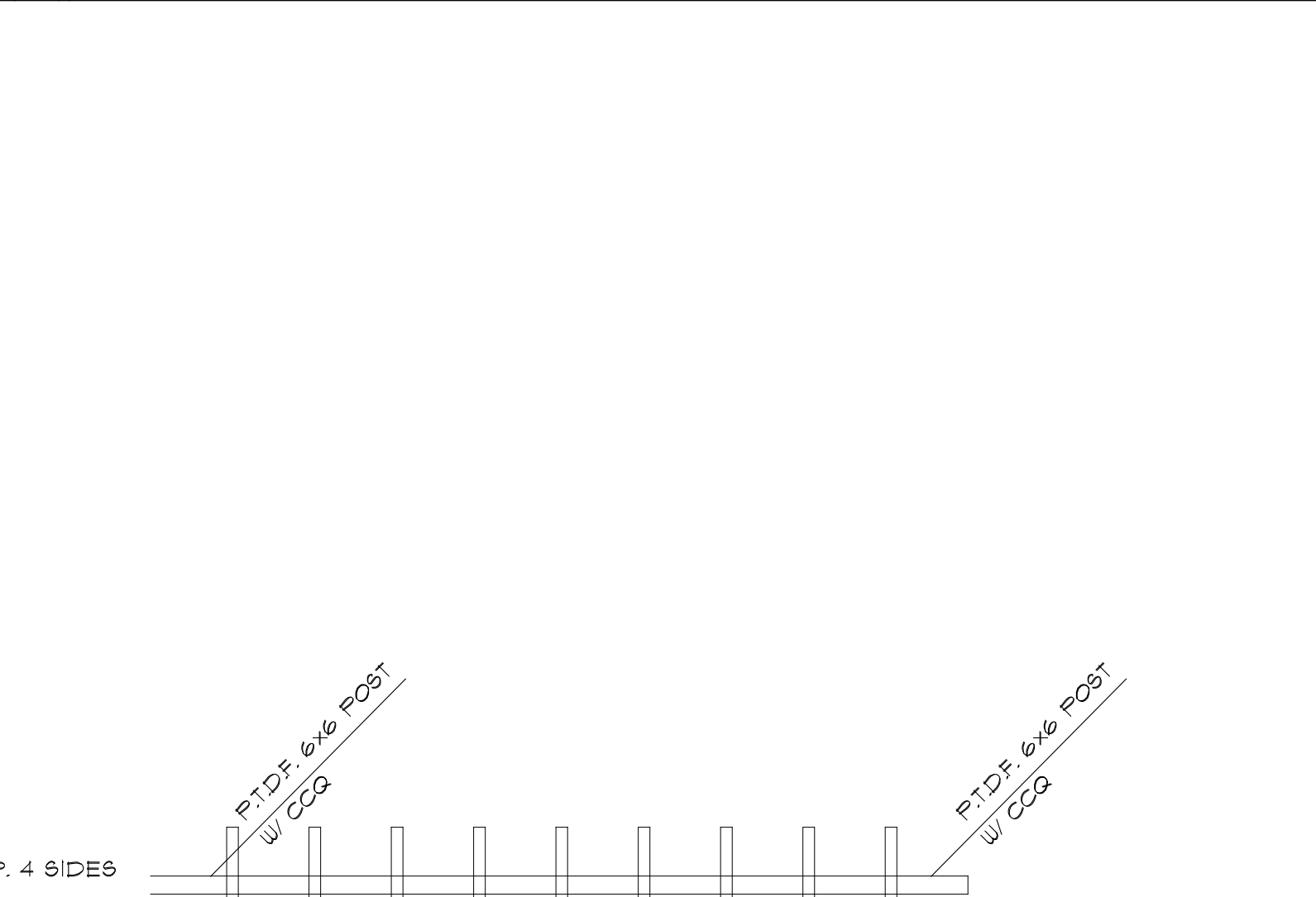
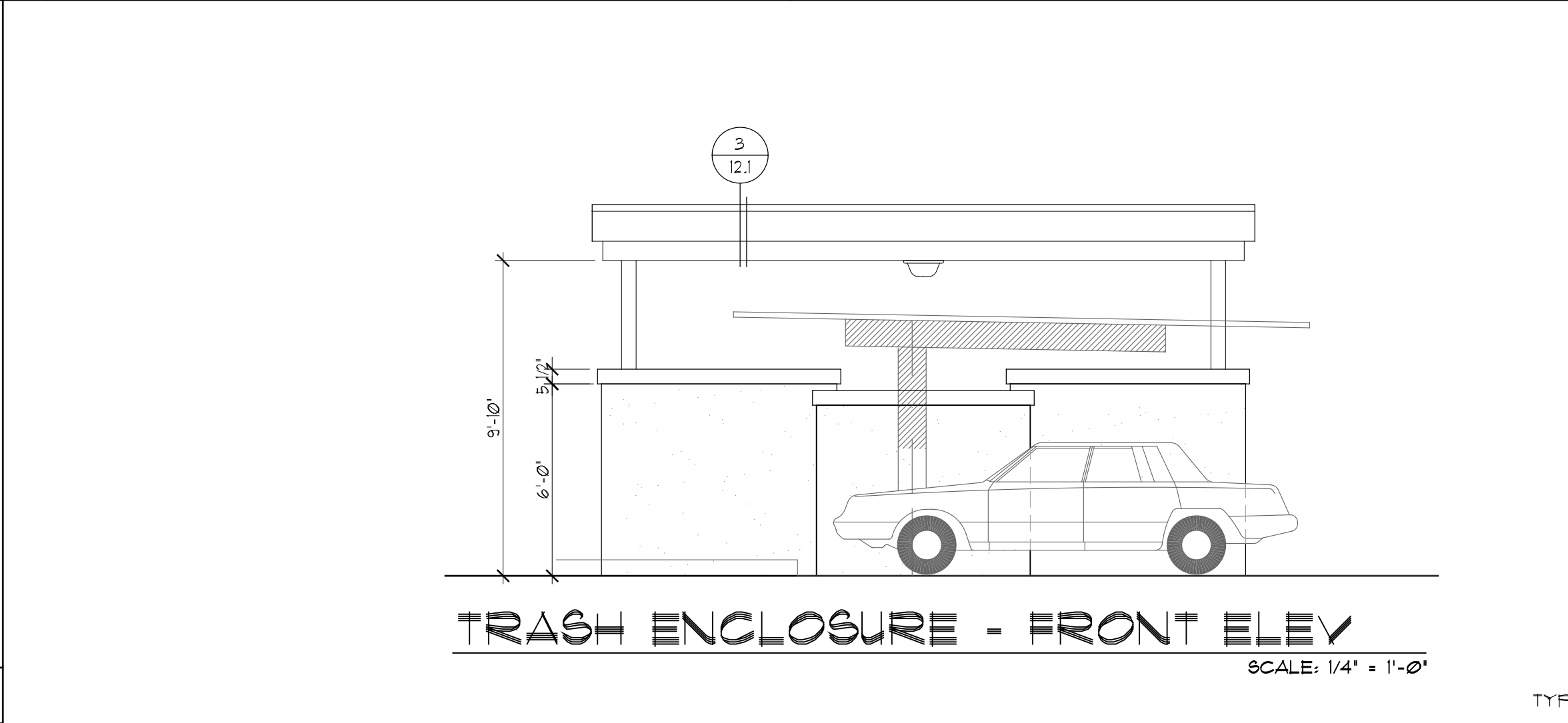
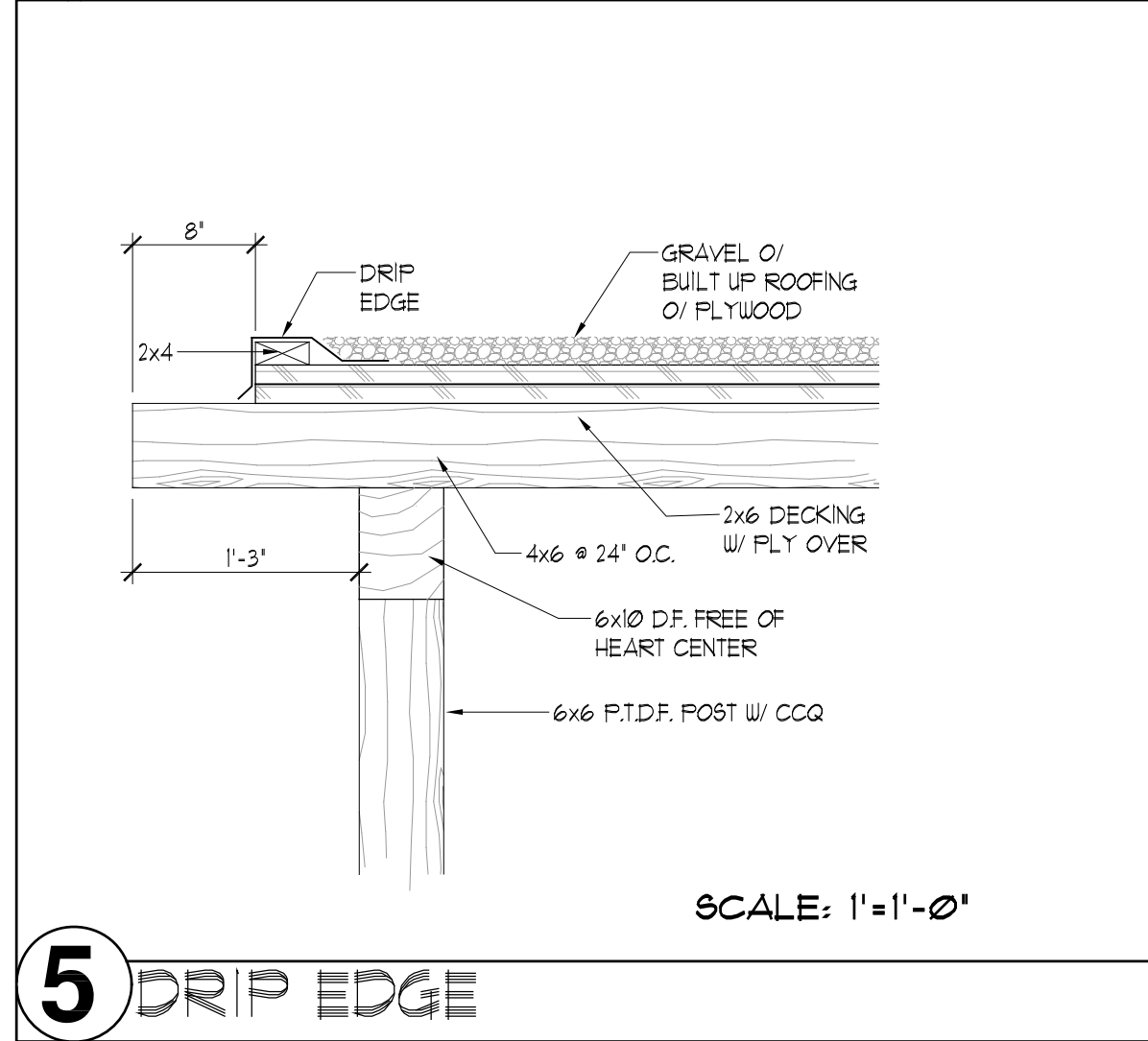
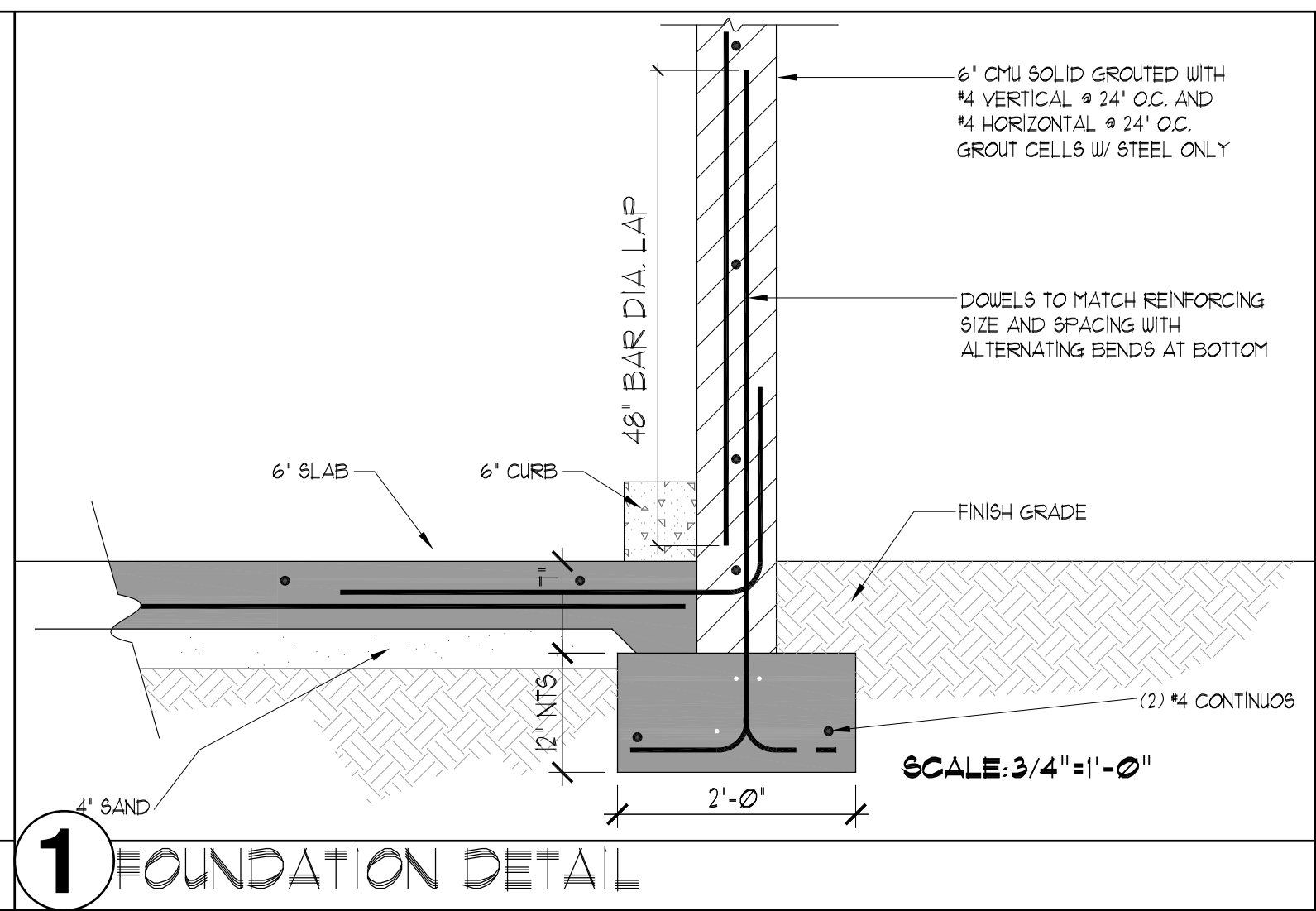
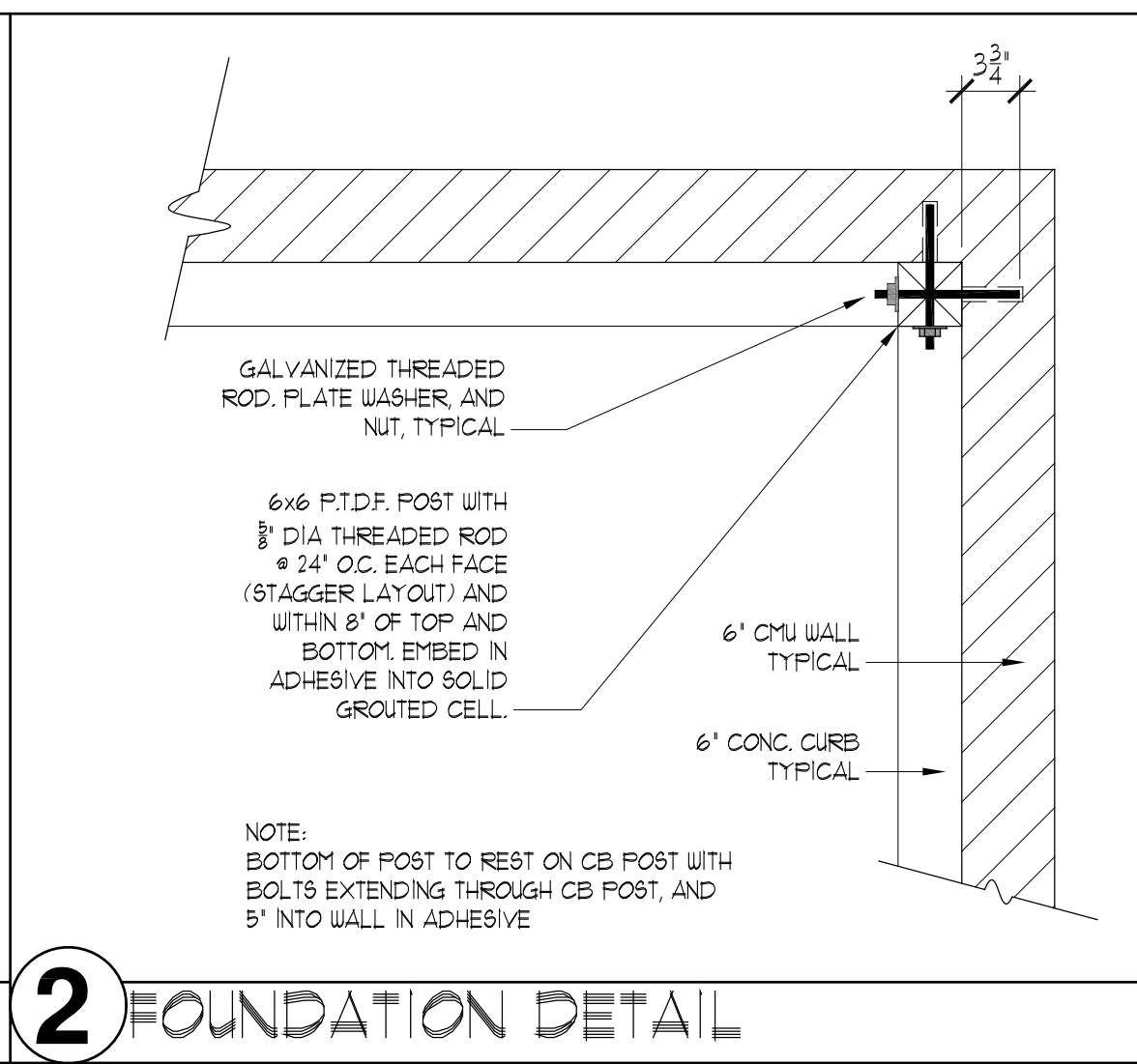
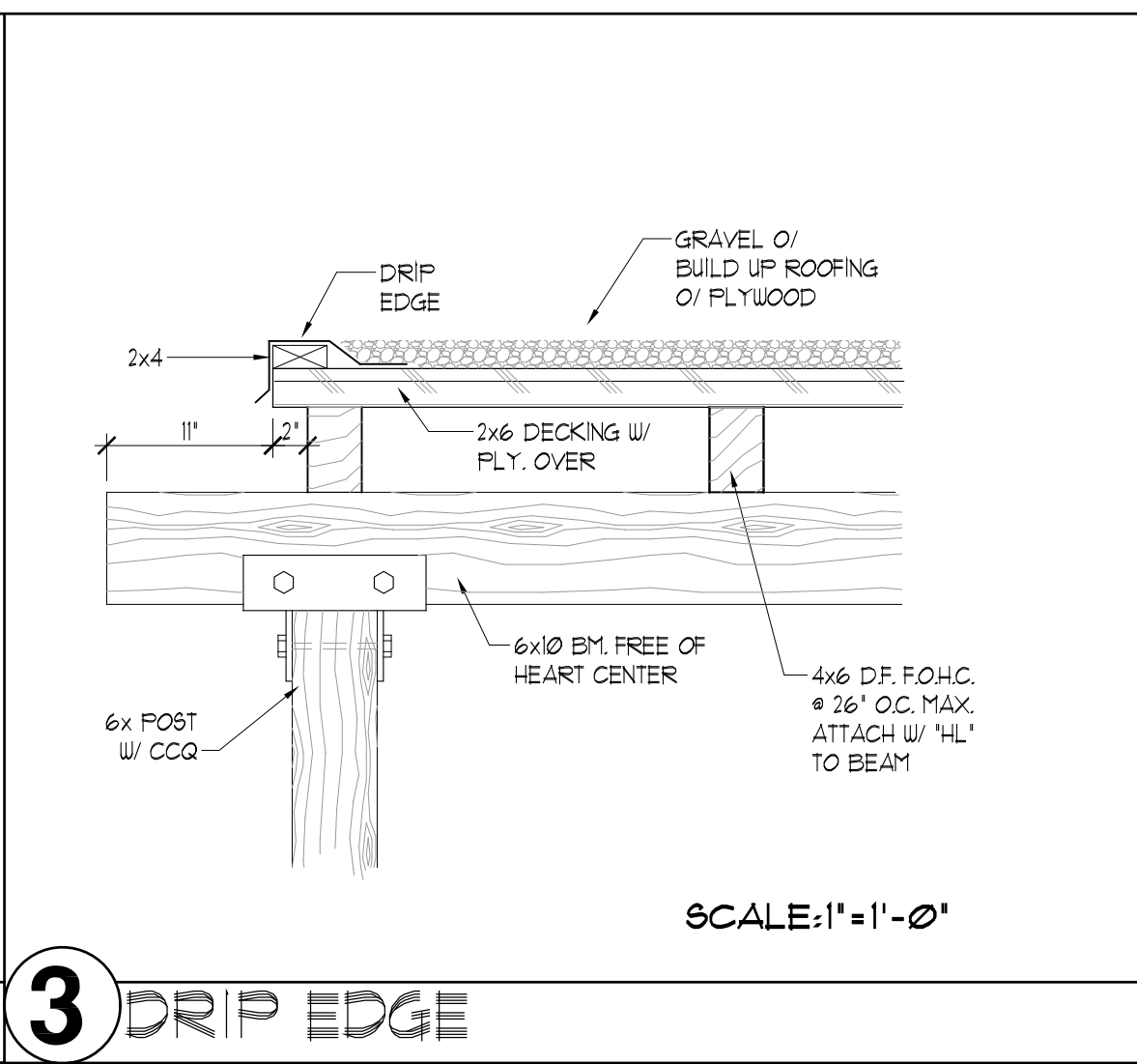
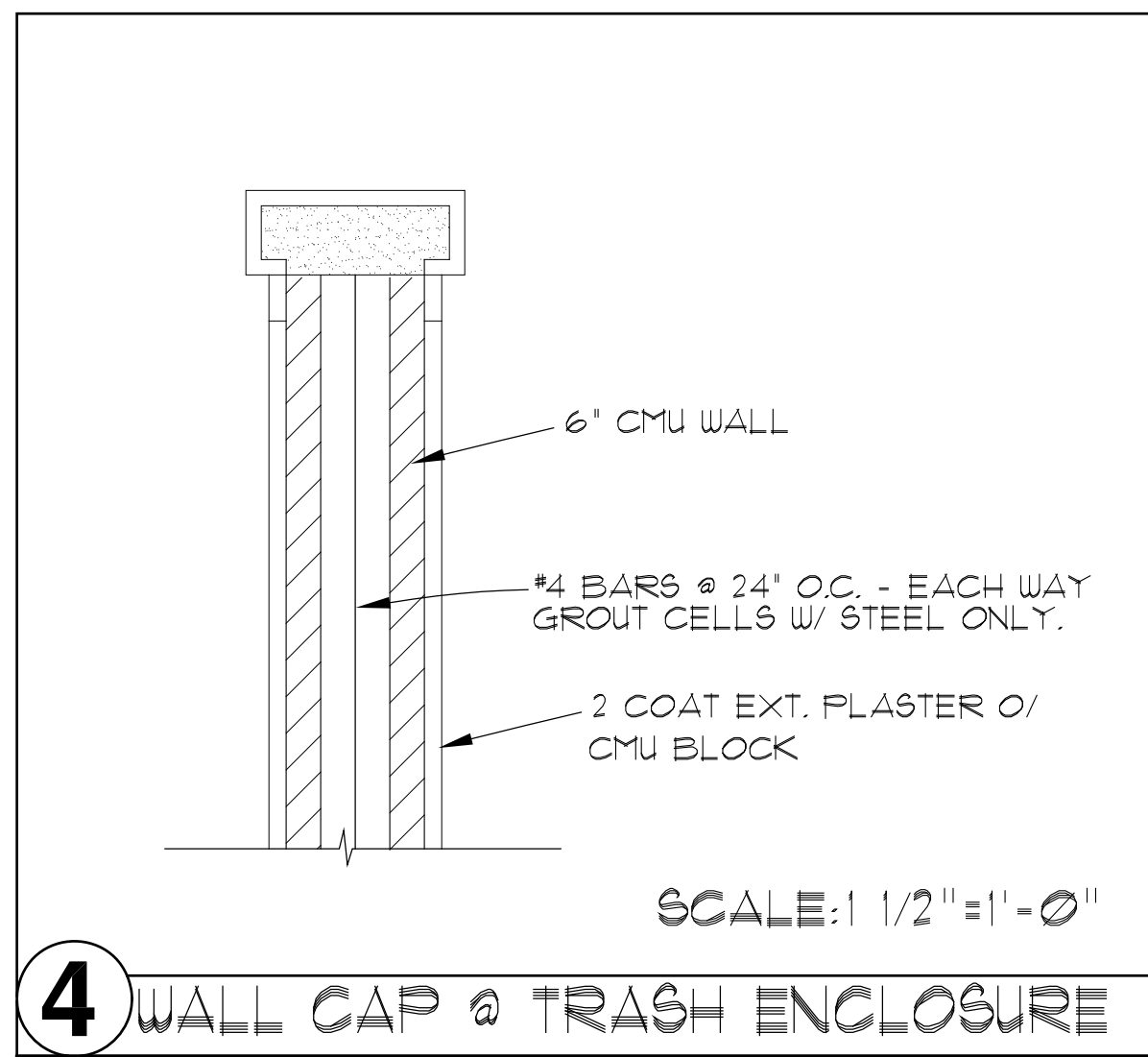
10.4

CASE # 09-140-DR

330 EAST CANYON PERDIDO, SUITE A
SANTA BARBARA, CA 93101
805.962.4575
ARCHITECTS
CARL SCHEIDER, AIA



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The Towbes Group
6830 Cortona Drive, Goleta, CA



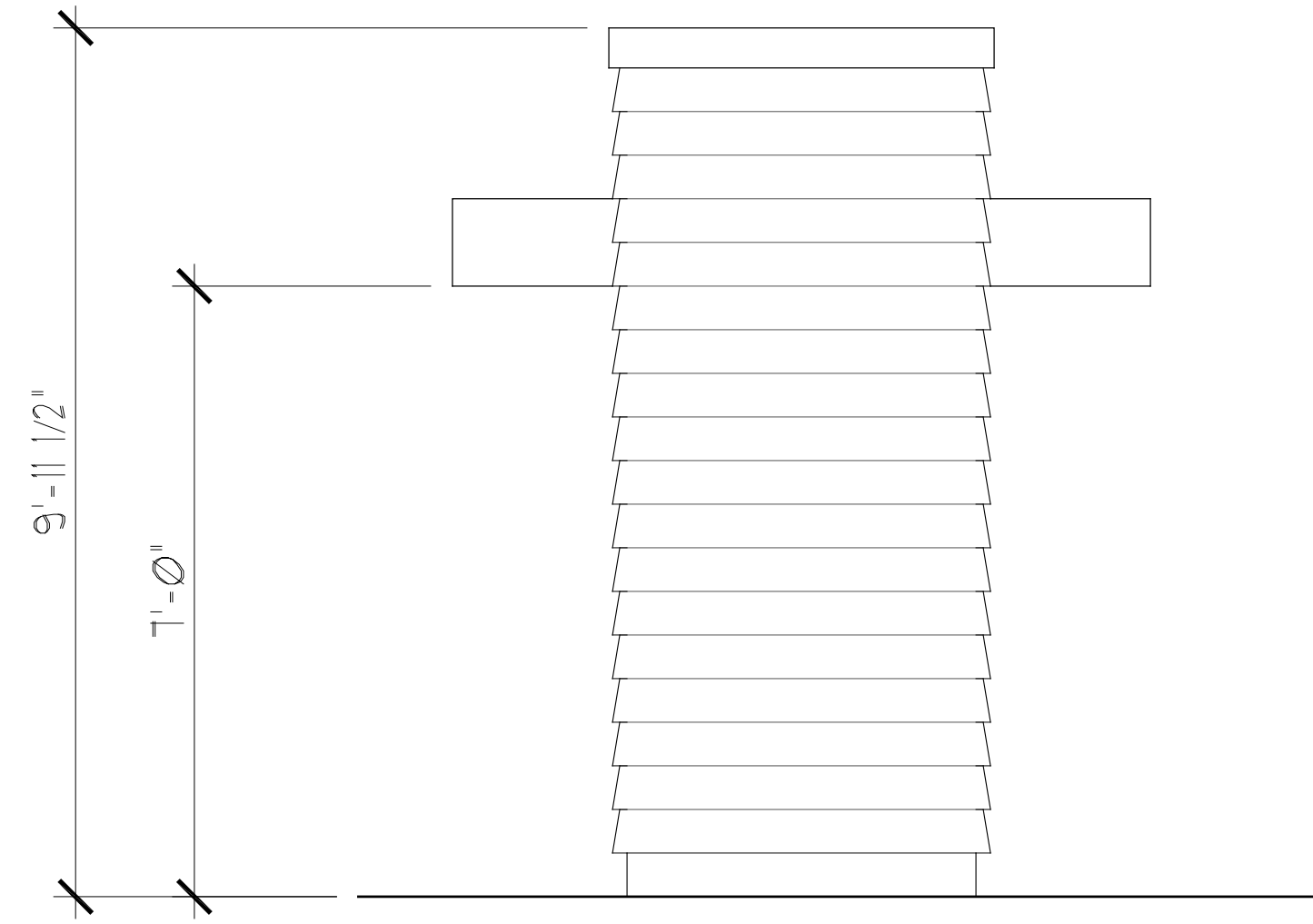
330 EAST CANYON PERDIDO, SUITE A
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CARL SCHNEIDER, AIA

REGISTERED ARCHITECT
CARL SCHNEIDER
LIC. #C12850
REN. 7-31-17
STATE OF CALIFORNIA

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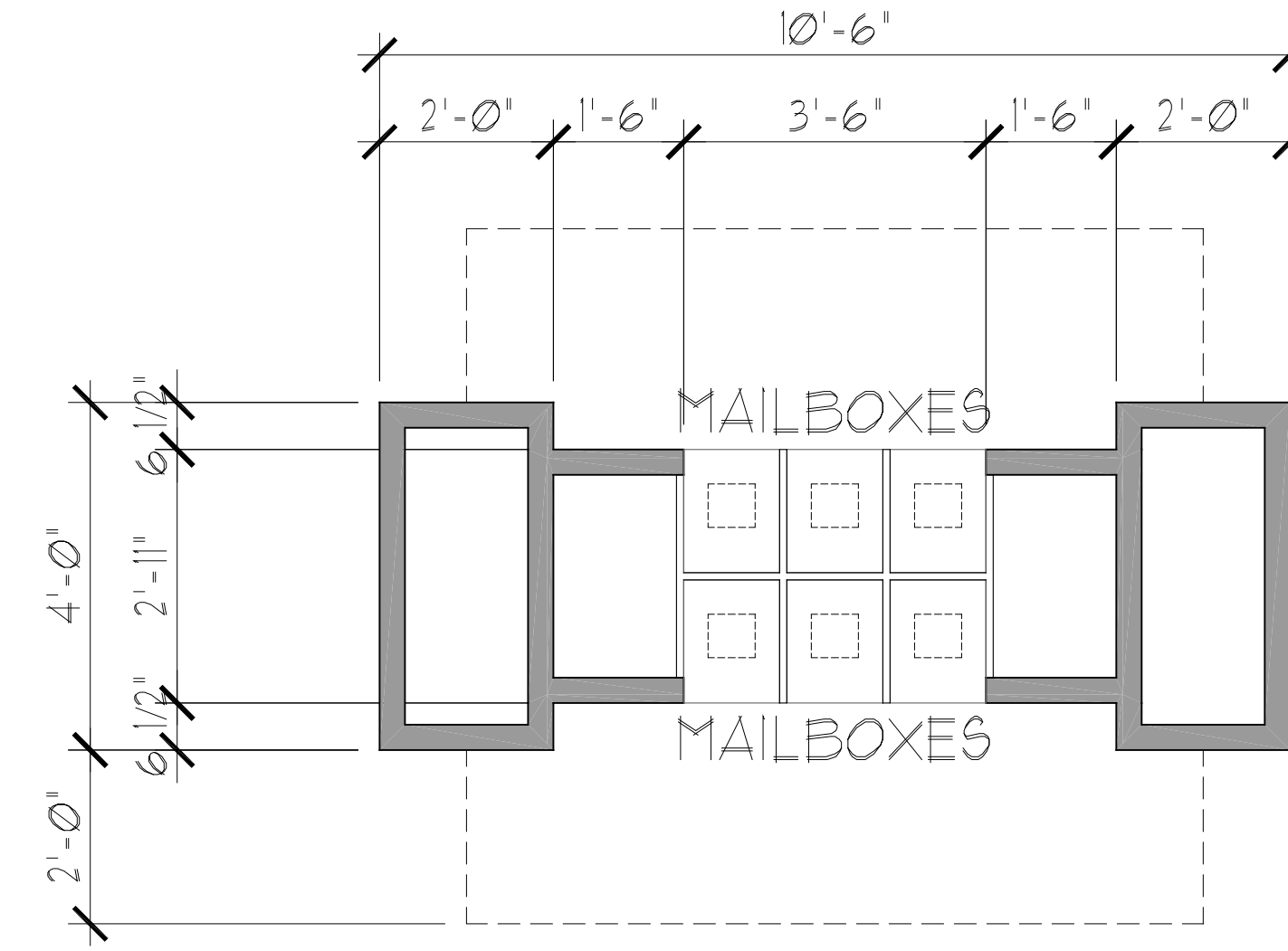
TRASH ENCL
PLAN
ELEVATIONS
014-3600
06-06-11
12.1
CASE # 09-140-DR

1ST PLAN CHECK RESUBMITAL SET - 06/06/2017 PRELIMINARY NOT FOR CONSTRUCTION PLOTTED - 5/31/2017 10:18:10 AM



SIDE ELEVATION

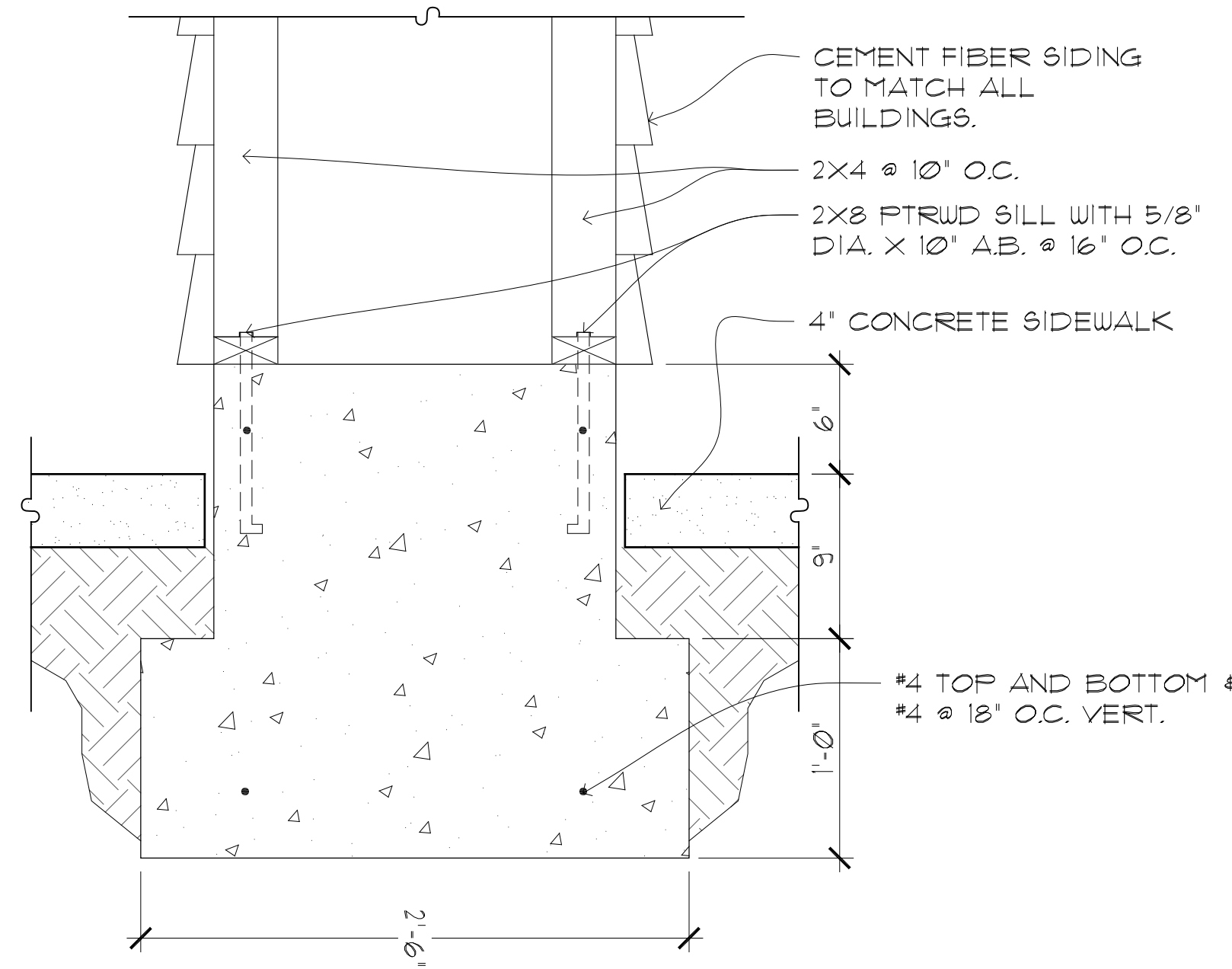
SCALE: 1/2" = 1'-0"



MAILBOX KIOSK PLAN

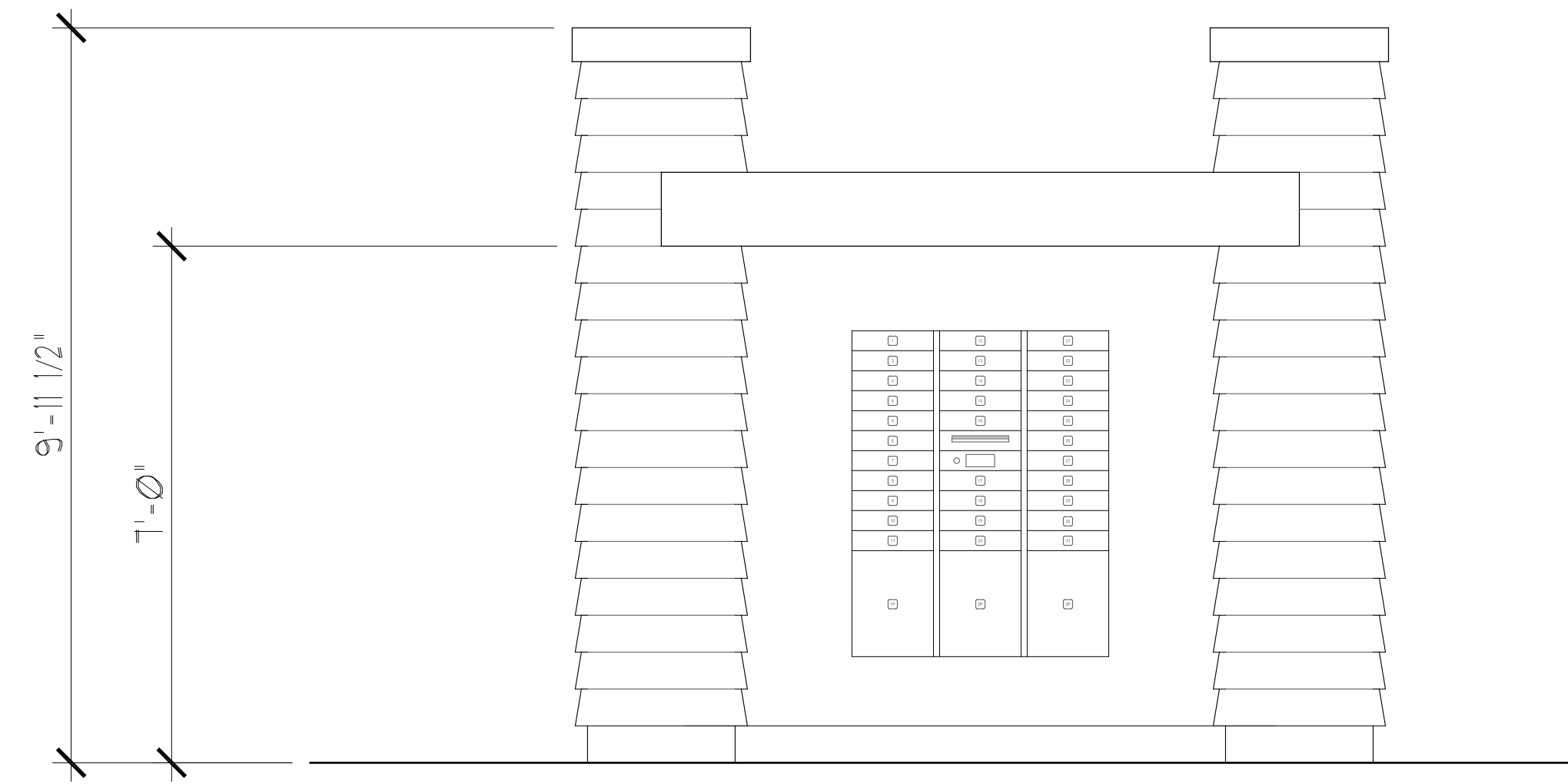
MAILBOXES - 4C CUSTOM HORIZONTAL - MODEL '3120MB1'

SCALE: 1/2" = 1'-0"



MAILBOX FOOTING DETAIL

SCALE: 1-1/2" = 1'-0"



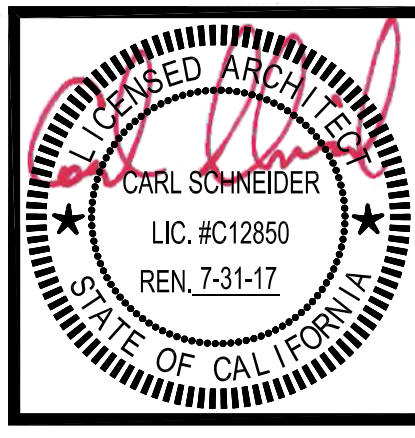
FRONT & REAR ELEVATION

SCALE: 1/2" = 1'-0"

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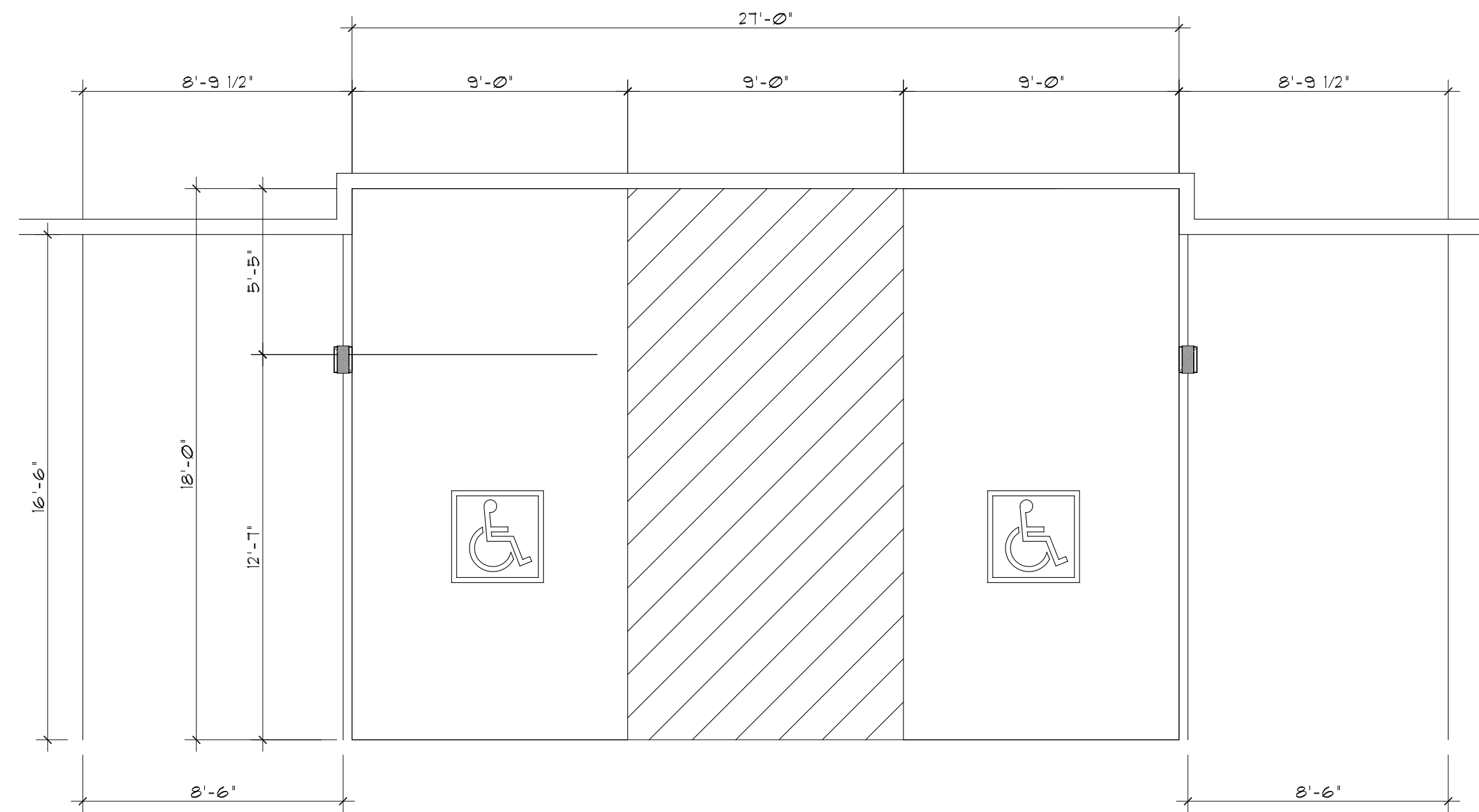
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MAIL KIOSKS
ELEVATIONS
SECTIONS
DETAILS

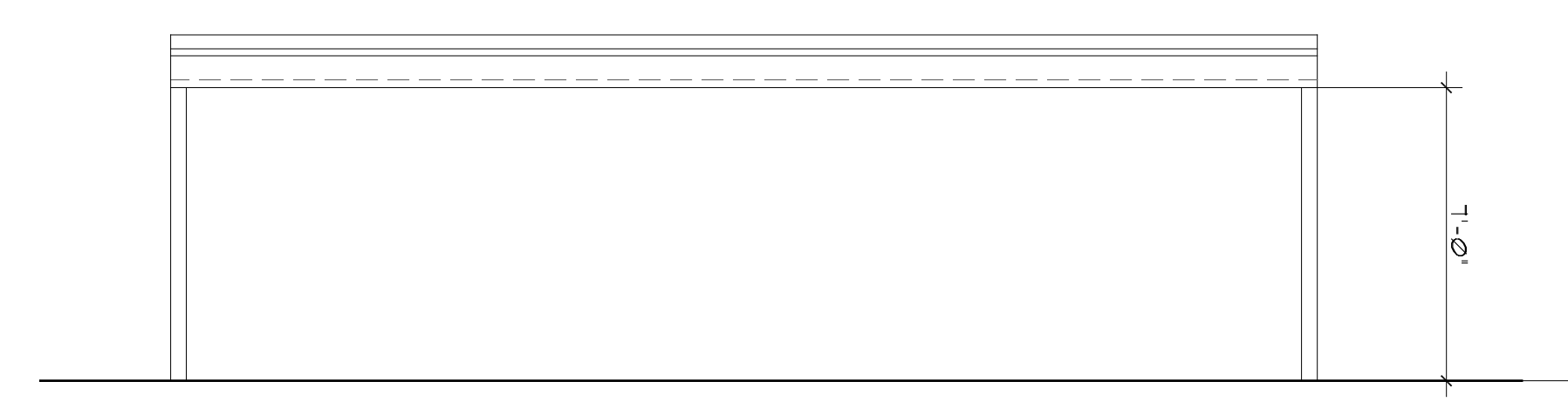
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06-06-17

13.1



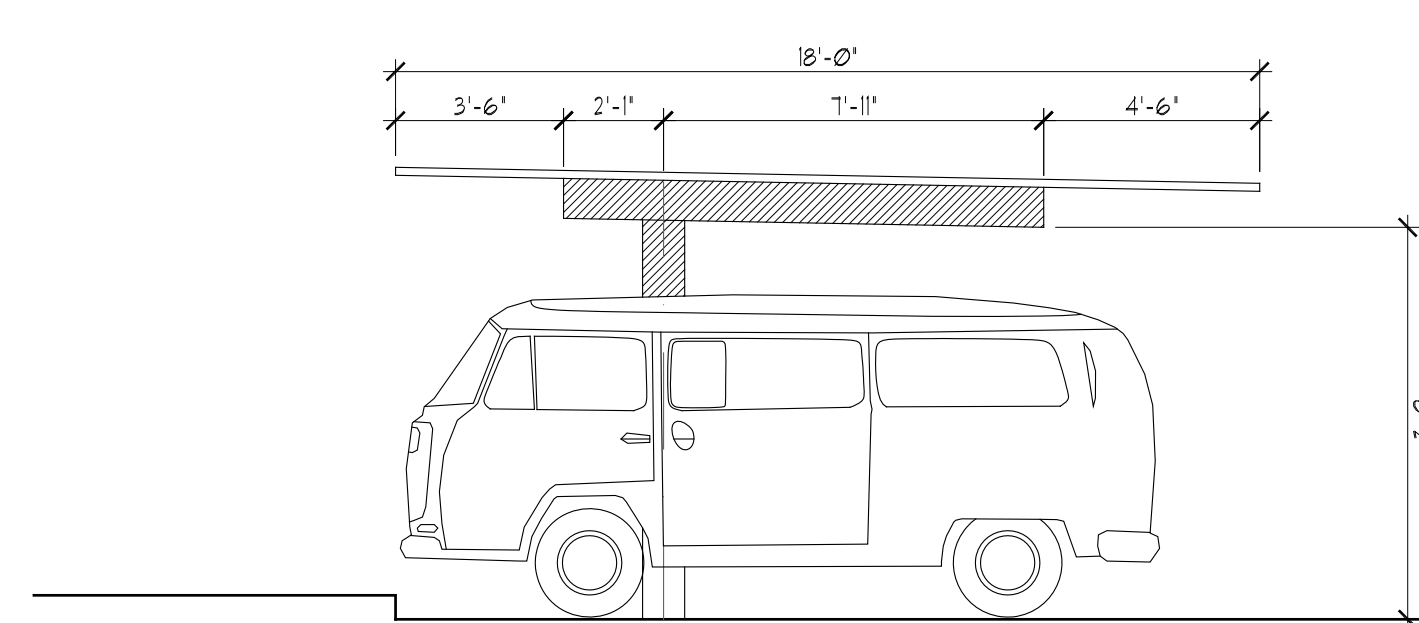
TYPE D - 2-CARS (2 HANDICAP) - FLOOR PLAN
 CARPORT NOS. 4, 10, AND 18

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



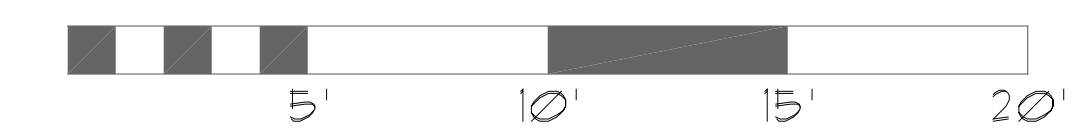
TYPE D - 2-CARS (2 HANDICAP) - ELEVATION
 CARPORT NOS. 4, 10, AND 18

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



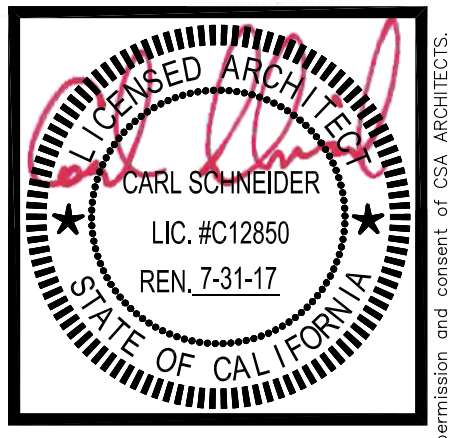
BSP BACK 1/3 SECTION - HANDICAP

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



330 EAST CANYON PERDIDO, SUITE A
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HC ARCHITECTS
 CARL SCHNEIDER, AIA



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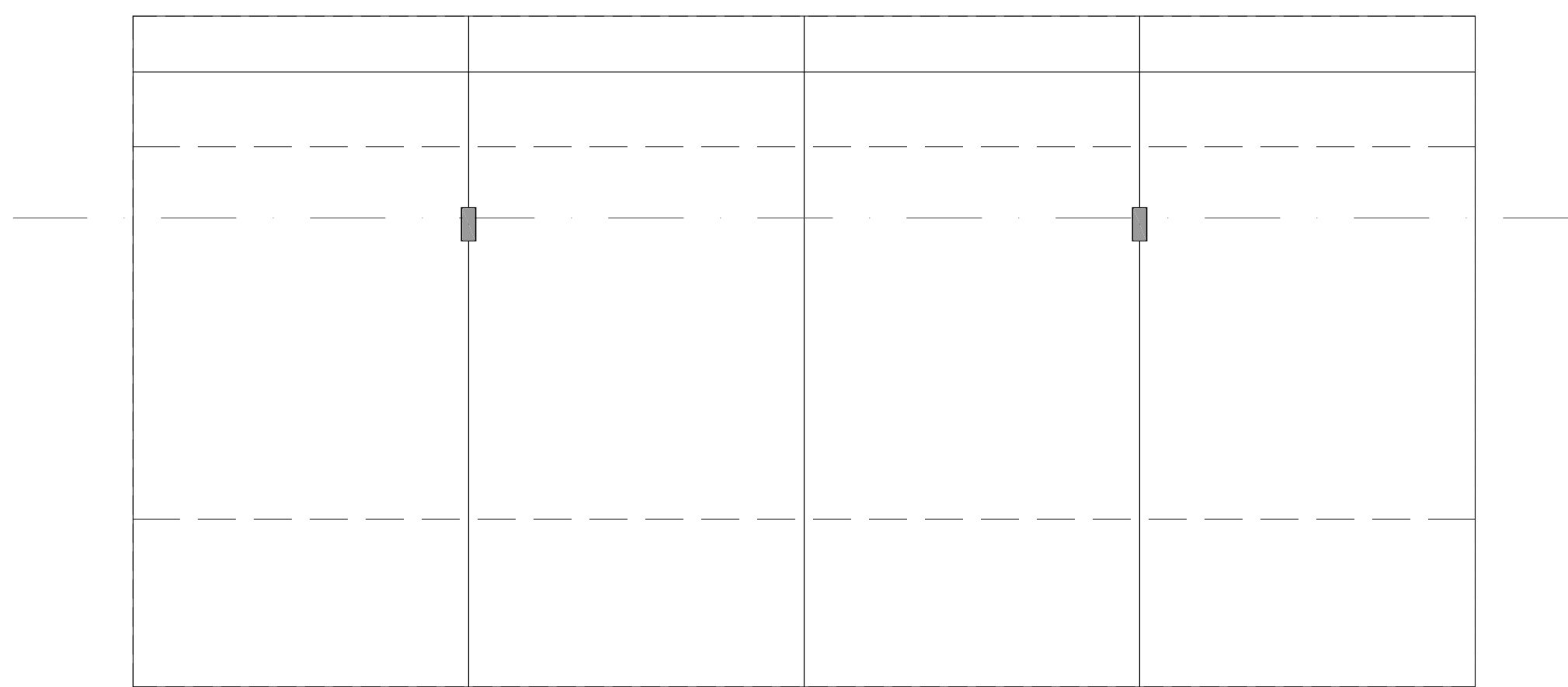
The TG Towbes Group

HC CAR
 CARPORT
 FLOOR PLAN
 ELEV & SECTION

04-3600
 06-06-17

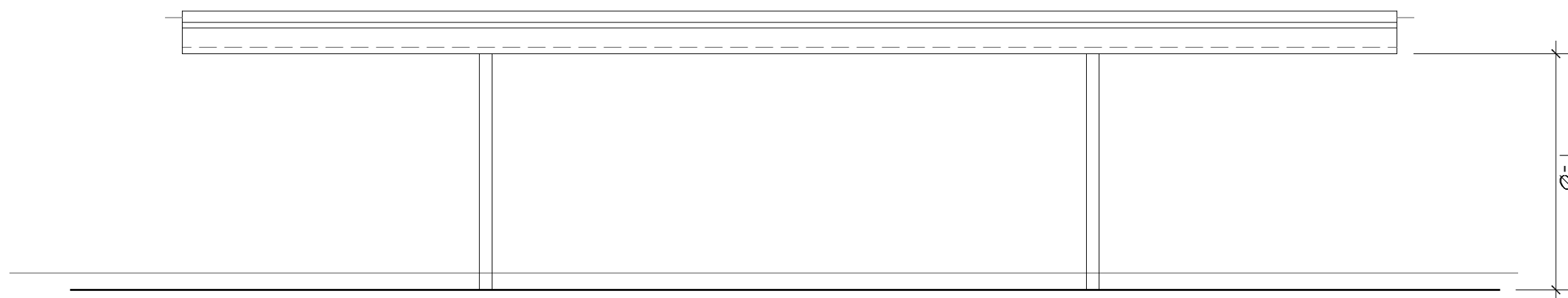
14.1

CASE # 09-140-DP



CARPORT TYPE A - FLOOR PLAN
6 CAR CAPACITY

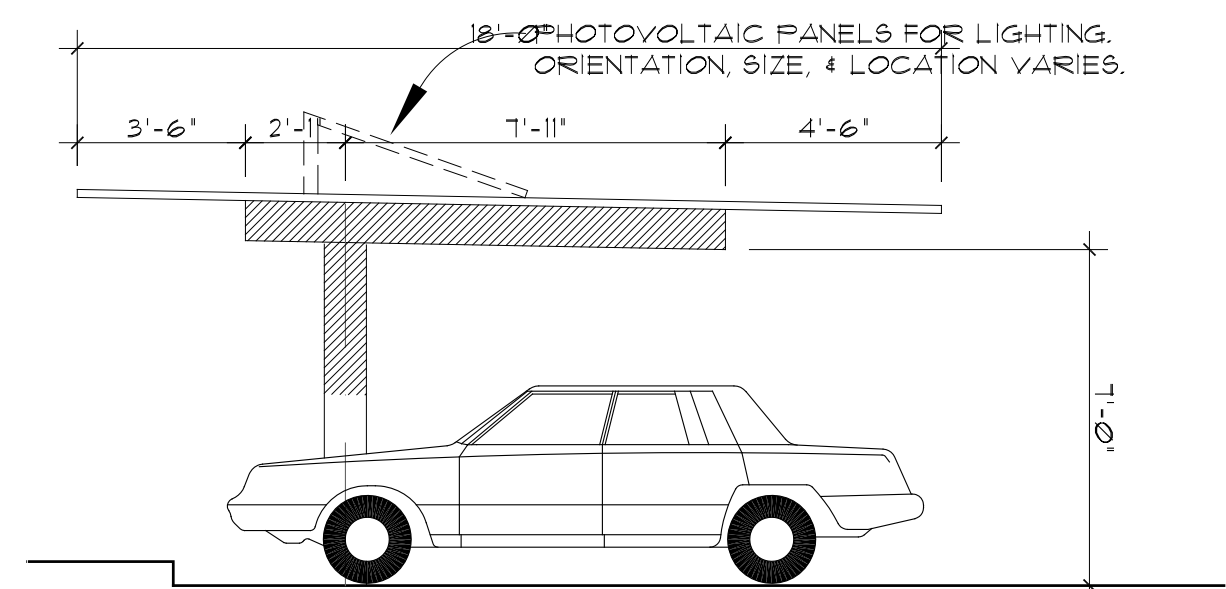
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CARPORT TYPE A - ELEVATION
6 CAR CAPACITY

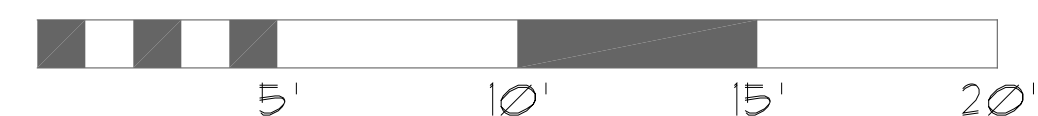
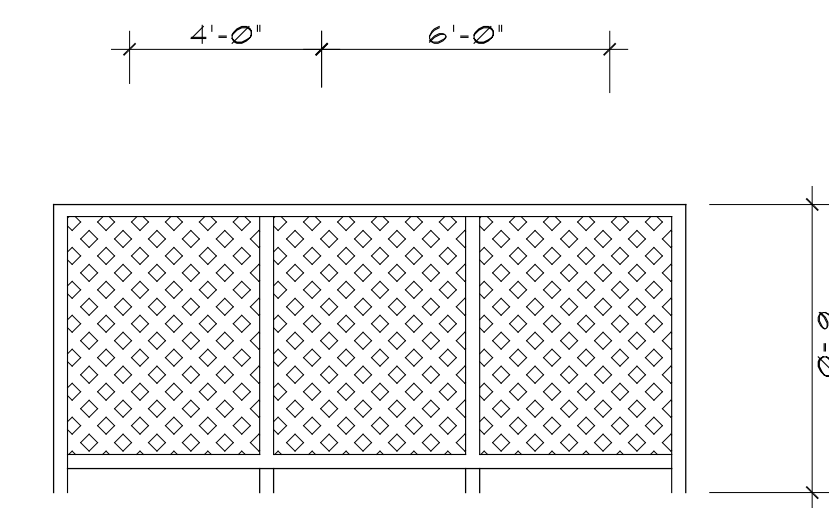
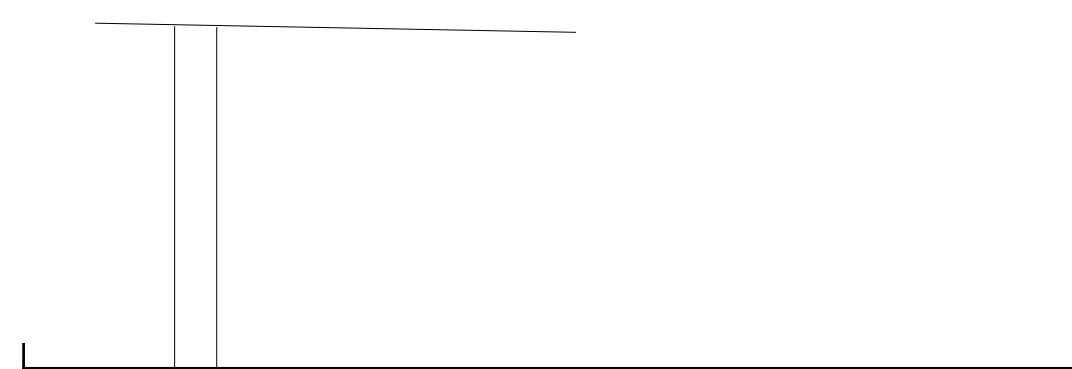
SCALE: 1/4" = 1'-0"

6' HIGH LATTICE SCREEN



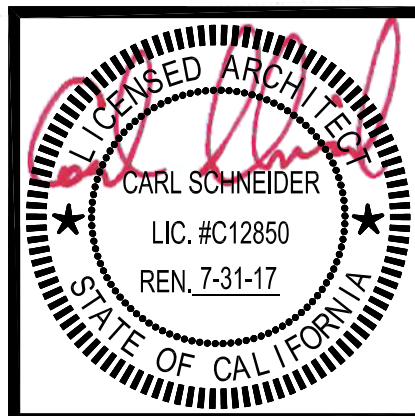
BSP BACK 1/3 - SECTION
6 CAR CAPACITY

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



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805.962.4575

CSA ARCHITECTS
CARL SCHNEIDER, AIA



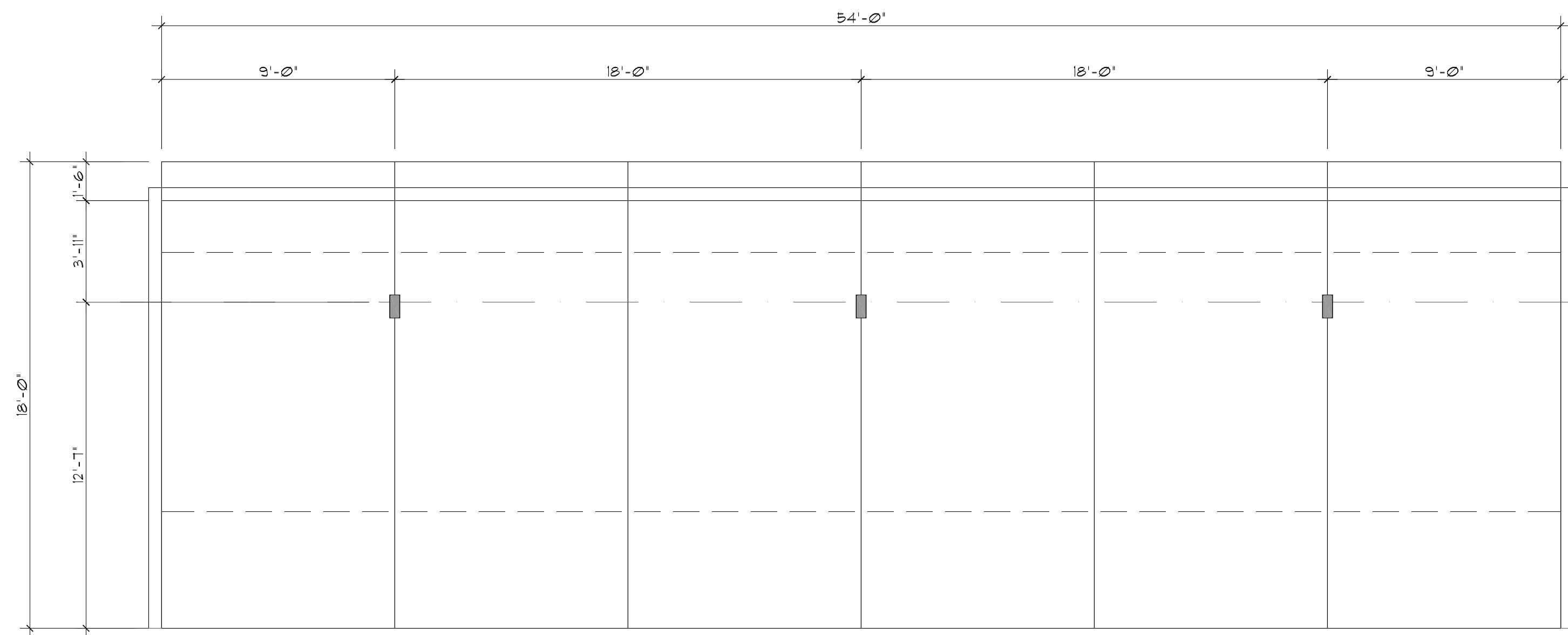
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6830 Cortona Drive, Goleta, CA

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4 CAR
CARPORT
FLOOR PLAN,
ELEV & SECTION

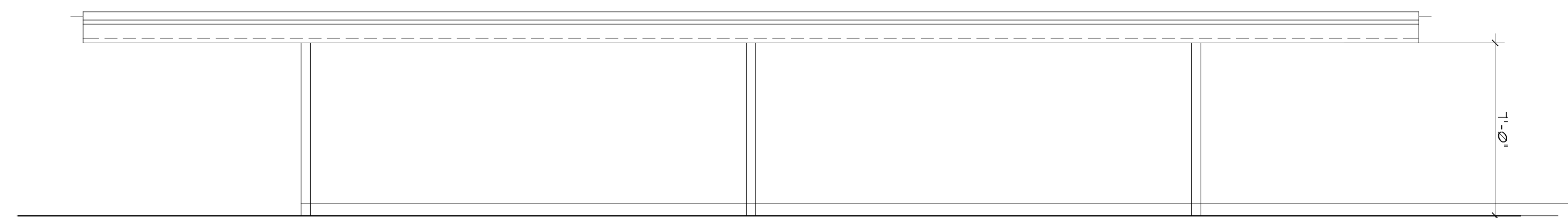
04-3600
06-06-17

14.2



CARPORT TYPE A - FLOOR PLAN
6 CAR CAPACITY

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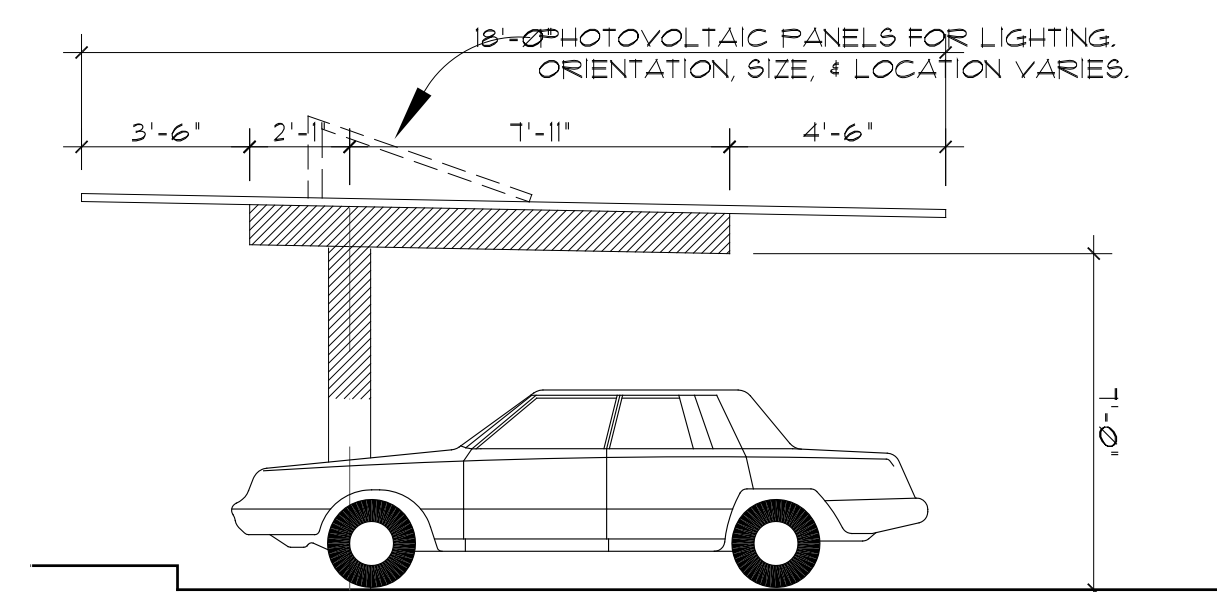


TYPE D -- 6-CARS (6 STD.)

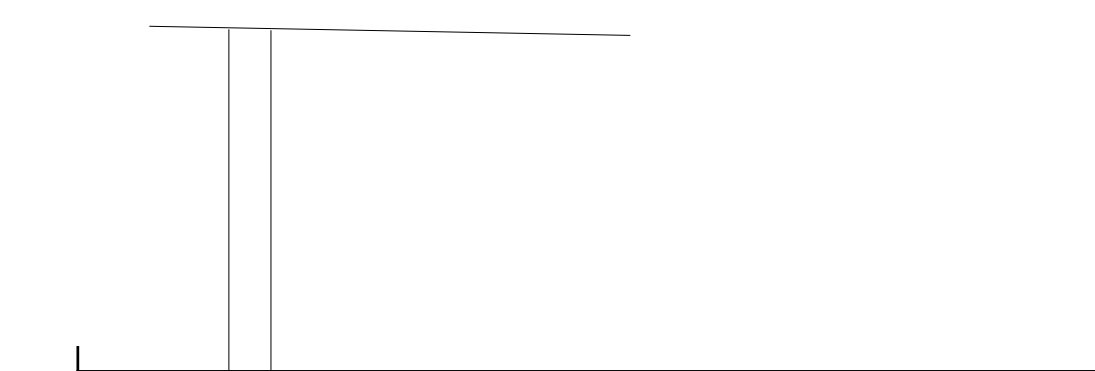
CARPORT NO. 8, 9, AND 13

CARPORT TYPE A - ELEVATION
6 CAR CAPACITY

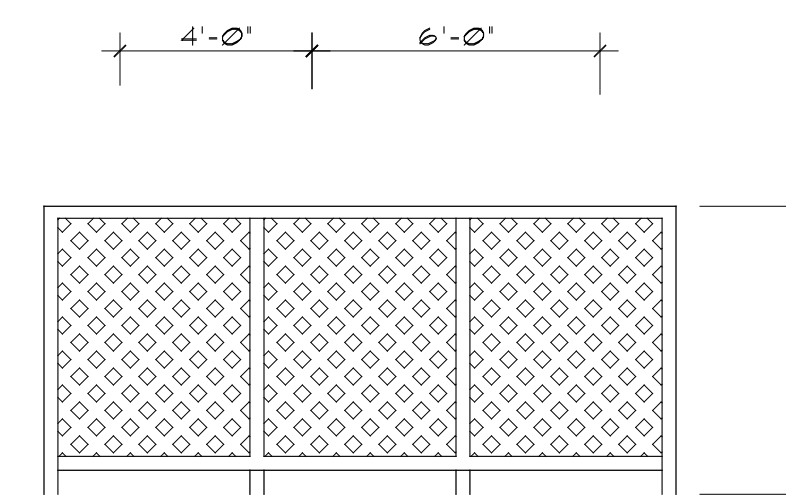
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BSP BACK 1/3
SECTION -- TYPES A, B, C, AND D



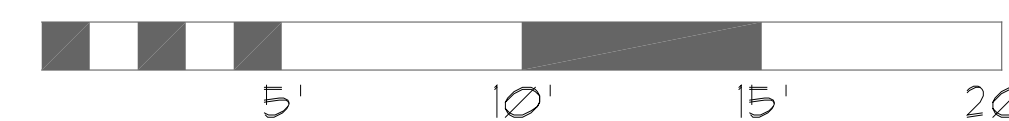
BSP BACK 1/3
SECTION -- TYPES A, B, C, AND D



SINGLE POST - (OPTION #1)
SECTION -- TYPES A, B, C, AND D

BSP BACK 1/3 - SECTION
6 CAR CAPACITY

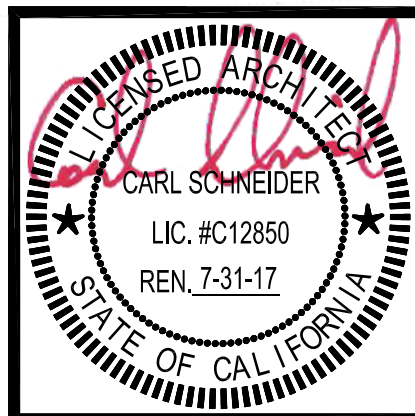
SCALE: 1/4" = 1'-0"



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ARCHITECTS

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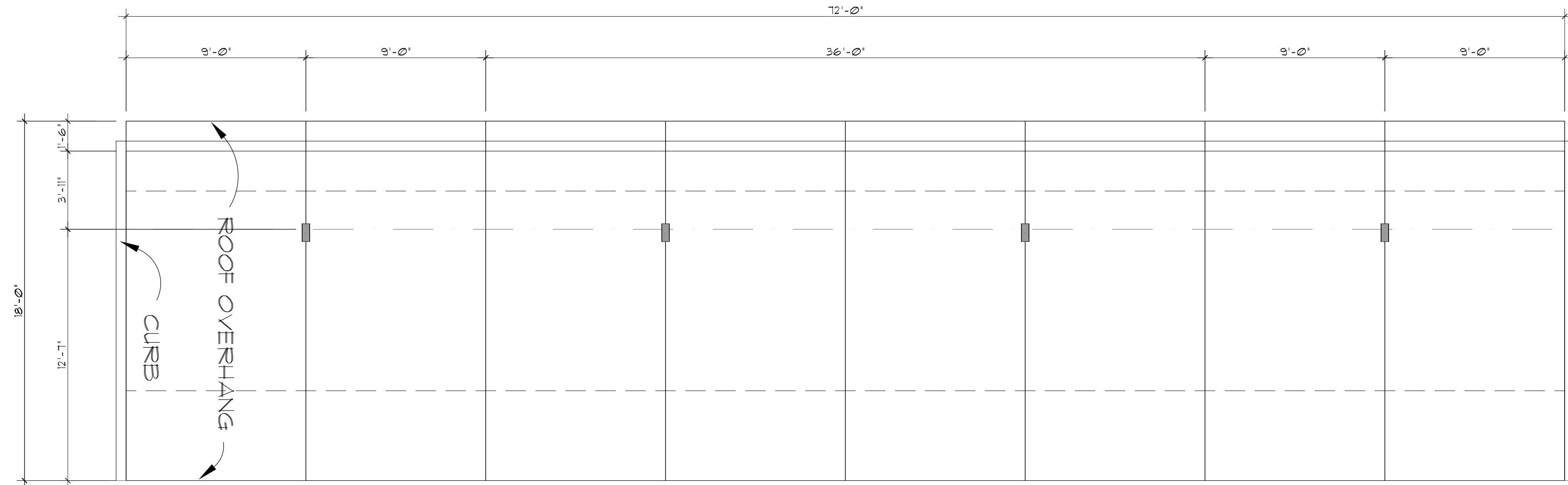
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The Towbes Group

6 CAR
CARPORT
FLOOR PLAN
ELEV & SECTION

04-3600
06-06-17

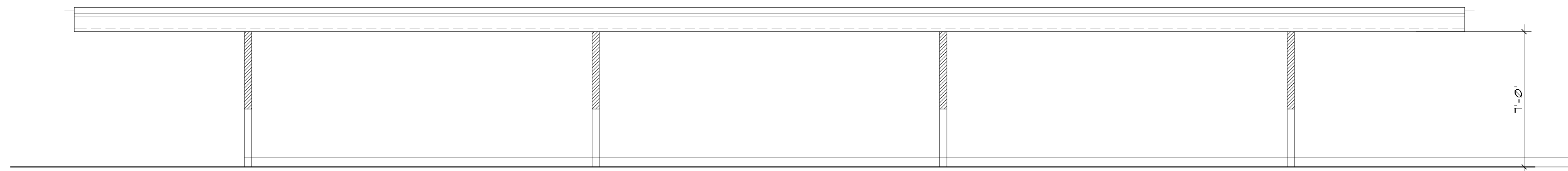
14.3



CARPORT TYPE B - FLOOR PLAN

8 CAR CAPACITY

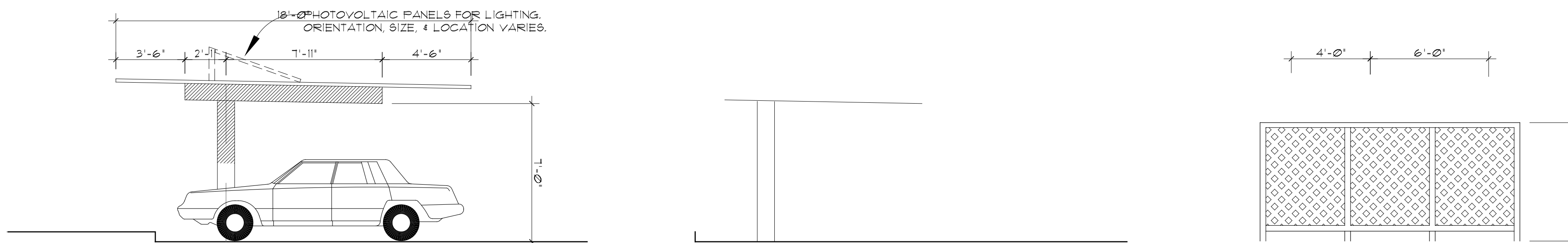
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CARPORT TYPE B - ELEVATION

8 CAR CAPACITY

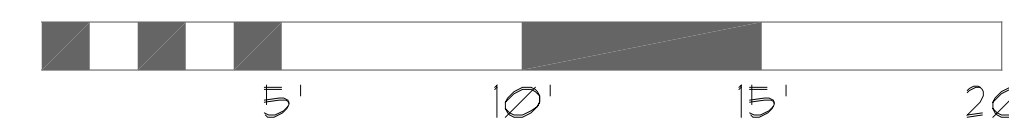
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BSP BACK 1/3 - SECTION

8 CAR CAPACITY

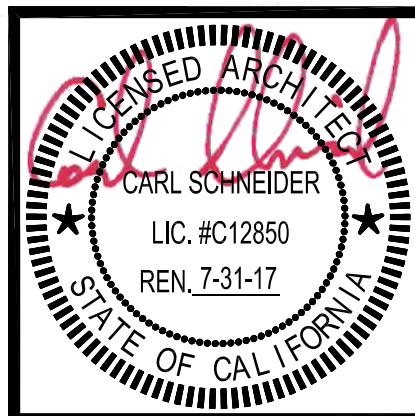
SCALE: 1/4" = 1'-0"



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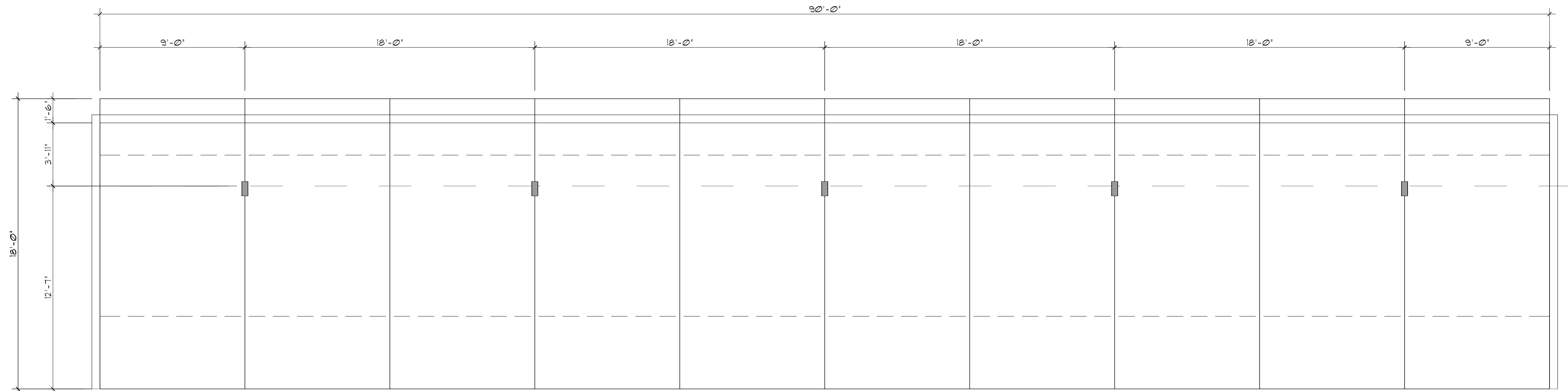
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8 CAR
CARPORT
FLOOR PLAN
ELEV & SECTION

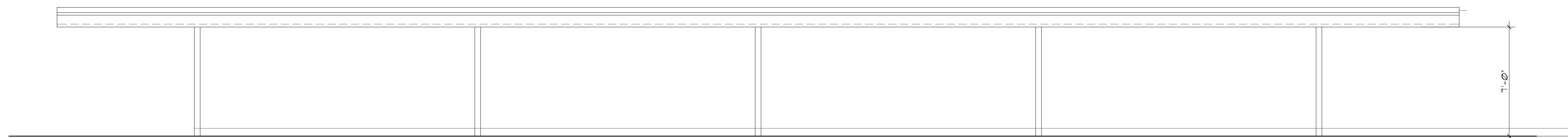
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06-06-17

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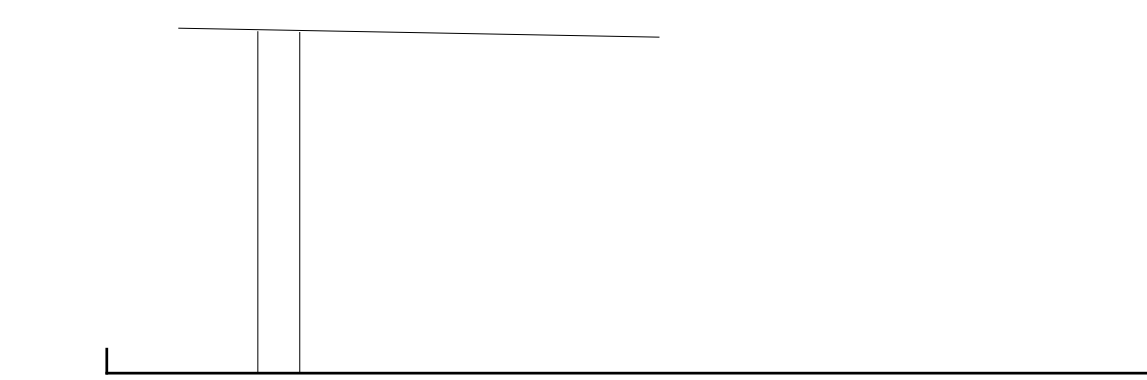
CARPORT TYPE C - FLOOR PLAN
10 CAR CAPACITY

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

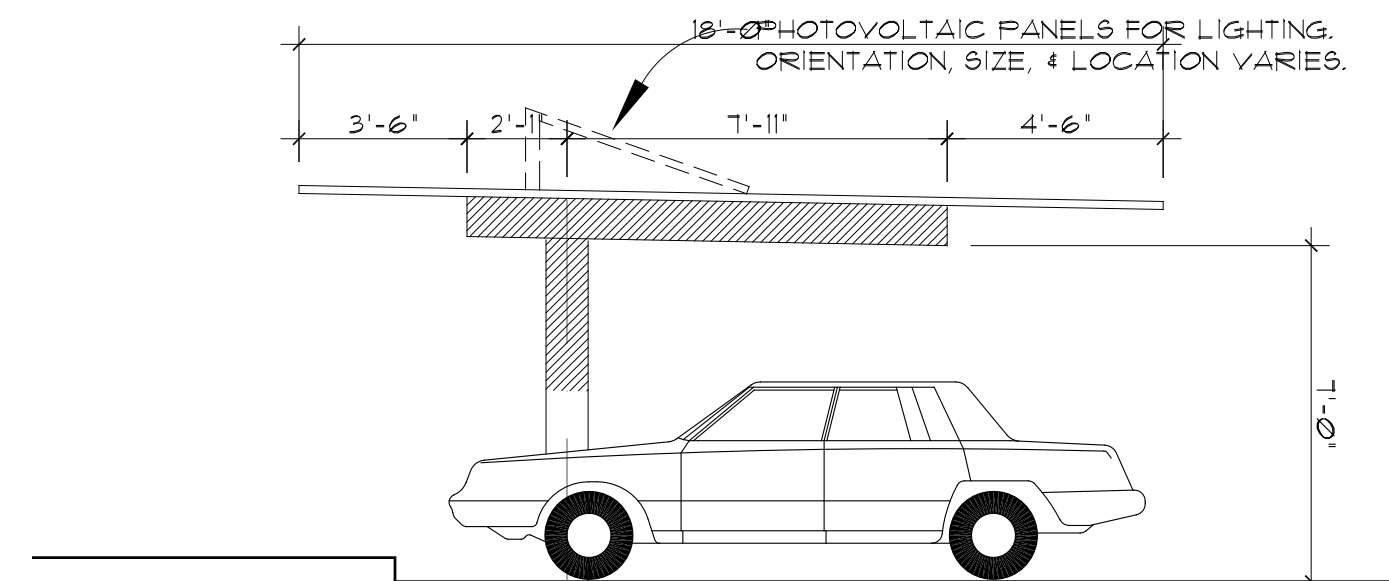


CARPORT TYPE C - ELEVATION
10 CAR CAPACITY

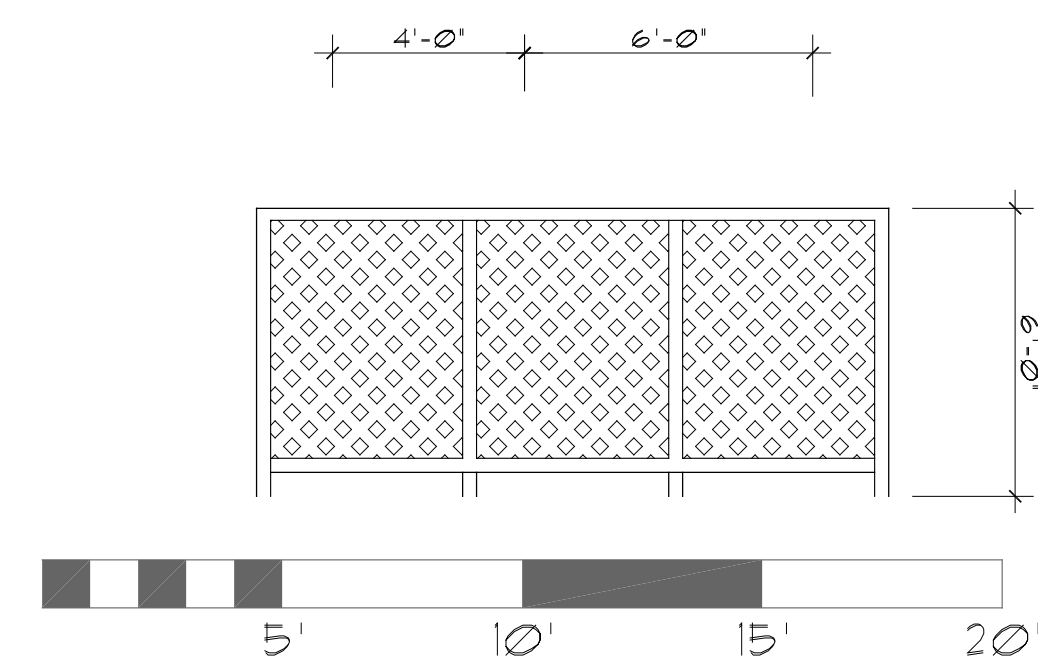
SCALE: 1/4" = 1'-0"



BSP BACK 1/3 - SECTION
10 CAR CAPACITY



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



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ARCHITECTS

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LICENSED ARCHITECT
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REN. 7-31-17
STATE OF CALIFORNIA

CORTONA APARTMENTS
6830 Cortona Drive, Goleta, CA

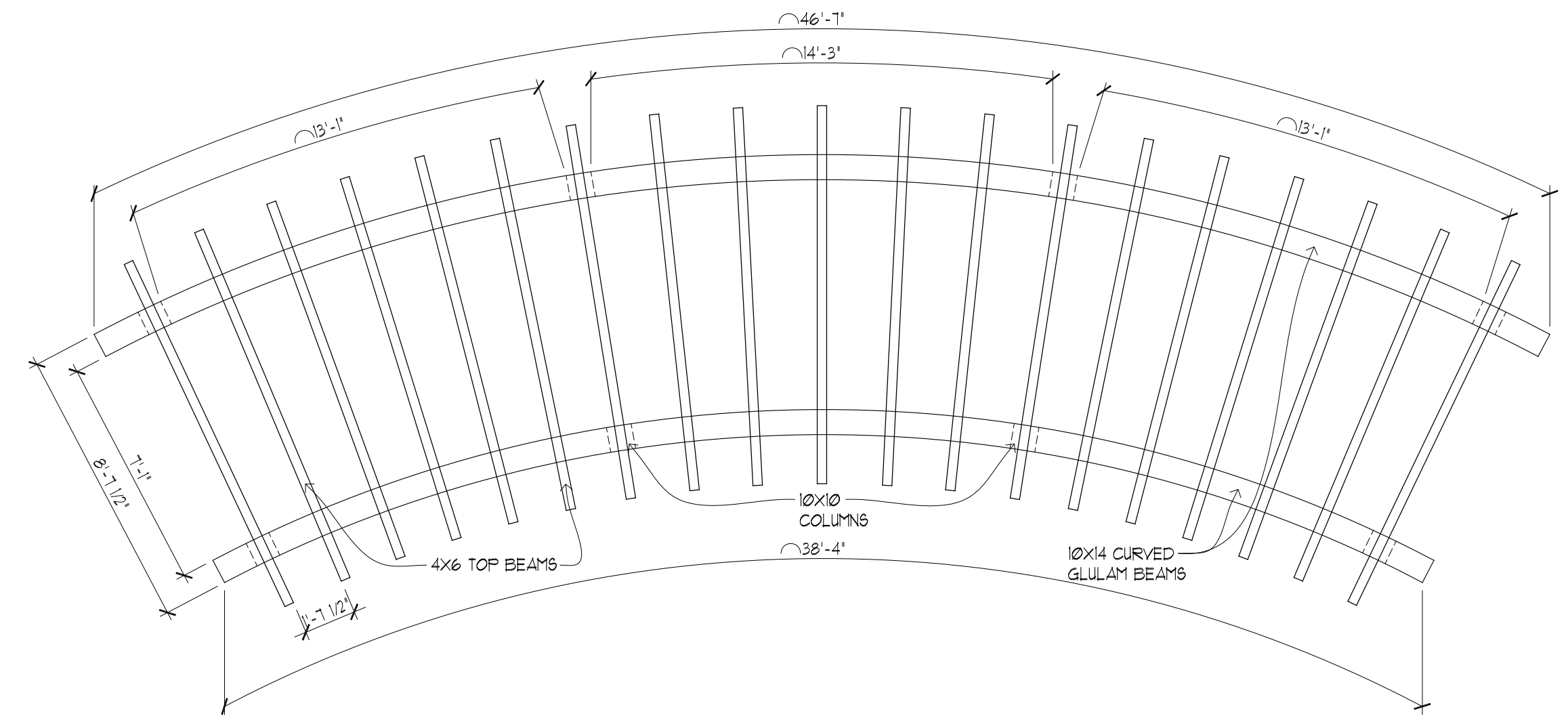
The Towbes Group

10 CAR
CARPORT
FLOOR PLAN
ELEV & SECTION

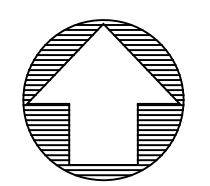
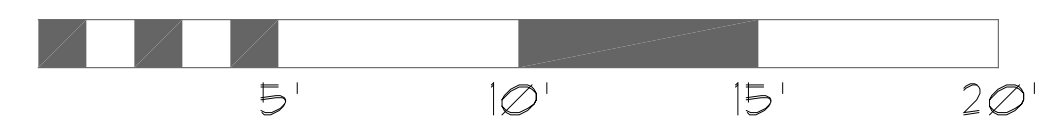
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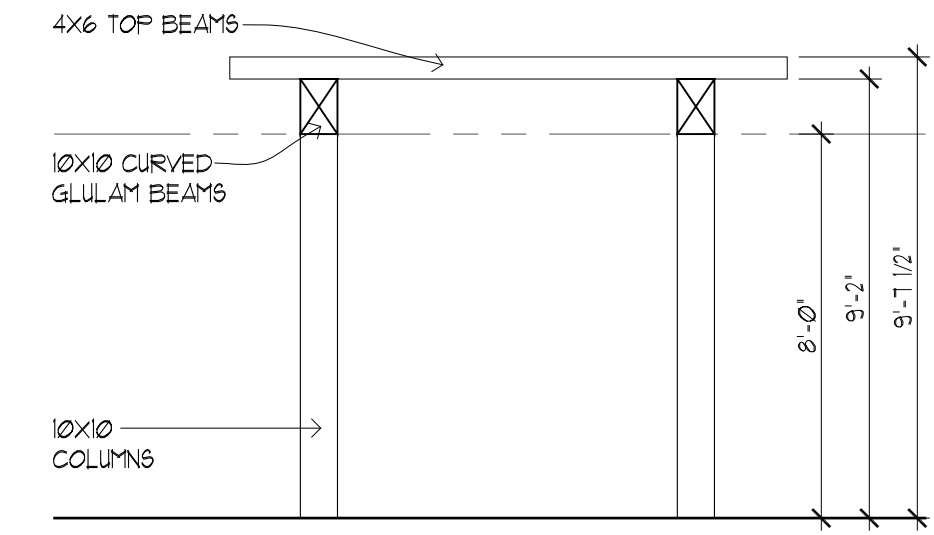
SITE TRELLIS - PLAN VIEW



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



TRELLIS - SIDE VIEW

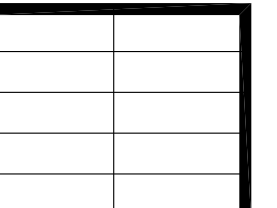


SCALE: 1/4" = 1'-0"

CASE # 09-140-DP

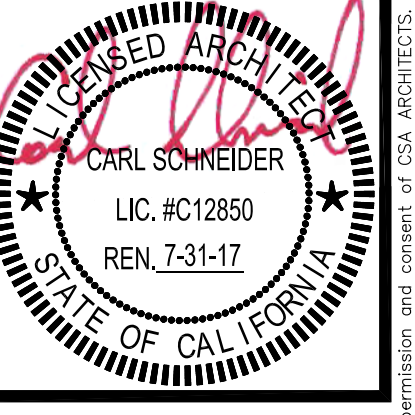
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TRELLIS PLAN
& ELEVATION

CORTONA APARTMENTS
6830 Cortona Drive, Goleta, CA
The Towbes Group



330 EAST CANNON PERDIDO, SUITE A
SANTA BARBARA, CA 93101
805.962.4575
ARCHITECTS
CARL SCHNEIDER, AIA

DOOR SCHEDULE

RESIDENTIAL AREAS DOOR SCHEDULE																		
DOOR NO.	DOOR TYPE	LOCATION	DESCRIPTION	SIZE			DOOR		FRAME		DETAIL			FIRE RATING	MAUFACTURER/ MODEL	SIGN DETAILS (SHEET ADA1)	SIGN(S) TEXT	COMMENTS
				WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	TYPE	FINISH	HEAD	JAMB	THRES.					
1	B	APT. ENTRY	EXTERIOR, HINGED	3'-0"	6'-8"	1 3/4"	FIBERGLASS	PREFINISH-PAINT	TIMELY CK	PREFINISH	NONE	NONE	NONE	20 MIN			(UNIT NUMBER)	
2	B	APT. STORAGE	EXTERIOR, HINGED	2'-0"	6'-8"	1 3/4"	FIBERGLASS	PREFINISH-PAINT	TIMELY CK	PREFINISH	NONE	NONE	NONE	NONE				
3	A	LAUNDRY	EXTERIOR, HINGED	(2) 2'-6"	6'-8"	1 3/4"	FIBERGLASS	PREFINISH-PAINT	TIMELY CK	PREFINISH	NONE	NONE	NONE	NONE				
4	C	PATIO	2-PANEL SLIDING DOOR	7'-0"	6'-8"	1 3/4"	HC VINYL	PAINT	WOOD	PAINT	NONE	NONE	NONE	NONE				
5	C	PATIO	2-PANEL SLIDING DOOR	8'-0"	6'-8"	1 3/4"	HC VINYL	PAINT	WOOD	PAINT	NONE	NONE	NONE	NONE				
6	F	BEDROOM	INTERIOR, HINGED	3'-0"	6'-8"	1 3/8"	HC MOLDED	PAINT	WOOD	PAINT	NONE	NONE	NONE	NONE				
7	F	BATHROOM	INTERIOR, HINGED	3'-0"	6'-8"	1 3/4"	HC MOLDED	PAINT	WOOD	PAINT	NONE	NONE	NONE	NONE				
8	F	BATHROOM	INTERIOR, SLIDING POCKET	3'-0"	6'-8"	1 3/4"	HC MOLDED	PAINT	WOOD	PAINT	NONE	NONE	NONE	NONE				
9	H	WARDROBE	2-PANEL SLIDING WARDROBE	4'-0"	6'-8"	1 3/8"	HC MOLDED	PAINT	WOOD	PAINT	NONE	NONE	NONE	NONE				
10	H	WARDROBE	2-PANEL SLIDING WARDROBE	5'-0"	6'-8"	1 3/8"	HC MOLDED	PAINT	WOOD	PAINT	NONE	NONE	NONE	NONE				
11	H	WARDROBE	2-PANEL SLIDING WARDROBE	6'-0"	6'-8"	1 3/8"	HC MOLDED	PAINT	WOOD	PAINT	NONE	NONE	NONE	NONE				
12	F	HALLWAY CLOSET	INTERIOR, HINGED	2'-4"	6'-8"	1 3/8"	HC MOLDED	PAINT	WOOD	PAINT	NONE	NONE	NONE	NONE				
13	F	BEDROOM CLOSET	INTERIOR, HINGED	3'-0"	6'-8"	1 3/4"	HC MOLDED	PAINT	WOOD	PAINT	NONE	NONE	NONE	NONE				
14	F	LINEN CLOSET	INTERIOR, HINGED	1'-6"	6'-8"	1 3/8"	HC MOLDED	PAINT	WOOD	PAINT	NONE	NONE	NONE	NONE				
15	F	LINEN CLOSET	INTERIOR, HINGED	2'-6"	6'-8"	1 3/8"	HC MOLDED	PAINT	WOOD	PAINT	NONE	NONE	NONE	NONE				
16	J	PANTRY	INTERIOR, HINGED	(2) 0'-10"	6'-8"	3/4"	HC WOOD	STAIN	WOOD	STAIN	NONE	NONE	NONE	NONE				
17	B	ELECTRIC CLOSET	EXTERIOR, HINGED	3'-0"	6'-8"	1 3/4"	FIBERGLASS	PREFINISH-PAINT	TIMELY CK	PREFINISH	NONE	NONE	NONE	NONE		"ELECTRICAL"	LIST ITEMS WITHIN ROOM. SEE PROJECT MANUAL.	
18	B	ELEVATOR EQUIPMENT	EXTERIOR, HINGED	3'-0"	6'-8"	1 3/4"	FIBERGLASS	PREFINISH-PAINT	TIMELY CK	PREFINISH	NONE	NONE	NONE	NONE		"ELEVATOR EQUIPMENT"		
19	K	STAIRWELL	INTERIOR, HINGED	3'-0"	6'-8"	1 3/4"	HC STEEL	PAINT	HOLLOW METAL	PAINT	NONE	NONE	NONE	NONE		"EXIT" AND TACTILE "EXIT ROUTE @ CORRIDOR "FLOOR X" @ STAIRS	NARROW GLASS. SEE 16/AD.1 FOR SIGNAGE INFO	
20	L	ELEVATOR LOBBY	INTERIOR, HINGED	(2) 3'-0"	6'-8"	1 3/4"	HC STEEL	PAINT	HOLLOW METAL	PAINT	NONE	NONE	NONE	20 MIN		"ELEVATOR LOBBY" OUTSIDE "EXIT" INSIDE	HALF GLASS.	
21	-	MAIN ELEVATOR	BY MFTR.	3'-6"	6'-8"	BY MFTR.	STEEL	STAINLESS STEEL	STEEL	STAINLESS STEEL	NONE	NONE	NONE	BY MFTR.		(NONE)		
22	B	LARGE ELECTRICAL	EXTERIOR, HINGED	3'-0"	6'-8"	1 3/4"	FIBERGLASS	PREFINISH-PAINT	TIMELY CK	PREFINISH	NONE	NONE	NONE	NONE		"ELECTRICAL"		
23	E	BUILDING ENTRY	EXTERIOR, HINGED	3'-0"	6'-8"	1 3/4"	HC STEEL	PAINT	HOLLOW METAL	PAINT	NONE	NONE	NONE	45 MIN				
24	D	DOUBLE BUILDING ENTRY	EXTERIOR, HINGED	(2) 3'-0"	6'-8"	1 3/4"	HC STEEL	PAINT	HOLLOW METAL	PAINT	NONE	NONE	NONE	45 MIN				
25	B	(EXTERIOR) STAIR	EXTERIOR, HINGED	3'-0"	6'-8"	1 3/4"	FIBERGLASS	PREFINISH-PAINT	TIMELY CK	PREFINISH	NONE	NONE	NONE	NONE				
26	L	LAUNDRY (COMMON)	EXTERIOR, HINGED	3'-0"	6'-8"	1 3/4"	FIBERGLASS	PREFINISH-PAINT	TIMELY CK	PREFINISH	NONE	NONE	NONE	NONE				
27	B	DOUBLE ELECTRICAL CLOSET	EXTERIOR, HINGED	(2) 3'-0"	6'-8"	1 3/4"	FIBERGLASS	PREFINISH-PAINT	TIMELY CK	PREFINISH	NONE	NONE	NONE	NONE				
28	Q	FAU ACCESS DOOR	INTERIOR, HINGED, VENTED	2'-0"	6'-8"	1 3/8"	FIBERGLASS	PREFINISH-PAINT	TIMELY CK	PREFINISH	NONE	NONE	NONE	20 MIN				
29	-	FIRE RISER ACCESS PANEL	INTERIOR, HINGED	1'-6"	2'-0"	BY MFTR.	STEEL	PREFINISH-PAINT	STEEL	PREFINISH	NONE	NONE	NONE	BY MFTR.				

CLUBHOUSE DOOR SCHEDULE																		
DOOR NO.	DOOR TYPE	LOCATION	DESCRIPTION	SIZE			DOOR		FRAME		DETAIL			FIRE RATING	MAUFACTURER/ MODEL	SIGN DETAILS (SHEET ADA1)	SIGN(S) TEXT	COMMENTS
				WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	TYPE	FINISH	HEAD	JAMB	THRES.					
25	D	BUILDING ENTRY	EXTERIOR, HINGED	(2) - 4'-0"	8'-0"	1 3/4"	HC STEEL	PAINT	HOLLOW METAL	PAINT	NONE	NONE	NONE	45 MIN.				
26	E	ENTRY SIDE DOORS	EXTERIOR, FIXED	2'-0"	8'-0"	1 3/4"	HC STEEL	PAINT	HOLLOW METAL	PAINT	NONE	NONE	NONE	45 MIN.				
27	D	POOL DECK DOORS	EXTERIOR, HINGED	(2) - 3'-6"	8'-0"	1 3/4"	HC STEEL	PAINT	HOLLOW METAL	PAINT	NONE	NONE	NONE	45 MIN.				
28	E	POOL DECK SIDE DOORS	EXTERIOR, FIXED	4'-0"	8'-0"	1 3/4"	HC STEEL	PAINT	HOLLOW METAL	PAINT	NONE	NONE	NONE	45 MIN.				
29	E	EXERCISE DOOR	EXTERIOR, HINGED	3'-4"	8'-0"	1 3/4"	HC STEEL	PAINT	HOLLOW METAL	PAINT	NONE	NONE	NONE	45 MIN.				
30	E	EXERCISE SIDE DOORS	EXTERIOR, FIXED	3'-0"	8'-0"	1 3/4"	HC STEEL	PAINT	HOLLOW METAL	PAINT	NONE	NONE	NONE	45 MIN.				
31	E	EXERCISE DOOR IN HALLWAY	EXTERIOR, HINGED	3'-0"	8'-0"	1 3/4"	HC STEEL	PAINT	HOLLOW METAL	PAINT	NONE	NONE	NONE	45 MIN.				
32	B	RESTROOM DOORS	EXTERIOR, HINGED	3'-0"	8'-0"	1 3/4"	FIBERGLASS	PREFINISH-PAINT	TIMELY CK	PREFINISH	NONE	NONE	NONE	NONE		MEN'S: "MEN'S RESTROOM" WOMEN'S: "WOMEN'S RESTROOM"	DESIGNATED GENDER PLAQUE ON DOOR	
33	E	HALLWAY CLUBHOUSE ENTRY	EXTERIOR, HINGED	3'-0"	8'-0"	1 3/4"	HC STEEL	PAINT	HOLLOW METAL	PAINT	NONE	NONE	NONE	45 MIN.				
34	B	ELECTRICAL CLOSET	EXTERIOR, HINGED	3'-0"	6'-8"	1 3/4"	FIBERGLASS	PREFINISH-PAINT	TIMELY CK	PREFINISH	NONE	NONE	NONE	NONE		"ELECTRICAL"		
35	B	POOL EQUIPMENT STORAGE	EXTERIOR, HINGED	3'-0"	6'-8"	1 3/4"	FIBERGLASS	PREFINISH-PAINT	TIMELY CK	PREFINISH	NONE	NONE	NONE	NONE				
36	D	TELEVISION ROOM EXT. DOORS	EXTERIOR, HINGED	(2) - 3'-0"	8'-0"	1 3/4"	HC STEEL	PAINT	HOLLOW METAL	PAINT	NONE	NONE	NONE	45 MIN.				
37	A	ELEVATOR EQUIPMENT ROOM	EXTERIOR, HINGED	(2) - 3'-0"	8'-0"	1 3/4"	FIBERGLASS	PREFINISH-PAINT	TIMELY CK	PREFINISH	NONE	NONE	NONE	NONE				
38	A	JANITOR CLOSET	EXTERIOR, HINGED	(2) - 3'-0"	8'-0"	1 3/4"	FIBERGLASS	PREFINISH-PAINT	TIMELY CK	PREFINISH	NONE	NONE	NONE	NONE				
39	E	COFFEE BAR EXTERIOR DOOR	EXTERIOR, HINGED	3'-0"	8'-0"	1 3/4"	HC STEEL	PAINT	HOLLOW METAL	PAINT	NONE	NONE	NONE	45 MIN.				
40	F	UNDER STAIR STORAGE	INTERIOR, HINGED	3'-0"	6'-8"	1 3/8"	HC MOLDED	PAINT	WOOD	PAINT	NONE	NONE	NONE	NONE				
41	M	OFFICE DOORS	INTERIOR, HINGED	3'-0"	8'-0"	1 3/8"	HC MOLDED	PAINT	WOOD	PAINT	NONE	NONE	NONE	NONE				
42	O	OFFICE SIDE DOORS	INTERIOR, FIXED	3'-0"	8'-0"	1 3/8"	HC MOLDED	PAINT	WOOD	PAINT	NONE	NONE	NONE	NONE				
43	O	EXERCISE ROOM	INTERIOR, FIXED	3'-0"	8'-0"	1 3/8"	HC MOLDED	PAINT	WOOD	PAINT	NONE	NONE	NONE	NONE				
44	N	DOOR TO OFFICE SUITES	INTERIOR, HINGED	(2) - 3'-0"	8'-0"	1 3/4"	HC STEEL	PREFINISH-PAINT	HOLLOW METAL	PAINT	NONE	NONE	NONE	20 MIN.				
45	F	JANITOR CLOSET	INTERIOR, HINGED	3'-0"	8'-0"	1 3/8"	HC MOLDED	PAINT	WOOD	PAINT	NONE	NONE	NONE	NONE				
46	-	MAIN ELEVATOR	BY MFTR.	3'-0"	8'-0"	BY MFTR.	STEEL	STAINLESS STEEL	STEEL	STAINLESS STEEL	NONE	NONE	NONE	BY MFTR.		(NONE)		
47	F	STORAGE CLOSET	INTERIOR, HINGED	2'-8"	8'-0"	1 3/8"	HC MOLDED	PAINT	WOOD	PAINT	NONE	NONE	NONE	NONE				
48	N	GAME ROOM DOORS	INTERIOR, HINGED	(2) - 3'-0"	8'-0"	1 3/8"	HC MOLDED	PAINT	WOOD	PAINT	NONE	NONE	NONE	NONE				
49	M	CONFERENCE ROOM	INTERIOR, HINGED	3'-0"	8'-0"	1 3/8"	HC MOLDED	PAINT	WOOD	PAINT	NONE	NONE	NONE	NONE				
50	O	CONFERENCE ROOM	INTERIOR, FIXED	3'-0"	8'-0"	1 3/8"	HC MOLDED	PAINT	WOOD	PAINT	NONE	NONE	NONE	NONE				
51	F	RESTROOM	INTERIOR, HINGED	3'-0"	8'-0"	1 3/8"	HC MOLDED	PAINT	WOOD	PAINT	NONE	NONE	NONE	NONE				
52	-	POOL GATE	EXTERIOR, HINGED	3'-0"	4'-6"	BY MFTR.	HC STEEL	PREFINISH-PAINT	STEEL	POWDER COAT	NONE	NONE	NONE	NONE				

MAINTENANCE DOOR SCHEDULE																		
DOOR NO.	DOOR TYPE	LOCATION	DESCRIPTION	SIZE			DOOR		FRAME		DETAIL			FIRE RATING	MAUFACTURER/ MODEL	SIGN DETAILS (SHEET ADA1)	SIGN(S) TEXT	COMMENTS
				WIDTH	HEIGHT	THICKNESS	MATERIAL	FINISH	TYPE	FINISH	HEAD	JAMB	THRES.					
52	B	MAN DOOR	EXTERIOR, HINGED	3'-0"	6'-8"	1 3/4"	FIBERGLASS	PREFINISH-PAINT	TIMELY CK	PREFINISH	NONE	NONE	NONE	20 MIN.			(UNIT NUMBER)	
53	P	GARAGE DOOR	EXTERIOR, ROLL-UP	10'-0"	8'-0"	1 3/4"	FIBERGLASS	PREFINISH-PAINT	TIMELY CK	PREFINISH	NONE	NONE	NONE	20 MIN.				
54	A	GARDEN STORAGE	EXTERIOR, HINGED	(2) - 3'-0"	6'-8"	1 3/4"	FIBERGLASS	PREFINISH-PAINT	TIMELY CK	PREFINISH	NONE	NONE	NONE	NONE				
55	F	RESTROOM	INTERIOR, HINGED	3'-0"	6'-8"	1 3/8"	HC MOLDED	PAINT	WOOD	PAINT	NONE	NONE	NONE	NONE				
56	M	OFFICE ENTRY	INTERIOR, HINGED	3'-0"	6'-8"	1 3/8"	HC MOLDED	PAINT	WOOD	PAINT	NONE	NONE	NONE	NONE				
57	F	STORAGE	INTERIOR, HINGED	3'-0"	6'-8"	1 3/8"	HC MOLDED	PAINT	WOOD	PAINT	NONE	NONE	NONE	NONE				

DOOR NOTES:

DOORS:
EVERY REQUIRED ENTRY / EXIT DOORWAY SHALL PROVIDE AT LEAST A 36 INCH WIDE BY 80 INCHES HIGH AND ALLOW A CLEAR OPENING 32 INCHES WIDE WHEN THE DOOR IS IN THE OPEN POSITION. THE NET DIMENSION OF THE OPENING SHALL BE USED WHEN COMPUTING A SPECIFIC WIDTH REQUIRED BY AN OCCUPANCY LOAD THAT COMPLIES WITH THE CBC.

DESIGN:
DOOR PANELS:
EXCEPT FOR AUTOMATIC AND SLIDING DOORS, A DOOR SHALL HAVE A SMOOTH SURFACE ALONG THE BOTTOM 10 INCHES TO ALLOW A WHEELCHAIR FOOTREST TO OPEN THE DOOR SAFELY. (NARROW-FRAME DOORS SHALL PROVIDE A 10-INCH HIGH SMOOTH PANEL ON THE PUSH SIDE OF THE DOOR TO ALLOW A WHEELCHAIR FOOTREST TO OPEN THE DOOR SAFELY.)

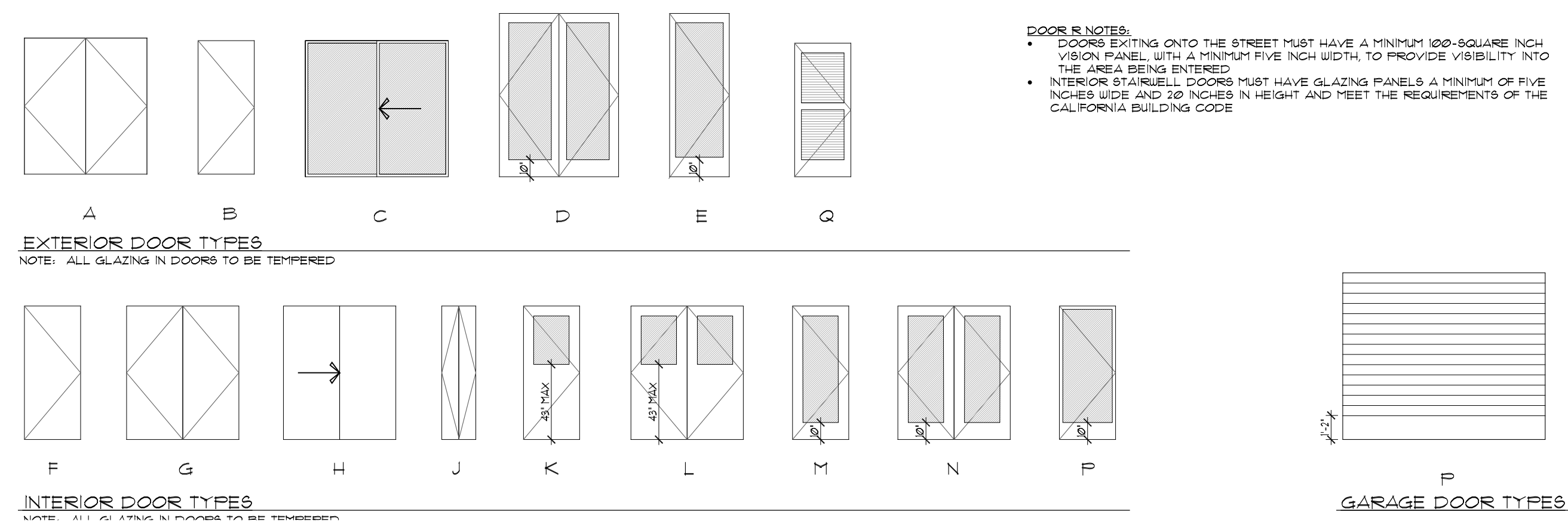
THRESHOLDS:
FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/2 INCH AND 3/4 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 12 (50% SLOPE).

DOORS AT ACCESSIBLE UNITS:
DOORS SHALL MEET SECTION 11B-404 FOR THRESHOLD, HARDWARE, CLOSING SPEED, OPENING FORCE, MANEUVERING CLEARANCE AND 10' SMOOTH BOTTOM SURFACE.

GENERAL COMPLIANCE REQUIREMENTS FOR DOORS:
EXCEPT FOR THE DOORS AT ADAPTABLE UNITS WHICH NEEDS TO COMPLY WITH 115.2A ALL OTHER DOORS AT ACCESSIBLE UNITS, STAIRS AND COMMUNITY CENTER SHALL COMPLY WITH SECTION 11B-404 FOR MANEUVERING CLEARANCES, OPENING FORCE, CLOSING SPEED AND HARDWARE.

SMOKE AND DRAFT CONTROL:
RATED CORRIDOR DOORS SHALL MEET REQUIREMENTS OF SECTION 116.5.3.1 FOR SMOKE AND DRAFT CONTROL.

DOOR HARDWARE:
• LOCATION:
HARDWARE SHALL BE CENTERED BETWEEN 30 AND 44 INCHES ABOVE THE FLOOR FOR HAND-ACTIVATED HARDWARE.
• OPERATION:
HAND-ACTIVATED HARDWARE SHALL BE OPERABLE BY A SINGLE EFFORT OF A LEVER, PUSH-PULL BAR, PANG BAR OR OTHER HARDWARE THAT DOES NOT REQUIRE A GRASP TO OPEN, LOCK OR LATCH THE DOOR. THIS APPLIES TO ALL DOORS IN A PATH OF TRAVEL AND EXIT DOORS IN THE DIRECTION OF EGRESS.
• PUSH OR PULL FORCE FOR A HINGED DOOR SHALL BE MEASURED PERPENDICULAR TO THE DOOR FACE AT THE DOOR OPENING HARDWARE OR 30 INCHES FROM THE HINGED SIDE, WHICHEVER IS FARTHER FROM THE HINGE.
• PUSH OR PULL FORCE FOR A SLIDING OR FOLDING DOOR SHALL BE MEASURED PARALLEL TO THE DOOR AT THE DOOR PULL OR LATCH.
• AUTOMATIC DOOR OPERATORS OF OTHER COMPENSATING DEVICES ARE ALLOWED TO MEET THE ABOVE STANDARD.
• THE ALLOWABLE FORCE TO OPERATE AN INTERIOR DOOR IS NOT TO EXCEED 5-POUNDS FORCE AND NOT TO EXCEED 8 1/2 POUNDS FOR AN EXTERIOR DOOR.
• THE ALLOWABLE FORCE TO OPERATE A FIRE DOOR MAY BE INCREASE TO THE MINIMUM ALLOW BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY BUT SHALL NOT EXCEED A 15-POUND FORCE.



DOOR NOTES:
• DOORS EXITING ONTO THE STREET MUST HAVE A MINIMUM 100-SQUARE INCH VISION PANEL, WITH A MINIMUM FIVE INCH WIDTH, TO PROVIDE VISIBILITY INTO THE AREA BEING ENTERED.
• INTERIOR STAIRWELL DOORS MUST HAVE GLAZING PANELS A MINIMUM OF FIVE INCHES WIDE AND 20 INCHES IN HEIGHT AND MEET THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE.

330 EAST CANYON PERDIDO, SUITE A
SANTA BARBARA, CA 93101
805.962.4575

H2I ARCHITECTS
CARL SCHNEIDER, AIA

REGISTERED ARCHITECT
CARL SCHNEIDER
LIC. #C1285

WINDOW SCHEDULE

WINDOW SCHEDULE			WINDOW SIZE		DETAILS			FRAME MATERIAL	MANUFACTURER	COMMENTS
WINDOW SYM.	WINDOW TYPE	DESCRIPTION	WIDTH	HEIGHT	HEAD	JAMB	SILL			
A	2	SINGLE HUNG	4'-0"	5'-0"	NONE	NONE	NONE	VINYL		
B	2	SINGLE HUNG	3'-0"	5'-0"	NONE	NONE	NONE	VINYL		
C	1	SLIDING	4'-0"	5'-0"	NONE	NONE	NONE	VINYL		
D	4	SLIDING	2'-4"	2'-0"	NONE	NONE	NONE	VINYL		
E	1	SLIDING	5'-0"	5'-0"	NONE	NONE	NONE	VINYL		
F	5	FIXED	1'-3"	2'-0"	NONE	NONE	NONE	VINYL		
G	3	DOUBLE HUNG	(2) 3'-0"	5'-0"	NONE	NONE	NONE	VINYL		
H	6	FIXED	2'-4"	1'-0"	NONE	NONE	NONE	VINYL		
J	5	FIXED	2'-0"	3'-6"	NONE	NONE	NONE	VINYL		
K	5	FIXED	1'-6"	2'-6"	NONE	NONE	NONE	VINYL		
L	1	SLIDING	4'-0"	4'-0"	NONE	NONE	NONE	VINYL		
M	8	DOUBLE CASEMENT	(2) 3'-0"	4'-0"	NONE	NONE	NONE	VINYL		
N	8	DOUBLE CASEMENT	(2) 3'-0"	5'-0"	NONE	NONE	NONE	VINYL		
O	8	DOUBLE CASEMENT	(2) 3'-0"	7'-0"	NONE	NONE	NONE	VINYL		
P	7	SINGLE CASEMENT	3'-0"	4'-0"	NONE	NONE	NONE	VINYL		
Q	7	SINGLE CASEMENT	3'-0"	5'-0"	NONE	NONE	NONE	VINYL		
R	7	SINGLE CASEMENT	3'-0"	6'-0"	NONE	NONE	NONE	VINYL		
S	6	FIXED	2'-0"	1'-6"	NONE	NONE	NONE	VINYL		9'-0" Hd Ht
T	7	FIXED	(3) 3'-0"	5'-0"	NONE	NONE	NONE	VINYL	ANDERSON SERIES 100	

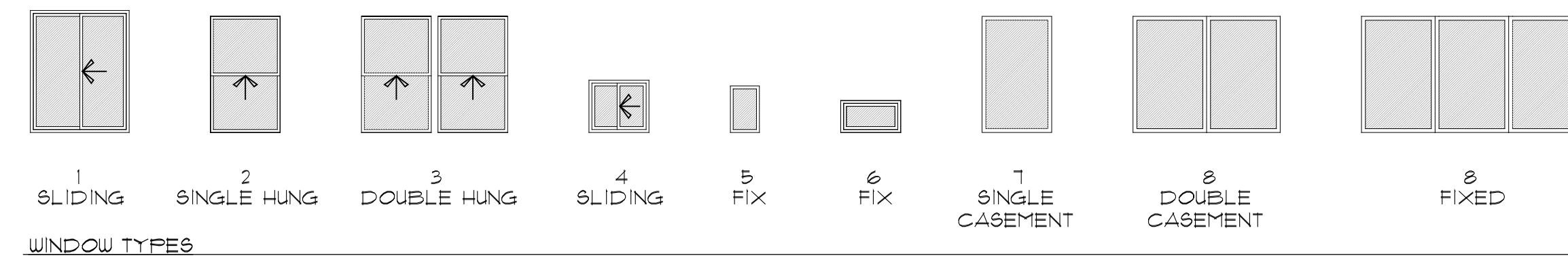
WINDOW NOTES:

ALL EMERGENCY EGRESS WINDOWS IN ROOMS THAT MAY BE USED FOR SLEEPING PURPOSES SHALL HAVE A MINIMUM CLEAR WIDTH OF 20", MINIMUM CLEAR HEIGHT OF 24", MINIMUM OPENABLE AREA OF 5.7 SQ. FT., AND HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE THE FINISH FLOOR.

NOTE: ALL BEDROOMS HAVE WINDOWS WHICH ALL SATISFY THE EMERGENCY EGRESS REQUIREMENT

NOTE: REFER TO SECTION 12500 OF PROJECT MANUAL FOR INFORMATION REGARDING WINDOW TREATMENTS.

NOTE: ALL GLAZING SHALL BE DUAL PANE WITH A PERFORMANCE MEETING A U-VALUE OF 0.35 AND A SHADING COEFFICIENT OF 0.32. SEE T-24 CALCULATIONS FOR ADDITIONAL INFORMATION.



330 EAST CANYON PERDIDO, SUITE A
SANTA BARBARA, CA 93101
805.962.4575

HESI ARCHITECTS
CARL SCHNEIDER, AIA

LICENSED ARCHITECT
CARL SCHNEIDER
LIC. #C12850
REN. 7-31-17
STATE OF CALIFORNIA

CORTONA APARTMENTS
The Towbes Group
6830 Cortona Drive, Goleta, CA

SCHEDULES
WINDOW

04-3600
06-06-17

SCH2

DOOR INSTALLATION NOTES:

MATERIALS SPECIFIED:

'MOISTOP' FLASHING PAPER:

FEDERAL SPEC. UJ-B-190A, STYLE 4, GRADE A, B, & C

MANUFACTURED BY: FORTIFIBER CORPORATION PORTLAND, OREGON

'SUPER JUMBO TEX' 60 MINUTE PAPER:

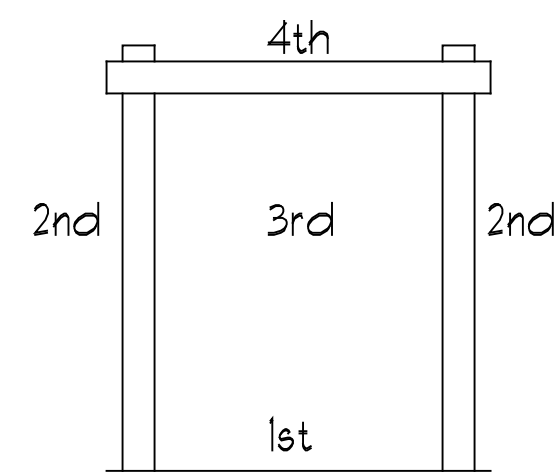
ASPHALT SATURATED PAPER 56 lb. PER 1000 SQ. FT. FEDERAL SPEC. UJ-B-190B, STYLE 2, GRADE D.

MANUFACTURED BY: FORTIFIBER CORPORATION PORTLAND, OREGON

'BITUTHENE' ICE & WATER SHIELD:

RUBBERIZED ASPHALT SHEET MEMBRANE

MANUFACTURED BY: W. R. GRACE & COMPANY CAMBRIDGE, MASS.



INSTALLATION NOTES: CONCRETE FLOOR

1st INSTALL G.I. PAN ALONG THE BOTTOM OF THE OPENING IF THE INSTALLATION IS OVER WOOD FLOOR. SEE BELOW FOR DIMENSIONS.

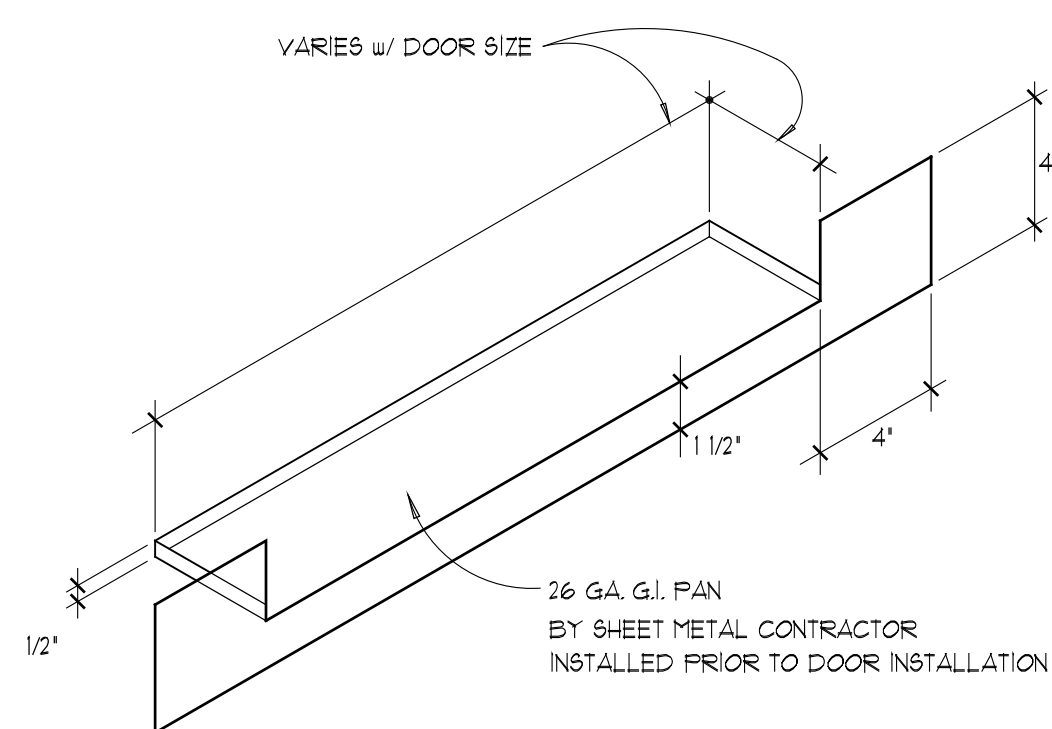
2nd ATTACH 12" 'MOISTOP' ALONG THE VERTICAL SIDES OF THE OPENING. FLUSH WITH THE EDGE, MAKING SURE THAT IT IS OVER THE BOTTOM HORIZONTAL STRIP. LENGTH OF THE FLASHING MUST BE LONG ENOUGH TO FALL A MINIMUM OF 12" BEYOND THE OPENING ON TOP AND BOTTOM SO THAT IT IS BEYOND THE TOP HORIZONTAL PIECE THAT IS ATTACHED IN STEP 4 AFTER THE DOOR IS PLACED IN THE OPENING.

3rd CAULK FACE OF OPENING 1/2" FROM THE INSIDE EDGE. POSITION DOOR IN THE OPENING, PLUMB AND SQUARE AND NAIL FLANGE TO STUDS. CAULKING SHOULD EXTRUDE FROM EDGE OF FLANGE.

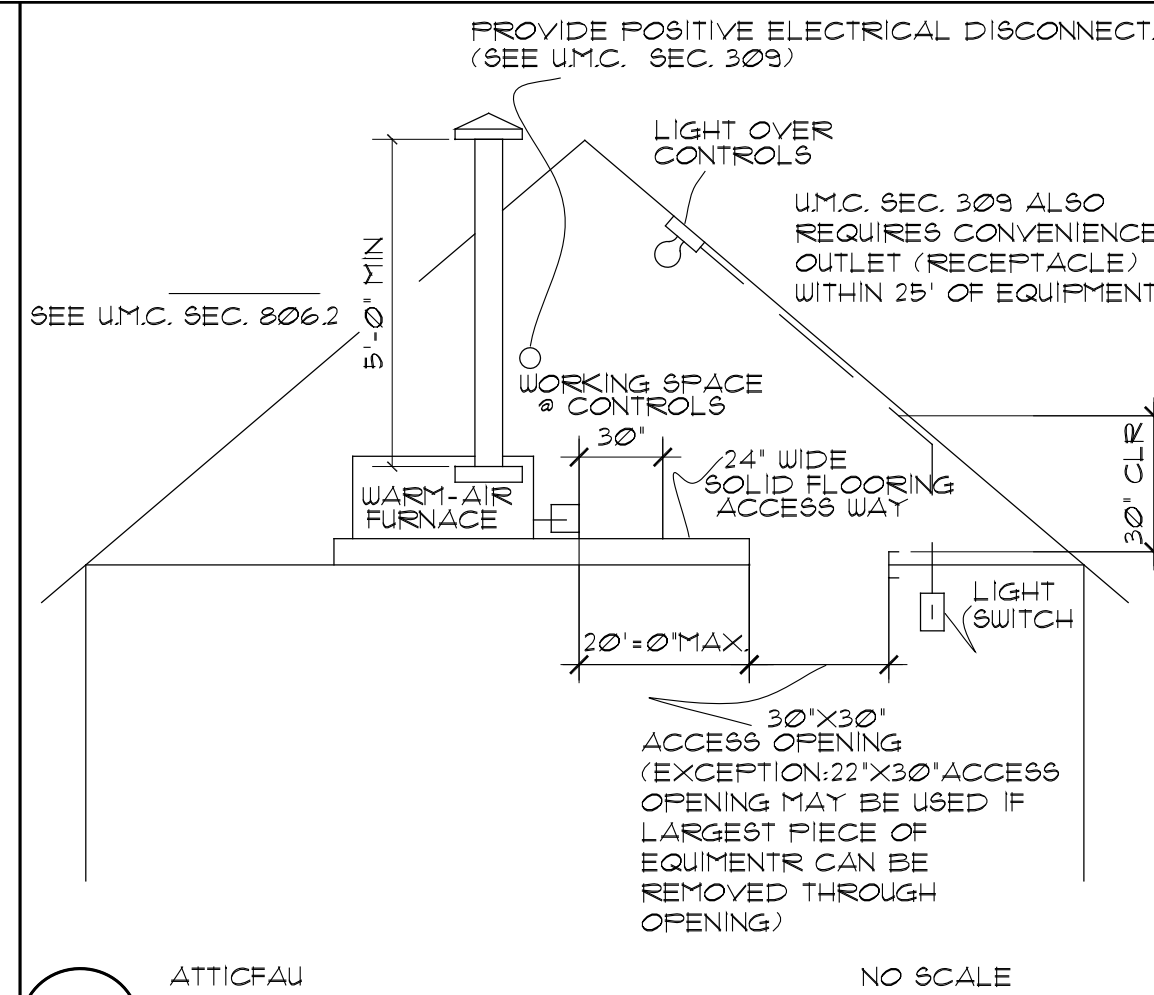
4th ATTACH THE FOURTH STRIP OF FLASHING ALONG THE HORIZONTAL EDGE OF THE DOOR, MAKING SURE THAT THE FLASHING IS POSITIONED OVER THE DOOR FLANGE AND OVER THE VERTICAL PIECES. THIS STRIP MUST FALL A MINIMUM OF 12" BEYOND THE OPENING SO THAT IT IS BEYOND THE VERTICAL PIECES ON EA. SIDE.

5th NAIL FRAME 4" FROM EACH END AND 16" o.c. TO STUDS.

NOTE: STAPLE PERIMETER OF MOISTOP TO FRAMING MEMBERS 1" FROM OUTSIDE EDGE TO PREVENT WIND DAMAGE.



20 DOOR FLASHING



13 ATTIC FAN

WINDOW INSTALLATION NOTES:

MATERIALS SPECIFIED:

'MOISTOP' FLASHING PAPER:

FEDERAL SPEC. UJ-B-190A, STYLE 4, GRADE A, B, & C

MANUFACTURED BY: FORTIFIBER CORPORATION PORTLAND, OREGON

'SUPER JUMBO TEX' 60 MINUTE PAPER:

ASPHALT SATURATED PAPER 56 lb. PER 1000 SQ. FT. FEDERAL SPEC. UJ-B-190B, STYLE 2, GRADE D.

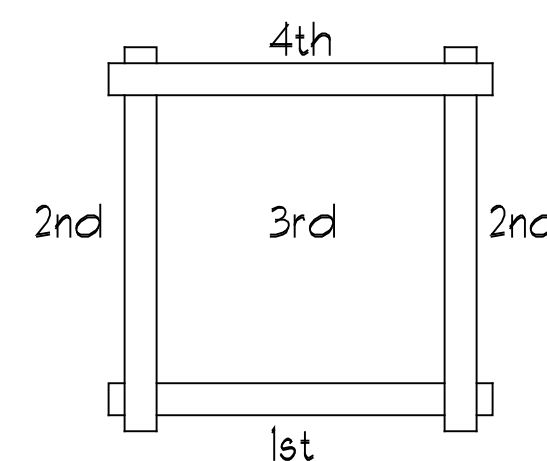
MANUFACTURED BY: FORTIFIBER CORPORATION PORTLAND, OREGON

'BITUTHENE' ICE & WATER SHIELD:

RUBBERIZED ASPHALT SHEET MEMBRANE

MANUFACTURED BY: W. R. GRACE & COMPANY CAMBRIDGE, MASS.

NOTE: 26 GAUGE G.I. FLASHING REQUIRED AS SHOWN IN DETAILS TO BE INSTALLED BY SHEET METAL CONTRACTOR.



INSTALLATION NOTES:

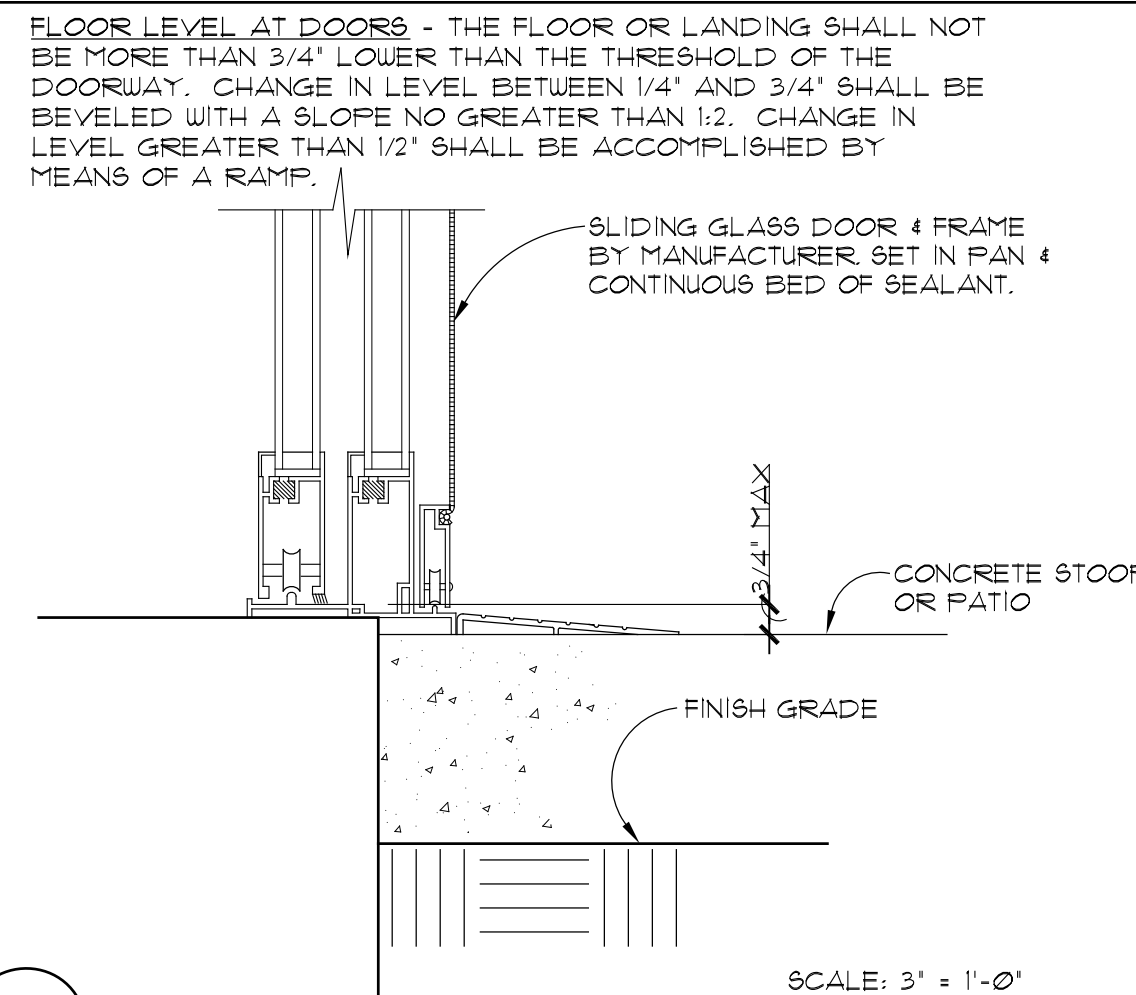
1st ATTACH 12" 'MOISTOP' FLASHING FLUSH ALONG THE BOTTOM OF THE OPENING. THE LENGTH OF THE FLASHING MUST BE LONG ENOUGH TO FALL A MINIMUM OF 12" BEYOND THE OPENING ON BOTH SIDES, SO THAT IT IS BEYOND THE TWO VERTICAL THAT ARE ATTACHED IN STEP 2.

2nd ATTACH FLASHING ALONG THE VERTICAL SIDES OF THE OPENING. FLUSH WITH THE EDGE, MAKING SURE THAT IT IS OVER THE BOTTOM HORIZONTAL STRIP. LENGTH OF THE FLASHING MUST BE LONG ENOUGH TO FALL A MINIMUM OF 12" BEYOND THE OPENING ON TOP AND BOTTOM SO THAT IT IS BEYOND THE TOP HORIZONTAL PIECE THAT IS ATTACHED IN STEP 4 AFTER THE WINDOW IS PLACED IN THE OPENING.

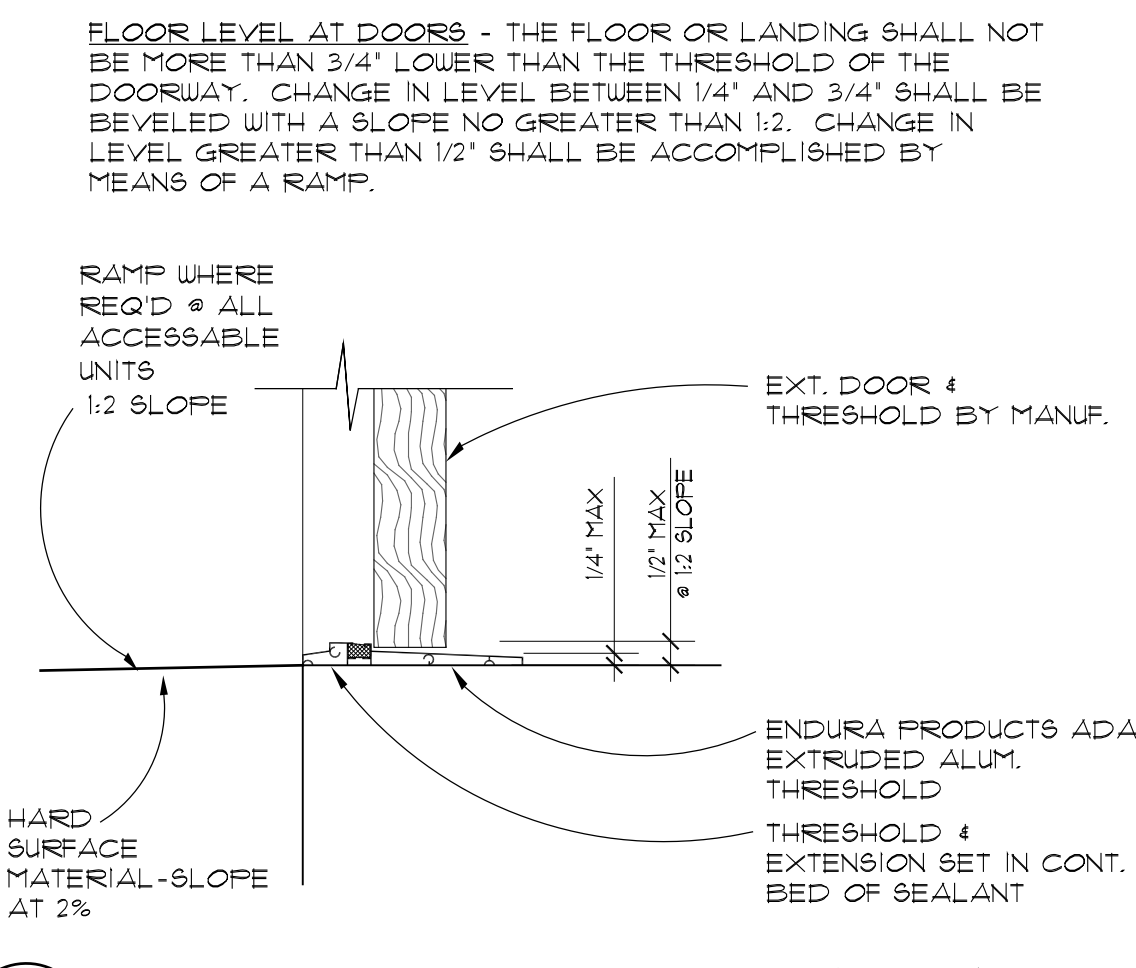
3rd CAULK FACE OF OPENING 1/2" FROM THE INSIDE EDGE. POSITION WINDOW IN THE OPENING, PLUMB AND SQUARE AND NAIL FLANGE TO STUDS. CAULKING SHOULD EXTRUDE FROM EDGE OF FLANGE.

4th ATTACH THE FOURTH STRIP OF FLASHING ALONG THE HORIZONTAL EDGE OF THE WINDOW, MAKING SURE THAT THE FLASHING IS POSITIONED OVER THE WINDOW FLANGE AND OVER THE VERTICAL PIECES. THIS STRIP MUST FALL A MINIMUM OF 12" BEYOND THE OPENING SO THAT IT IS BEYOND THE VERTICAL PIECES ON EA. SIDE.

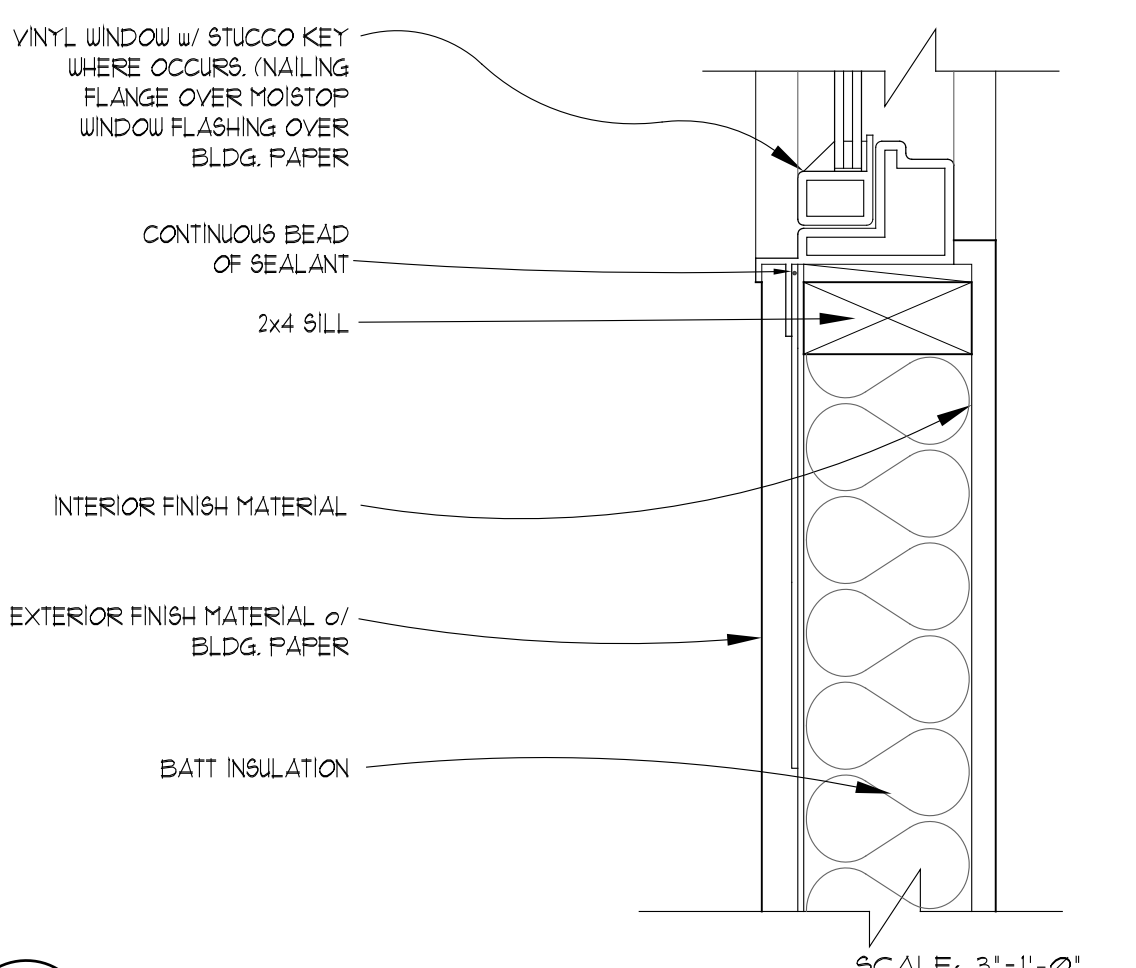
16 WINDOW FLASHING



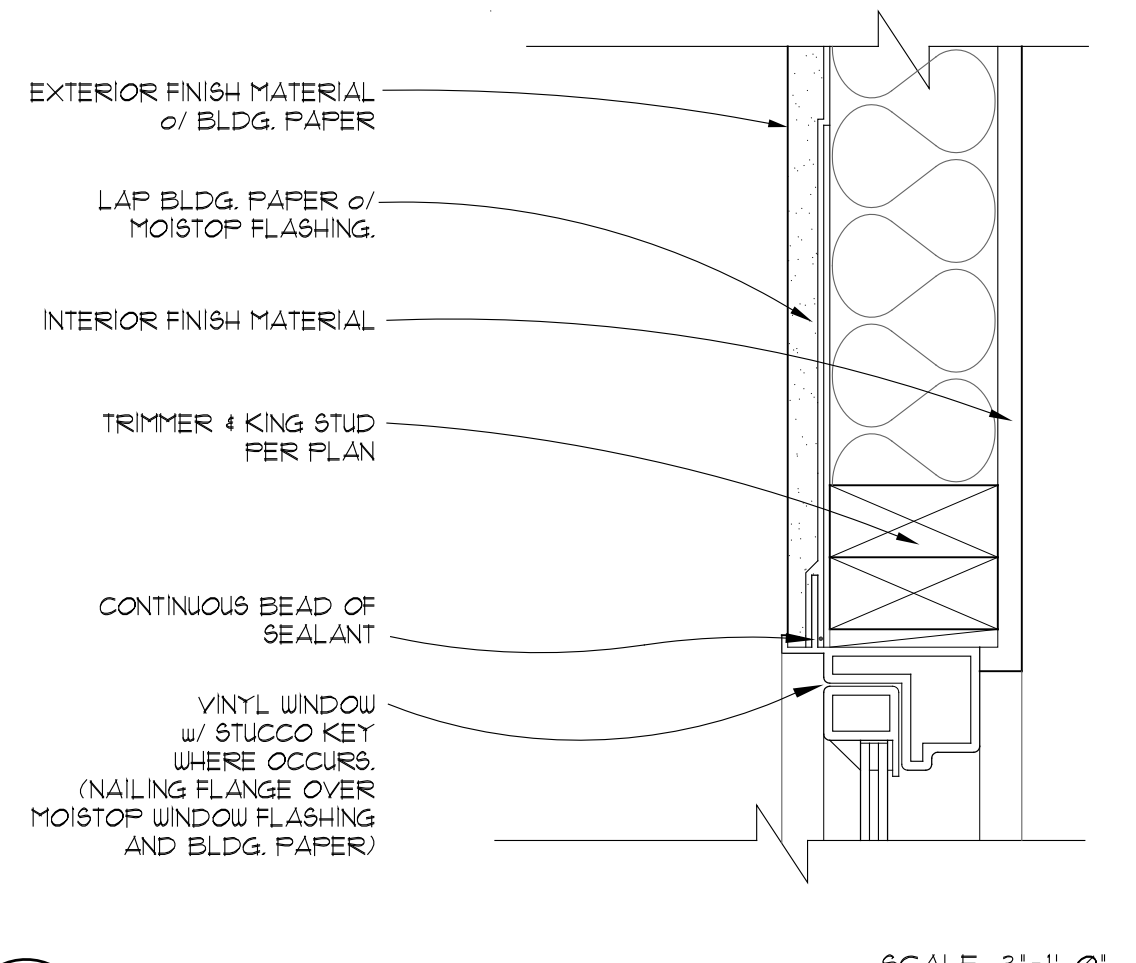
9 THRESHOLD @ SLIDG GL. DOOR



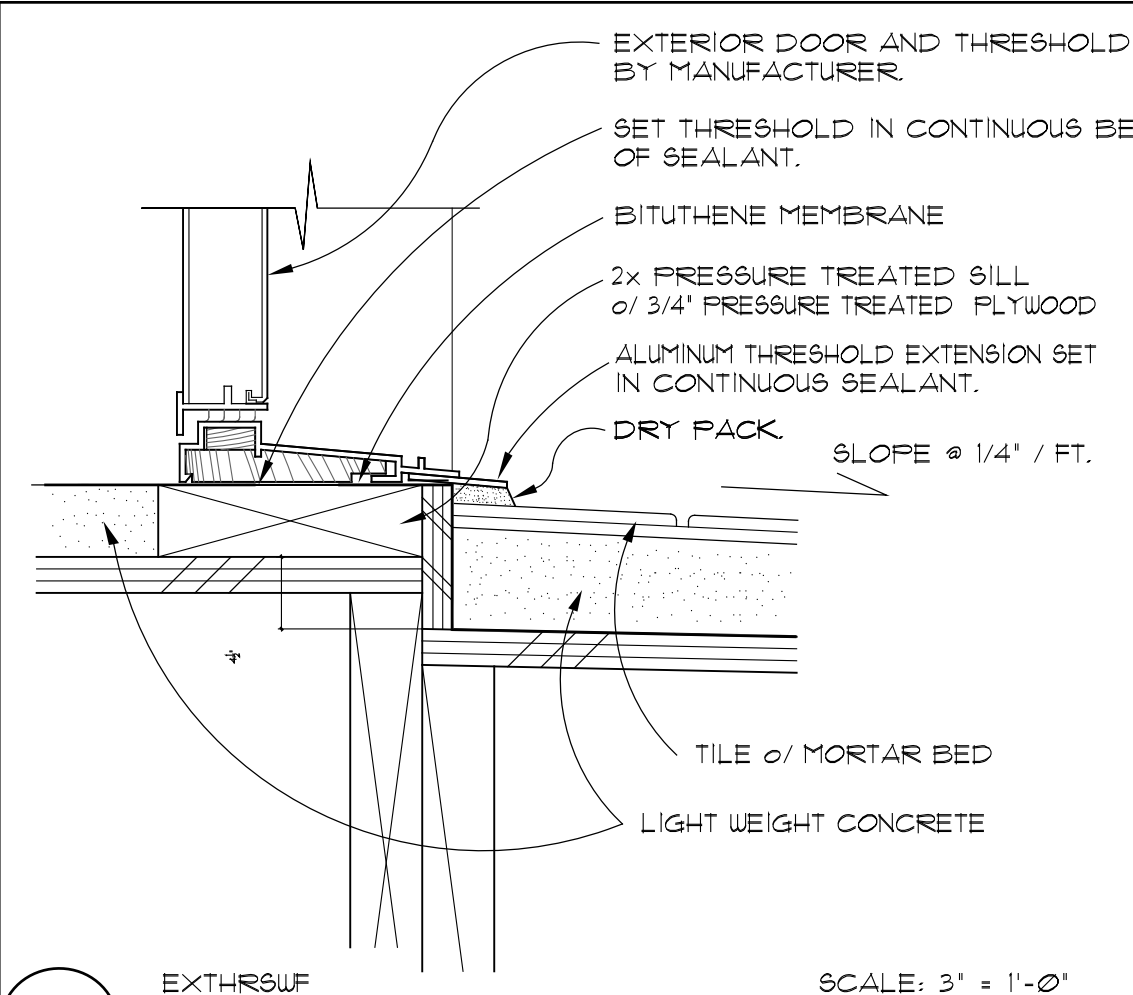
10 THRESHOLD (INSWING EXT.)



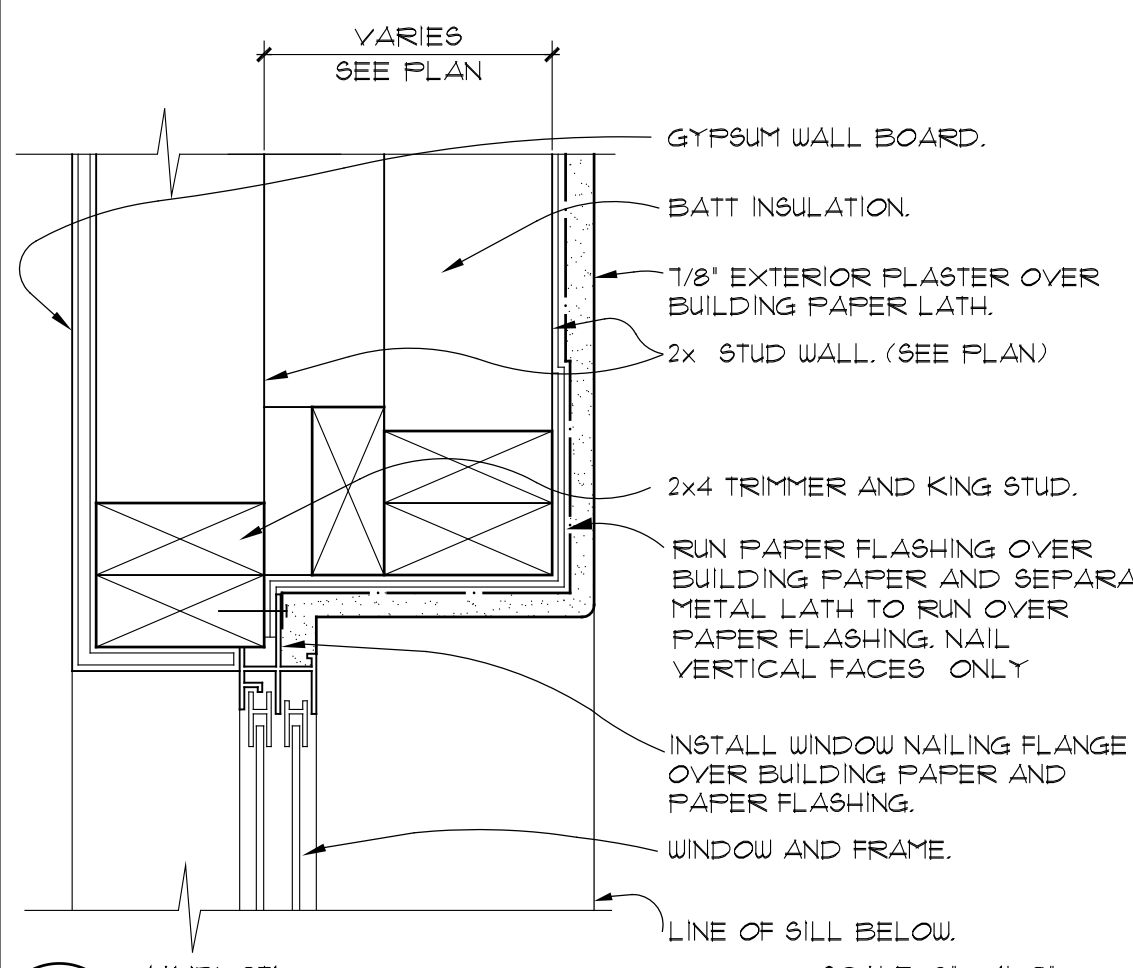
11 FLUSH WINDOW SILL



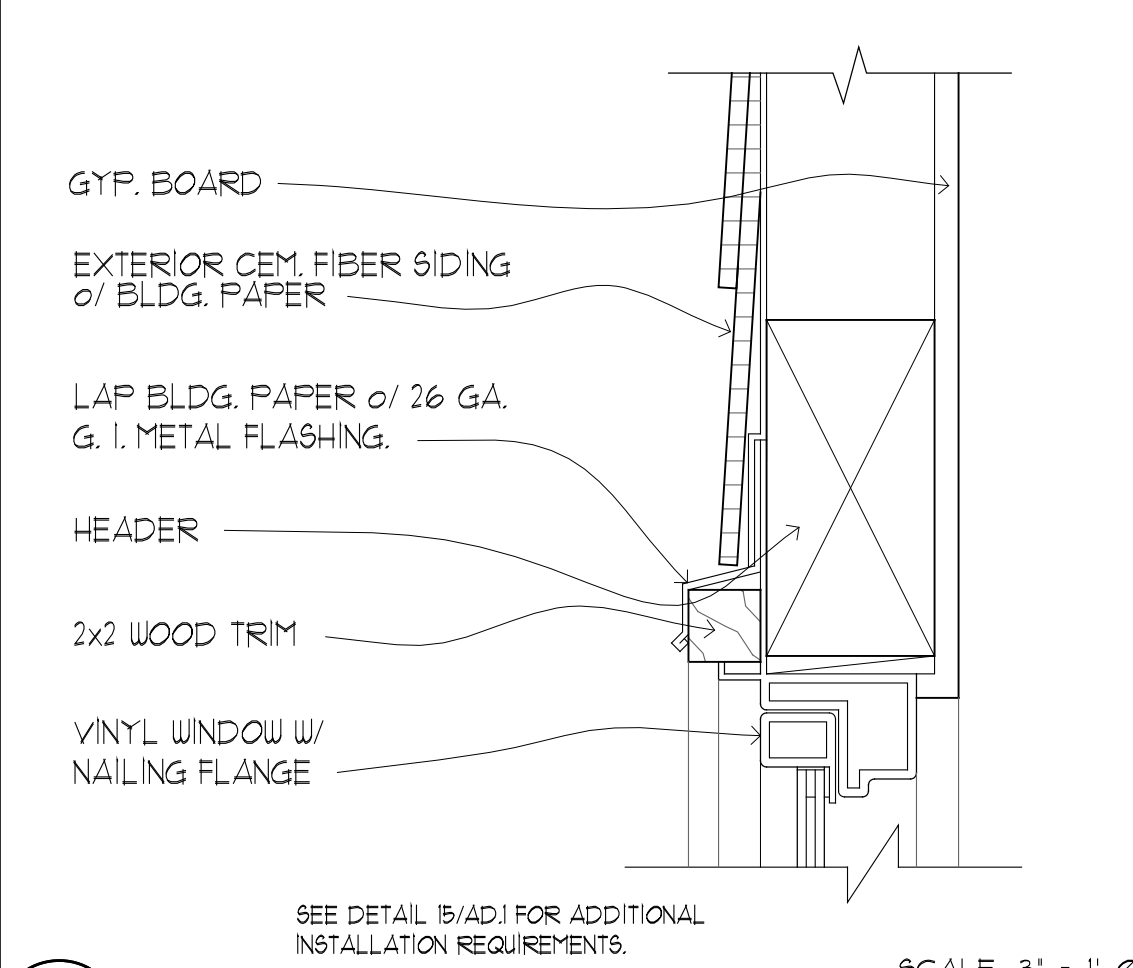
12 FLUSH WINDOW JAMB



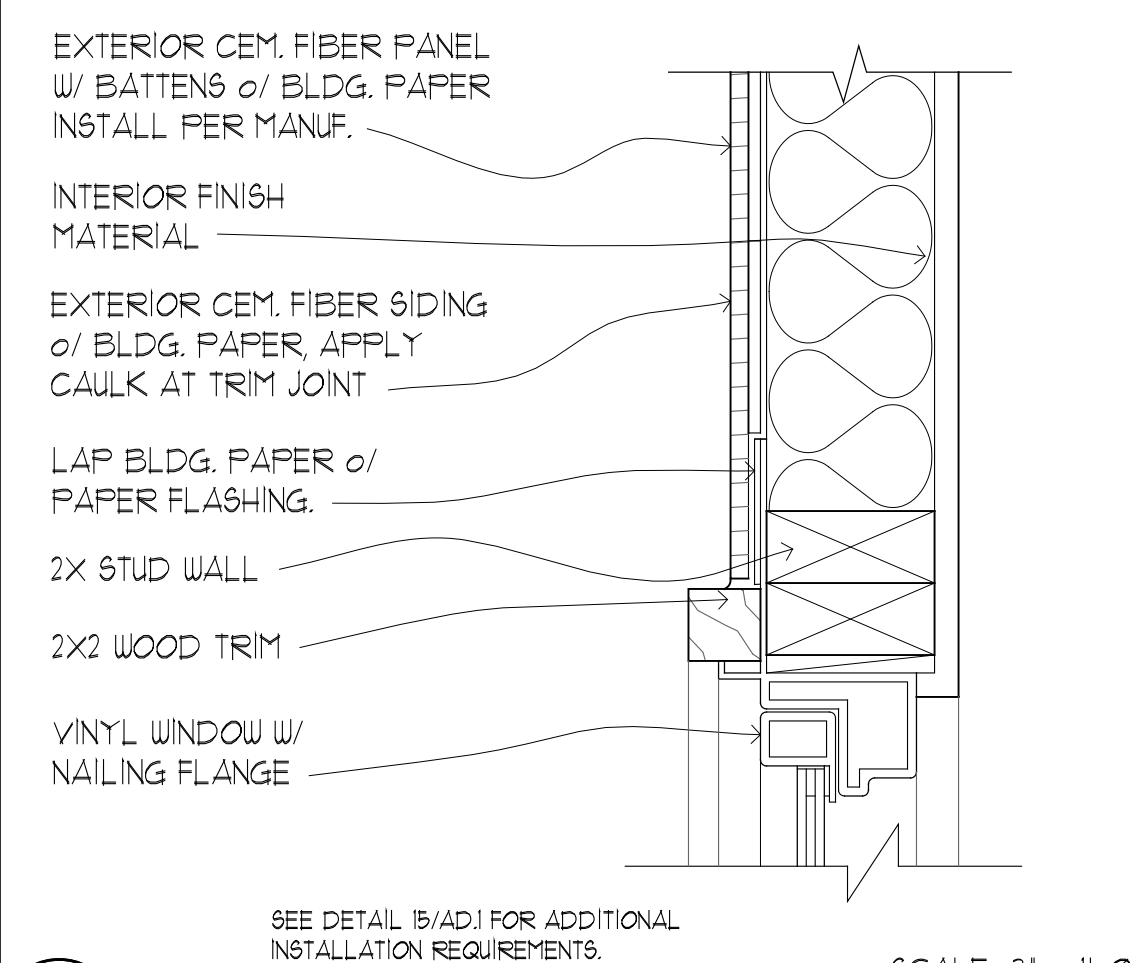
5 EXT. DOOR THRESHOLD @ WOOD FRMG



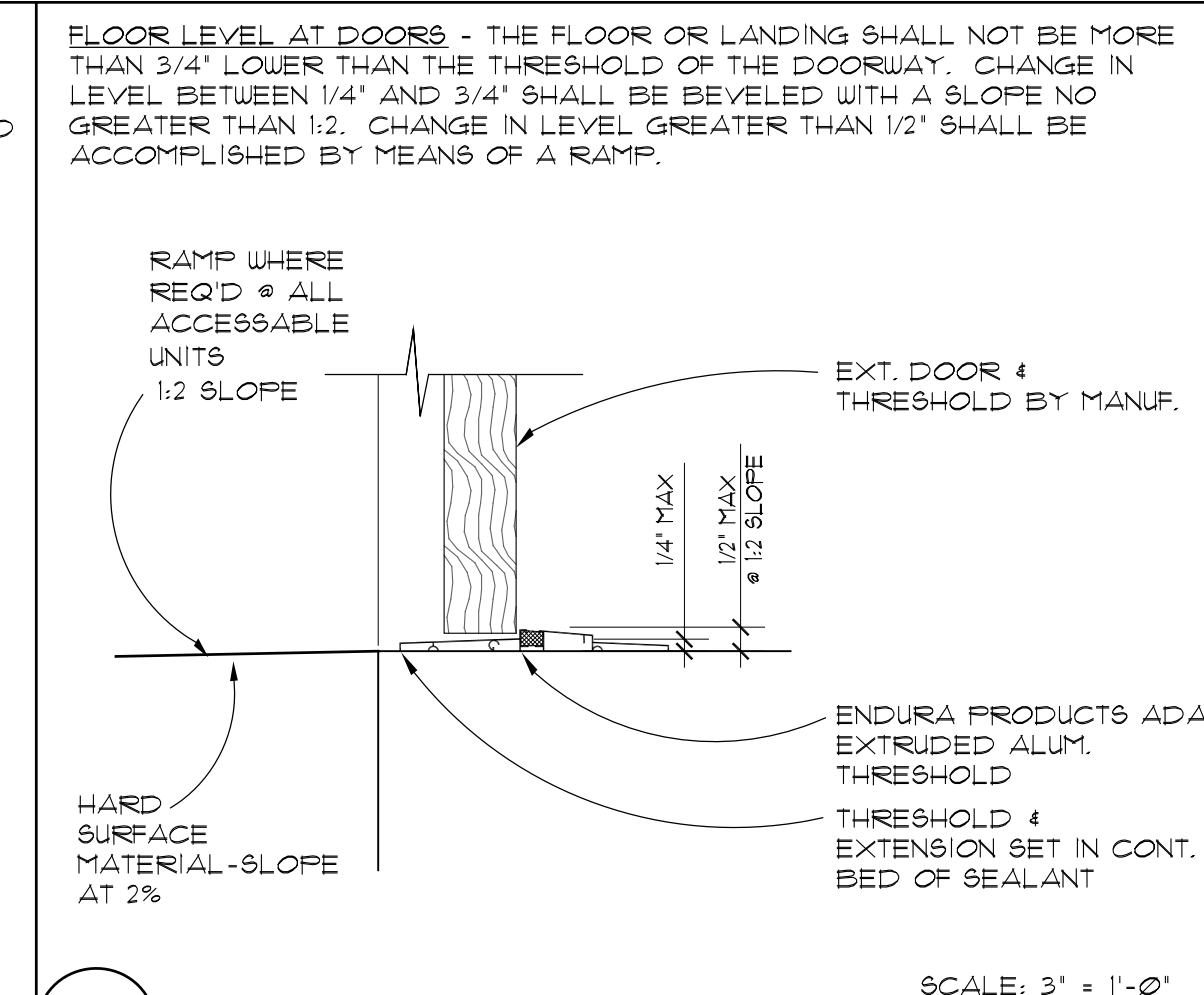
6 BOXOUT WINDOW JAMB



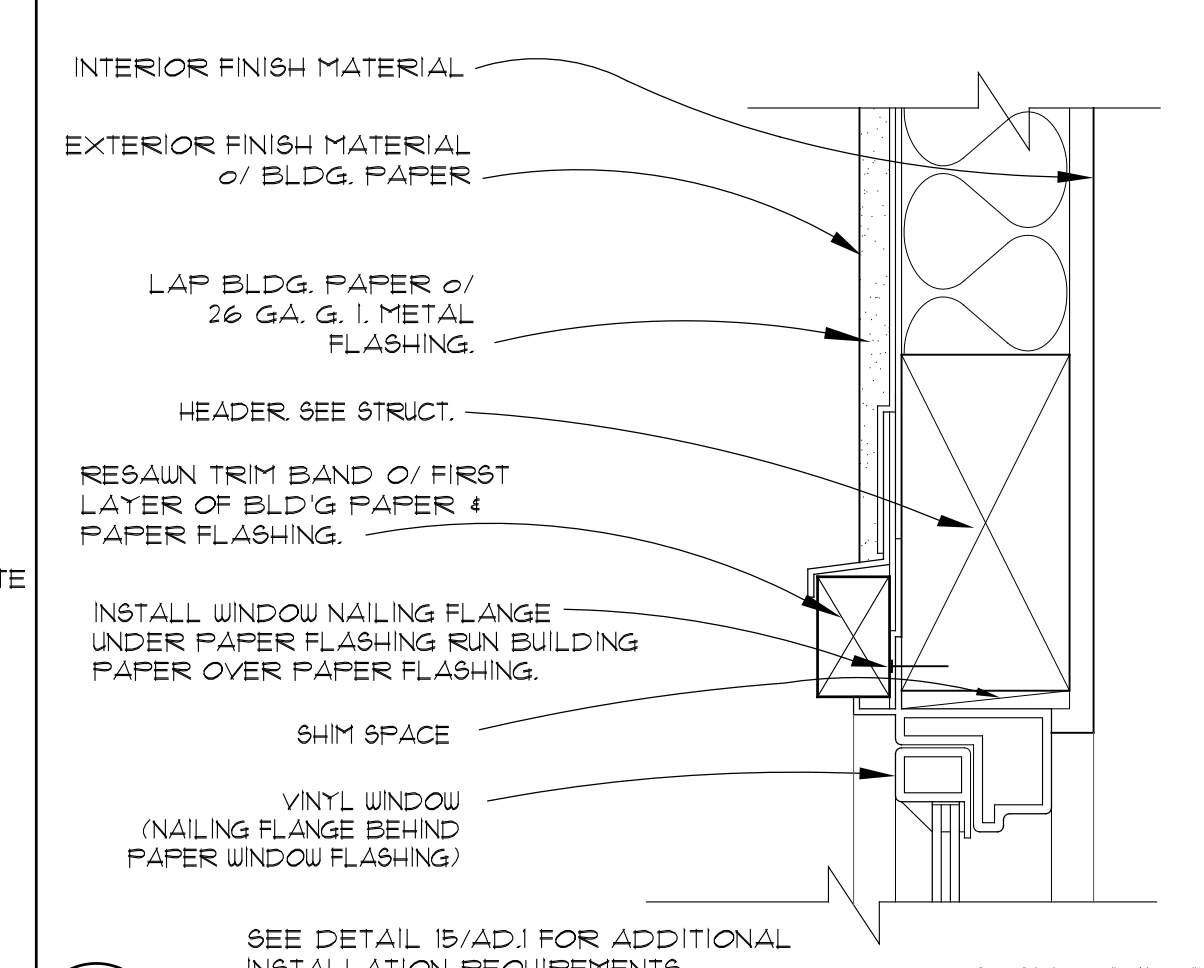
7 WINDOW HEAD @ SIDING



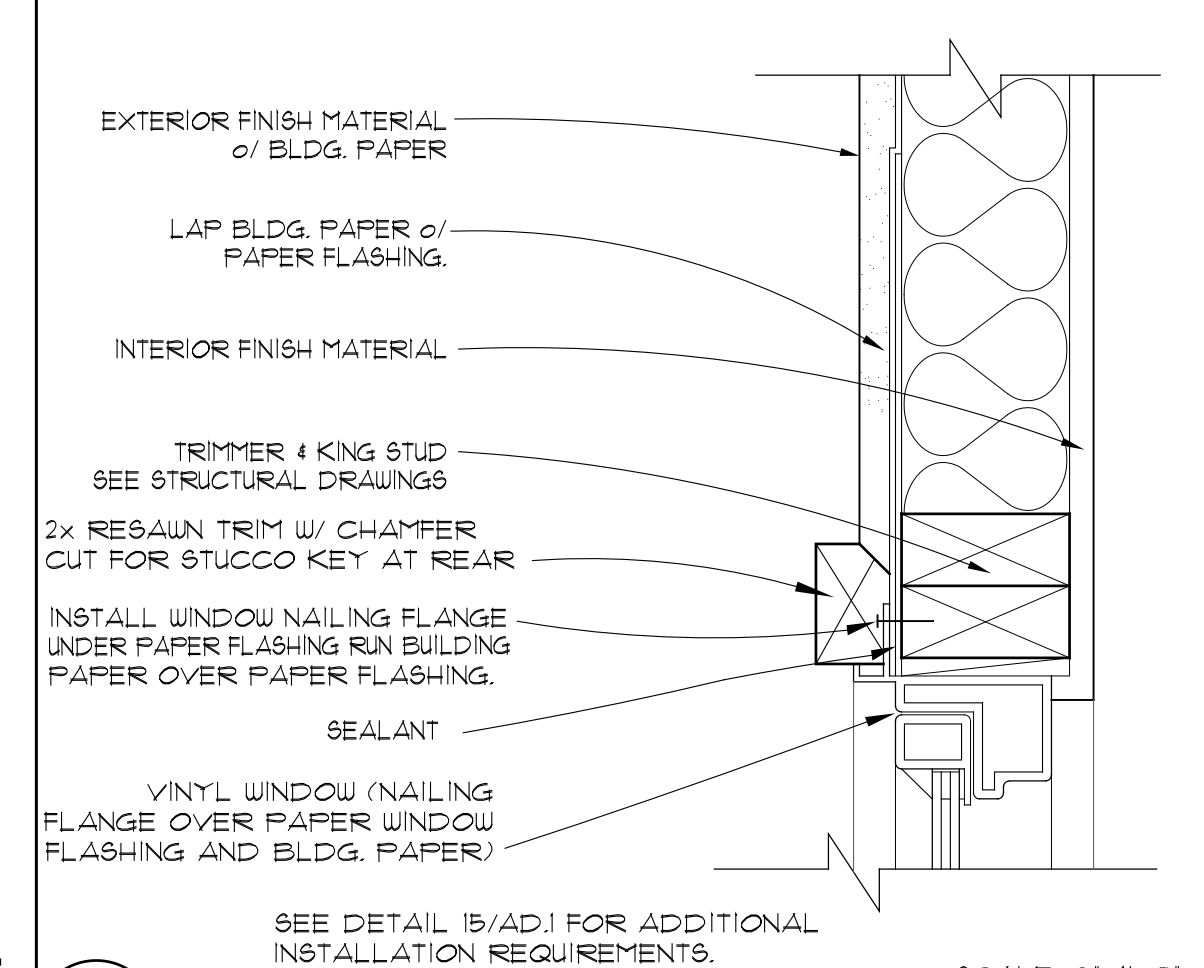
8 WINDOW JAMB @ SIDING



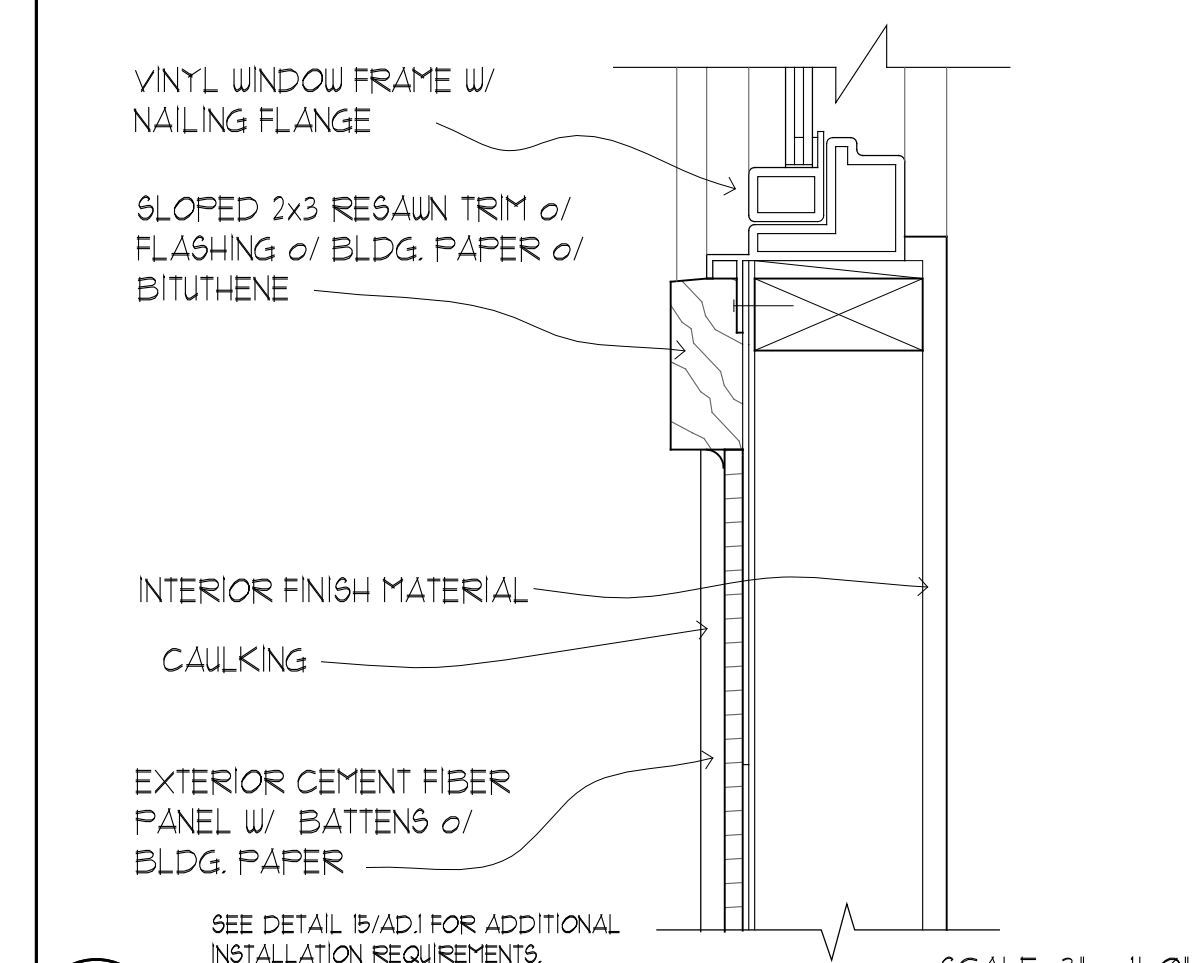
1 ADA THRESHOLD (OUTSWING EXT.)



2 WINDOW HEAD w/ RESAWN BAND



3 WINDOW JAMB w/ RESAWN BAND



4 WINDOW SILL @ STUCCO

330 EAST CANYON PERDIDO, SUITE A
SANTA BARBARA, CA 93101
805.962.4575

HFI ARCHITECTS
CARL SCHNEIDER, AIA

REGISTERED ARCHITECT
CARL SCHNEIDER
LIC. #C12850
REN. 7-31-17
STATE OF CALIFORNIA

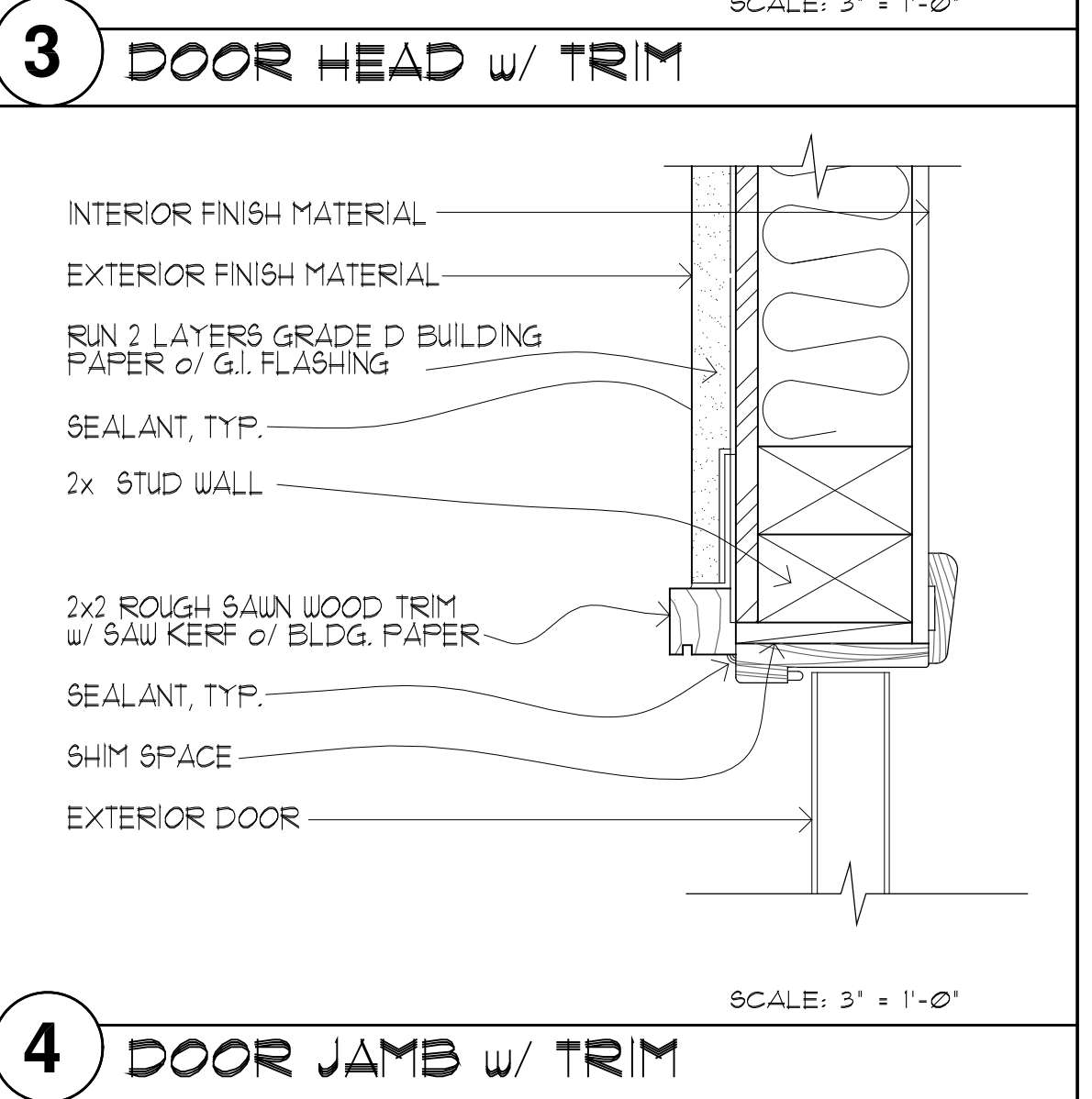
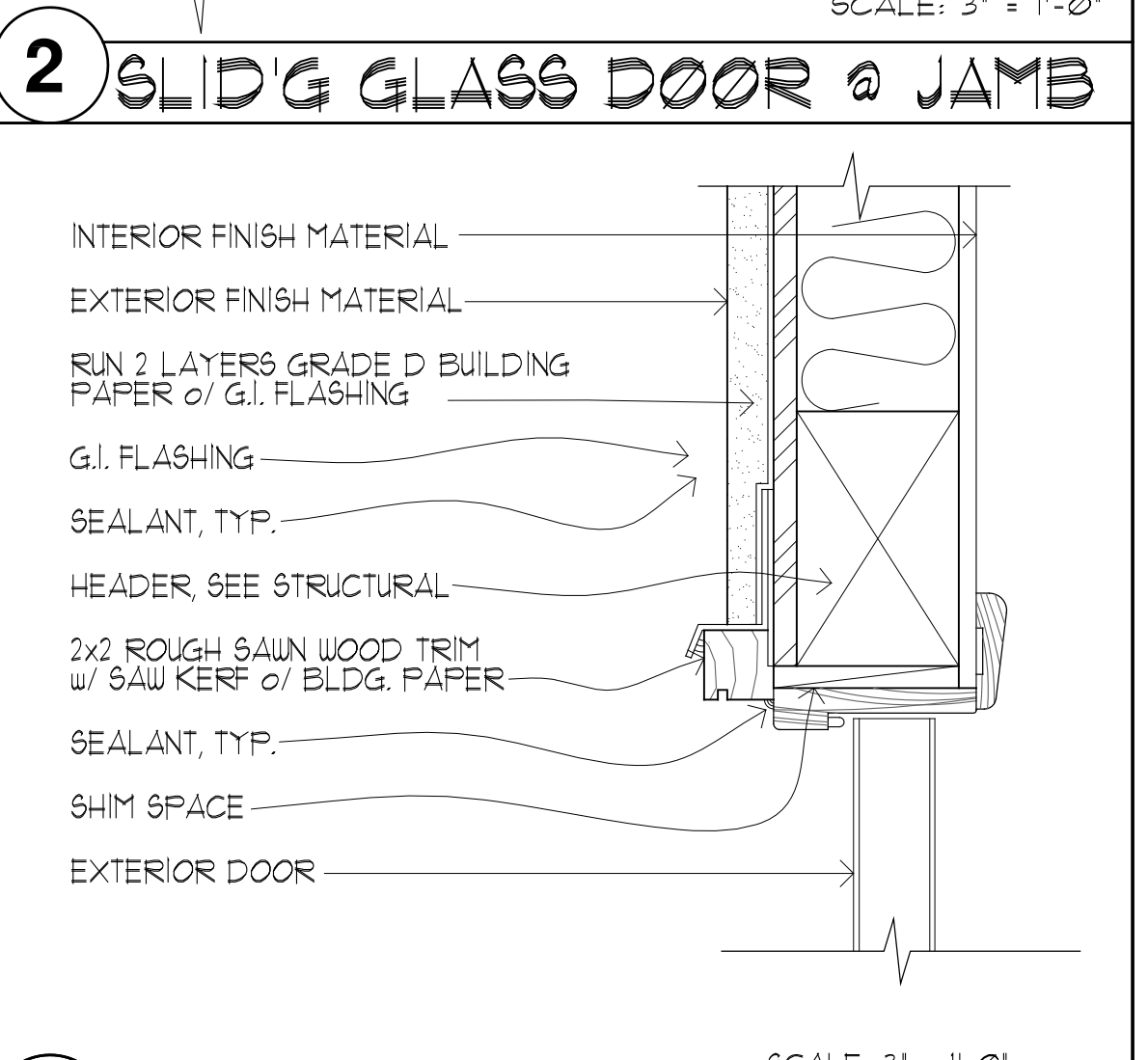
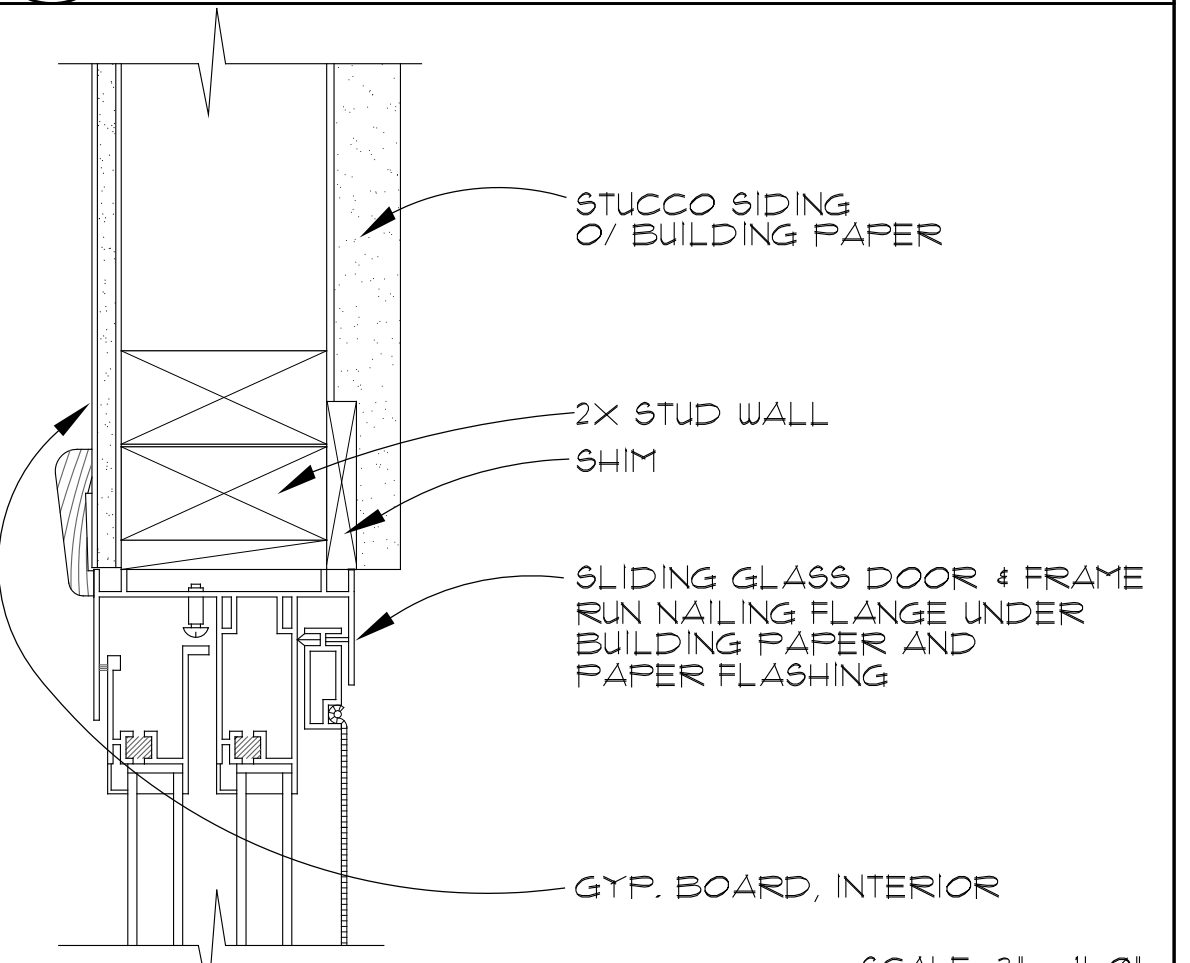
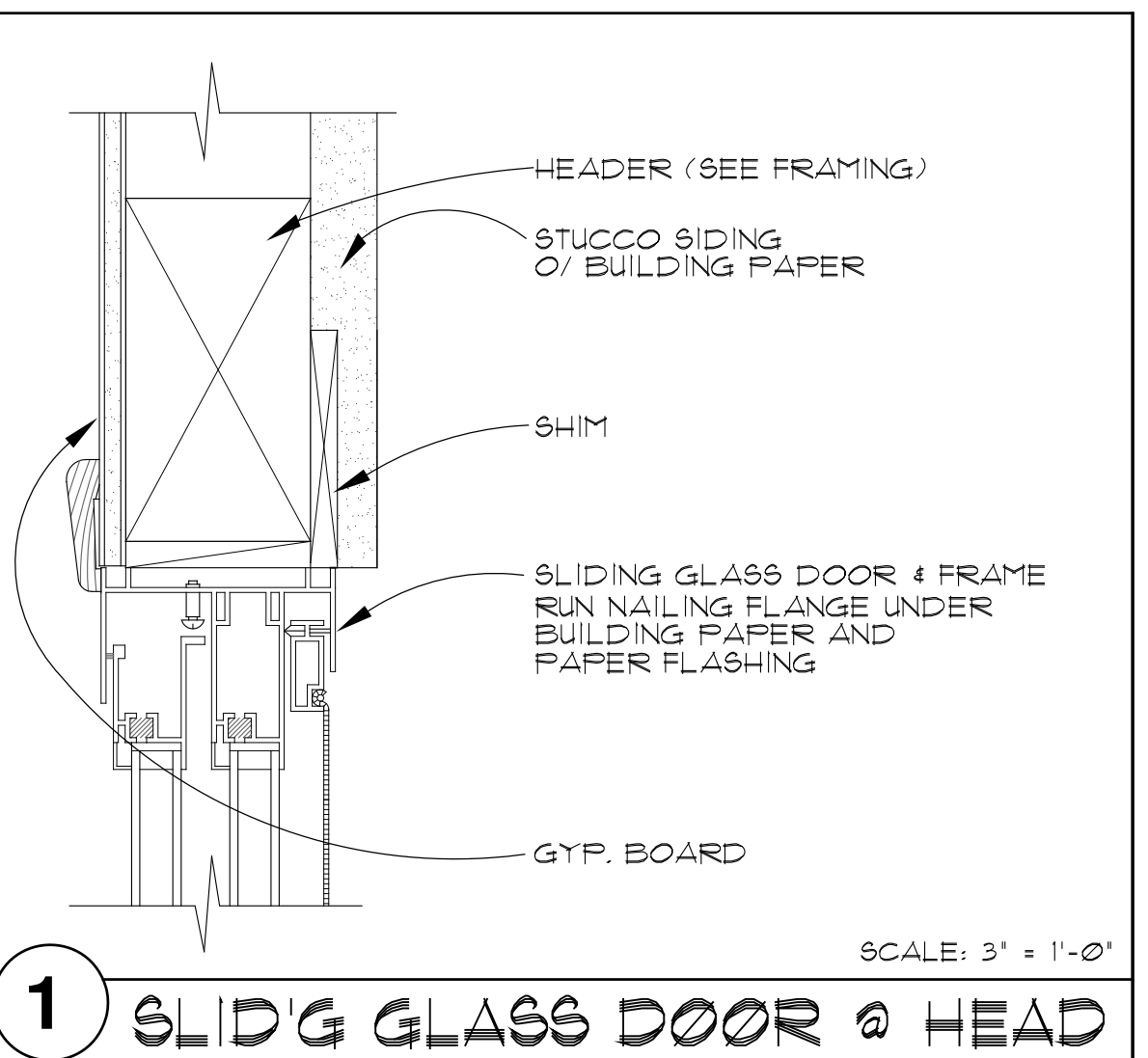
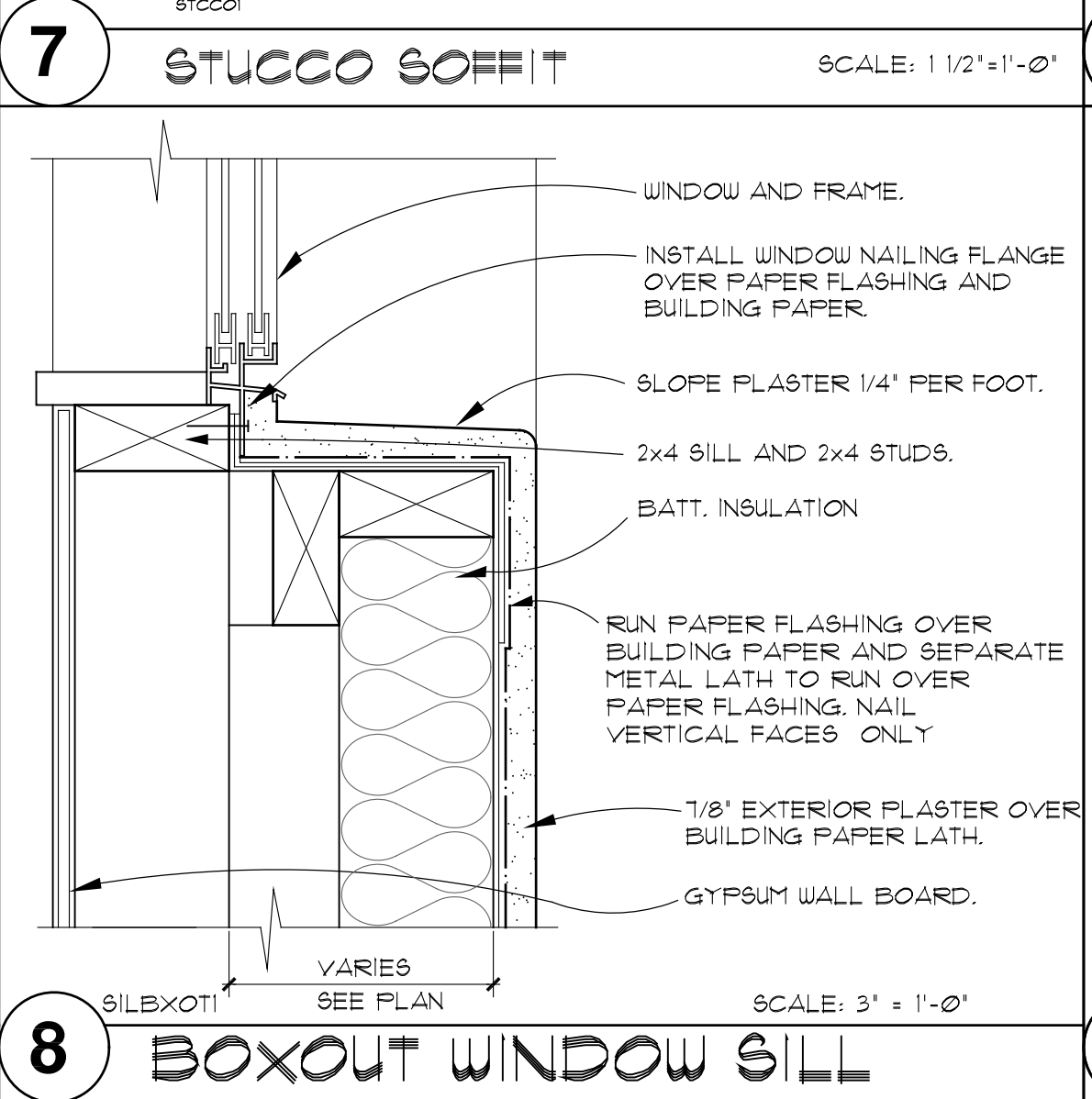
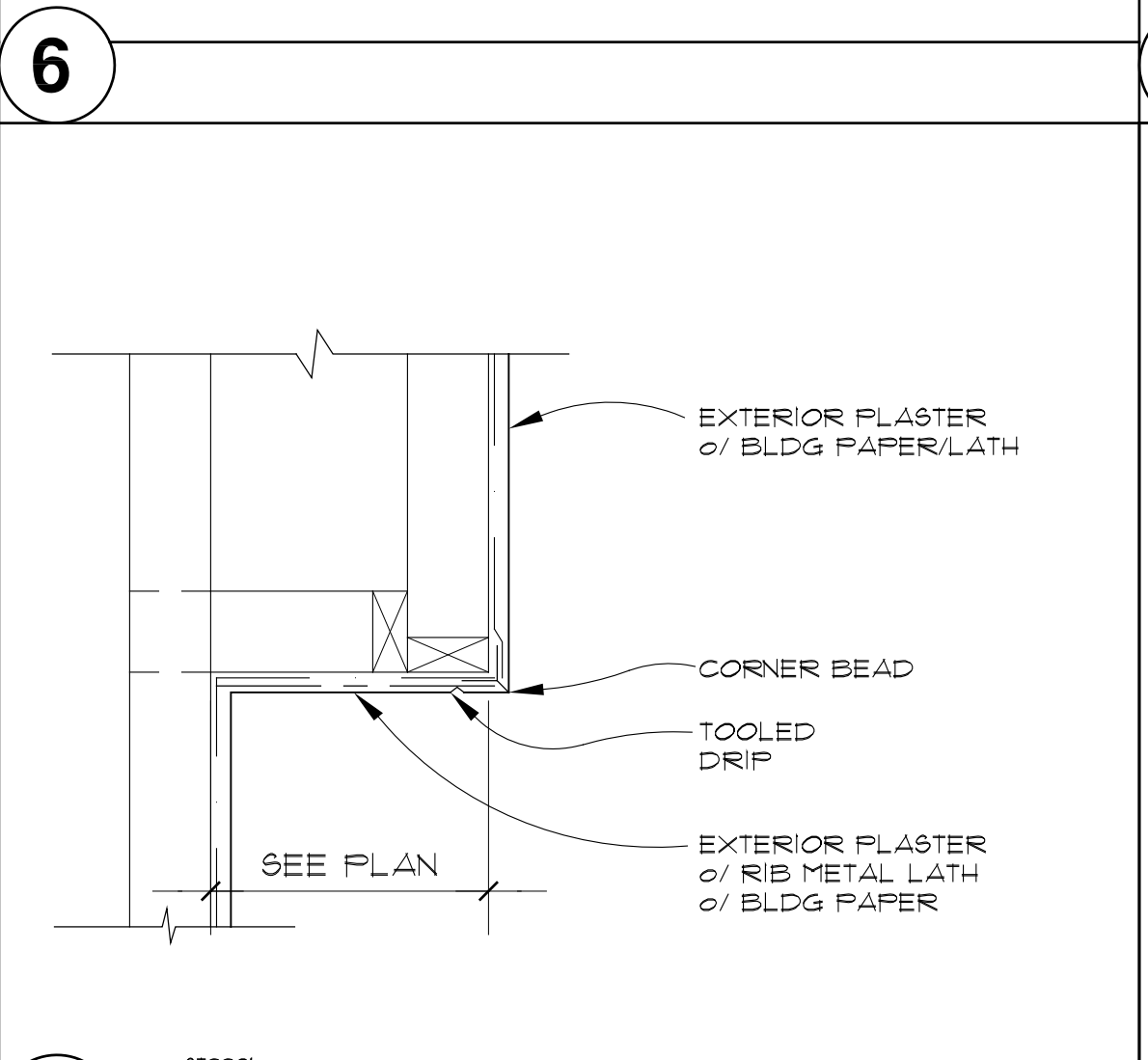
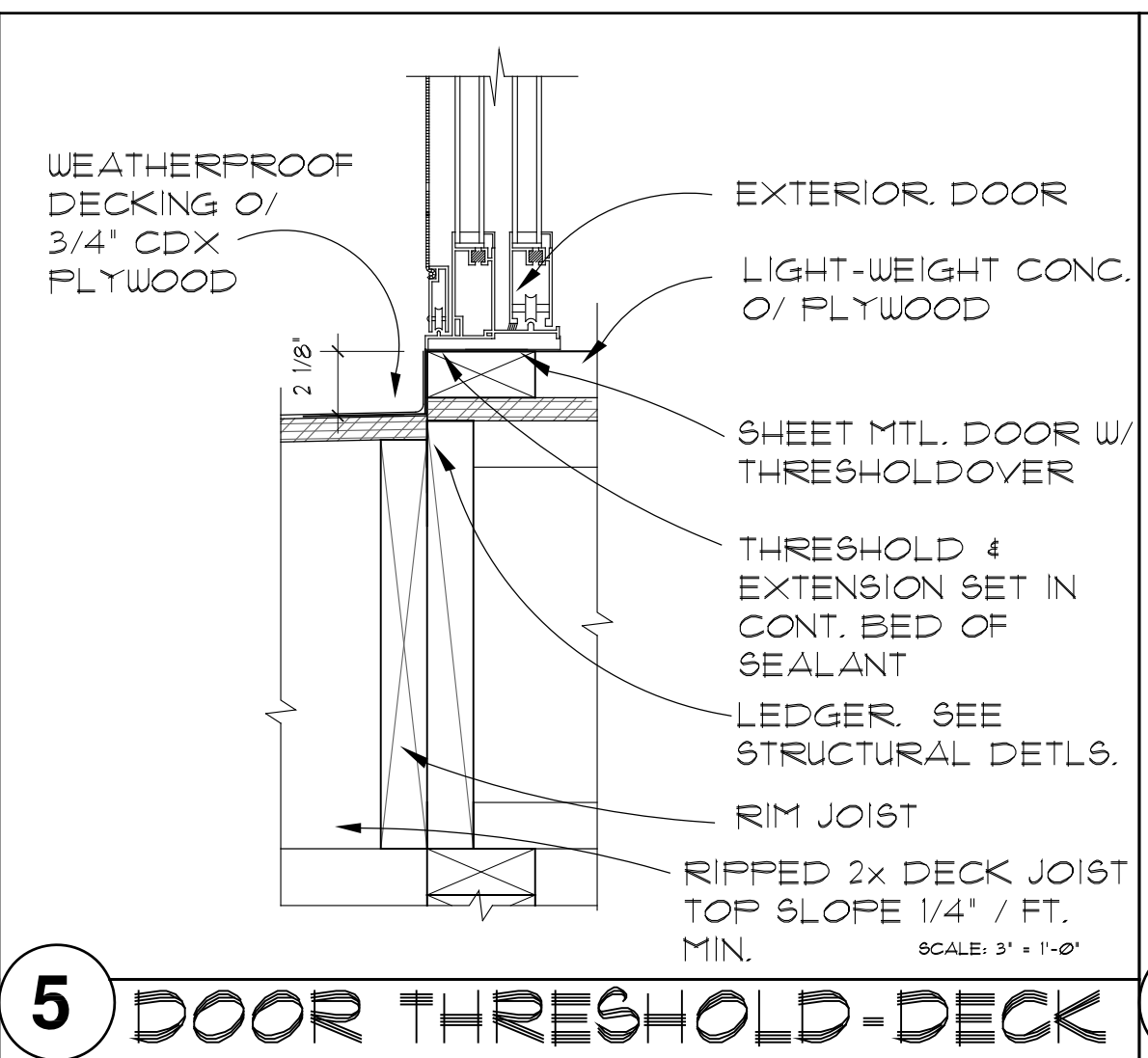
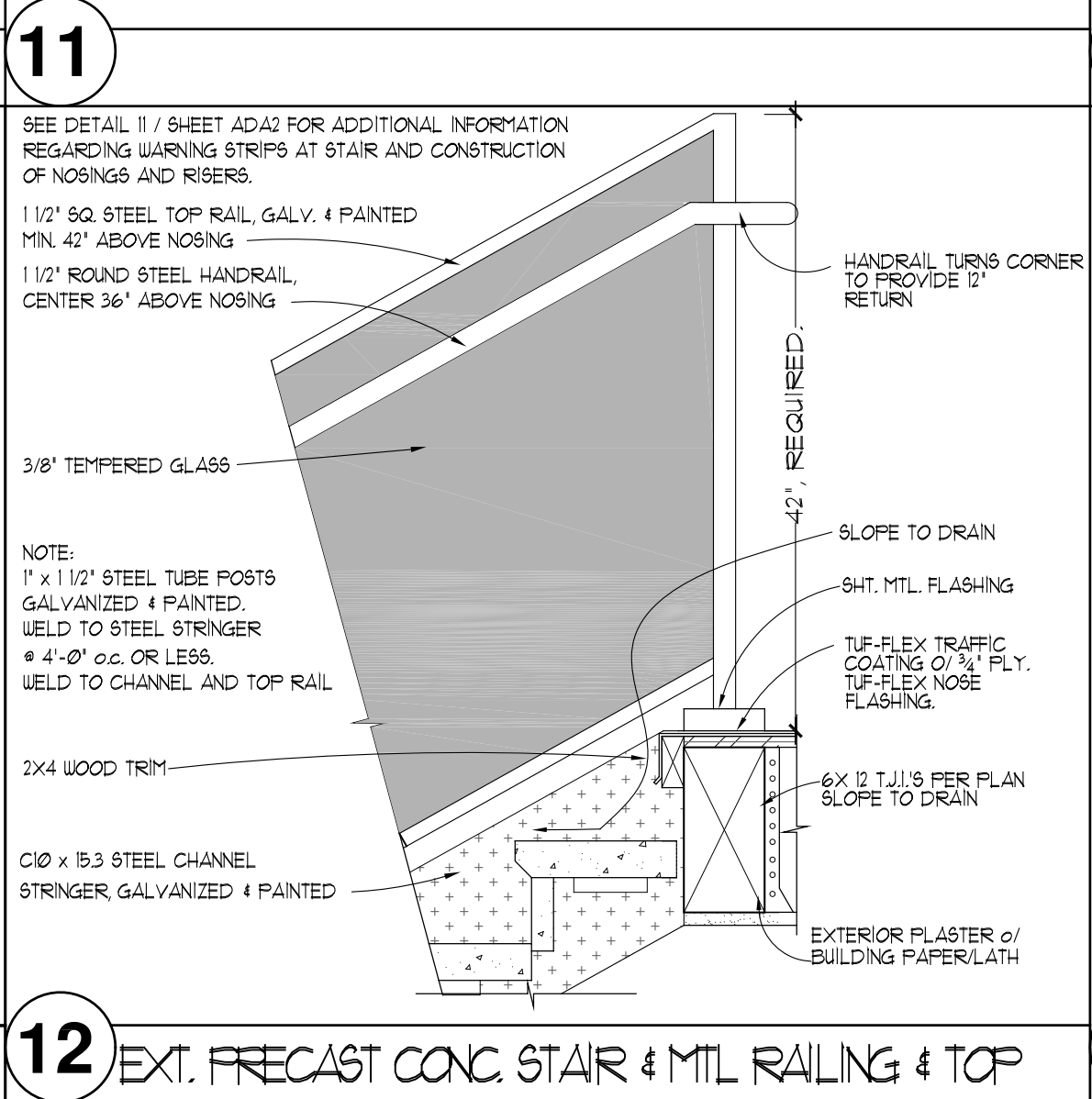
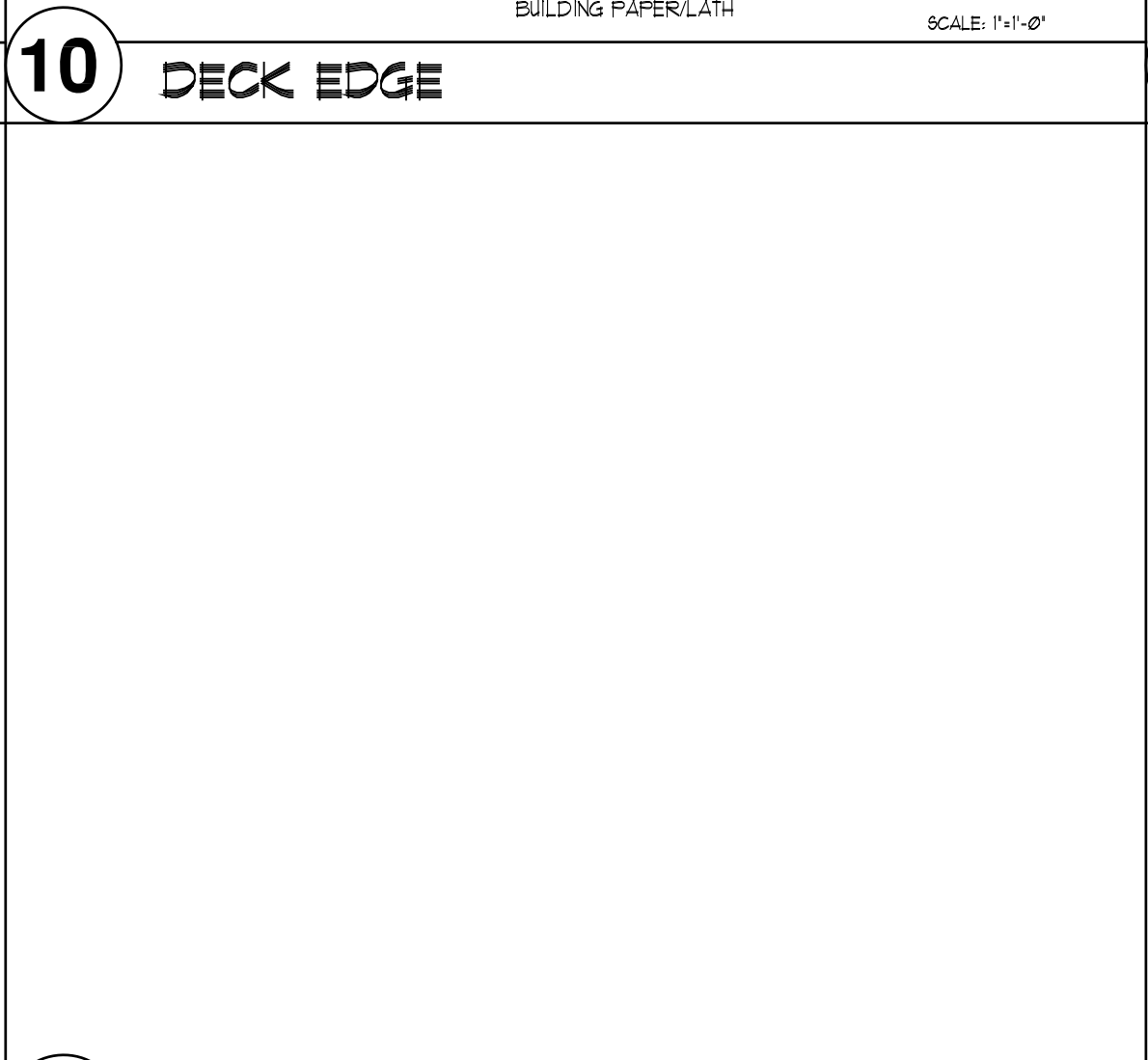
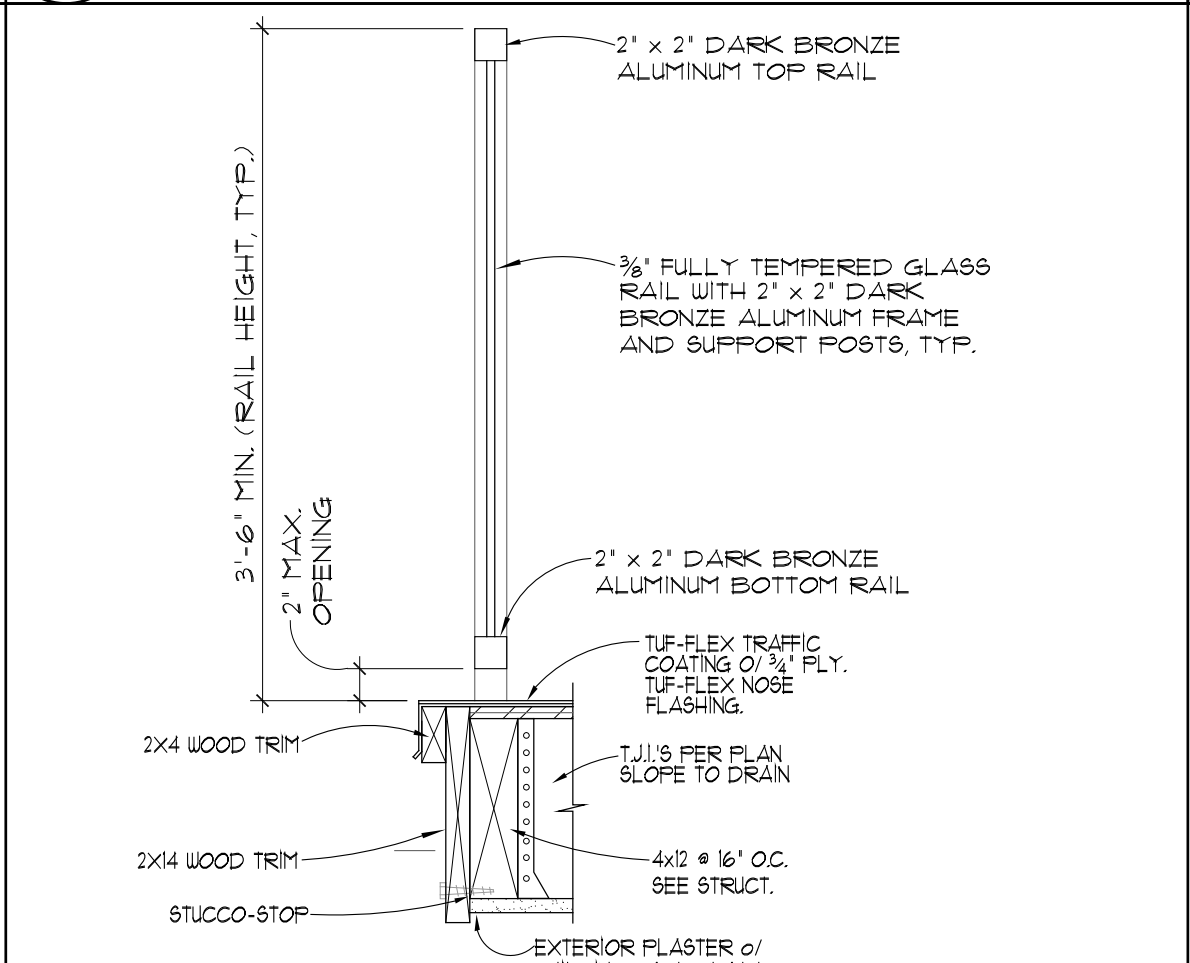
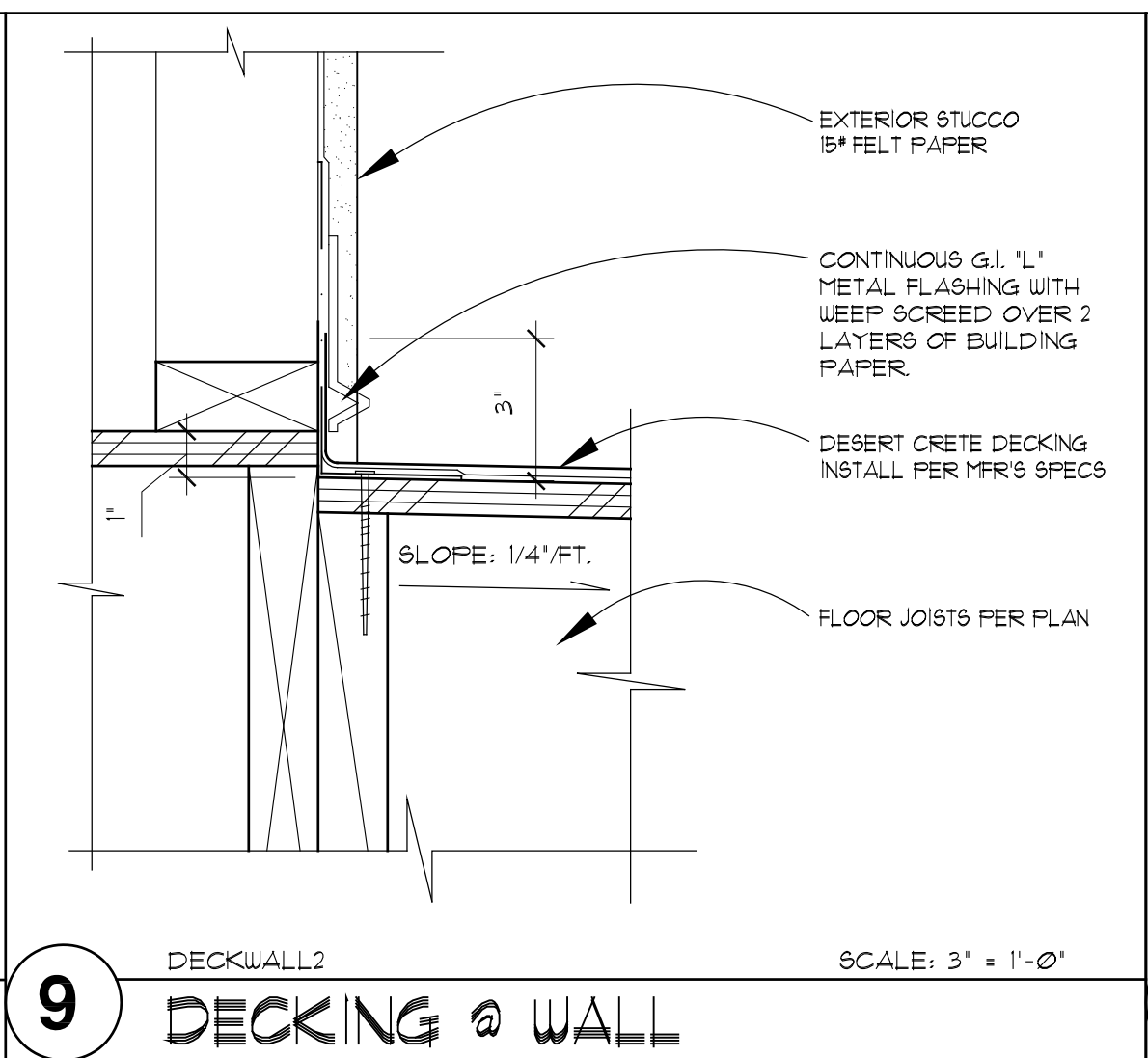
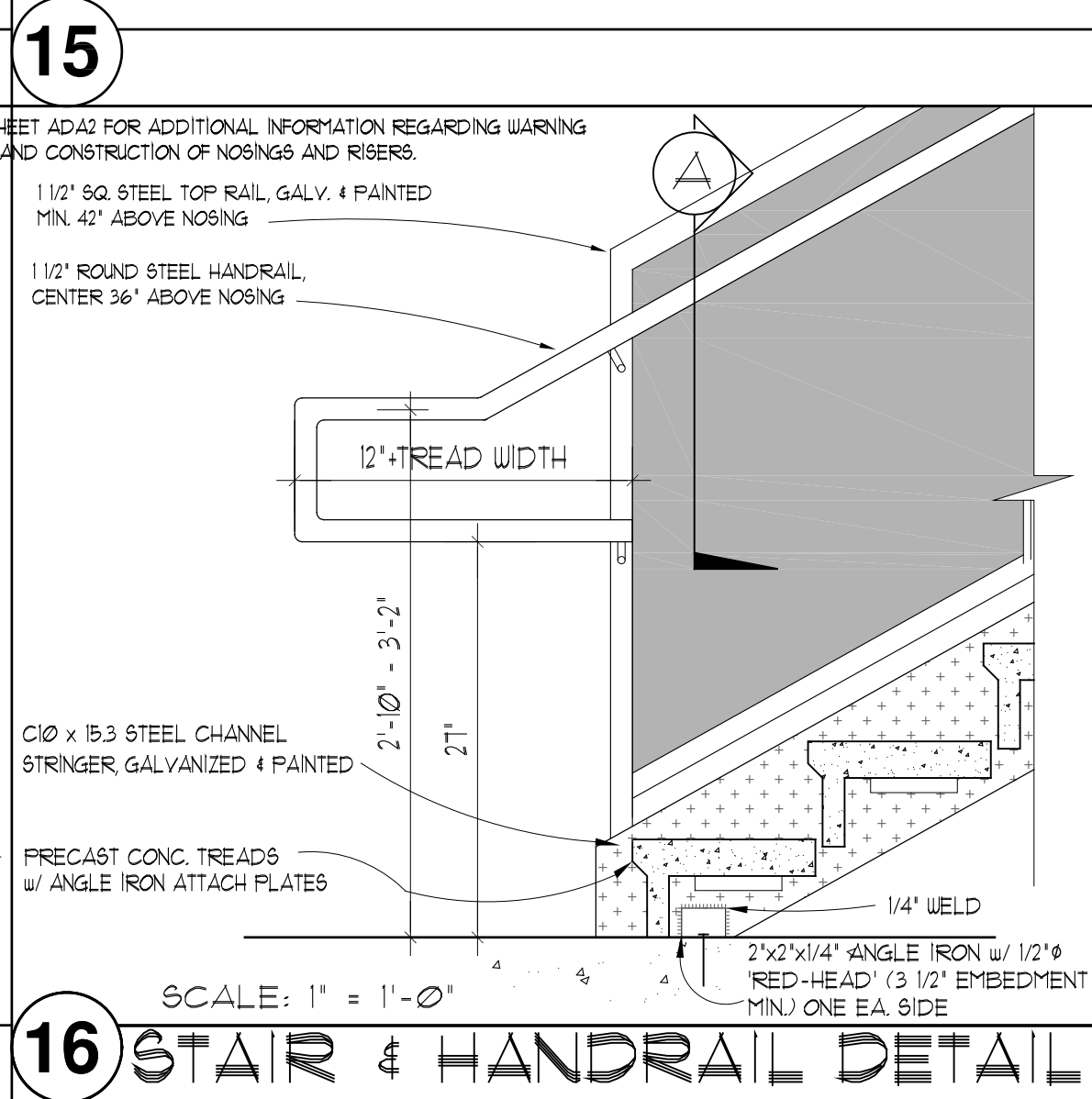
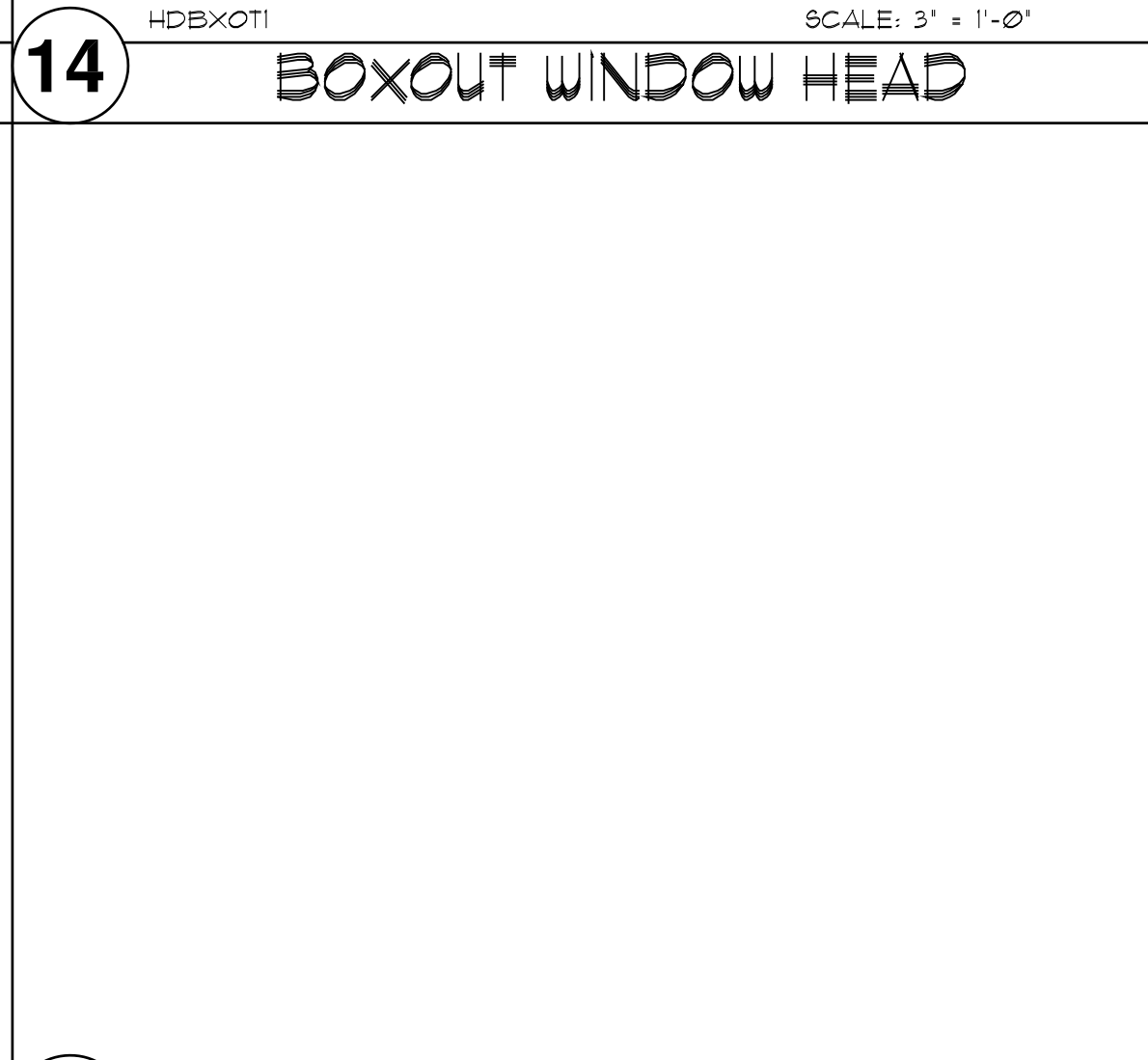
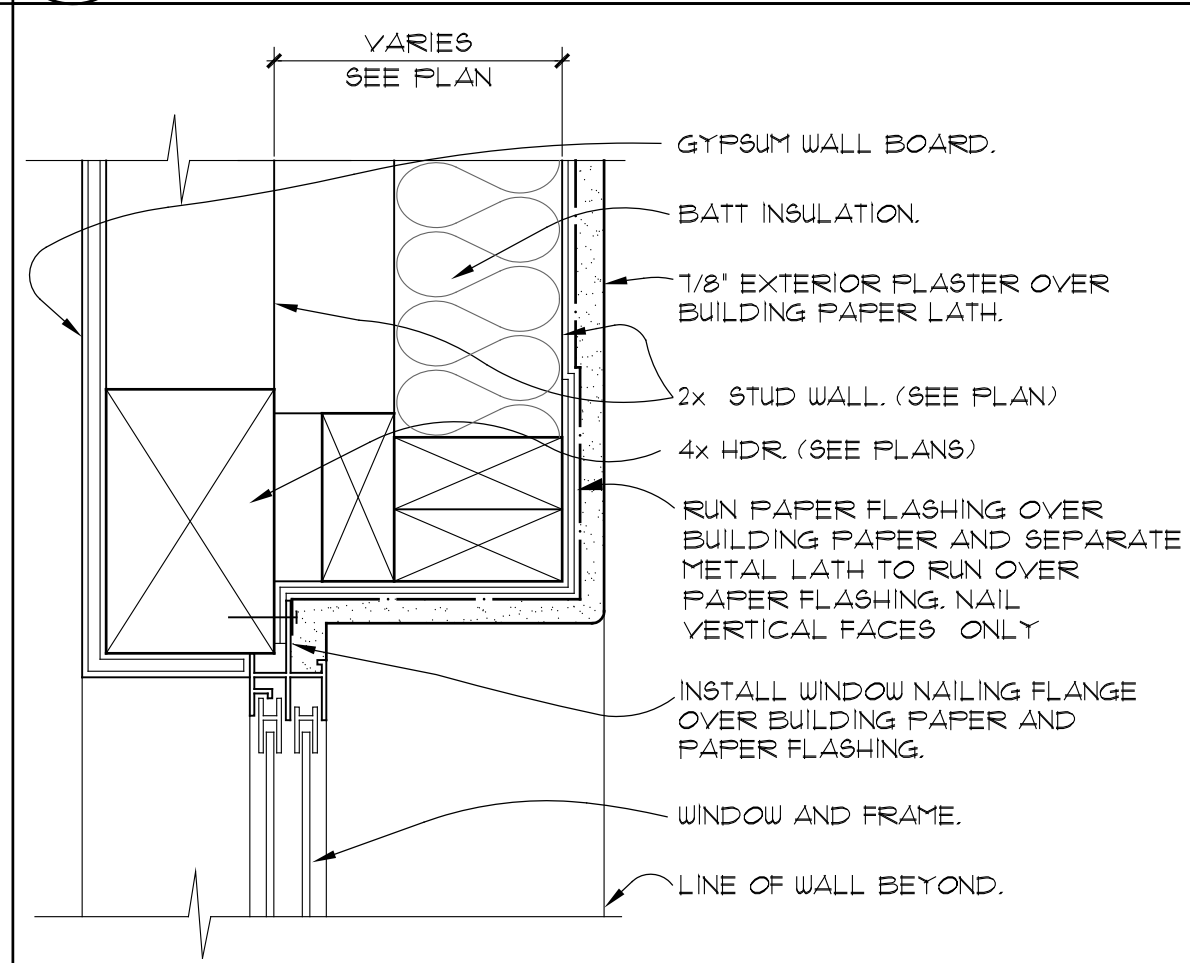
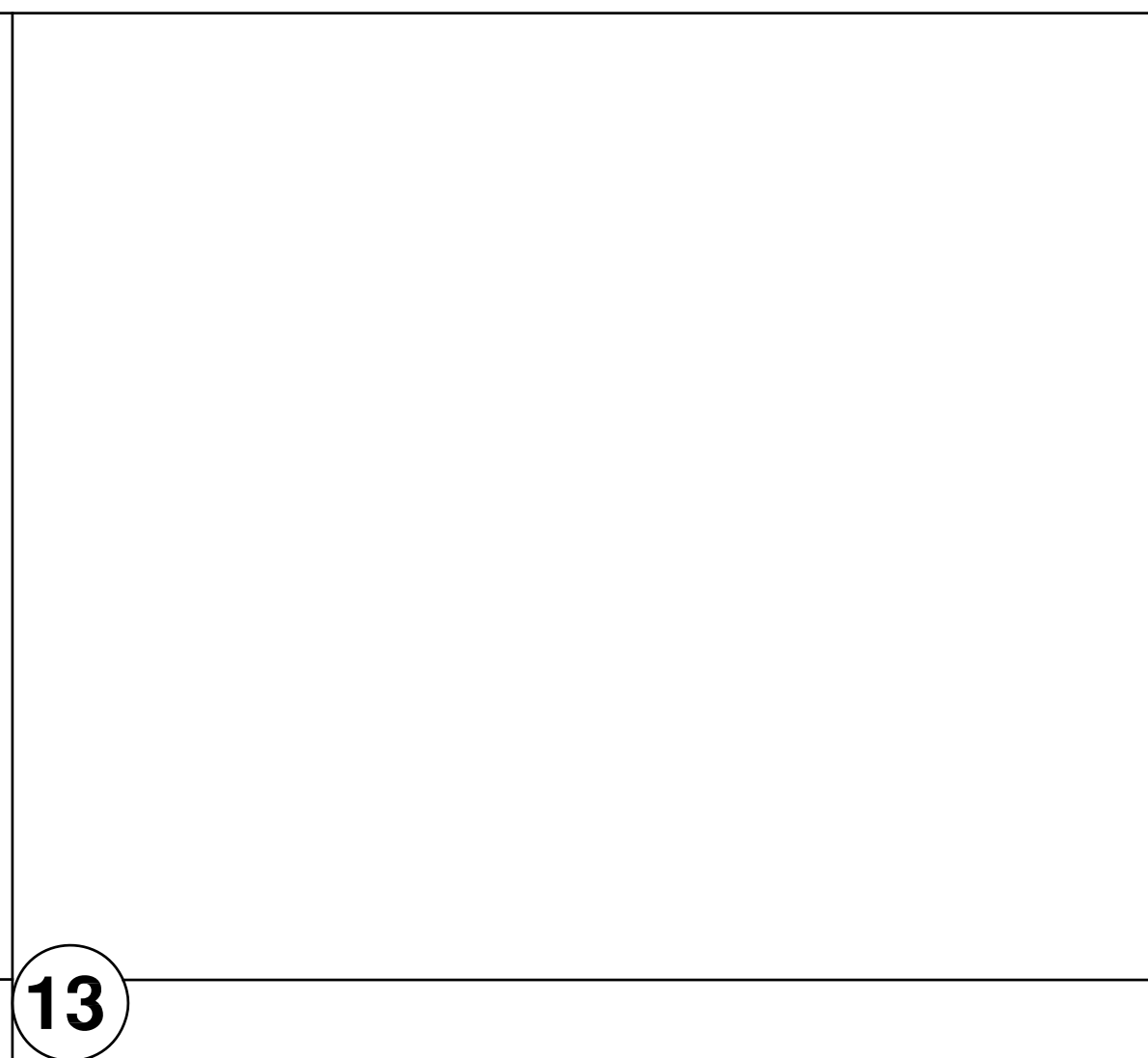
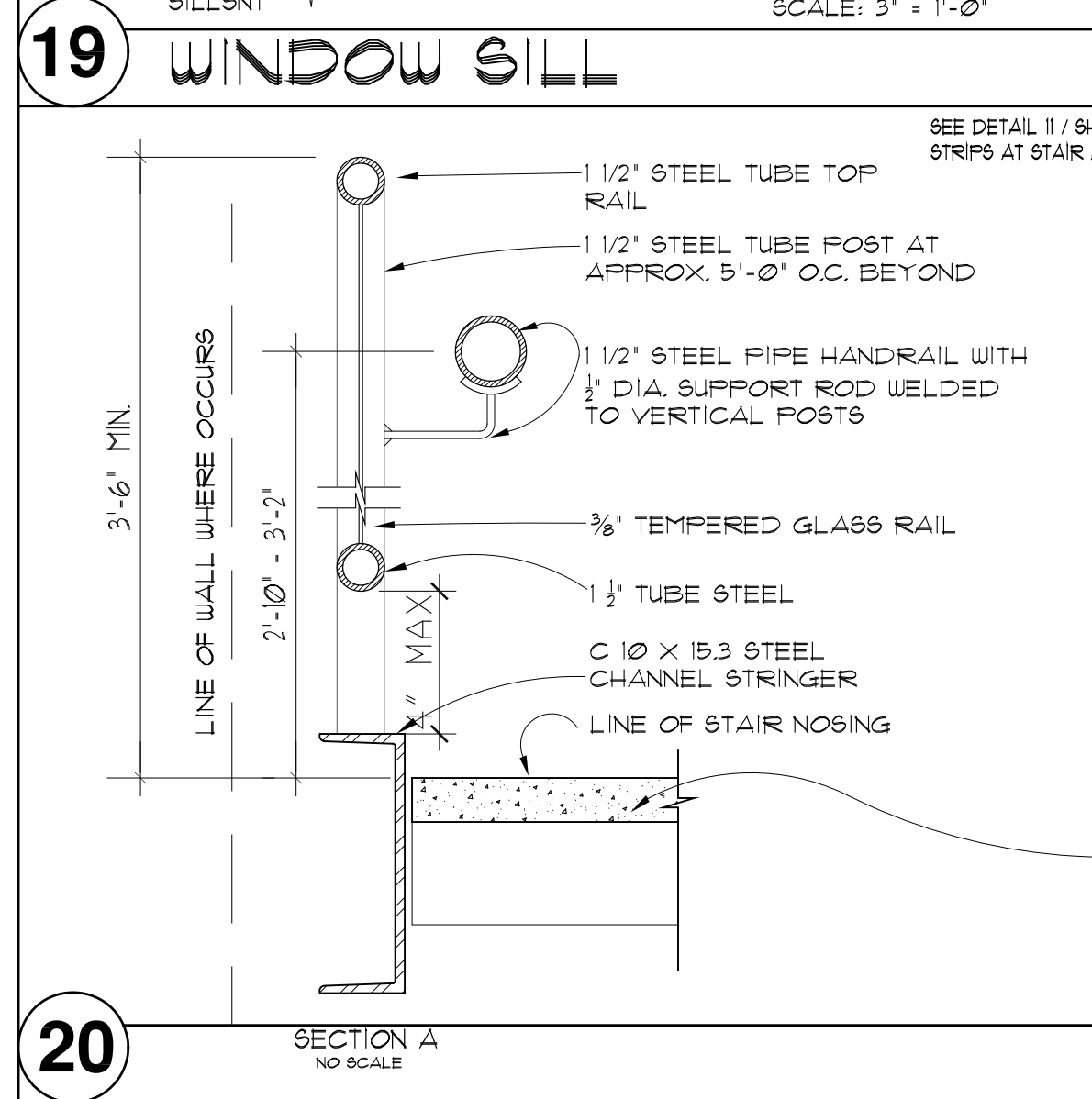
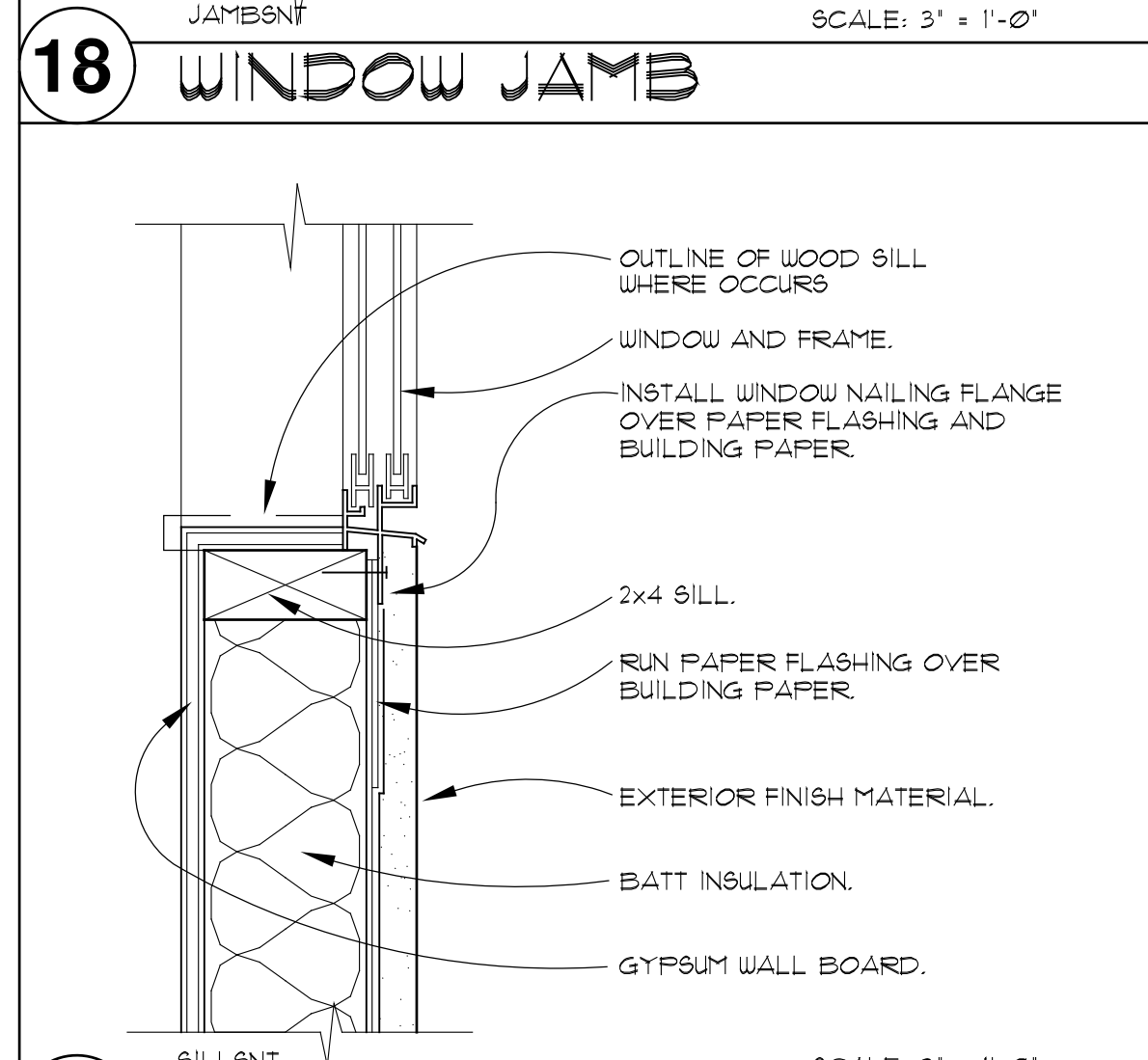
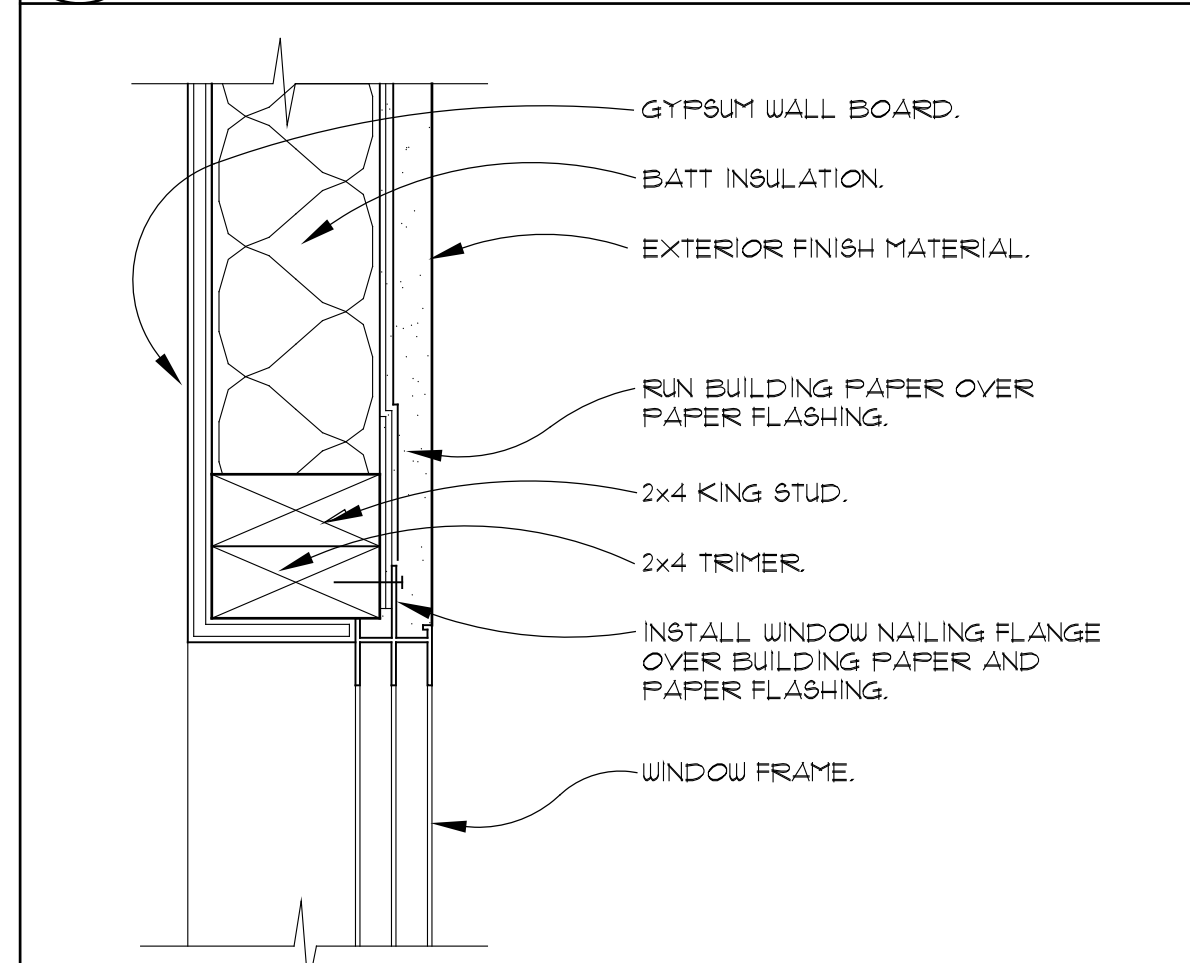
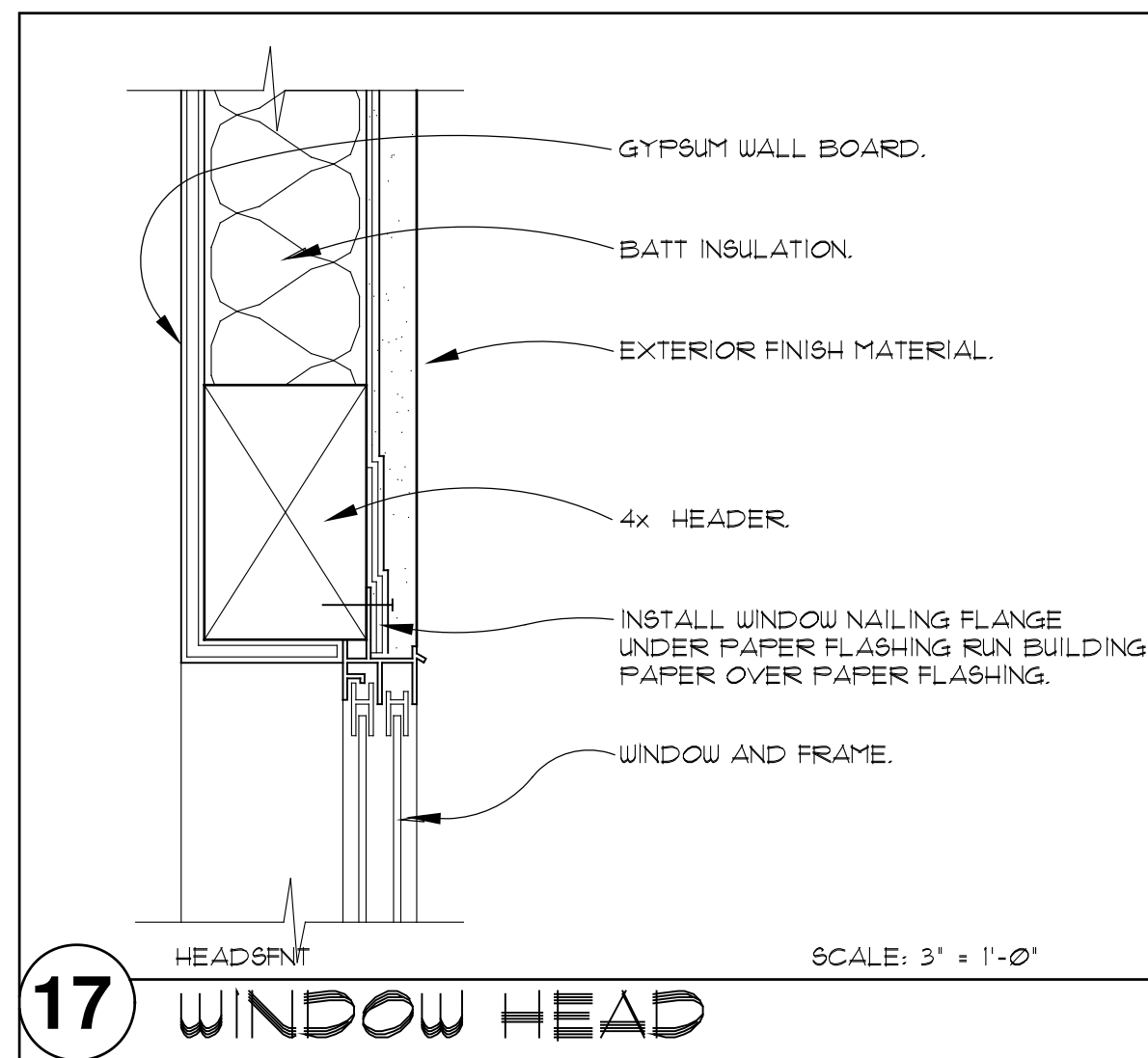
CORTONA APARTMENTS
The Towbes Group
6830 Cortona Drive, Goleta, CA

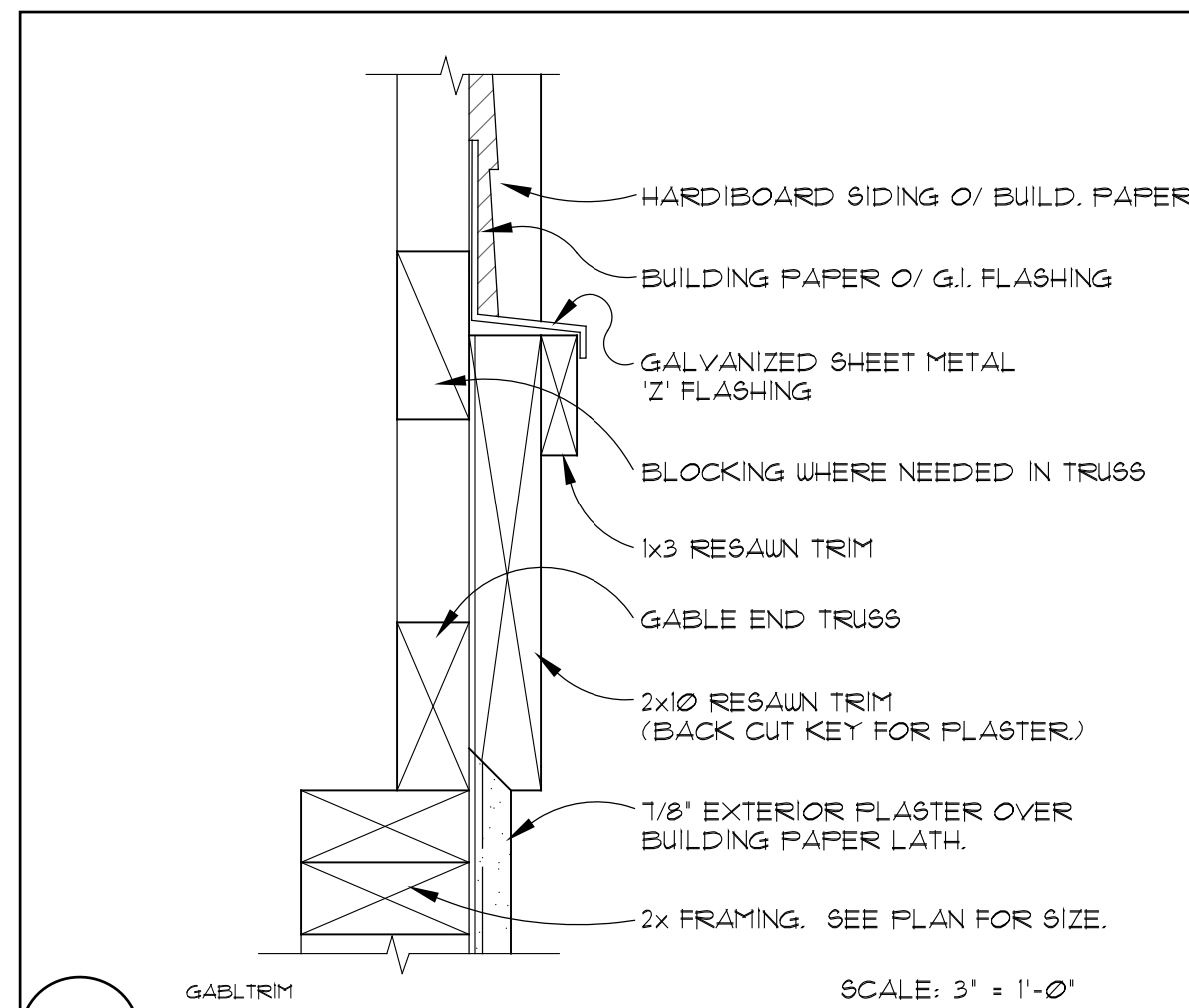
DETAILS
ARCHITECTURAL
DETAILS

014-3600
06-06-17

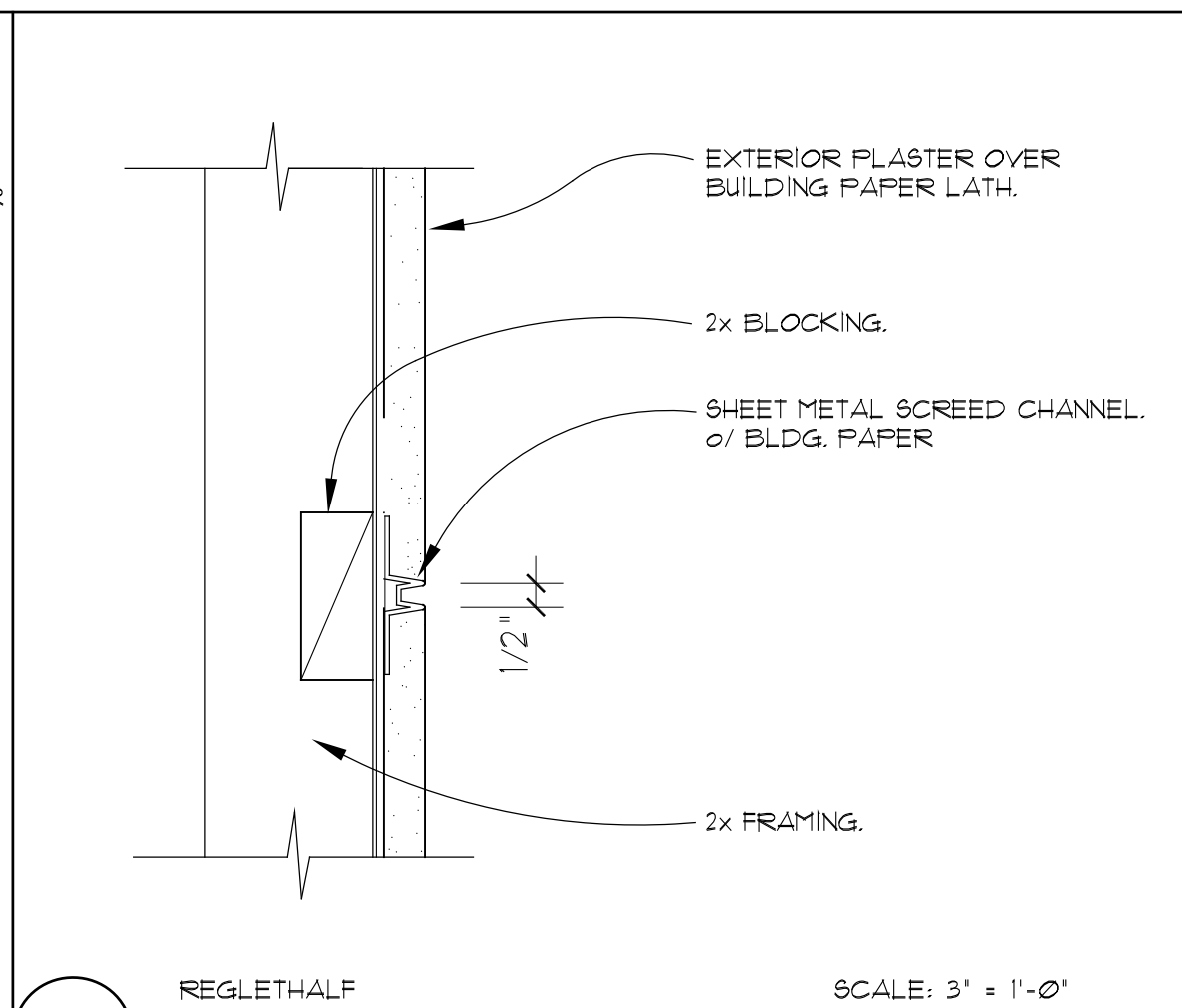
D.1

CASE # 09-140-DR

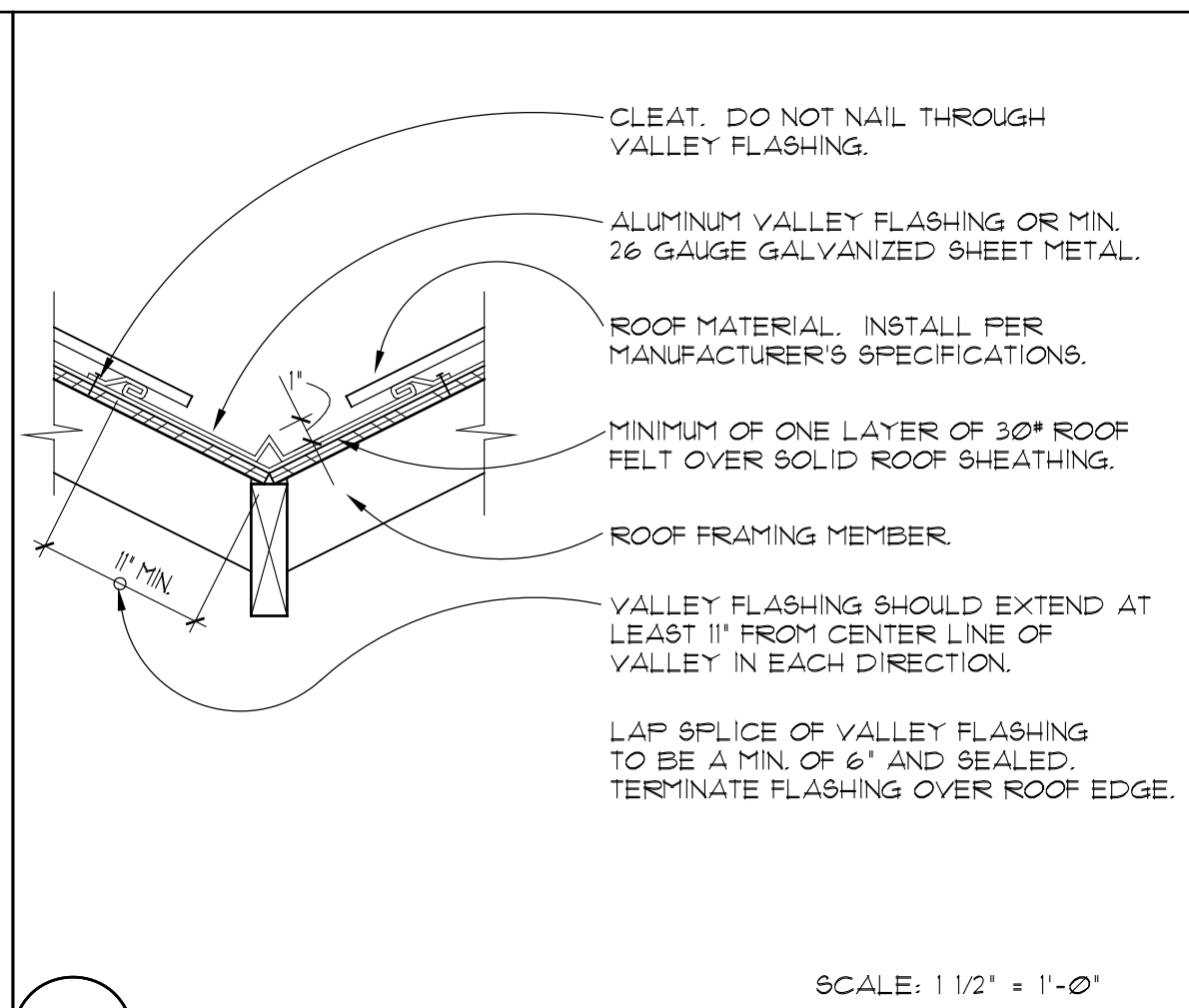




17 TRIM 1 SCALE: 3' = 1'-0'



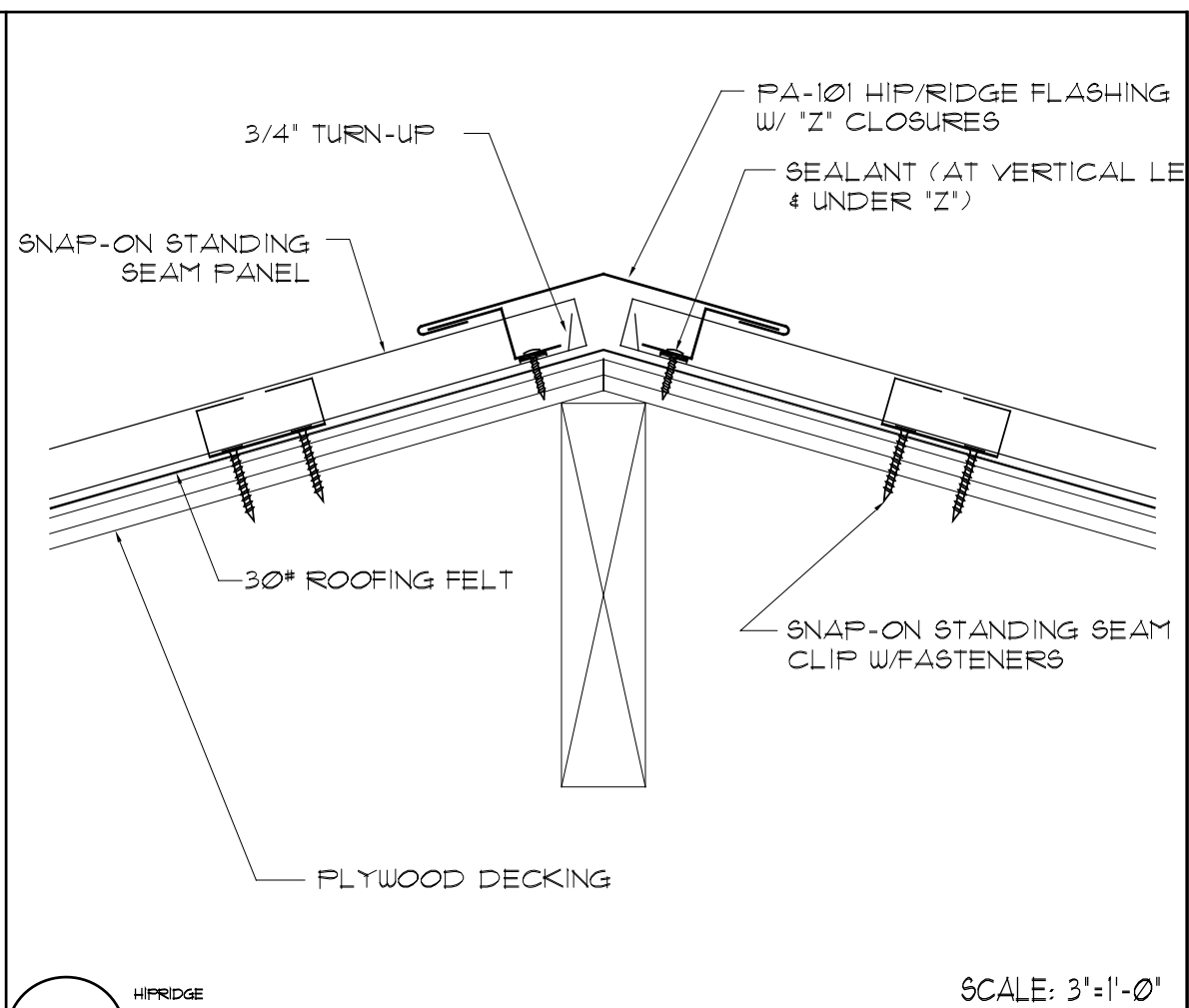
13 REGLET SCALE: 3' = 1'-0'



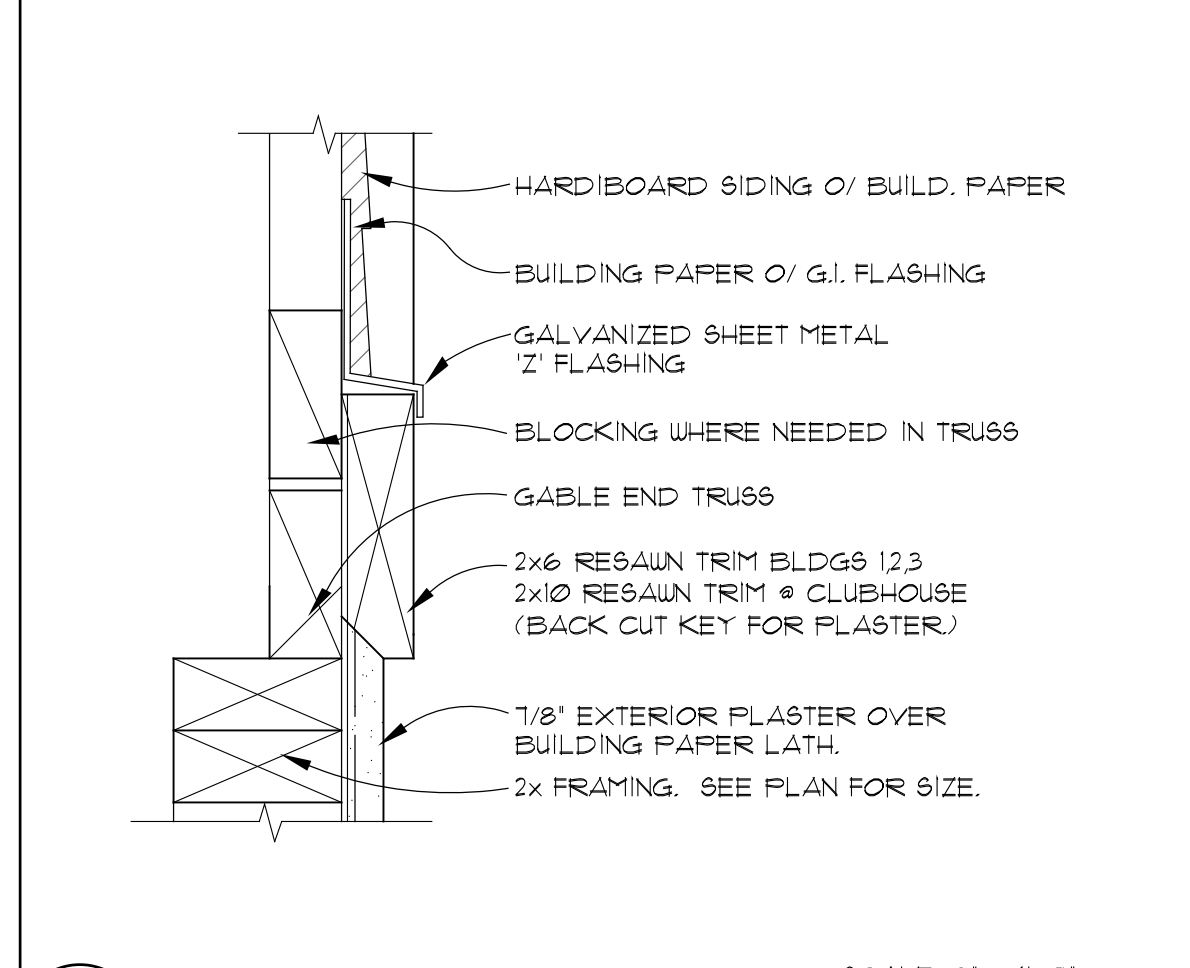
9 VALLEY FLASHING SCALE: 1 1/2' = 1'-0'



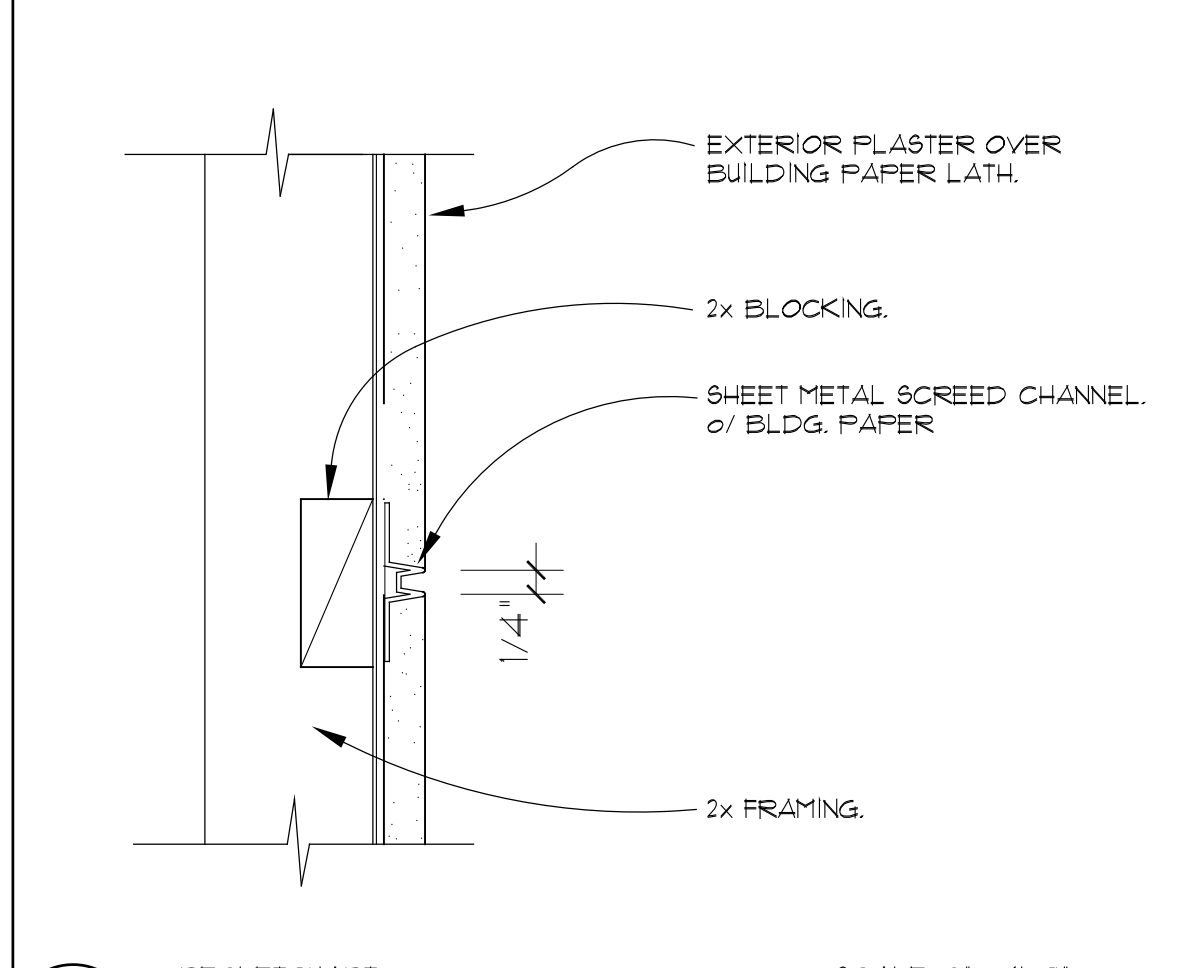
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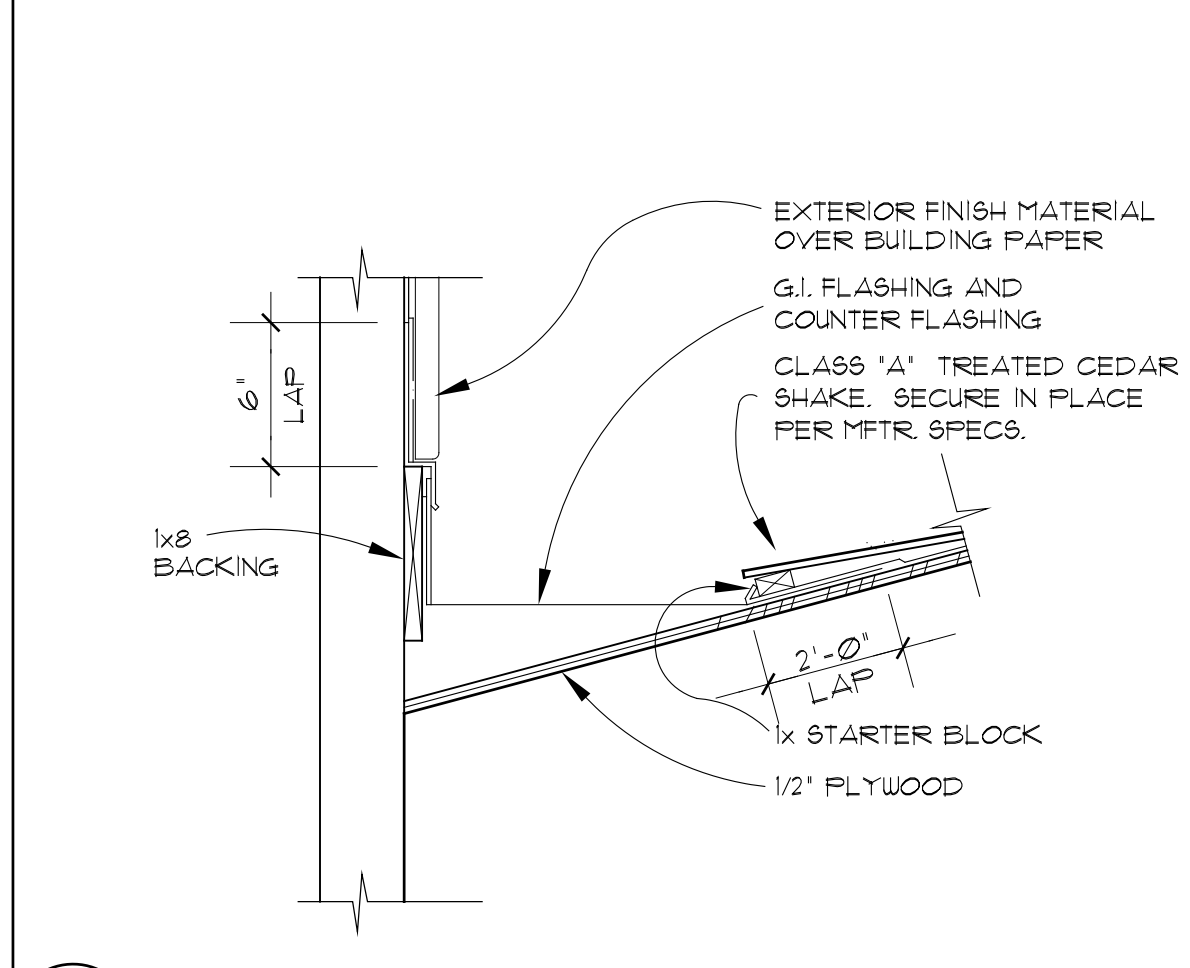
1 HIP / RIDGE SCALE: 3' = 1'-0'



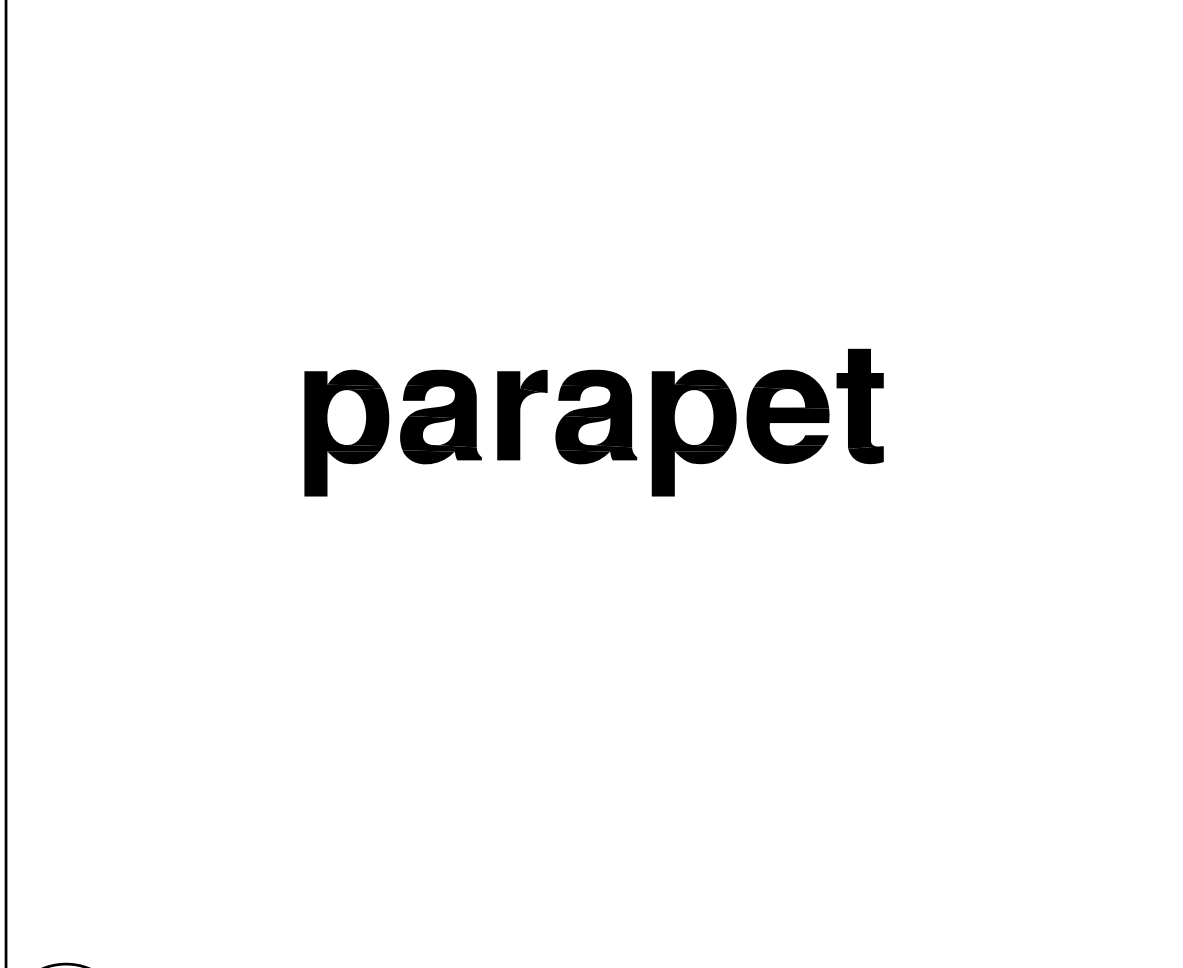
19 GABLE END TRIM 2 SCALE: 3' = 1'-0'



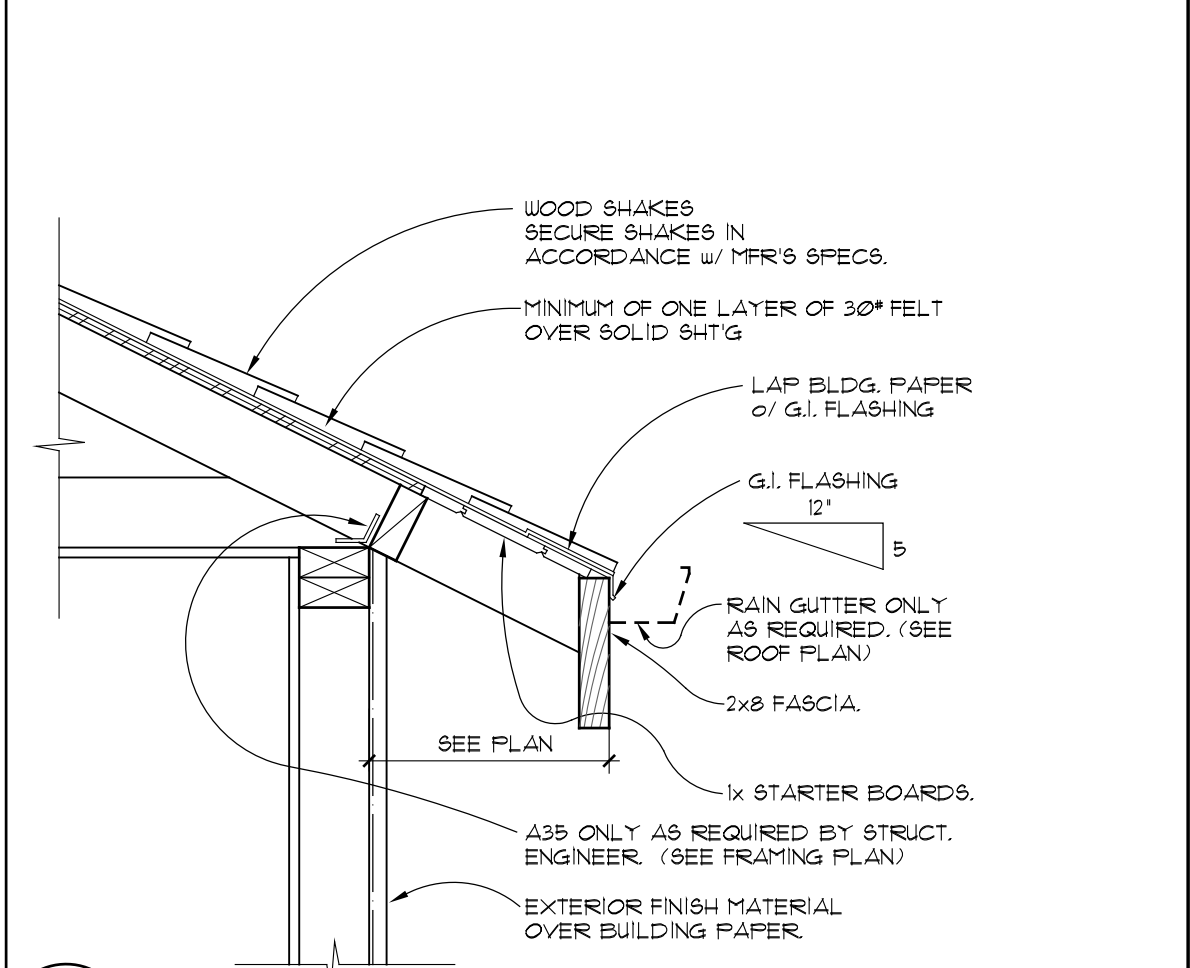
14 REGLET SCALE: 3' = 1'-0'



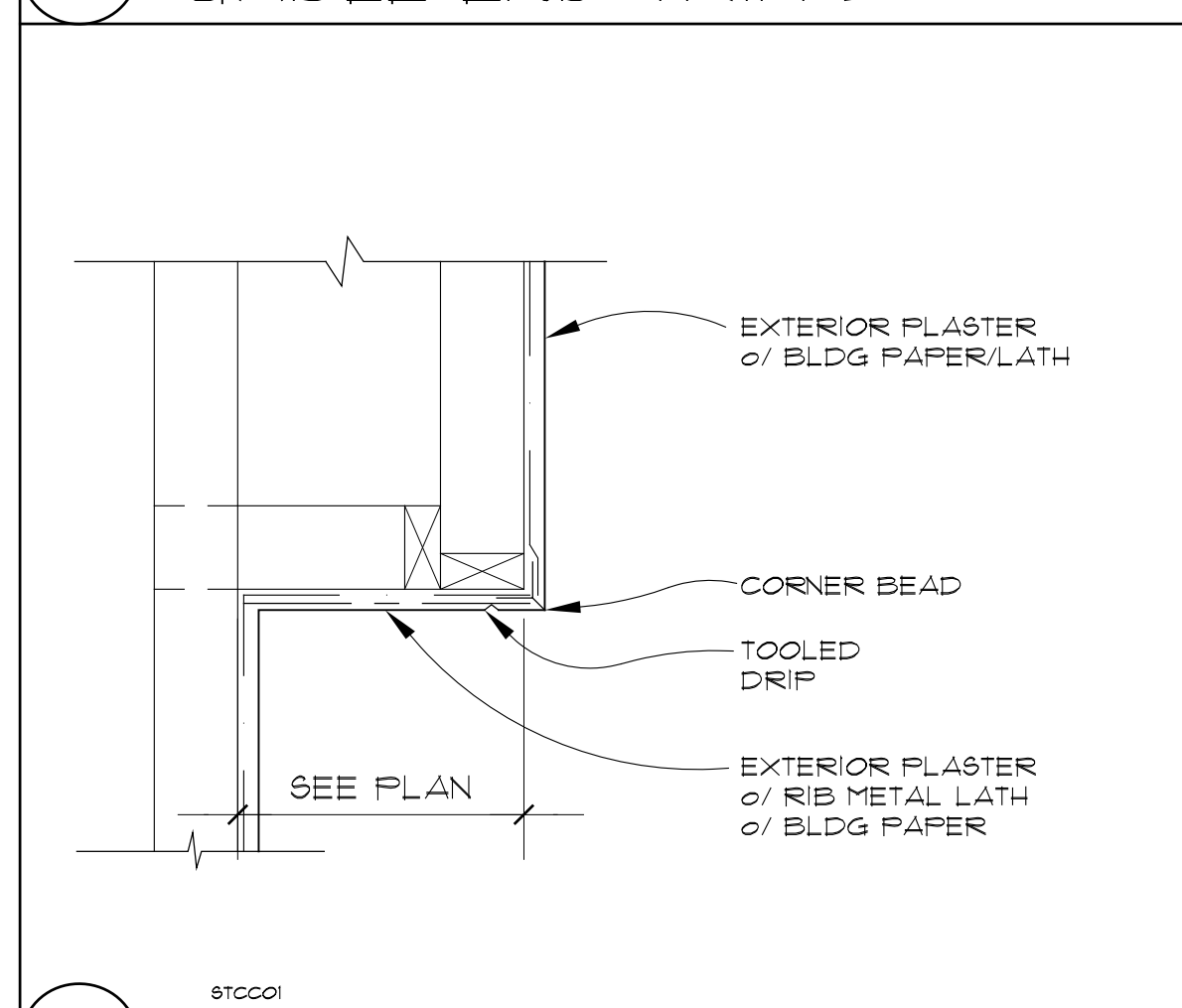
10 CRICKET SCALE: N.T.S.



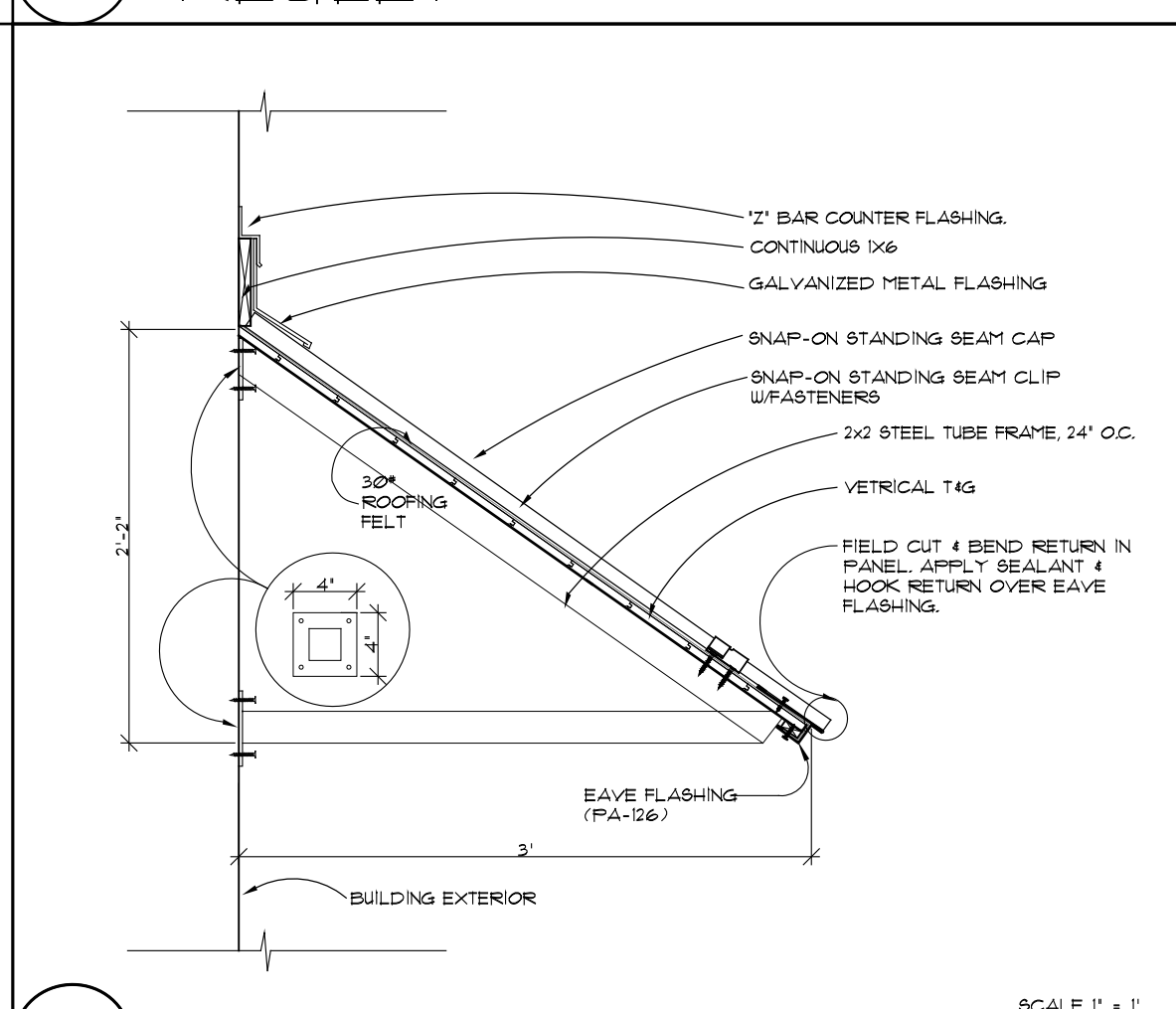
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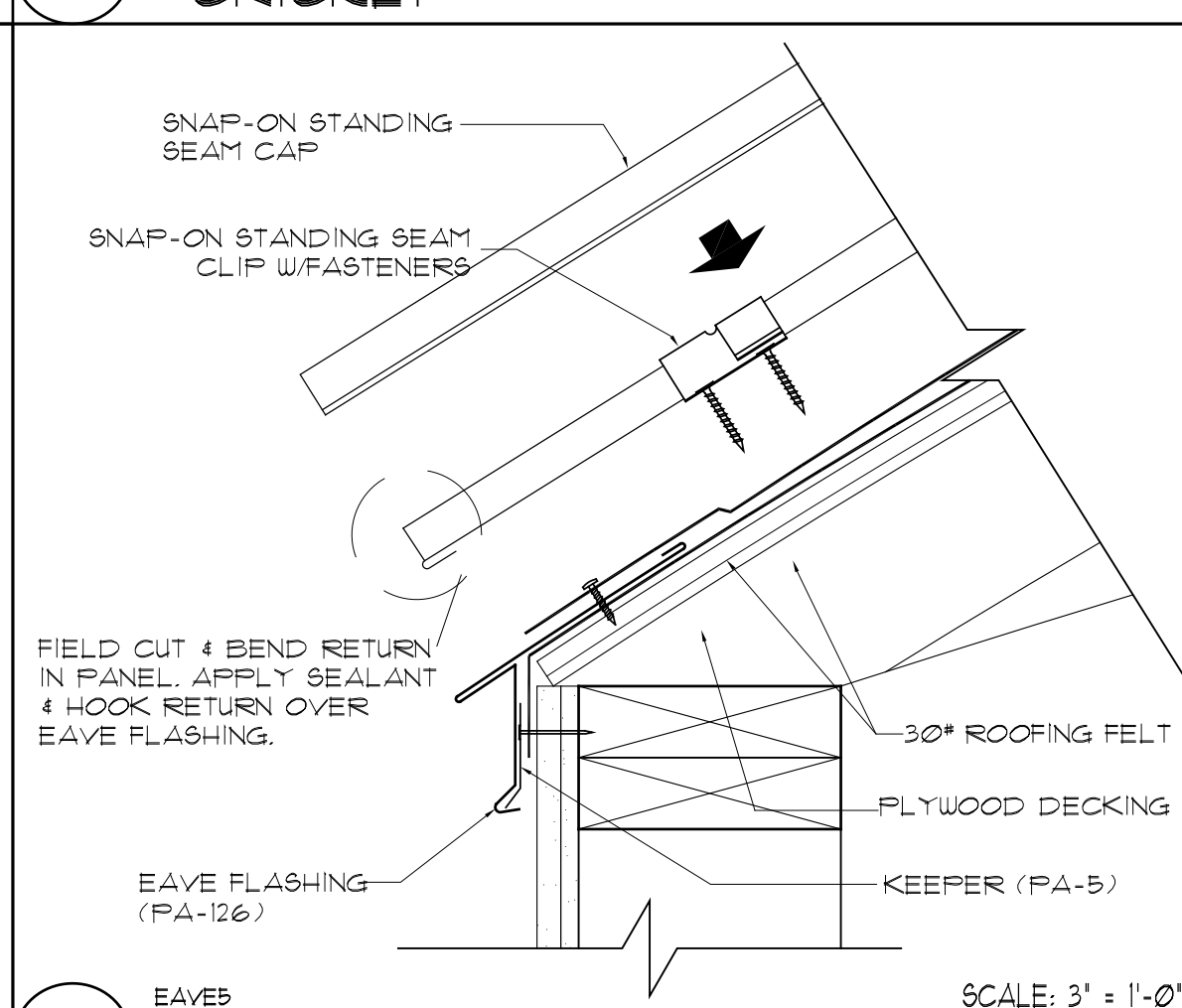
2 EXTENDED EAVE/TRUSS SCALE: 1-1/2' = 1'-0'



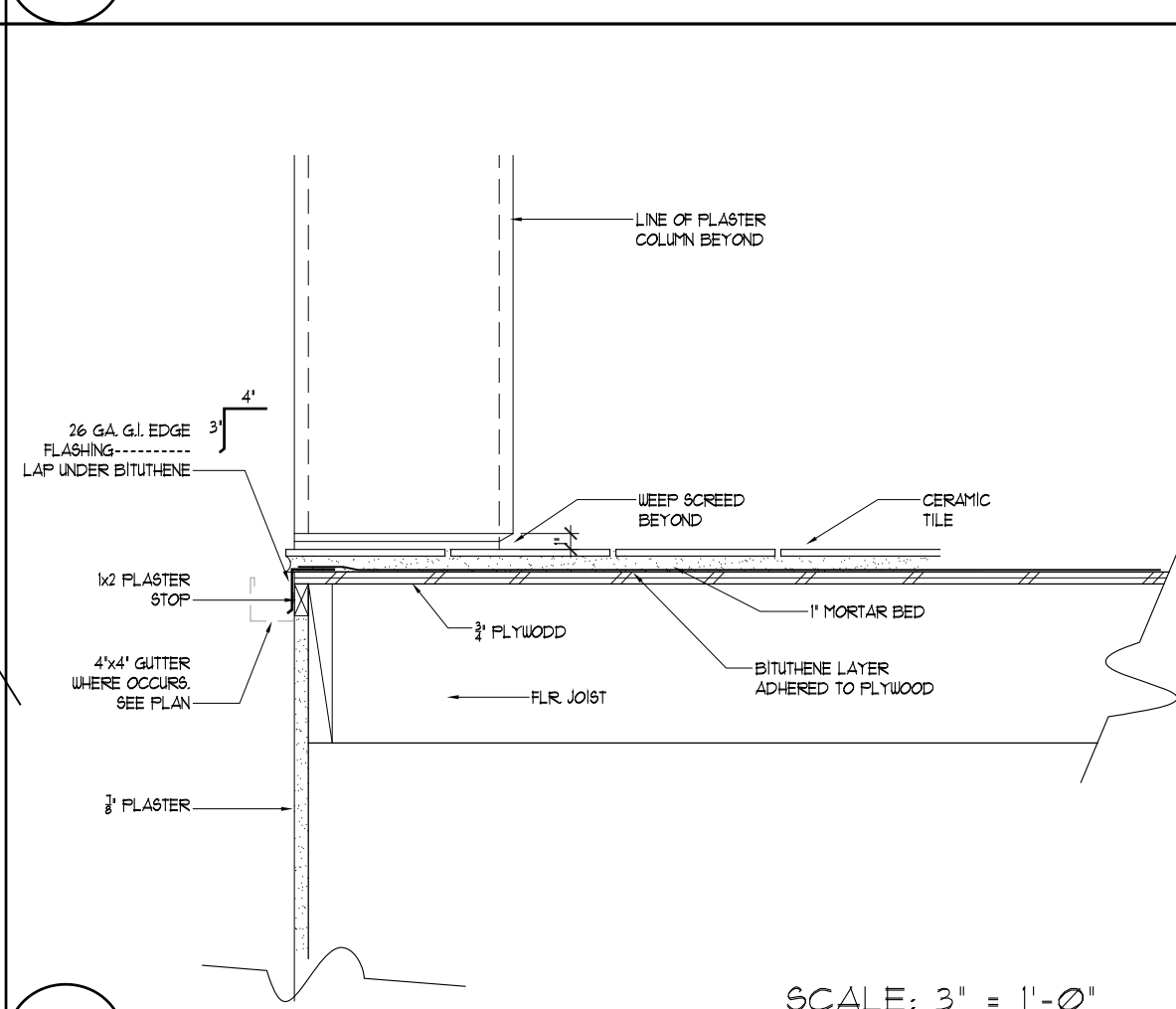
19 STUCCO SOFFIT SCALE: 1 1/2' = 1'-0'



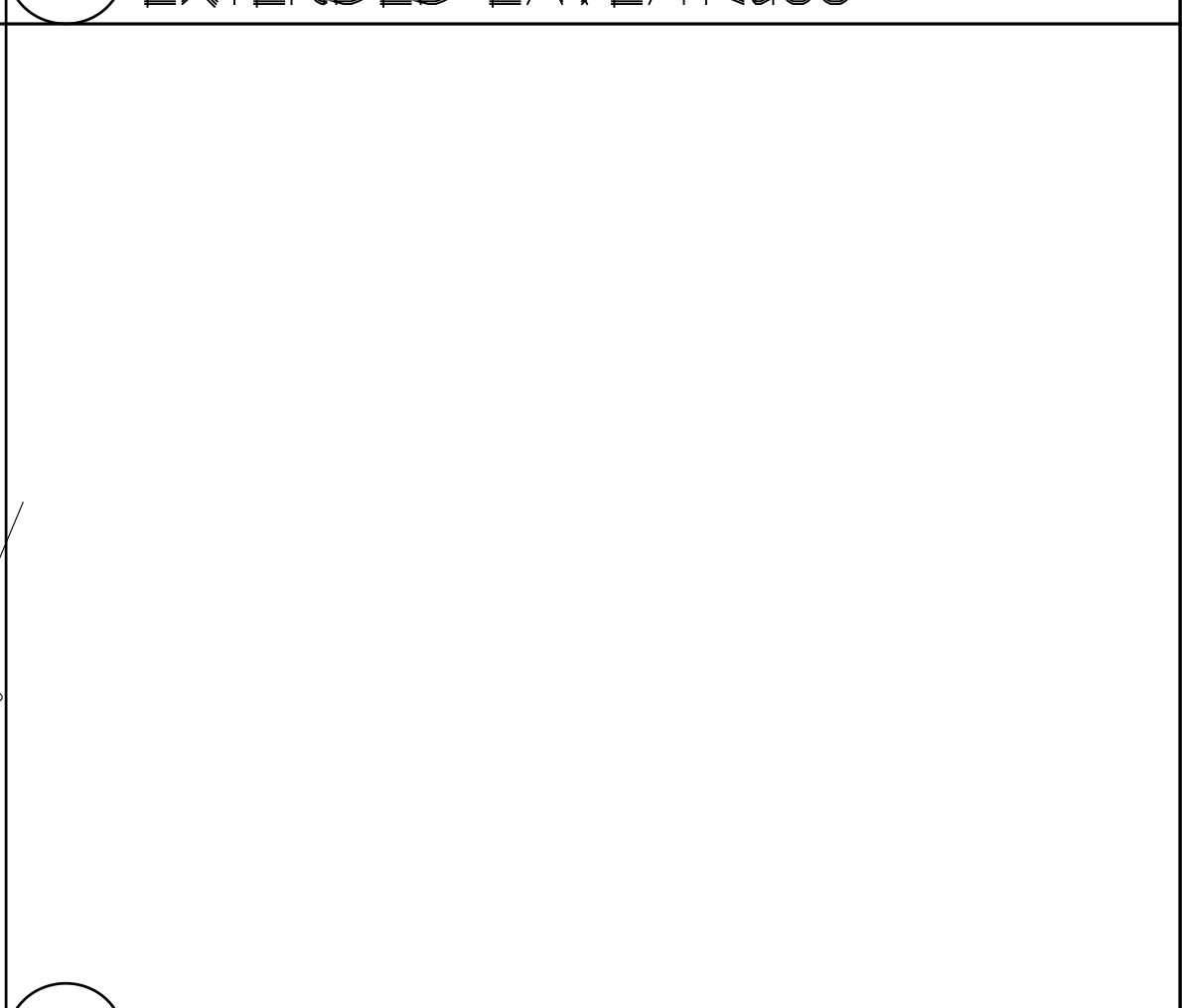
15 SLOPED MTL ROOF AWNING @ WALL SCALE: 1' = 1'-0'



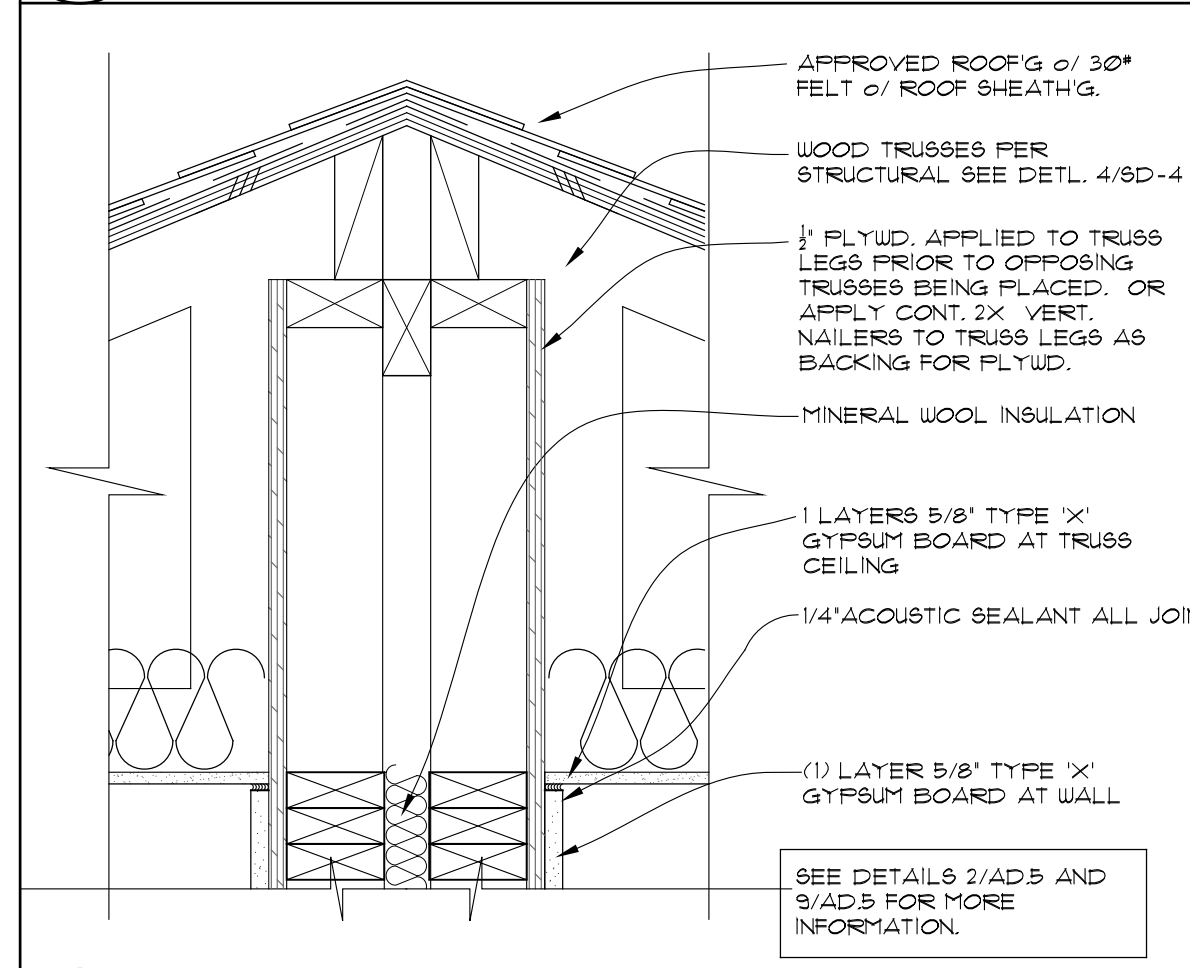
11 EAVE SCALE: 3' = 1'-0'



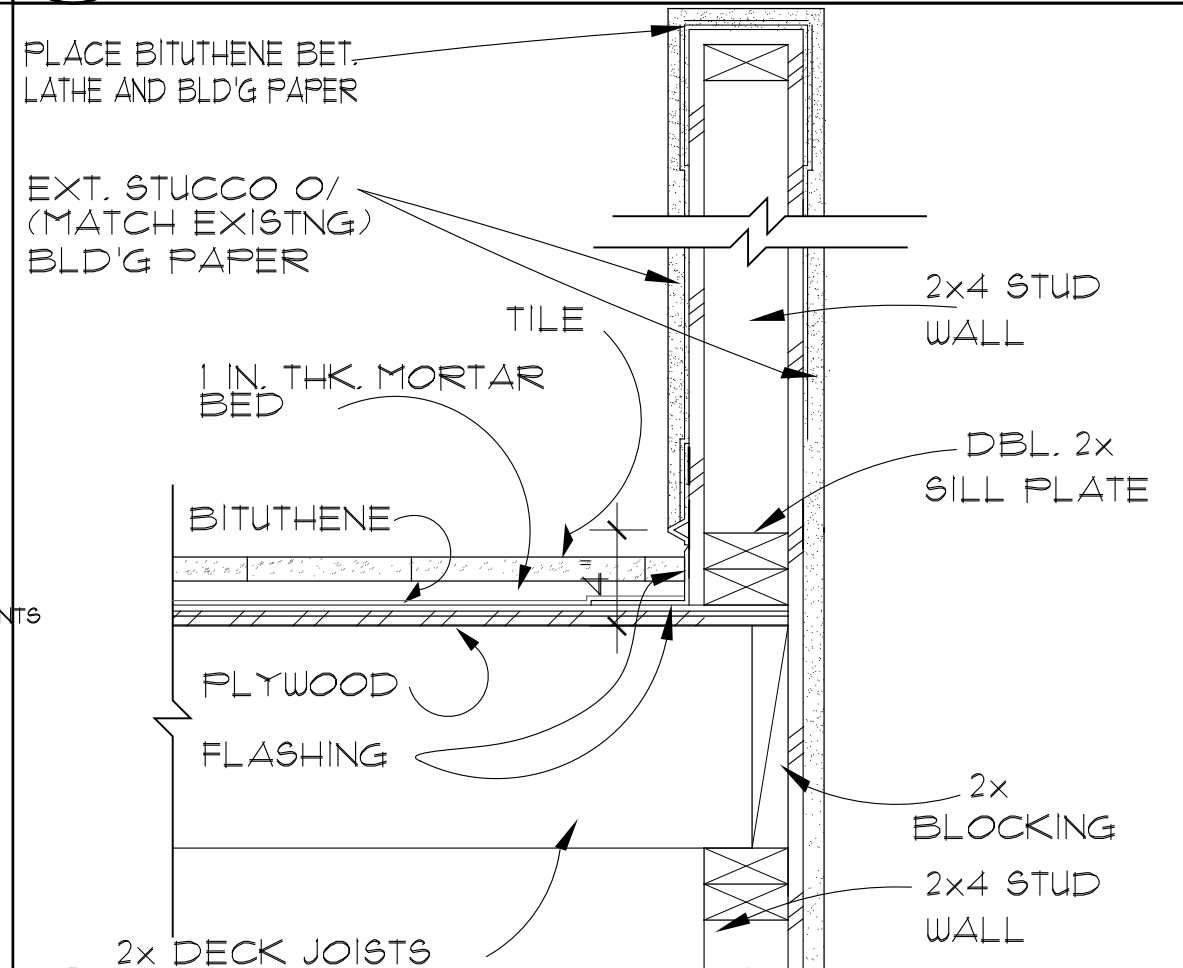
7 DECK EDGE SCALE: 3' = 1'-0'



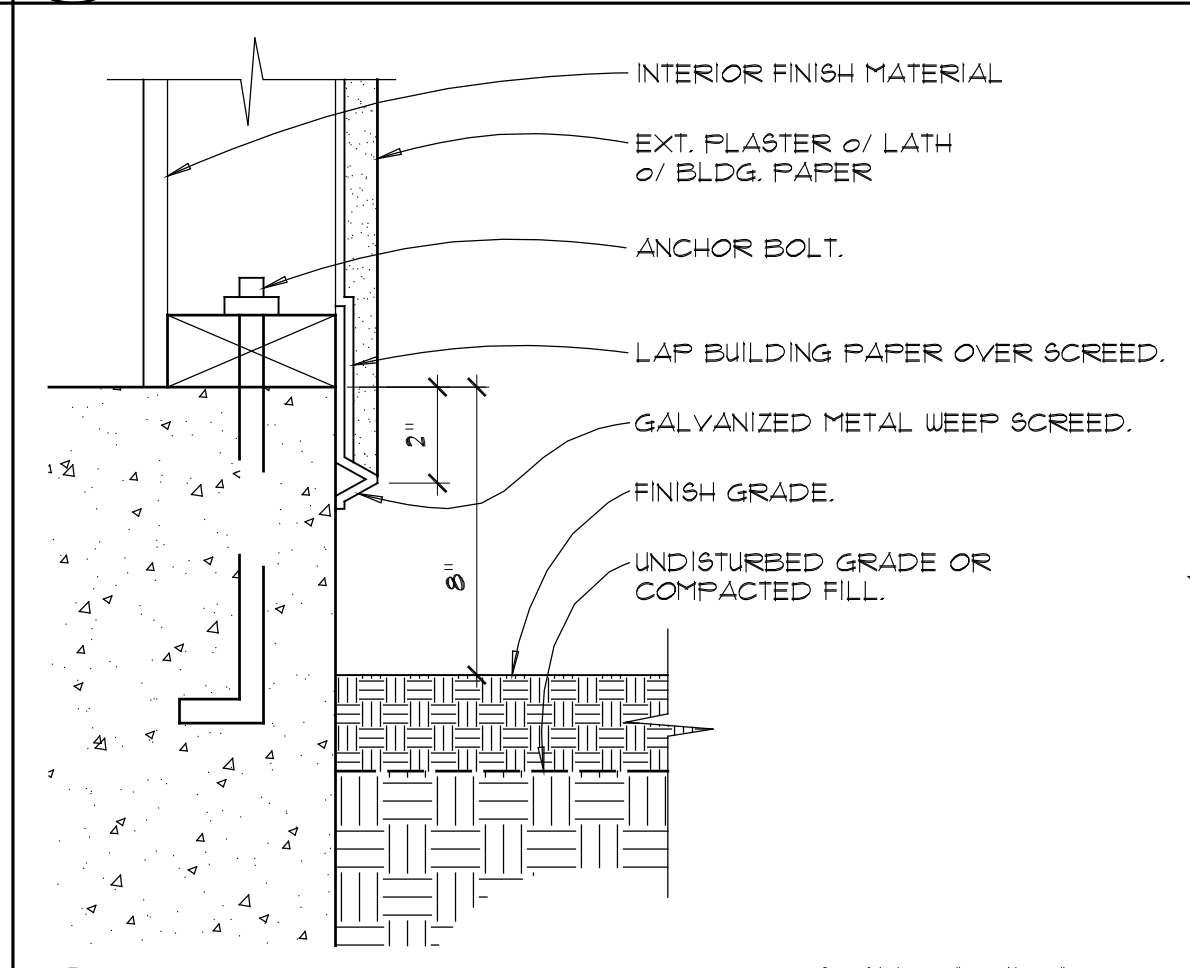
3 FLASHING AT RAKE WALL SCALE: 1 1/2' = 1'-0'



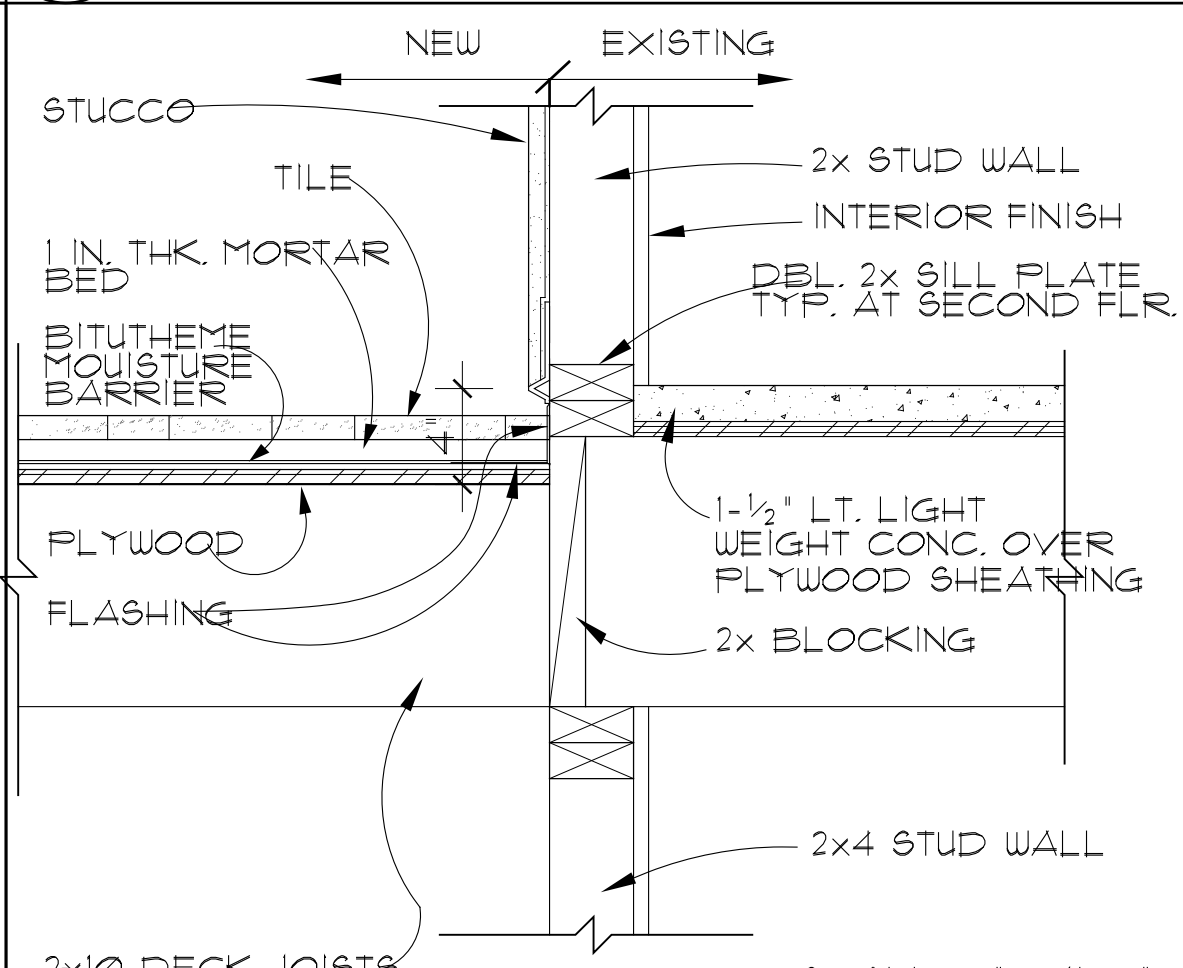
20 DRAFT STOP @ PERPENDICULAR TRUSSED ROOF SCALE: 1 1/2' = 1'-0'



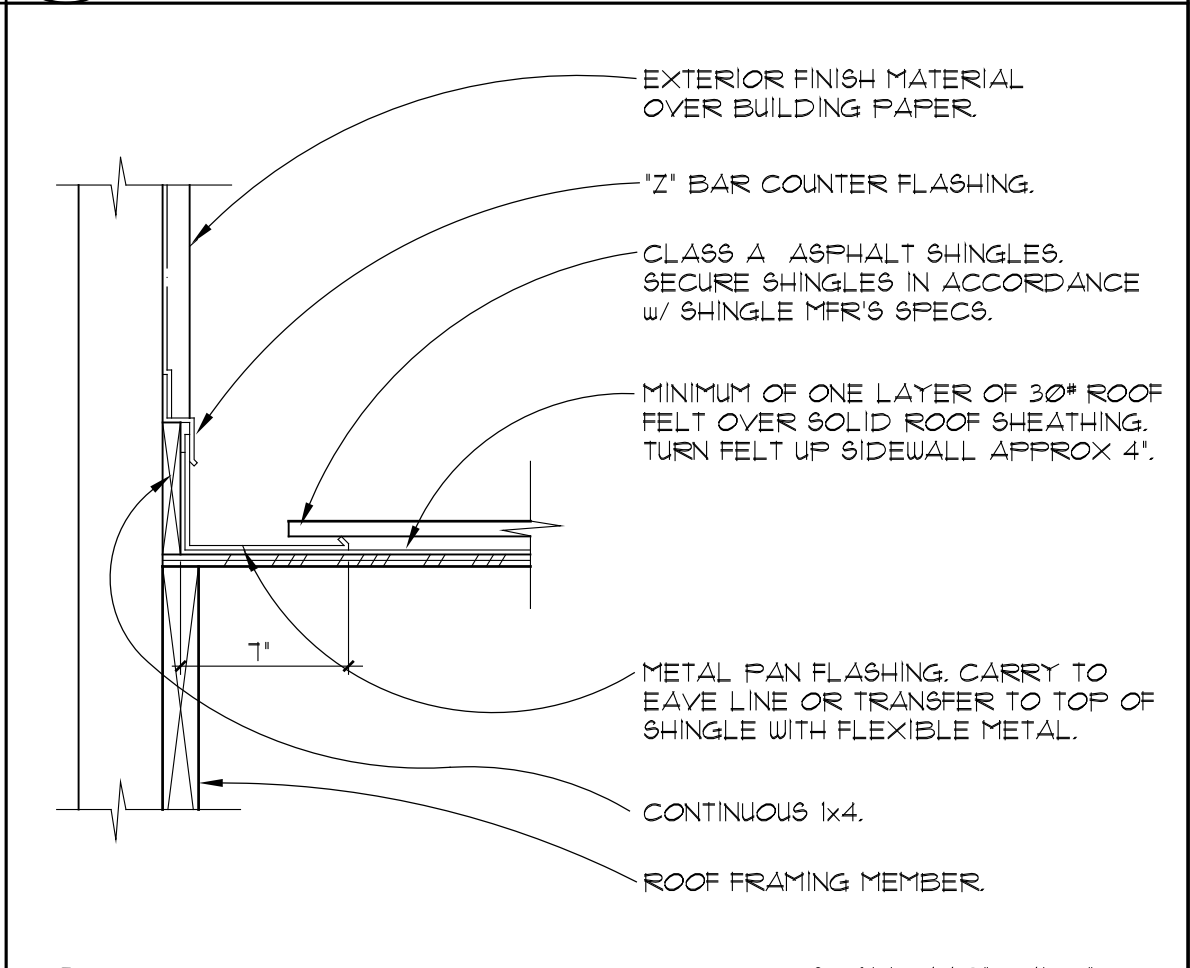
16 DECK TO PONYWALL SCALE: 3' = 1'-0'



12 STUCCO WEEP SCREED SCALE: 3' = 1'-0'



8 DECK TO WALL SCALE: 3' = 1'-0'



4 FLASHING AT RAKE WALL SCALE: 1 1/2' = 1'-0'

330 EAST CANNON PERDIDO, SUITE A
SANTA BARBARA, CA 93101
805.962.4575

FFI ARCHITECTS
CARL SCHNEIDER, AIA

LICENSED ARCHITECT
CARL SCHNEIDER
LIC. #C12850
REN. 7-31-17
STATE OF CALIFORNIA

CORTONA APARTMENTS
6830 Cortona Drive, Goleta, CA

The Tomlins Group

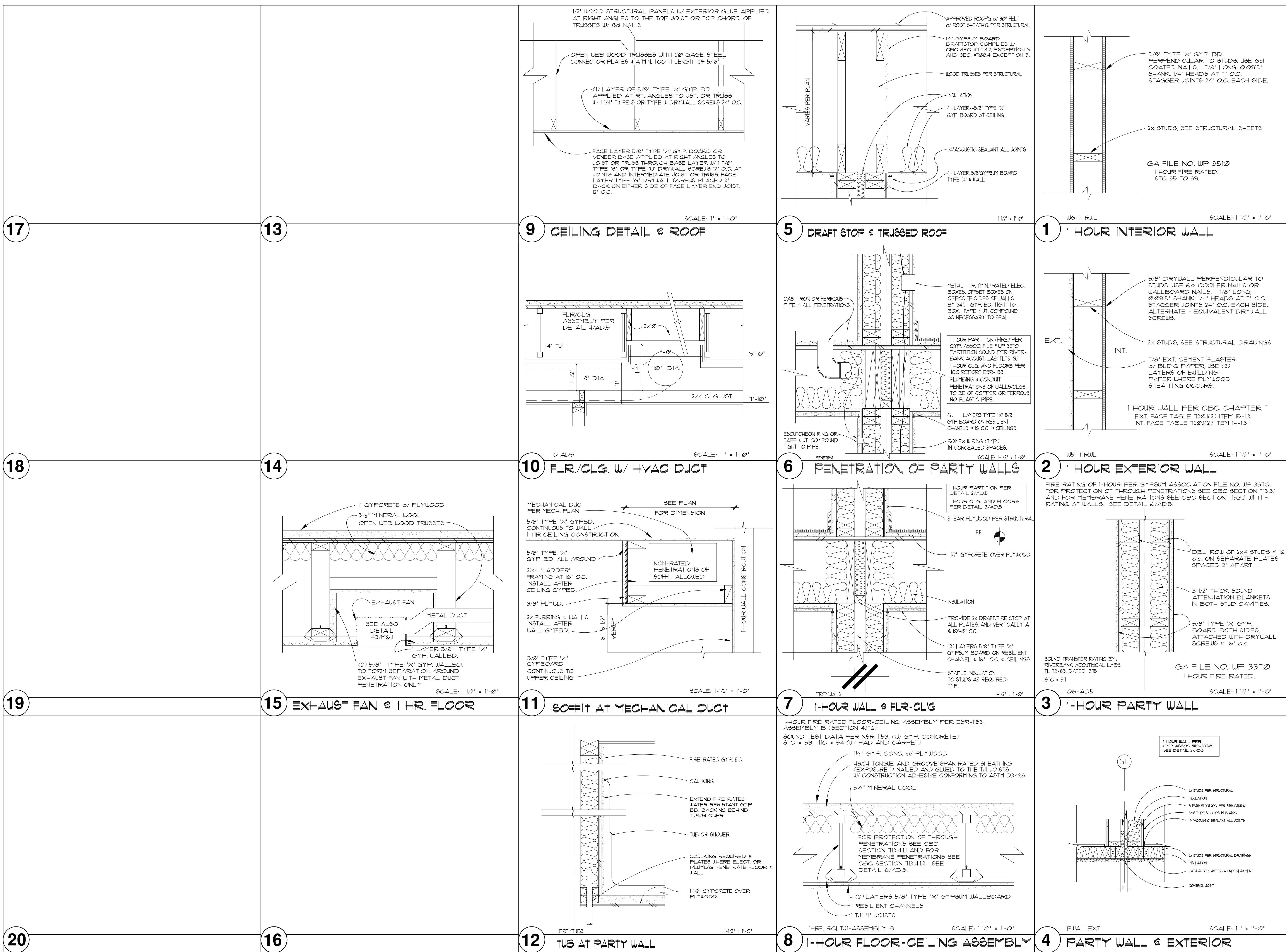
DETAILS
ARCHITECTURAL
DETAILS

014-3600
06-06-11

D.3

CASE # 09-140-DR

1ST PLAN CHECK RESUBMITTAL SET - 06/06/2017 PRELIMINARY NOT FOR CONSTRUCTION PLOTTED - 5/31/2017 10:23:28 AM



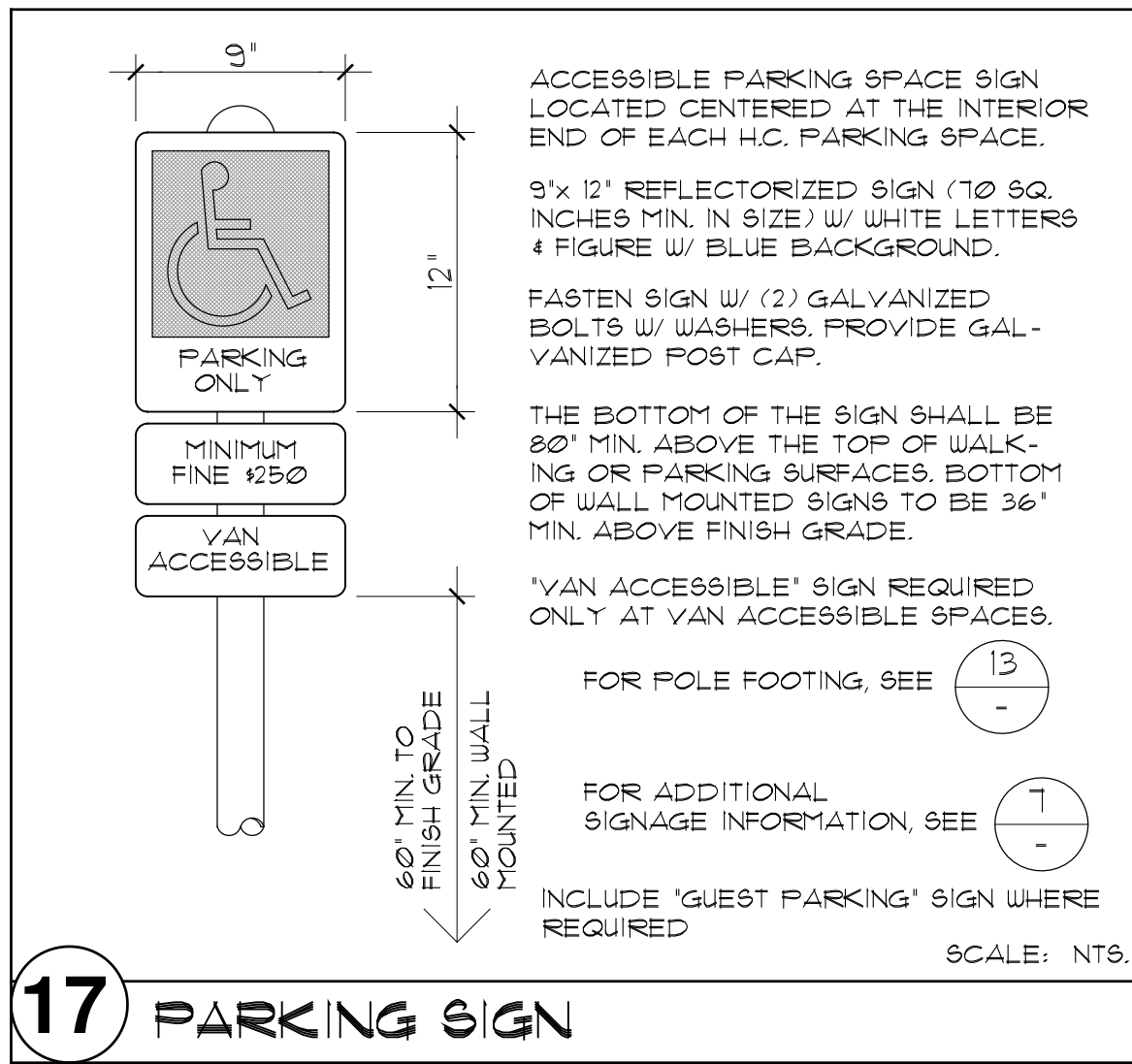
330 EAST CANNON PERDIDO, SUITE A
 SANTA BARBARA, CA 93101
 805.962.4575
HF
ARCHITECTS
 CARL SCHNEIDER, AIA

REGISTERED ARCHITECT
 CARL SCHNEIDER
 LIC. #C12850
 REN. 7-31-17
 STATE OF CALIFORNIA

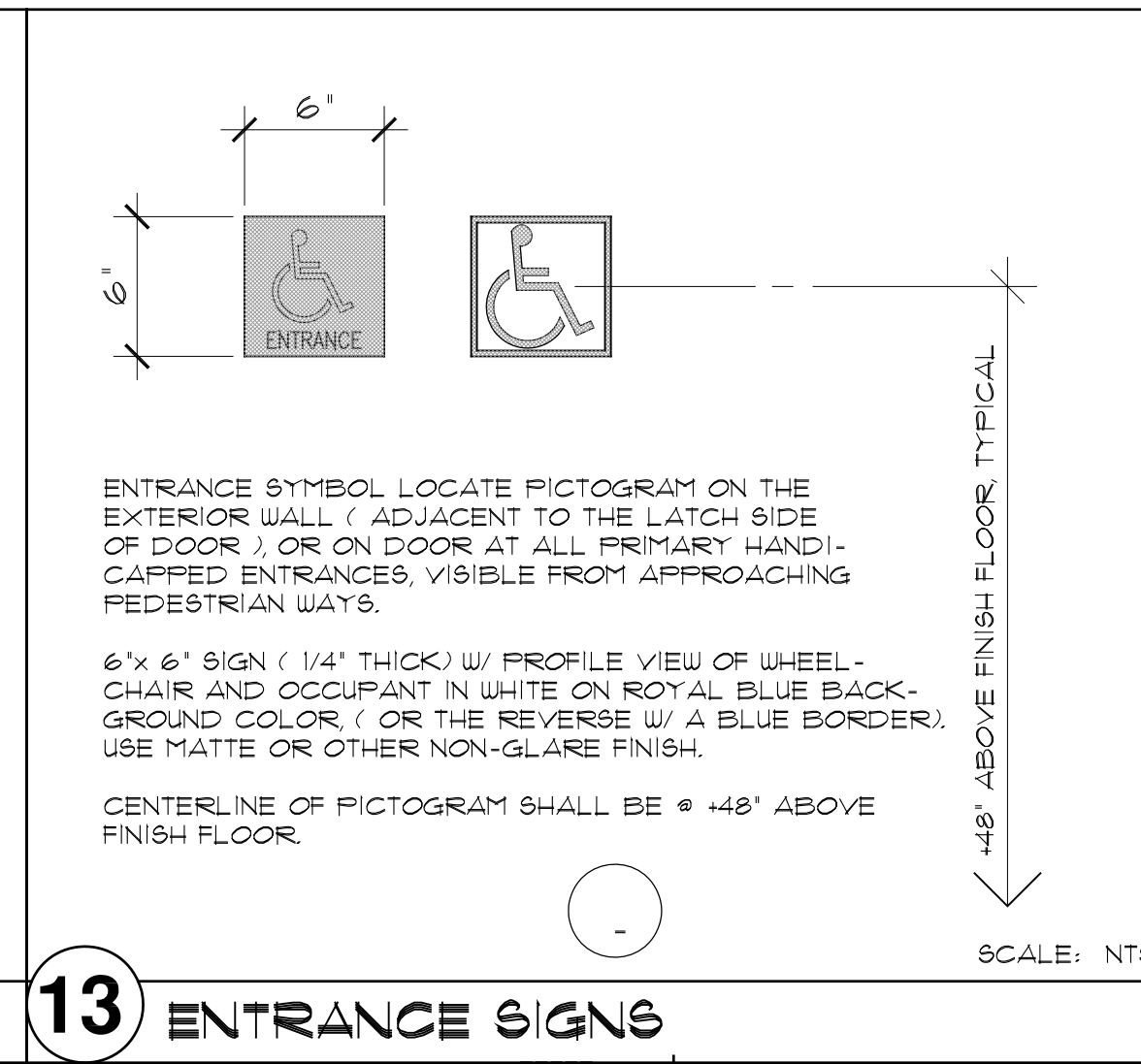
CORTONA APARTMENTS
 6830 Cortona Drive, Goleta, CA
 The Tomber Group

DETAILS
 ARCHITECTURAL
 DETAILS
 014-3600
 06-06-11
D.4
 CASE # 09-140-DR

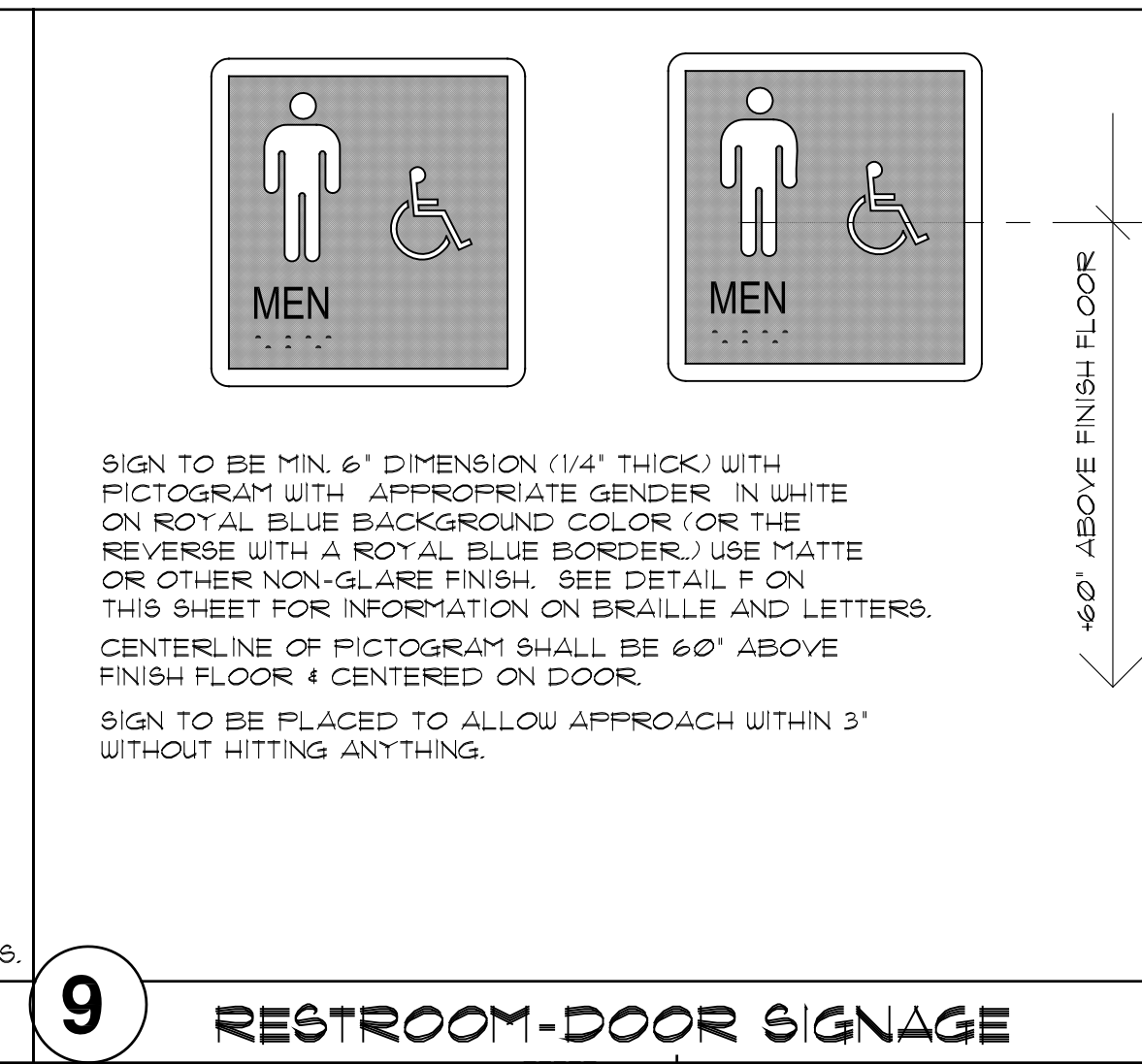
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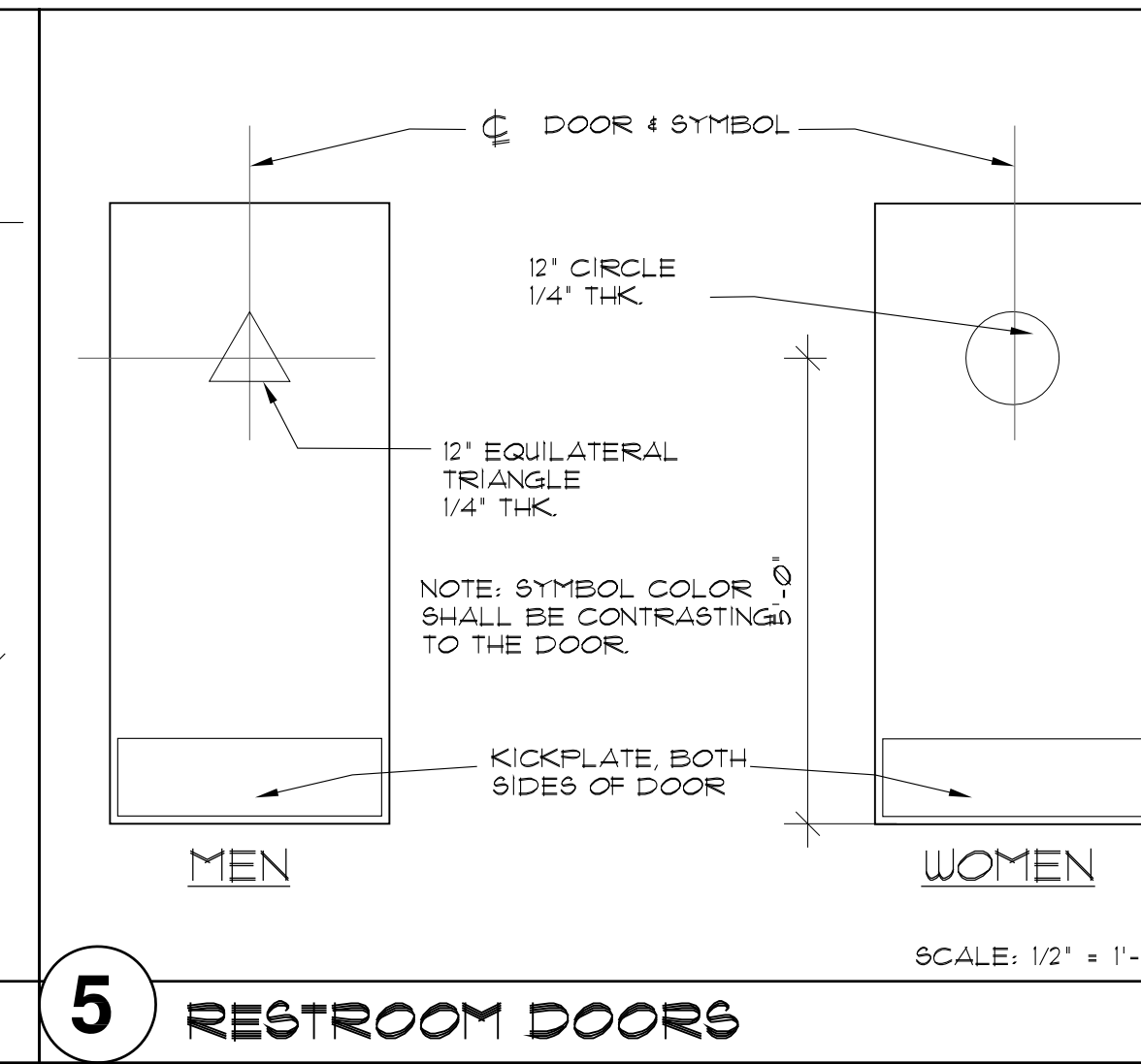
17 PARKING SIGN



13 ENTRANCE SIGNS



9 RESTROOM-DOOR SIGNAGE



5 RESTROOM DOORS

ACCESSIBLE SIGNAGE SHALL COMPLY WITH THE FOLLOWING:

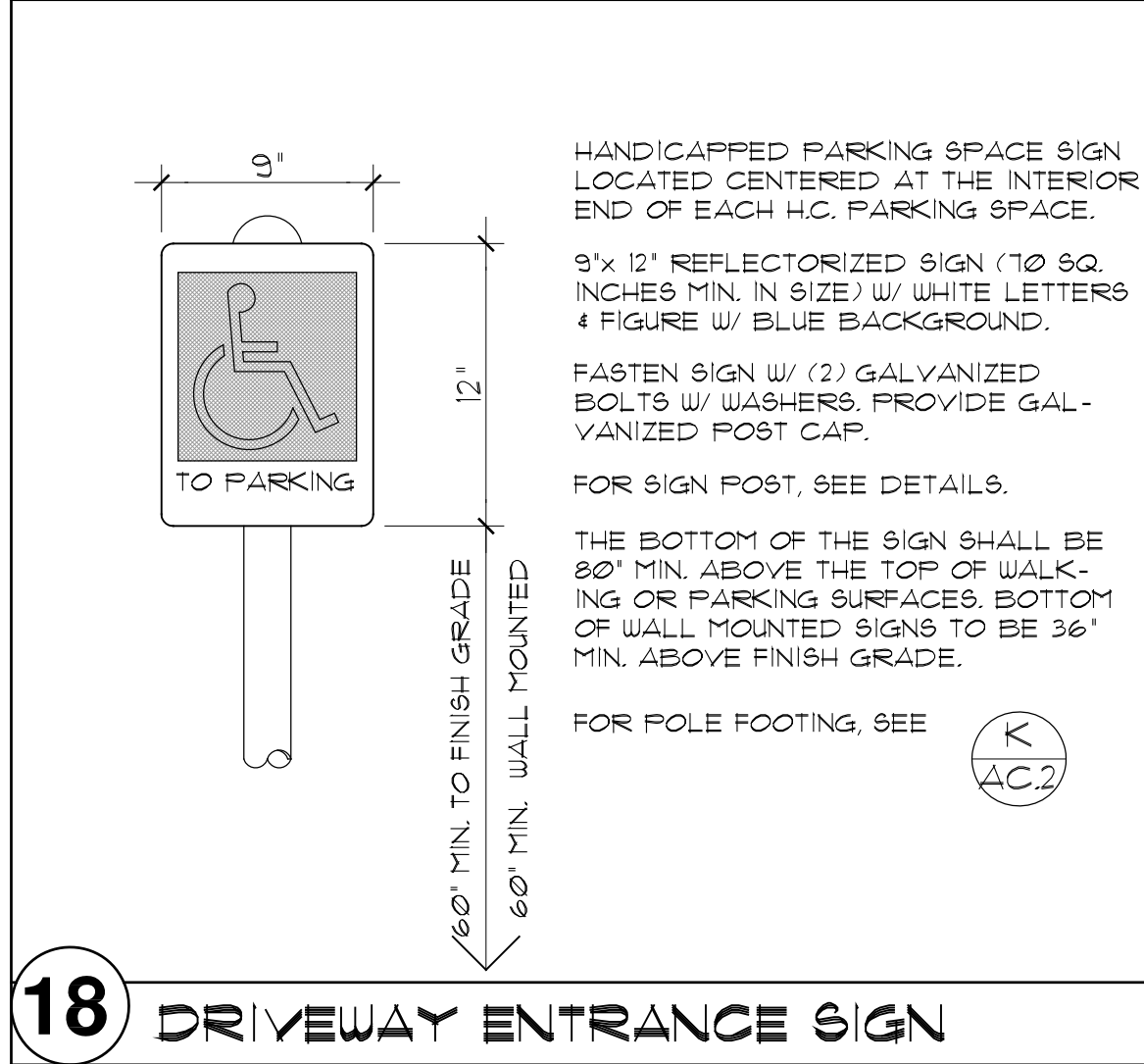
FINISH AND CONTRAST: CHARACTERS, SYMBOLS AND THEIR BACKGROUNDS SHALL HAVE A NON-GLARE FINISH AND CONTRAST WITH THEIR BACKGROUND.

PROPORTIONS: CHARACTERS ON SIGNS SHALL BE SELECTED FROM FONTS THAT HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1 MEASURED BY THE WIDTH OF THE UPPERCASE LETTER 'O' AND HEIGHT OF UPPERCASE LETTER 'I', AND A STROKE WIDTH-TO-HEIGHT RATIO OF BETWEEN 1:5 AND 1:10 MEASURED BY THE WIDTH AND HEIGHT OF THE CAPITAL LETTER 'I'.

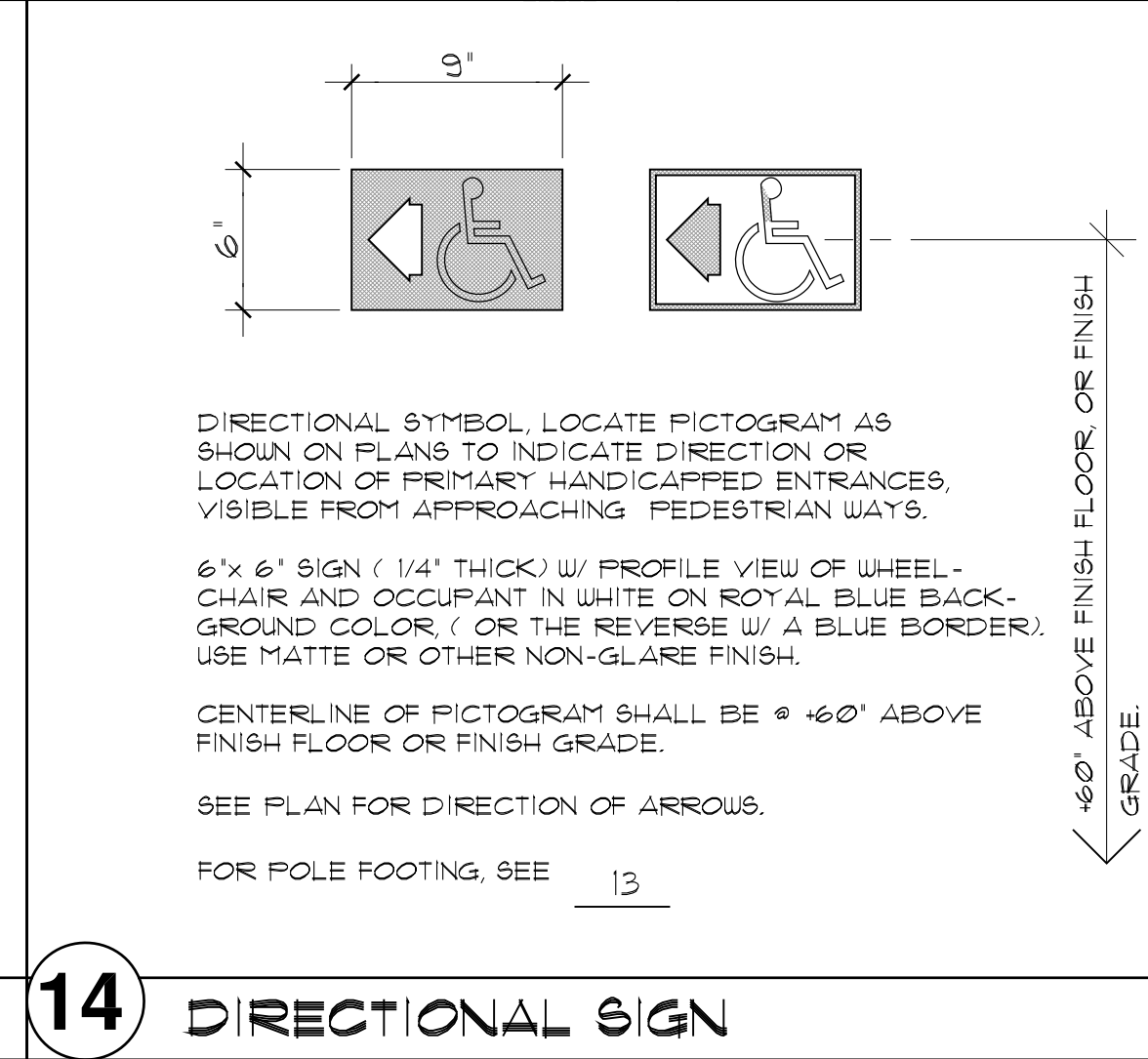
CHARACTER HEIGHT: THE MINIMUM HEIGHT IS MEASURED USING AN UPPERCASE 'I'. VIEWING DISTANCE SHALL BE MEASURED AS THE HORIZONTAL DISTANCE BETWEEN THE CHARACTER AND AN OBSTRUCTION PREVENTING FURTHER APPROACH TOWARDS THE SIGN. SEE TABLE:

HEIGHT TO FINISH FLOOR OR GROUND FROM BASELINE OF CHARACTER	HORIZONTAL VIEWING DISTANCE	MINIMUM CHARACTER HEIGHT
40" TO LESS THAN OR EQUAL TO 70"	LESS THAN 12'	3/8"
GREATER THAN 70" TO LESS THAN OR EQUAL TO 120"	12' AND GREATER	2"
GREATER THAN 120"	180" AND GREATER	2", PLUS 1/8" PER FT. OF VIEWING DISTANCE ABOVE 180"

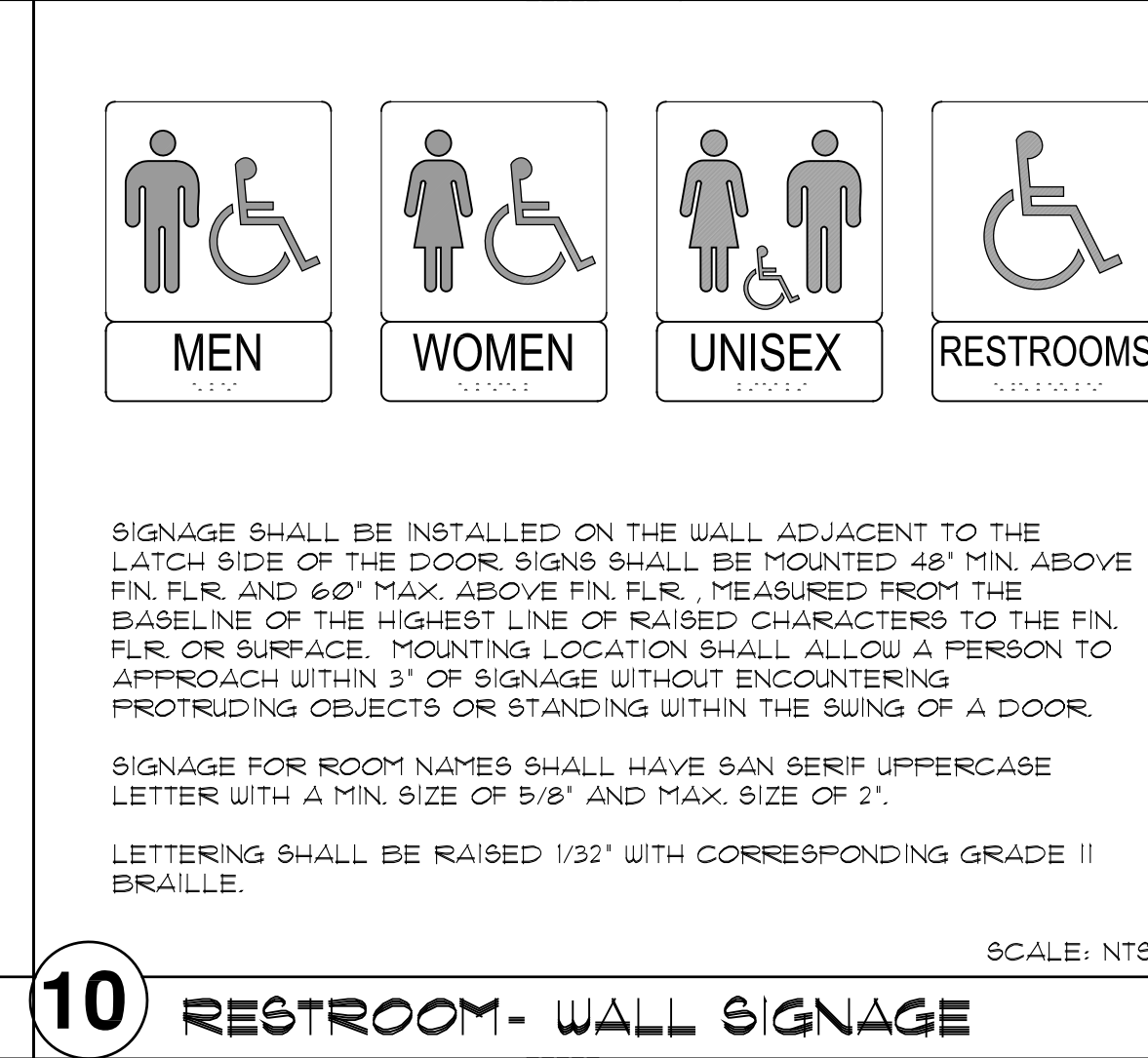
1 ACCESSIBLE SIGNAGE REQTS.



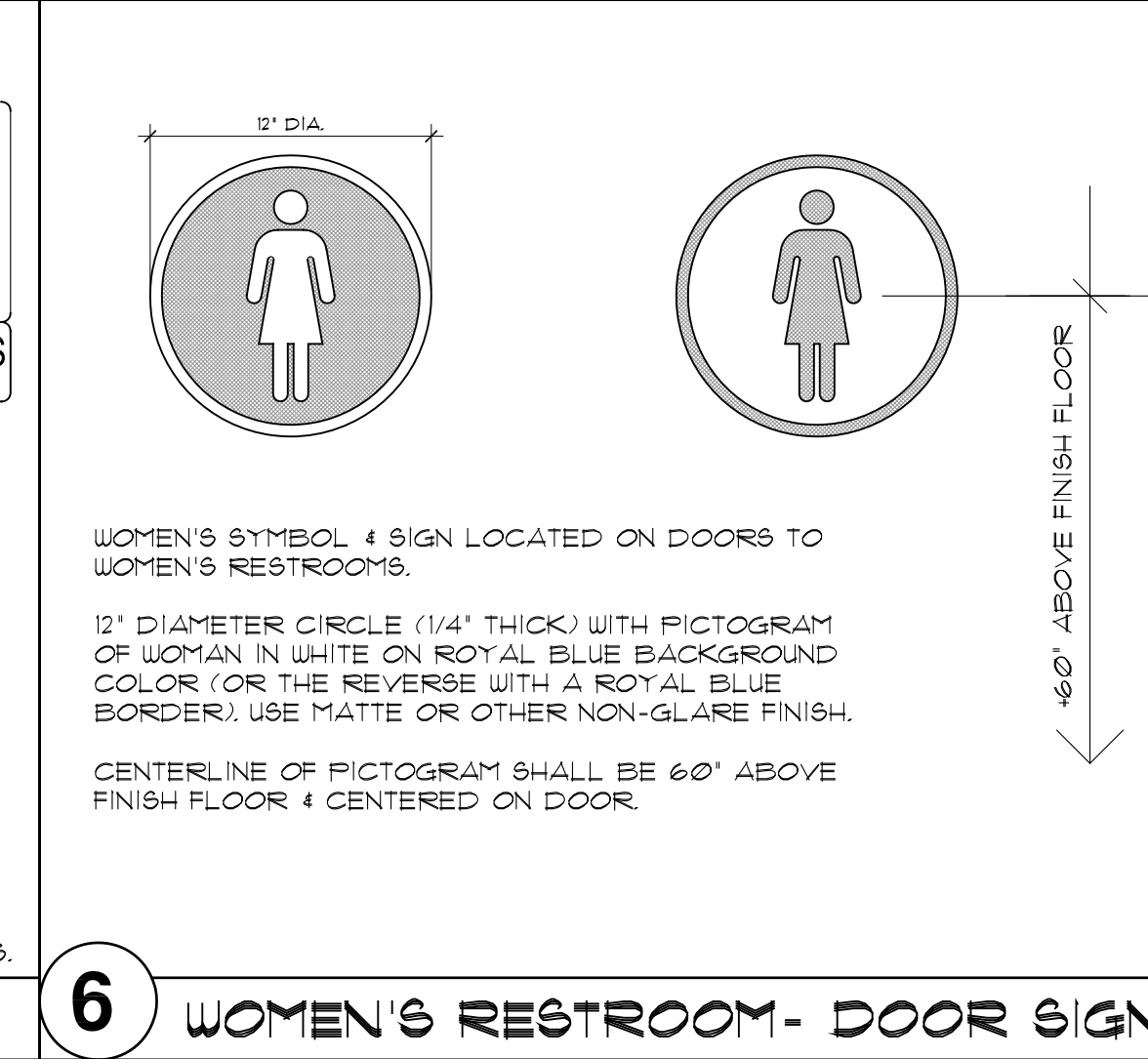
18 DRIVEWAY ENTRANCE SIGN



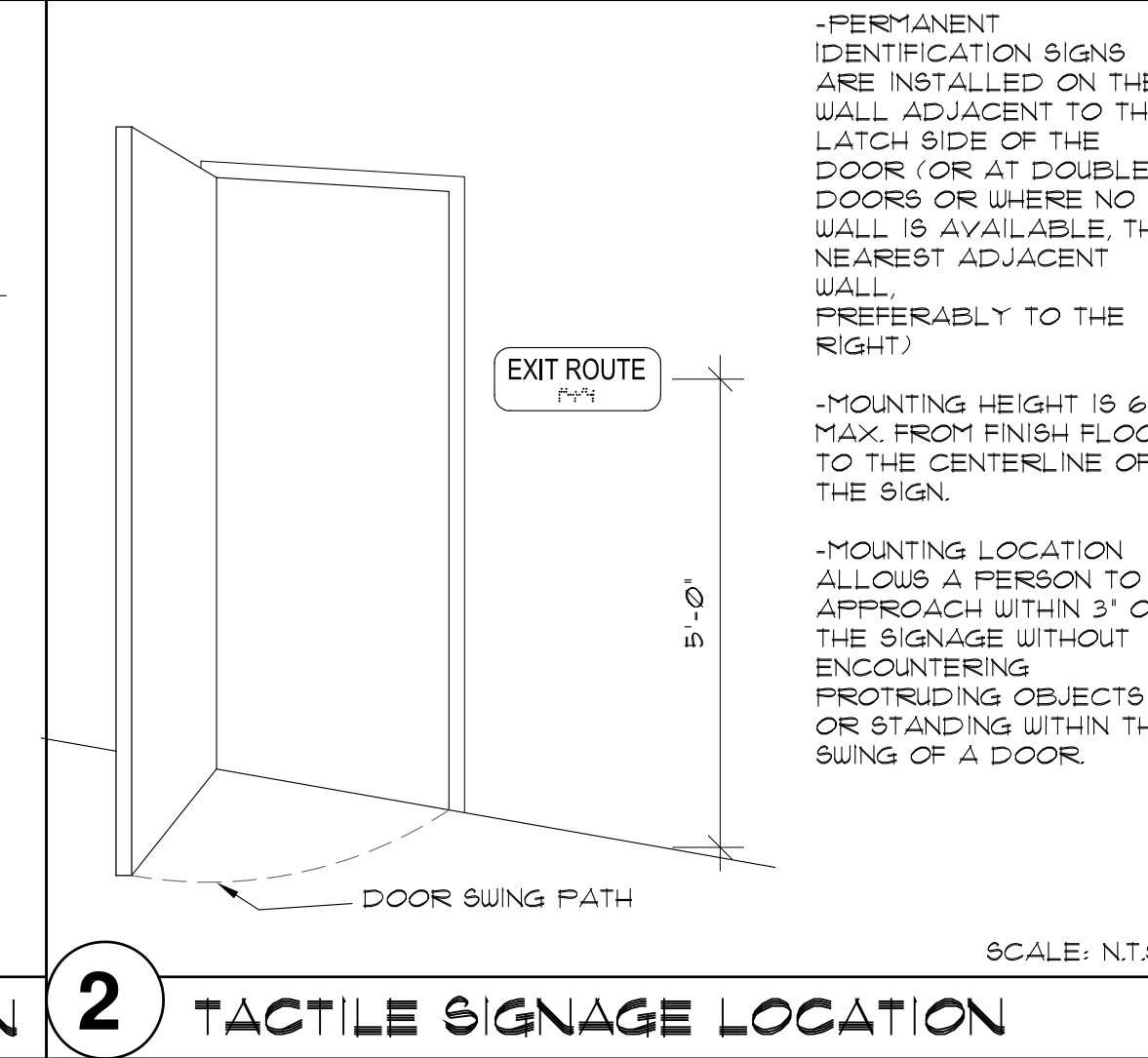
14 DIRECTIONAL SIGN



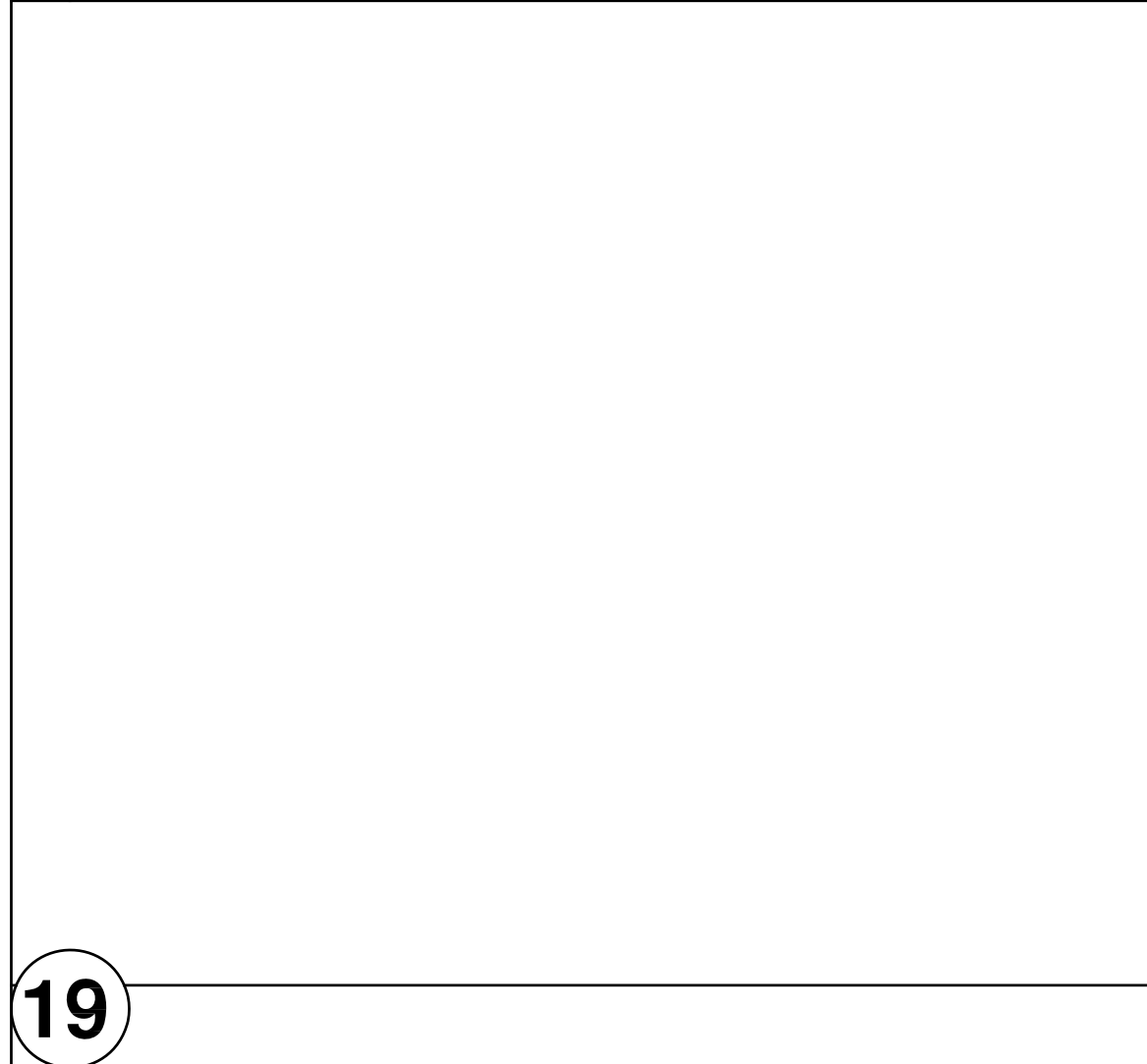
10 RESTROOM-WALL SIGNAGE



6 WOMEN'S RESTROOM-DOOR SIGN



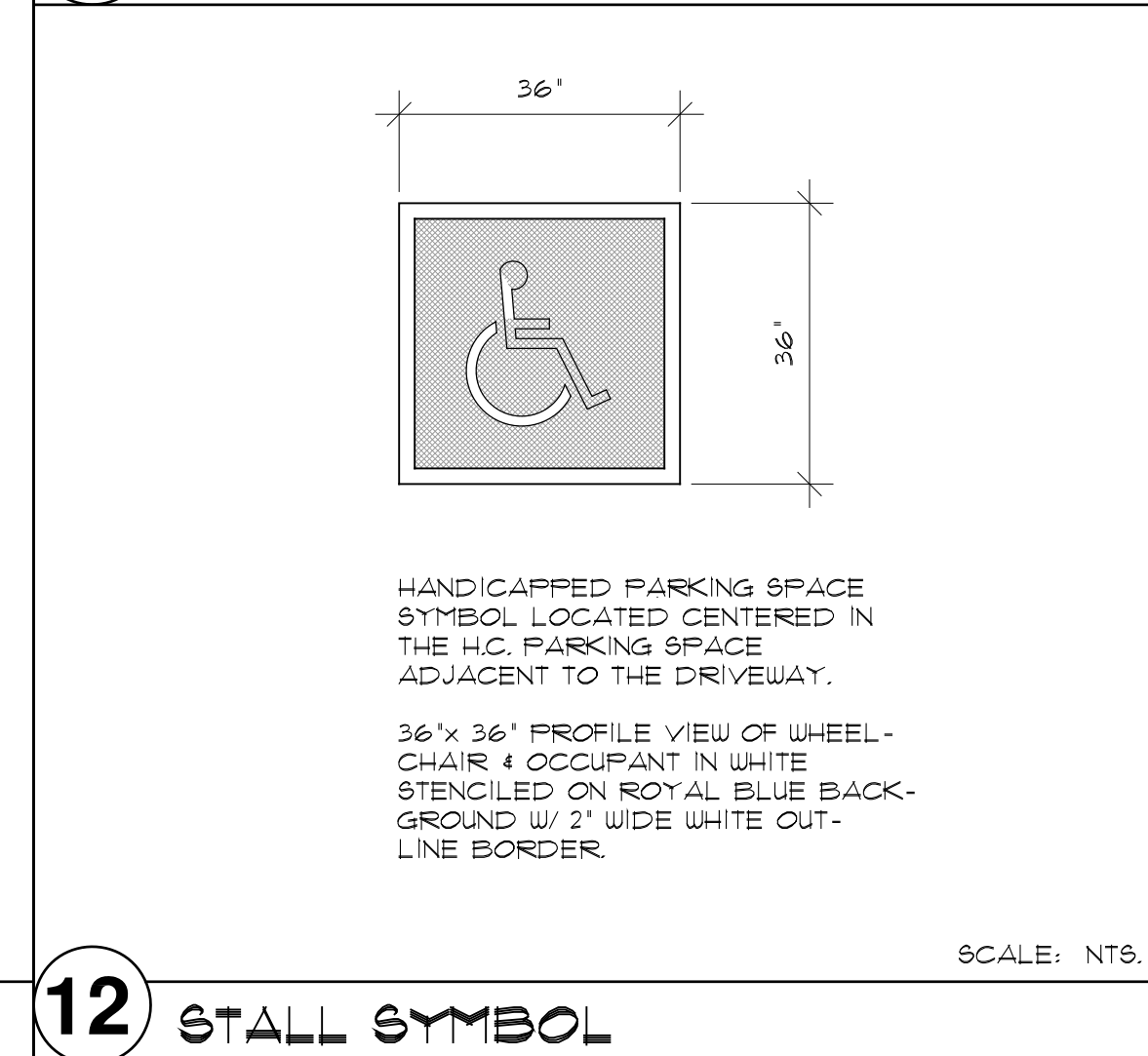
2 TACTILE SIGNAGE LOCATION



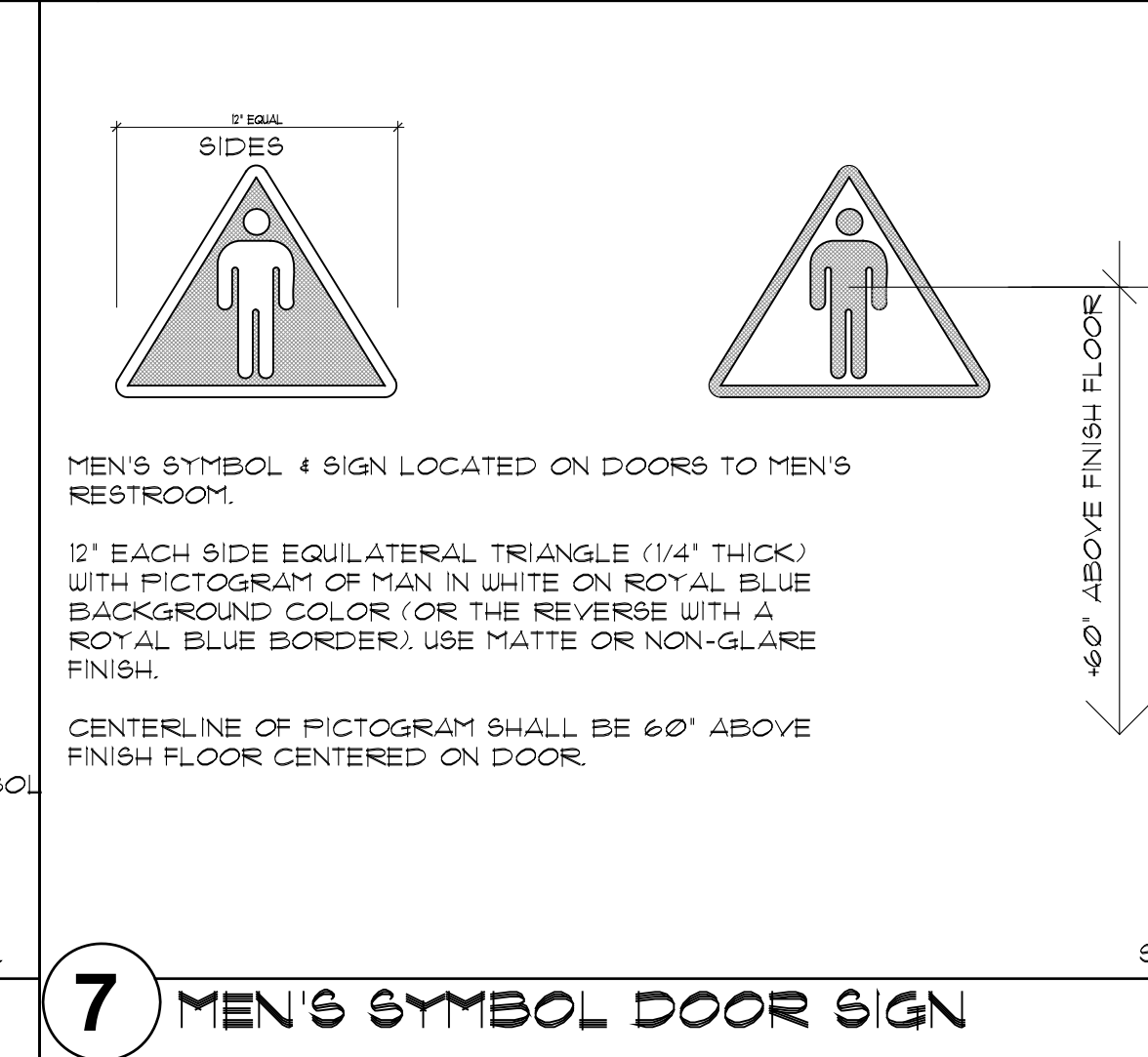
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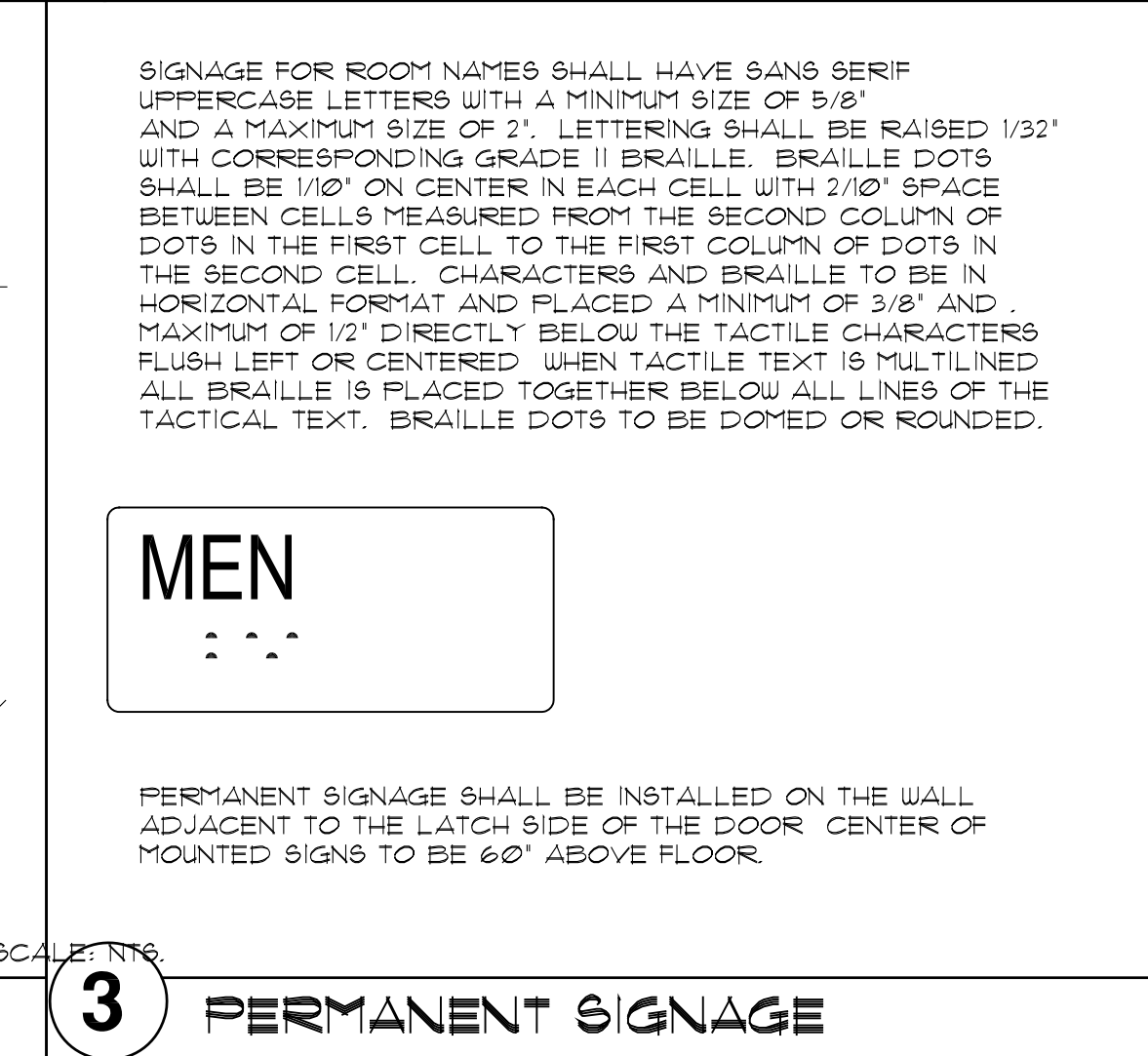
11 RESTROOM DOOR SIGNAGE



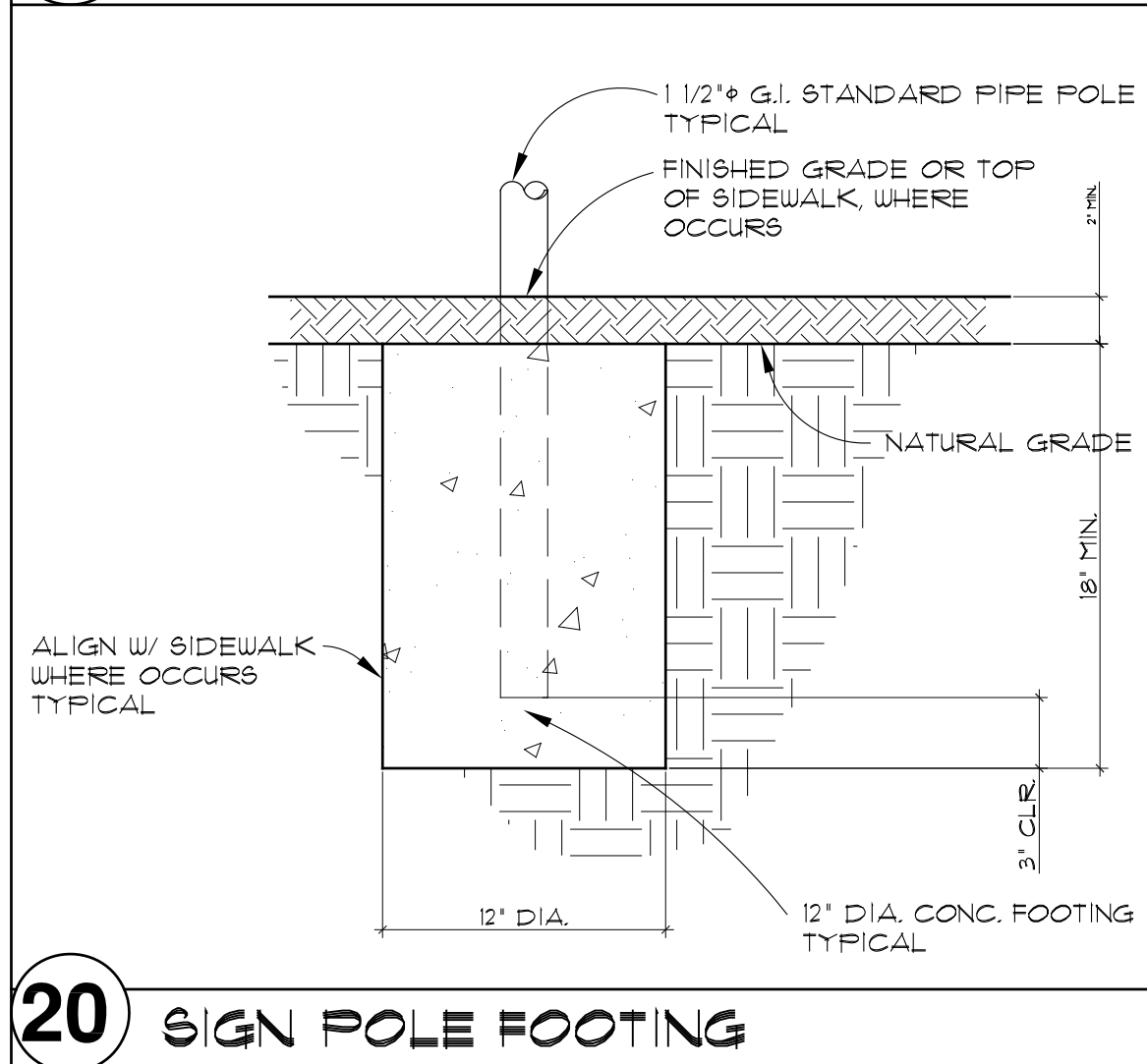
12 STALL SYMBOL



7 MEN'S SYMBOL DOOR SIGN



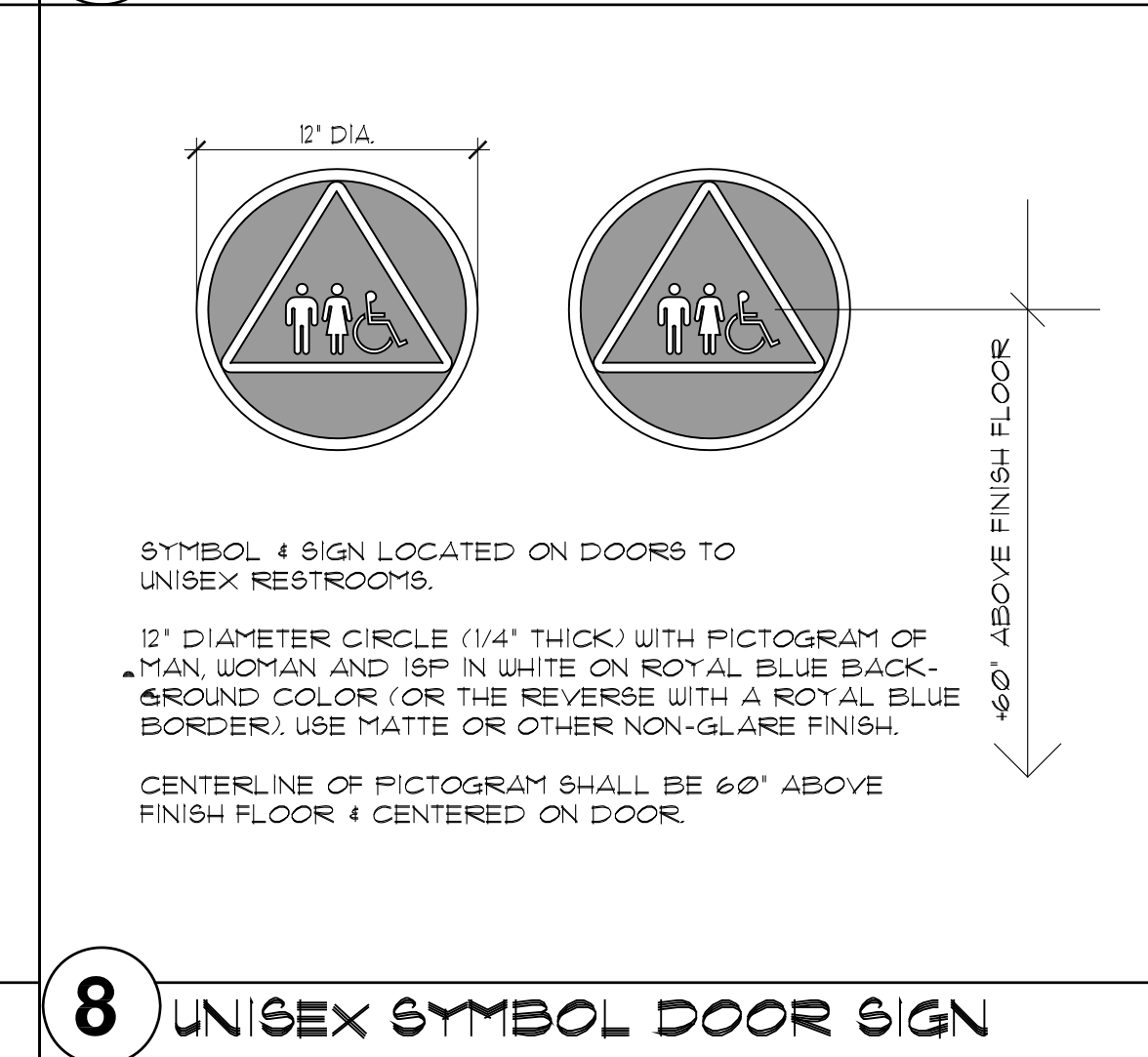
3 PERMANENT SIGNAGE



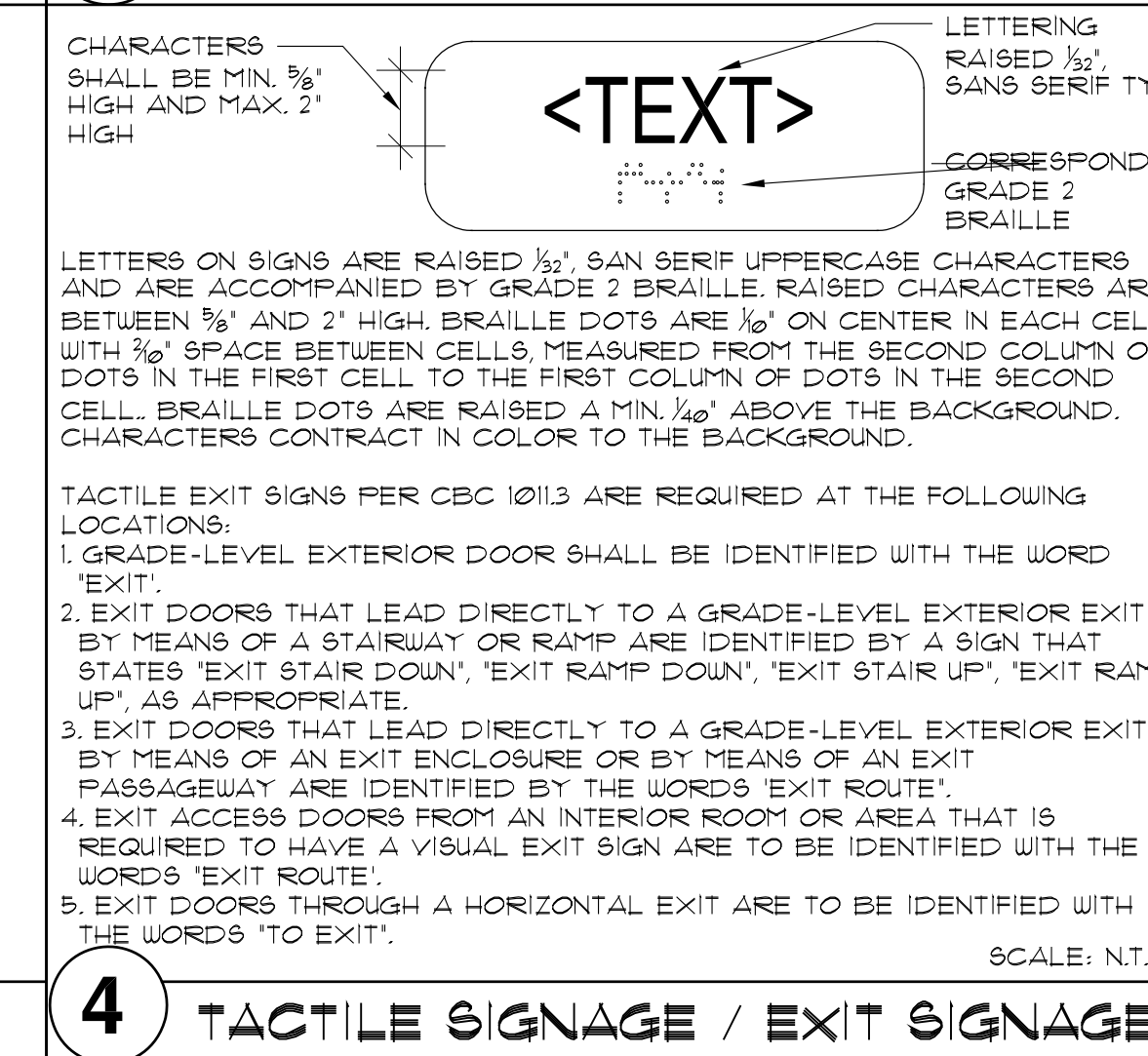
20 SIGN POLE FOOTING



16



8 UNISEX SYMBOL DOOR SIGN



4 TACTILE SIGNAGE / EXIT SIGNAGE

330 EAST CANYON PERDIDO, SUITE A
SANTA BARBARA, CA 93101
805.962.4575

HFI ARCHITECTS

CARL SCHNEIDER, AIA

ARCHITECT

CARL SCHNEIDER

LIC. #C12850

REN. 7-31-17

STATE OF CALIFORNIA

CORTONA APARTMENTS

6830 Cortona Drive, Goleta, CA

The Tomber Group

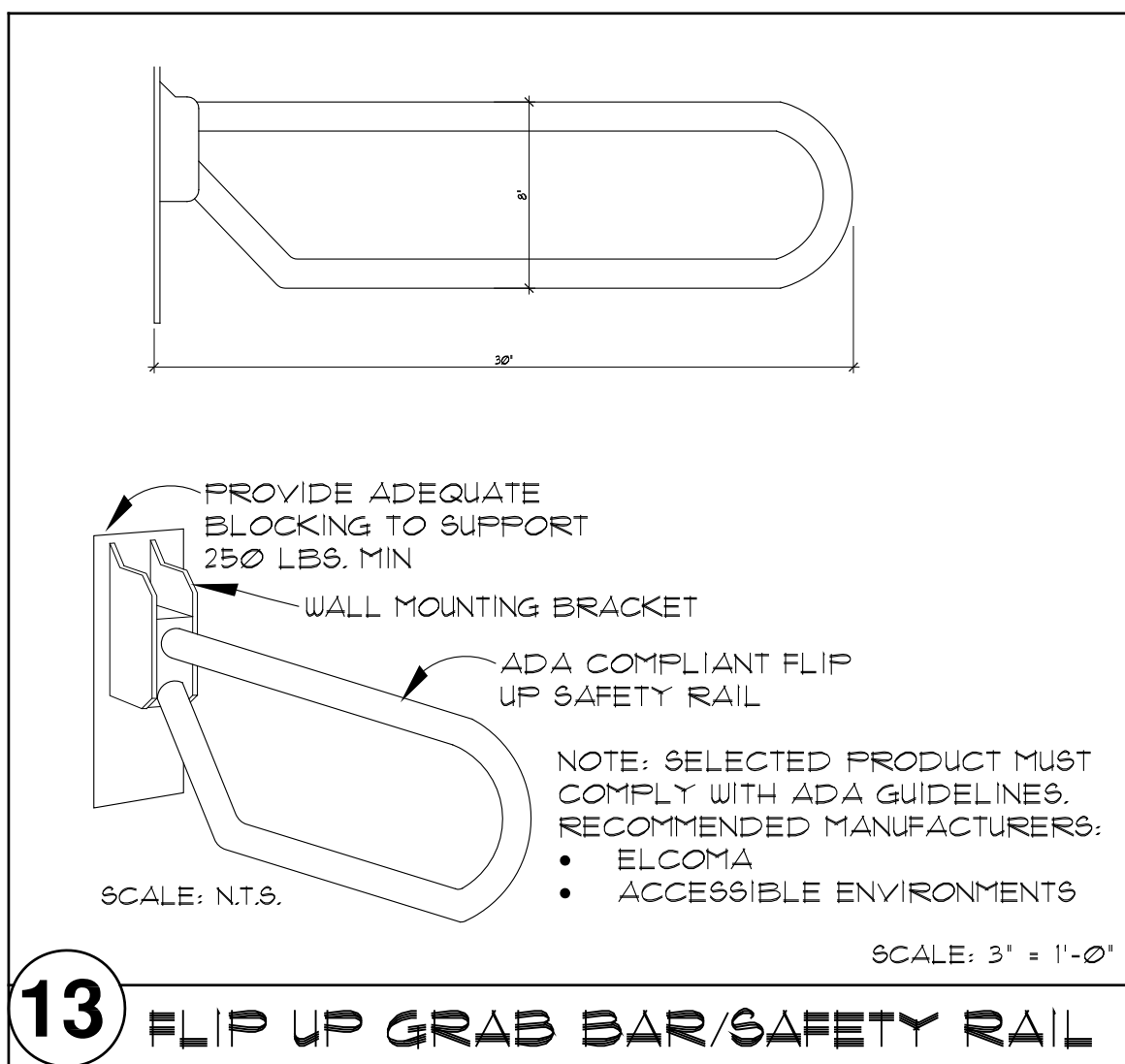
ADA GUIDELINES & DETAILS

04-3600

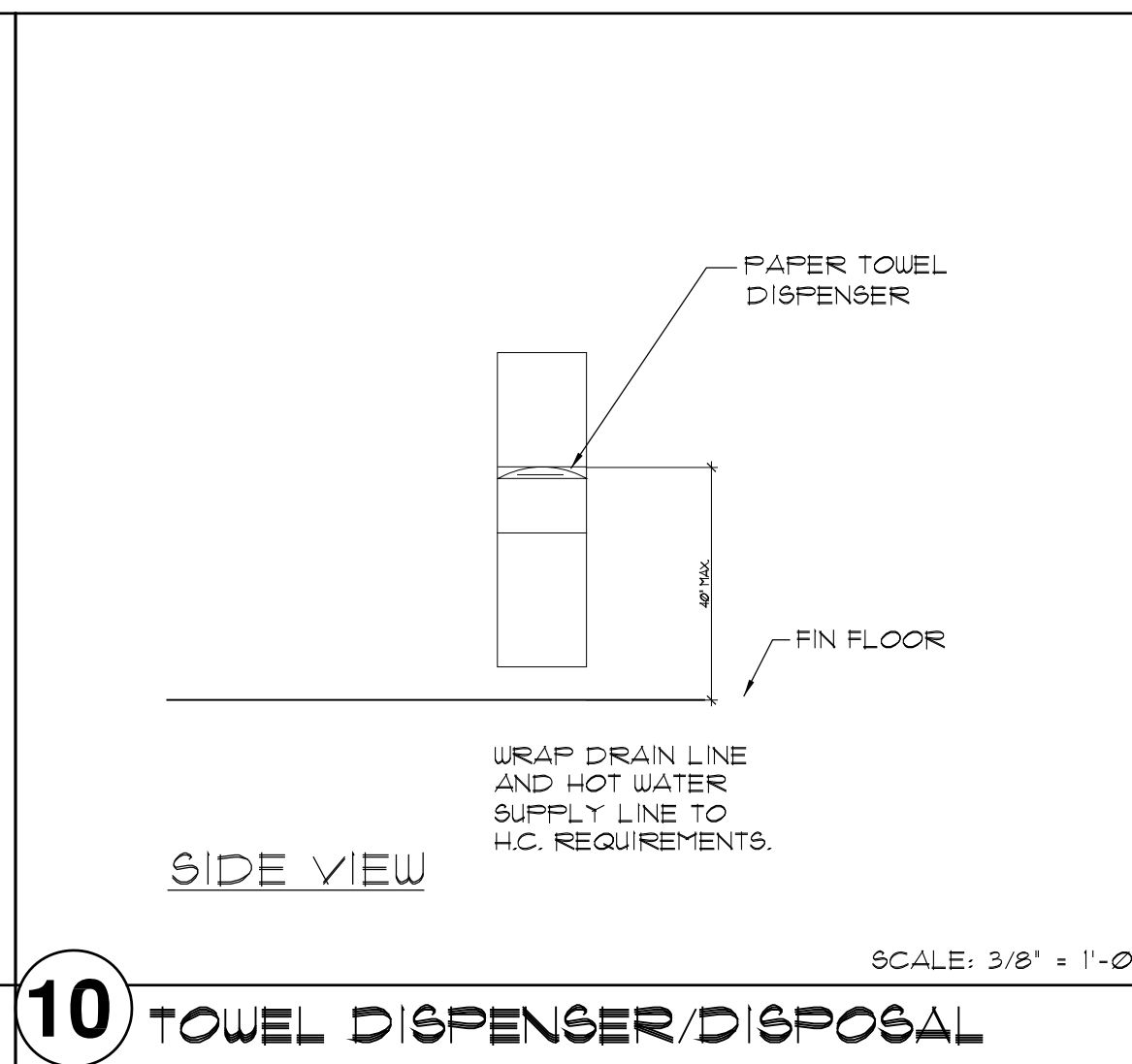
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ADA1

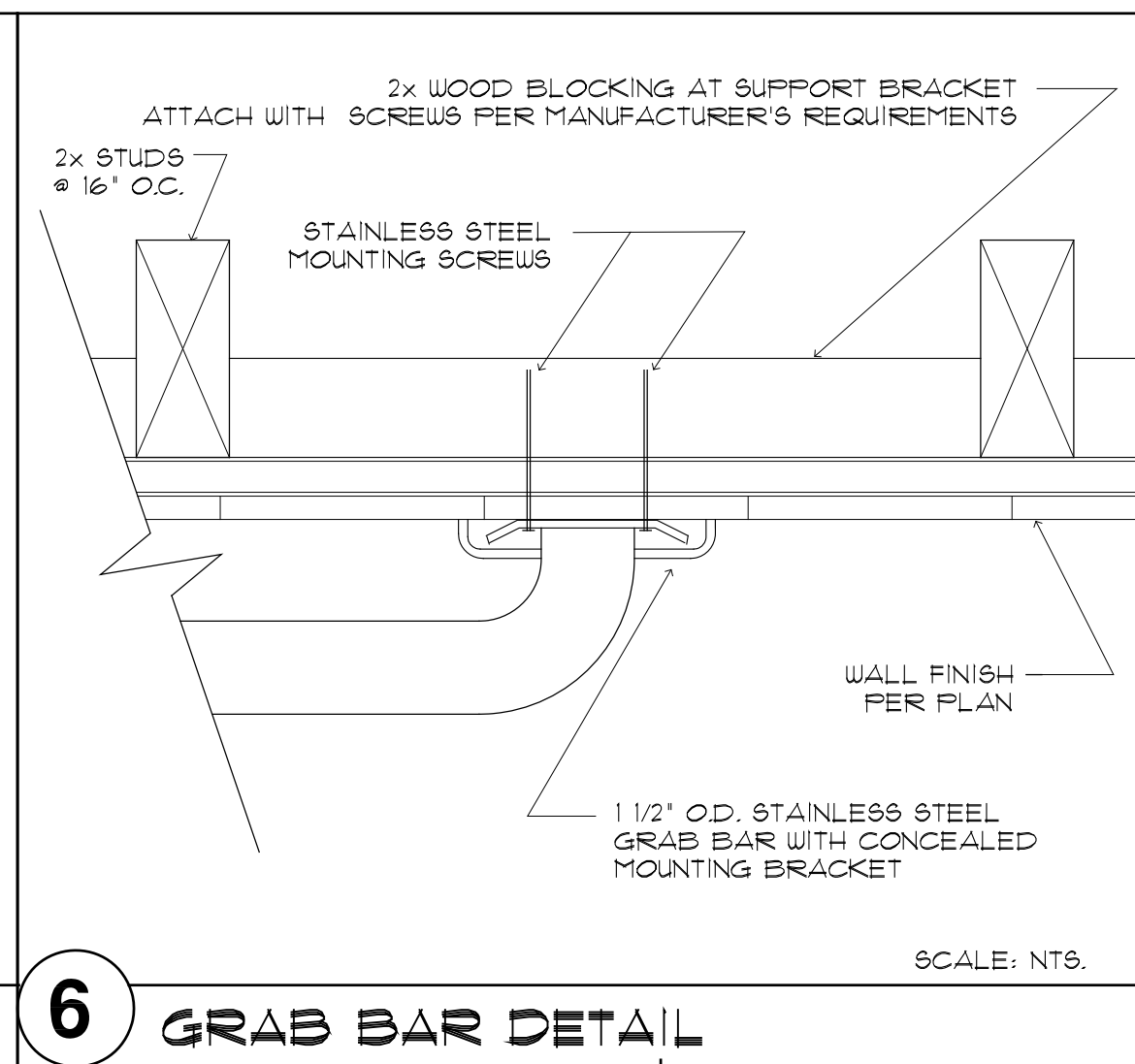
CASE # 09-140-DR



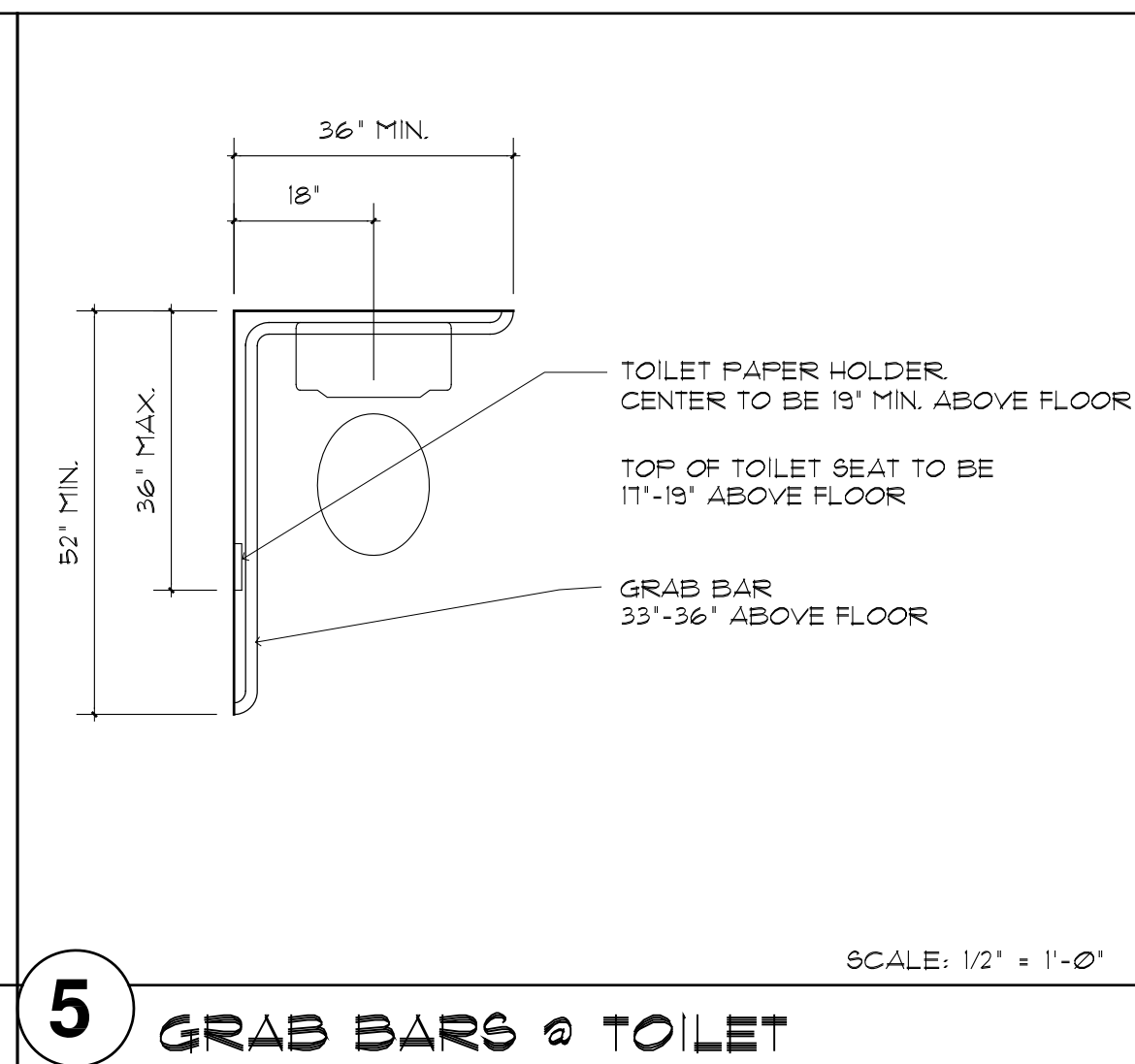
13 FLIP UP GRAB BAR/SAFETY RAIL



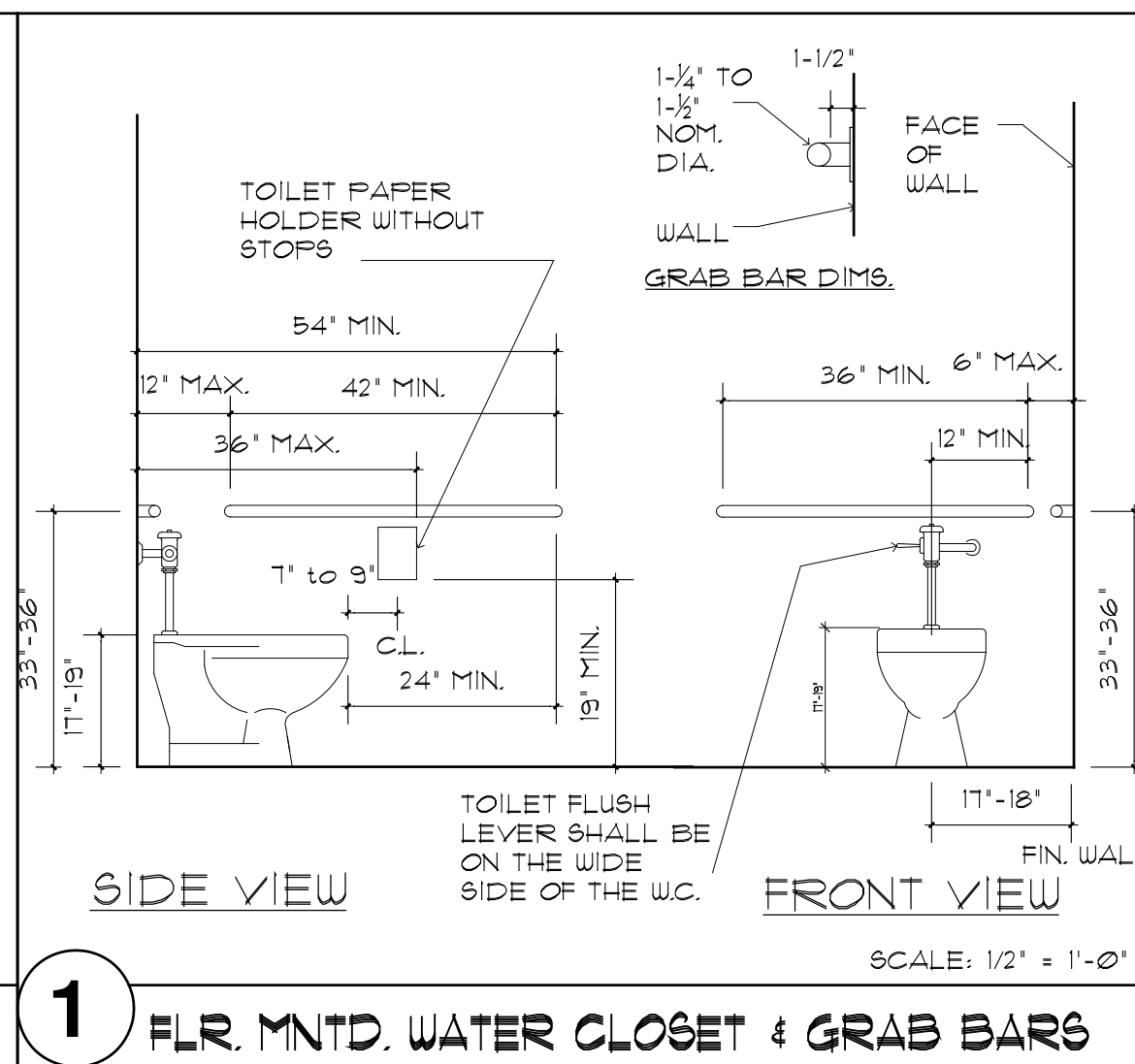
10 TOWEL DISPENSER/DISPOSAL



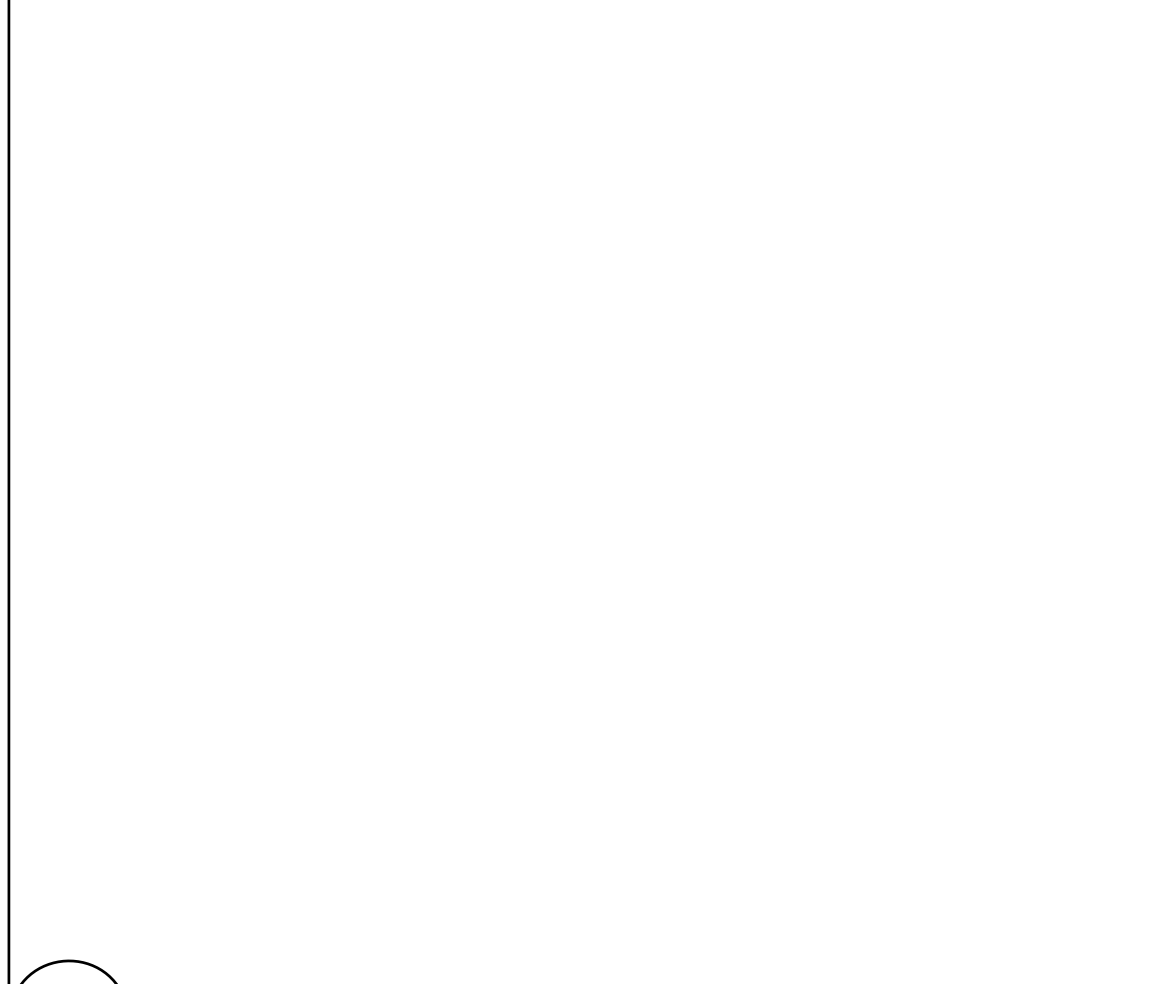
6 GRAB BAR DETAIL



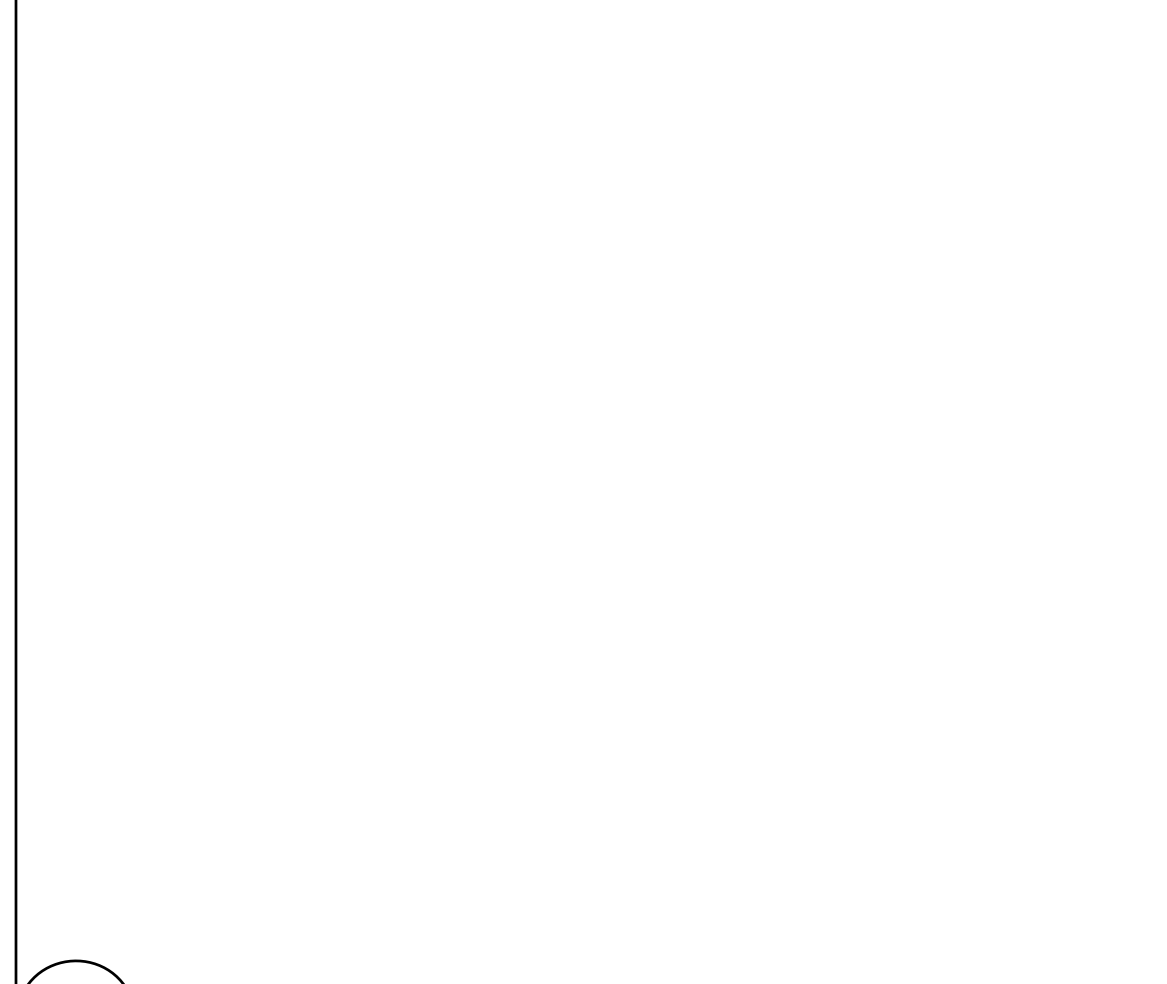
5 GRAB BARS @ TOILET



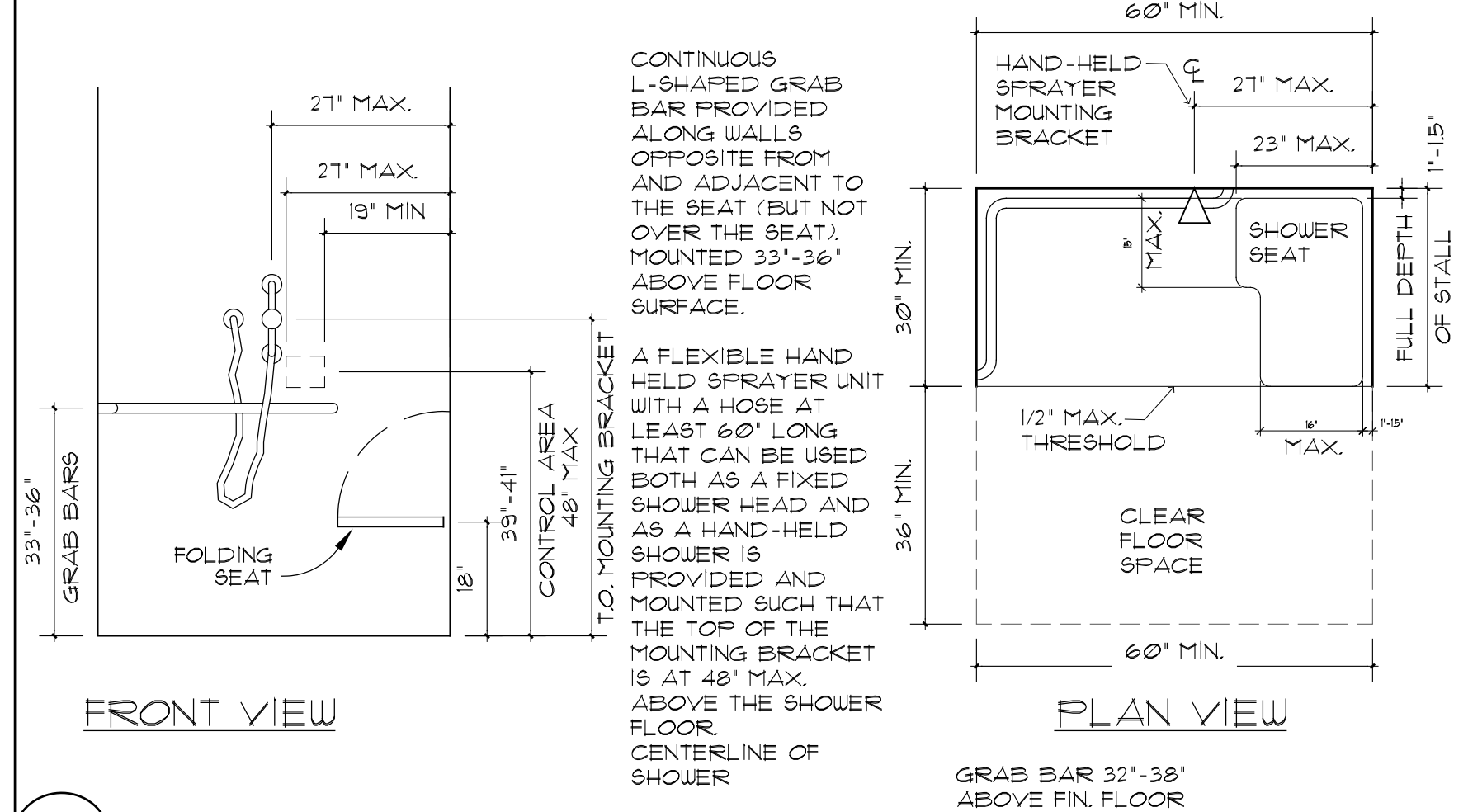
1 FLR. MNTD. WATER CLOSET & GRAB BARS



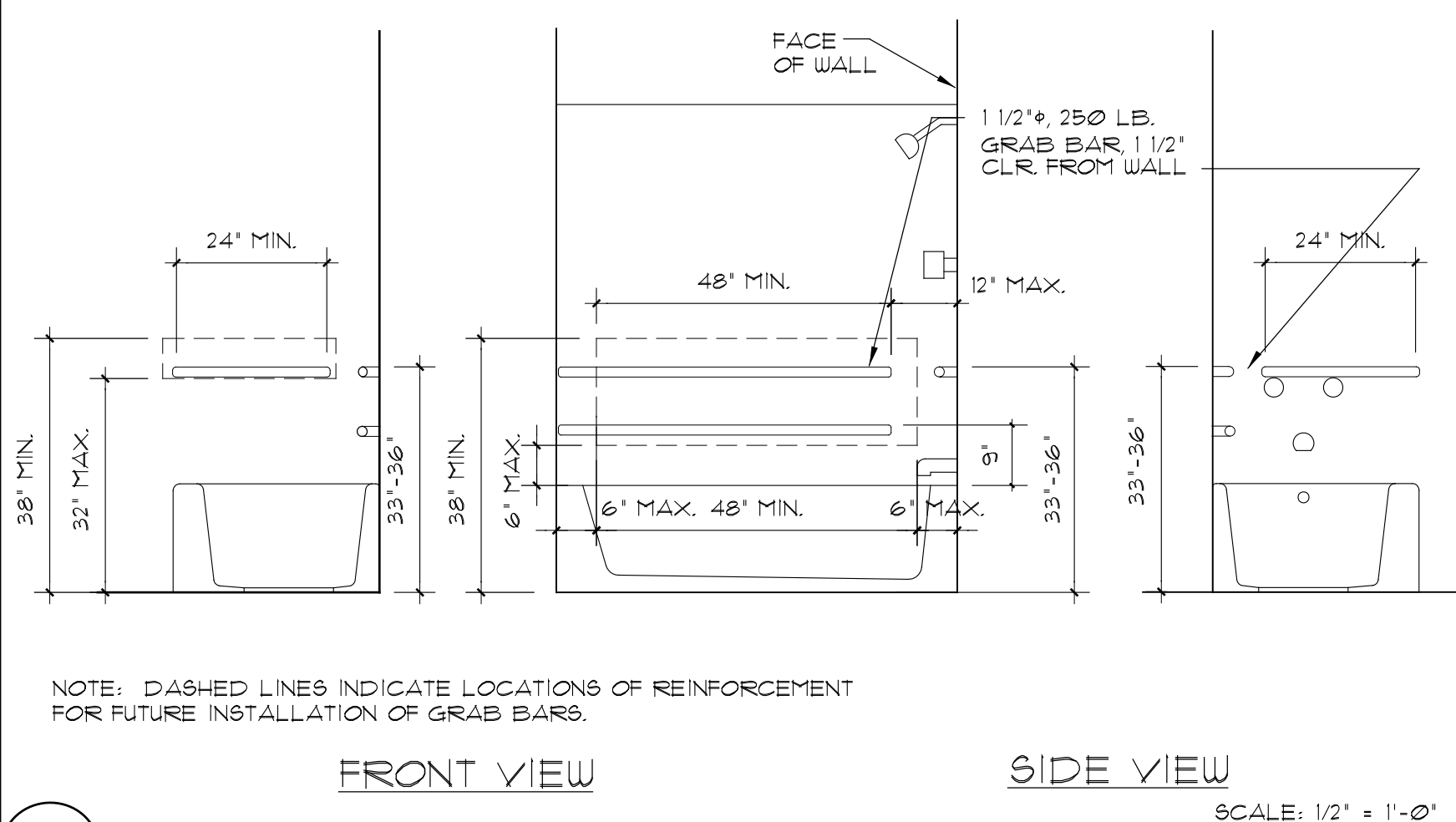
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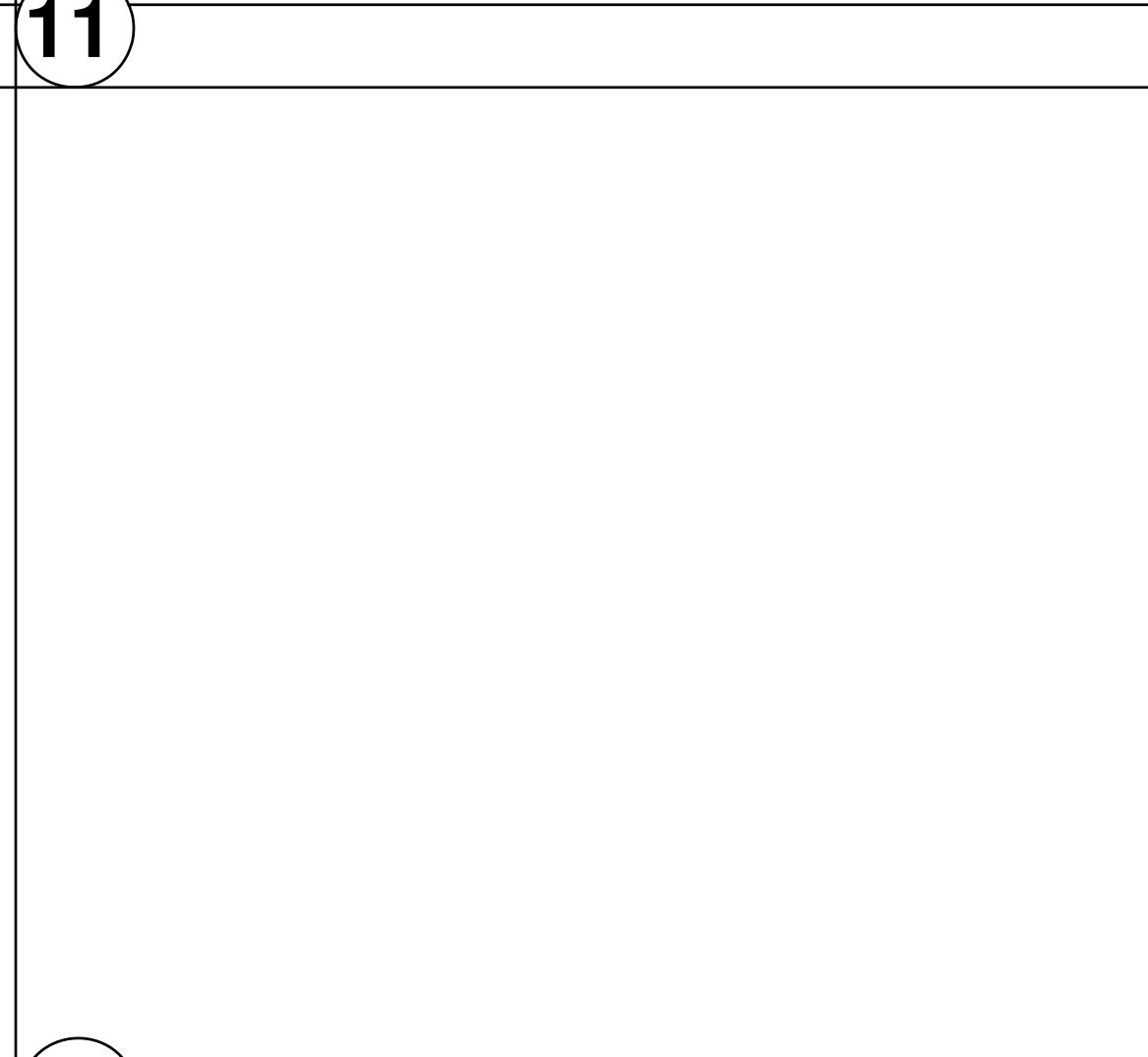
7 ROLL-IN SHOWER



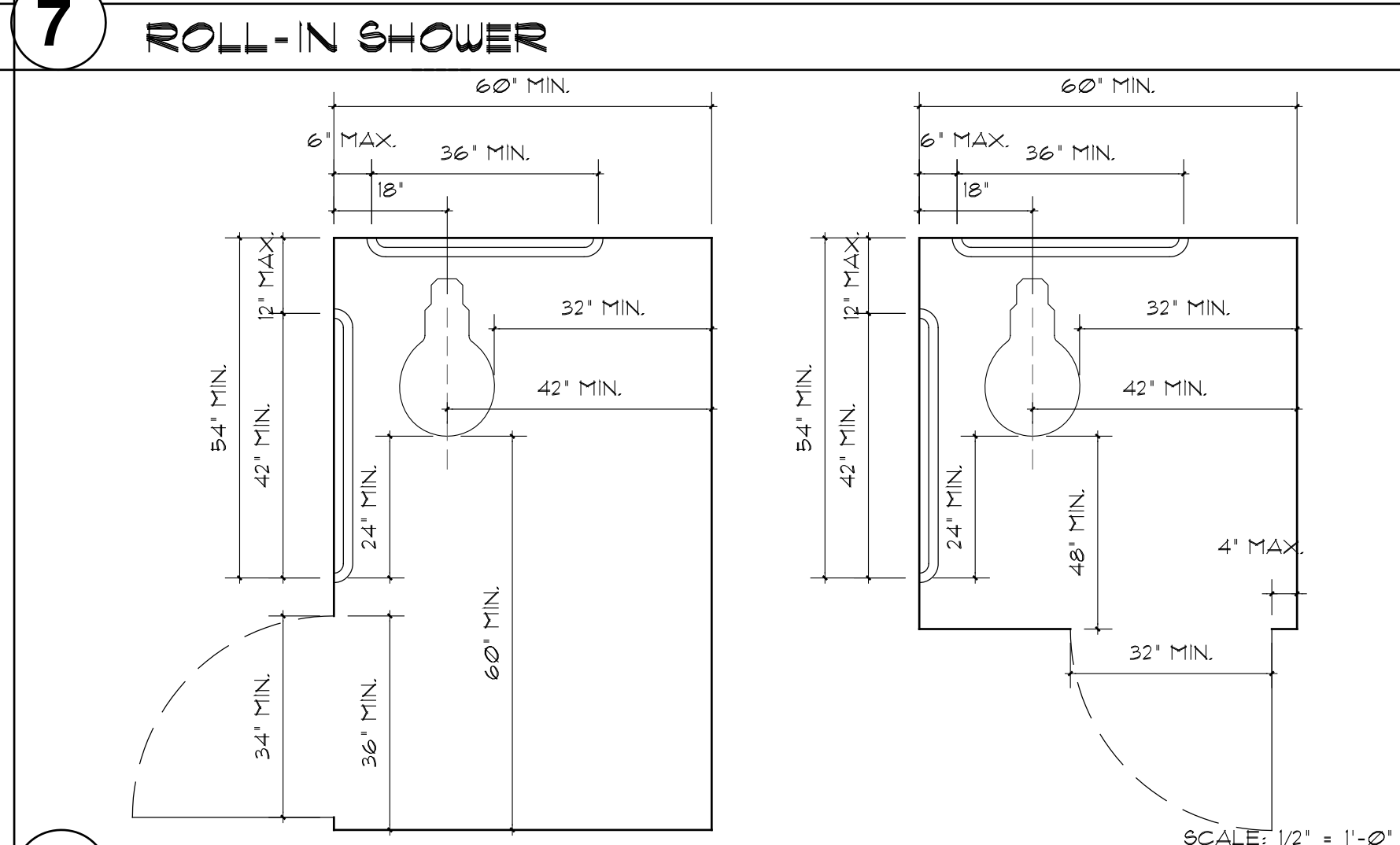
2 BATHTUB GRAB BAR / BACKING LOCATIONS



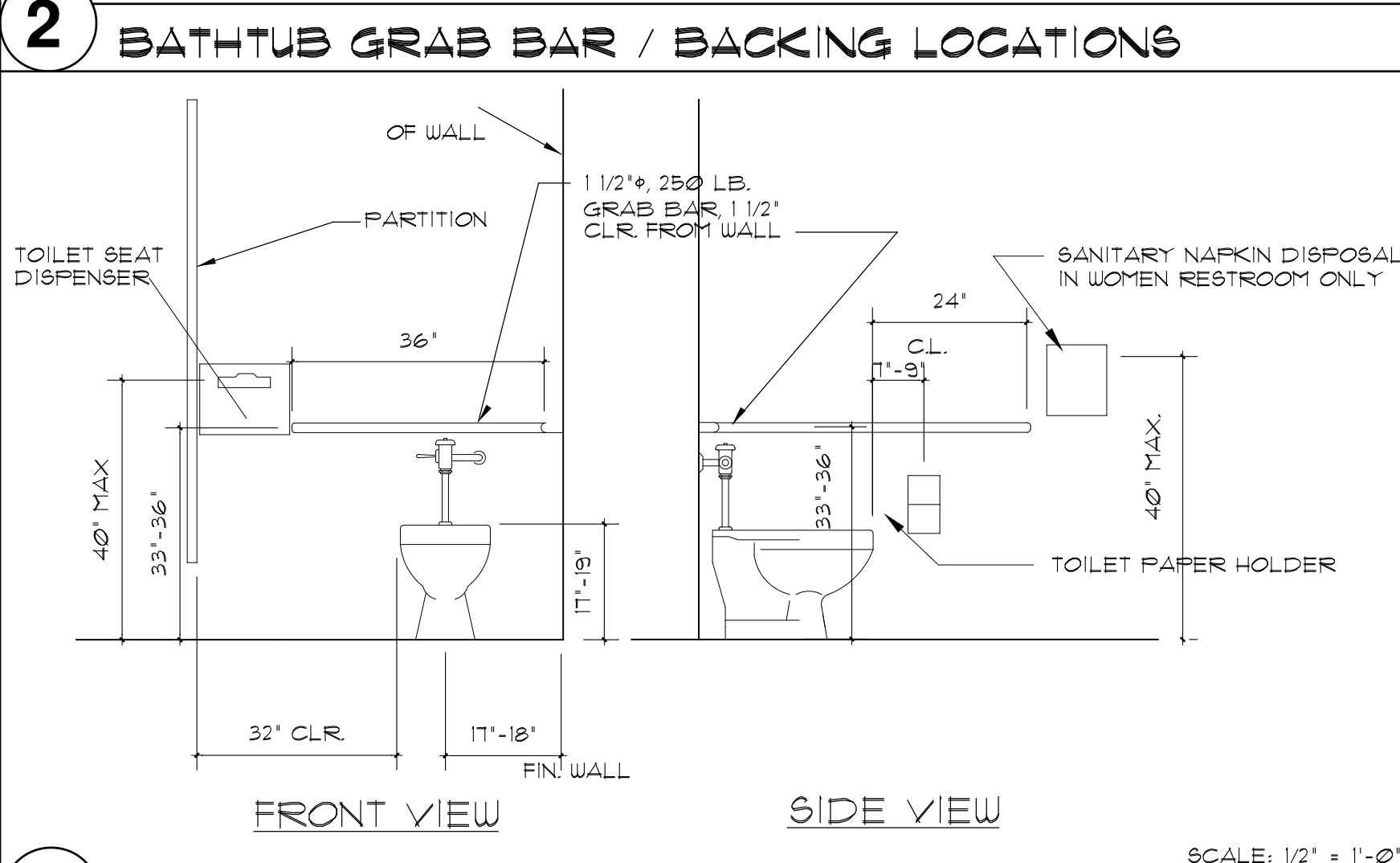
15 TOW-AWAY PARKING SIGN



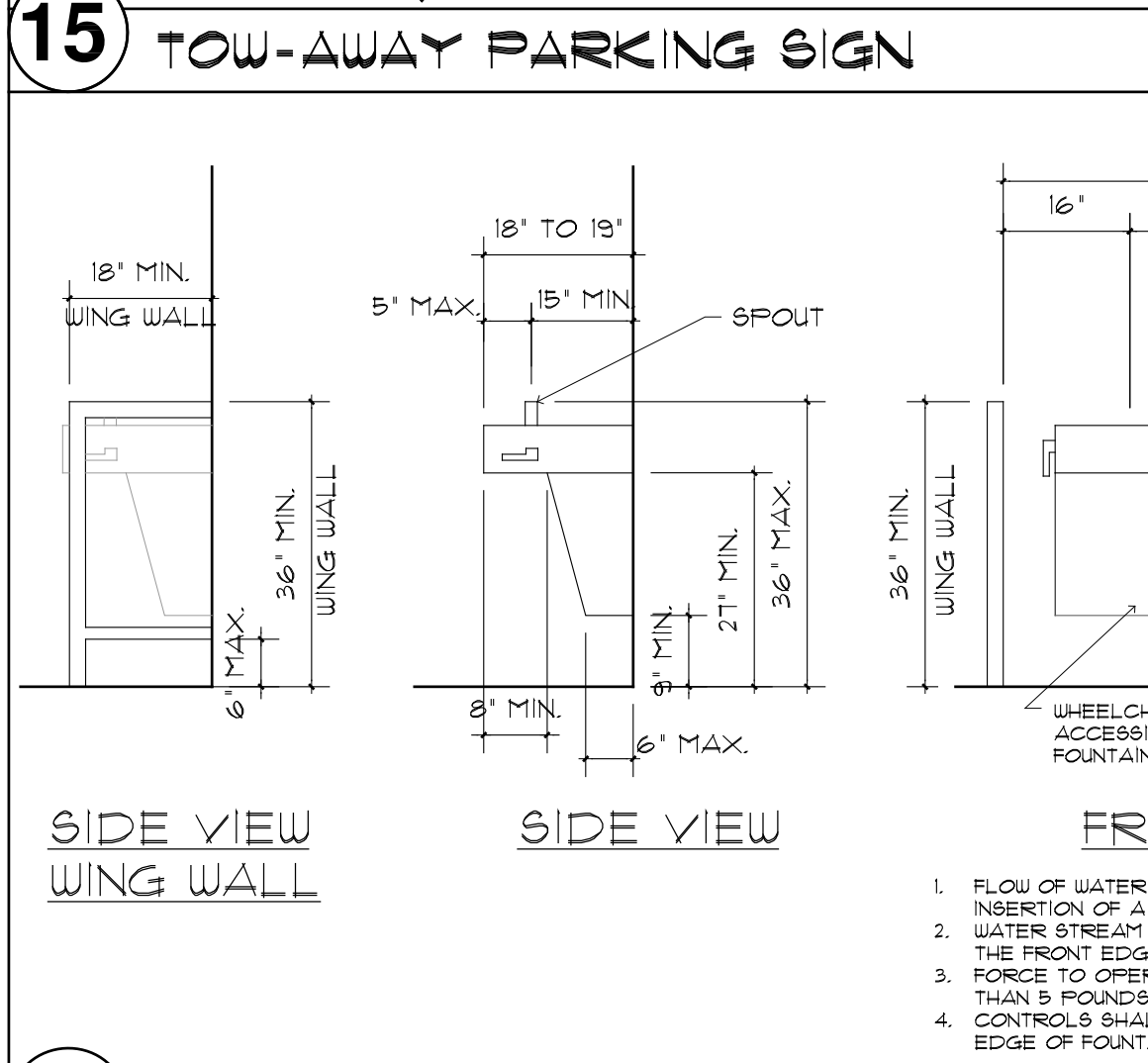
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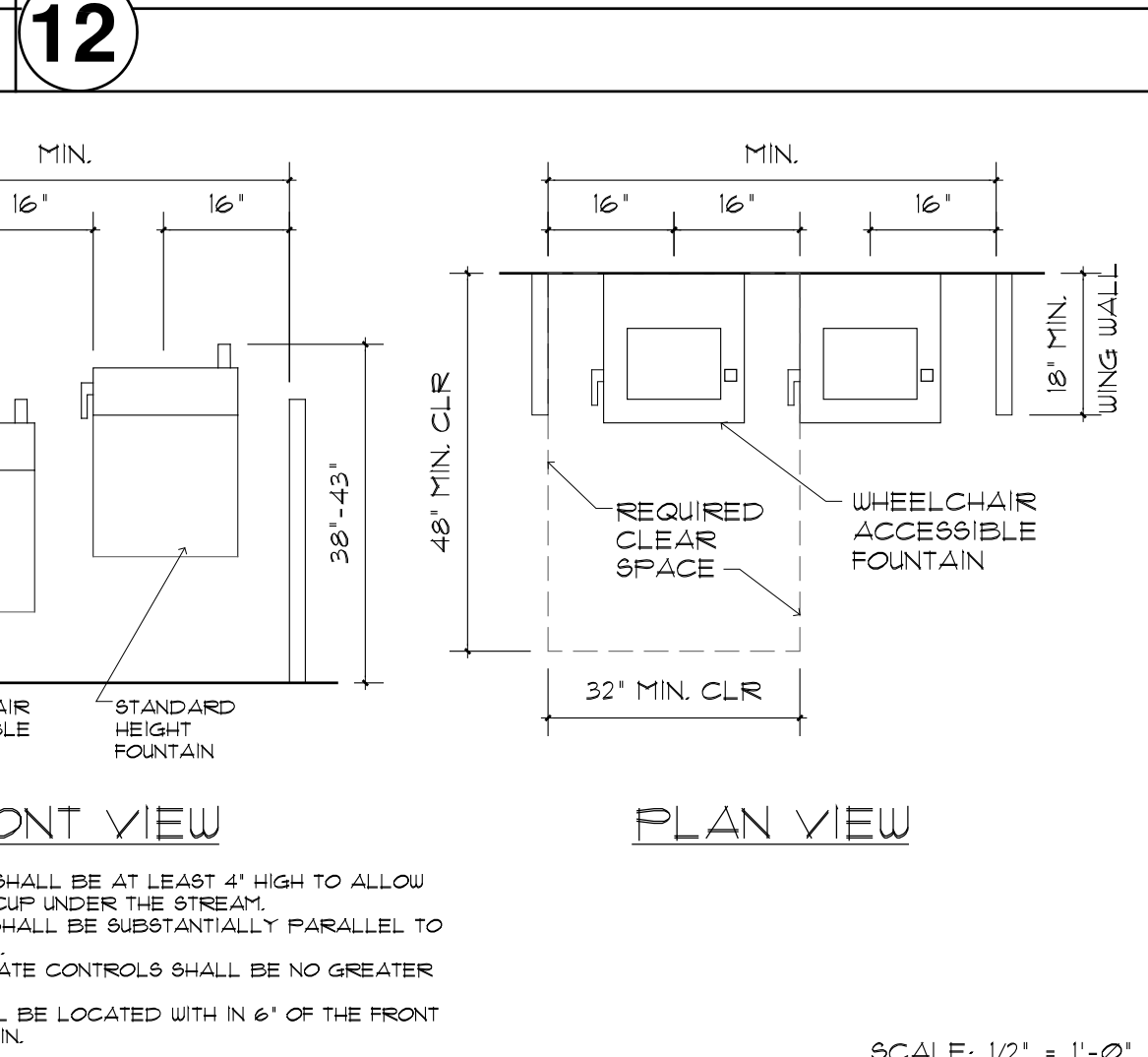
8 WATER CLOSET STALL (DOOR SWINGS OUT)



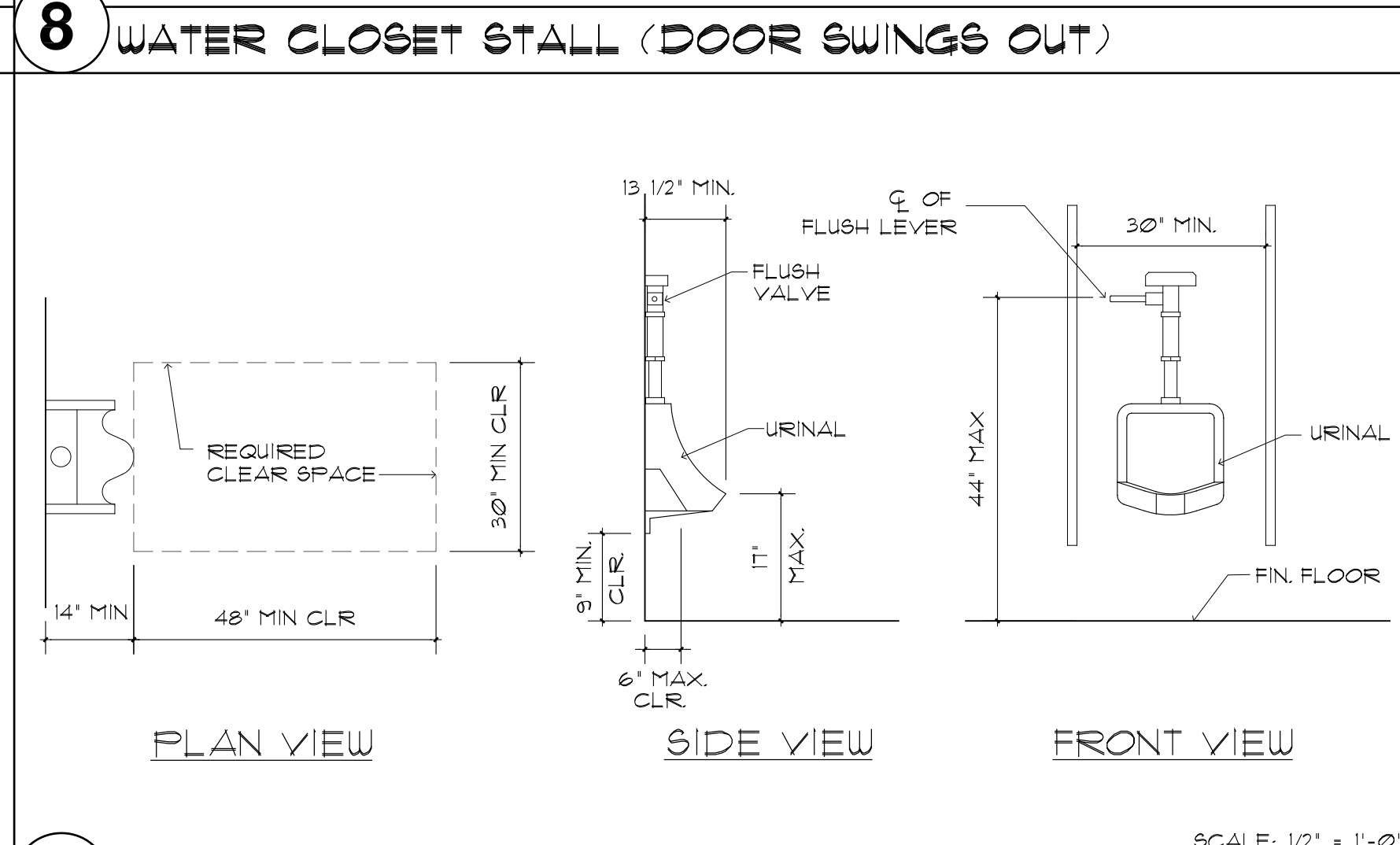
3 WATER CLOSET STALL



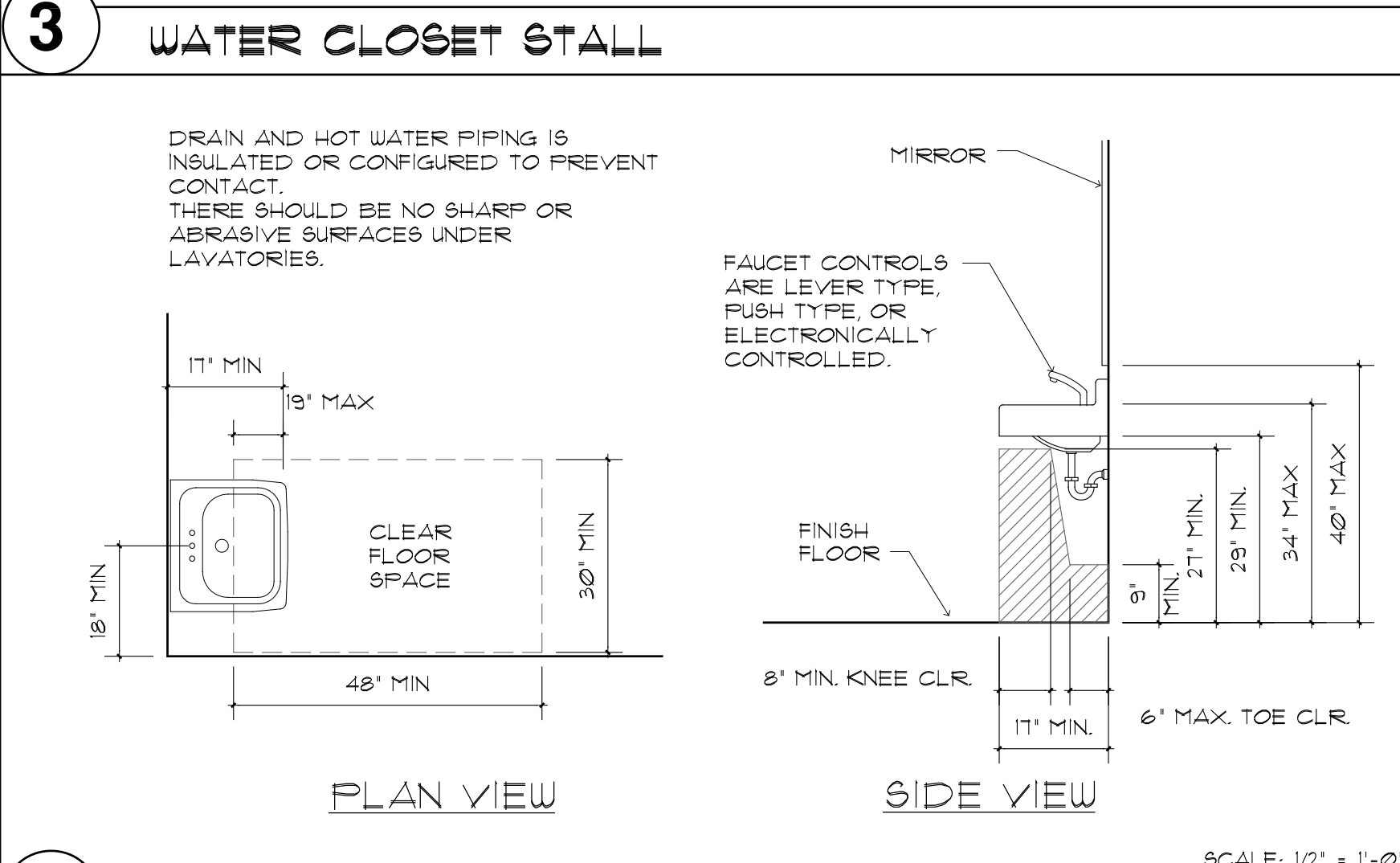
16 HI-LO DRINKING FOUNTAIN



9 URINAL STALL



4 LAVATORY/SINK CLEARANCE REQUIREMENTS



12

330 EAST CANYON PERDIDO, SUITE A
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805.962.4575

HFI ARCHITECTS
CARL SCHNEIDER, AIA

REGISTERED ARCHITECT
CARL SCHNEIDER
LIC. #C12850
REN. 7-31-17
STATE OF CALIFORNIA

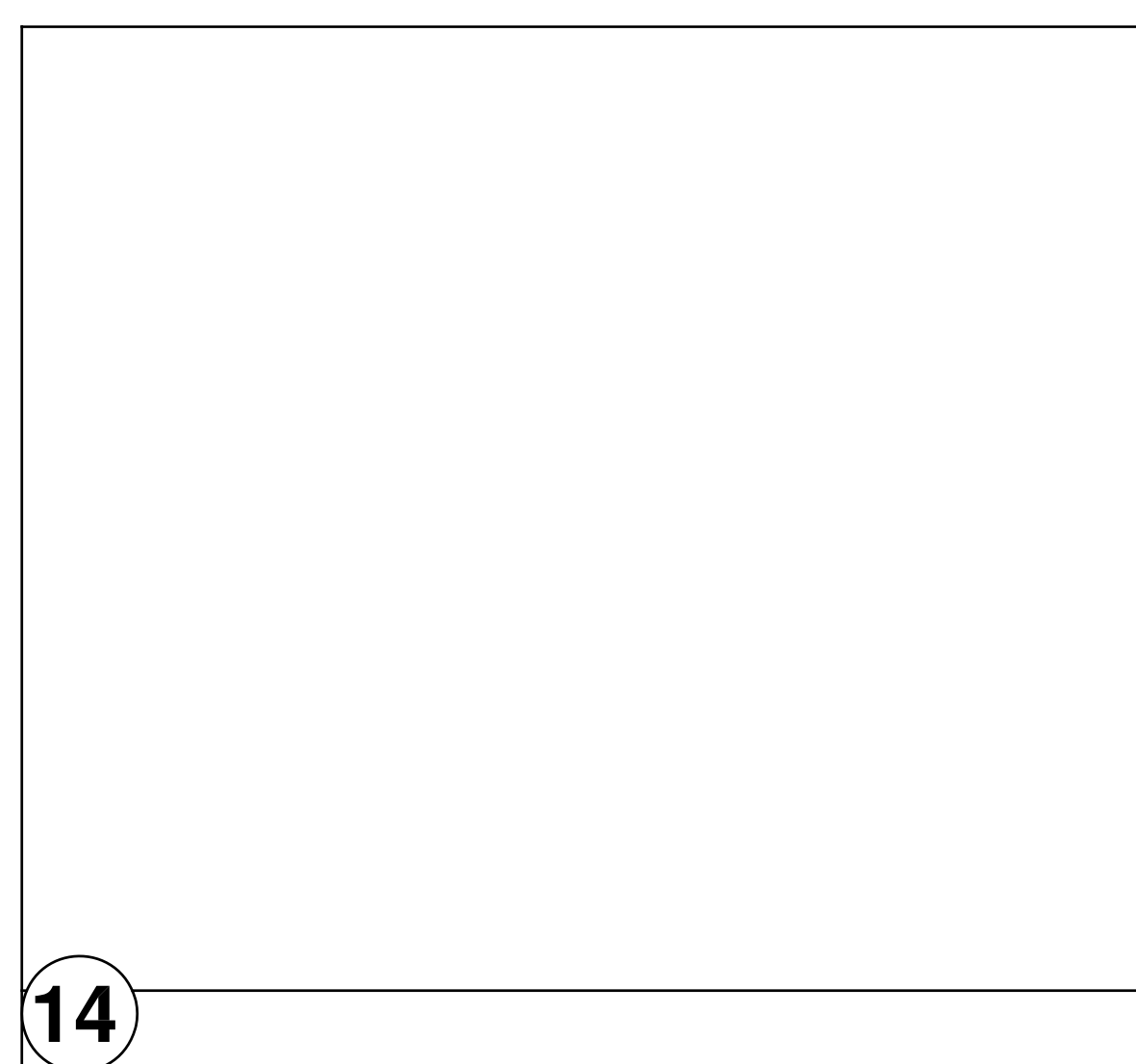
CORTONA APARTMENTS
6830 Cortona Drive, Goleta, CA

The Towbes Group

ADA GUIDELINES & DETAILS

04-3600
06-06-17

ADA2



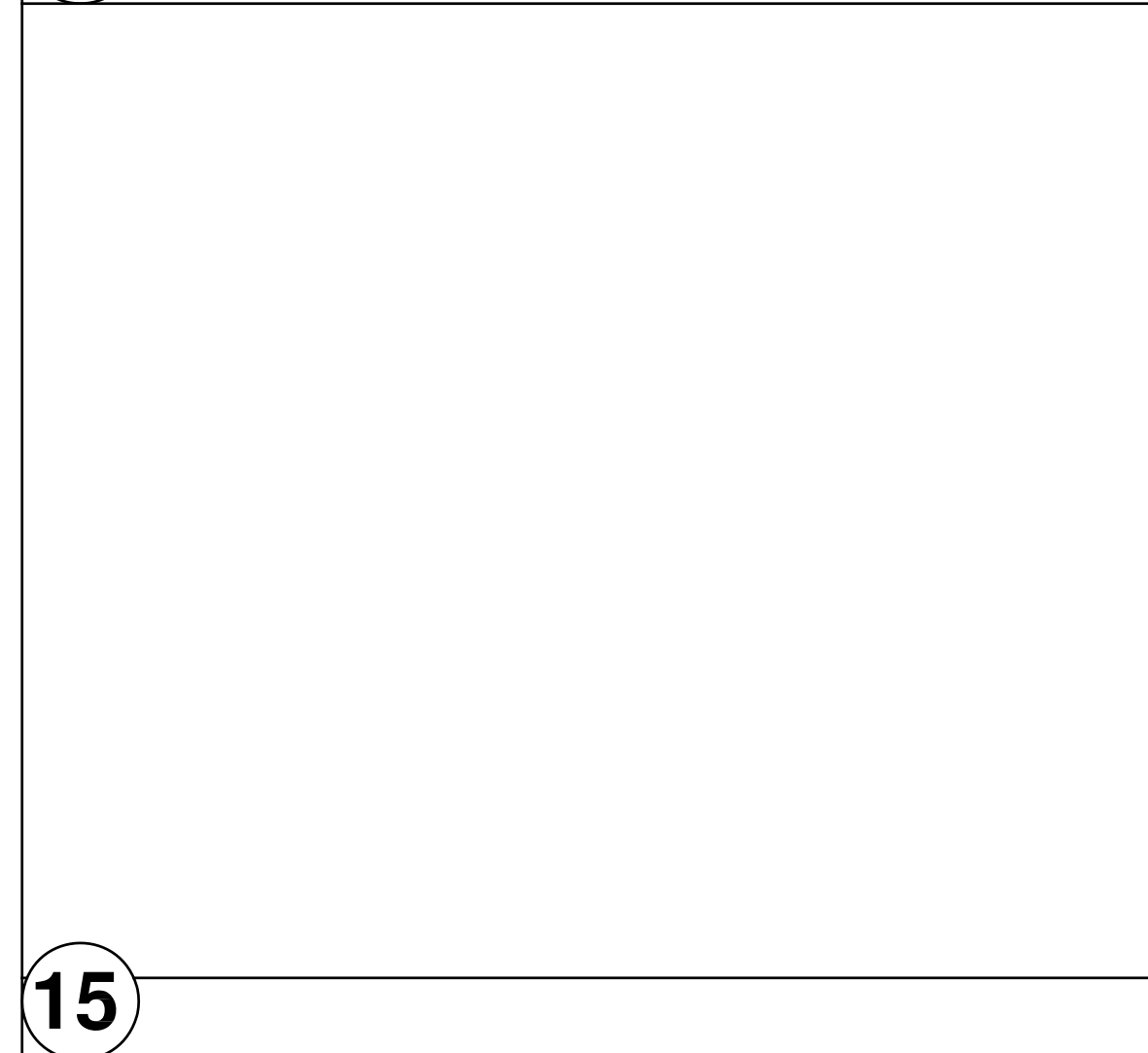
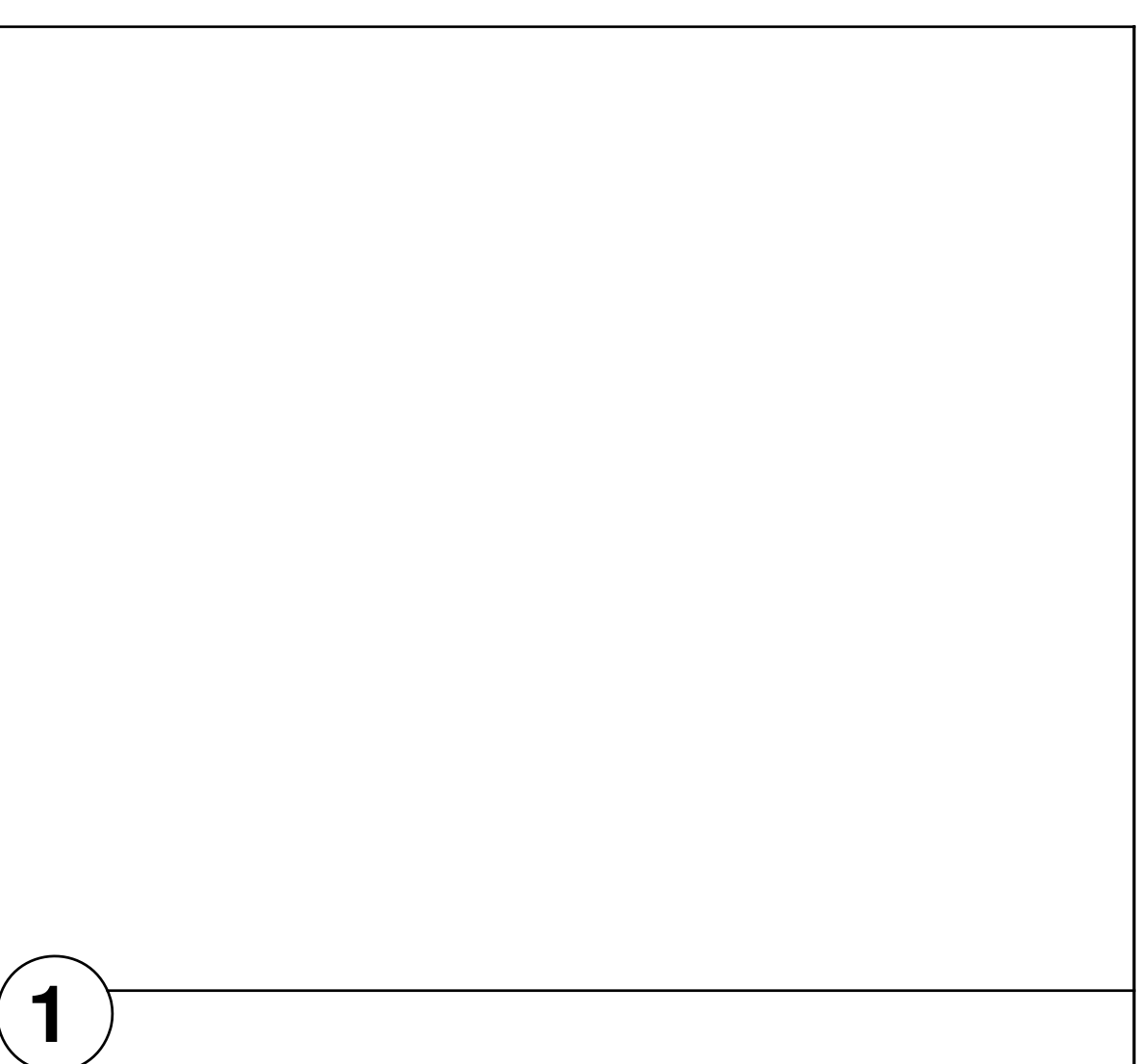
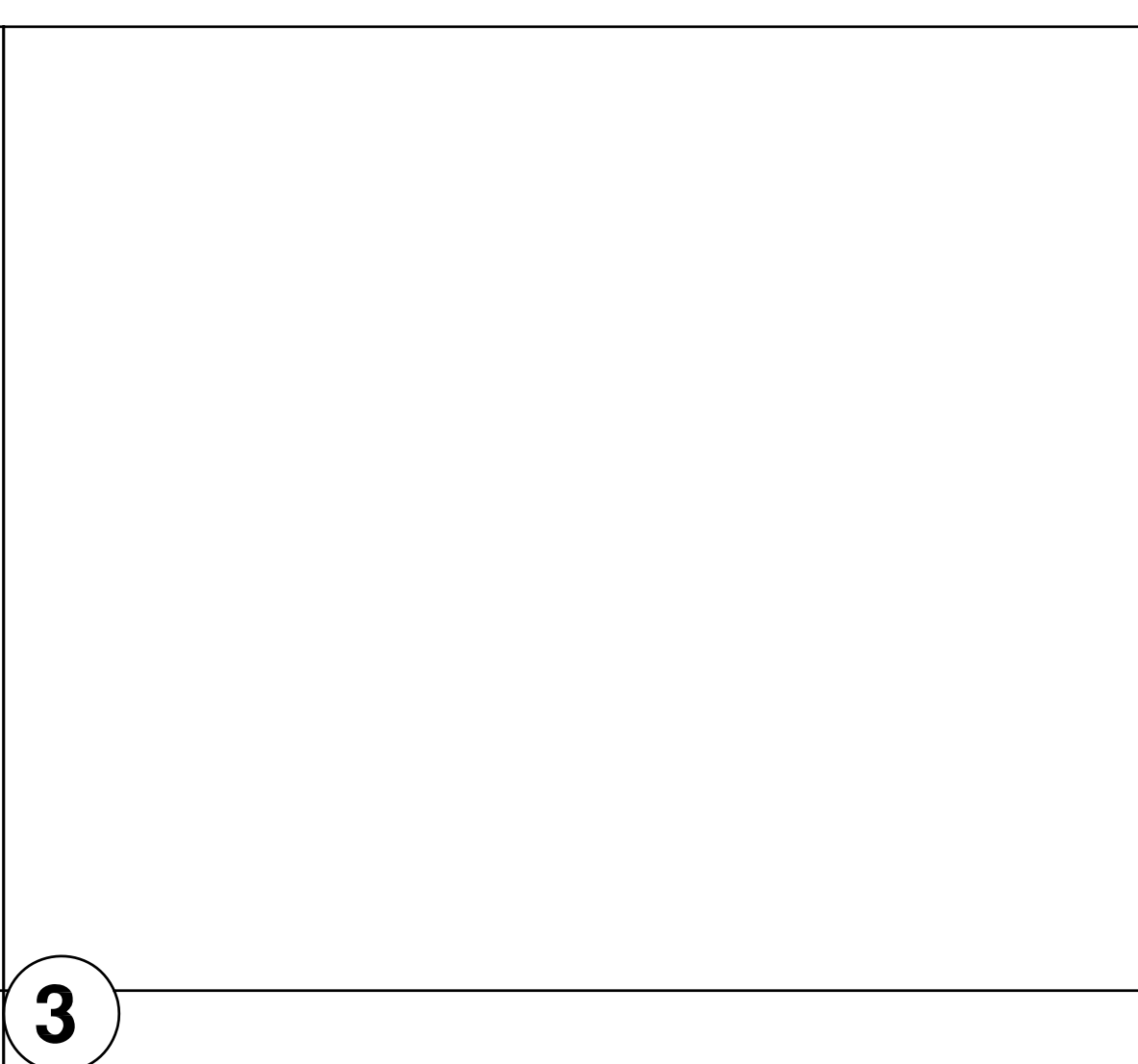
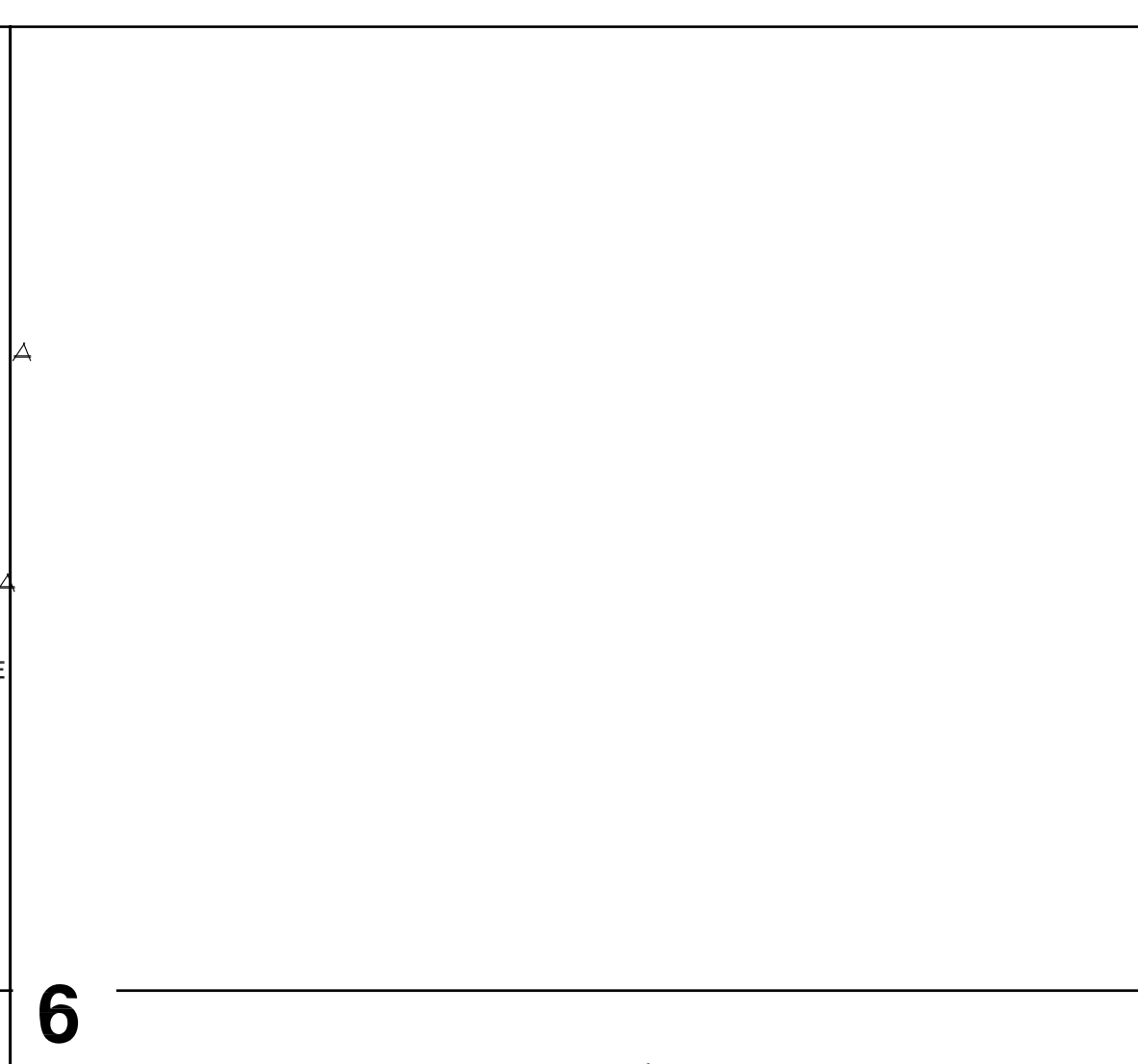
10 HANDRAILS

THE TOP OF THE HANDRAIL GRIPPING SURFACE IS 34'-38" ABOVE THE NOSING OF THE TREADS OR ABOVE RAMP SURFACE.

AT STAIRS: HANDRAILS EXTEND MIN. OF 12' OF LEVEL DISTANCE (PARALLEL WITH THE FLOOR SURFACE) BEYOND THE TOP NOSING AND EXTEND A MIN. OF TREAD WIDTH PLUS 12" BEYOND THE BOTTOM NOSING.

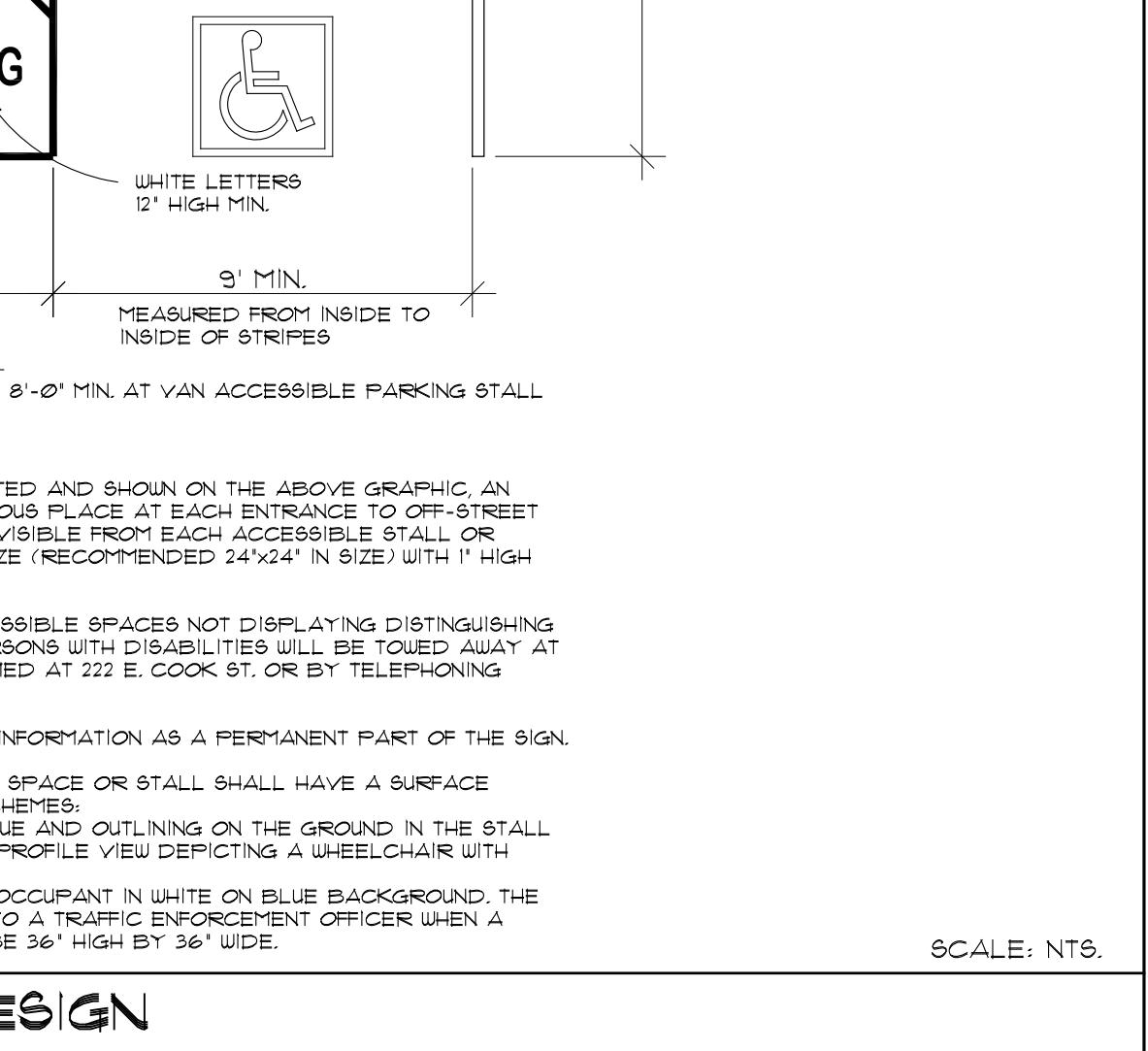
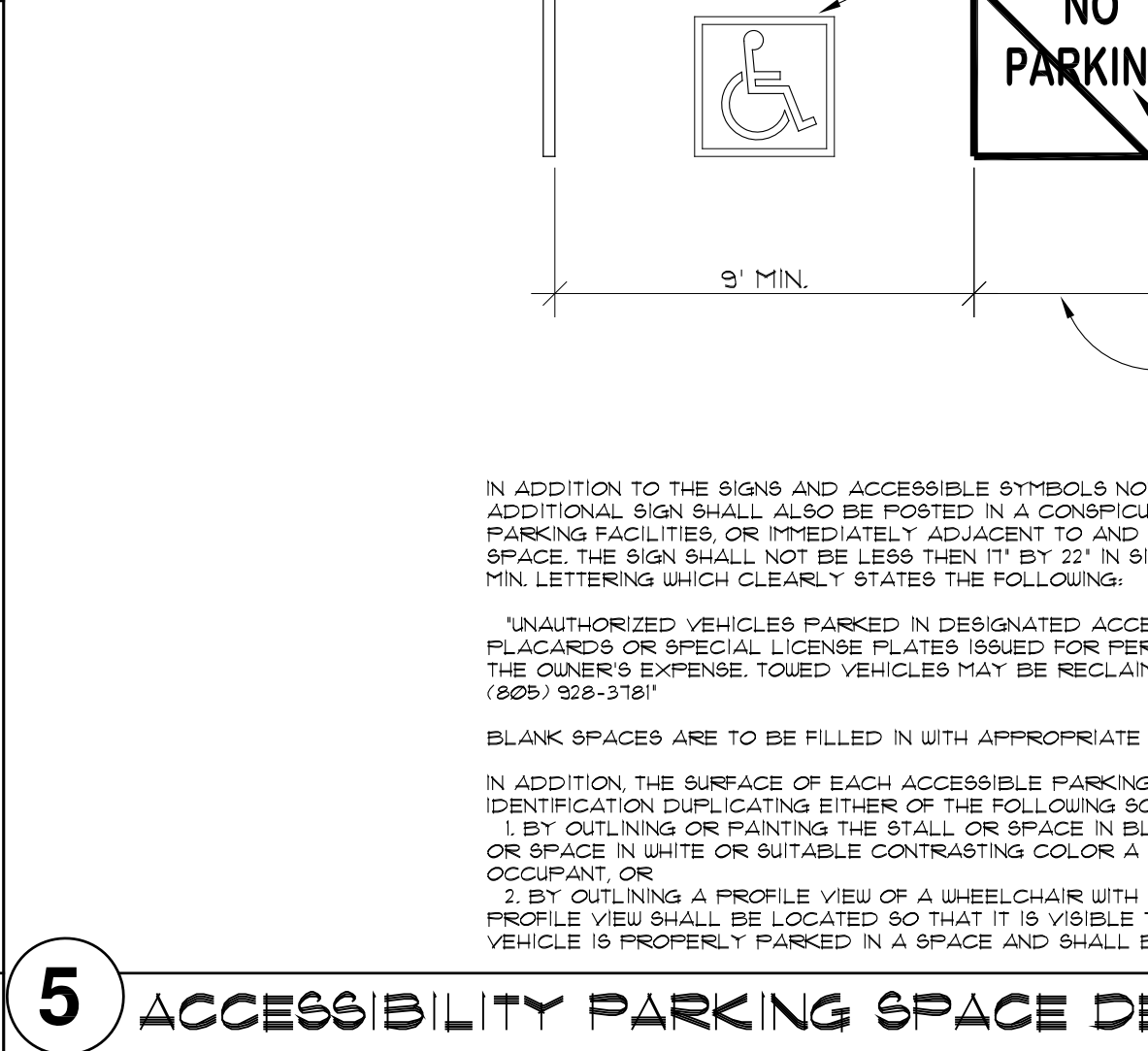
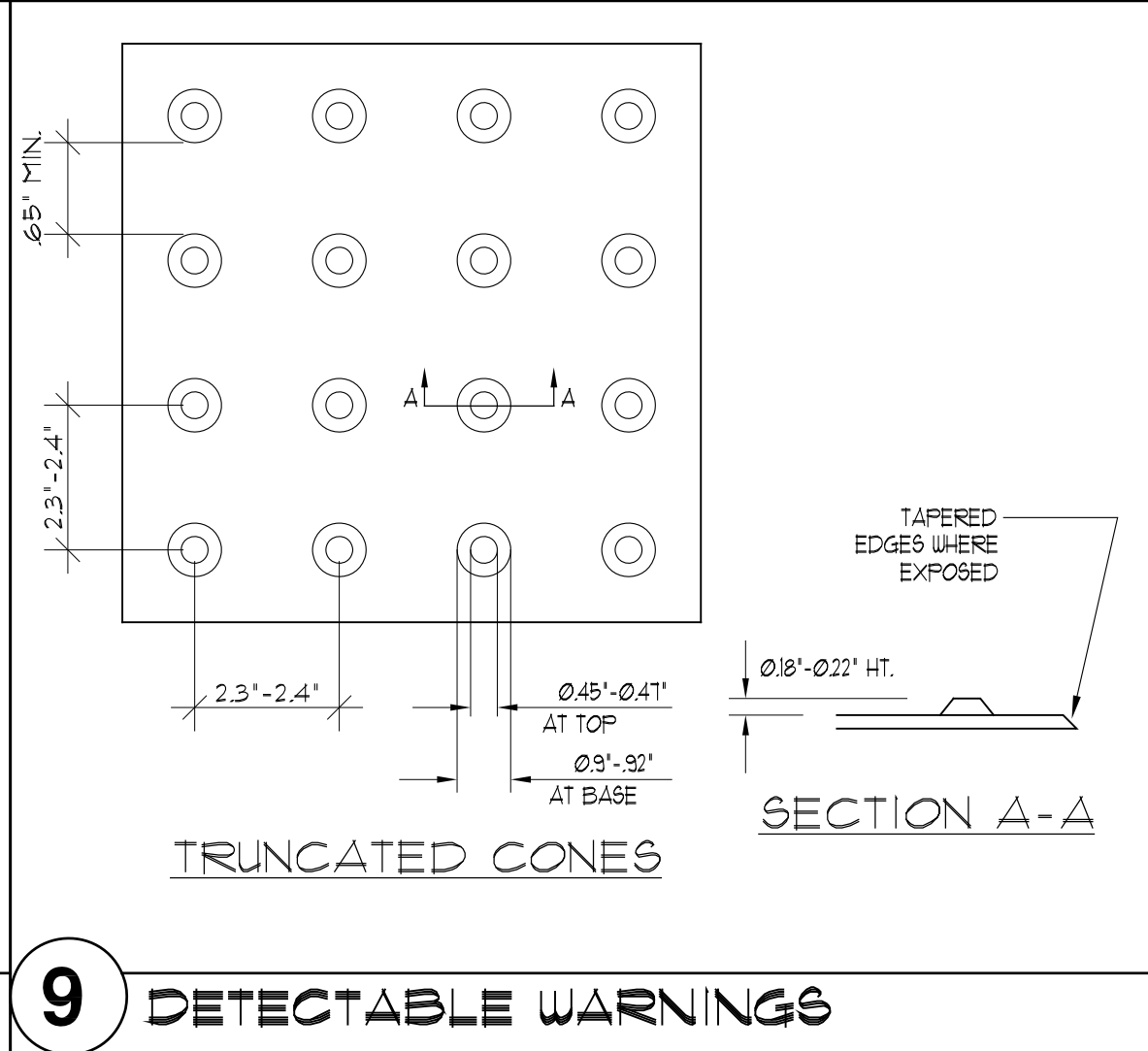
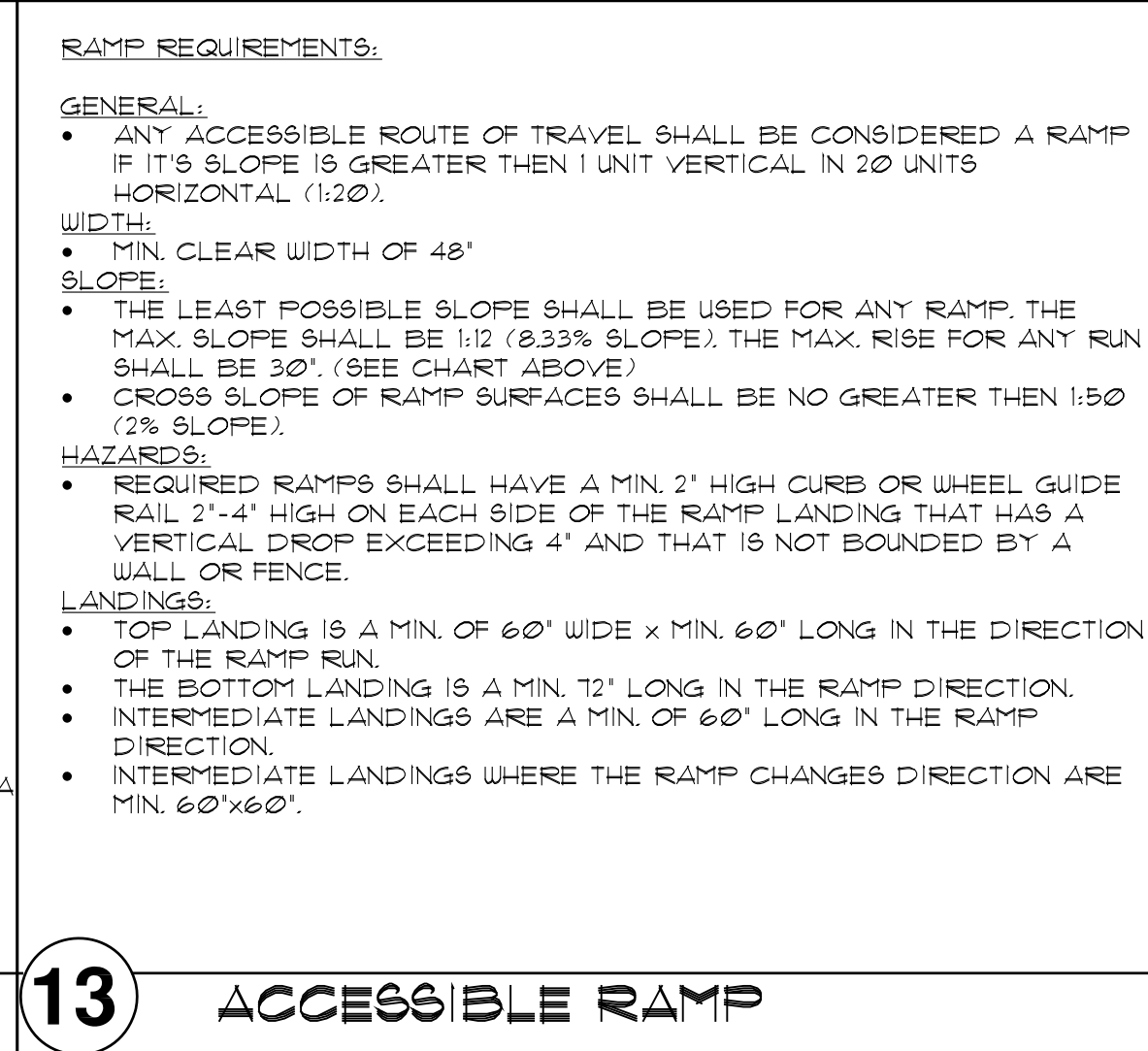
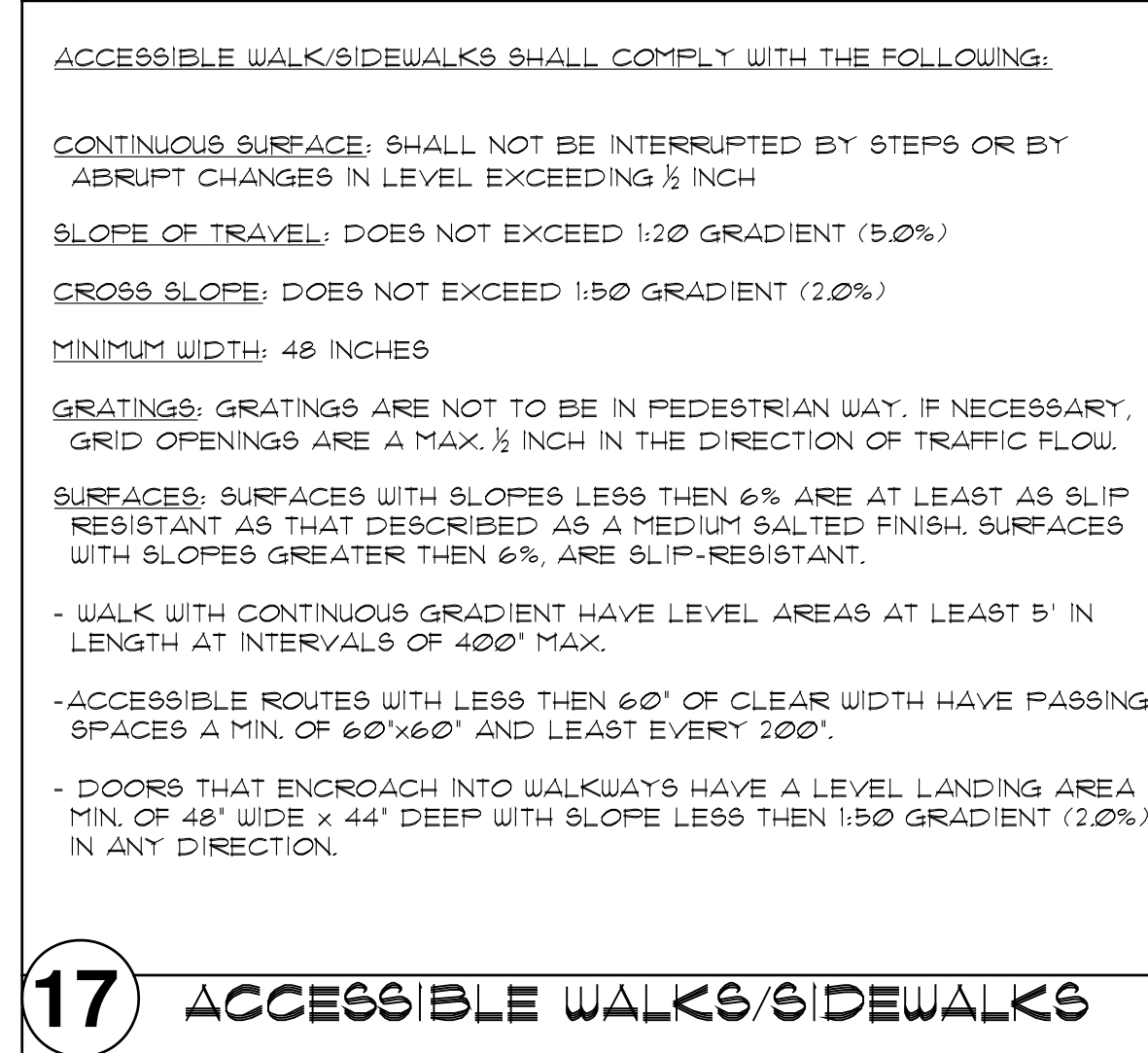
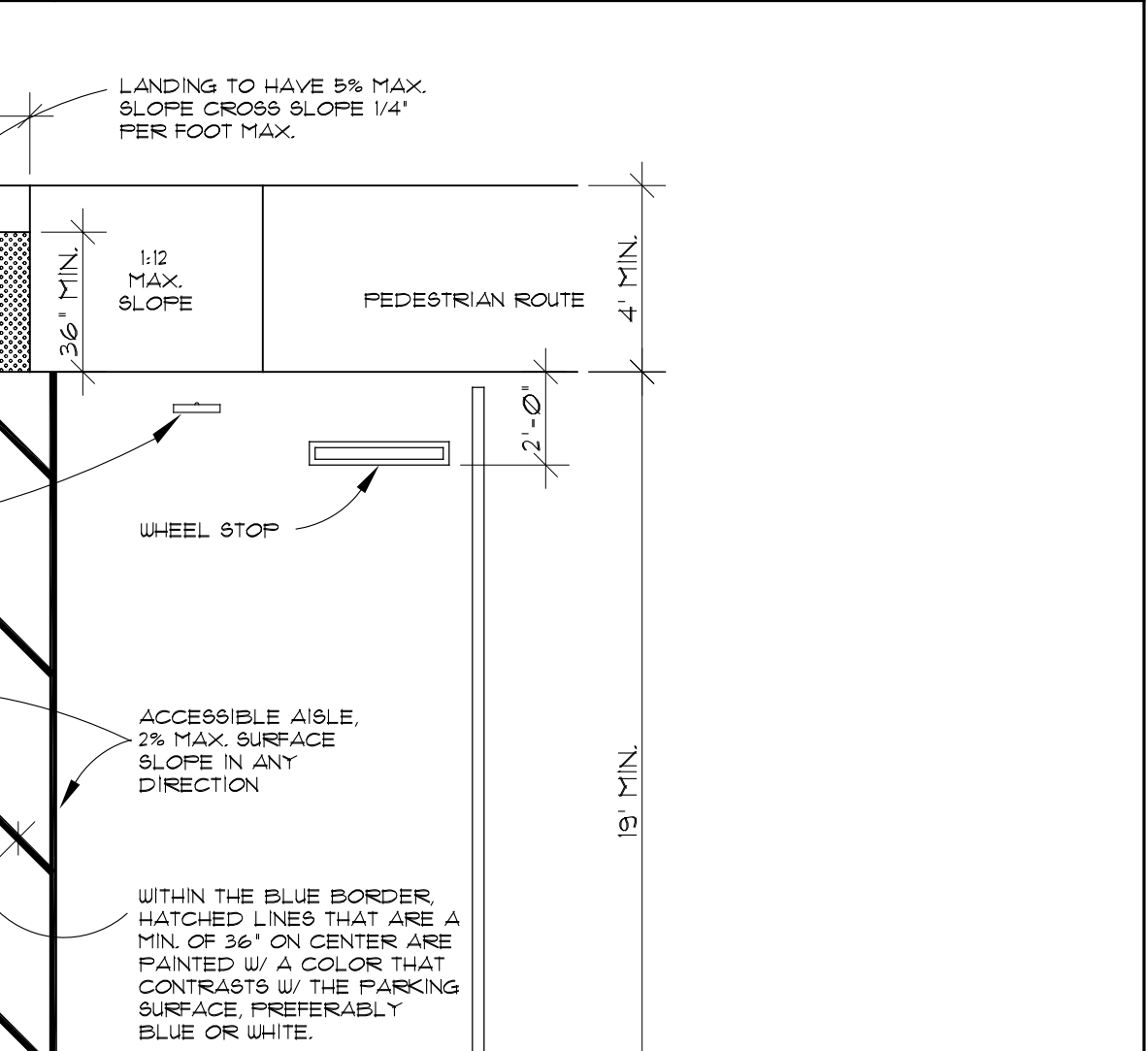
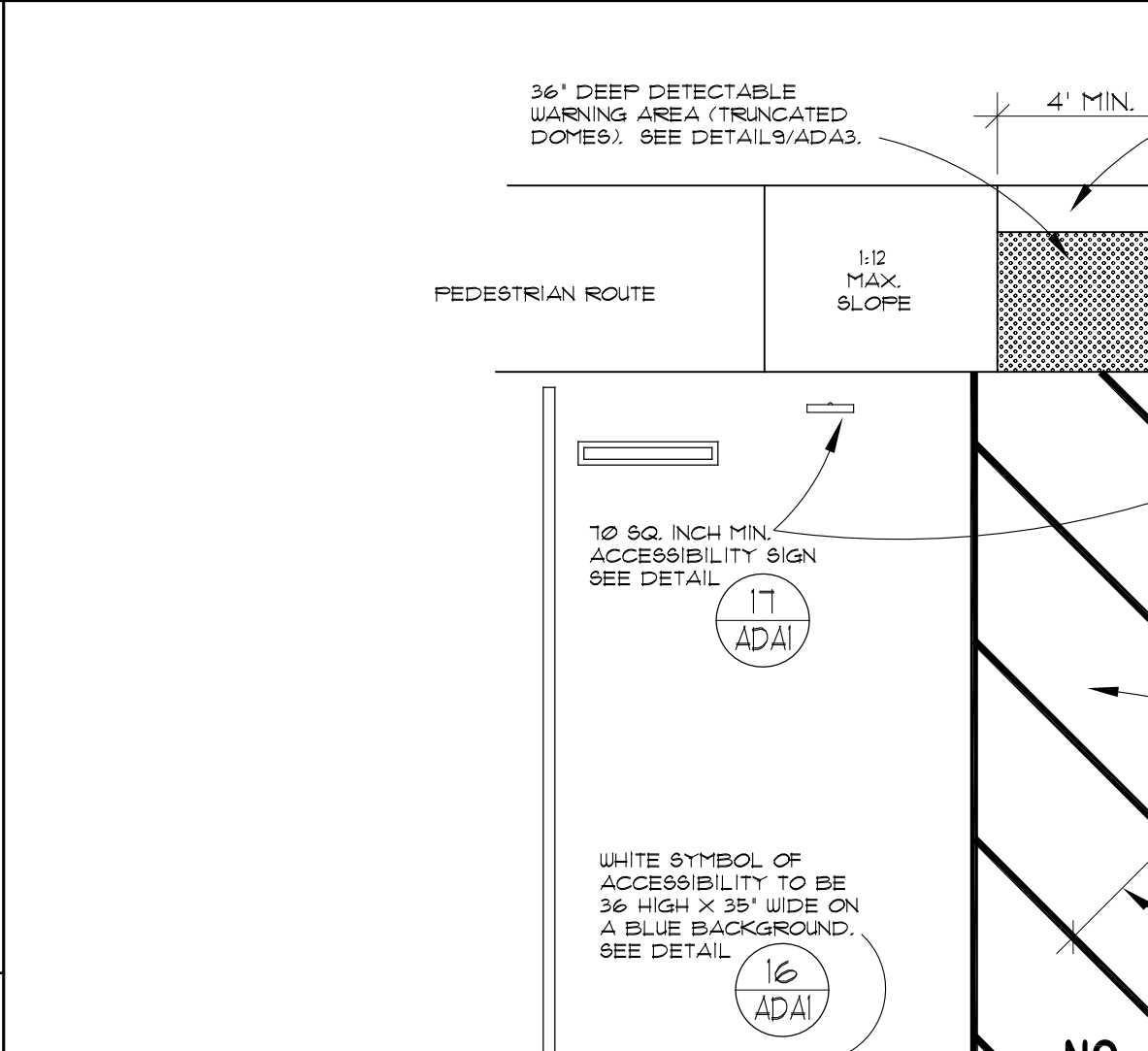
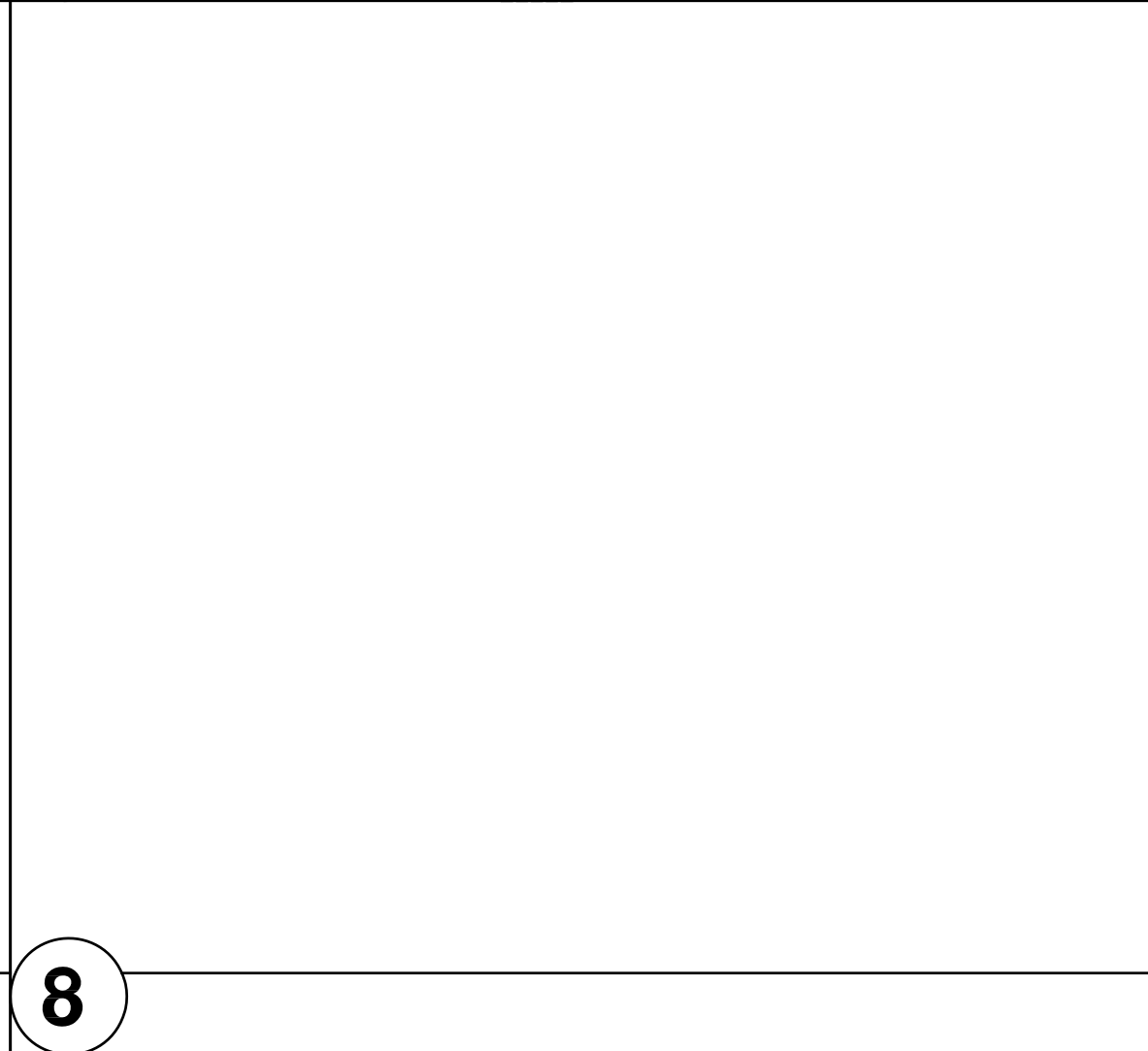
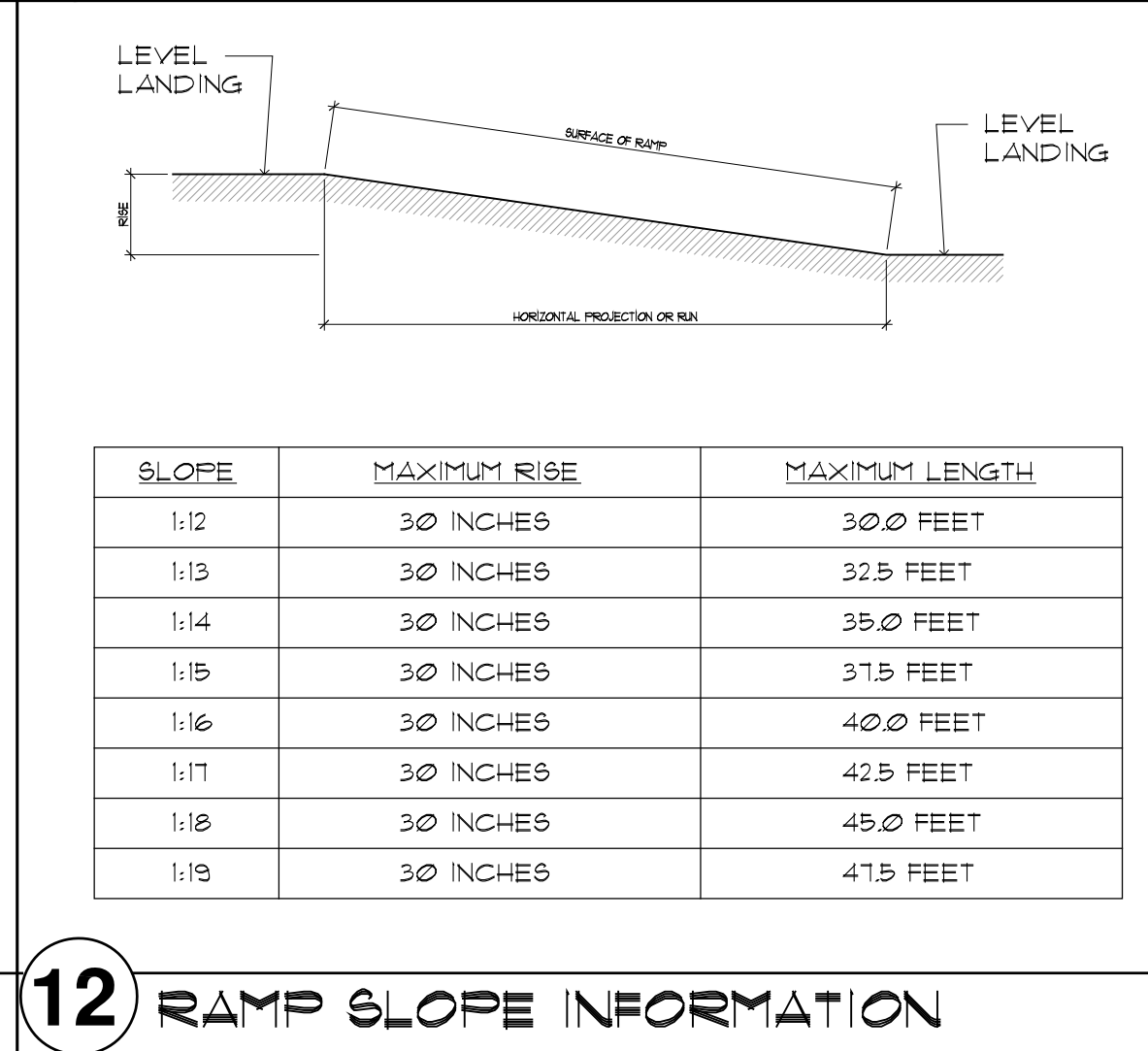
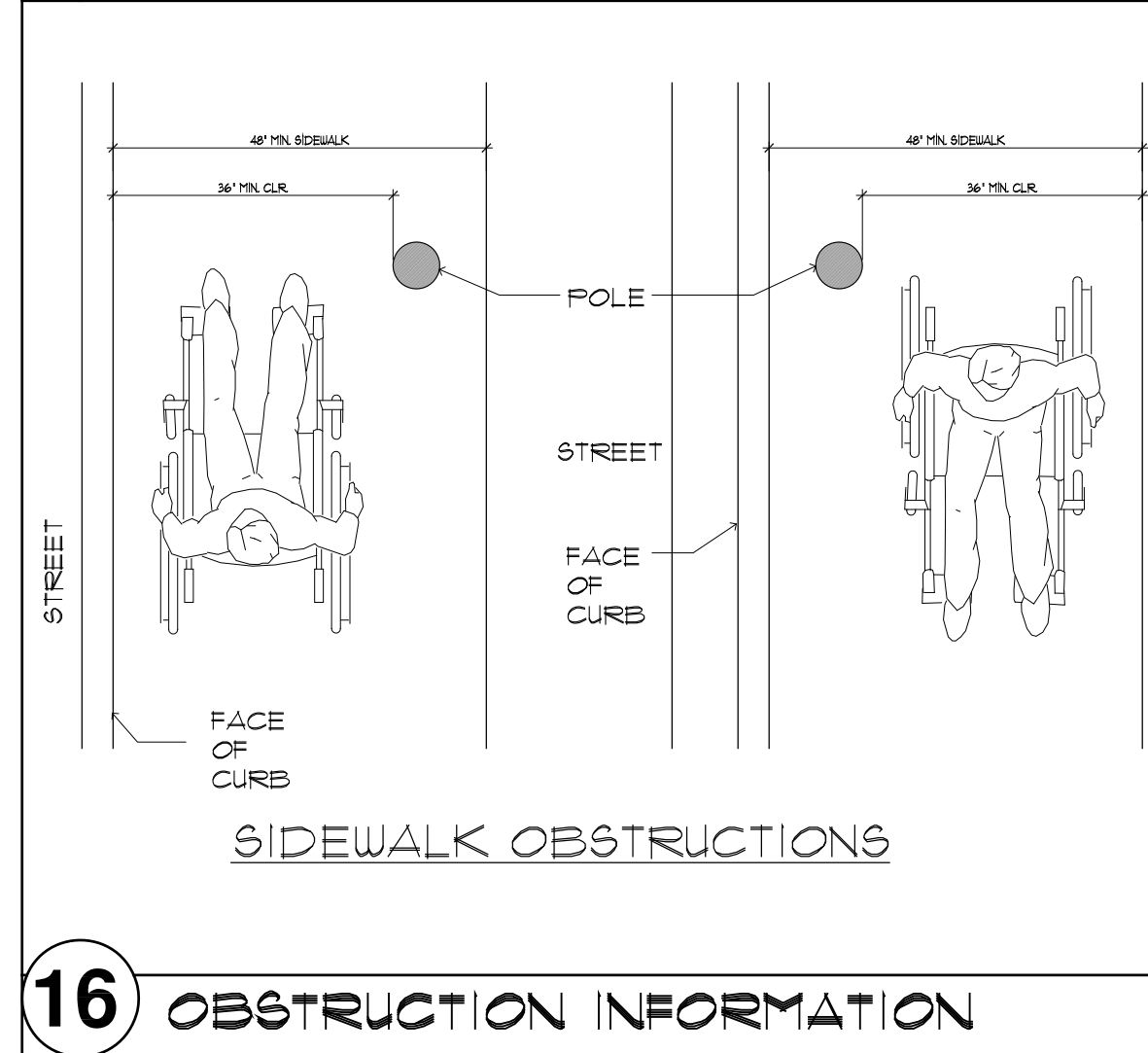
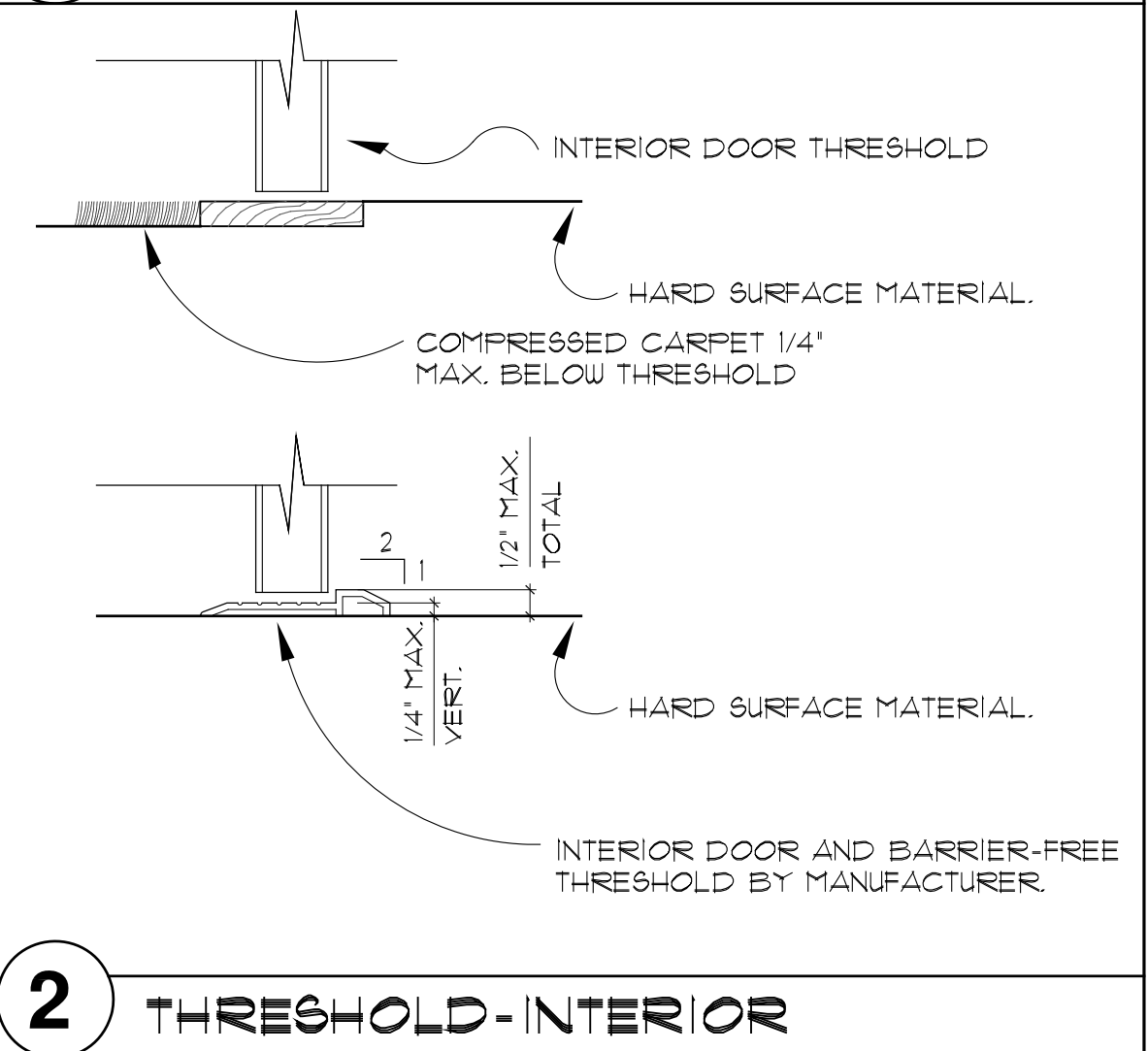
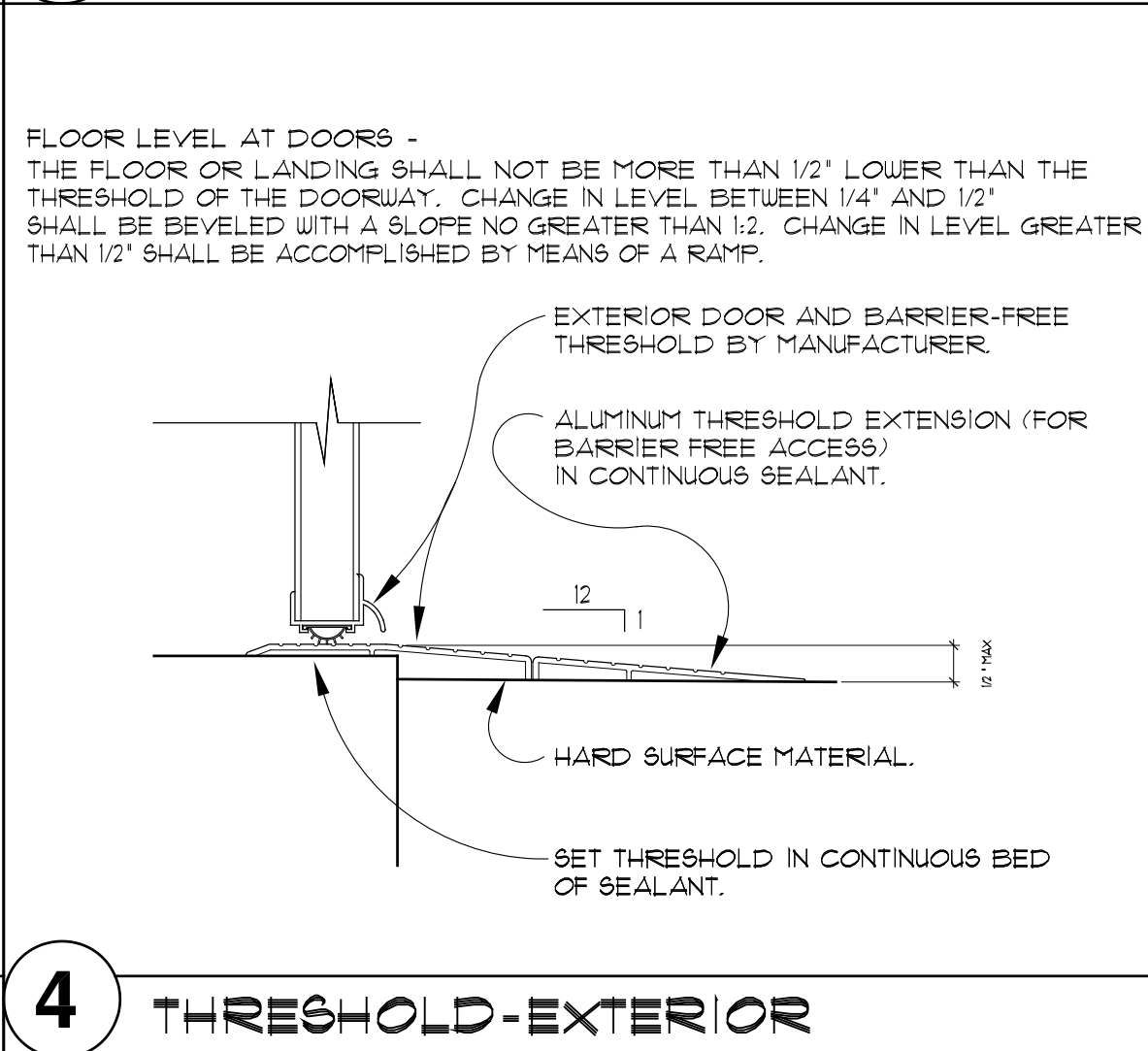
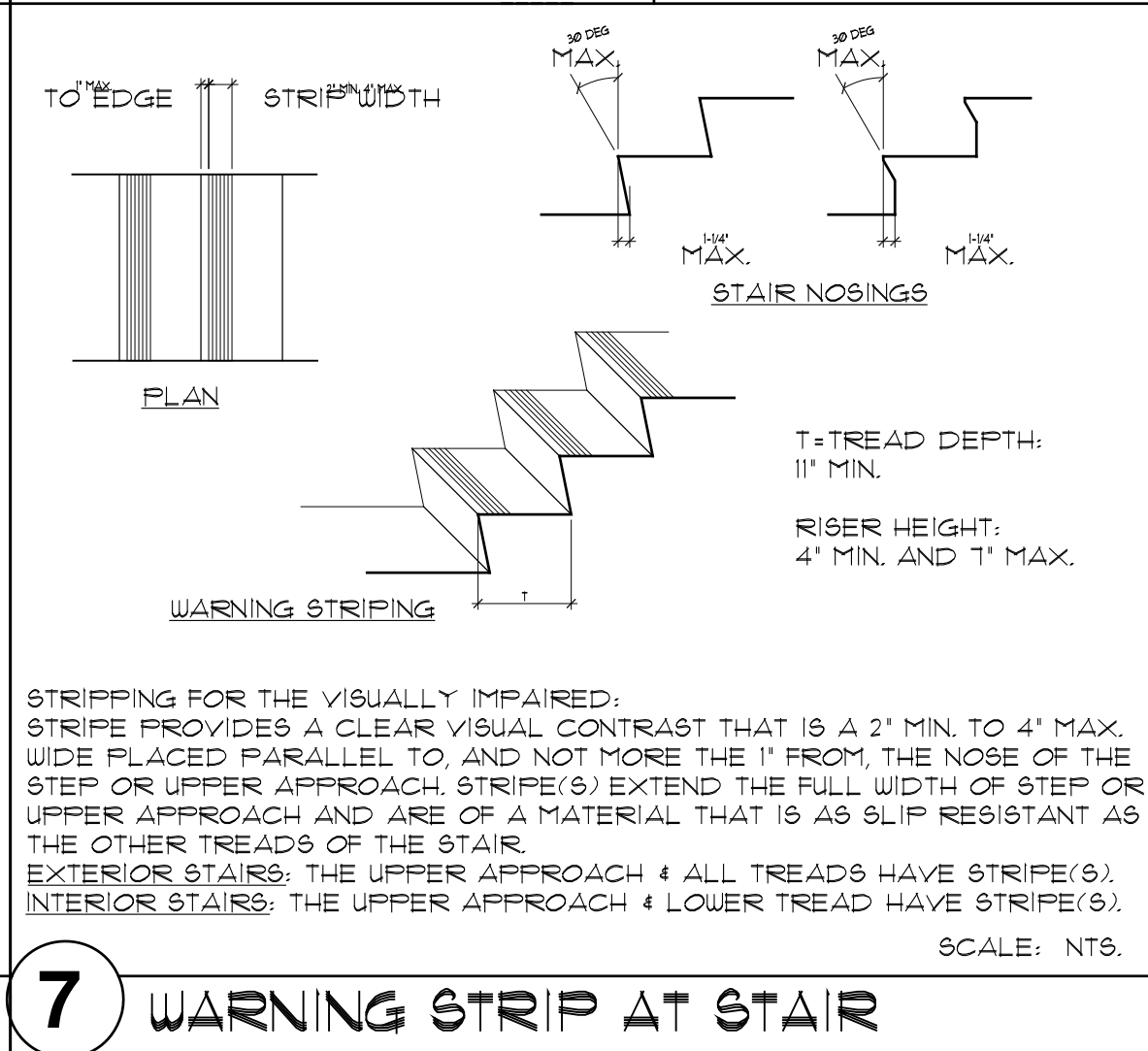
AT RAMP: HANDRAILS EXTEND A MIN. OF 12' OF LEVEL DISTANCE BEYOND TOP AND BOTTOM OF THE RAMP, (PARALLEL WITH THE FLOOR SURFACE)

THE ENDS OF HANDRAILS RETURNED SMOOTHLY TO THE FLOOR, WALL OR POST.



11 RAMP SLOPE INFORMATION

SLOPE	MAXIMUM RISE	MAXIMUM LENGTH
1:12	30 INCHES	30.0 FEET
1:13	30 INCHES	32.5 FEET
1:14	30 INCHES	35.0 FEET
1:15	30 INCHES	37.5 FEET
1:16	30 INCHES	40.0 FEET
1:17	30 INCHES	42.5 FEET
1:18	30 INCHES	45.0 FEET
1:19	30 INCHES	47.5 FEET



330 EAST CANNON PERDIDO, SUITE A
SANTA BARBARA, CA 93101
805.962.4575

ARCHITECTS

CARL SCHNEIDER, AIA

REGISTERED ARCHITECT
CARL SCHNEIDER
LIC. #C12850
REN. 7-31-17
STATE OF CALIFORNIA

CORTONA APARTMENTS
The Towbes Group

6830 Cortona Drive, Goleta, CA

ADA
GUIDELINES
& DETAILS

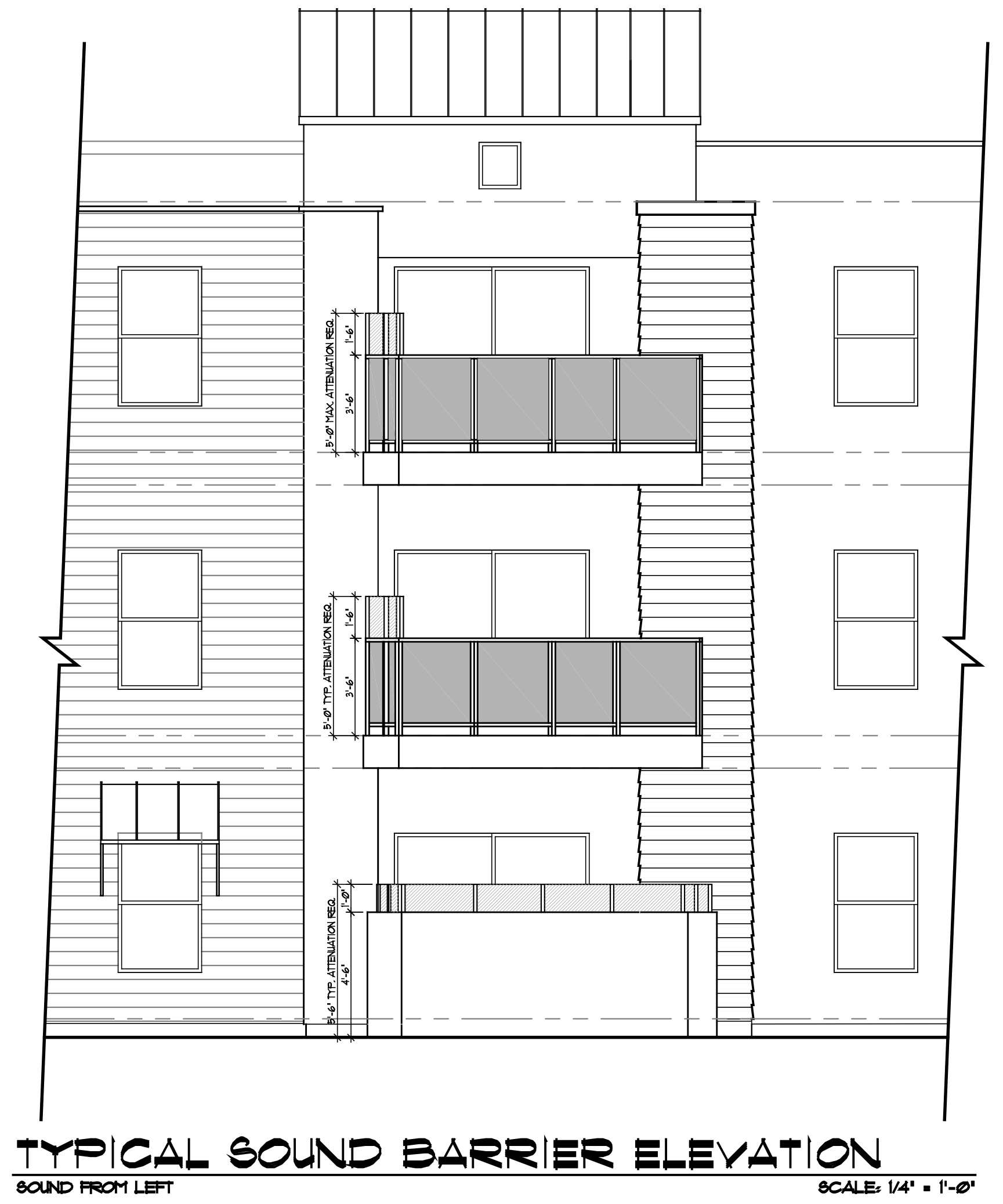
04-3600
06-06-17

ADA3

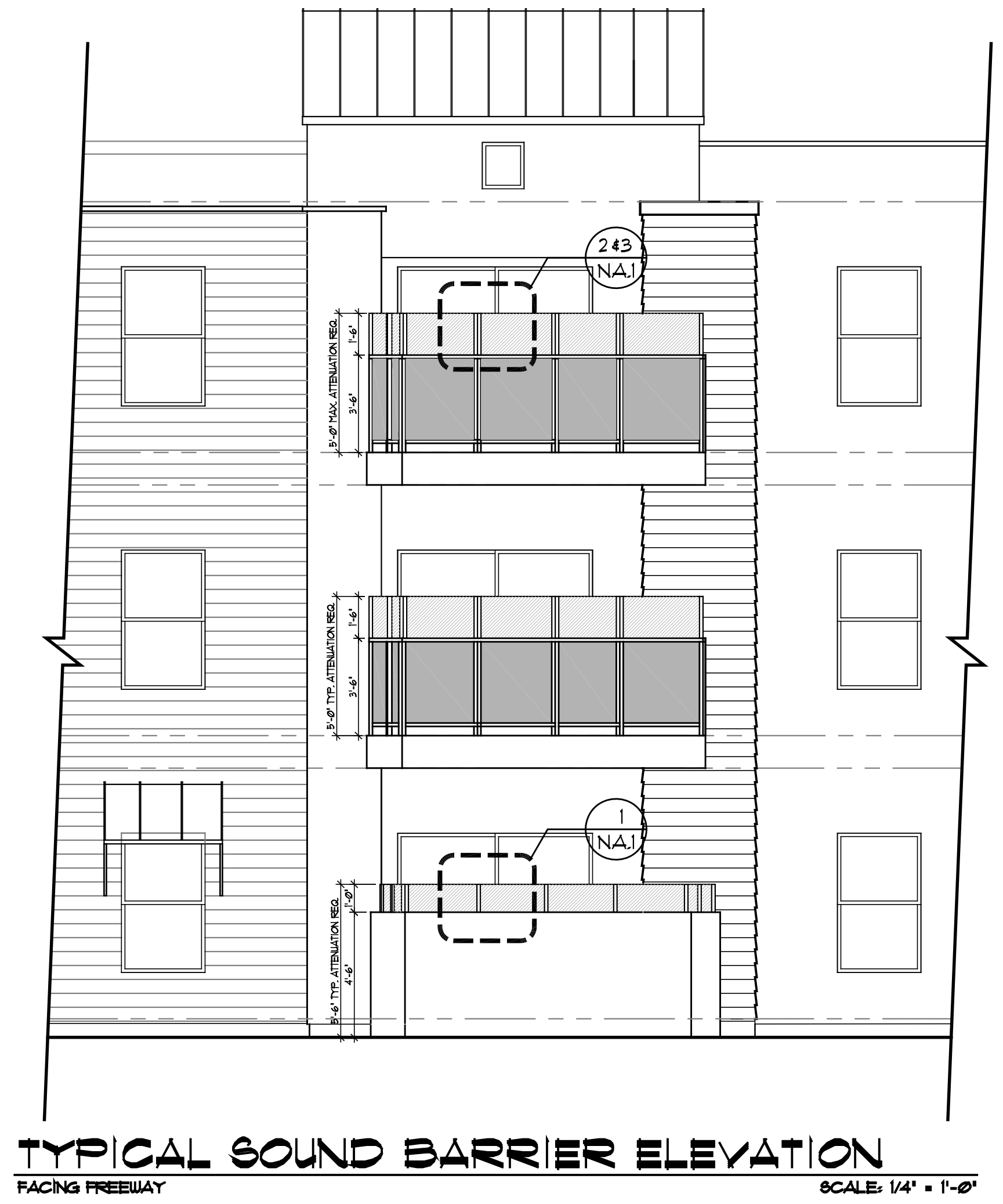
CASE # 09-140-DR



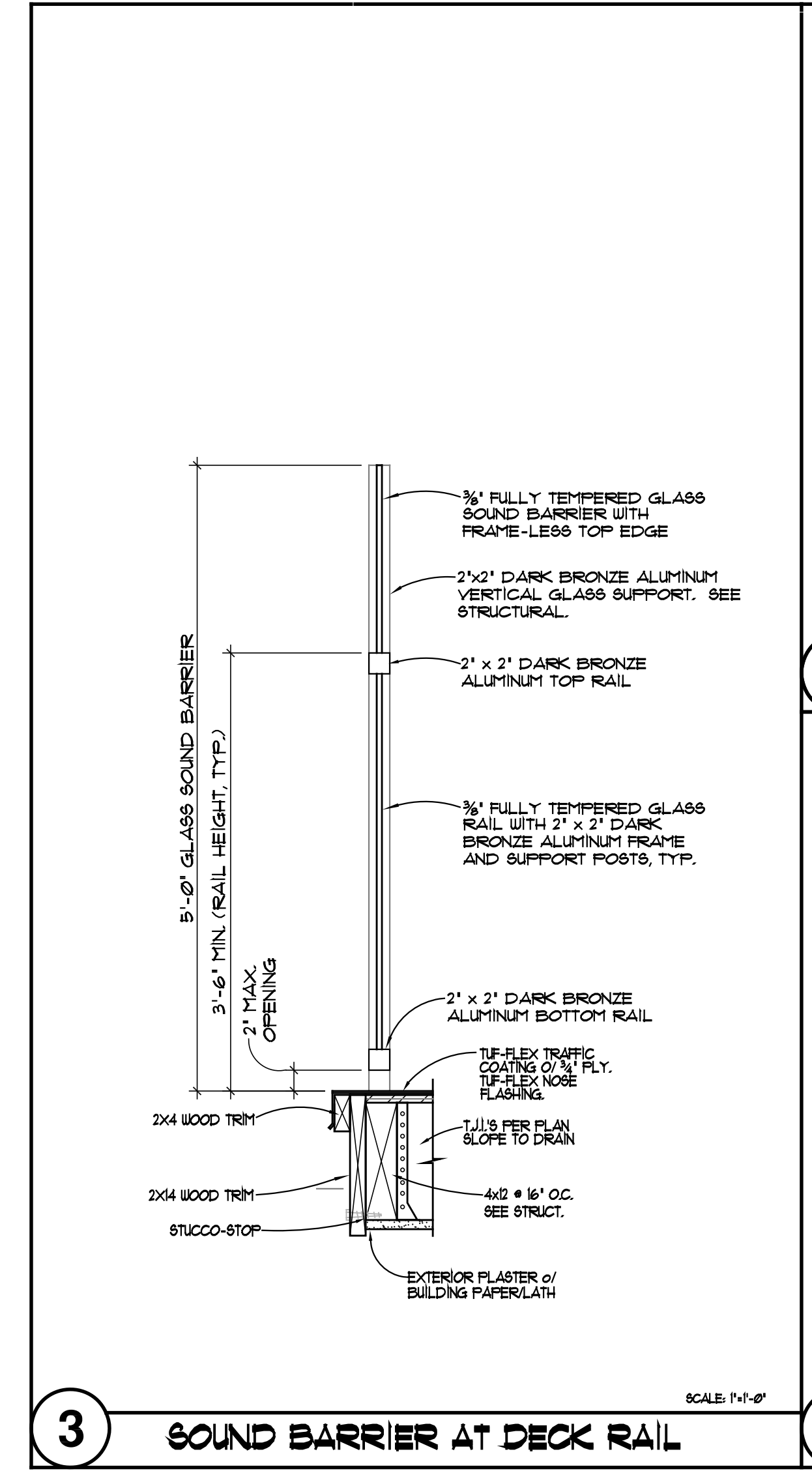
TYPICAL SOUND BARRIER ELEVATION
SOUND FROM RIGHT
SCALE: 1/4" = 1'-0"



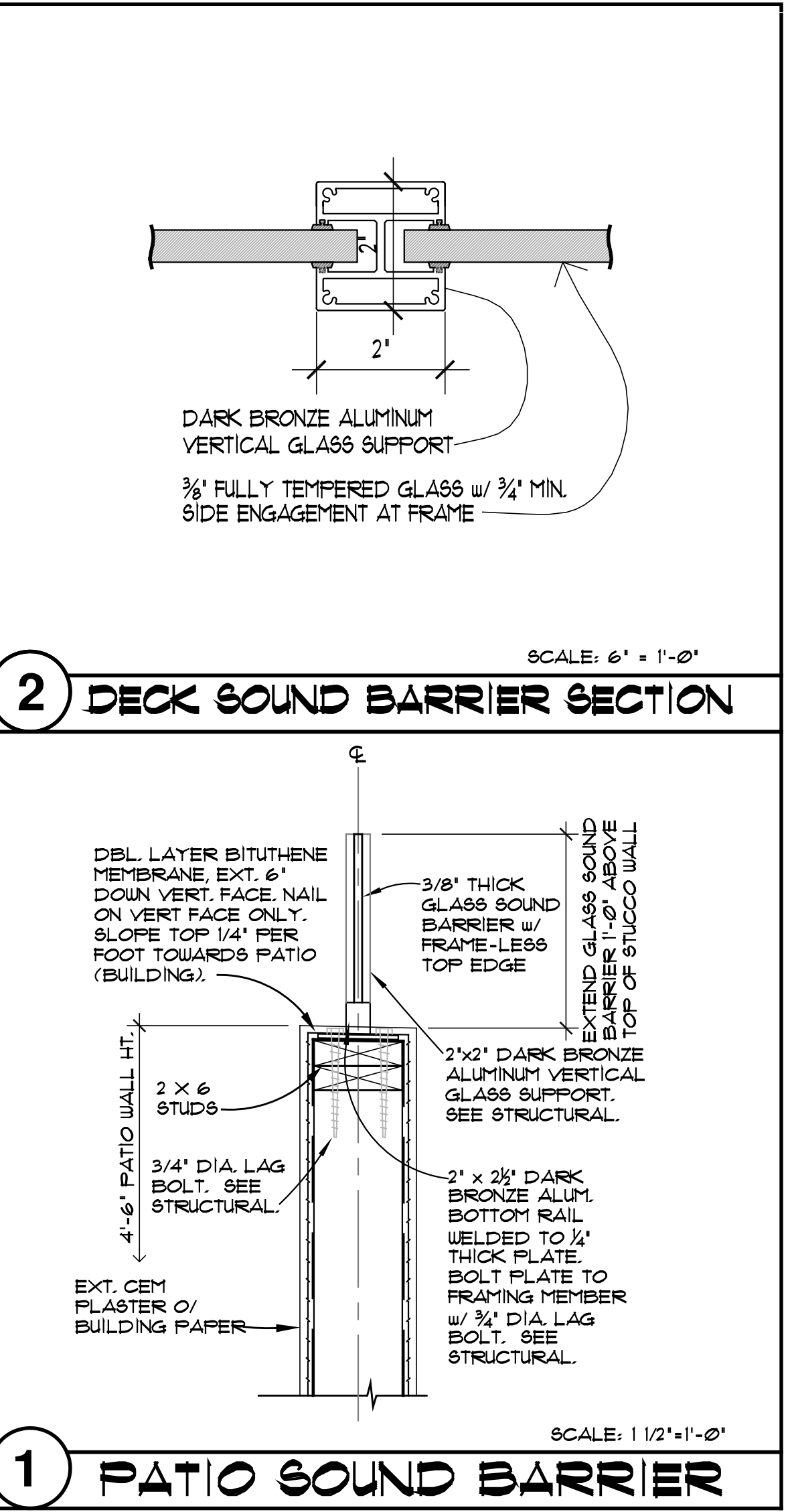
TYPICAL SOUND BARRIER ELEVATION
SOUND FROM LEFT
SCALE: 1/4" = 1'-0"



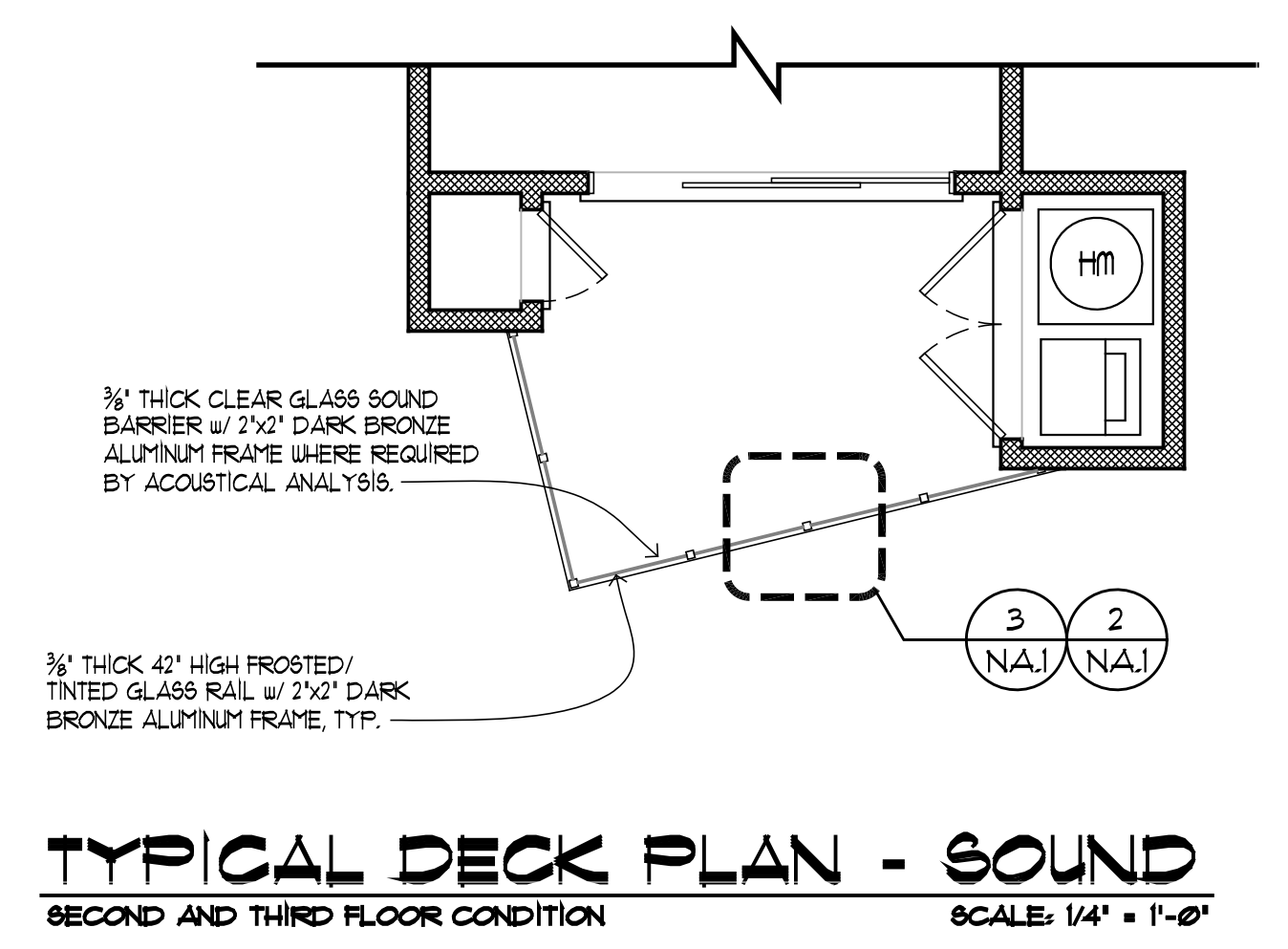
TYPICAL SOUND BARRIER ELEVATION
FACING FREEWAY
SCALE: 1/4" = 1'-0"



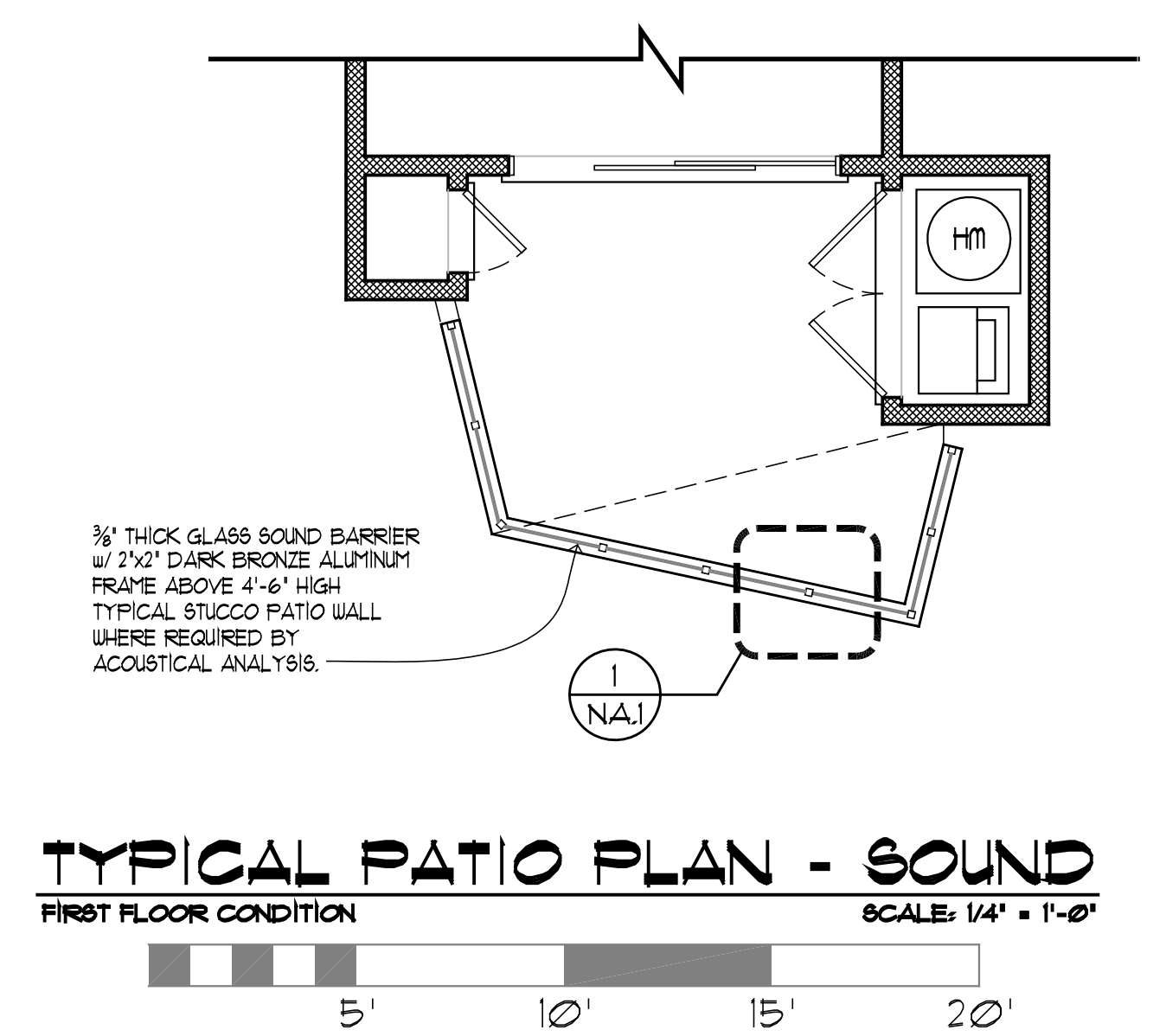
3 SOUND BARRIER AT DECK RAIL
SCALE: 1/2" = 1'-0"



1 PATIO SOUND BARRIER
SCALE: 1 1/2" = 1'-0"



TYPICAL DECK PLAN - SOUND
SECOND AND THIRD FLOOR CONDITION
SCALE: 1/4" = 1'-0"



TYPICAL PATIO PLAN - SOUND
FIRST FLOOR CONDITION
SCALE: 1/4" = 1'-0"

330 EAST CANON PERDIDO, SUITE A
SANTA BARBARA, CA 93101
805.962.4575

ARCHITECTS

CARL SCHNEIDER, AIA

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CARL SCHNEIDER
LIC. #C12850
REN. 7-31-17
STATE OF CALIFORNIA

CORTONA APARTMENTS
6830 Cortona Drive, Golet, CA
The Towbes Group, Inc.

SOUND

TYPICAL NOISE ATTENUATION PLANS

014-3600
03-21-17

NA.1

CASE # 09-140-DP

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TYPICAL SOUND BARRIER 2

SOUND FROM LEFT

SCALE: NOT TO SCALE



STANDARD RAILING (NO SOUND BARRIER)

SCALE: NOT TO SCALE



TYPICAL SOUND BARRIER 3

SOUND FROM RIGHT

SCALE: NOT TO SCALE

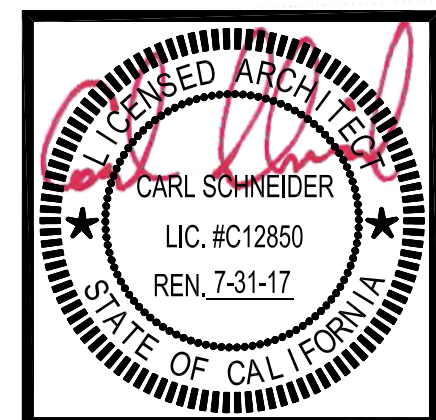


TYPICAL SOUND BARRIER 1

FACING FREEWAY

SCALE: NOT TO SCALE

330 EAST CANON PERDIDO, SUITE A
SANTA BARBARA, CA 93101
805.962.4575
ARCHITECTS
CARL SCHNEIDER, AIA



CORTONA APARTMENTS
6830 Cortona Drive, Goleta, CA
The Towbes Group, Inc.

SOUND
TYPICAL NOISE ATTENUATION RENDERS

014-3600
03-21-17

NA.2

SITE DATA:

APN	073-140-016		
LOT SIZE (GROSS)	8.86 ACRES (386,022 sq. ft.)		
ZONE	DR-20 (114 UNITS MIN)		
RESIDENTIAL UNITS	1st FLOOR	22 UNITS	42 UNITS
	2nd FLOOR	22 UNITS	42 UNITS
	3rd FLOOR	22 UNITS	16 UNITS
	TOTAL UNITS	66 UNITS	100 UNITS
GRAND TOTAL	176 UNITS		
CLUB HOUSE / OFFICE	5,843 SF. - 2-STORIES		
MAINTENANCE BLDG	1,248 SF.		

SITE COVERAGE

BLDG FOOTPRINTS (inc. Clubhouse & Maint. Bldg)	74,513 SQ. FT.	(19.4%)
TRASH ENCLOSURES	1,510 SQ. FT.	(0.3%)
DRIVEWAYS	79,574 SQ. FT.	(20.6%)
CARPORTS	28,484 SQ. FT.	(7.4%)
SIDEWALKS	41,253 SQ. FT.	(10.7%)
PRIVATE OPEN SPACE	6,066 SQ. FT.	(1.6%)
COMMON OPEN SPACE	154,410 SQ. FT.	(40.0%)
TOTAL SITE AREA:	386,022 SQ. FT.	(100%)

PARKING

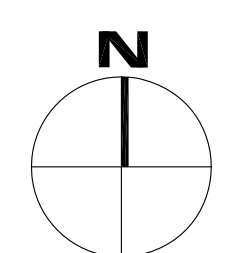
PARKING REQUIRED	
66 1-BED UNITS @ 1 SPACE PER UNIT	66 SPACES
100 2-BED UNITS @ 2 SPACES PER UNIT	200 SPACES
10 3-BED UNITS @ 2.5 SPACES PER UNIT	25 SPACES
VISITOR PARKING @ 0.20 SPACE PER UNIT	36 SPACES
TOTAL REQUIRED SPACES	327 SPACES

PARKING PROVIDED

CARPORT	176 SPACES
CARPORT ACCESSIBLE	4 SPACES
UNCOVERED	139 SPACES
ACCESSIBLE UNCOVERED SPACES	8 SPACES
TOTAL PROVIDED SPACES	327 SPACES

BIKE PARKING PROVIDED

BIKES AREAS 30 SPACES (41 GROUND FLOOR 'O-RING' STYLE @ PATIO)



SITE PLAN - PROPOSED - PATIO SOUND ATTENUATION



SCALE: 1" = 40'-0"

330 EAST CANON PERDIDO, SUITE A
 SANTA BARBARA, CA 93101
 805.962.4575

F&I ARCHITECTS
 CARL SCHNEIDER, AIA

LICENSED ARCHITECT
 CARL SCHNEIDER
 LIC. #C12850
 REN. 7-31-17
 STATE OF CALIFORNIA

CORTONA APARTMENTS
 6830 Cortona Drive, Goleta, CA
 The Towbes Group, Inc.

SITE PLAN
 DECK SOUND
 ATTENUATION

014-3600
 03-21-17

S.NAP

CASE # 09-140-DP

BUILDING DEPARTMENT SUBMITTAL SET - 02/21/2017 PRELIMINARY NOT FOR CONSTRUCTION

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SITE DATA:

APN	073-140-016		
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ZONE	DR-20 (114 UNITS MIN)		
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	TOTAL UNITS	66 UNITS	100 UNITS
GRAND TOTAL	176 UNITS		
CLUB HOUSE / OFFICE	5,843 SF. - 2-STORIES		
MAINTENANCE BLDG	1,248 SF.		

SITE COVERAGE

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TRASH ENCLOSURES:	1,510 SQ. FT.	(0.3%)
DRIVEWAYS:	79,574 SQ. FT.	(20.6%)
CARPORTS:	28,484 SQ. FT.	(7.4%)
SIDEWALKS:	41,253 SQ. FT.	(10.7%)
PRIVATE OPEN SPACE:	6,066 SQ. FT.	(1.6%)
COMMON OPEN SPACE:	154,410 SQ. FT.	(40.0%)
TOTAL SITE AREA:	386,022 SQ. FT.	(100%)

PARKING

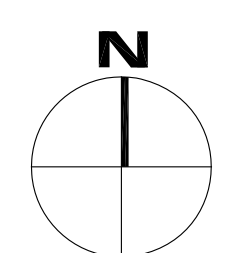
PARKING REQUIRED	
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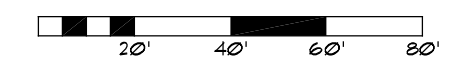
BIKE PARKING PROVIDED

BIKES AREAS 30 SPACES (41 GROUND FLOOR 'O-RING' STYLE @ PATIO)



SITE PLAN - PROPOSED - DECK SOUND ATTENUATION

SCALE: 1" = 40'-0"



330 EAST CANON PERDIDO, SUITE A
SANTA BARBARA, CA 93101
805.962.4575

F&I ARCHITECTS
CARL SCHNEIDER, AIA

LICENSED ARCHITECT
CARL SCHNEIDER
LIC. #C12850
REN. 7-31-17
STATE OF CALIFORNIA

CORTONA APARTMENTS
6830 Cortona Drive, Goleta, CA
The Towbes Group, Inc.

SITE PLAN
DECK SOUND
ATTENUATION

014-3600
03-21-17

S.NAD

CASE # 09-140-DP

Adjacent Property - Office & Industrial / Business Park
General Plan Designation - Office & Industrial / Business Park
Land Use Zone - M-PP / Industrial Business Park

BUILDING DEPARTMENT SUBMITTAL SET - 02/21/2017 PRELIMINARY NOT FOR CONSTRUCTION

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