

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CODE OF REGULATIONS (TITLE 24) AND ALL OTHER CODES AND ORDINANCES OF THE GOVERNING AUTHORITY HAVING JURISDICTION, AND AS IDENTIFIED UNDER APPLICABLE CODES ON THIS SHEET. IT IS THE INTENT OF THESE DOCUMENTS TO COMPLY THERETO.

2. ALL DRAWINGS ARE TO BE USED IN CONCERT WITH EACH OTHER. IF THE CONTRACTOR DISCOVERS ANY DISCREPANCY BETWEEN THE DOCUMENTS, HE SHALL PROMPTLY REQUEST FROM THE DESIGNER CLARIFICATION OF GOVERNING CRITERIA. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT PLACEMENT, ORIENTATION AND COORDINATION OF WORK. INFORMATION SHOWN IN THE LARGEST GRAPHIC ARE INTENDED TO SUPPLEMENT INFORMATION OF SMALLER, PRECEDING REFERENCE DRAWINGS.

3. NOTATIONS MARKED "TYPICAL" (TYP.) SHALL BE CONSISTENT THROUGHOUT ALL SUCH REFERENCE NOMENCLATURE, SYMBOLS AND DRAWING INDICATIONS OF LIKE OR SIMILAR KIND.

4. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY CONSTRUCTION CONDITIONS AND DIMENSIONS PRIOR TO ORDERING, FABRICATING AND INSTALLATION OF ANY ASSOCIATED WORK.

5. DIMENSIONS ARE RELATED SPECIFICALLY TO FACE OF CONCRETE, FACE OF MASONRY, FACE OF EXTERIOR STUDS, CENTERLINE OF STRUCTURAL COLUMNS AND BEAMS OR CENTERLINE OF INTERIOR STUDS UNLESS OTHERWISE NOTED. CLEAR DIMENSIONS ARE INDICATED FROM FINISHED SURFACES OF MATERIALS OR ASSEMBLIES.

6. BUILDING ELEVATION REFERENCES ARE FROM DIRECT APPLICATION OF FINISH FLOORING APPLIED TO THE STRUCTURAL FLOOR SUBSTRATE OF THE GROUND FLOOR DATUM (MAIN ENTRANCE). CONTRACTOR SHALL INCLUDE REQUIRED DEPRESSIONS AND OR PROJECTIONS IN ACHIEVING REQUIRED ELEVATIONS. CEILING HEIGHTS ARE REFERENCED TO FINISH SURFACES UNLESS OTHER WISE NOTES.

7. KEYNOTES USED ON THE DRAWING ARE FOR ASSEMBLIES, MATERIAL REFERENCES AND NOTES. REFER TO KEYNOTE LEGEND ON THE RESPECTIVE DRAWING FOR THE INFORMATION WHICH RELATES TO EACH KEYNOTE. NOT ALL KEYNOTES REFERENCED MAY BE APPLICABLE TO SIMILAR DRAWINGS.

8. EXISTING WORK IS SHOWN FOR REFERENCE ONLY. THE OWNER AND DESIGNER DO NOT GUARANTEE EXISTING CONDITIONS INDICATED ON THESE DOCUMENTS.

9. MATERIALS SUSPECTED OF CONTAINING ASBESTOS THAT ARE DISCOVERED DURING THE PROGRESS OF WORK SHALL BE REPORTED TO THE OWNER. WORK IN THAT PARTICULAR AREA SHALL BE SUSPENDED UNTIL THE OWNER TESTS THE SUSPECT MATERIAL AND IT IS FOUND TO BE SAFE, OR UNTIL THE SUSPECT MATERIAL HAS BEEN PROPERLY ABATED.

10. CONTRACTOR SHALL VERIFY AT SITE ALL EXISTING CONDITIONS PRIOR TO SUBMITTAL OF BIDS. SITE VISITS DURING BIDDING SHALL BE COORDINATED WITH THE OWNER IN ACCORDANCE WITH PROVISIONS OF THE SPECIFICATIONS.

11. CONTRACTOR SHALL, PRIOR TO COMMENCEMENT OF WORK, FIELD VERIFY ALL EXISTING PROJECT CONDITIONS, INCLUDING DIMENSIONS AND UTILITY LOCATIONS AND SIZES. FIELD INFORMATION OF DISCREPANCIES SHALL BE RECORDED ON A REPRODUCIBLE DOCUMENT AND IMMEDIATELY TRANSMITTED TO THE DESIGNER FOR PROJECT RECORD, COORDINATION, AND NECESSARY RESOLUTION PRIOR TO CONTINUING WORK.

12. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL WORK AND MATERIALS - INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.

13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND ALL OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH EXECUTION OF WORK.

14. CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION INCLUDING, BUT NOT LIMITED TO, SHORING, BRACING, AND ALL OTHER SUPPORTS (INCLUDING ENGINEERING OF SYSTEMS) NECESSARY TO MAINTAIN OVERALL STRUCTURAL INTEGRITY OF THE BUILDING.

15. CONTRACTOR SHALL REFER TO AND CONFORM WITH ALL FINDINGS AND RECOMMENDATIONS SET FORTH IN THE SOILS REPORT. THE ARCHITECT ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE FINDINGS IN THE SOILS REPORT, NOR FOR THE FINAL RECOMMENDATIONS.

16. CONTRACTOR SHALL PROTECT ALL EXISTING WORK, ANY DAMAGE WORK SHALL BE REPLACED WITH THE SAME MATERIALS, INCLUDING MATCHING THE EXISTING COLORS AND TEXTURE.

17. CONTRACTOR(S) SHALL BE RESPONSIBLE FOR THEIR OWN CLEANUP AS WORK PROGRESSES.

18. ALL WORK IS NEW UNLESS OTHERWISE NOTED.

19. FLOOR LIVE LOADS: UNINHABITABLE ATTICS WITH LIMITED STORAGE...20PSF SLEEPING AREAS.....30PSF ALL OTHER AREAS.....40PSF ROOF LIVE LOADS: 20 PSF FLOOD ZONE: X= OUTSIDE A KNOWN FLOOD HAZARD ZONE

DEMOLITION NOTES:

1. METHOD OF DEMOLITION REQUIRED TO COMPLETE THE WORK TO BE PER STANDARD INDUSTRY PRACTICES AND WITHIN LIMITATIONS OF GOVERNING REGULATIONS.

2. WHEN UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS THAT CONFLICT WITH THE DESIGN INTENT ARE ENCOUNTERED, CONTRACTOR IS TO NOTIFY OWNER AND ARCHITECT PRIOR TO PROCEEDING.

3. VERIFY LOCATION OF REQUIRED STRUCTURAL FRAMING PRIOR TO REMOVAL. DO NOT REMOVE ANY ELEMENT THAT MIGHT RESULT IN A STRUCTURAL DEFICIENCY WITHOUT PROPER TEMPORARY SHORING.

4. EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REUSED, SALVAGED, REINSTALLED OR INDICATED AS OWNERS PROPERTY, DEMOLITION MATERIALS SHALL BECOME CONTRACTORS PROPERTY AND SHALL BE REMOVED FROM ON SITE. COMPLY WITH LOCAL REQUIREMENTS FOR OFF HAULING AND DISPOSAL.

5. NOTIFY DESIGNER AND OWNER OF SUSPECTED HAZARDOUS MATERIAL. ANY HAZARDOUS MATERIAL SHALL BE REMOVED BY LICENSED HAZMAT CONTRACTOR.

6. PROVIDE TEMPORARY PROTECTION FOR ANY EXISTING TREES OR LANDSCAPING TO REMAIN.

7. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.

8. THE EXISTING BUILDING SHALL BE PROTECTED DURING THE COURSE OF DEMOLITION.

9. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTION PRIOR TO COMMENCING DEMOLITION.

10. ALL REQUIRED EXCAVATION SHALL BE CLEARED OF ALL CONCRETE AND ORGANIC MATERIALS PRIOR TO BACKFILLING. ALL EXCAVATION SHALL BE FILLED UNDER THE SUPERVISION OF A SOILS ENGINEER WHERE APPLICABLE OR TO ACCEPTED INDUSTRY STANDARDS.

11. SAW CUT EXISTING CONCRETE TO BE DEMOLISHED WHERE EVER FEASIBLE.

12. OWNER TO RETAIN POSSESSION OF ALL DOORS, WINDOWS, BATHROOM MIRRORS, AND BATHROOM MEDICINE CABINET.

13. DEMOLITION PLAN IS A GRAPHIC REPRESENTATION OF SCOPE OF DEMOLITION BUT IS NOT INTENDED TO BE COMPREHENSIVE. CONTRACTOR TO REVIEW EXISTING CONDITIONS RELATIVE TO SCOPE OF NEW WORK ON ALL ARCHITECTURAL AND STRUCTURAL PLAN FOR ACTUAL DEMOLITION REQUIREMENTS, PRIOR TO FINALIZING BID. CONTACT DESIGNER IN THE EVENT OF ANY CONFLICTS OR DISCREPANCIES.

ADDITION

338 COLUMBUS ST, EL GRANADA

APN: 047125290

PROJECT SCOPE:

SECOND STORY ADDITION & REMODEL

PROJECT INFORMATION:

CONSTRUCTION TYPE: V-B

APN: 047125290

BUILDING EXISTING & UNSPRINKLERED

ZONING: R-1/S-17/DR/CD

OCCUPANCY: R-3

STORIES: 1

YEAR BUILT: 19xx

PROJECT DIRECTORY:

OWNER: GREY FAMILY
338 COLUMBUS ST
EL GRANADA, CA 94018
415-819-7397

PROJECT DESIGNER: ANDREW ALTWER DESIGN
323 W YANONALI ST
SANTA BARBARA, CA 93101
805-284-2053
WEB: ADD.INK

STRUCTURAL ENGINEER: TBD

GENERAL CONTRACTOR: TBD

VICINITY MAP:

ABBREVIATIONS:

&
@
C

(E)
(N)
ADJ.
AGGR.
ALUM.
APPROX.
ARCH.
ASPH.
BD.
BITUM.
BLDG.
BLKG.
BM.
CER.
CLG.
CL.
CLMN.
CONC.
CONT.
CORR.
OPT
DET.
DIA.
DIM.
DN
DR.
DRWG.
EA.
E.
ELEV.
ELEC.
EQ.
EXT.
F. D.
FIN.
FLR.
FLUOR.
F. O. C.
F. O. F.
F. O. S.
FT.
FTG.
FUJRR.
GA.
GALV.
GL.
GYP.

AND
ANGLE
AT
CENTERLINE
POUND OR NUMBER
EXISTING
NEW
ADJUSTABLE
AGGREGATE
ALUMINUM
APPROXIMATE
ARCHITECTURAL
ASPHALT
BOARD
BITUMINOUS
BUILDING
BLOCKING
BEAM
CERAMIC
CEILING
CLOSET
COLUMN
CONCRETE
CONTINUOUS
CORRIDOR
CARPET
DETAIL
DIAMETER
DIMENSION
DOWN
DOOR
DRAWING
EACH
EXPANSION JOINT
ELEVATION
ELECTRICAL
EQUAL
EXTERIOR
FLOOR DRAIN
FINISH
FLOOR
FLUORESCENT
FACE OF CONCRETE
FACE OF FINISH
FACE OF STUDS
FOOT OR FEET
FOOTING
FURRING
GAUGE
GALVANIZED
GLASS
GYPSUM

H.B.
H.C.
HR.
HGT
HWD
INSUL.
INT.
KIT.
LAM.
LAV.
LAVATORY
MAX.
MECH.
MIN.
M.O.
N.I.C.
NO.
N.T.S.
O.C.
OPNG.
OPP.
PL
PLYWD.
PR.
PT.
PART.
P.B.O.
R.
R.D.
REF.
REINF.
REQ.
RM.
R.O.
R.W.L.
S.C.
SHT.
SIM.
SPEC.
SQ.
S.O.G.
S.S.D.
S.S.
STOR.
SUSP.
SYM.
T.O.
T.O.C.
TEL.
T.&G.
T.O.W.
TYP.
U.O.N.
VEST.
W/
W.C.
WD.
W/O

HOSE BIBB
HOLLOW CORE
HOUR
HEIGHT
HARDWOOD
INSULATION
INTERIOR
KITCHEN
LAMINATE
LAVATORY
MAXIMUM
MECHANICAL
MINIMUM
MASONRY OPENING
NOT IN CONTRACT
NUMBER
NOT TO SCALE
ON CENTER
OPENING
OPPOSITE
PLATE
PLYWOOD
PAIR
POINT
PARTITION
PROVIDED BY OWNER
RADIUS
ROOF DRAIN
REFRIGERATOR
REINFORCED
REQUIRED
ROOM
ROUGH OPENING
RAIN WATER LEADER
SOLID CORE
SHEET
SIMILAR
SPECIFICATION
SQUARE
SLAB ON GRADE
SEE STRUCTURAL DRAWINGS
STAINLESS STEEL
STORAGE
SUSPENDED
SYMBOL
TOP OF
TOP OF CURB
TELEPHONE
TONGUE AND GROOVE
TOP OF WALL
TYPICAL
UNLESS OTHERWISE NOTED
VESTIBULE
WITH
WATER CLOSET
WOOD
WITHOUT

HERS REQ.

1. XXXX

SHEET INDEX

Sheet Number	Sheet Name
A0.1	TITLE SHEET
A0.2	CAL GREEN SHEETS
A0.4	SURVEY
A0.5	SWMP
A0.6	SWMP BMPS
A2.0	SITE PLANS
A2.1	LEVEL 1 PLANS
A2.2	LEVEL 2 PLANS
A2.3	ROOF PLAN
A3.0	SECTIONS
A3.1	SECTIONS
A4.0	EXTERIOR ELEVATIONS
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
A4.3	EXTERIOR ELEVATIONS

AREA CALCULATIONS

	EXISTING		PROPOSED		TOTAL		ALLOWED	
	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%	AREA (SQFT)	%
LOT AREA	5,987							
LOT COVERAGE	1,290	21.5	427	7.1	✓ 1,717	28.6	↘ 2,095	35
FLOOR AREA	FIRST	687	FIRST	427	7.1	FIRST	1,114	7.1
	SECOND		SECOND	829	13.8	SECOND	829	13.8
TOTAL	687	11.5	TOTAL	1,255	20.9	TOTAL	1944	32.5
							3,313	53

GRADING

45 CU. YARDS OF CUT

SEPARATE PERMITS

1. FIRE SPRINKLER SYSTEM UNDER SEPARATE PERMIT, SUBMITTED CONCURRENTLY WITH BUILDING PERMIT

SYMBOLS:

##

DETAIL NUMBER
SHEET NUMBER

A#.#

SECTION

#

DETAIL CALL OUT

A
D

B
C

INTERIOR ELEVATION

A.##

ELEVATIONS

#

WINDOW SYMBOL,
SEE WINDOW SCHEDULE

#

DOOR SYMBOL,
SEE DOOR SCHEDULE

#

KEY NOTE

ROOM
#

ROOM NAME
ROOM NUMBER

SEE A7.XX

SEE SHEET FORENLARGED PLANS
& INTERIOR ELEVS

ADDITION

SEAL / SIGNATURE

ADDITION

No.	Description	Date
A	REV 001	05.10.2026

COLUMBUS
ADDITION
TITLE SHEET

Project number01

Date3.22.25

Drawn byAA

Checked byAA

A0.1

Scale1/4" = 1'-0"

5/9/2026 8:45:55 AM

AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

CHAPTER 3 GREEN BUILDING
3.01.1 SCOPE: Buildings are designed to include the green building measures specified in this code...
3.01.2 NONRESIDENTIAL BUILDING MEASURES: This code applies to all nonresidential buildings...
3.01.3 ADDITIONAL MEASURES: Buildings that are subject to the requirements of this code...

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A GUIDE TO ACHIEVE COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE...

AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (July 2024 Supplement)

CHAPTER 4 BUILDING MATERIALS AND OPERATIONS
4.01.1 BUILDING MATERIALS: Buildings shall be constructed using materials that are...
4.01.2 BUILDING OPERATIONS: Buildings shall be operated in a manner that...
4.01.3 BUILDING MAINTENANCE: Buildings shall be maintained in a manner that...

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A GUIDE TO ACHIEVE COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE...

AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (July 2024 Supplement)

CHAPTER 5 NONRESIDENTIAL MANDATORY MEASURES
5.01.1 PLANNING AND DESIGN: Buildings shall be designed to include the green building measures specified in this code...
5.01.2 ENERGY EFFICIENCY: Buildings shall be designed to include the green building measures specified in this code...
5.01.3 WATER EFFICIENCY AND CONSERVATION: Buildings shall be designed to include the green building measures specified in this code...

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A GUIDE TO ACHIEVE COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE...

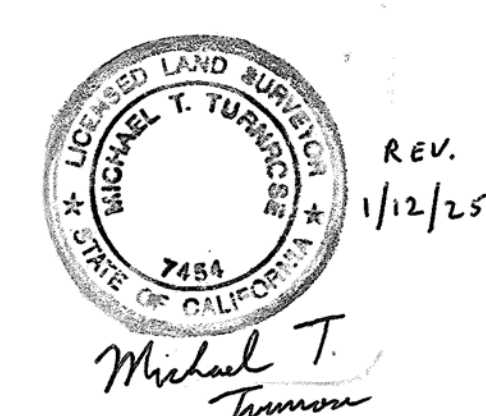
AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 4 (July 2024 Supplement)

CHAPTER 6 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
6.01.1 MATERIAL CONSERVATION: Buildings shall be designed to include the green building measures specified in this code...
6.01.2 RESOURCE EFFICIENCY: Buildings shall be designed to include the green building measures specified in this code...
6.01.3 MATERIAL EFFICIENCY: Buildings shall be designed to include the green building measures specified in this code...

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A GUIDE TO ACHIEVE COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE...

AAD
Andrew Altwer Design
822 JENNINGS AVE.
SANTA BARBARA, CA 93103
805.284.2053

ADDITION
338 COLUMBUS ST, EL GRANADA
APN: 047125290
A0.2
COLUMBUS ADDITION
CAL GREEN SHEETS
Project number 01
Date 3.22.25
Drawn by AA
Checked by AA
Scale



OF LOTS 34 AND 35, BLOCK 41 AS SHOWN ON THAT
CERTAIN MAP RECORDED IN BOOK 6 OF MAPS AT PAGE 29
BEING MORE COMMONLY KNOWN AS ASSESSORS PARCEL
NUMBER 047-125-290, SAN MATEO COUNTY RECORDS,
CALIFORNIA.

--FOR--
MARTIN AND TERESA GRAY
P.O. BOX 2397
EL GRANADA, CA 94018
(415) 819-7397

UNINCORPORATED SAN MATEO COUNTY CALIFORNIA
SCALE: 1" = 8' DATE OF SURVEY: JUNE 30, 2022

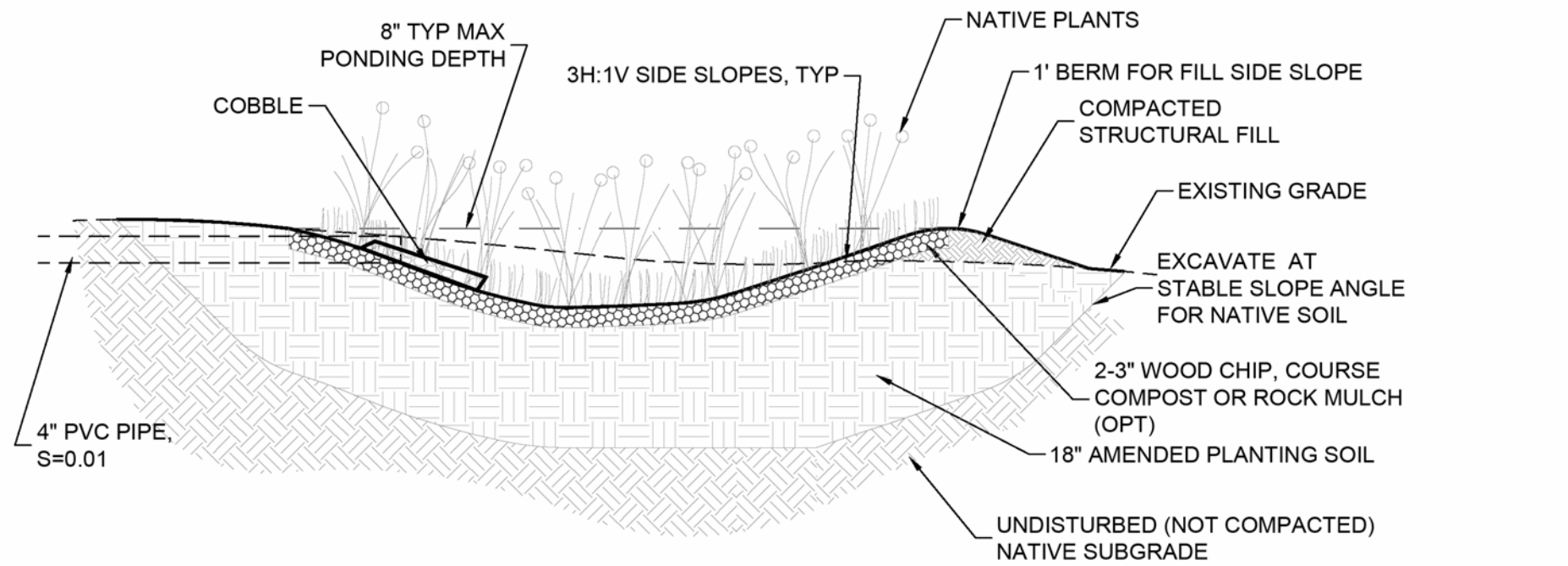
TURNROSE LAND SURVEYING
185 EAST MAIN ST. SUITE 4

125 EAST MAIN ST.--SUITE 4
RIPON, CA 95366
209.599.5100
BAY AREA 650.324.3316

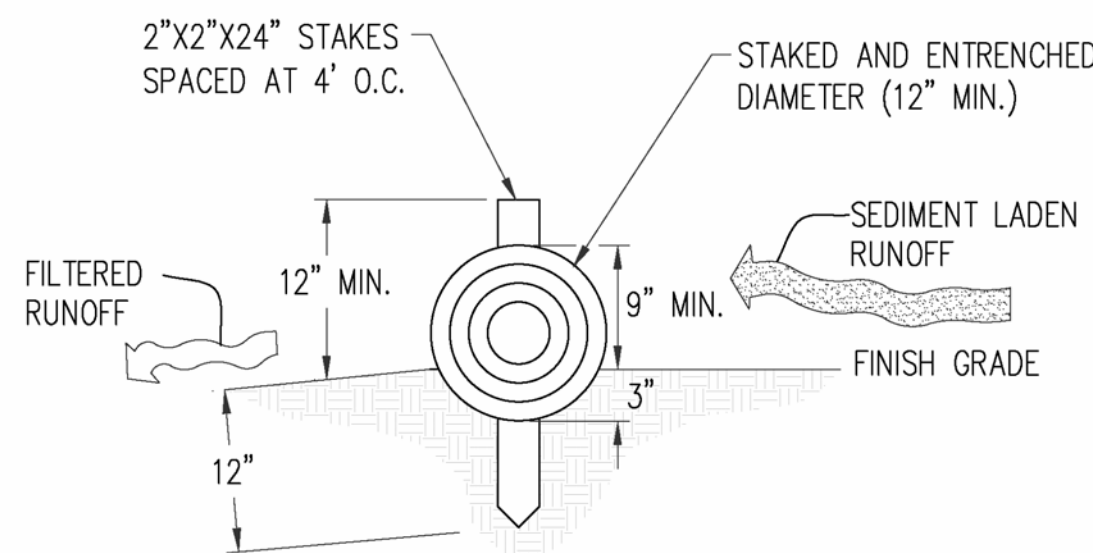
NOTES AND LEGEND:

- 1) ALL ELEVATIONS WERE BASED UPON A BENCH MARK BEING A PK NAIL AND SHINER IN PAVEMENT LABELED "G-2" WITH AN ASSUMED ELEVATION OF 200.00 FEET. THIS IS NOT MEAN SEA LEVEL.
- 2) NO EASEMENTS ARE NOTED IN A PRELIMINARY REPORT PREPARED BY LAWYERS TITLE COMPANY DATED NOVEMBER 16, 2020 WITH ORDER NO. FLNP-005001456-AB.
- 3) STRUCTURE LOCATIONS WERE DETERMINED FROM MOST EXTERIOR HOUSE SIDING (NOT FOUNDATION).
- 4) NOT ALL TREES WERE LOCATED BY THIS SURVEY.
- 5) A CORNER RECORD IS PENDING PREPARATION AND SUBMITTAL TO SAN MATEO COUNTY PUBLIC WORKS REFLECTING BOUNDARY WORK.
- 6) CONTOUR INTERVAL = 2'.

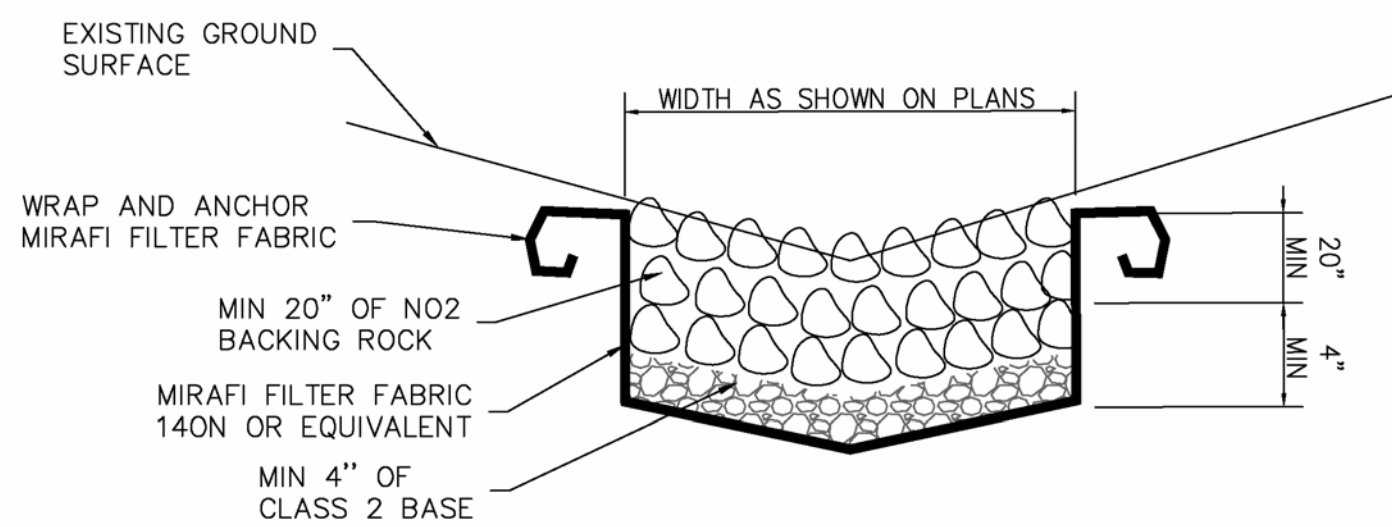
Δ INDICATES SURVEY CONTROL POINT



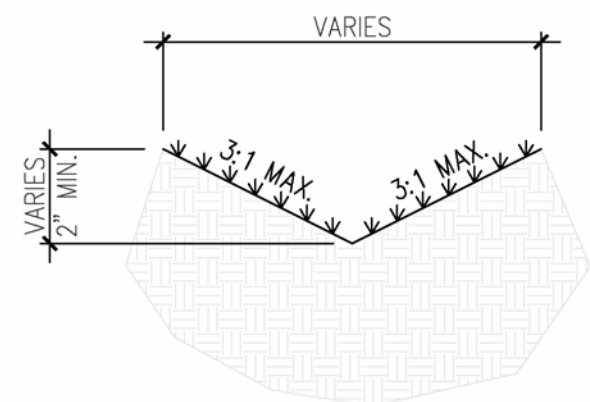
11 RAIN GARDEN
NO SCALE



1 FIBER ROLL
N.T.S.



15 RIPRAP DETAIL
NOT TO SCALE



7 EARTHERN SWALE
NO SCALE

PROPERTY LINES
ARE APPROXIMATE



EROSION CONTROL

- EC1 - SCHEDULING
- EC2 - PRESERVATION OF EXISTING VEGETATION
- EC3 - HYDRAULIC MULCH
- EC4 - HYDROSEEDING
- EC5 - SOIL BINDERS
- EC6 - STRAW MULCH
- EC7 - GEOTEXTILES & MATS
- EC8 - WOOD MULCHING
- EC9 - EARTH DIKES AND DRAINAGE SWALES
- EC10 - VELOCITY DISSIPATION DEVICES
- EC11 - SLOPE DRAINS
- EC12 - STREAMBANK STABILIZATION
- EC13 - RESERVED
- EC14 - COMPOST BLANKETS
- EC15 - SOIL PREPARATION/ROUGHENING
- EC16 - NON-VEGETATED STABILIZATION

TEMPORARY SEDIMENT STABILIZATION

- SE1 - SILT FENCE
- SE2 - SEDIMENT BASIN
- SE3 - SEDIMENT TRAP
- SE4 - CHECK DAM
- SE5 - FIBER ROLLS
- SE6 - GRAVEL BAG BERM
- SE7 - STREET SWEEPING AND VACUUMING
- SE8 - SANDBAG BARRIER
- SE9 - STRAW BALE BARRIER
- SE10 - STORM DRAIN INLET PROTECTION
- SE11 - ACTIVE TREATMENT SYSTEMS
- SE12 - TEMPORARY SILT DIKE
- SE13 - COMPOST SOCKS & BERMS
- SE14 - BIOFILTER BAGS
- SE15 - VELOCITY REDUCER

NON-STORM WATER MANAGEMENT

- NS1 - WATER CONSERVATION PRACTICES
- NS2 - DEWATERING OPERATIONS
- NS3 - PAVING AND GRINDING OPERATIONS
- NS4 - TEMPORARY STREAM CROSSINGS
- NS5 - CLEAR WATER DIVERSION
- NS6 - ILLIOT CONNECTION/DISCHARGE
- NS7 - POTABLE WATER/IRRIGATION
- NS8 - VEHICLE AND EQUIPMENT CLEANING
- NS9 - VEHICLE AND EQUIPMENT FUELING
- NS10 - VEHICLE AND EQUIPMENT MAINTENANCE
- NS11 - PILE DRIVING OPERATIONS
- NS12 - CONCRETE CURING
- NS13 - CONCRETE FINISHING
- NS14 - MATERIAL AND EQUIPMENT USE
- NS15 - DEMOLITION ADJACENT TO WATER
- NS16 - TEMPORARY BATCH PLANTS

WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL

- WM1 - MATERIAL DELIVERY AND STORAGE
- WM2 - MATERIAL USE
- WM3 - STOCKPILE MANAGEMENT
- WM4 - SPILL PREVENTION AND CONTROL
- WM5 - SOLID WASTE MANAGEMENT
- WM6 - HAZARDOUS WASTE MANAGEMENT
- WM7 - CONTAMINATED SOIL MANAGEMENT
- WM8 - CONCRETE WASTE MANAGEMENT
- WM9 - SANITARY/SEPTIC WASTE MANAGEMENT
- WM10 - LIQUID WASTE MANAGEMENT

BMP INSPECTION NOTES

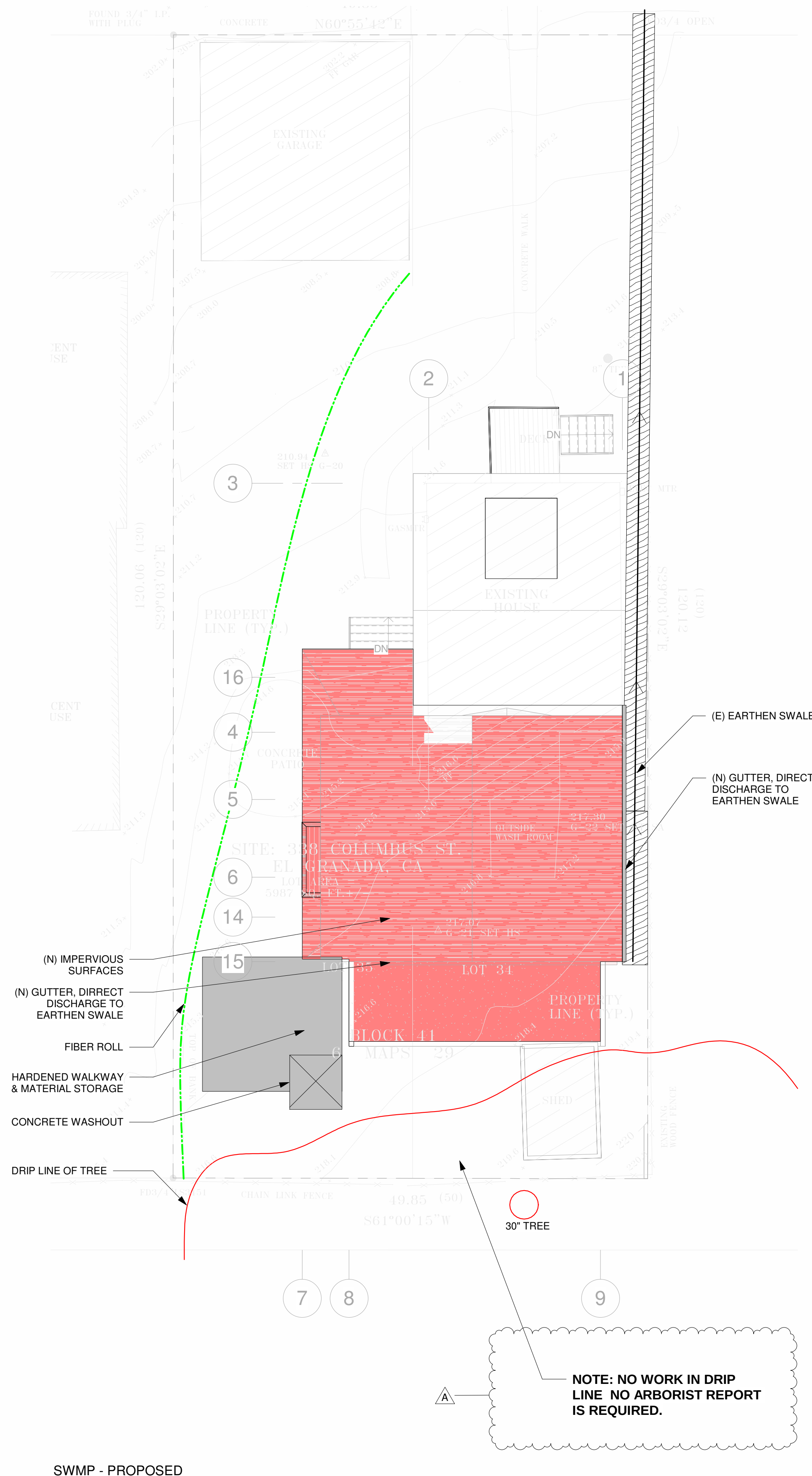
1. INSPECTIONS SHALL BE CALLED IN BY CONTRACTOR FOR INSPECTION 72 HOURS PRIOR TO NEEDED INSPECTION.
2. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WHICH SHALL INCLUDE THE CIVIL ENGINEER OF RECORD, GEOTECHNICAL ENGINEER AND OWNER REPRESENTATIVE(S).
3. ITEMS SHOWN IN TABLE BELOW ARE SUBJECT FOR INSPECTION BY THE CITY INSPECTOR.
4. ONCE INSTALLATION OF BMP IS COMPLETED, CONTRACTOR SHALL ARRANGE FINAL INSPECTION WITH THE CITY INSPECTOR. SEE NOTE #1 ABOVE.

EQUIPMENT TRACKING CONTROL

- TC1 - STABILIZED CONSTRUCTION ENTRANCE EXIT
- TC2 - STABILIZED CONSTRUCTION ROADWAY
- TC3 - ENTRANCE/OUTLET TIRE WASH

WIND EROSION CONTROL

- WE1 - WIND EROSION CONTROL



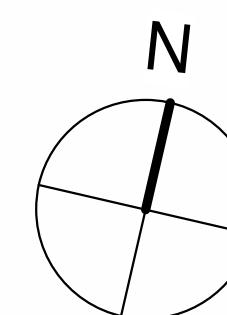
SWMP - PROPOSED



Andrew Altwer Design
822 JENNINGS AVE.
SANTA BARBARA, CA 93103
805.284.2053

ADDITION
338 COLUMBUS ST, EL GRANADA
APN: 047125290

SEAL / SIGNATURE



ADDITION

No.	Description	Date
A	REV 001	05.10.2026

COLUMBUS ADDITION SWMP

Project number	01
Date	3.22.25
Drawn by	MJH
Checked by	MJM

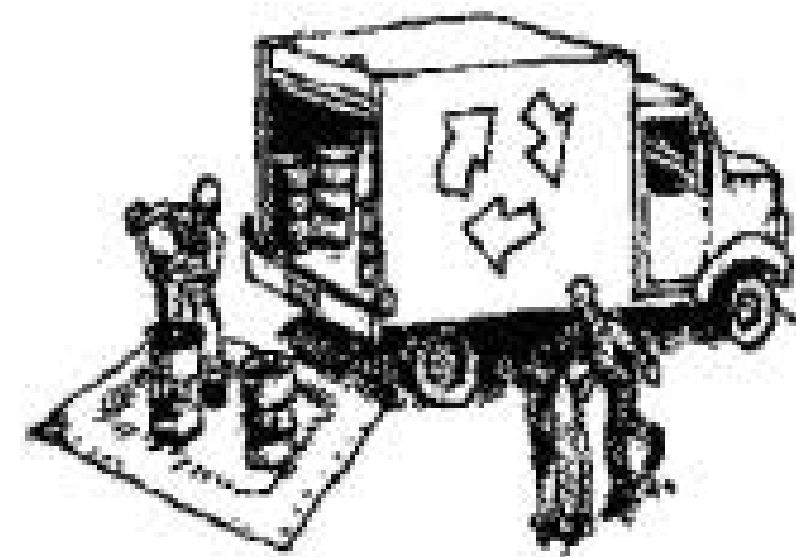
A0.5

Scale 1/8" = 1'-0"

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



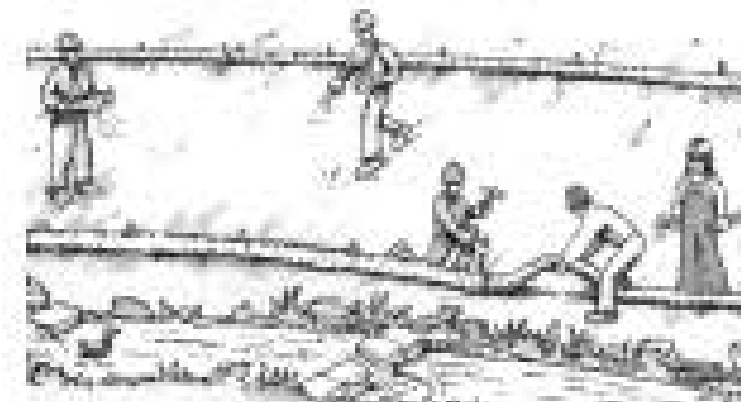
Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number. 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

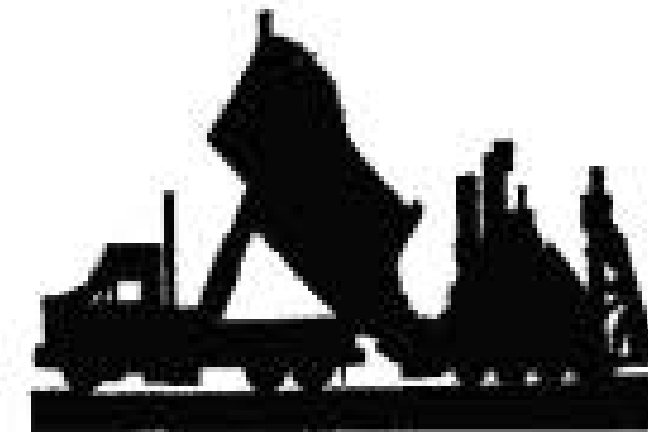


- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells.
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner?).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



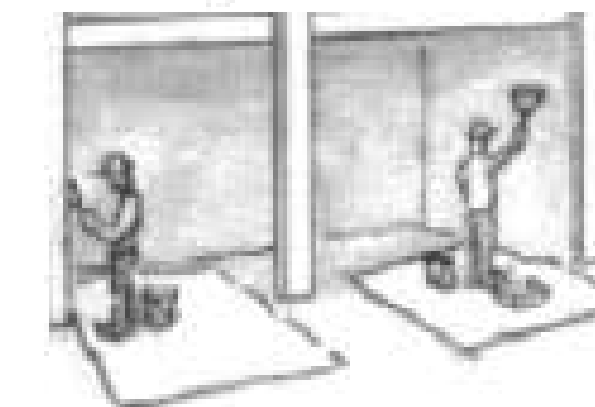
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

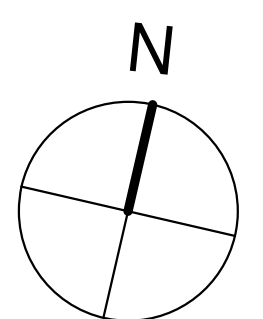
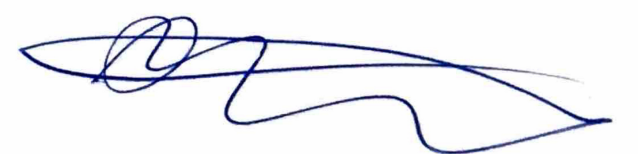
- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

Dewatering



- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!



ADDITION

No.	Description	Date

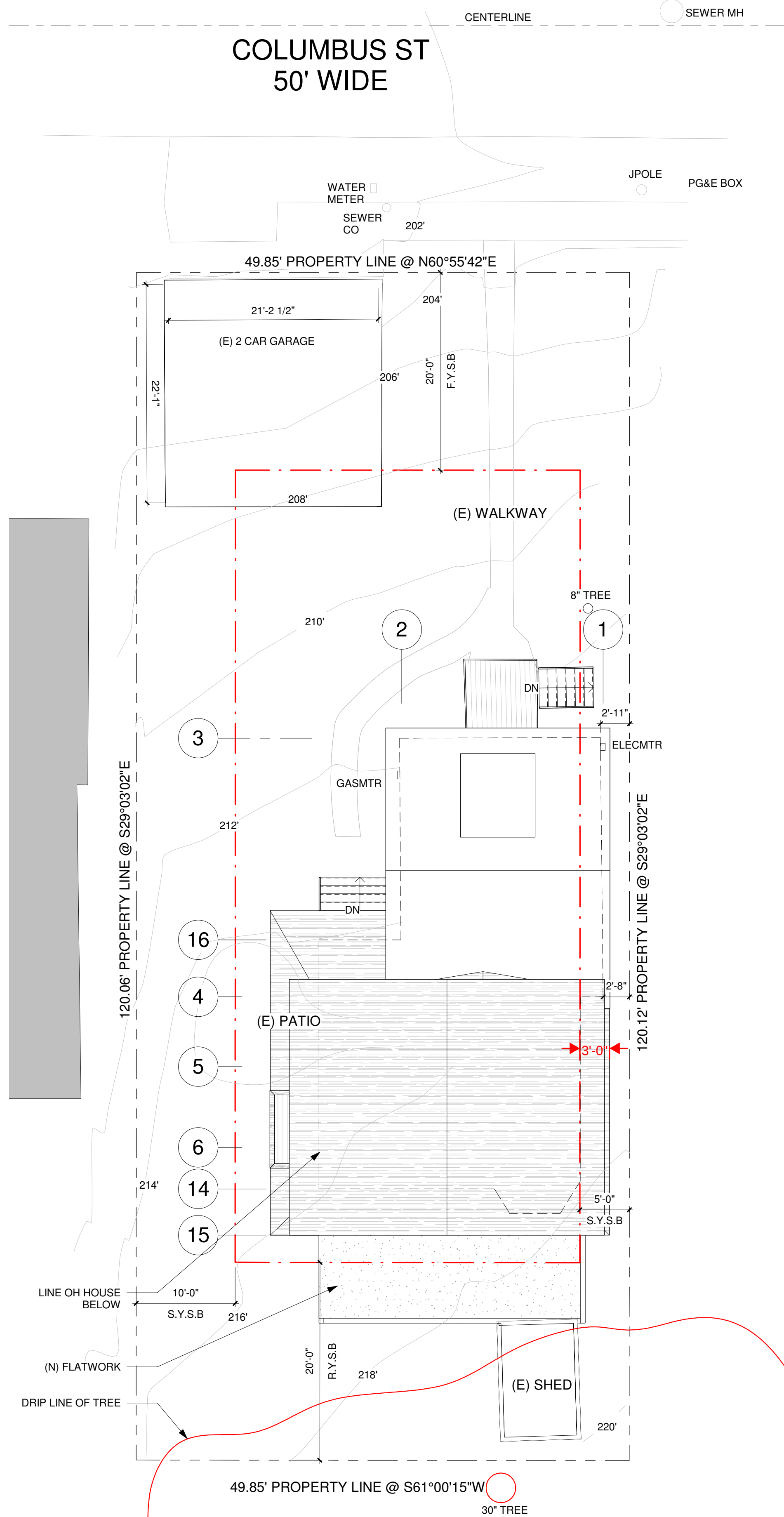
COLUMBUS ADDITION SWMP BMPs

Project number	01
Date	3.22.25
Drawn by	AA
Checked by	AA

A0.6

Scale

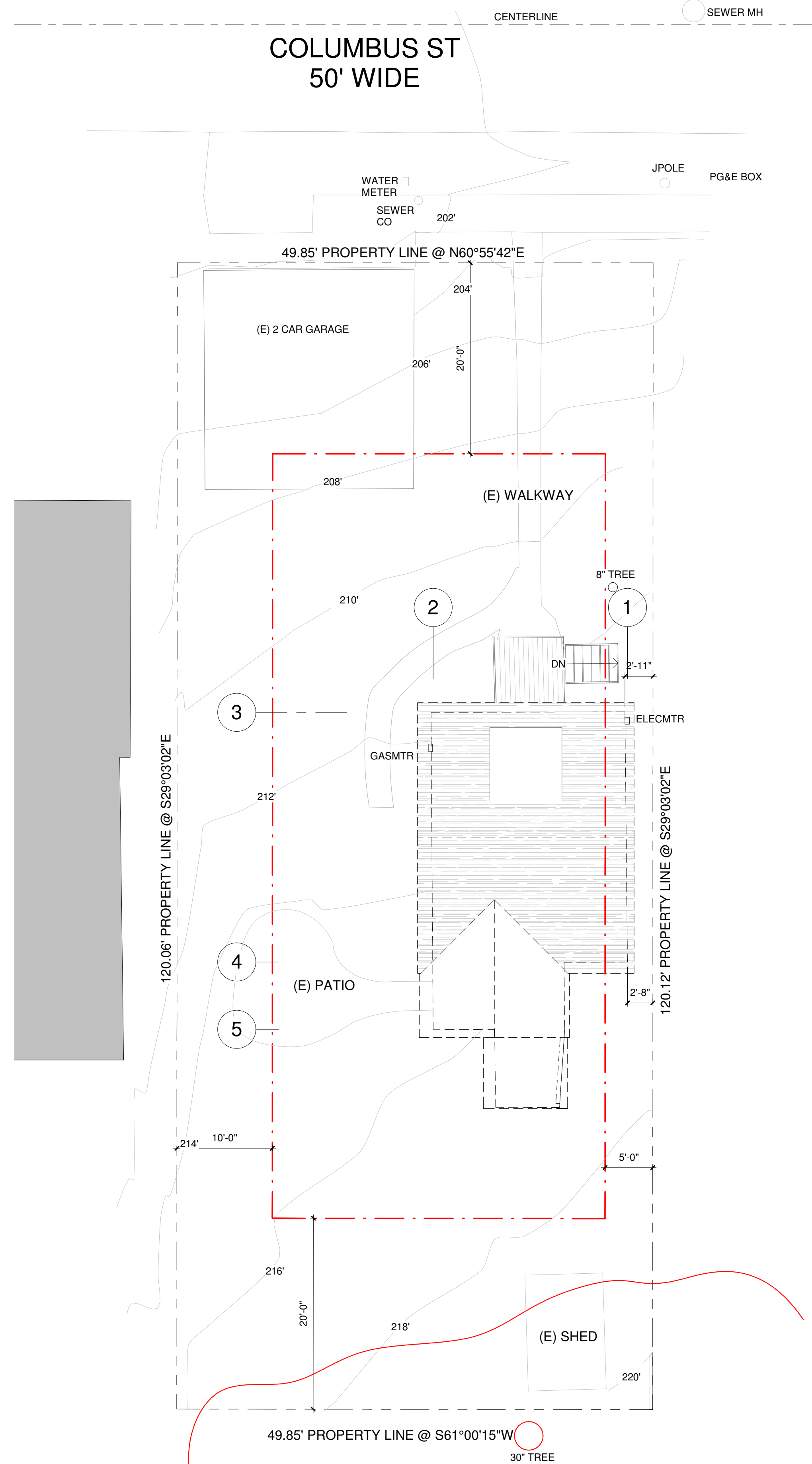
BENCHMARK
200'



② SITE PLAN - PROPOSED
1/8" = 1'-0"

NOTE: ALL LANDSCAPING TO BE HAND WATERED

BENCHMARK
200'



① SITE PLAN - EXISTING
1/8" = 1'-0"

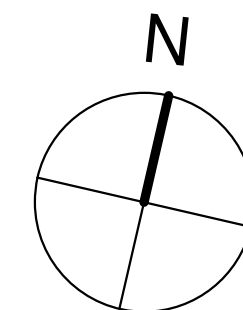
NOTE: EXISTING HOUSE IS 2' 7.75" FROM PROPERTY LINE WHICH IS LESS THAN A 50% ENCROACHMENT INTO THE 5' SET BACK.



Andrew Altwer Design
822 JENNINGS AVE.
SANTA BARBARA, CA 93103
805.284.2053

ADDITION
338 COLUMBUS ST, EL GRANADA
APN: 047125290

SEAL / SIGNATURE



ADDITION

No.	Description	Date

COLUMBUS
ADDITION
SITE PLANS

Project number	01
Date	3.22.25
Drawn by	AA
Checked by	AA

A2.0

Scale	1/8" = 1'-0"
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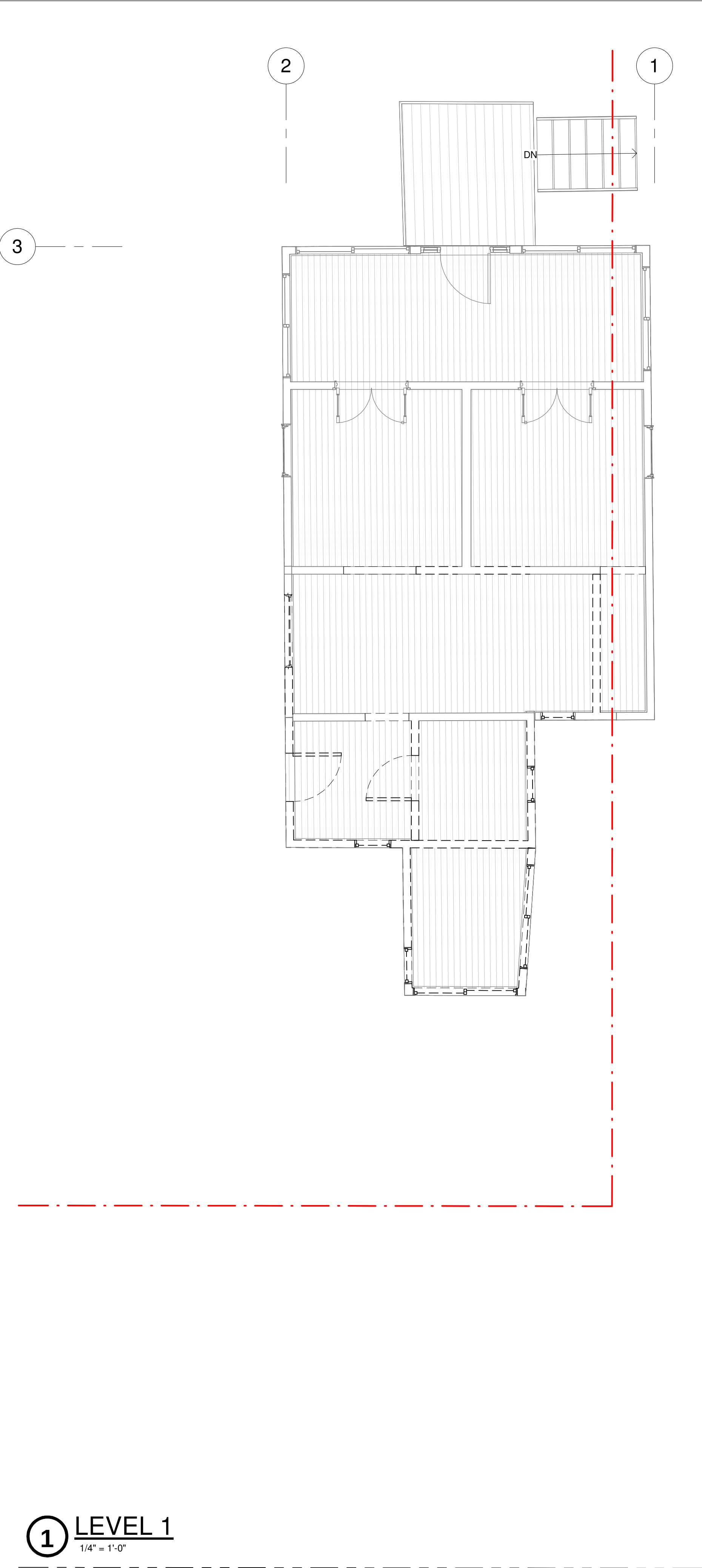
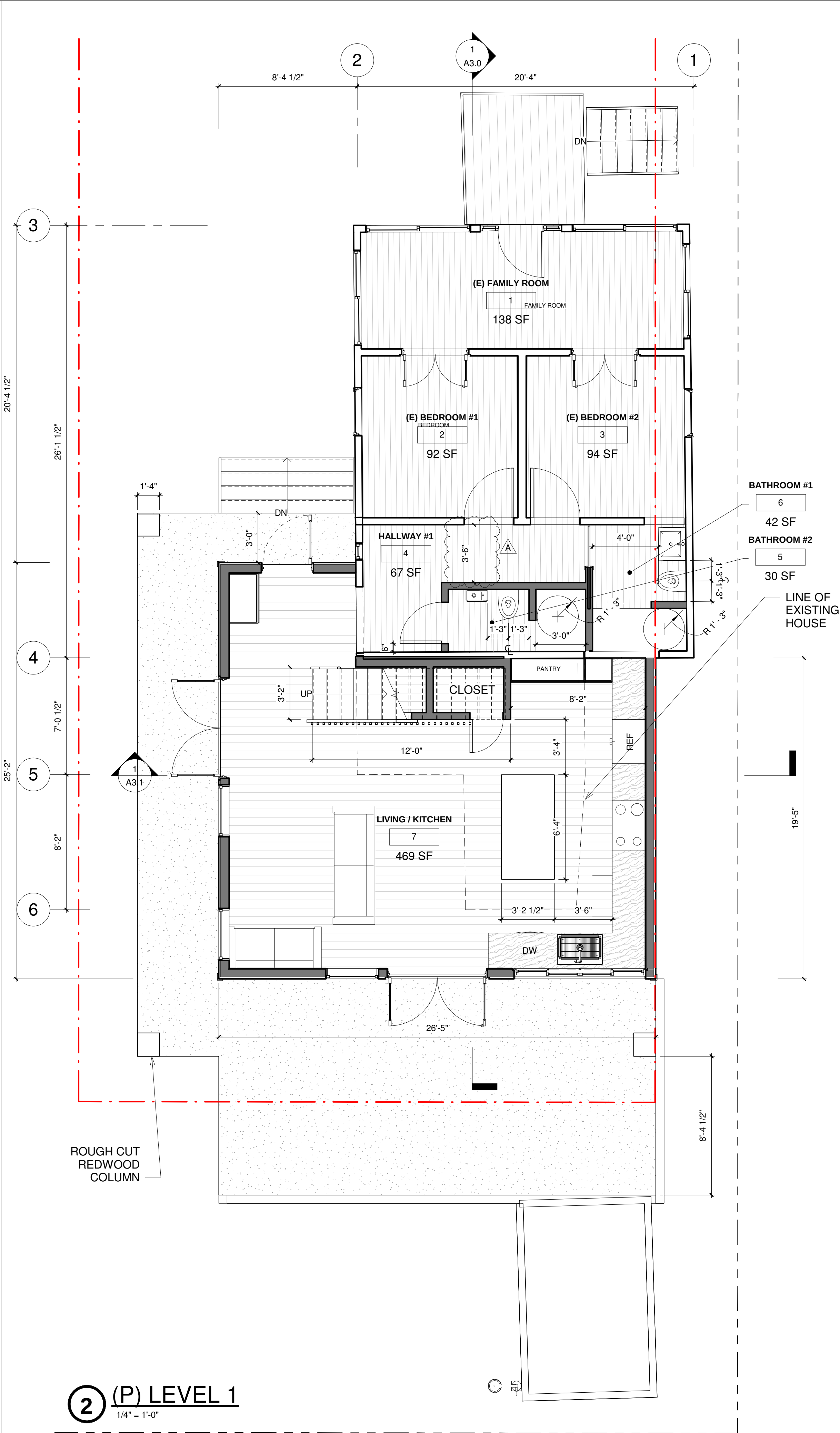
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WALL LEGEND	
	WALL TO BE DEMOLISHED
	EXISTING INTERIOR AND EXTERIOR WALL TO REMAIN AS IS. ANY EXTERIOR WALL THAT IS BEING OPENED, INSTALL R21 BATT INSULATION
	NEW WALL, 2x4 W/ 5/8" TYPE 'X' GYPSUM WALL BOARD (UON)
	NEW 1 HR RATED FIREWALL 5/8" TYPE X GYP BOARD ON EITHER SIDE OF 2x STUDS. PER WS4-1.1 ONE HOUR FIRE RESISTIVE WOOD FRAME WALL ASSEMBLY (ASTM E119/NFPA 251).

FLOOR PLAN NOTES	
1.	INTERIOR WALL AND CEILING FINISHES SHALL NOT EXCEED FLAME SPREAD CLASSIFICATIONS DICTATED BY ALL APPLICABLE BUILDING CODES
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8.	SMOKE DETECTORS ARE REQUIRED IN EACH ROOM USED FOR SLEEPING, CENTRALLY LOCATED IN THE WALL OR CEILING, IN CORRIDORS PROVIDING ACCESS TO EACH SEPARATE SLEEPING AREA, AT EACH FLOOR OR BASEMENT LEVEL AND IN CLOSE PROXIMITY TO THE STAIRWAY.
9.	ALL GLASS AND GLAZING SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AS WELL AS THE US CONSUMER PRODUCT SAFETY COMMISSION, SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS.
10.	BATHTUB, SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER CRC R307.2
11.	PROVIDE 30"x22" ATTIC ACCESS W/ SWITCH AND LIGHT AND RECP
12.	THERE SHALL BE A MINIMUM 5% GRADE AWAY FROM ALL FOUNDATION WALLS. CRC R401.3
13.	SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. SECTION R310. A) WINDOWS MUST HAVE AN OPENABLE AREA OF AT LEAST 5.7 SQUARE FEET, WITH THE MINIMUM OPENABLE WIDTH 20" AND THE MINIMUM OPENABLE HEIGHT 24". B) THE BOTTOM OF THE CLEAR OPENING SHALL NOT EXCEED 44" ABOVE THE FLOOR. DO NOT MEASURE TO THE WINDOW SILL. THIS GENERALLY APPLIES TO WINDOWS THAT HAVE A HEIGHT OF 3' OR LESS. C) SUCH OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR A COURT THAT OPENS TO A PUBLIC WAY (4-SIDED COURTS ARE PROHIBITED). D) IF SUCH OPENINGS OCCUR AT A PATIO, THE PATIO MAY NOT BE ENCLOSED. APPENDIX H, SECTION AH103.2. E) THE EMERGENCY DOOR OR WINDOW SHALL BE OPENABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF ANY KEYS OR TOOLS. F) FOR EGRESS OPENINGS AT WINDOW WELLS OR AREA WELLS, REFER TO SECTION R310.2 OR R310.3 FOR REQUIREMENTS

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1.	THE WATER CLOSET SHALL HAVE A CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT. (2022 CPC 402.5)
2.	WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT. (2022 CPC 402.2) TEMPERED GLAZING (2022 CBC 2406.4, 2403.1 AND CRC R308.1, R308.4) TEMPERED GLAZING SHALL BE INSTALLED IN THE LOCATIONS LISTED BELOW. TEMPERED GLAZING SHALL BE PERMANENTLY IDENTIFIED BY A MANUFACTURER MARKING THAT IS PERMANENTLY APPLIED AND CANNOT BE REMOVED WITHOUT BEING DESTROYED (E.G. SAND BLASTED, ACID ETCHED, CERAMIC FIRED, LASER ETCHED, OR EMBOSSED). WITHIN A PORTION OF WALL ENCLOSING A TUB/SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE AND DRAIN INLET. WITHIN 60 INCHES OF A TUB/SHOWER WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALING SURFACE.
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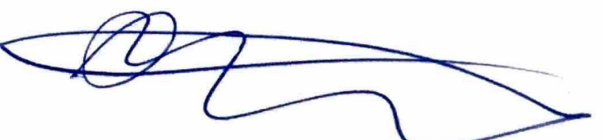




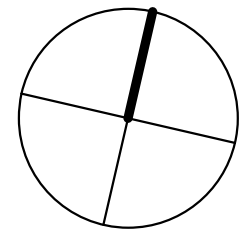
Andrew Altwer Design
822 JENNINGS AVE.
SANTA BARBARA, CA 93103
805.284.2053

ADDITION
338 COLUMBUS ST., EL GRANADA
APN: 047125290

SEAL / SIGNATURE



N



ADDITION		
No.	Description	Date
A	REV 001	05.10.2026

COLUMBUS
ADDITION
LEVEL 1 PLANS

Project number	01
Date	3.22.25
Drawn by	AA
Checked by	AA

A2.1

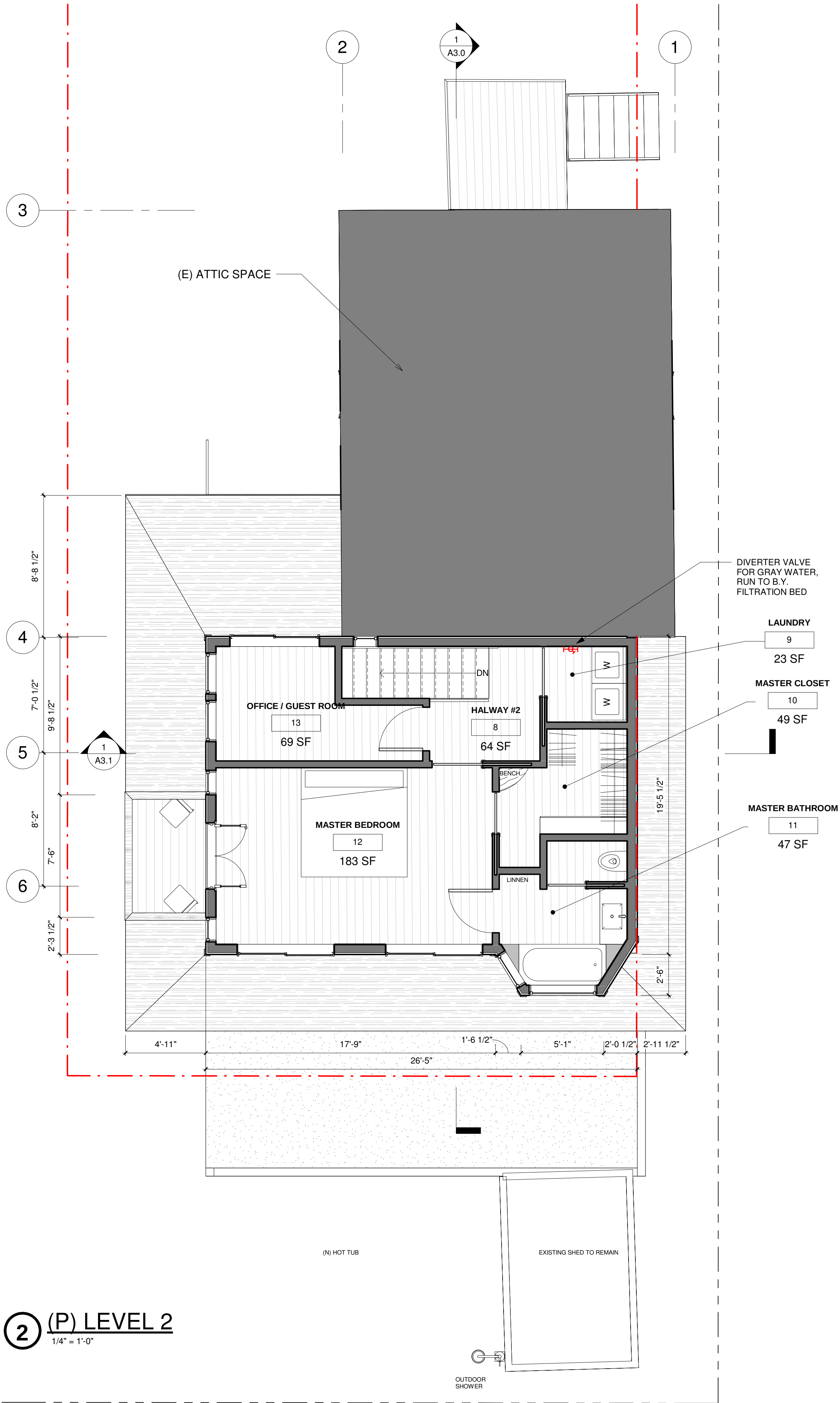
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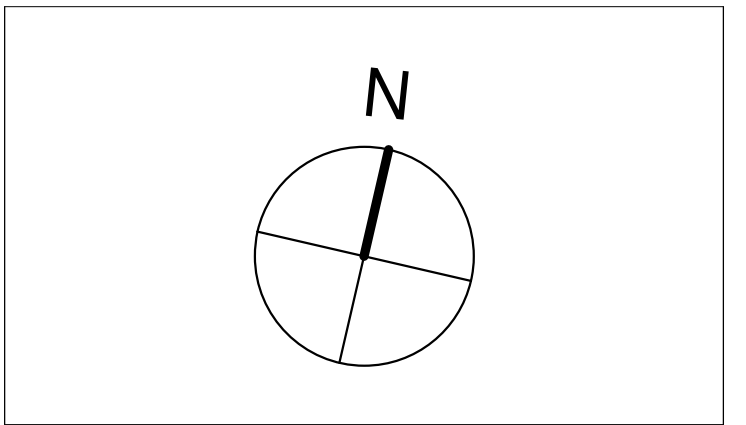
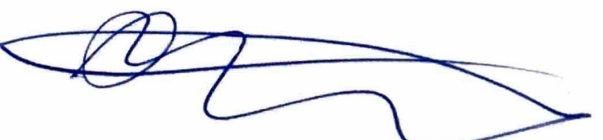




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ADDITION
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SEAL / SIGNATURE



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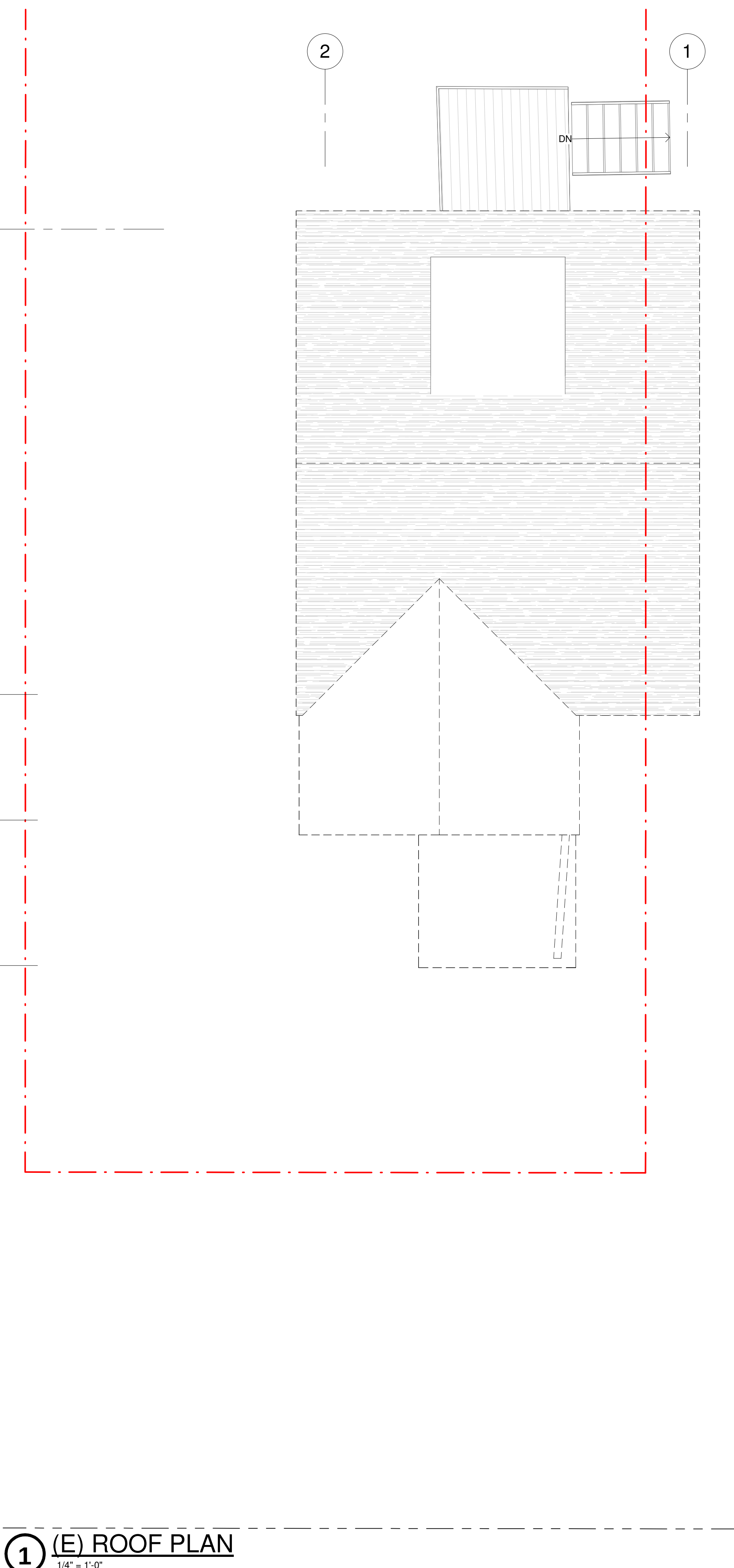
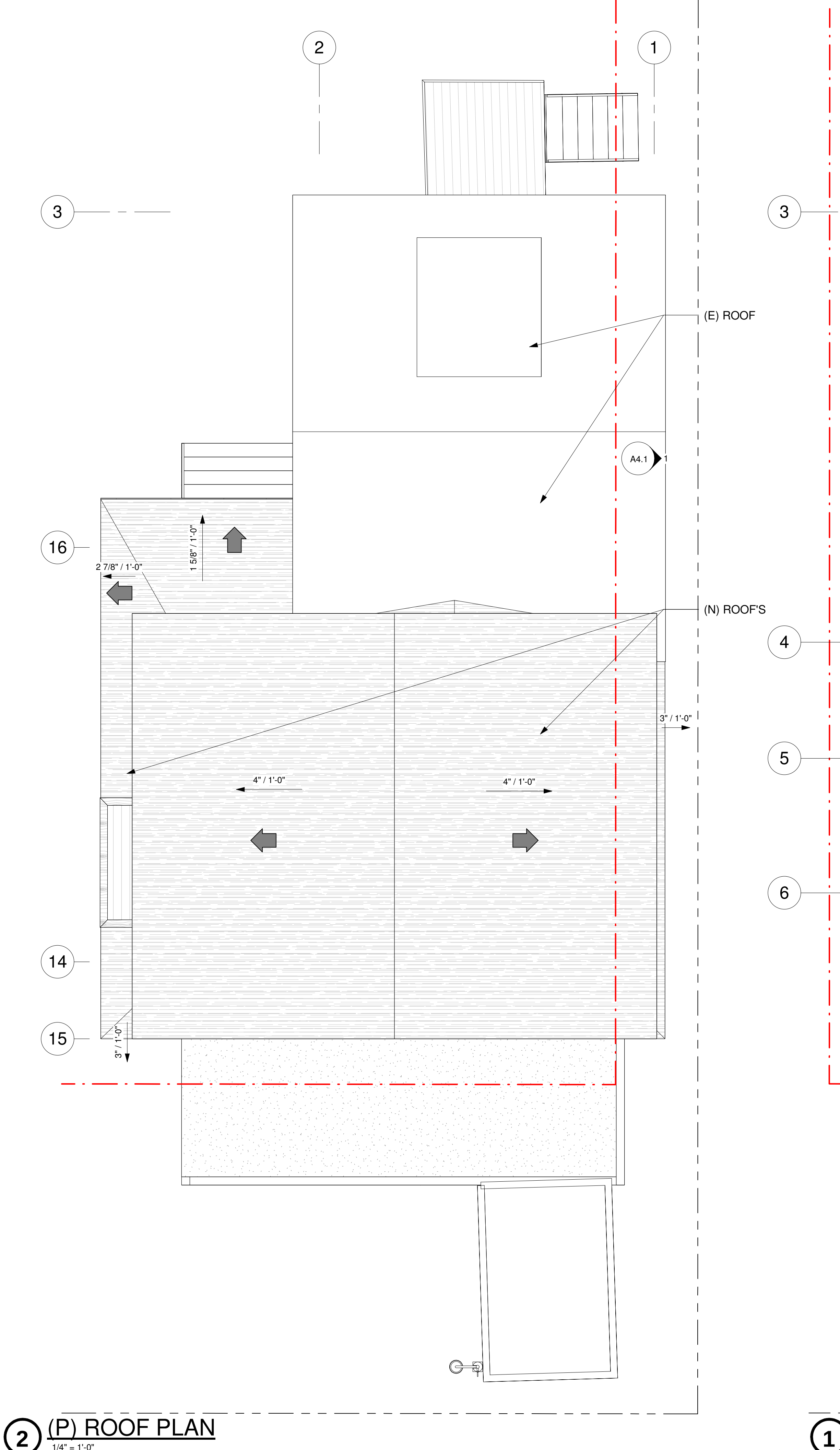
COLUMBUS ADDITION LEVEL 2 PLANS	
Project number	01
Date	3.22.25
Drawn by	AA
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A2.2	
Scale	1/4" = 1'-0"

WALL LEGEND	
	WALL TO BE DEMOLISHED
	EXISTING INTERIOR AND EXTERIOR WALL TO REMAIN AS IS. ANY EXTERIOR WALL THAT IS BEING OPENED, INSTALL R21 BATT INSULATION
	NEW WALL, 2x4 W/ 5/8" TYPE 'X' GYPSUM WALL BOARD (UON)
	NEW 1 HR RATED FIREWALL 5/8" TYPE X GYP BOARD ON EITHER SIDE OF 2x STUDS. PER WS4-1.1 ONE HOUR FIRE RESISTIVE WOOD FRAME WALL ASSEMBLY (ASTM E119/NFPA 251).

- FLOOR PLAN NOTES**
- INTERIOR WALL AND CEILING FINISHES SHALL NOT EXCEED FLAME SPREAD CLASSIFICATIONS DICTATED BY ALL APPLICABLE BUILDING CODES
 - GYPSUM BOARD AND CEILING SYSTEMS SHALL CONFORM TO ALL LOCAL GOVERNING BUILDING CODES AND ORDINANCES
 - GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY.
 - OUTSIDE RECEPTACLES SHALL BE WEATHER PROOF
 - ALL WINDOWS SHALL BE DUAL PANE
 - ALL NEW DOORS TO BE SOLID CORE SINGLE PANEL WOOD DOORS
 - ALL BEDROOMS AND HALL AREAS THAT ACCESS HABITABLE ROOMS SHALL HAVE SMOKE DETECTORS, HARD WIRED WITH BATTERY BACK UP
 - SMOKE DETECTORS ARE REQUIRED IN EACH ROOM USED FOR SLEEPING, CENTRALLY LOCATED IN THE WALL OR CEILING, IN CORRIDORS PROVIDING ACCESS TO EACH SEPARATE SLEEPING AREA, AT EACH FLOOR OR BASEMENT LEVEL AND IN CLOSE PROXIMITY TO THE STAIRWAY.
 - ALL GLASS AND GLAZING SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AS WELL AS THE US CONSUMER PRODUCT SAFETY COMMISSION, SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS.
 - BATHTUB, SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWERS COMPARTMENTS SHALL BE FINISHED WITH A NON ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR PER CRC R307.2
 - PROVIDE 30"x22" ATTIC ACCESS W/ SWITCH AND LIGHT AND RECP
 - THERE SHALL BE A MINIMUM 5% GRADE AWAY FROM ALL FOUNDATION WALLS. CRC R401.3
 - SLEEPING ROOMS SHALL HAVE A WINDOW OR EXTERIOR DOOR FOR EMERGENCY ESCAPE. SECTION R310.
A) WINDOWS MUST HAVE AN OPENABLE AREA OF AT LEAST 5.7 SQUARE FEET, WITH THE MINIMUM OPENABLE WIDTH 20" AND THE MINIMUM OPENABLE HEIGHT 24".
B) THE BOTTOM OF THE CLEAR OPENING SHALL NOT EXCEED 44" ABOVE THE FLOOR. **DO NOT MEASURE TO THE WINDOW SILL.** THIS GENERALLY APPLIES TO WINDOWS THAT HAVE A HEIGHT OF 3' OR LESS.
C) SUCH OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY OR A COURT **THAT OPENS TO A PUBLIC WAY** (4-SIDED COURTS ARE PROHIBITED).
D) IF SUCH OPENINGS OCCUR AT A PATIO, THE PATIO MAY NOT BE ENCLOSED. APPENDIX H, SECTION AH103.2.
E) THE EMERGENCY DOOR OR WINDOW SHALL BE OPENABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF ANY KEYS OR TOOLS.
F) FOR EGRESS OPENINGS AT WINDOW WELLS OR AREA WELLS, REFER TO SECTION R310.2 OR R310.3 FOR REQUIREMENTS

- WATER CLOSET REQUIREMENTS**
- THE WATER CLOSET SHALL HAVE A CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT. (2022 CPC 402.5)
 - WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT. (2022 CPC 402.2)
TEMPERED GLAZING (2022 CBC 2406.4, 2403.1 AND CRC R308.1, R308.4)
TEMPERED GLAZING SHALL BE INSTALLED IN THE LOCATIONS LISTED BELOW.
TEMPERED GLAZING SHALL BE PERMANENTLY IDENTIFIED BY A MANUFACTURER MARKING THAT IS PERMANENTLY APPLIED AND CANNOT BE REMOVED WITHOUT BEING DESTROYED (E.G. SAND BLASTED, ACID ETCHED, CERAMIC FIRED, LASER ETCHED, OR EMBOSSED).
 - WITHIN A PORTION OF WALL ENCLOSING A TUB/SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE AND DRAIN INLET.
WITHIN 60 INCHES OF A TUB/SHOWER WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALING SURFACE.
 - GLAZING ON THE HINGE SIDE OF AN IN-SWINGING DOOR THAT IS INSTALLED PERPENDICULAR TO A DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE DOOR.
 - SHOWER ACCESS SHALL MAINTAIN NOT LESS THEN A 22-INCH UNOBSTRUCTED EGRESS OPENING.

- GREEN BUILDING NOTES**
- THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. THE EFFECTIVE FLUSH VOLUME FOR DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH. (CGBSC SEC.4.303.1.1 AND CPC SEC.403.2.1)
 - SHOWER HEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. (CGBSC SEC.4.303.1.3.1 AND CPC SEC.408.2)
 - WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWER HEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. (CGBSC SEC.4.303.1.3.2)
 - THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI AND SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI. (CGBSC SEC.4.303.1.4.1 AND CPC SEC.403.7)
 - THE MAXIMUM FLOW RATE OF KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW RATE ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. (CGBSC SEC.4.303.1.4.4 AND CPC SEC.403.6)
 - EACH BATHROOM THAT CONTAINS A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED WITH AN ENERGY STAR COMPLIANT FAN AND, UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, CONTROLLED BY A HUMIDITY CONTROL. (CRC SEC.R303.3.1, CMC SEC.402.5 AND CGBSC SEC.4.506.1)
 - HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 PERCENT OR LESS TO A MAXIMUM OF 80 PERCENT. A HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT. (CGBSC SEC.4.506.1(A))
 - A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL (I.E. BUILT-IN). (CGBSC SEC.4.506.1(B))



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805.284.2053

ADDITION
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APN: 047125290

SEAL / SIGNATURE

N

ADDITION

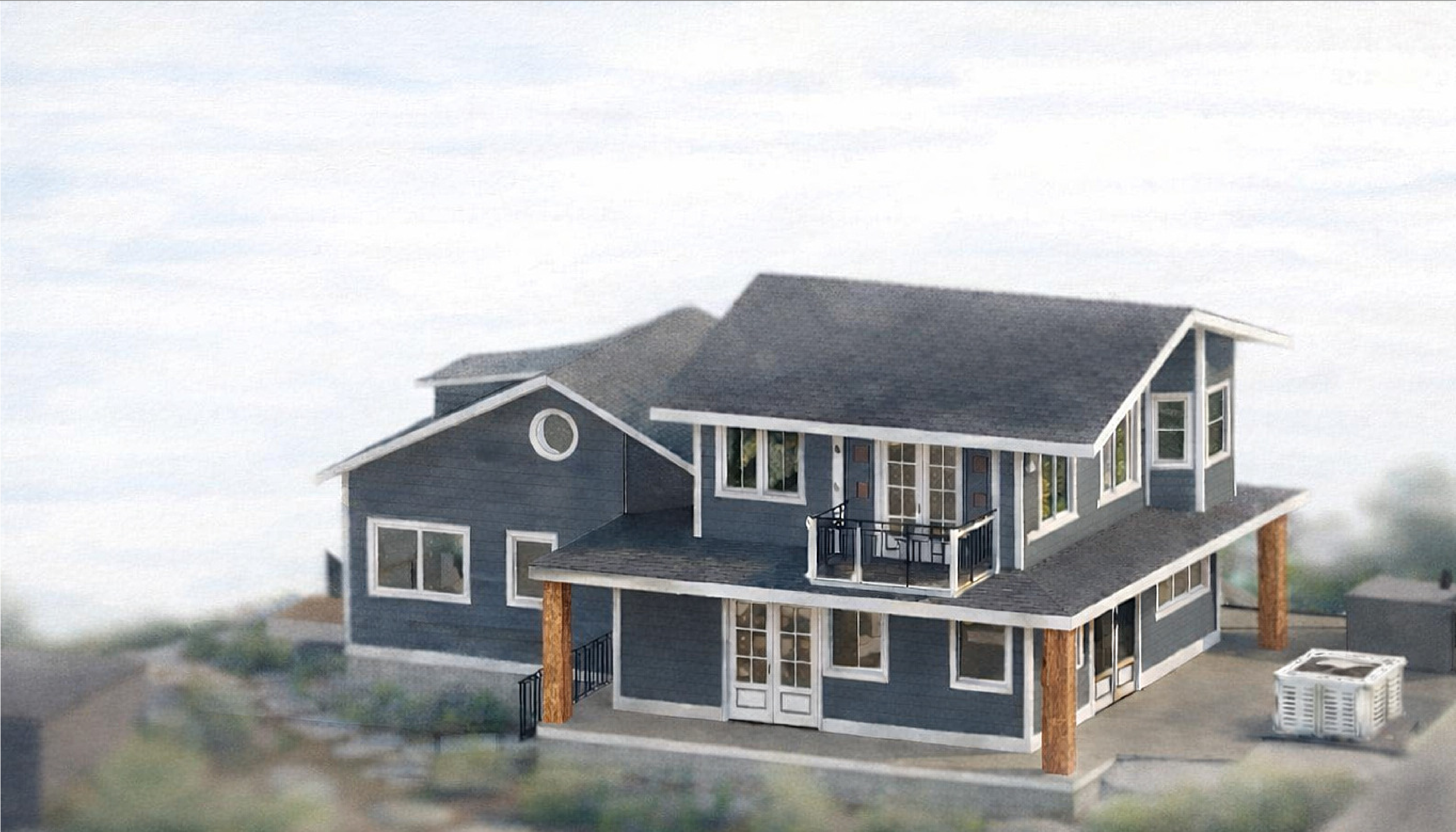
No.	Description	Date

COLUMBUS
ADDITION
ROOF PLAN

Project number	01
Date	3.22.25
Drawn by	AA
Checked by	AA

A2.3

Scale	1/4" = 1'-0"
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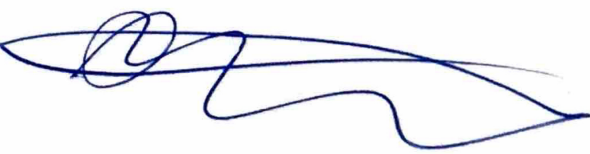


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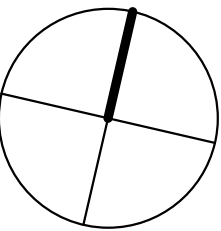
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ADDITION		
No.	Description	Date

COLUMBUS
ADDITION
3D VIEWS

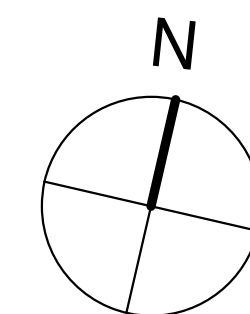
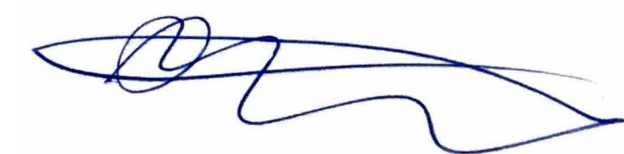
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Date	3.22.25
Drawn by	AA
Checked by	AA

A2.6

Scale

ADDITION
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No.	Description	Date

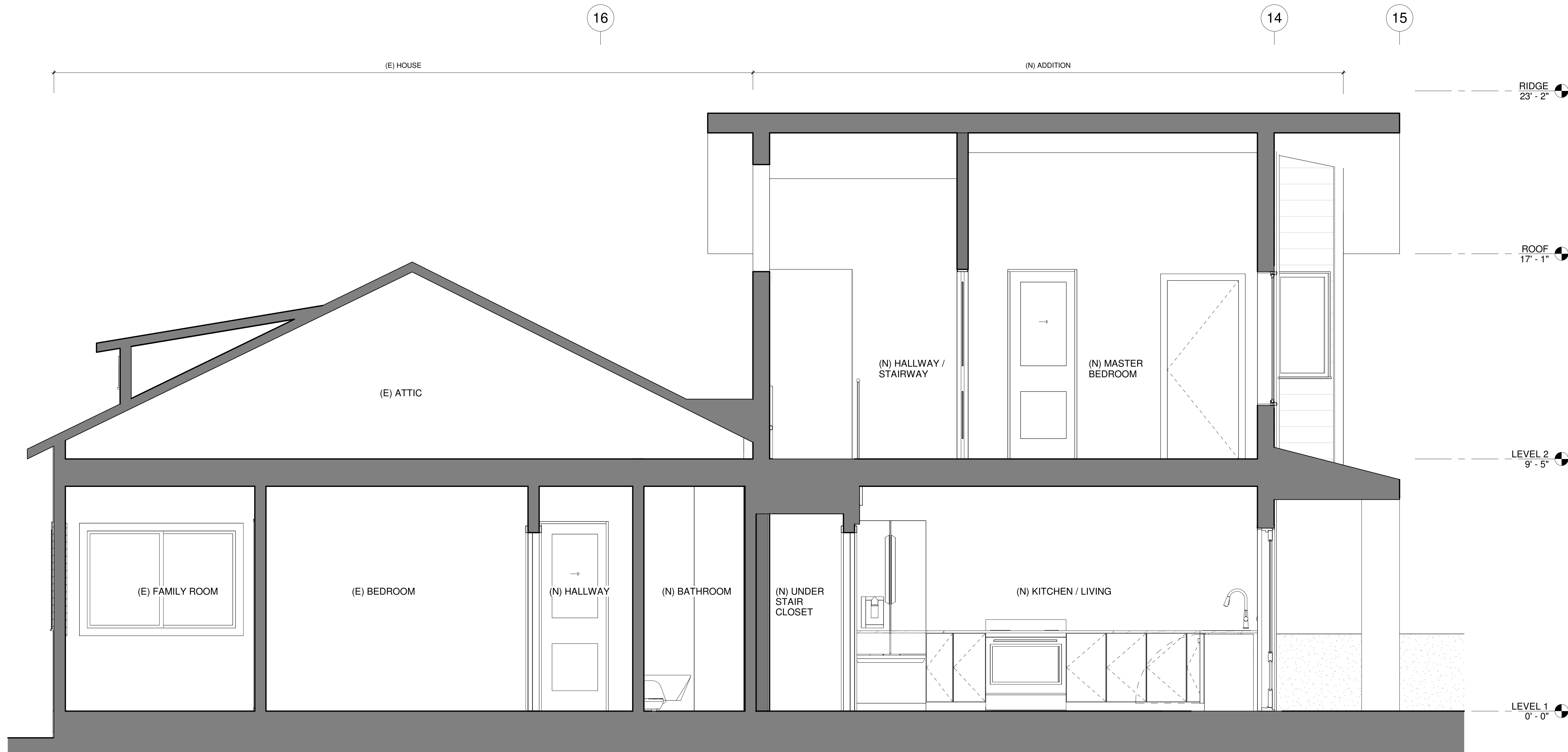
COLUMBUS
ADDITION
SECTIONS

Project number	01
Date	3.22.25
Drawn by	AA
Checked by	MJM

A3.0

Scale	1/2" = 1'-0"
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5/5/2026 8:46:08 AM



1 LONG SECTION
1/2" = 1'-0"



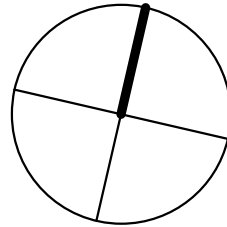
AAD

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N



ADDITION

No.	Description	Date

COLUMBUS
ADDITION
SECTIONS

Project number	01
Date	3.22.25
Drawn by	AA
Checked by	MJM

A3.1

Scale	1/2" = 1'-0"
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5/5/2026 8:46:09 AM

RIDGE
23' - 2"

ROOF
17' - 1"

LEVEL 2
9' - 5"

LEVEL 1
0' - 0"

6'-1"

7'-8"

23'-2"

9'-5"

2

1

(N) OFFICE

(N) HALLWAY

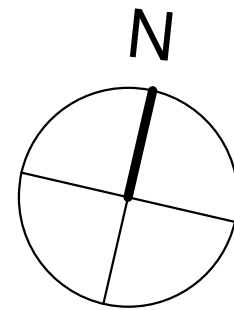
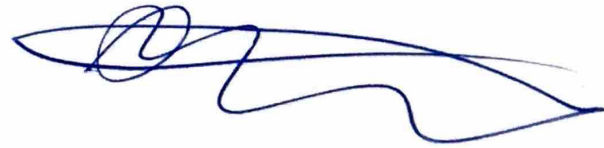
(N) CLOSET

(N) LIVING / KITCHEN

1 SHORT SECTION
1/2" = 1'-0"

ADDITION
338 COLUMBUS ST, EL GRANADA
APN: 047125290

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ADDITION

No.	Description	Date

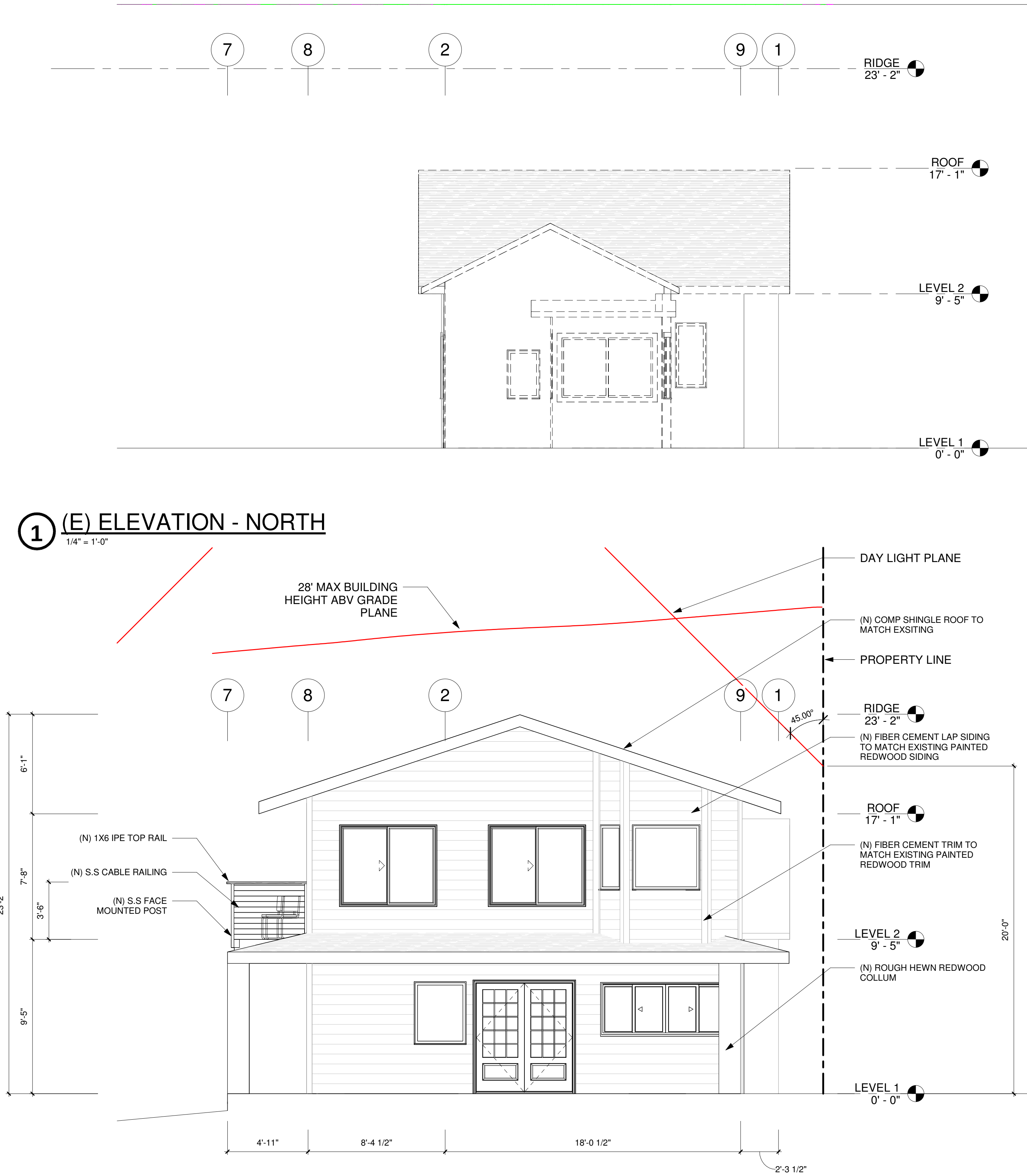
COLUMBUS
ADDITION
EXTERIOR
ELEVATIONS

Project number	01
Date	3.22.25
Drawn by	AA
Checked by	MJM

A4.0

Scale	1/4" = 1'-0"
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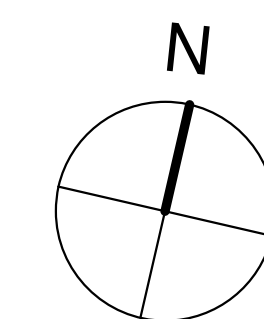
NO WORK TO FRONT FACADE - SHOWN FOR REFERENCE ONLY



2 (P) ELEVATION - NORTH
1/4" = 1'-0"

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APN: 047125290

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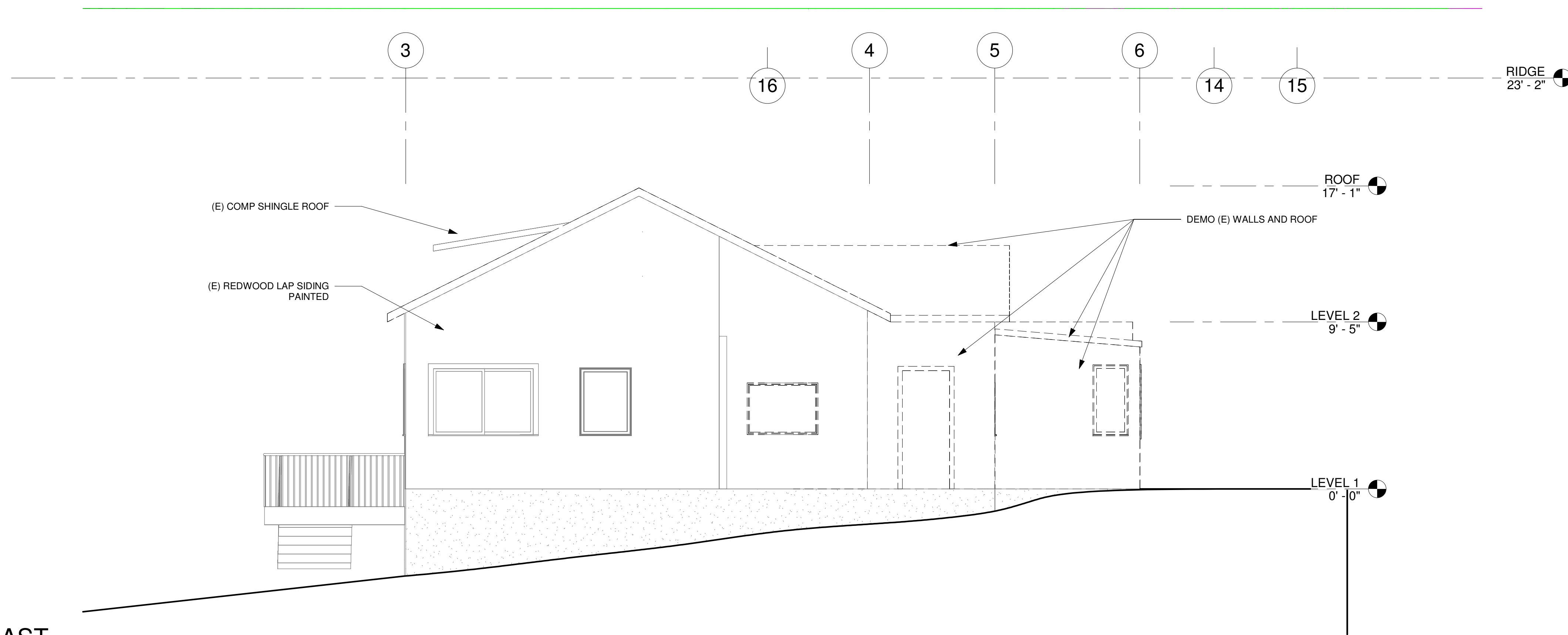
COLUMBUS
ADDITION
EXTERIOR
ELEVATIONS

Project number	01
Date	3.22.25
Drawn by	AA
Checked by	MJM

A4.1

Scale	1/4" = 1'-0"
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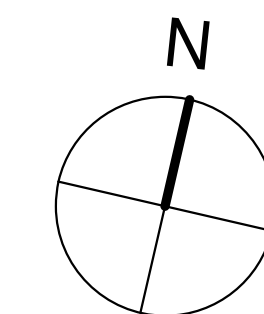
① (E) ELEVATION - EAST
1/4" = 1'-0"



② (P) ELEVATION - EAST
1/4" = 1'-0"

ADDITION
338 COLUMBUS ST, EL GRANADA
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ADDITION

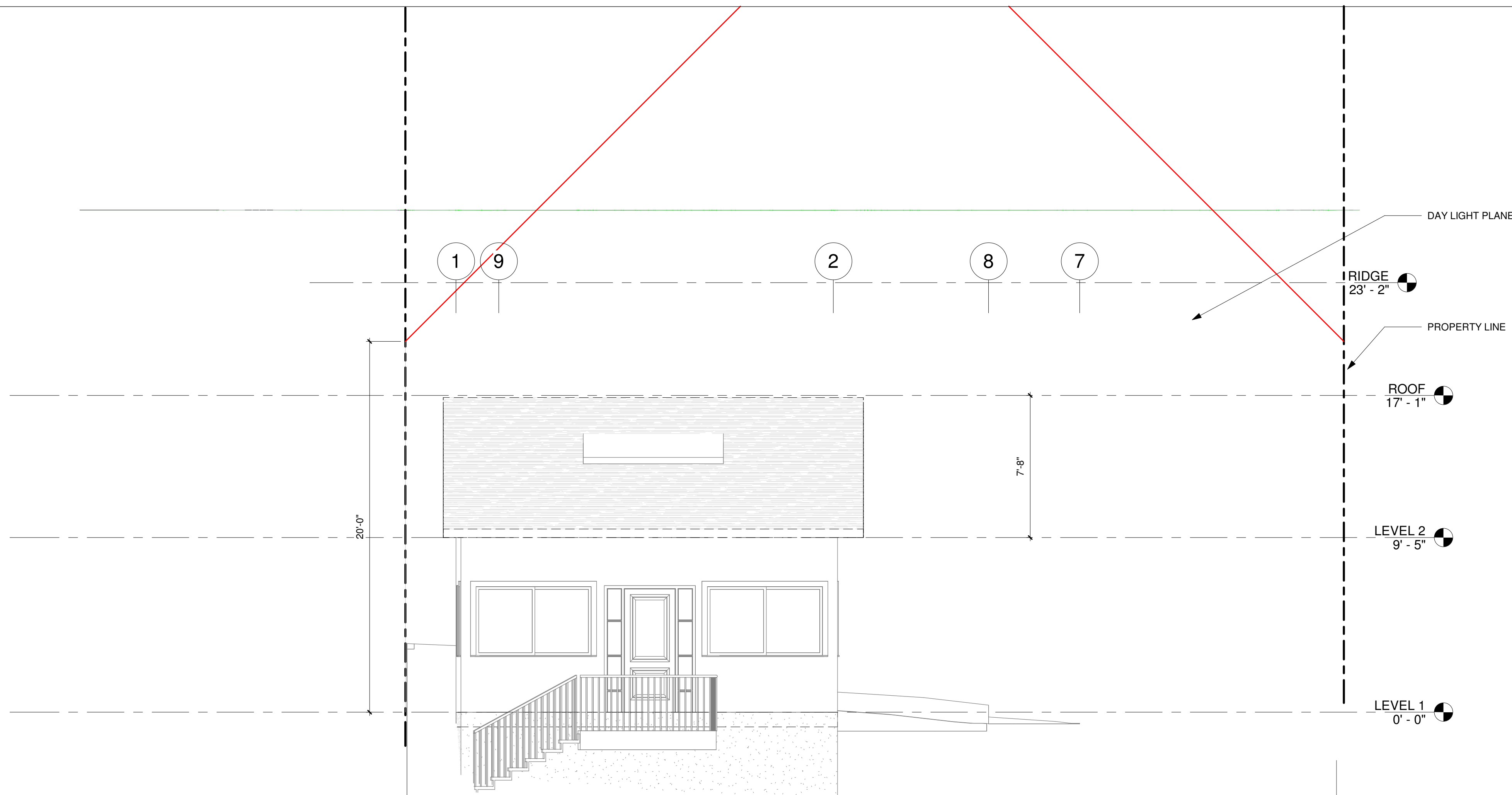
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COLUMBUS
ADDITION
EXTERIOR
ELEVATIONS

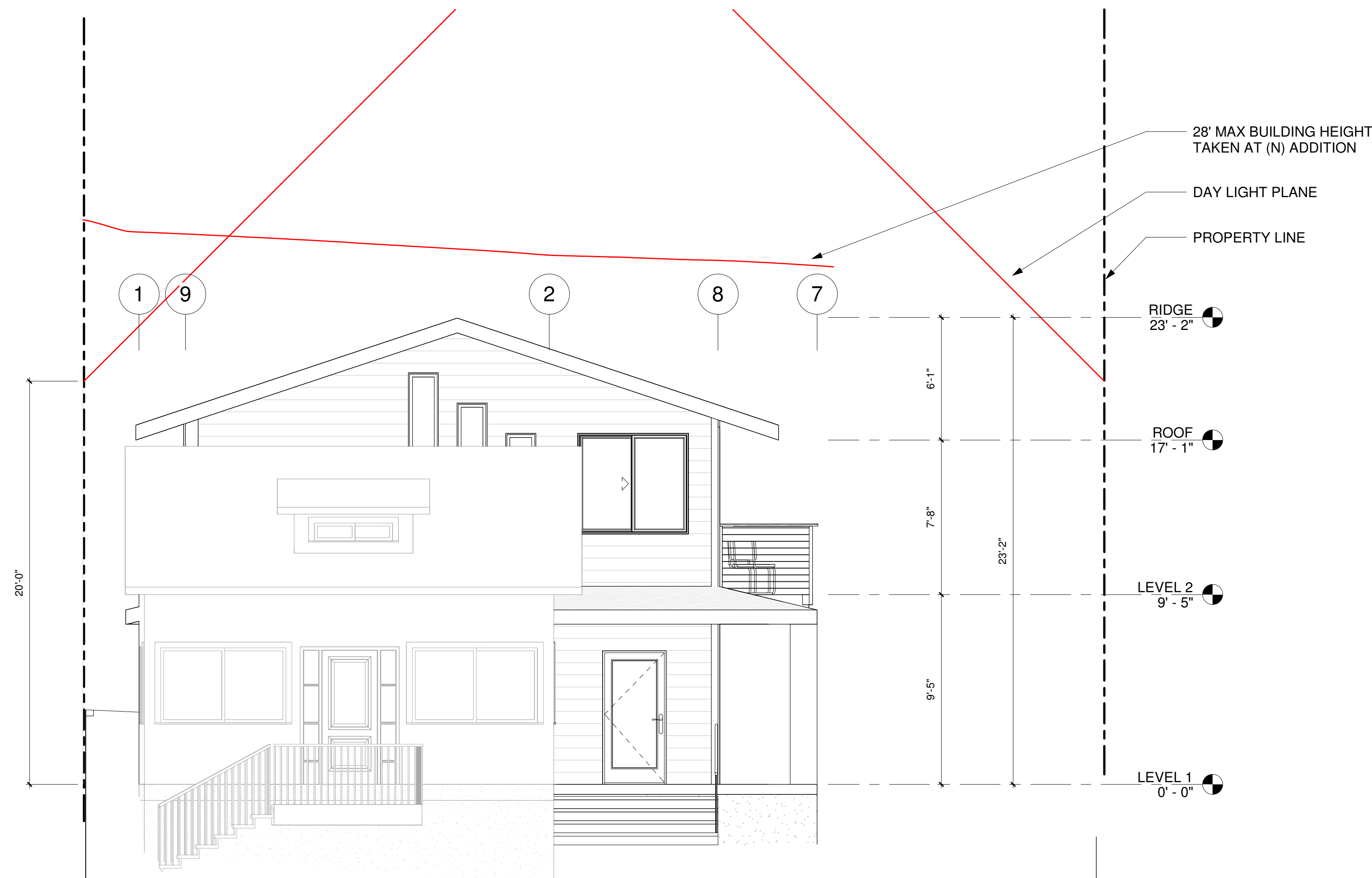
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Date	3.22.25
Drawn by	AA
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A4.2

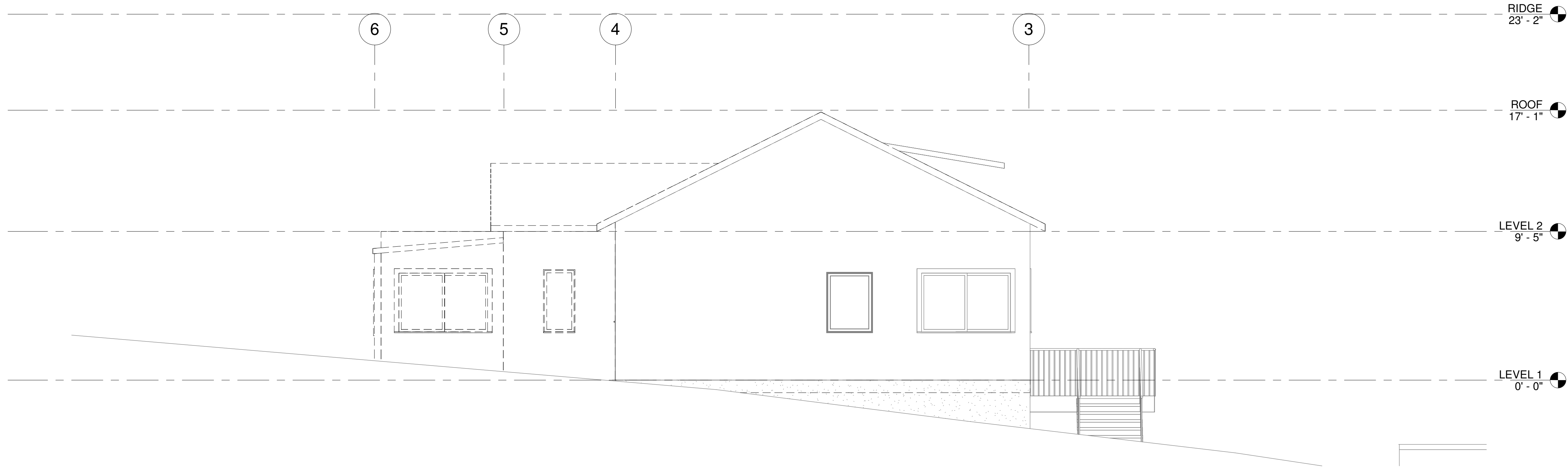
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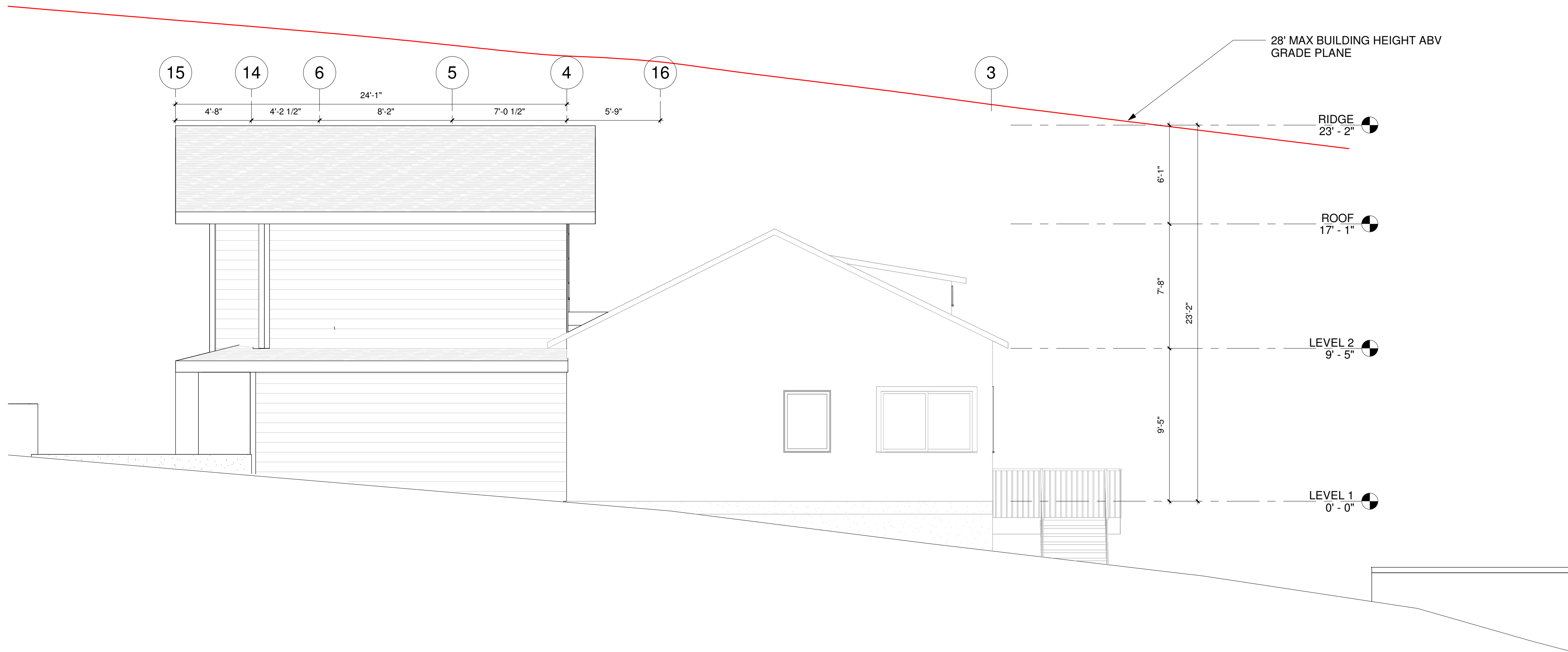
1 (E) ELEVATION - SOUTH
1/4" = 1'-0"



2 (P) ELEVATION - SOUTH
1/4" = 1'-0"



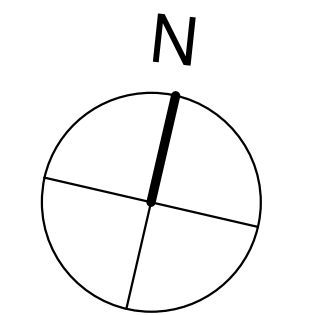
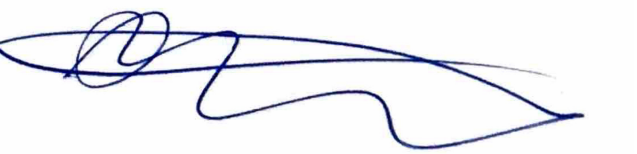
1 (E) ELEVATION - WEST
1/4" = 1'-0"



2 (P) ELEVATION - WEST
1/4" = 1'-0"

ADDITION
338 COLUMBUS ST, EL GRANADA
APN: 047125290

SEAL / SIGNATURE



ADDITION

No.	Description	Date

COLUMBUS
ADDITION
EXTERIOR
ELEVATIONS

Project number	01
Date	3.22.25
Drawn by	AA
Checked by	Checker

A4.3

Scale	1/4" = 1'-0"
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