

# Project Data

**Project Scope of Work**  
Construction of a new, detached, one-story, Studio, 250 SF, or a one bedroom, one bathroom, 400 SF Accessory Dwelling Unit. Exterior options of Craftsman or Spanish Colonial Revival. Slab on grade. Gable roof, advanced framing (wood), stucco or fiber cement board siding (SFM APPROVED FIRE RESILIENT MATERIALS). All electric. Kitchen and bathroom. Pursuant to Gov. Code 65852.2 and pursuant to SBMC §30.185.040. (Post January 1, 2020).

Owner Address: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Email: \_\_\_\_\_  
Number: \_\_\_\_\_  
Applicant Address: \_\_\_\_\_  
Contact: \_\_\_\_\_  
Email: \_\_\_\_\_  
Number: \_\_\_\_\_  
Project Address Street Address: \_\_\_\_\_

APN \_\_\_\_\_  
Zoning \_\_\_\_\_  
General Plan Neighborhood \_\_\_\_\_  
Design District \_\_\_\_\_  
High Fire Area Zoning \_\_\_\_\_  
Flood Hazard Area \_\_\_\_\_  
Land Use: \_\_\_\_\_  
Existing Use: \_\_\_\_\_  
Proposed Use: \_\_\_\_\_  
Number of Stories 1  
Occupancy Type R-3  
Construction Type: VB  
Sprinklered: See Fire Sprinkler Section  
Maximum Height Allowed 16' 0"  
Roof Rating Class A  
High Fire Refer to High Fire Hazard Area Map

**Applicable Codes:**  
2022 California Residential Code  
2022 California Plumbing Code  
2022 California Electrical Code  
2022 California Mechanical Code  
2022 California Fire Code  
2022 California Energy Code  
2022 California Green Building Standards Code  
Amendments as adopted in Santa Barbara City Ordinance 5919

**Zoning Analysis**  
Lot Size (from County Assessor's Rolls) \_\_\_\_\_ Acres  
Lot Size \_\_\_\_\_ Square Feet  
Slope (Estimate from City's GIS System) \_\_\_\_\_ %

**Proposed Grading:** No Grading Proposed

**Parking Analysis:** \_\_\_\_\_

### PARKING CALCULATIONS

Street Address: (Primary Residence) \_\_\_\_\_

Existing Parking: \_\_\_\_\_

Proposed Parking: \_\_\_\_\_

Required Parking: 0 parking stalls pursuant to SBMC 30.185.040 for demolition of the garage and the construction of an Accessory Dwelling Unit

Total On-Site Parking

Existing : \_\_\_\_\_

Proposed : \_\_\_\_\_

Required: \_\_\_\_\_

No parking for the proposed Studio Accessory Dwelling Unit since it will be converting existing building area, pursuant to Gov. Code 65852.2. (Post January 1, 2020).

Note: Landscape is not included under this permit.

Note: PV system is a deferred submittal

### LOT COVERAGE

Building: \_\_\_\_\_ Existing / Proposed

Hardscape/ Paving: \_\_\_\_\_

Landscape: \_\_\_\_\_

# Area Calculations

Existing Building Area \_\_\_\_\_

Proposed ADU \_\_\_\_\_

(Circle One) 250 SF / 400 SF

Total Building Area \_\_\_\_\_

Existing Lot Area \_\_\_\_\_

Hardscape \_\_\_\_\_

Landscape \_\_\_\_\_

# Seperate Permits

- 1. Solar photovoltaic (PV) system is a deferred submittal and plans and application for PV installation must be submitted to SB City for plan check prior to inspection request for rough framing inspection and must be installed prior to final inspection.

- 2. Roof Truss Calculations by Licensed Structural Engineer

- 3. Fire Sprinkler Plans (If Applicable)

- 4. Septic Support Permit (If Applicable)

# Utilites

**All ADUs must attain approval from applicable agencies, as follows, prior to issuance of Building Permit**

Electric Utility Services: PG+E

Water and Sewer Services: City of Santa Barbara

Trash and Recycling: Marborg

Gas Utility Services: So Cal Gas

# Sprinklers

The proposed Accessory Dwelling Unit shall not have sprinklers, if the existing primary residence does not have sprinklers. Pursuant to Gov. Code 65852.2.D.xii.

# Sheet Index

A0.0 Cover Sheet  
A0.1 Green Buildings Standards Code  
A0.2 Green Buildings Standards Code  
A0.3 Title 24 Energy Compliance  
A0.4 2022 Low-Rise Res. Mandatory Measures  
A0.5 Site Plan - Proposed + Drainage  
A0.6 Photos  
A1.1 Floor plans - 250 SF ADU  
A1.2 Elevations - Spanish Colonial - 250 SF  
A1.3 Elevations - Craftsman - 250 SF  
A2.1 Floor plans - 450 SF - ADU  
A2.2 Elevations - Spanish Colonial - 450 SF  
A2.3 Elevations - Craftsman - 450 SF  
A3.1 Color and Materials Board - Craftsman + Spanish Colonial Revival Options  
A4.0 Roof Plans  
A5.0 Equipment Specs

# Supporting Documents

**Geotechnical Report**  
Prepared By \_\_\_\_\_  
Contact \_\_\_\_\_  
Date Prepared \_\_\_\_\_

**Survey**  
Prepared By \_\_\_\_\_  
Contact \_\_\_\_\_  
Date Prepared \_\_\_\_\_

**Structural Calculations**  
Prepared By \_\_\_\_\_  
Contact \_\_\_\_\_  
Date Prepared \_\_\_\_\_

**Truss Calculations**  
Prepared By \_\_\_\_\_  
Contact \_\_\_\_\_  
Date Prepared \_\_\_\_\_

**Energy Compliance**  
Prepared By \_\_\_\_\_  
Contact \_\_\_\_\_  
Date Prepared \_\_\_\_\_

**Civil Engineer**  
Prepared By \_\_\_\_\_  
Contact \_\_\_\_\_  
Date Prepared \_\_\_\_\_

**Drainage Plans**  
Prepared By \_\_\_\_\_  
Contact \_\_\_\_\_  
Date Prepared \_\_\_\_\_

**Mechanical Engineer**  
Prepared By \_\_\_\_\_  
Contact \_\_\_\_\_  
Date Prepared \_\_\_\_\_

**Electrical Engineer**  
Prepared By \_\_\_\_\_  
Contact \_\_\_\_\_  
Date Prepared \_\_\_\_\_

# Operation & Maintenance

At the time of final inspection, an operation & maintenance manual, compact disc or web-based reference shall be placed in the building. This manual shall include all of the items listed on California Green Building Standards Code Section 4.410.1. Refer to sheets A0.2 and A0.3.

# Stormwater Compliance - Tier 1

For the building permit submittal, this project will demonstrate compliance with Tier 2 (new 2020 requirements) post-construction storm water requirements, since between 500 and 1,999 sf of new/replaced impervious area is proposed.

Tier 2 projects are required to install BMPs that will capture and treat an area and volume of runoff equivalent to the total area and runoff volume of the new and/or replaced impervious area (between 500 and 1,999 square feet). The treated area is not required to be the new/redeveloped impervious area – another impervious location on the project site may be selected for treatment.

Mandatory Inspections:  
1. (TBD)

Inspections shall be called in by Contractor for inspection 72 hours prior to needed inspection. The City will then route the request to the GSP Inspector or third party Company.

# Archaeological Discovery Condition

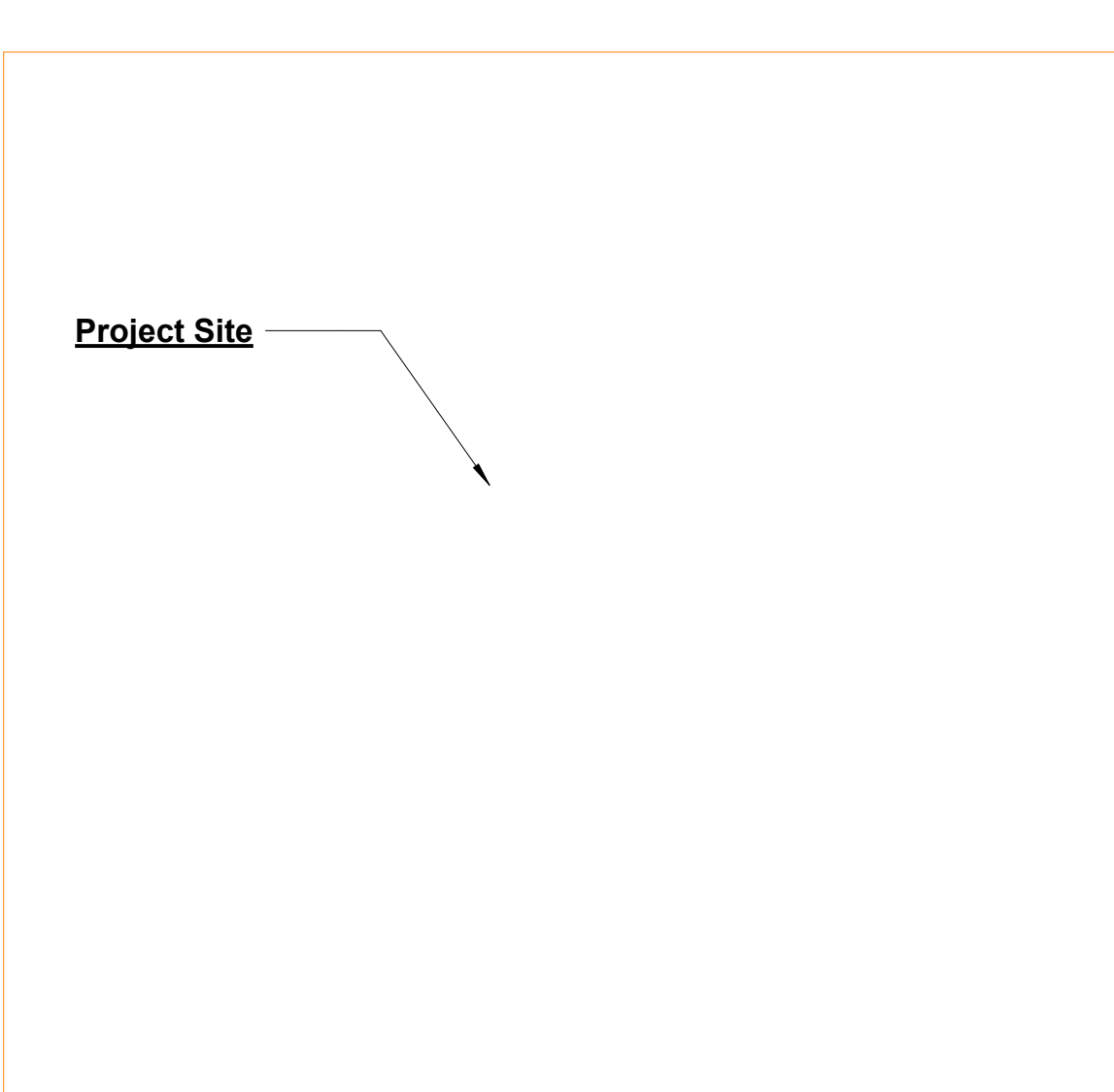
Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel.

If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and an archaeologist from the most current City-Qualified Archaeological Resources Consultant List shall be retained by the applicant. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment which may include, but are not limited to, redirection of grading or excavation activities, consultation or monitoring with a Barbareño Chumash representative from the most current City-Qualified Native American Site Monitors List.

If a discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately, if the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City-Qualified Native American Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

If a discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current Native American Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

# Vicinity Map



Project Site

# Project Directory

**Designer + Building Team**  
Lucrezia DeLeon  
(805) 260-1381  
lucrezia@itslhouse.com  
AMA Assets  
Aaron Amuchastegui  
info@amaconstruct.com  
(916) 436-1911  
Custom Home AI  
Builders Capital  
Travis Dodge

# Construction Waste Reduction, Disposal and Recycling

See A0.11 for California Green Building Standards Code provisions for construction waste management and documentation of diversion approach.

An approved County sorting / recycling facility must be utilized for construction waste management to comply with Construction Waste Reduction, Disposal and Recycling provisions of California Green Standards Code Section 4.408.1 \*minimum 65% non- hazardous materials recycled and/ or salvaged for re-use.)

Approved Waste Management Company:  
Marborg Industries  
728 E. Yanonali  
Santa Barbara, CA 93103  
Phone: 805.963.1852

# Enhances Durability, Reduced Maintenance

Annulare Spaces around pipes, electrical cables, conduits and other openings in sole, bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cements mortar, concrete masonry or similar method acceptable to the enforcing agency.

# Smoke Detectors and CO Alarms

Provide Smoke Detectors & Carbon Monoxide Alarms per California Residential Code

# Very High Fire Severity Zone

Properties that are in the very high Fire Hazard Severity Zones must comply with Chapter 7A, S. B. Municipal Code Sections 22.04.020 & 22.04.025

# Pollutant Control

See A0.2 and A0.3 for California Green Building Standards Code provisions for pollutant control regarding ducts, indoor air quality, mechanical equipment and finish materials. Confirm to provisions for Interior Moisture Control, Indoor Air Quality, Installer, & Special Inspector Qualifications, and Verifications.



Area for Stamps

City of Santa Barbara ADU Proto Types  
Santa Barbara County, CA

By using these "ADU Plans" plans, the user agrees to release the City of Santa Barbara from any and all claims, liabilities, suits, and demands on account of any injury, damage, or loss to persons or property, including injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information.



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Lucrezia DeLeon

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Sheet Title:  
**Cover Sheet**

Sheet No.:  
**A0.0**





CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.4 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code. 4.106.4.2.5 Electric Vehicle Ready Space Signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.304 OUTDOOR WATER USE 4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY 4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.406.1 ROENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.





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Santa Barbara County, CA

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Sheet Title:

**Title 24 Energy  
Compliance**

Sheet No.:

**A0.3**


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Sheet Title:  
**2022 Low-Rise  
Res. Mandatory  
Measures**

Sheet No.:  
**A0.4**



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Sheet Title:

**Site Plan -  
Proposed +  
Drainage**

Sheet No.:

**A0.5**

Address:	Vicinity Map Point of Reference		
View of Existing Single Family Residence	View of Property Across the Street	View of Neighboring Property	View of Neighboring Property
North Elevation (Front)	South Elevation	East Elevation	Northwest Elevation

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Sheet Title:  
  
**Photos**

Sheet No.:  
  
**A0.6**



### Fire Protection Systems Notes

- Smoke alarms shall be installed in the following locations:
  - In each sleeping room.
  - Outside each separate sleeping area in the immediate vicinity of the bedrooms.
  - On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
  - Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section R314.3.
- Required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection. (CRC R314.6)
- Smoke alarms shall be installed not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by CRC R314.3.
- The smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. (CRC R314.4)
- Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection. (CRC R315.5)
- Required carbon monoxide alarms shall be installed in the following locations per CRC R315.3:
  - Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
  - On every occupiable level of a dwelling unit, including basements.
  - Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.
- Carbon monoxide alarms shall be listed in accordance with UL 2034. Combination carbon monoxide and smoke alarms shall be listed in accordance with UL 2034 and UL 217. (CRC R315.1.1)

### Electrical Notes

- See Sheet A0.4 for 2016 Low-Rise Residential Mandatory Measures
- All 125-volt, 15-amp, and 20-amp receptacles shall be listed as tamper-resistant receptacles. [§ 406.12 CEC]
- Vent fans must be switched separately from lighting. 2019 California Energy Code 150(k)2B
- Provide arc-fault circuit interrupter protection for all outlets in the entire dwelling unit. 210.12 CEC
- Small Appliance Branch Circuits: Provide two or more 20-ampere small appliance branch circuits in kitchen. CEC 210.52 (B)
- Bathroom Receptacles: Outlets shall be supplied by a least one 20-amp branch circuit. Such circuits shall have no other outlets. CEC 210.11 (C)(3)
- ARC-Fault Circuit Interrupter: All branch circuits that supply 120-volt, single phase, 15 and 20 ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry rooms or similar rooms, or areas shall be protected by an arc-fault circuit interrupter(s). CEC 210.12(A) & (B)
- Laundry Branch Circuits: Provide a minimum of one 20-ampere branch circuit for laundry receptacles. CEC 210.52(F)
- Where branch-circuit wiring is modified, replaced or extended in areas specified in CEC 210.12(A), the branch circuit shall be protected by either a listed combination-type AFCI located at the origin of the branch circuit or a listed outlet branch-circuit type AFCI located at the first receptacle of the existing branch circuit. [CEC 210.12 (D)]
- All interior residential lighting is to be high efficacy. Luminaires with integral sources (e.g., LED luminaires) and changeable lamps must be CEC certified as meeting the requirements of JAB.
- Lighting not automatically classified as high efficacy by the CA Energy Commission (e.g., pin-based fluorescent luminaires, pulse-start halide luminaires, high pressure sodium luminaires) is to have a light source or lamp installed in them at the time of inspection that meets the requirements of Joint Appendix JAB.
- Recessed downlighting is to contain light sources that are JAB-certified, shall not contain screw based lamps and shall not contain light sources that are labeled "not for use in enclosed fixtures" or "not for use in recessed fixtures". They shall be listed for zero clearance, have a label that certifies the luminaire as airtight when tested in accordance with ASTM E283 (with the exception of exhaust fan housings) and be readily accessible for ballast or driver maintenance and replacement
- The NFRC thermal performance labels shall remain on the windows until final inspection
- All exterior outlets shall be waterproof/GFCI outdoor receptacles. [CEC 210.52 (E)(1)]
- Except for closets less than 70 square feet and hallways, all luminaires that are installed with JAB-certified light sources are required to be controlled by either a dimmer or vacancy sensor. Please note or show this on plans.
- At least one luminaire each bathroom, garage, laundry room, and utility room shall be controlled by a manual on/automatic-off vacancy sensor. Please indicate this on the plans. (California Energy Code Section 150 (k) 2 (J))

### Plumbing Notes

- All water closets shall have an effective flush volume of not more than 1.28 gallons per flush. Tank type water closet shall be certified to the performance criteria of the U.S. EPA Water Sense Specification for tank type toilets.
- Urinals shall have an effective flush volume not to exceed 0.5 gallons per flush.
- Single shower heads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Multiple shower heads when served by a single valve shall have a combined flow rated not to exceed 1.8 gallons per minute.
- Residential lavatory faucets shall have a maximum rate of 1.2 gallons per minute at 60 psi and a minimum flow rate of not less than 0.8 gallons per minute at 20 psi.
- Faucets in common and public areas (outside dwellings and sleeping units) in residential buildings must have a maximum flow rate of 0.5 gallons per minute at 60 psi.
- Metering faucets when installed in residential buildings must not deliver more than 0.25 gallons per cycle.
- Kitchen faucets shall have a maximum of flow rate of 1.8 gallons per minute at 60 psi.
- Kitchen faucets temporarily increase the flow rate to a maximum of 2.2 gallons at 60 psi but must default back to the 1.8 gallons per minute. (Section 4.303)
- The WC shall be located in a space of 30" min. width, and 24" min. clear space in front shall be provided. CPC 407.5

A plumbing fixture certification must be completed and signed by either a licensed general contractor, or a plumbing subcontractor or the building owner certifying the flow rate of the fixtures installed.

Joints and openings, annular spaces around pipes, electric cables, conduits, or other openings in plates of exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method accepted by agency. (Section 4.406.1)

### Bathroom Exhaust Fans

Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. Humidity controls shall be capable of adjustment between a relative humidity range of::: 50 percent to a maximum of 80 percent. A humidity control may utilize manual or automatic means of adjustment. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).

Water Closet Flush: Water Closets, either flush tank, flushometer tank, or flushometer valve operated, shall have an average consumption of not more than 1.28 gallons of water per flush. Lavatory Faucets shall have a maximum flow rate of 1.2 gpm at 60 psi. Kitchen faucets: Max 1.8 gpm at 60 psi. Showerheads: Max 1.8 gpm at 80 psi and multiple showerheads serving one shower shall have a combined flow rate of all showerheads of 1.8 gpm at 80 psi. 2016 California Green Building Code Section 4.303\*

### Title 24 Notes

-Residential Outdoor Lighting CEC 150 (k) 3; In addition to meeting the requirements of Section 150.0(k) 1A, luminaires providing residential outdoor lighting shall meet the following requirements;

- Controlled by a manual ON and OFF switch.
- Controlled by a photocell and motion sensor.
- Controlled by one of the following methods:
  - o Photocell and automatic time switch control
  - o Astronomical time clock
  - o Energy management control

-In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces shall be controlled by a vacancy sensor. CEC 150.0 Show the lighting control device on the plans.

-The bathroom lighting and exhaust fan are utilizing the same switch. The exhaust fan shall be separately switched. CEC 150.0 (k) 2

-Exhaust fans must be switched separate from lighting or utilize a device where lighting can be turned OFF while the fan is running. The exhaust fans will achieve the minimum 31 CFM of IAQ specified in the Title 24 report.

-Dimmers or vacancy sensors shall control all luminaires required to have light sources compliant with Reference Joint Appendix JAB. Show lighting control device on the plans. Exception: Luminaires in closets less than 70 square feet.

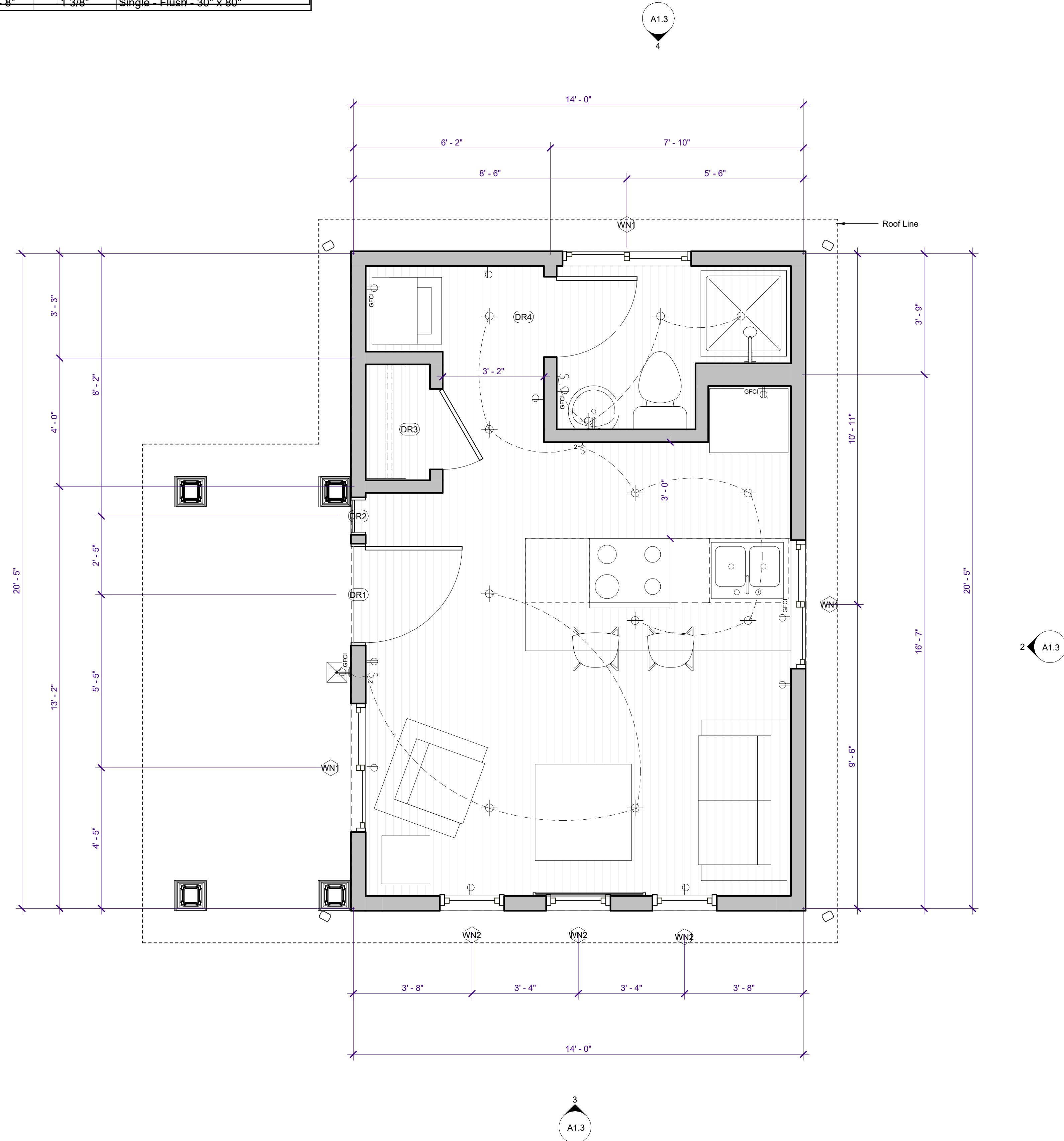
-Luminaires that must use JAB-Certified Light Sources or Lamps; Sheet A 1.1, keynote 2, what type of high efficacy and show the type of lighting control device to be installed.

- Light sources in ceiling recessed downlight luminaires
- LED luminaires with integral sources
- Screw-based LED lamps (A-lamps, PAR lamps, etc.)
- Pin-based LED lamps (MR-16-AR-111, etc.)
- GU-24 based LED light source

Notes: 10.01 at the time of final inspection, an operation & maintenance manual, compact disc or web based reference shall be placed in the building. This manual shall include all of the items listed on California Green Building Standards Code Section 4.410.1. [CGBC 4.410]

Mark	Count	Door			Type
		Width	Height	Thickness	
DR2	1	1' - 0"	6' - 8"	1 3/8"	12" x 80"
DR1	1	1' - 0"	6' - 8"	1 3/8"	12" x 80"
DR2	1	1' - 0"	6' - 8"	1 3/8"	12" x 80"
DR1	1	3' - 0"	6' - 8"	1 3/8"	36" x 80"
DR1	1	3' - 0"	6' - 8"	1 3/8"	36" x 80"
DR1	1	3' - 0"	6' - 8"	1 3/8"	36" x 80"
DR4	1	2' - 6"	6' - 8"	1 3/8"	Single - Flush - 30" x 80"
DR3	1	2' - 6"	6' - 8"	1 3/8"	Single - Flush - 30" x 80"
DR3	1	2' - 6"	6' - 8"	1 3/8"	Single - Flush - 30" x 80"
DR3	1	2' - 6"	6' - 8"	1 3/8"	Single - Flush - 30" x 80"
DR3	1	2' - 6"	6' - 8"	1 3/8"	Single - Flush - 30" x 80"
DR3	1	2' - 6"	6' - 8"	1 3/8"	Single - Flush - 30" x 80"
DR3	1	2' - 6"	6' - 8"	1 3/8"	Single - Flush - 30" x 80"
DR3	1	2' - 6"	6' - 8"	1 3/8"	Single - Flush - 30" x 80"
DR3	1	2' - 6"	6' - 8"	1 3/8"	Single - Flush - 30" x 80"
DR3	1	2' - 6"	6' - 8"	1 3/8"	Single - Flush - 30" x 80"

Keynotes - Floor Plans	
Note	Comment
A1.3	



2 Floorplans - Furniture Layout 1  
1/2" = 1'-0"

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*Lucrezia DeLeon*

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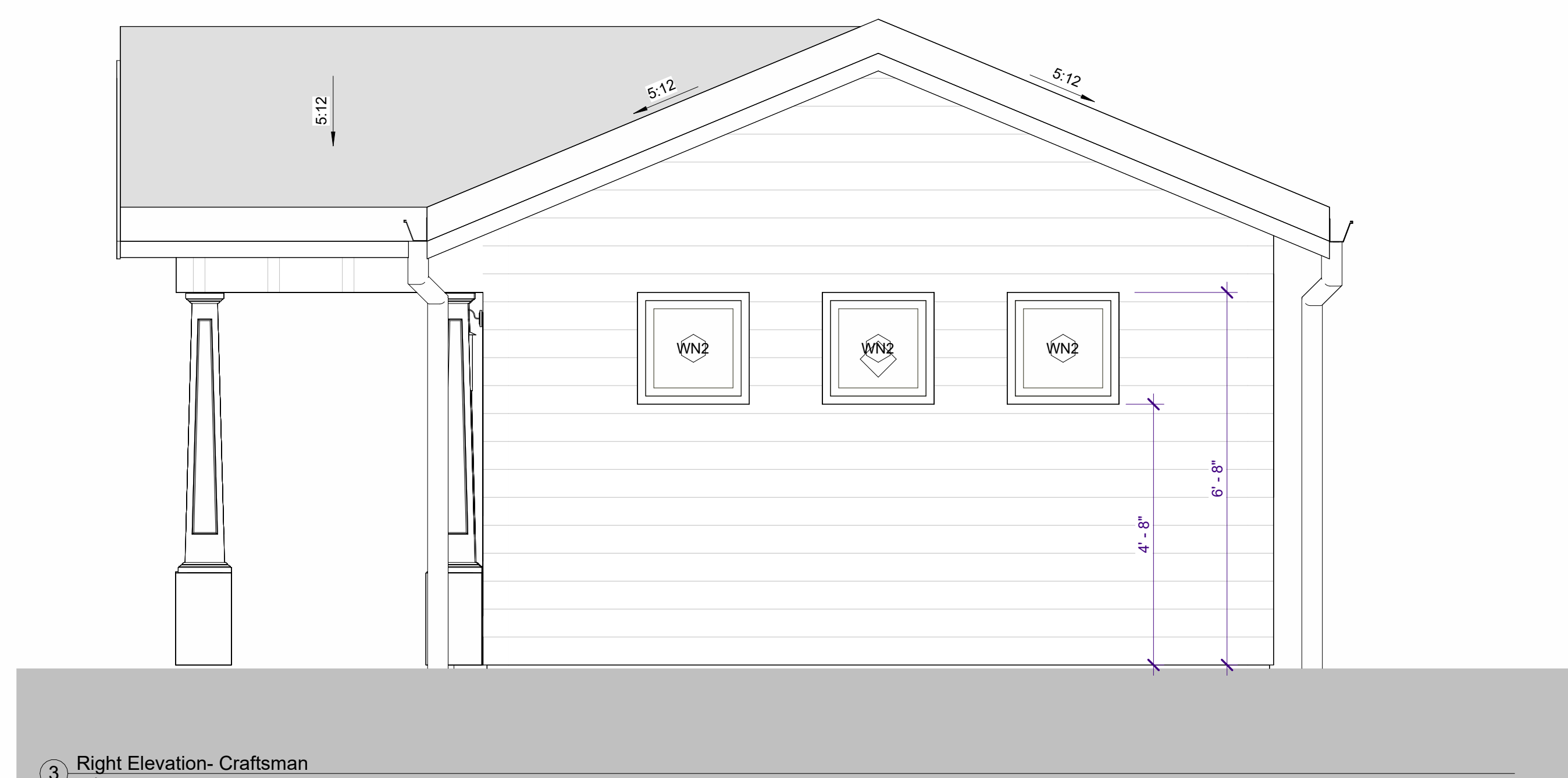
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**Floor plans - 250  
SF ADU**

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**A1.1**

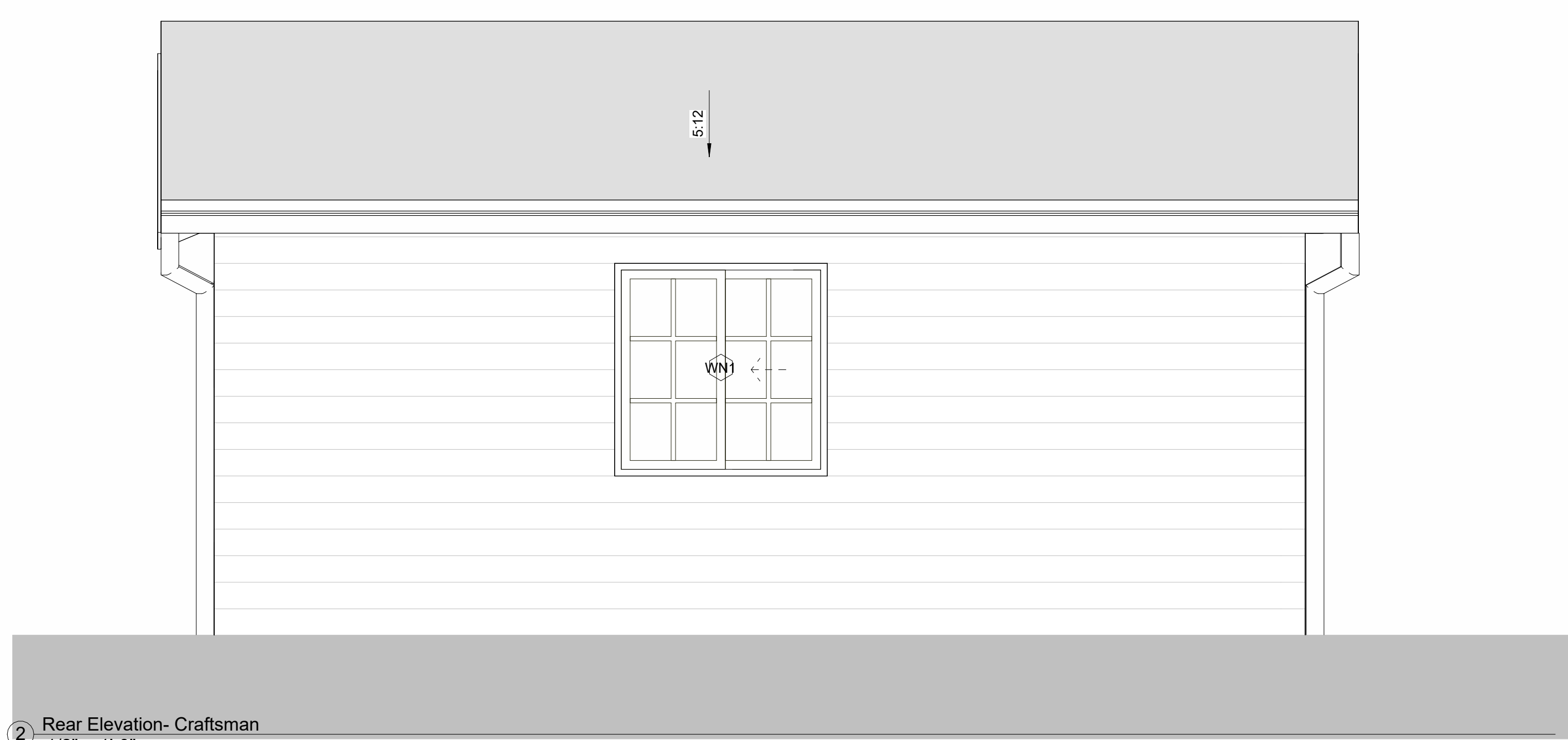




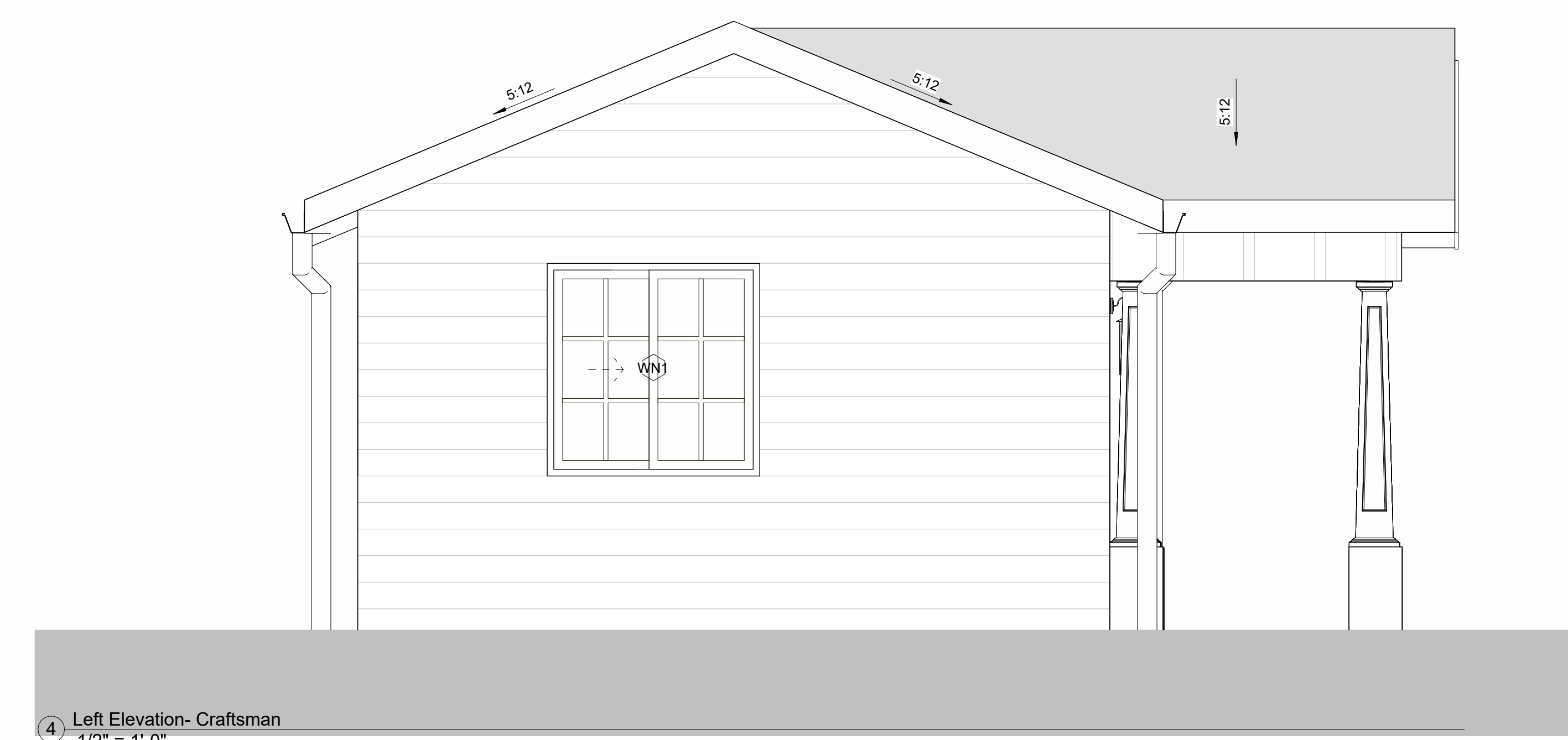
1 Front Elevation - Craftsman - 250 SF  
1/2" = 1'-0"



3 Right Elevation - Craftsman  
1/2" = 1'-0"



2 Rear Elevation - Craftsman  
1/2" = 1'-0"



4 Left Elevation - Craftsman  
1/2" = 1'-0"

Note: CRC Section R308.4

- R308.4.1** Glazing in fixed and operable panels of swings, sliding, and bifold doors shall be considered to be a hazardous location.
    - Exceptions:
      - Decorative glazing.
  - R308.4.2** Glazing adjacent to doors. Glazing in an individual fixed or operable panel adjacent to a door shall be considered to be a hazardous location where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface and it meets either of the following conditions:
    - Where the glazing is within 24 inches (610 mm) of either side of the door in the plane of the door in a closed position.
    - Where the glazing is on a wall less than 180 degrees (3.14 rad) from the plane of the door in a closed position and within 24 inches (610 mm) of the hinge side of an in-swinging door.
      - Exceptions:
        - Decorative glazing.
        - Where there is an intervening wall or other permanent barrier between the door and the glazing.
        - Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with Section R308.4.3.
        - Glazing that is adjacent to the fixed panel of patio doors.
- R308.4.3** Glazing in windows. Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be a hazardous location:
  - The exposed area of an individual pane is larger than 9 square feet (0.836 m<sup>2</sup>).
  - The bottom edge of the glazing is less than 18 inches (457 mm) above the floor.
  - The top edge of the glazing is more than 36 inches (914 mm) above the floor.
- U-factor of new glazing is not to exceed 0.30 and SHGC shall not exceed 0.23.

TABLE R308.3.1(1)  
MINIMUM CATEGORY CLASSIFICATION OF GLAZING USING CPSC 16 CFR 1201

EXPOSED SURFACE AREA OF ONE SIDE OF ONE LITE	GLAZING IN STORES OR COMBINATIONS OF STORES (Category Class)	GLAZING IN DOORS (Category Class)	GLAZED PANELS REGULATED BY SECTION R308.4.1 (Category Class)	GLAZED PANELS REGULATED BY SECTION R308.4.2 (Category Class)	GLAZING IN DOORS AND ENCLOSURES REGULATED BY SECTION R308.4.3 (Category Class)	SLIDING GLASS DOORS PATIO TYPE (Category Class)
9 square feet or less	I	I	NR	I	II	II
More than 9 square feet	II	II	II	II	II	II

Note: NR = No Requirement.

TABLE R308.3.1(2)  
MINIMUM CATEGORY CLASSIFICATION OF GLAZING USING ANSI Z97.1

EXPOSED SURFACE AREA OF ONE SIDE OF ONE LITE	GLAZED PANELS REGULATED BY SECTION R308.4.1 (Category Class)	GLAZED PANELS REGULATED BY SECTION R308.4.2 (Category Class)	DOORS AND ENCLOSURES REGULATED BY SECTION R308.4.3 (Category Class)
9 square feet or less	No requirement	B	A
More than 9 square feet	A	A	A

Note: NR = No Requirement.  
A. Use is permitted only by the exception to Section R308.3.1.

Outdoor Electrical Notes:

- Controlled by photocell and motion sensor. Controls that override to ON shall not be allowed unless the override automatically reactivates the motion sensor within 6 hours, or
- Controlled by any of the following:
  - Photocell and automatic time switch control. Controls that override to ON shall not be allowed unless the override automatically return the photocell control to its normal operation within 6 hours, or Astronomical time clock. Controls that override to ON shall not be allowed unless the override automatically return the astronomical clock its normal operation within 6 hours and which is programmed to automatically turn the outdoor lighting OFF during daylight hours, or
  - Energy management control system which meets all of the following requirements. At a minimum provides the functionality of an astronomical time clock in accordance with Section 110.9 of the standards; meets the Installation Certification requirements in Section 130.4 of the standards; meets the requirements for an EMCS in Section 130.5 of the standards; does not have an override or bypass switch that allows the luminaire to be always ON; and, is programmed to automatically turn the outdoor lighting OFF during daylight hours.

Note: Unvented attic assemblies can be approved provided the unvented attic space is completely contained within the building thermal envelope and no interior vapor retarder is installed on the ceiling side of the unvented attic assembly. Insulation shall be applied in direct contact with the underside of the structural roof sheathing and shall either be entirely of an air-impermeable product or shall have a layer of air-impermeable product installed in direct contact with the underside of the structural roof sheathing for condensation control) [CRC R806.5]

- 60.01 Outdoor lighting permanently mounted to a single family dwelling or other buildings in the same lot shall be high efficacy and must be controlled by an on/off switch that does not override to ON as listed below. Also, the lighting must be one of the following methods:
  - Controlled by photocell and motion sensor. Controls that override to ON shall not be allowed unless the override automatically reactivates the motion sensor within 6 hours, or
  - Controlled by any of the following:
    - Photocell and automatic time switch control. Controls that override to ON shall not be allowed unless the override automatically return the photocell control to its normal operation within 6 hours, or Astronomical time clock. Controls that override to ON shall not be allowed unless the override automatically return the astronomical clock its normal operation within 6 hours and which is programmed to automatically turn the outdoor lighting OFF during daylight hours, or
    - Energy management control system which meets all of the following requirements. At a minimum provides the functionality of an astronomical time clock in accordance with Section 110.9 of the standards; meets the Installation Certification requirements in Section 130.4 of the standards; meets the requirements for an EMCS in Section 130.5 of the standards; does not have an override or bypass switch that allows the luminaire to be always ON; and, is programmed to automatically turn the outdoor lighting OFF during daylight hours.

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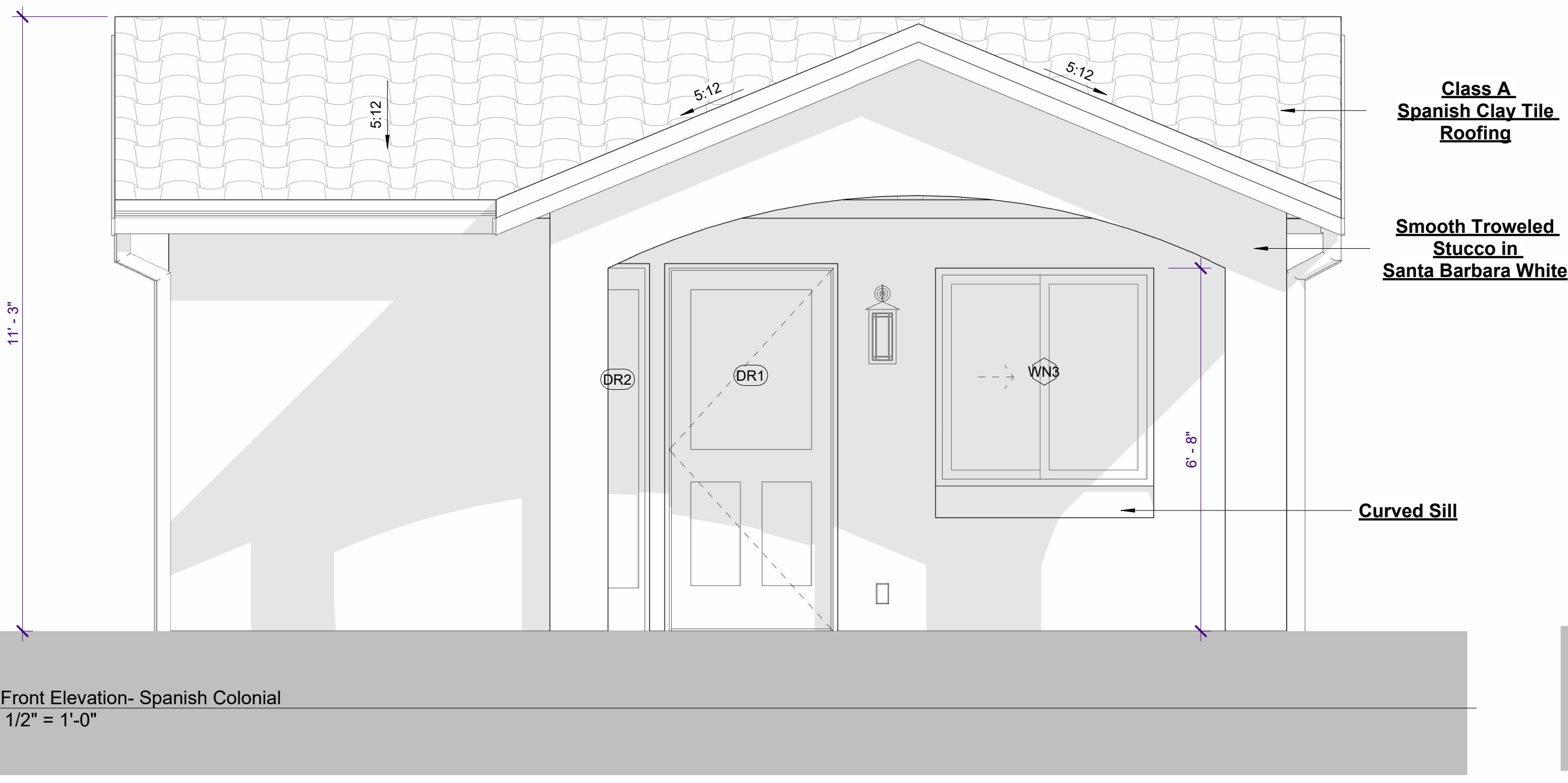
Initial Submittal

Revisions:

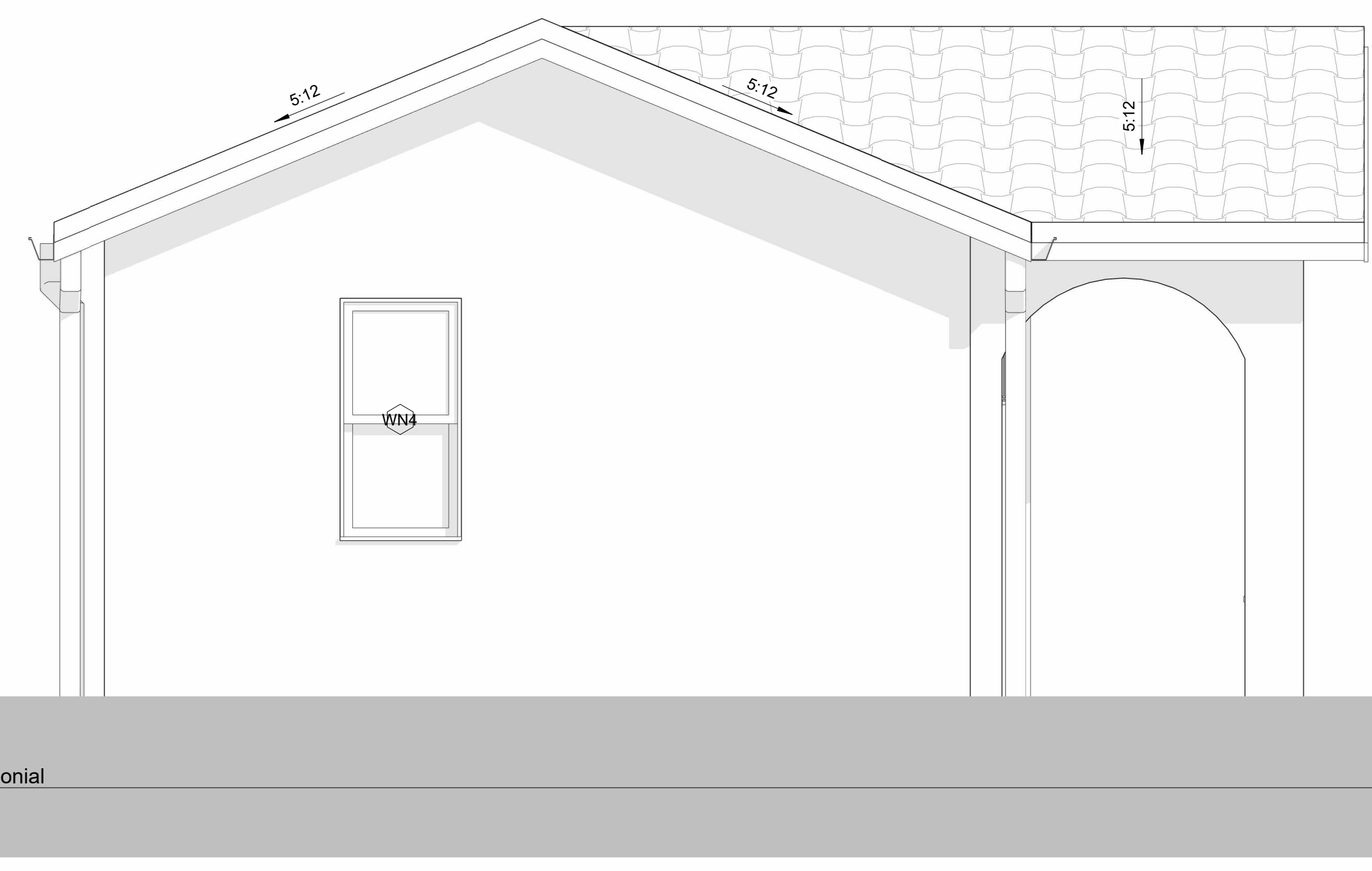

Sheet Title:  
**Elevations - Craftsman - 250 SF**

Sheet No.:  
**A1.3**

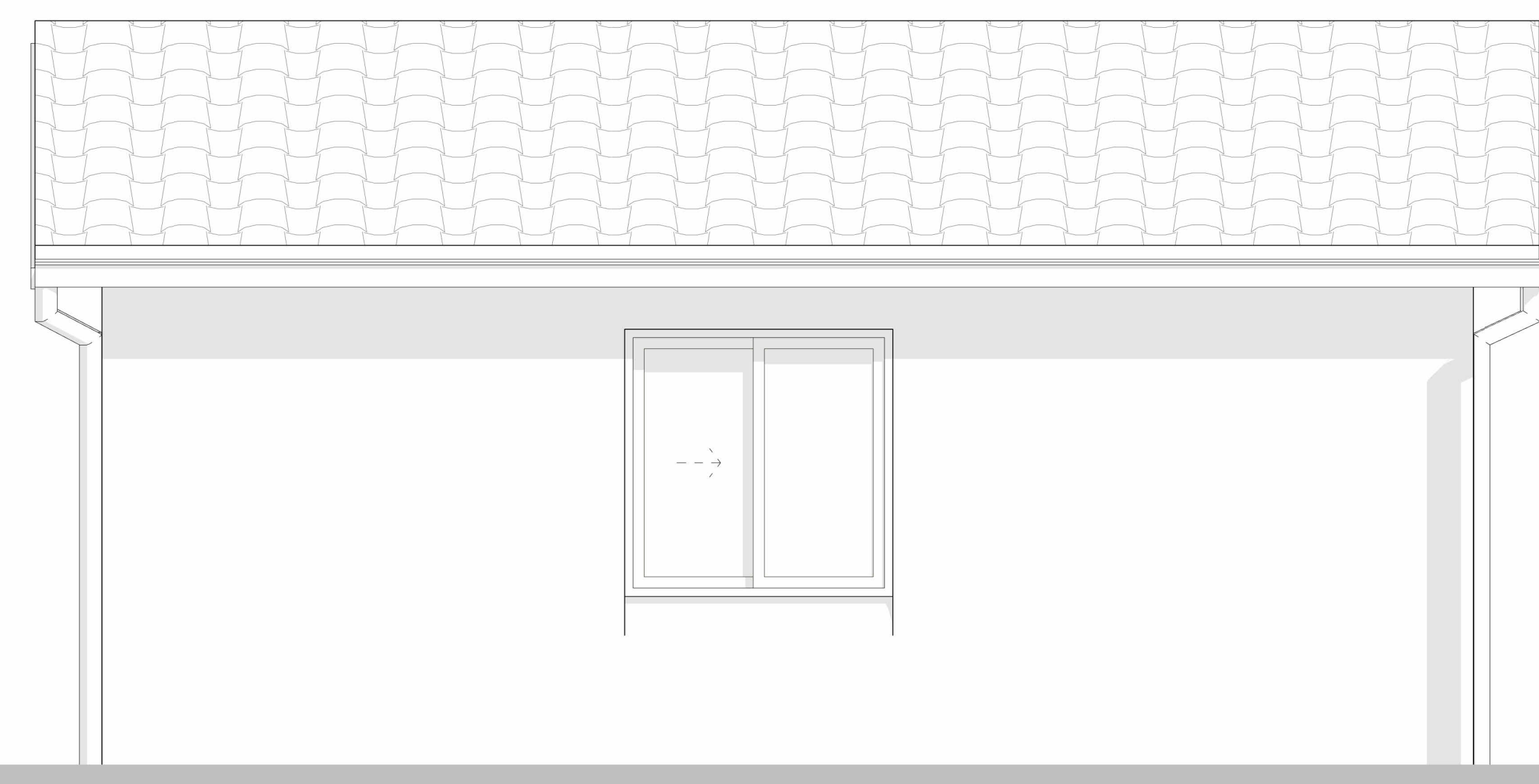




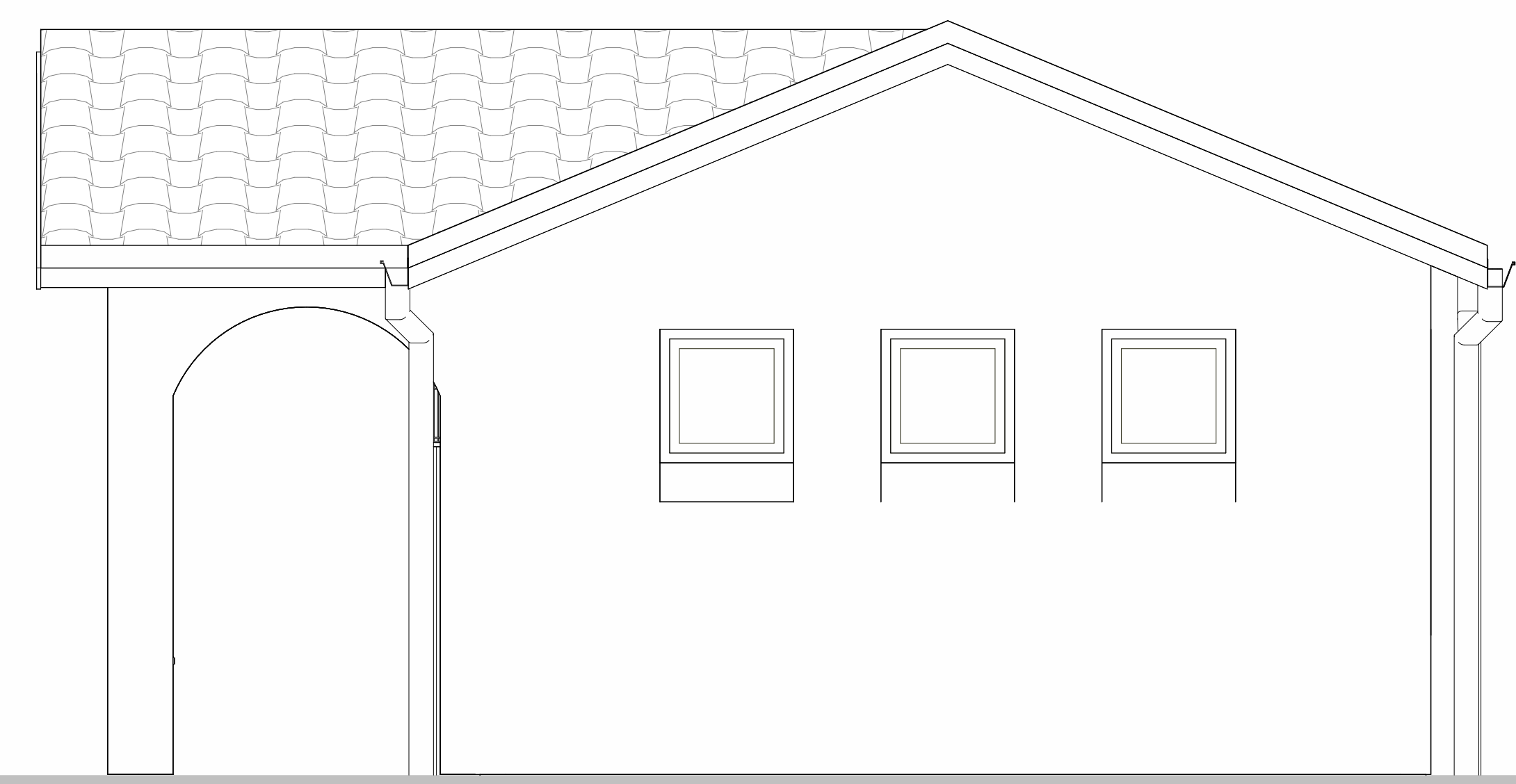
1 Front Elevation- Spanish Colonial  
1/2" = 1'-0"



3 Left Elevation- Spanish Colonial  
1/2" = 1'-0"



2 Rear Elevation- Spanish Colonial  
1/2" = 1'-0"



4 Right Elevation- Spanish Colonial  
1/2" = 1'-0"

Note: CRC Section R308.4

1. **R308.4.1** Glazing in fixed and operable panels of swings, sliding, and bifold doors shall be considered to be a hazardous location.
- Exceptions:
1. Glazed openings of a size through which a 3-inch-diameter (76 mm) sphere is unable to pass.
  2. Decorative glazing.
2. **R308.4.2** Glazing adjacent to doors. Glazing in an individual fixed or operable panel adjacent to a door shall be considered to be a hazardous location where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface and it meets either of the following conditions:
1. Where the glazing is within 24 inches (610 mm) of either side of the door in the plane of the door in a closed position.
  2. Where the glazing is on a wall less than 180 degrees (3.14 rad) from the plane of the door in a closed position and within 24 inches (610 mm) of the hinge side of an in-swinging door.
- Exceptions:
1. Decorative glazing.
  2. Where there is an intervening wall or other permanent barrier between the door and the glazing.
  3. Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with Section R308.4.3.
  4. Glazing that is adjacent to the fixed panel of patio doors.
3. **R308.4.3** Glazing in windows. Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be a hazardous location:
1. The exposed area of an individual pane is larger than 9 square feet (0.836 m<sup>2</sup>).
  2. The bottom edge of the glazing is less than 18 inches (457 mm) above the floor.
  3. The top edge of the glazing is more than 36 inches (914 mm) above the floor.
  4. U-factor of new glazing is not to exceed 0.30 and SHGC shall not exceed 0.23.

TABLE R308.3.1(1)  
MINIMUM CATEGORY CLASSIFICATION OF GLAZING USING CPSC 16 CFR 1201

EXPOSED SURFACE AREA OF ONE SIDE OF ONE LITE	GLAZING IN SWING OR COMBINATION DOORS (Category Class)	GLAZING IN DOORS (Category Class)	GLAZED PANELS REGULATED BY SECTION R308.4.1 (Category Class)	GLAZED PANELS REGULATED BY SECTION R308.4.2 (Category Class)	GLAZING IN DOORS AND ENCLOSURES REGULATED BY SECTION R308.4.3 (Category Class)	SLIDING GLASS DOORS PATIO TYPE (Category Class)
9 square feet or less	I	I	NR	I	II	II
More than 9 square feet	II	II	II	II	II	II

For SIC: 1 square foot = 0.0929 m<sup>2</sup>.  
NR = No Requirement.

TABLE R308.3.1(2)  
MINIMUM CATEGORY CLASSIFICATION OF GLAZING USING ANSI Z97.1

EXPOSED SURFACE AREA OF ONE SIDE OF ONE LITE	GLAZED PANELS REGULATED BY SECTION R308.4.1 (Category Class)	GLAZED PANELS REGULATED BY SECTION R308.4.2 (Category Class)	DOORS AND ENCLOSURES REGULATED BY SECTION R308.4.3 (Category Class)
9 square feet or less	No requirement	II	A
More than 9 square feet	A	A	A

For SIC: 1 square foot = 0.0929 m<sup>2</sup>.  
A. Use as permitted only by the exception to Section R308.3.1.

Outdoor Electrical Notes:

- 60.01 Outdoor lighting permanently mounted to a single family dwelling or other buildings in the same lot shall be high efficacy and must be controlled by an on/off switch that does not override to ON as listed below. Also, the lighting must be one of the following methods:
1. Controlled by photocell and motion sensor. Controls that override to ON shall not be allowed unless the override automatically reactivates the motion sensor within 6 hours, or  
Controlled by any of the following:
    1. Photocell and automatic time switch control. Controls that override to ON shall not be allowed unless the override automatically return the photocontrol and automatic time switch control to its normal operation within 6 hours, or
    2. Astronomical time clock. Controls that override to ON shall not be allowed unless the override automatically return the astronomical clock its normal operation within 6 hours and which is programmed to automatically turn the outdoor lighting OFF during daylight hours, or
    3. Energy management control system which meets all of the following requirements. At a minimum provides the functionality of an astronomical time clock in accordance with Section 110.9 of the standards; meets the Installation Certification requirements in Section 130.4 of the standards; meets the requirements for an EMCS in Section 130.5 of the standards; does not have an override or bypass switch that allows the luminaire to be always ON; and, is programmed to automatically turn the outdoor lighting OFF during daylight hours.

Note: Unvented attic assemblies can be approved provided the unvented attic space is completely contained within the building thermal envelope and no interior vapor retarder is installed on the ceiling side of the unvented attic assembly. Insulation shall be applied in direct contact with the underside of the structural roof sheathing and shall either be entirely of an air-impermeable product or shall have a layer of air-impermeable product installed in direct contact with the underside of the structural roof sheathing for proper condensation control with the balance of the insulation being air-impermeable below it. (Note: Air-permeable insulation alone may be applied directly below the structural sheathing when rigid insulation with an R-value of R-5 minimum is installed directly above the structural roof sheathing for condensation control) [CRC R806.5]

City of Santa Barbara ADU Proto Types  
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Lucrezia DeLeon  
*Lucrezia DeLeon*

Initial Submittal

Revisions:


Sheet Title:  
**Elevations - Spanish Colonial - 250 SF**

Sheet No.:  
**A1.2**



## Fire Protection Systems Notes

- Smoke alarms shall be installed in the following locations:
  - In each sleeping room.
  - Outside each separate sleeping area in the immediate vicinity of the bedrooms.
  - On each additional story of the dwelling, including basements and habitable attics and not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.
  - Smoke alarms shall be installed not less than 3 feet (914 mm) horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by Section R314.3.
- Required smoke alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Smoke alarms shall emit a signal when the batteries are low. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection. (CRC R314.6)
- Smoke alarms shall be installed not less than 3 feet horizontally from the door or opening of a bathroom that contains a bathtub or shower unless this would prevent placement of a smoke alarm required by CRC R314.3. The smoke alarms shall be interconnected in such a manner that the activation of one alarm will activate all of the alarms in the individual unit. The alarm shall be clearly audible in all bedrooms over background noise levels with all intervening doors closed. (CRC R314.4)
- Carbon monoxide alarms shall receive their primary power from the building wiring where such wiring is served from a commercial source and shall be equipped with a battery backup. Wiring shall be permanent and without a disconnecting switch other than as required for overcurrent protection. (CRC R315.5)
- Required carbon monoxide alarms shall be installed in the following locations per CRC R315.3:
  - Outside of each separate sleeping area in the immediate vicinity of the bedrooms.
  - On every occupiable level of a dwelling unit, including basements.
  - Where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom.
- Carbon monoxide alarms shall be listed in accordance with UL 2034. Combination carbon monoxide and smoke alarms shall be listed in accordance with UL 2034 and UL 217. (CRC R315.1.1)

## Electrical Notes

- See Sheet A0.4 for 2016 Low-Rise Residential Mandatory Measures
- All 125-volt, 15-amp, and 20-amp receptacles shall be listed as tamper-resistant receptacles. [§ 406.12 CEC]
- Vent fans must be switched separately from lighting. 2019 California Energy Code 150(k)2B
- Provide arc-fault circuit interrupter protection for all outlets in the entire dwelling unit. 210.12 CEC
- Small Appliance Branch Circuits: Provide two or more 20-ampere small appliance branch circuits in kitchen. CEC 210.52 (B)
- Bathroom Receptacles: Outlets shall be supplied by a least one 20-amp branch circuit. Such circuits shall have no other outlets. CEC 210.11 (C)(3)
- Arc-Fault Circuit Interrupter: All branch circuits that supply 120-volt, single phase, 15 and 20 ampere branch circuits supplying outlets or devices installed in dwelling unit kitchens, family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, closets, hallways, laundry rooms or similar rooms, or areas shall be protected by an arc-fault circuit interrupter(s). CEC 210.12(A) & (B)
- Laundry Branch Circuits: Provide a minimum of one 20-ampere branch circuit for laundry receptacles. CEC 210.52(F)
- Where branch-circuit wiring is modified, replaced or extended in areas specified in CEC 210.12(A), the branch circuit shall be protected by either a listed combination-type AFCI located at the origin of the branch circuit or a listed outlet branch-circuit type AFCI located at the first receptacle of the existing branch circuit. [CEC 210.12 (D)]
- All interior residential lighting is to be high efficacy. Luminaires with integral sources (e.g., LED luminaires) and changeable lamps must be CEC certified as meeting the requirements of JAB.
- Lighting not automatically classified as high efficacy by the CA Energy Commission (e.g., pin-based fluorescent luminaires, pulse-start halide luminaires, high pressure sodium luminaires) is to have a light source or lamp installed in them at the time of inspection that meets the requirements of Joint Appendix JA8.
- Recessed downlighting is to contain light sources that are JAB-certified, shall not contain screw based lamps and shall not contain light sources that are labeled "not for use in enclosed fixtures" or "not for use in recessed fixtures". They shall be listed for zero clearance, have a label that certifies the luminaire as airtight when tested in accordance with ASTM E283 (with the exception of exhaust fan housings) and be readily accessible for ballast or driver maintenance and replacement
- The NFRC thermal performance labels shall remain on the windows until final inspection
- All exterior outlets shall be waterproof/GFCI outdoor receptacles. [CEC 210.52 (E)(1)]
- Except for closets less than 70 square feet and hallways, all luminaires that are installed with JAB-certified light sources are required to be controlled by either a dimmer or vacancy sensor. Please note or show this on plans.
- At least one luminaire each bathroom, garage, laundry room, and utility room shall be controlled by a manual on/automatic-off vacancy sensor. Please indicate this on the plans. [California Energy Code Section 150 (k) 2 (J)]

## Plumbing Notes

- All water closets shall have an effective flush volume of not more than 1.28 gallons per flush. Tank type water closet shall be certified to the performance criteria of the U.S. EPA Water Sense Specification for tank type toilets.
- Urinals shall have an effective flush volume not to exceed 0.5 gallons per flush.
- Single shower heads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Multiple shower heads when served by a single valve shall have a combined flow rate not to exceed 1.8 gallons per minute.
- Residential lavatory faucets shall have a maximum rate of 1.2 gallons per minute at 60 psi and a minimum flow rate of not less than 0.8 gallons per minute at 20 psi.
- Faucets in common and public areas (outside dwellings and sleeping units) in residential buildings must have a maximum flow rate of 0.5 gallons per minute at 60 psi.
- Metering faucets when installed in residential buildings must not deliver more than 0.25 gallons per cycle.
- Kitchen faucets shall have a maximum flow rate of 1.8 gallons per minute at 60 psi.
- Kitchen faucets temporarily increase the flow rate to a maximum of 2.2 gallons at 60 psi but must default back to the 1.8 gallons per minute. (Section 4.303)
- The WC shall be located in a space of 30" min. width, and 24" min. clear space in front shall be provided. CPC 407.5

A plumbing fixture certification must be completed and signed by either a licensed general contractor, or a plumbing subcontractor or the building owner certifying the flow rate of the fixtures installed.

Joints and openings, annular spaces around pipes, electric cables, conduits, or other openings in plates of exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or similar method accepted by agency. (Section 4.406.1)

## Bathroom Exhaust Fans

Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. Humidity controls shall be capable of adjustment between a relative humidity range of: 50 percent to a maximum of 80 percent. A humidity control may utilize manual or automatic means of adjustment. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).

Water Closet Flush: Water Closets, either flush tank, flushometer tank, or flushometer valve operated, shall have an average consumption of not more than 1.28 gallons of water per flush. Lavatory Faucets shall have a maximum flow rate of 1.2 gpm at 60 psi. Kitchen faucets: Max 1.8 gpm at 60 psi. Showerheads: Max 1.8 gpm at 80 psi and multiple showerheads serving one shower shall have a combined flow rate of all showerheads of 1.8 gpm at 80 psi. 2016 California Green Building Code Section 4.303\*

## Title 24 Notes

-Residential Outdoor Lighting CEC 150 (k) 3; In addition to meeting the requirements of Section 150.0(k) 1A, luminaires providing residential outdoor lighting shall meet the following requirements;

- Controlled by a manual ON and OFF switch.
- Controlled by a photocell and motion sensor.
- Controlled by one of the following methods:
  - Photocell and automatic time switch control
  - Astronomical time clock
  - Energy management control

-In bathrooms, garages, laundry rooms, and utility rooms, at least one luminaire in each of these spaces shall be controlled by a vacancy sensor. CEC 150.0 Show the lighting control device on the plans.

-The bathroom lighting and exhaust fan are utilizing the same switch. The exhaust fan shall be separately switched. CEC 150.0 (k) 2

-Exhaust fans must be switched separate from lighting or utilize a device where lighting can be turned OFF while the fan is running. The exhaust fans will achieve the minimum 31 CFM of IAQ specified in the Title 24 report.

-Dimmers or vacancy sensors shall control all luminaires required to have light sources compliant with Reference Joint Appendix JA8. Show lighting control device on the plans. Exception: Luminaires in closets less than 70 square feet.

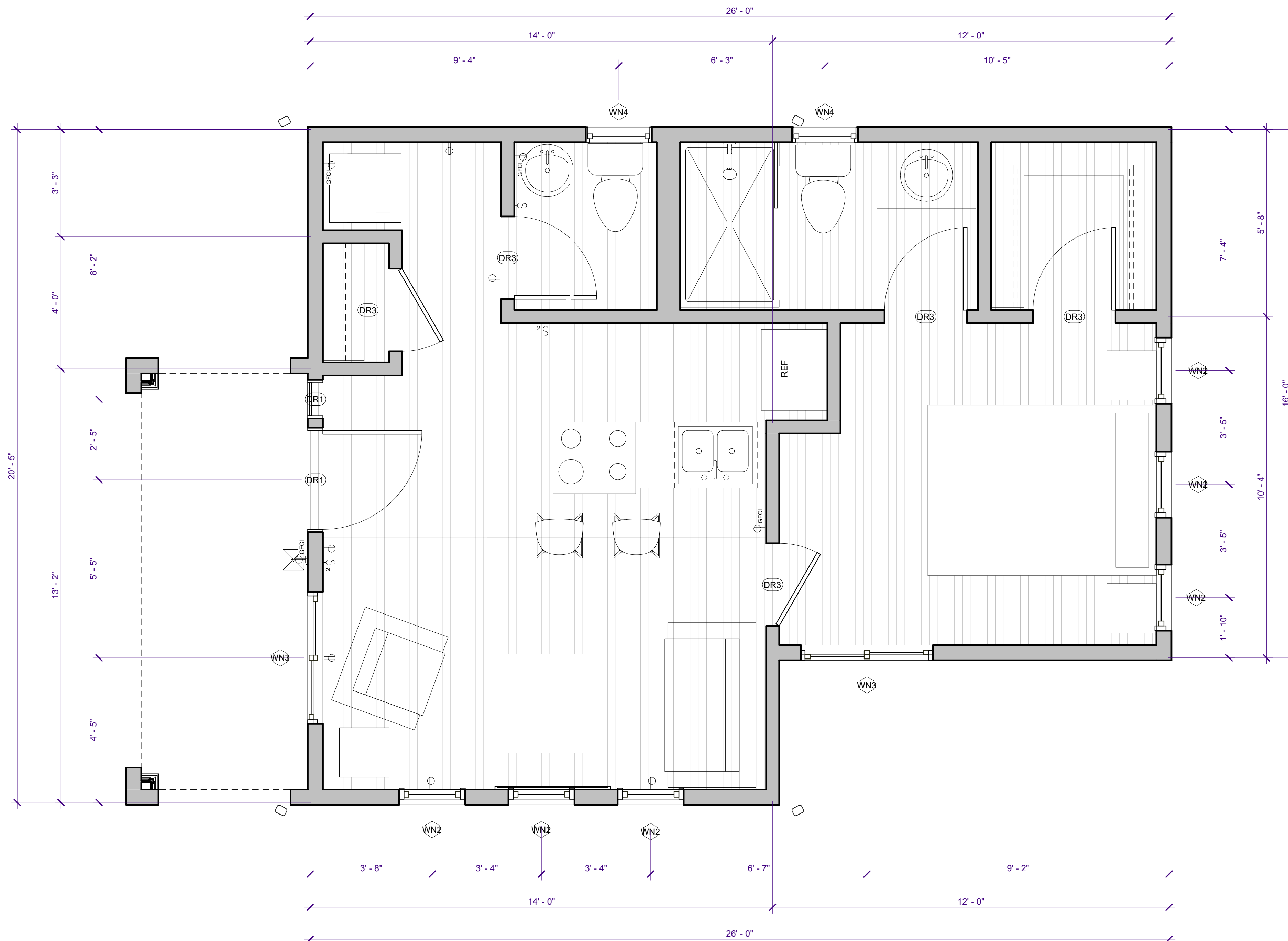
- Luminaires that must use JAB-Certified Light Sources or Lamps; Sheet A 1.1, keynote 2, what type of high efficacy and show the type of lighting control device to be installed.
  - Light sources in ceiling recessed downlight luminaires
  - LED luminaires with integral sources
  - Screw-based LED lamps (A-lamps, PAR lamps, etc.)
  - Pin-based LED lamps (MR-16-AR-111, etc.)
  - GU-24 based LED light source

**Note:** 10.01 at the time of final inspection, an operation & maintenance manual, compact disc or web based reference shall be placed in the building. This manual shall include all of the items listed on California Green Building Standards Code Section 4.410.1. [CGBC 4.410]

Door Schedule						
Mark	Count	Door			Type	
		Width	Height	Thickness		
DR2	1	1' - 0"	6' - 8"	1 3/8"	12" x 80"	
DR1	1	1' - 0"	6' - 8"	1 3/8"	12" x 80"	
DR2	1	1' - 0"	6' - 8"	1 3/8"	12" x 80"	
DR1	1	3' - 0"	6' - 8"	1 3/8"	36" x 80"	
DR1	1	3' - 0"	6' - 8"	1 3/8"	36" x 80"	
DR1	1	3' - 0"	6' - 8"	1 3/8"	36" x 80"	
DR4	1	2' - 6"	6' - 8"	1 3/8"	Single - Flush - 30" x 80"	
DR3	1	2' - 6"	6' - 8"	1 3/8"	Single - Flush - 30" x 80"	
DR3	1	2' - 6"	6' - 8"	1 3/8"	Single - Flush - 30" x 80"	
DR3	1	2' - 6"	6' - 8"	1 3/8"	Single - Flush - 30" x 80"	
DR3	1	2' - 6"	6' - 8"	1 3/8"	Single - Flush - 30" x 80"	
DR3	1	2' - 6"	6' - 8"	1 3/8"	Single - Flush - 30" x 80"	
DR3	1	2' - 6"	6' - 8"	1 3/8"	Single - Flush - 30" x 80"	

Window Schedule						
Type Mark	Description	Count	Size		Head Height	
			Width	Height		
WN2	Casement	6	2' - 0"	2' - 0"	6' - 8"	
WN3	Vinyl Slider	2	4' - 0"	4' - 0"	6' - 8"	
WN4		2	2' - 0"	4' - 0"	6' - 8"	

Keynotes - Floor Plans	
Note	Comment



1 Floorplans - 400 SF  
1/2" = 1'-0"

City of Santa  
Barbara ADU Proto  
Types  
Santa Barbara County, CA

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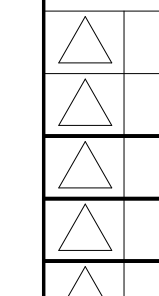


Stamp/Signature:

Lucrezia DeLeon

Initial Submittal

Revisions:



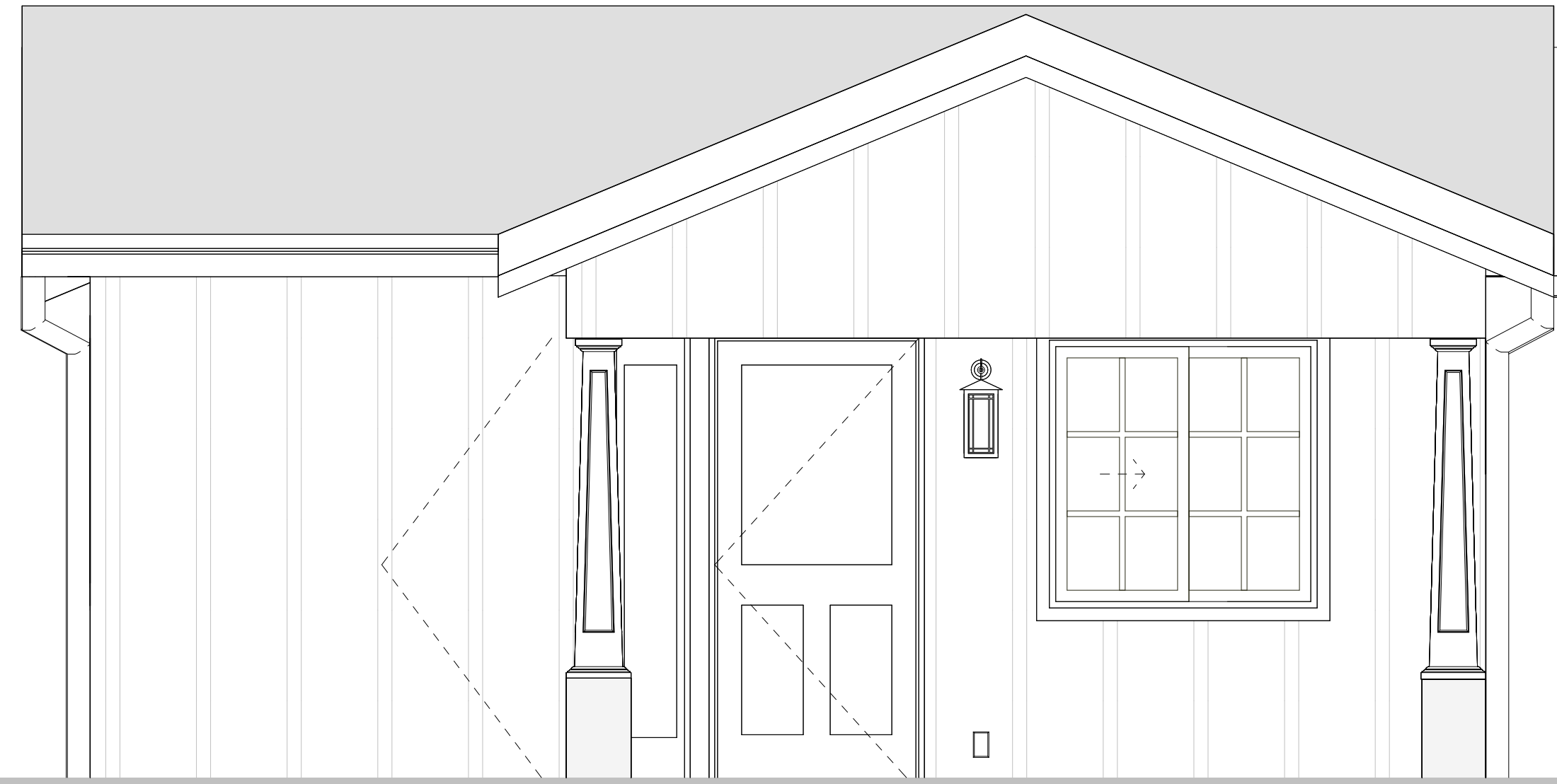
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SF - ADU**

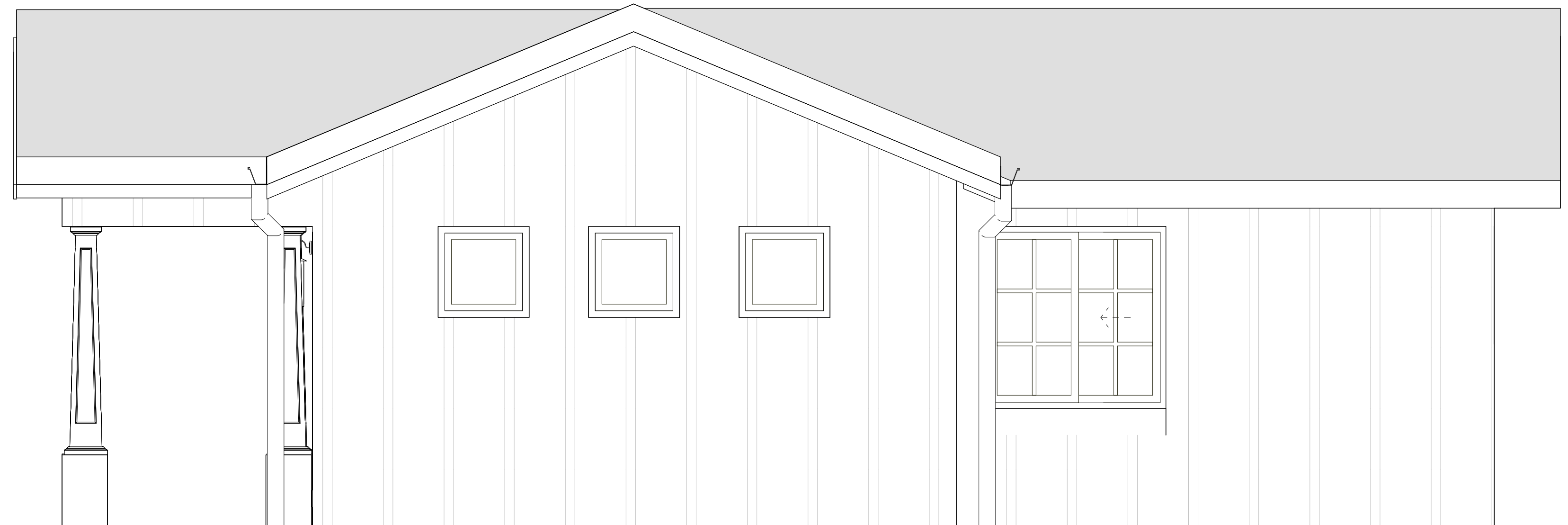
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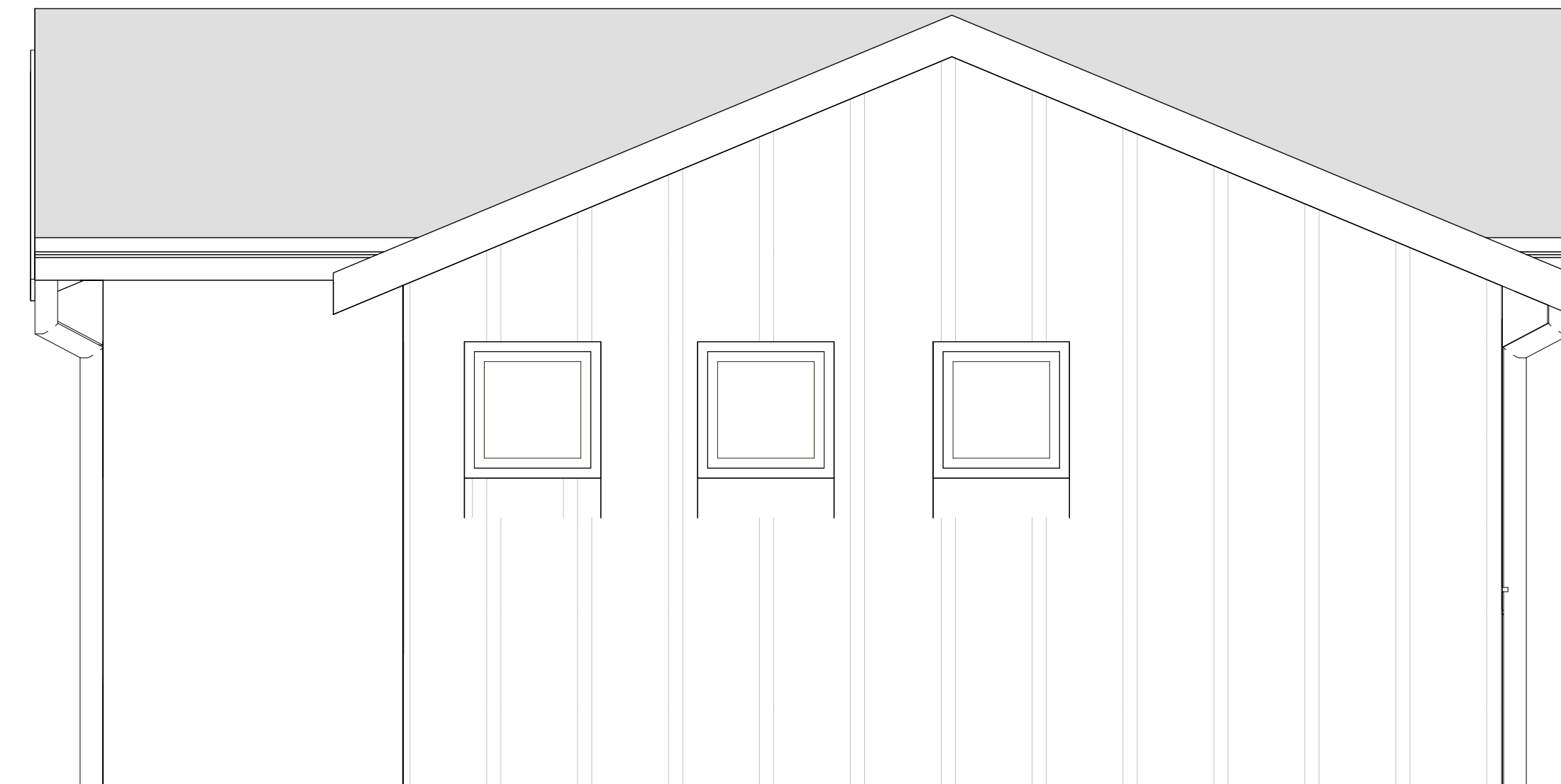




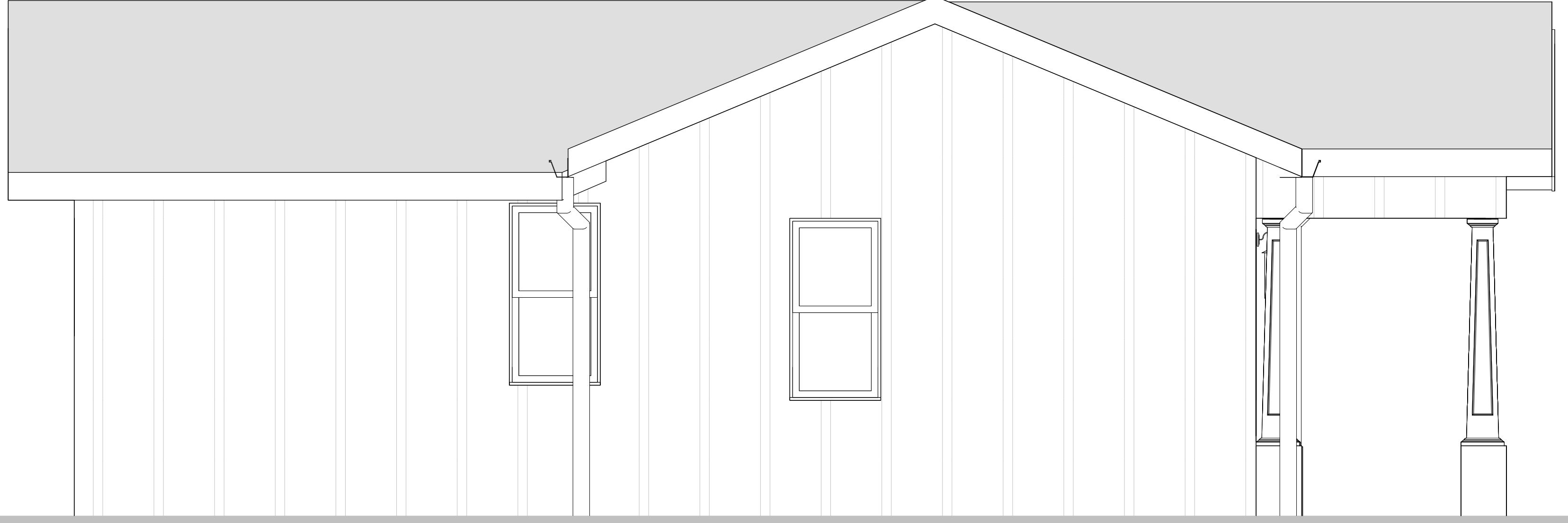
① Front Elevation - Craftsman- 400 SF  
1/2" = 1'-0"



② Left Elevation - Craftsman- 400 SF  
1/2" = 1'-0"



③ Rear Elevation - Craftsman- 400 SF  
1/2" = 1'-0"



④ Right Elevation - Craftsman- 400 SF  
1/2" = 1'-0"

Note: CRC Section R308.4

1. **R308.4.1** Glazing in fixed and operable panels of swinging, sliding, and bifold doors shall be considered to be a hazardous location.

Exceptions:

1. Glazed openings of a size through which a 3-inch-diameter (76 mm) sphere is unable to pass.
2. Decorative glazing.

2. **R308.4.2** Glazing adjacent to doors. Glazing in an individual fixed or operable panel adjacent to a door shall be considered to be a hazardous location where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface and it meets either of the following conditions:

1. Where the glazing is within 24 inches (610 mm) of either side of the door in the plane of the door in a closed position.
2. Where the glazing is on a wall less than 180 degrees (3.14 rad) from the plane of the door in a closed position and within 24 inches (610 mm) of the hinge side of an in-swinging door.

Exceptions:

1. Decorative glazing.
2. Where there is an intervening wall or other permanent barrier between the door and the glazing.
3. Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with Section R308.4.3.
4. Glazing that is adjacent to the fixed panel of patio doors.

3. **R308.4.3** Glazing in windows. Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be a hazardous location:

1. The exposed area of an individual pane is larger than 9 square feet (0.836 m<sup>2</sup>).
2. The bottom edge of the glazing is less than 18 inches (457 mm) above the floor.
3. The top edge of the glazing is more than 36 inches (914 mm) above the floor.

4. U-factor of new glazing is not to exceed 0.30 and SHGC shall not exceed 0.23.

EXPOSED SURFACE AREA OF ONE SIDE OF ONE LIFE	GLAZING IN SYSTEM OR COMBINATION (DOORS) (Category Class)	GLAZING IN DOORS (Category Class)	GLAZED PANELS REGULATED BY SECTION R308.4.1 (Category Class)	GLAZED PANELS REGULATED BY SECTION R308.4.2 (Category Class)	GLAZING IN DOORS AND ENCLOSURES REGULATED BY SECTION R308.4.3 (Category Class)	SLIDING GLASS DOORS PATIO TYPE (Category Class)
9 square feet or less	I	I	NB	I	II	II
More than 9 square feet	II	II	II	II	II	II

For SI: 1 square foot = 0.0929 m<sup>2</sup>.  
NB = No Requirement.

EXPOSED SURFACE AREA OF ONE SIDE OF ONE LIFE	GLAZED PANELS REGULATED BY SECTION R308.4.1 (Category Class)	GLAZED PANELS REGULATED BY SECTION R308.4.2 (Category Class)	DOORS AND ENCLOSURES REGULATED BY SECTION R308.4.3 (Category Class)
9 square feet or less	No requirement	B	A
More than 9 square feet	A	A	A

For SI: 1 square foot = 0.0929 m<sup>2</sup>.  
A. Use is permitted only by the exception to Section R308.3.1.

Outdoor Electrical Notes:

60.01 Outdoor lighting permanently mounted to a single family dwelling or other buildings in the same lot shall be high efficacy and must be controlled by an on/off switch that does not override to ON as listed below. Also, the lighting must be one of the following methods:

1. Controlled by photocell and motion sensor. Controls that override to ON shall not be allowed unless the override automatically reactivates the motion sensor within 6 hours, or Controlled by any of the following:
  1. Photocell and automatic time switch control. Controls that override to ON shall not be allowed unless the override automatically return the photocontrol and automatic time switch control to its normal operation within 6 hours, or Astronomical time clock. Controls that override to ON shall not be allowed unless the override automatically return the astronomical clock its normal operation within 6 hours and which is programmed to automatically turn the outdoor lighting OFF during daylight hours, or Energy management control system which meets all of the following requirements. At a minimum provides the functionality of an astronomical time clock in accordance with Section 110.9 of the standards; meets the Installation Certification requirements in Section 130.4 of the standards; meets the requirements for an EMCS in Section 130.5 of the standards; does not have an override or bypass switch that allows the luminaire to be always ON; and, is programmed to automatically turn the outdoor lighting OFF during daylight hours.
- 2.
- 3.

Note: Unvented attic assemblies can be approved provided the unvented attic space is completely contained within the building thermal envelope and no interior vapor retarder is installed on the ceiling side of the unvented attic assembly. Insulation shall be applied in direct contact with the underside of the structural roof sheathing and shall either be entirely of an air-impermeable product or shall have a layer of air-impermeable product installed in direct contact with the underside of the structural roof sheathing for proper condensation control with the balance of the insulation being air-impermeable below it. (Note: Air-permeable insulation alone may be applied directly below the structural sheathing when rigid insulation with an R-value of R-5 minimum is installed directly above the structural roof sheathing for condensation control) **[CRC R806.5]**



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Sheet Title:

**Elevations -  
Craftsman - 450  
SF**

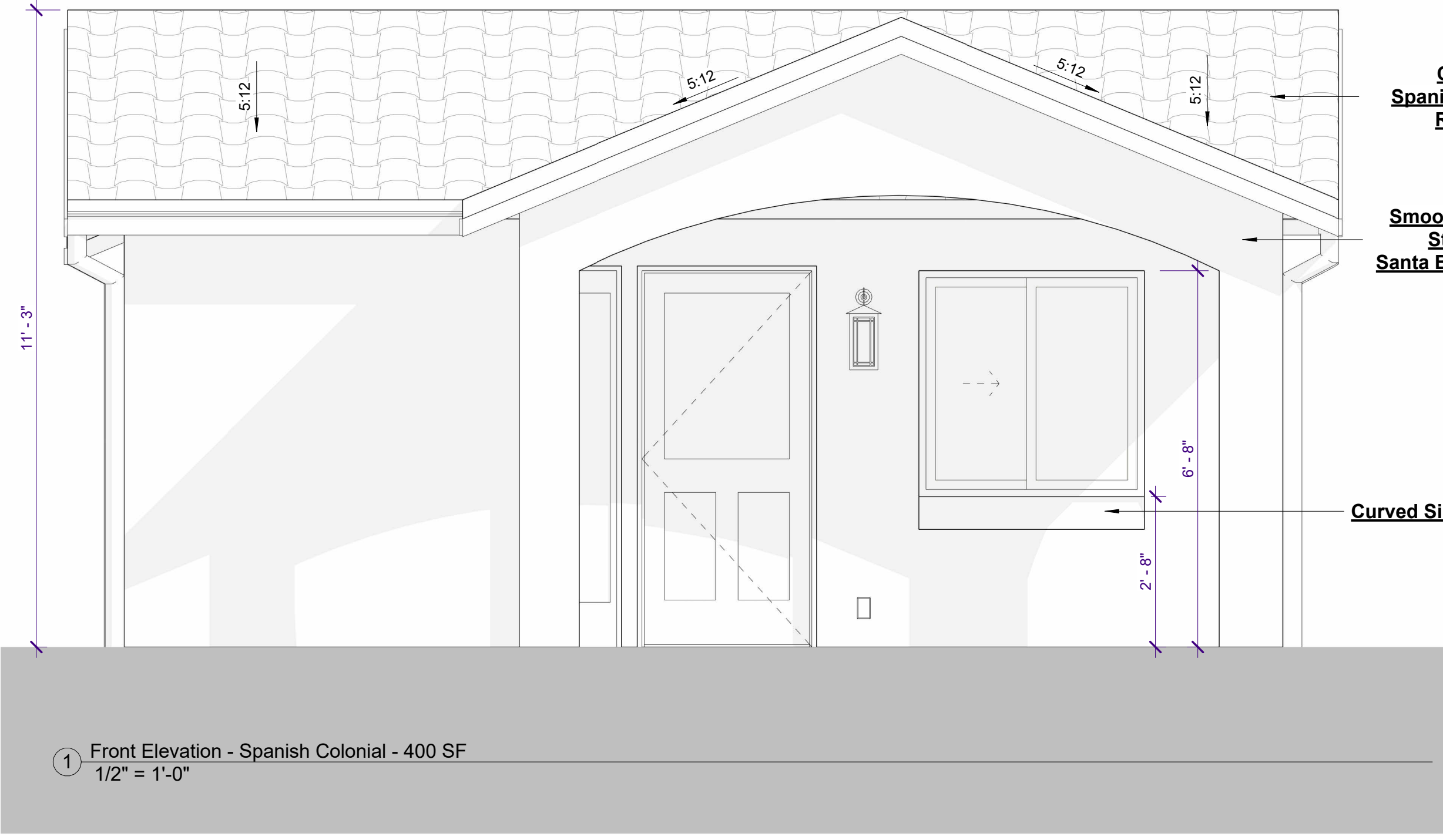
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**A2.3**

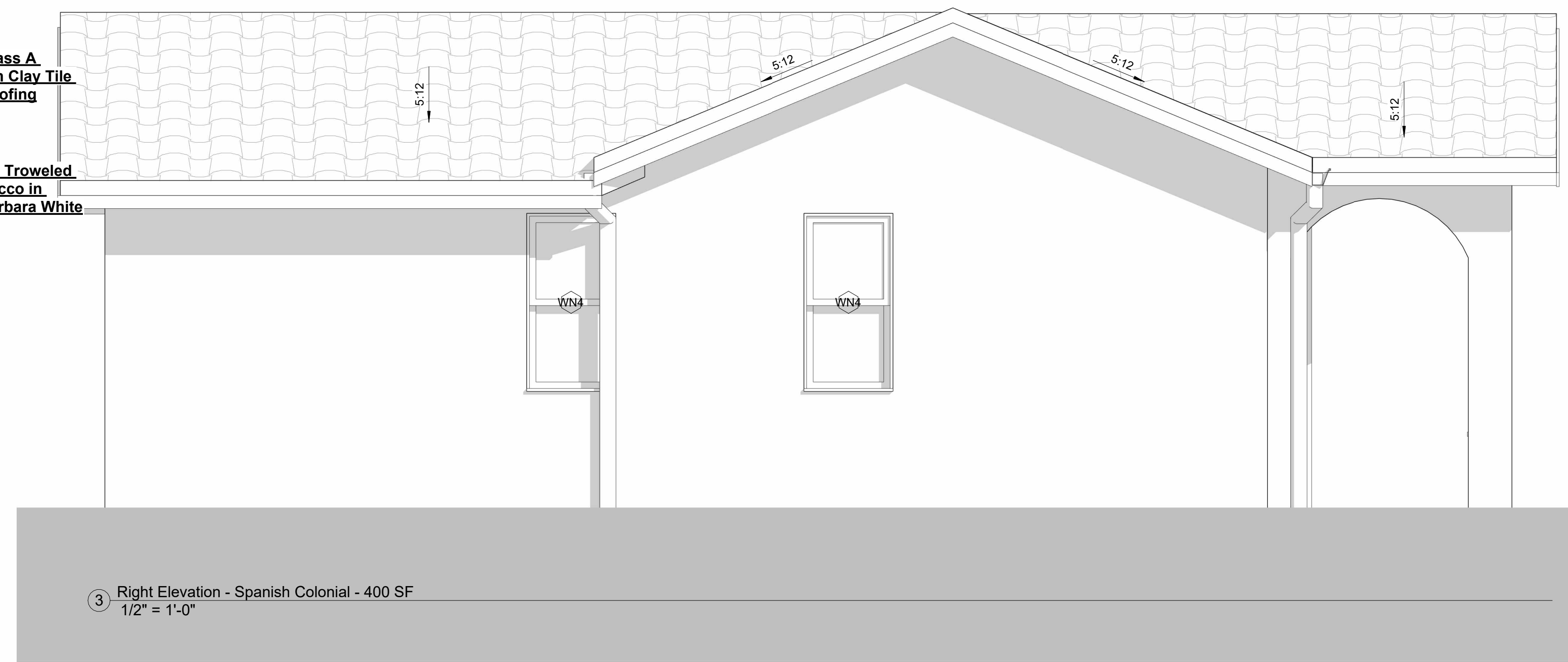
**City of Santa  
Barbara ADU Proto  
Types**  
Santa Barbara County, CA

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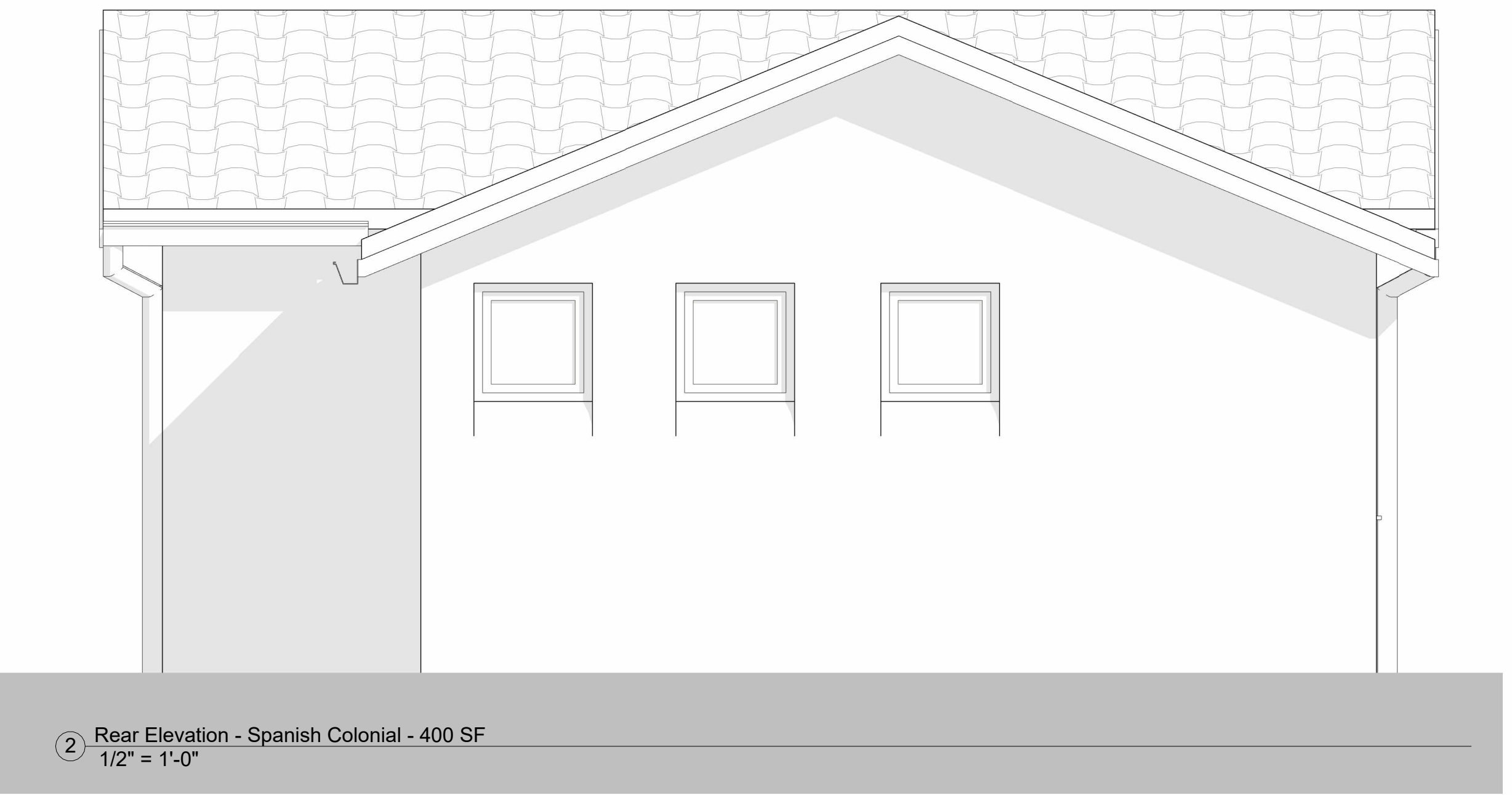




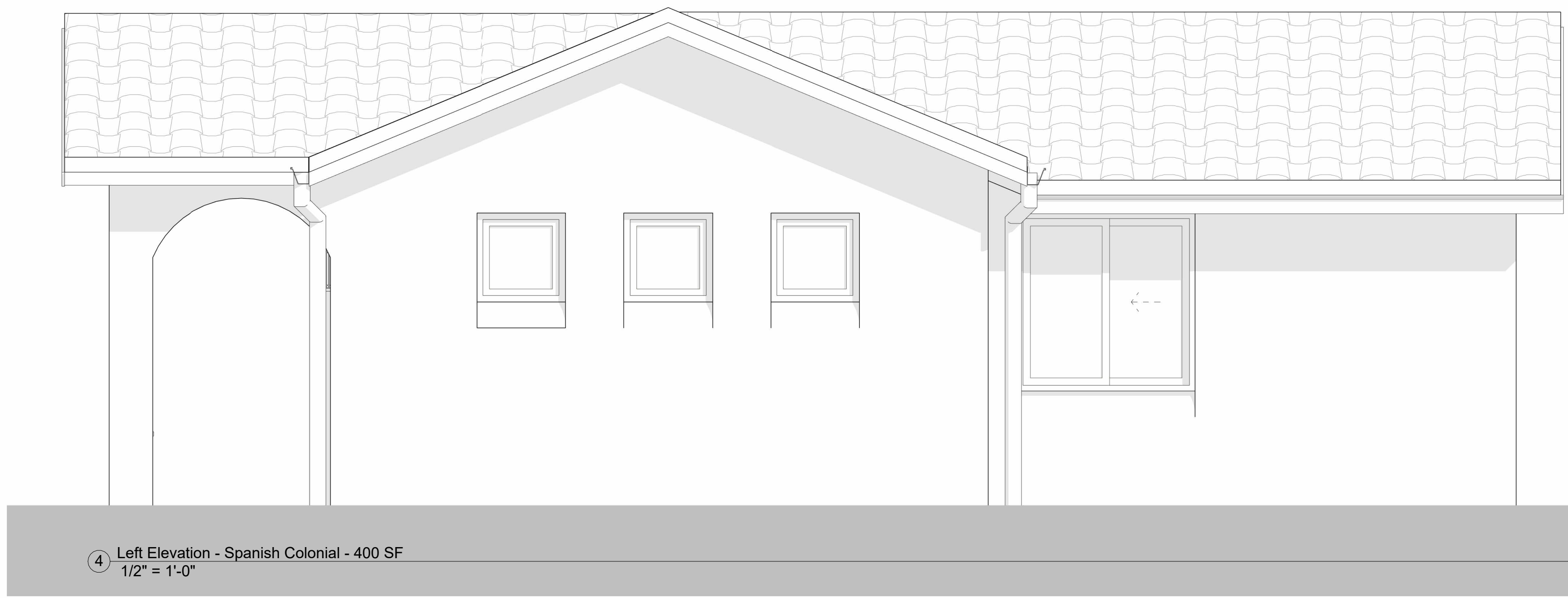
① Front Elevation - Spanish Colonial - 400 SF  
1/2" = 1'-0"



③ Right Elevation - Spanish Colonial - 400 SF  
1/2" = 1'-0"



② Rear Elevation - Spanish Colonial - 400 SF  
1/2" = 1'-0"



④ Left Elevation - Spanish Colonial - 400 SF  
1/2" = 1'-0"

Note: CRC Section R308.4

1. **R308.4.1** Glazing in fixed and operable panels of swings, sliding, and bifold doors shall be considered to be a hazardous location.
- Exceptions:
1. Glazed openings of a size through which a 3-inch-diameter (76 mm) sphere is unable to pass.
  2. Decorative glazing.
2. **R308.4.2** Glazing adjacent to doors. Glazing in an individual fixed or operable panel adjacent to a door shall be considered to be a hazardous location where the bottom exposed edge of the glazing is less than 60 inches (1524 mm) above the floor or walking surface and it meets either of the following conditions:
1. Where the glazing is within 24 inches (610 mm) of either side of the door in the plane of the door in a closed position.
  2. Where the glazing is on a wall less than 180 degrees (3.14 rad) from the plane of the door in a closed position and within 24 inches (610 mm) of the hinge side of an in-swinging door.
- Exceptions:
1. Decorative glazing.
  2. Where there is an intervening wall or other permanent barrier between the door and the glazing.
  3. Where access through the door is to a closet or storage area 3 feet (914 mm) or less in depth. Glazing in this application shall comply with Section R308.4.3.
  4. Glazing that is adjacent to the fixed panel of patio doors.
3. **R308.4.3** Glazing in windows. Glazing in an individual fixed or operable panel that meets all of the following conditions shall be considered to be a hazardous location:
1. The exposed area of an individual pane is larger than 9 square feet (0.836 m<sup>2</sup>).
  2. The bottom edge of the glazing is less than 18 inches (457 mm) above the floor.
  3. The top edge of the glazing is more than 36 inches (914 mm) above the floor.
  4. U-factor of new glazing is not to exceed 0.30 and SHGC shall not exceed 0.23.

TABLE R308.3.1(1)  
MINIMUM CATEGORY CLASSIFICATION OF GLAZING USING CPSC 16 CFR 1201

EXPOSED SURFACE AREA OF ONE SIDE OF ONE LITE	GLAZING IN STORES OR COMBINATION STORES (Category Class)	GLAZING IN DOORS (Category Class)	GLAZED PANELS REGULATED BY SECTION R308.4.1 (Category Class)	GLAZED PANELS REGULATED BY SECTION R308.4.2 (Category Class)	GLAZING IN DOORS AND ENCLOSURES REGULATED BY SECTION R308.4.3 (Category Class)	SLIDING GLASS DOORS PATIO TYPE (Category Class)
9 square feet or less	I	I	NR	I	II	II
More than 9 square feet	II	II	II	II	II	II

For SF: 1 square foot = 0.0929 m<sup>2</sup>.  
NR = No Requirement.

TABLE R308.3.1(2)  
MINIMUM CATEGORY CLASSIFICATION OF GLAZING USING ANSI Z97.1

EXPOSED SURFACE AREA OF ONE SIDE OF ONE LITE	GLAZED PANELS REGULATED BY SECTION R308.4.1 (Category Class)	GLAZED PANELS REGULATED BY SECTION R308.4.2 (Category Class)	DOORS AND ENCLOSURES REGULATED BY SECTION R308.4.3 (Category Class)
9 square feet or less	No requirement	II	A
More than 9 square feet	A	A	A

For SF: 1 square foot = 0.0929 m<sup>2</sup>.  
A. Use is permitted only by the exception to Section R308.3.1.

Outdoor Electrical Notes:

- 60.01 Outdoor lighting permanently mounted to a single family dwelling or other buildings in the same lot shall be high efficacy and must be controlled by an on/off switch that does not override to ON as listed below. Also, the lighting must be one of the following methods:
1. Controlled by photocell and motion sensor. Controls that override to ON shall not be allowed unless the override automatically reactivates the motion sensor within 6 hours, or Controlled by any of the following:
    1. Photocell and automatic time switch control. Controls that override to ON shall not be allowed unless the override automatically return the photocontrol and automatic time switch control to its normal operation within 6 hours, or
    2. Astronomical time clock. Controls that override to ON shall not be allowed unless the override automatically return the astronomical clock its normal operation within 6 hours and which is programmed to automatically turn the outdoor lighting OFF during daylight hours, or
    3. Energy management control system which meets all of the following requirements. At a minimum provides the functionality of an astronomical time clock in accordance with Section 110.9 of the standards; meets the Installation Certification requirements in Section 130.4 of the standards; meets the requirements for an EMCS in Section 130.5 of the standards; does not have an override or bypass switch that allows the luminaire to be always ON; and, is programmed to automatically turn the outdoor lighting OFF during daylight hours.

Note: Unvented attic assemblies can be approved provided the unvented attic space is completely contained within the building thermal envelope and no interior vapor retarder is installed on the ceiling side of the unvented attic assembly. Insulation shall be applied in direct contact with the underside of the structural roof sheathing and shall either be entirely of an air-impermeable product or shall have a layer of air-impermeable product installed in direct contact with the underside of the structural roof sheathing for proper condensation control with the balance of the insulation being air-impermeable below it. (Note: Air-permeable insulation alone may be applied directly below the structural sheathing when rigid insulation with an R-value of R-5 minimum is installed directly above the structural roof sheathing for condensation control) [CR R806.5]

City of Santa Barbara ADU Proto Types  
Santa Barbara County, CA

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*Lucrezia DeLeon*

Initial Submittal

Revisions:


Sheet Title:  
**Elevations - Spanish Colonial - 450 SF**

Sheet No.:  
**A2.2**





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Barbara ADU Proto  
Types**  
Santa Barbara County, CA

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*Lucrezia DeLeon*

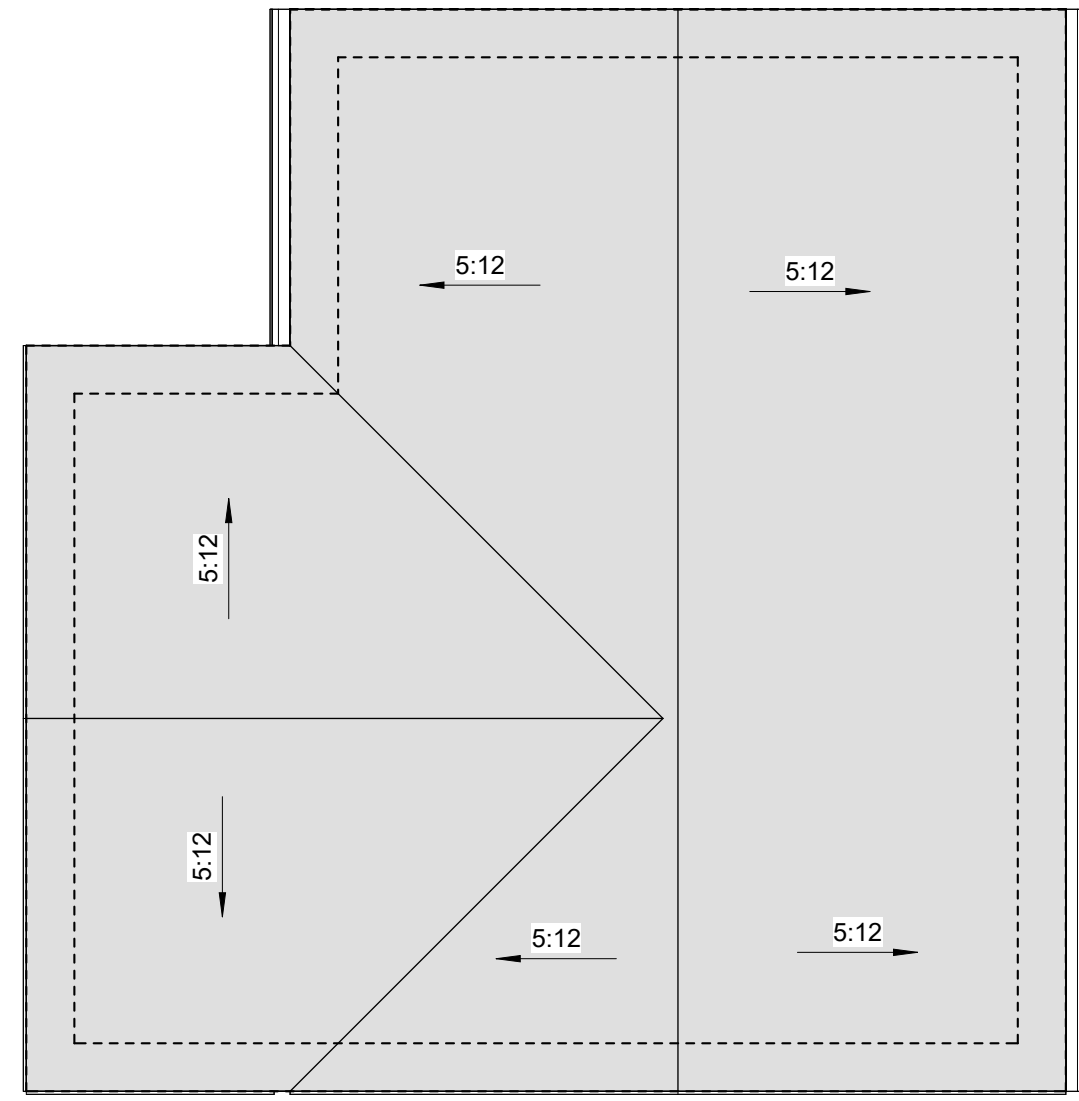
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Sheet Title:  
**Color and  
Materials Board -  
Craftsman +  
Spanish Colonial  
Revival Options**

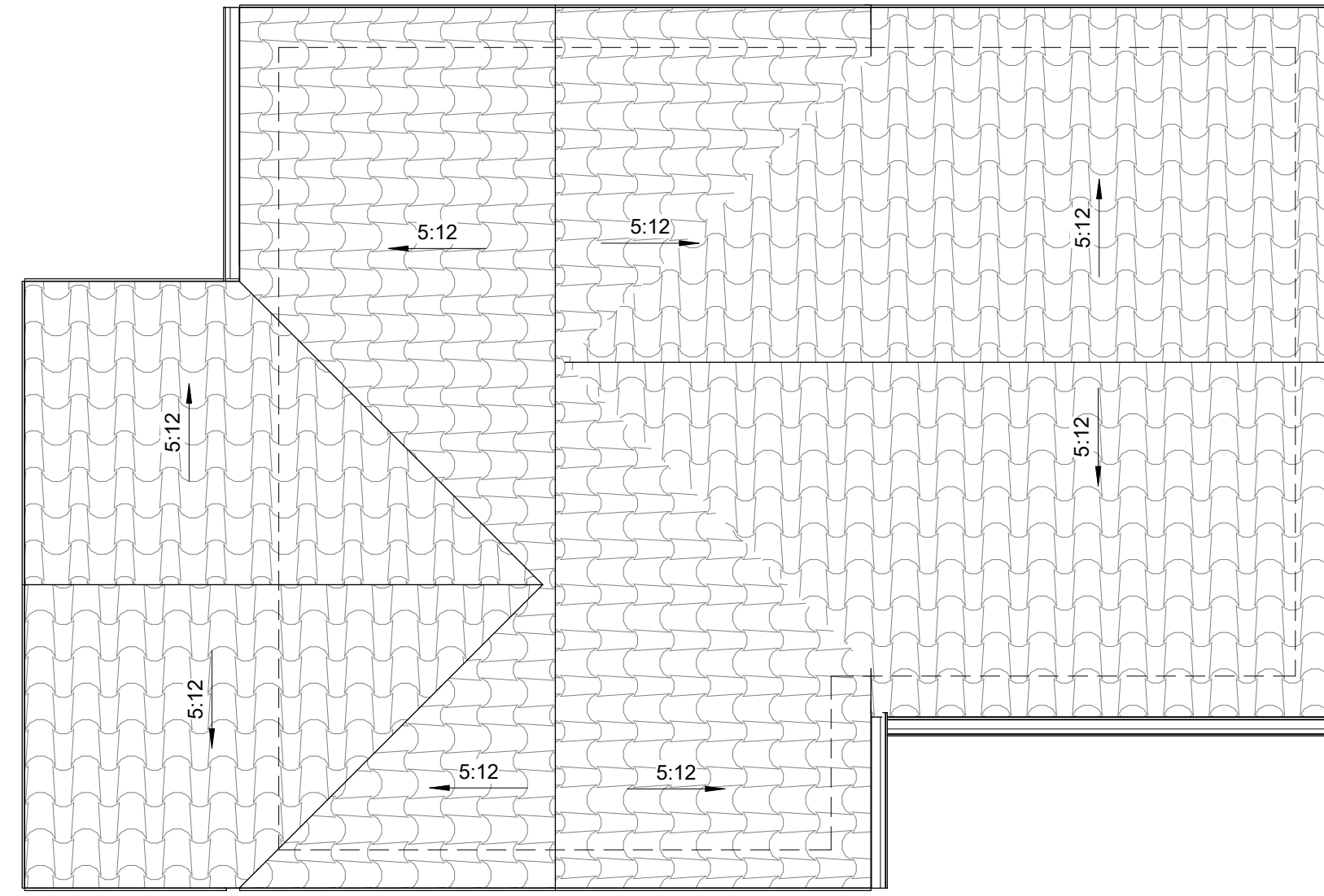
Sheet No.:  
**A3.1**

Keynotes - Exterior Elevations	
Note	Comment
1	<u>Asphalt Shingle Roofing</u>
2	<u>James Harding Panel Siding</u>
3	<u>Board and Batten Vertical Siding</u>
4	<u>Craftsman Style Exterior Trim Window and Door</u>
5	<u>Spanish S-Tile Clay Roofing</u>
6	<u>Smooth Trowel Stucco - Santa Barbara White</u>
7	<u>Slider window with Matte Black Trim</u>





250 SF ADU Roof Plan



400 SF ADU Roof Plan

1 Roof Plan - 250 SF + 400 SF - Studio ADU  
1/4" = 1'-0"

City of Santa  
Barbara ADU Proto  
Types  
Santa Barbara County, CA

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Sheet Title:  
**Roof Plans**

Sheet No.:  
**A4.0**





# Residential/Commercial Gas Tankless Water Heaters

## Tankless Non-Condensing Water Heaters

Fully modulating, gas fired, tankless water heater specifically designed for residential and commercial applications. Supplies hot water to domestic hot water systems and can be used with water storage tanks, recirculation systems, and/or combined domestic & heating applications.

### FEATURES:

**MAXIMUM FLOW RATES UP TO 10.0 GPM**

**AVAILABLE IN NATURAL GAS OR PROPANE (LP)**

**OUTDOOR MODELS INCLUDE REMOTE CONTROL AS A STANDARD FEATURE**

**INDOOR MODELS INCLUDE BOTH A REMOTE CONTROL AND POWER CORD AS STANDARD FEATURES**

**LOW NOx EMISSIONS**

**COMPLIES WITH LEAD FREE STANDARDS**

**HEAT EXCHANGER (T-D2 MODELS) IS CONSTRUCTED OF COMMERCIAL GRADE COPPER**

### SAFETY FEATURES:

- Built in Freeze Protection
- Manual Reset HiLimit
- Overheat Cutoff Fuse
- Inlet and Outlet Thermostats for Constant Temperature Monitoring
- Flame Sensor

**EASY-LINK UP TO 4 UNITS (T-D2 MODELS):**

- With no additional parts or accessories needed

### VENTING AND COMBUSTION

- 4" Category III Vent
- Vertical or Horizontal Installation
- 50' Max Length, 5 Elbows max (90° elbows = 5' equivalent length)
- Power Vent Power Vent or Power Direct Vent
- Electronic Ignition - No Pilot Light
- 3" Combustion Air Intake (with optional kit)

### OPTIONAL ACCESSORIES

- Complete line of Category III Venting
- Recess Box (outdoor models)
- Pipe Cover
- Direct Vent Conversion Kit (indoor models)
- Isolation Valve Kits
- Backflow Preventer
- Concentric Termination Kits

### WARRANTY

- 1-5 year limited warranty on heat exchanger in residential applications
- 5-year limited warranty on heat exchanger in commercial applications
- 5-year limited warranty on all parts

### INDOOR MODELS

TJ-KJ2N, T-K4N, T-D2N



### OUTDOOR MODELS

T-K4-OS, T-D2-OS



ANSI Z21.10 Page 1 of 4 TRG5501613

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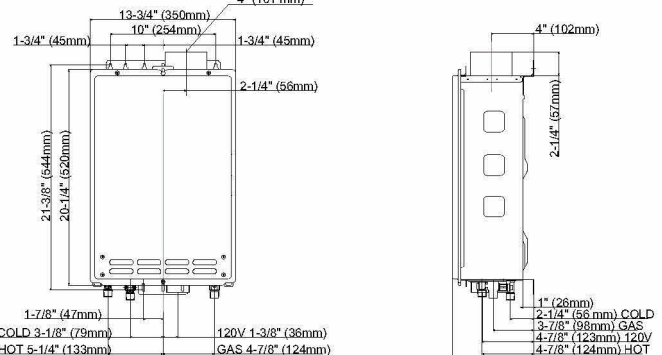


MODEL NUMBER	TYPE	GAS CONSUMPTION INPUT		INLET GAS PRESSURE		UEF	MAXIMUM GPM*	HOT/COLD CONNECTIONS	GAS CONNECTION	DIMENSIONS IN INCHES			APPROX SHIPPING WEIGHT (LBS)
		MINIMUM BTU/H	MAXIMUM BTU/H	MINIMUM IN. W.C.	MAXIMUM IN. W.C.					HEIGHT	WIDTH	DEPTH	
<b>Indoor Models</b>													
T-KJ2-IN-N	Natural	10,500	160,000	4.0	10.5	0.79	8.2	3/4" NPT	3/4" NPT	20 1/4"	13 3/4"	23 1/4"	38
T-KJ2-IN-P	Propane	12,500	160,000	5.0	14.0	0.79	8.2	3/4" NPT	3/4" NPT	20 1/4"	13 3/4"	23 1/4"	38
T-K4-IN-N	Natural	11,000	160,000	4.0	10.5	0.80	8	3/4" NPT	3/4" NPT	20 1/4"	13 3/4"	21 1/2"	43
T-K4-IN-P	Propane	11,000	160,000	5.0	14.0	0.80	8	3/4" NPT	3/4" NPT	20 1/4"	13 3/4"	21 1/2"	43
T-D2-IN-N**	Natural	11,000	192,000	4.0	10.5	0.89	10	3/4" NPT	3/4" NPT	20 1/4"	13 3/4"	21 1/2"	45
T-D2-IN-P**	Propane	11,000	192,000	5.0	14.0	0.89	10	3/4" NPT	3/4" NPT	20 1/4"	13 3/4"	21 1/2"	45
<b>Outdoor Models</b>													
T-K4-OS-N	Natural	11,000	160,000	4.0	10.5	0.80	8	3/4" NPT	3/4" NPT	20 1/4"	13 3/4"	21 1/2"	43
T-K4-OS-P	Propane	11,000	160,000	5.0	14.0	0.80	8	3/4" NPT	3/4" NPT	20 1/4"	13 3/4"	21 1/2"	43
T-D2-OS-N**	Natural	11,000	192,000	4.0	10.5	0.89	10	3/4" NPT	3/4" NPT	20 1/4"	13 3/4"	21 1/2"	45
T-D2-OS-P**	Propane	11,000	192,000	5.0	14.0	0.89	10	3/4" NPT	3/4" NPT	20 1/4"	13 3/4"	21 1/2"	45

T-D2 models are only available for indoor installations.  
 15-150 PSI water pressure, 40 PSI or above recommended for maximum flow.  
 \*Current numbers based on factory testing, 0.5 GPM required for activation, 0.4 GPM required for continuous flow after initial ignition.  
 \*\*Suitable for commercial applications.  
 Indoor models are certified from sea level to 6,000 ft. elevation. Outdoor models are certified from sea level to 6,000 ft. elevation.

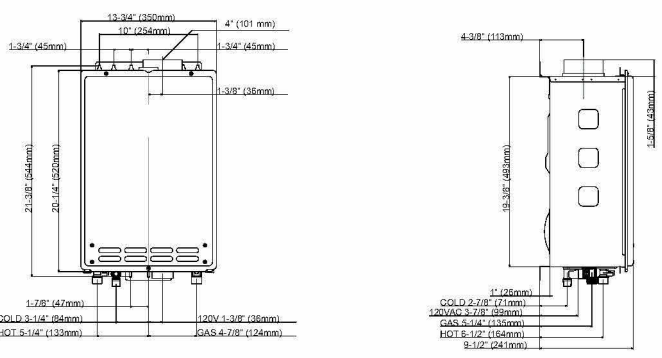
### T-KJR2 INDOOR DIMENSIONS

CLEARANCES: TOP 12", BOTTOM 1 1/2", FRONT 24", BACK 1", SIDES 3"



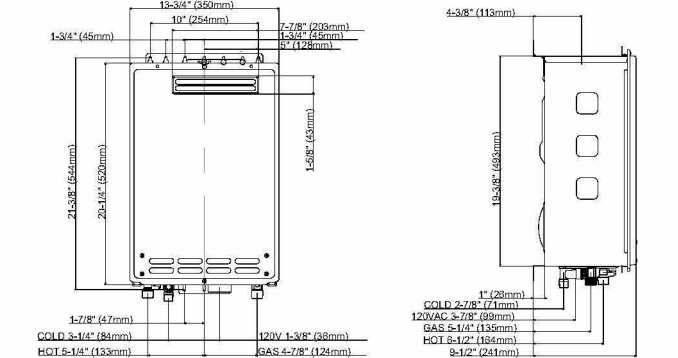
### T-K4 AND T-D2 INDOOR DIMENSIONS

CLEARANCES: TOP 12", BOTTOM 1 1/2", FRONT 24", BACK 1", SIDES 3"



### T-K4 AND T-D2 OUTDOOR DIMENSIONS

CLEARANCES: TOP 36", BOTTOM 1 1/2", FRONT 24", BACK 1", SIDES 3"



Page 2 of 4 TRG5501613

DuctlessAire Model # DA1221-HZ ★★★★★ (503)  
 Energy Star 12,000 BTU 1 Ton Ductless Mini Split Air Conditioner and H... \$1,005<sup>82</sup>

Product Overview	Specifications	Questions & Answers	Customer Reviews
Air handler depth (in.)	7.44	Condenser depth (in.)	13.11
Air handler height (in.)	11.69	Condenser height (in.)	21.61
Air handler width (in.)	31.57	Condenser width (in.)	31.50

Details			
Air Conditioner Product Type	Mini Split Unit	Decibel Rating	24 dBA
Air direction/circulation	2-way	Filter Type	Washable
Air handler weight (lb.)	18.1	Included	Heater,Remote Control,Self-diagnostic tools
Amperage (amps)	4.05	Mini Split Features	Auto cool,Automatic shutoff,Fan only option,Overload protection,Sleep setting,Timer,Wireless remote control
BTU Cooling Rating	12000 BTU	Minimum Outdoor Temperature (F)	-13
BTU Cooling Rating	12000	Mount Location	Wall Mount
BTU Heat Rating	12000	Number of Fan Speeds	3
BTU Heat Rating	12000 BTU	Number of cool settings	1
Color	White	Returnable	90-Day
Color Family	White	Voltage (v)	220v
Color/Finish	White	Voltage (volts)	220
Condenser weight (lb.)	81.60	Wattage (watts)	1080,920
Coverage Area (sq. ft.)	600	Zone Capacity	Single Zone
Decibel (Sound) Rating	24 dBA		

**Bosch 160,000 BTU .92 UEF Tankless Water Heater Indoor Direct Vent**  
 Model: T9800 SE 160 Item Number: 73648

Features	Specifications	Reviews
Product Line	Greentherm	
Medium	Hot Water	
Fuel Type	Natural Gas	
Combustion Type	Condensing	
Vent Type	Direct Vent	
Storage Type	Tankless	
Mount Type	Wall	
Installation Location	Indoor	
Includes Pump	No	
Gas Conversion Kit	Included	
UPC	052575110431	

Performance	
Flow Rate at 40F Temperature Rise	8.0 GPM
Flow Rate at 50F Temperature Rise	6.4 GPM
Flow Rate at 60F Temperature Rise	5.4 GPM
Flow Rate at 70F Temperature Rise	4.6 GPM
Maximum Input Capacity	160000 BTU
Minimum Input Capacity	9000 BTU
Uniform Energy Factor	0.97
Minimum Flow Rate	0.45 GPM
Ultra Low NOx Emissions	Yes

**Clearances**

Description	Unit	Recommended Minimum Clearance*
TOP (A)	Inch	12
FRONT (B)	Inch	1
BACK	Inch	0
SIDES (C)	Inch	1
FLOOR (C)	Inch	12

City of Santa Barbara ADU Proto Types  
 Santa Barbara County, CA

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Sheet Title:  
**Equipment Specs**

Sheet No.:  
**A4.0**