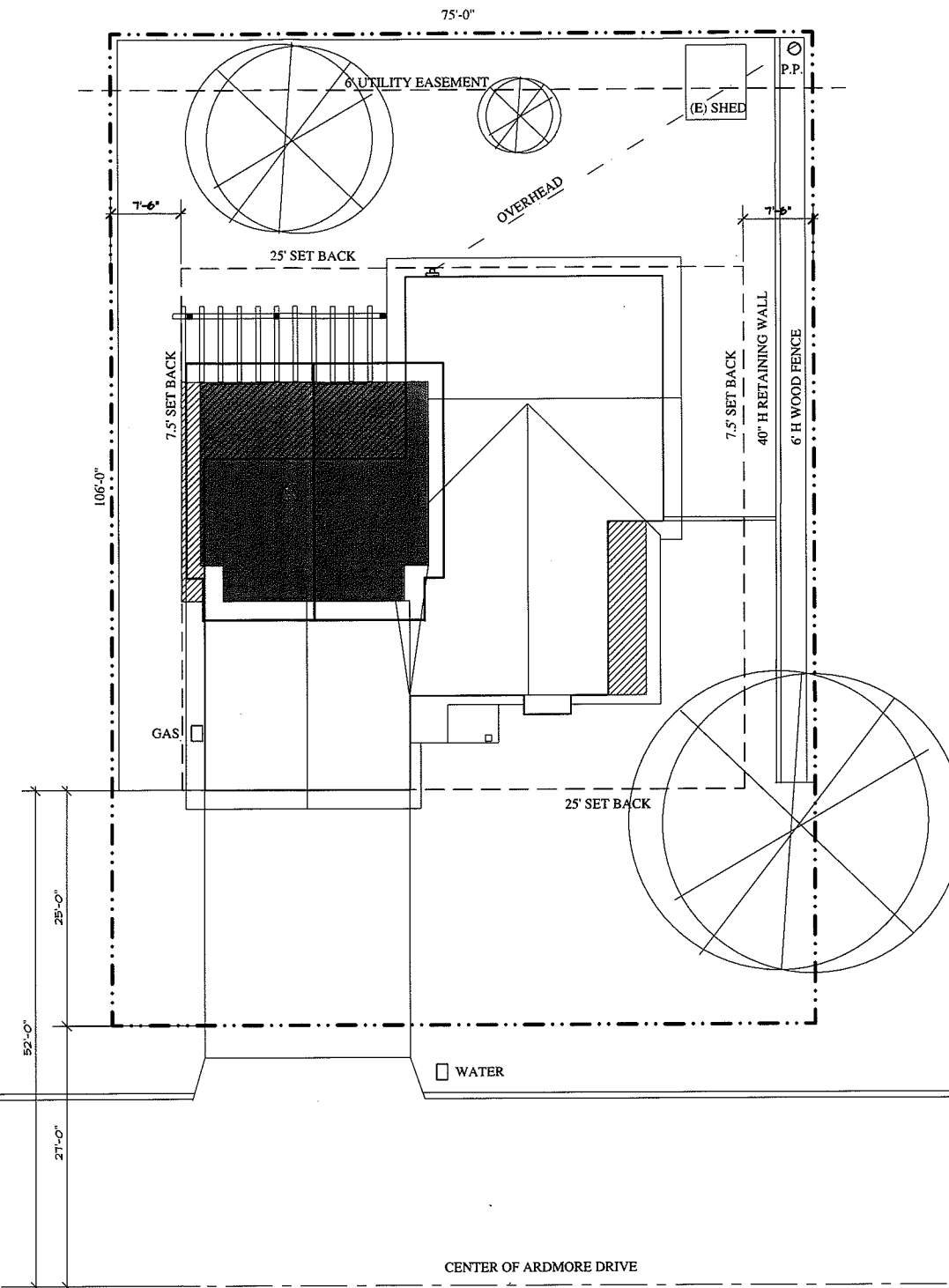
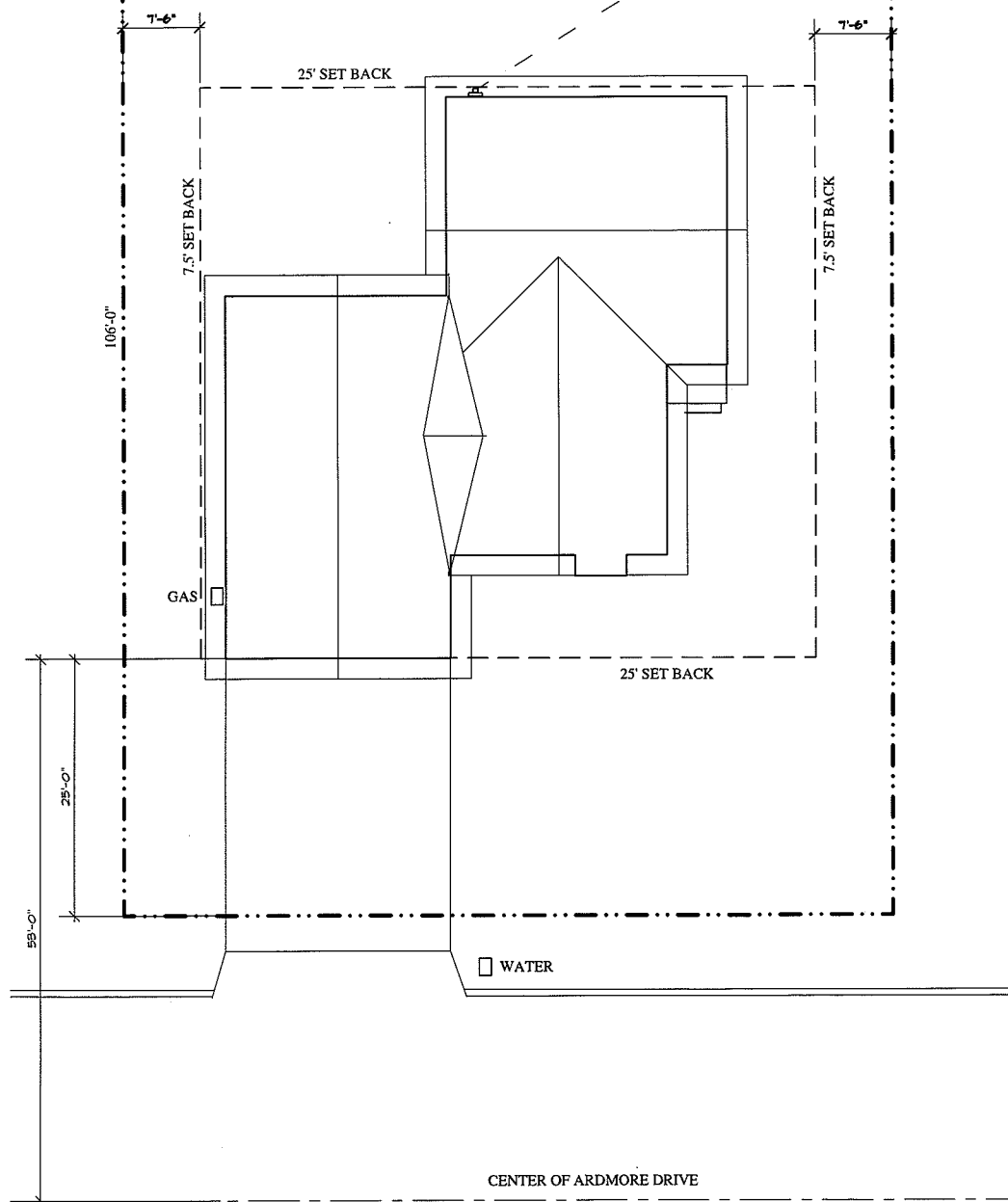


REMODEL AND ADDITION AT 679 ARDMORE DRIVE GOLETA, CA 93117



PROJECT DATA
SCOPE OF WORK
FIRST STORY ADDITION: 257 SQ. FT.
SECOND STORY ADDITION: 516 SQ. FT.
TRELLIS: 138 SQ. FT.

PROPERTY OWNER
GABRIEL MARQUEZ
679 ARDMORE DRIVE
GOLETA, CA 93117

APN
077-072-024

ZONE
R1

FLOOR AREA RATIO

LOT SIZE: 7,950 SQ. FT.
MAX ALLOWABLE AREA: 2,180 SF + (.25X950 SF) = 2,417.5 SQ. FT.
EXISTING GARAGE: 440 SQ. FT.
EXISTING RESIDENCE: 1,440 SQ. FT.
FIRST FLOOR ADDITION: 257 SQ. FT.
SECOND FLOOR ADDITION: 516 SQ. FT.
TOTAL RESIDENCE: 2,213 SQ. FT. < 2,417.5 SQ. FT. OK
TOTAL RESIDENCE + GARAGE = 2,213 + 440 = 2,653 SQ. FT.

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH:
2007 CBC, CMC, CPC
2007 CEC
2007 CALIFORNIA ENERGY STANDARDS

SHEET INDEX

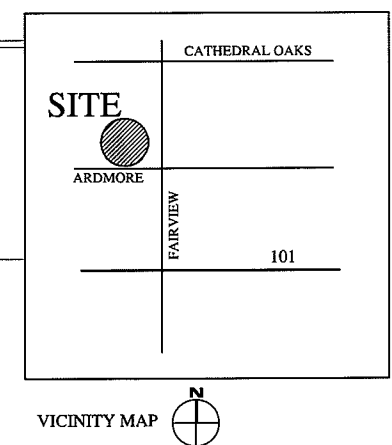
- ARCHITECTURAL
A1 SITE PLAN/PROJECT DATA
A2 EXISTING FLOOR PLAN
A3 EXISTING ELEVATIONS
A4 PROPOSED FLOOR PLAN
A5 PROPOSED ELEVATIONS
A6 SECTION
A7 DETAILS

TAI C. YEH
ARCHITECT
CA LICENSE NO. C19953

P.O. BOX 92059
SANTA BARBARA, CA 95190
TEL 805-882-9158
FAX 805-966-4678

PROJECT
ADDITION AND REMODEL
AT 679 ARDMORE DRIVE
GOLETA, CA 93117

DATE
06-29-2010
JULY-26, 2010 SITE PLAN
OCT-12, 2010 DRB RESUB
NOV-25, 2010 DRB RESUB



SHEET
A1

EXISTING SITE PLAN
SCALE: 1" = 8'-0"

PROPOSED SITE PLAN
SCALE: 1" = 8'-0"

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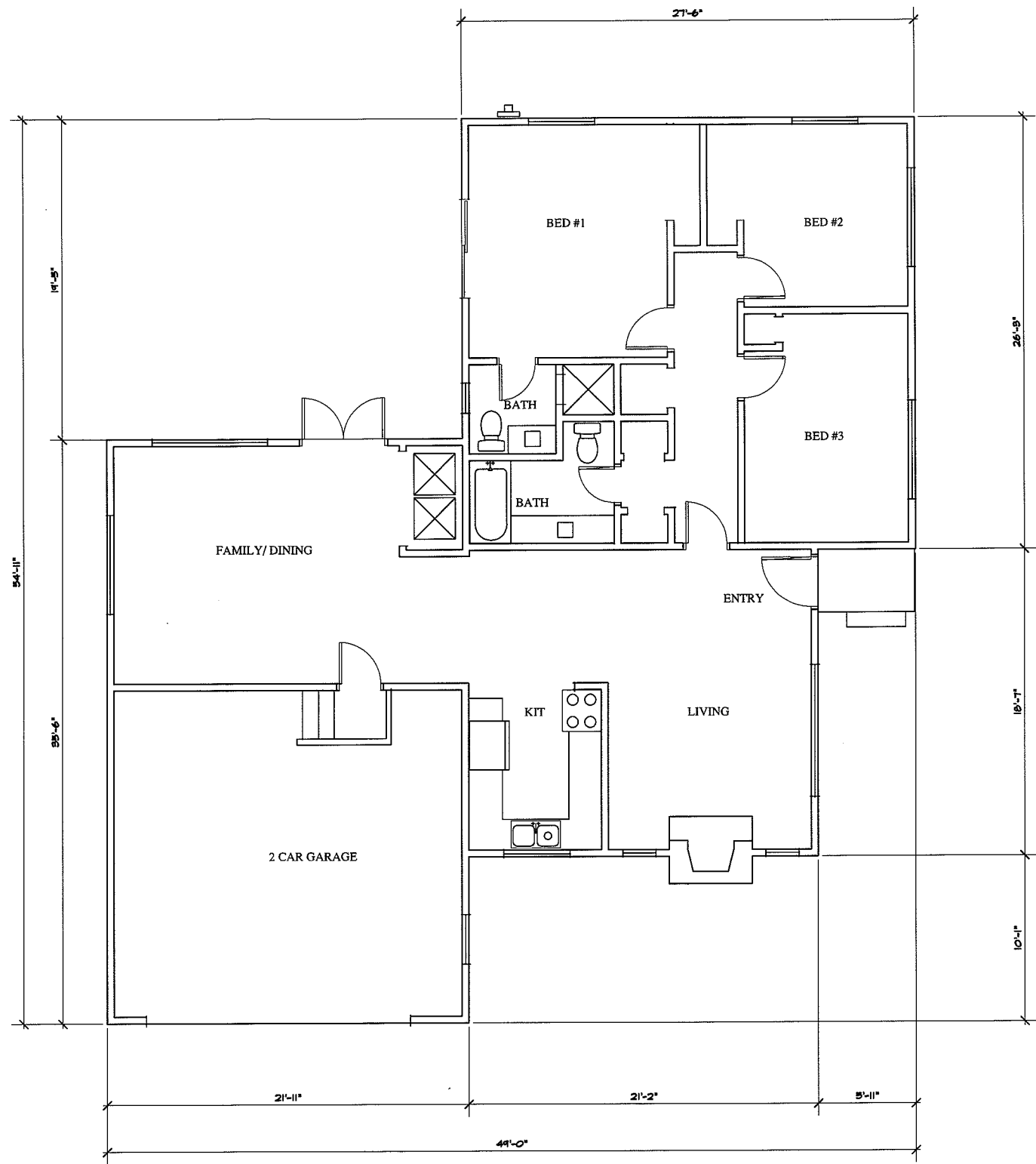



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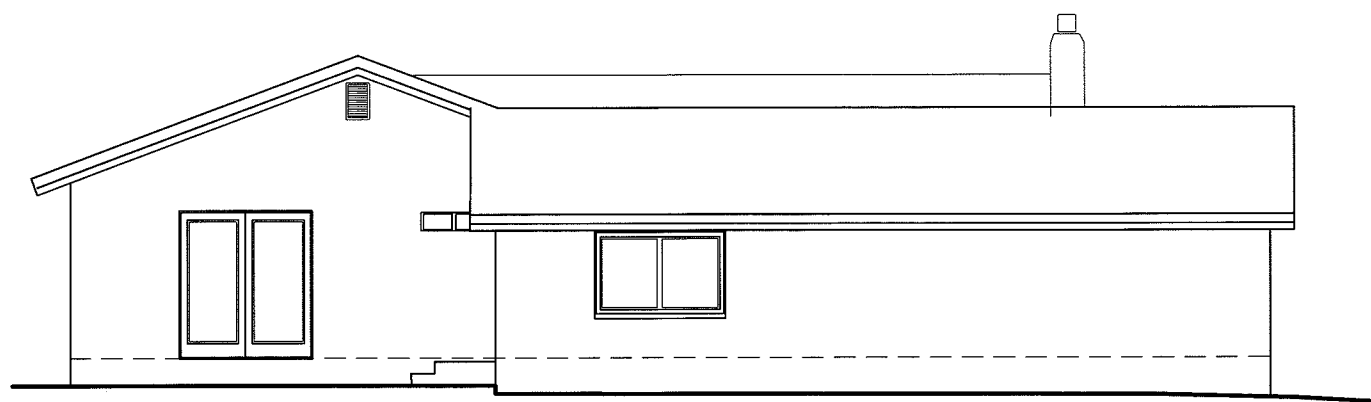
DATE
06-29-2010



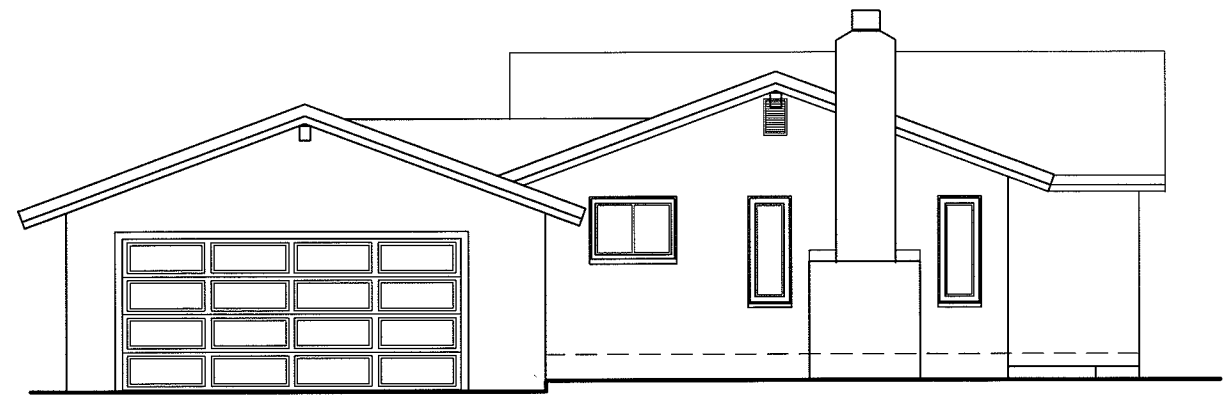
 EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"

SHEET
A2





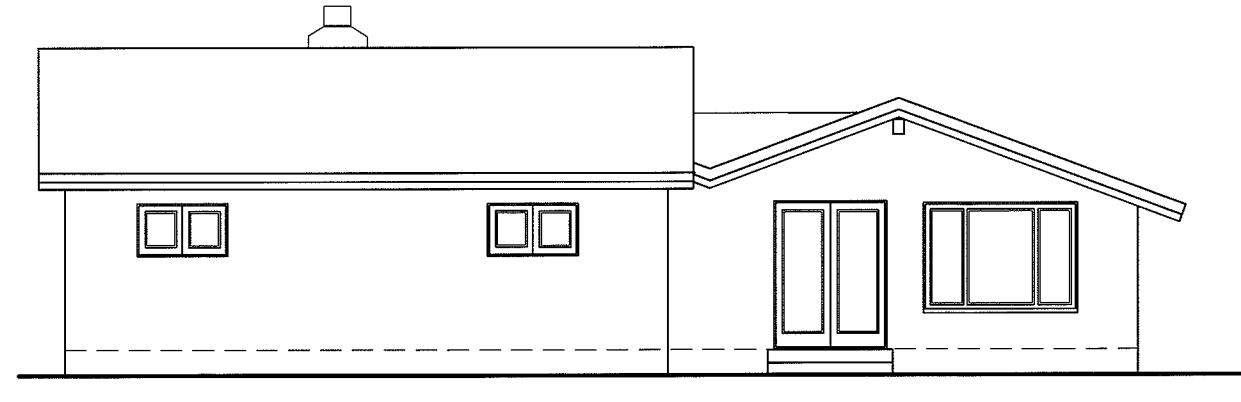
EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"



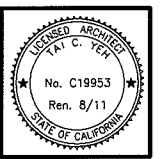
EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"

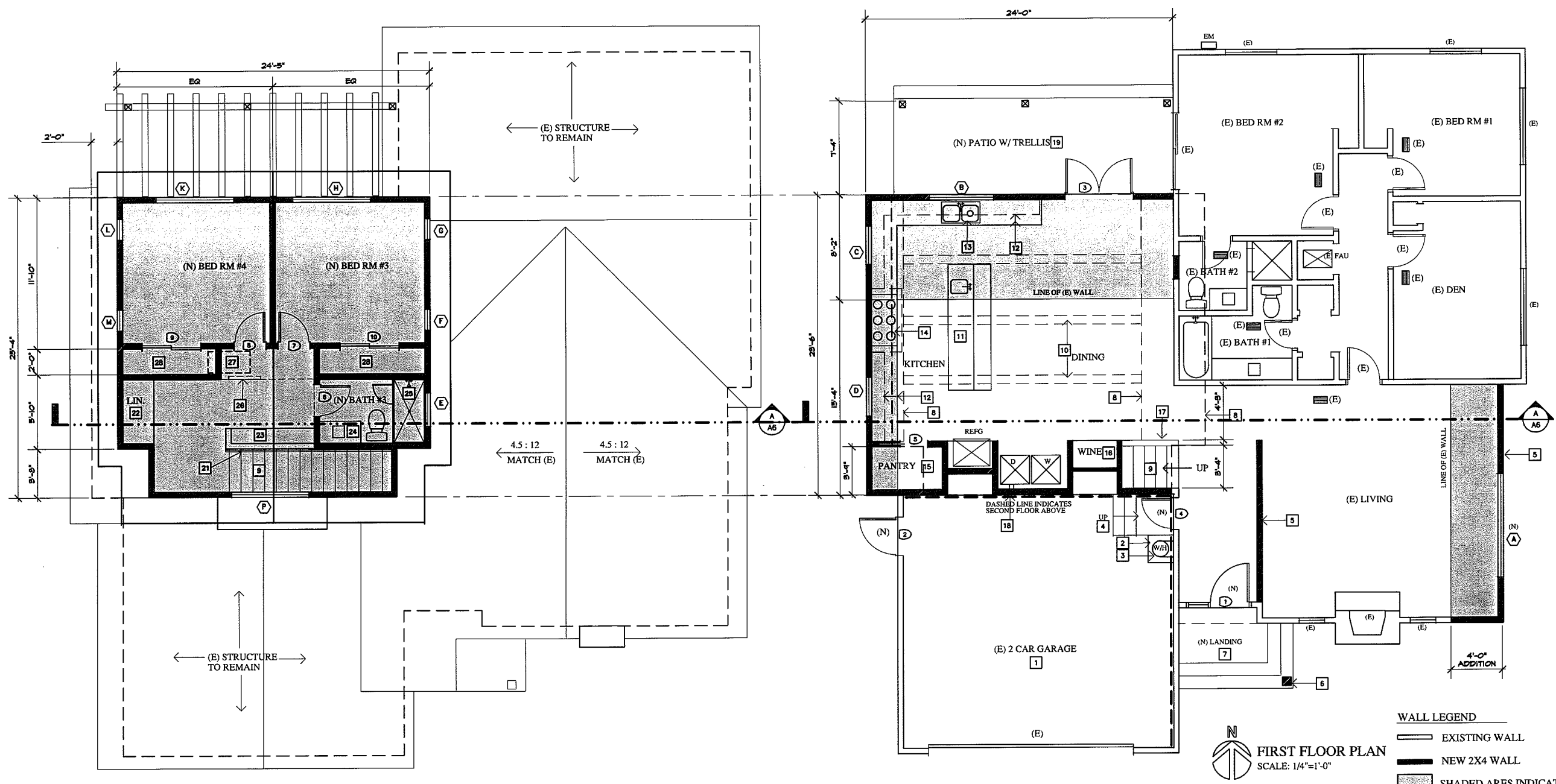


EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"





SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"

GENERAL PLUMBING NOTES:

PLUMBING FIXTURE SHALL MEET CALIF. STATE LOW FLOW REQUIREMENTS: C.P.C. 402.4, 402.7, 402.8
 TOILET: 1.6 GPF
 FAUCET: 2.0 GPM
 TUB-SHOWER: 2.0 GPM, WITH CONTROL VALVE SHALL BE OF PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE PER CODE.
 SHOWERS SHOULD HAVE A NONABSORBENT FINISH A MIN. OF 70" ABOVE THE DRAIN INLET.
 PROVIDE SHOCK ABSORBERS AT QUICK-CLOSING VALVES AT DISHWASHER, WASHER, ETC.

WATER HEATER NOTE:

WATER HEATER STRAPPED TOP & BTM. w/ SEISMIC STRAP KIT & INSULATED w/ R-12 BLANKET. INSULATE THE FIRST 5 FEET OF WATER PIPING AT THE WATER HEATER. A MIN. OF 100 SQ. IN. COMBUSTION AIR FOR WATER HEATER COMPARTMENT. 50 SQ. IN. WITHIN 12" OF CEILING. 50 SQ. IN. WITHIN 6" OF FLOOR.

FAU IN ATTIC NOTES:

MIN. 30" BY UNOBSTRUCTED ACCESS WITH WEATHER STRIP OR SEAL @ ATTIC ACCESS PANEL. PASSAGE WAY FROM ATTIC ACCESS TO FAU SHALL BE MIN. 30X30 CLEAR AND MIN. 20" IN LENGTH. FAU ACCESS FLOORING SHALL PROVIDE A MIN. 24" WIDE SOLID SURFACE & LEVEL, SMOOTH SURFACE IN FRONT OF SERVICE SIDE. MECHANICAL EQUIPMENT AREA TO HAVE KNOCKOUT SWITCHING AND LIGHTING ALSO SEE ELECTRICAL PLAN.

SECOND FLOOR PLAN NOTES:

- 21 36" H. HANDRAIL. SEE DETAIL A ***
- 22 LINEN CLOSET. DETAIL SEE OWNERS.
- 23 STORAGE SHELVES. DETAIL SEE OWNERS.
- 24 VANITY AND CABINET.
- 25 SAFETY GLASS SHOWER ENCLOSURE.
- 26 30 X 30 ATTIC ACCESS
- 27 FAU #2
- 28 CLOSET. INTERIOR DETAILS: SEE OWNER.
- 29
- 30

FIRST FLOOR PLAN NOTES:

- 1 2 CAR GARAGE W/ 20'X20' UNOBSTRUCTED SPACE. W/ 5/8" TYPE X GYP. BD ON 2 WALLS.
- 2 + 18" PLATFORM
- 3 WATER HEATER. ALSO SEE WATER HEATER NOTES.
- 4 CONC. STEPS TO HOUSE.
- 5 NEW WALL PER PLAN
- 6 (N) 8 X 8 POST
- 7 COVERED ENTRY PORCH, CONC. LANDING/STEPS
- 8 SOFFIT
- 9 STAIRS. @ 11" T & 7.65" R. MIN.
- 10 4 X 8 FALSE BEAM PER PLAN
- 11 ISLAND W/ VEG. SINK
- 12 BASE AND UPPER CABINETS.
- 13 DOUBLE SINK W/ IN-SINK DISPOSAL
- 14 STOVE AND FAN
- 15 PANTRY. SEE OWNER FOR DETAIL.
- 16 WINE STORAGE. DETAIL SEE OWNERS.
- 17 36" H. HAND RAIL. DETAIL SEE A***
- 18 DRYER VENT OUTSIDE. EQUIP W/ A BACK DRAFT DAMPER. VENT TO HAVE MAX. VERTICAL & HORIZONTAL LENGTH INCLUDING (2) 90 DEGREE ELBOWS OF 14 FT.
- 19 (N) PATIO W/ TRELLIS
- 20

WALL LEGEND

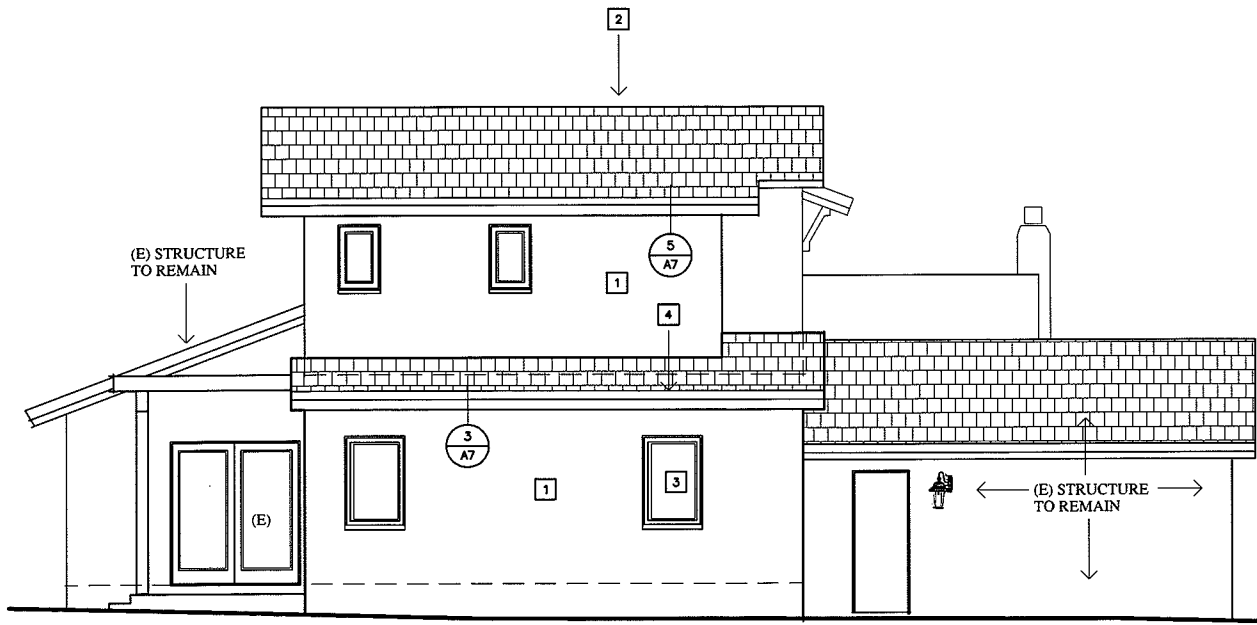
- EXISTING WALL
- NEW 2X4 WALL
- SHADED AREAS INDICATES ADDITION FOR THIS PERM

FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"

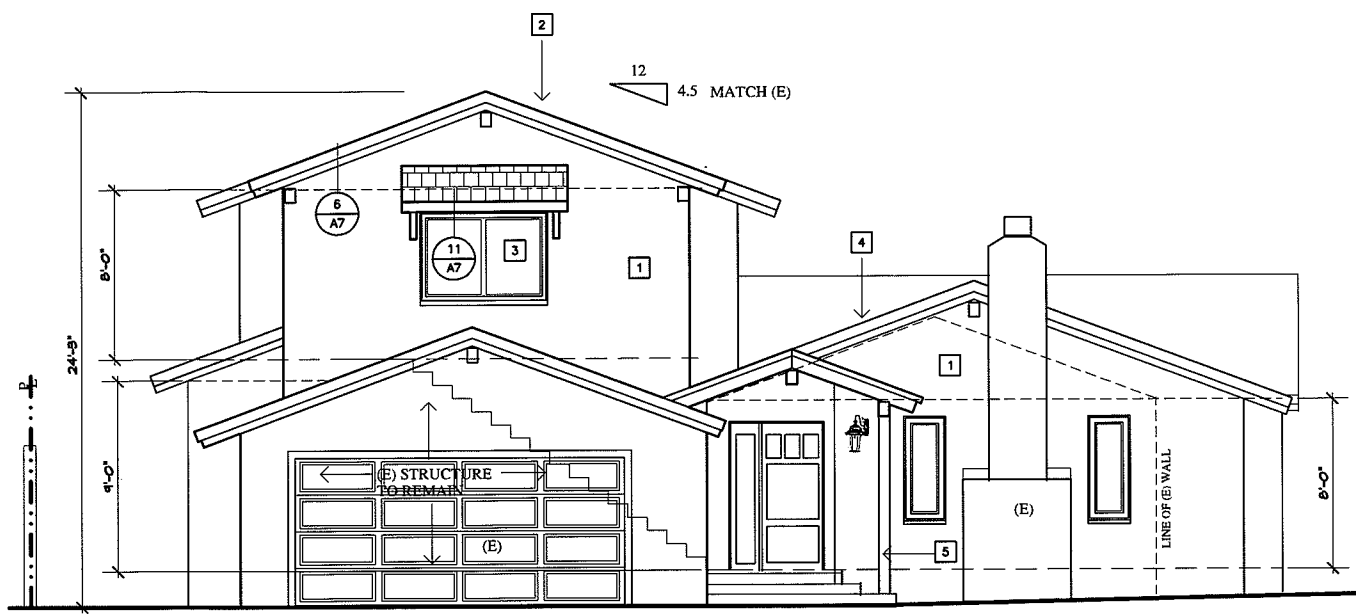
SHEET

A4

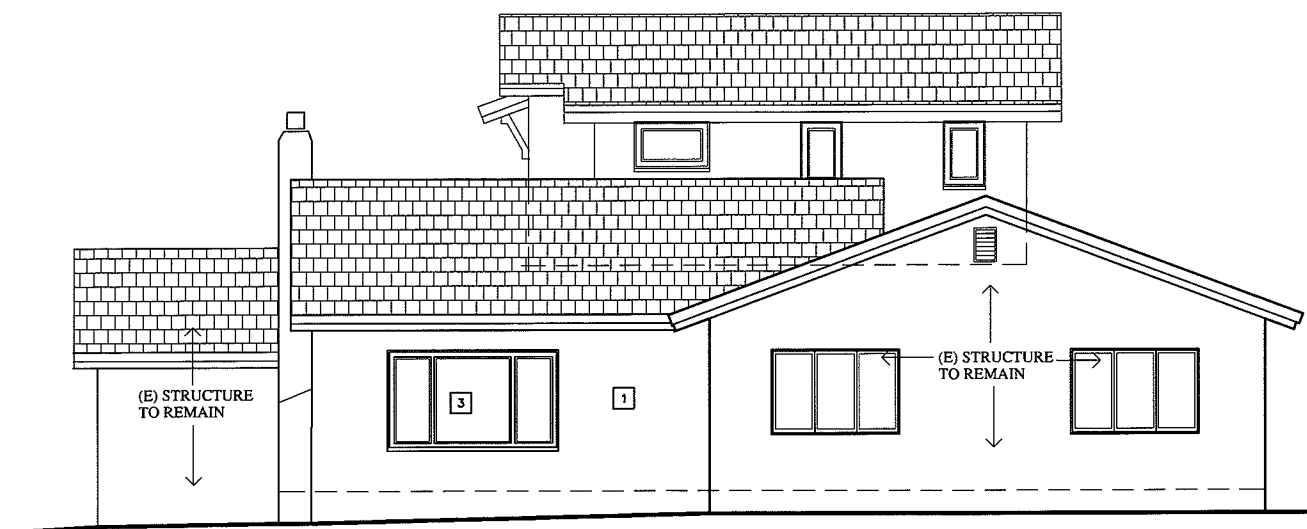




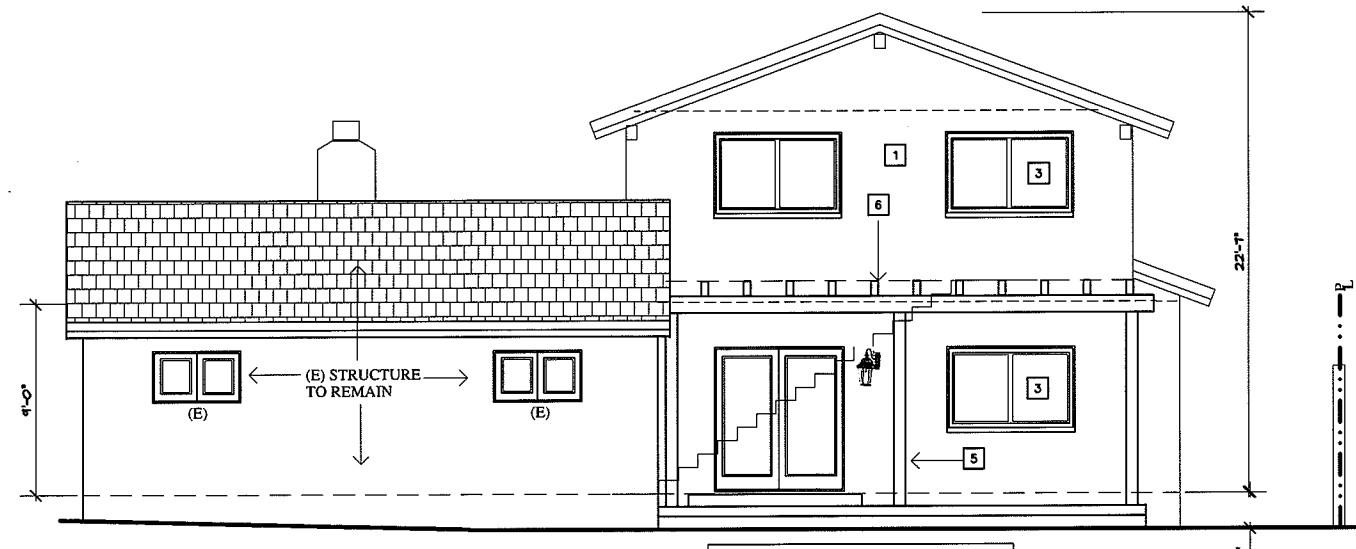
WEST ELEVATION
 SCALE: 1/4"=1'-0"



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



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



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

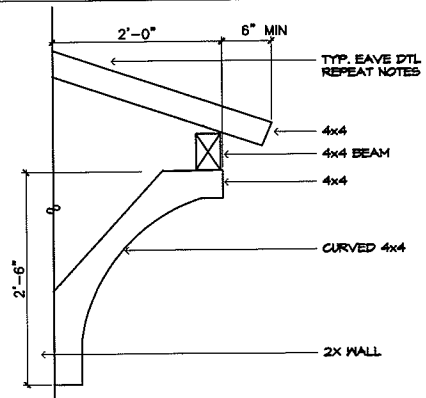
ELEVATION NOTES:

- 1 EXTERIOR CEMENT PLASTER TO MATCH EXISTING
- 2 (N) ROOF TO MATCH (E). COMPOSITION SHIGLES
- 3 (N) MARVIN CLAD DOUBLE GLAZED WINDOWS/DOORS TO MATCH EXISTING
- 4 EAVE DETAILS TO MATCH (E)
- 5 (N) 6 X POST OR BEAM
- 6 (N) 4 X 6 @ 24" OC

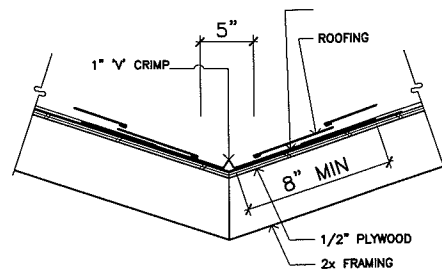
COLOR SCHEDULE

- ROOF**
 ASPHALT COMPOSITION
 PRESIDENTIAL SHAKE "SPANISH TILE"
- RAFTER TAILS/ EAVES/ EXP WOOD
 GARAGE DOOR**
 OLMPIK STAN, FAWN
- DOOR/ WINDOW**
 MARVIN, CLAD, WHITE
- GUTTER AND DOWN SPOUT**
 G1 GUTTER, COLOR COPPER
- STUCCO**
 DUNN-EDWARD, DEC725
 WEATHER COAL
- EXTERIOR LIGHT FIXTURE**
 HINKLEY LIGHTING
 MONTICELLO, COPPER BRONZE
 BELLACOR # 384860, DARK SKY

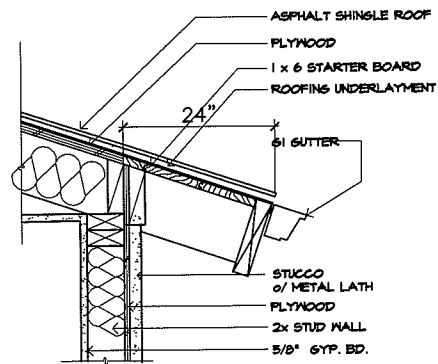




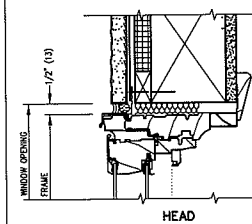
11 BRACKET DETAIL
SCALE: 1 1/2"=1'-0"



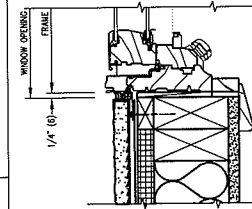
7 VALLEY FLASHING
SCALE: 1-1/2"=1'-0"



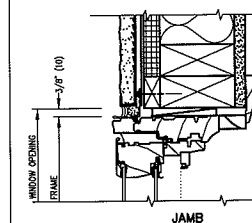
3 TYP. EAVE DETAIL
SCALE: 1-1/2"=1'-0"



HEAD DRIP FIN #424C
SUGGESTED USE OF INSULATION TO FULL JAMB VERT. PERIMETER BY OTHERS
FLASHING, BACKER ROD, SEALANT, AND WEEP WICKS BY OTHERS
STUCCO J-MOULD RECOMMENDED AROUND OPENING

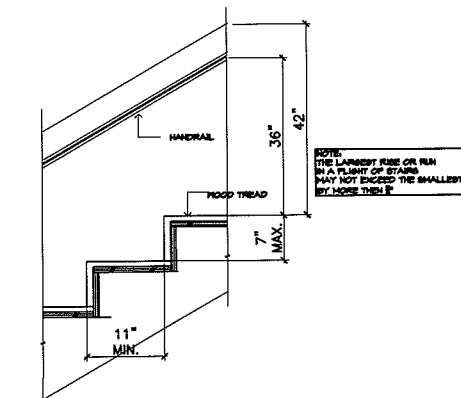


INSTALLATION FIN #4267
WHEN RIGID INSULATION OR OTHER COMPRESSIBLE SHEATHING MATERIAL IS USED PROVIDE SOLID BLOCKING FOR FIN ATTACHMENT SHIM AND LEVEL UNITS AS REQUIRED
THESE DETAILS REFLECT GENERAL INSTALLATION CONCEPTS FOR TYPICAL CONSTRUCTION WITH WATER MANAGED STUCCO PRODUCTS. DUE TO THE NUMBER OF DIFFERENT SYSTEMS AVAILABLE NO ATTEMPT HAS BEEN MADE TO SHOW SPECIFIC FLASHING OR DRAINAGE DETAILS. CONSULT STUCCO MANUFACTURER FOR SPECIFIC DETAILING REQUIRED FOR THEIR WATER MANAGED SYSTEM.

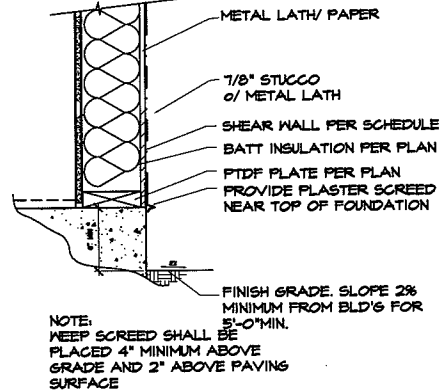


INSTALLATION FIN #4267
SHIM AND PLUMB UNITS AS REQUIRED
PELLA CONTEMPORARY TRIM #3105
PROTECT UNIT WHEN PLACING STUCCO AROUND OPENING
SEE GENERAL NOTES PAGE ID-2

1 WINDOW DETAILS
SCALE: 8"=1'-0"
DOOR SIM.

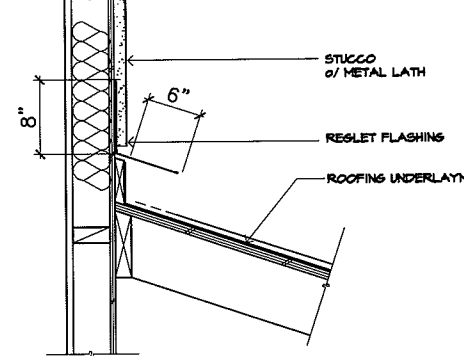


12 STAIR CONSTRUCTION
SCALE: 1 1/2"=1'-0"

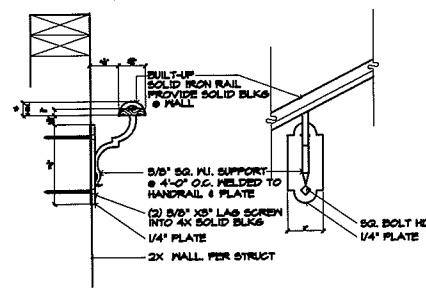


NOTE:
WEEP SCREED SHALL BE PLACED 4" MINIMUM ABOVE GRADE AND 2" ABOVE PAVING SURFACE

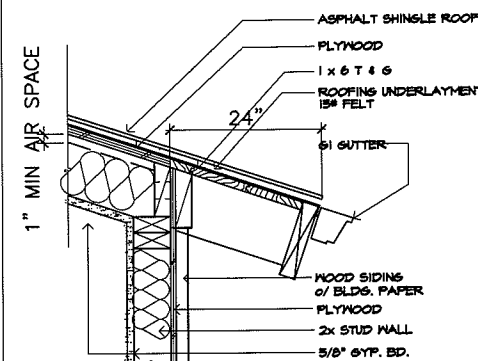
8 WEEP SCREED DETAIL
SCALE: 1-1/2"=1'-0"



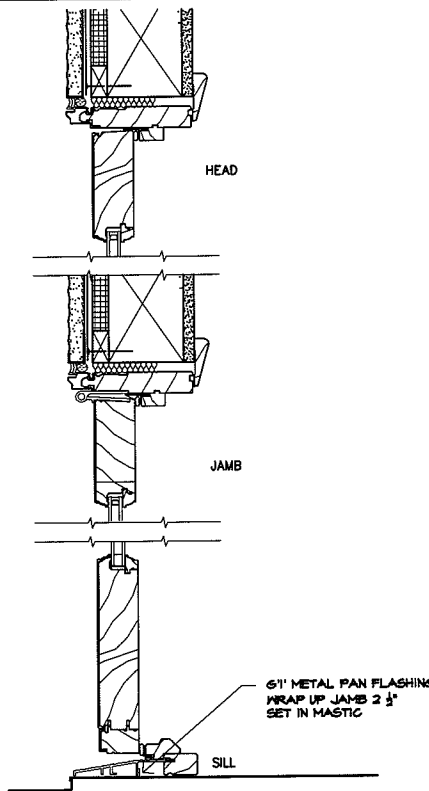
4 FLASHING DETAIL
SCALE: 1-1/2"=1'-0"



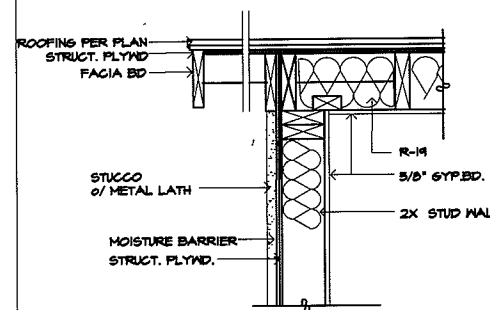
13 HANDRAIL DETAIL
SCALE: 1 1/2"=1'-0"



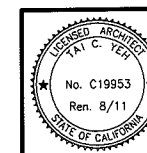
5 TYP. RAISED CEILING
SCALE: 1-1/2"=1'-0"



2 DOOR DETAILS
SCALE: 8"=1'-0"
DOOR SIM.



6 RAKE DETAIL
SCALE: 1-1/2"=1'-0"



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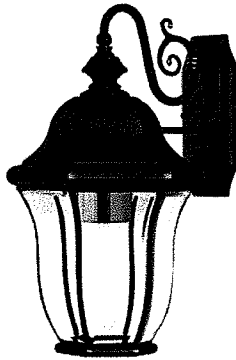
11 "DARK SKY" 11

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Outdoor Monticello Medium Base Wall Outdoor -

Dark Sky

(Bellacor Number: 384860)

MSRP: \$465.00*
Regular Price: ~~\$363.00~~
Sale Price: **\$310.00***
You Save: \$53.00(14%)

ADD TO CART

Qty: 1

FREE SHIPPING!*
On orders over \$75.00



Shipping Time: Usually ships in 2 to 4 weeks*

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- [Monticello Collection](#)

Product Description

Outdoor Monticello Medium Base Wall Outdoor -Dark Sky

Product Details

- Bellacor Number: 384860
- Finish: Copper Bronze
- Dimensions: 11"W x 19.25"H x 12.5"Ext
- Bulb/Watt: One - 50 watt Medium Base bulb
- Weight: 14.0 Lbs
- Certification: UL
- Usage: Exterior
- Brand: [Hinkley](#)
- Collection: [Monticello](#)

Shipping Information

- Shipping Time: Usually ships in 2 TO 4 WEEKS
- Free Shipping on orders over \$75.00 (Excl. Alaska, Hawaii & Intl.)
- [*More Info](#)

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Monticello Collection



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[Monticello Copper Bronze Three-Light Outdoor Light](#)
\$326.00 \$278.00



[Outdoor Monticello Small Wall Outdoor - Energy Saving/Dark Sky](#)
\$258.00 \$220.00



[Outdoor Monticello Small Wall Outdoor - Dark Sky](#)
\$223.00 \$190.00



[Outdoor Monticello Hanger Outdoor - Energy Saving/Dark Sky](#)
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COLOR SCHEDULE

679 ARDMORE DR, GOLETA, CA

ROOF

ASPHALT COMPOSTION
PRESIDENTIAL SHAKE "SPANISH TILE"



RAFTER TAILS/ EAVES/ EXP WOOD
GARAGE DOOR

OLMPIC STAN, FAWN



DOOR/ WINDOW

MARVIN, CLAD, WHITE



GUTTER AND DOWN SPOUT

GI GUTTER, COLOR COPPER



STUCCO

DUNN-EDWARD, DEC725

WEATHER COAL



EXTERIOR LIGHT FIXTURE

THOMAS LIGHTING.COM

HANCOCK-SL9483-63

BRONZE FINISH