UNION BANK SANTA BARBARA

ACCESSIBILITY IMPROVEMENTS

931 E. ANACAPA ST.
SANTA BARBARA, CA 93101

ABBREVIATIONS

∠	ANGLE
℄	CENTERLINE
#	POUND or NUMBER
&	AND
(E)	EXISTING
@	AT
~	DIAMETER or ROUND
Ø	DIAMETER
A.D.	AREA DRAIN
ACOUS.	ACOUSTICAL
ACT.	ACOUSTICAL TILE
ADJ.	ADJUST, ADJUSTABLE or ADJACENT
AFF.	ABOVE FINISH FLOOR
AGGR.	AGGREGATE
AL.	ALUMINUM
APPROX.	APPROXIMATE(LY)
ARCH.	ARCHITECTURAL
ASB.	ASBESTOS
ASPH.	ASPHALT
B.O.C.	BOTTOM OF CONCRETE
B.O.D.	BOTTOM OF DECK
B.O.M.	BOTTOM OF MULLION
B.O.P.	BOTTOM OF PANEL
B.O.R.	BOTTOM OF REVEAL
B/S.	BUILDING STANDARD
BD.	BOARD
BITUM.	BITUMINOUS
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
C.B.	CATCH BASIN
C.G.	CORNER GUARD
C.I.	CAST IRON
C.O.	CASED OPENING
C.O.M.	CENTER OF MULLION
C.O.R.	CENTER OF REVEAL
C.W.	COLD WATER
CAB.	CABINET
CEM.	CEMENT(ITIOUS)
CER.	CERAMIC
CFCI.	CONT. FURNISHED / CONT. INSTALLED
CFOI.	CONT. FURNISHED / OWNER. INSTALLED
CLG.	CEILING
CLKG.	CAULKING
CLO.	CLOSET
CLR.	CLEAR
CNTR.	COUNTER
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
CORR.	CORRIDOR
CPT.	CARPET
CTR.	CENTER
CTSK.	COUNTER-SUNK
D.	DEEP
D.F.	DRINKING FOUNTAIN
D.O.	DOOR OPENING
D.S.	DOWNSPOUT
D.S.P.	DRY STANDPIPE
DBL.	DOUBLE
DEPT.	DEPARTMENT
DET.	DETAIL
DIA.	DIAMETER
DIAG.	DIAGNONAL
DIFF.	DIFFUSER
DIM.	DIMENSION
DISP.	DISPENSER
DN.	DOWN
DR.	DOOR
DWG.	DRAWING
DWR.	DRAWER
E.	EAST
E.J.	EXPANSION JOINT
E.P.	ELECTRIC PANELBOARD
E.W.C.	ELECTRIC WATER COOLER
EA.	EACH
EL.	ELEVATION
ELEC.	ELECTRIC(AL)
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSED or ENCLOSURE
EQ.	EQUAL
EQPT.	EQUIPMENT
EXP.	EXPANSION
EXPO.	EXPOSED
EXST.	EXISTING
EXT.	EXTERIOR
F.A.	FIRE ALARM
F.B.	FLAT BAR
F.D.	FLOOR DRAIN
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.C.	FIRE HOSE CABINET
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MULLION
F.O.SH.	FACE OF SHEATHING
F.P.	FIREPROOF
F.S.	FULL SIZE
FDN.	FOUNDATION
FIN.	FINISH(ED)
FL.	FLOOR
FLASH.	FLASHING
FLUOR.	FLUORESCENT
FT.	FOOT or FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
G.B.	GRAB BAR
G.C.	GENERAL CONTRACTOR
GA.	GAUGE
GALV.	GALVANIZED
GL.	GLASS
GND.	GROUND
GR.	GRADE
GYP.	GYPSUM
H.B.	HOSE BIBB
H.C.	HOLLOW CORE
H.M.	HOLLOW METAL
HDWD.	HARDWOOD
HDWE.	HARDWARE
HORIZ.	HORIZONTAL
HR.	HOUR
HT.	HEIGHT
I.D.	INSIDE DIMENSION
INSUL.	INSULATION or INSULATED
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
K.O.	KNOCK-OUT
KIT.	KITCHEN
LAB.	LABORATORY
LAM.	LAMINATE(D)
LAV.	LAVATORY
LKR.	LOCKER
LT.	LIGHT
M.C.	MEDICINE CABINET
M.O.	MASONRY OPENING
MAX.	MAXIMUM
MECH.	MECHANICAL
MEMB.	MEMBRANE
MET.	METAL
MFR.	MANUFACTURER
MH.	MANHOLE
MIN.	MINIMUM
MIR.	MIRROR
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MUL.	MULLION
N.	NORTH
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO.	NUMBER
NOM.	NOMINAL
O.A.	OVERALL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
OBS.	OBSCURE
OFCI.	OWNER FURNISHED / CONT. INSTALLED
OFF.	OFFICE
OFOI.	OWNER FURNISHED / OWNER INSTALLED
OPNG.	OPENING
OPP.	OPPOSITE
P.C.	PRECAST
P.J.	PANEL JOINT
P.LAM.	PLASTIC LAMINATE
P.T.D.	PAPER TOWEL DISPENSER
P.T.R.	PAPER TOWER RECEPTACLE
PL.	PLATE
PLAS.	PLASTER
PLYWD.	PLYWOOD
PR.	PAIR
PT.	POINT
PTN.	PARTITION
Q.T.	QUARRY TILE
R.	RISER
R.D.	ROOF DRAIN
R.O.	ROUGH OPENING
R.W.L.	RAIN WATER LEADER
RAD.	RADIUS
REF.	REFERENCE
REFR.	REFRIGERATOR
REINF.	REINFORCE(D)
REQ.	REQUIRED
RESIL.	RESILIENT
RGTR.	REGISTER
RM.	ROOM
RWD.	REDWOOD
S.	SOUTH
S.C.	SOLID CORE
S.C.D.	SEAT COVER DISPENSER
S.D.	SOAP DISPENSER
S.N.D.	SANITARY NAPKIN DISPENSER
S.N.R.	SANITARY NAPKIN RECEPTACLE
S.S.	STAINLESS STEEL
S.SK.	SERVICE SINK
SCHED.	SCHEDULE
SECT.	SECTION
SH.	SHELF
SHR.	SHOWER
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFIED or SPECIFICATION
SQ.	SQUARE
STA.	STATION
STL.	STEEL
STOR.	STORAGE
STRL.	STRUCTURE or STRUCTURAL
SUSP.	SUSPENDED
SYMM.	SYMMETRICAL
T&G	TONGUE AND GROOVE
T.	TREAD
T.B.	TOWEL BAR
T.C.	TOP OF CURB
T.O.C.	TOP OF CONCRETE
T.O.M.	TOP OF MULLION
T.O.P.	TOP OF PARAPET
T.O.R.	TOP OF REVEAL
T.O.REC.	TOP OF DEEP RECESS
T.O.W.	TOP OF WALL
T.P.	TOP OF PAVEMENT
T.P.D.	TOILET PAPER DISPENSER
T.V.	TELEVISION
TEL.	TELEPHONE
TER.	TERRAZZO
THK.	THICK
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
UNF.	UNFINISHED
UR.	URINAL
VERT.	VERTICAL
VEST.	VESTIBULE
W.	WEST
W.C.	WATER CLOSET
W/	WITH
W/O	WITHOUT
WD.	WOOD
WP	WATERPROOF
WSCT.	WAINSCOT
WT.	WEIGHT

RESPONSIBILITY MATRIX

ABBREVIATIONS LEGEND:

REQ'D (REQUIRED): NEEDED FOR THE PROJECT | WM: WARE MALCOMB | TT: TENANT | LL: OWNER/LANDLORD | GC: GENERAL CONTRACTOR

REQ'D Y	REQ'D N	ARCHITECTURE, ENGINEERING, DESIGN	CONTRACTED BY WM	CONTRACTED BY GC	CONTRACTED BY TT	CONTRACTED BY LL	COMMENTS
X		ARCHITECTURE - EXTERIOR		X			
	X	ARCHITECTURE - INTERIOR			X		
	X	STRUCTURAL ENGINEERING					
	X	3RD PARTY INSPECTIONS					
	X	MECHANICAL ENGINEERING					
	X	PLUMBING ENGINEERING					
	X	ELECTRICAL ENGINEERING					
X		CIVIL ENGINEERING		X			
	X	LANDSCAPE ARCHITECTURE & DESIGN					

G.C. INSTRUCTIONS

SUBMITTALS

1. AT THE START OF JOB PROVIDE A SCHEDULE OF ALL ANTICIPATED SUBMITTALS AND DATES. FLAG SUBMITTALS WHICH ARE OR COULD BE CRITICAL PATH. FLAG SUBMITTALS THAT WILL BE REQUESTED TO BE EXPEDITED FASTER THAN THE STANDARD 7-10 DAYS.
2. A SUBMITTAL LOG IS TO BE MAINTAINED BY THE GENERAL CONTRACTOR AND A CURRENT COPY IS TO BE INCLUDED WITH EACH SUBMISSION.
3. ALL SUBMITTALS MUST BE REVIEWED AND APPROVED WITH A STAMP AND SIGNATURE BY THE GENERAL CONTRACTOR PRIOR TO SUBMISSION. THE REVIEW WILL INCLUDE BUT NOT BE LIMITED TO:
   - 3.1. CONFIRMING THAT THE SUBMITTAL MEETS THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
   - 3.2. COORDINATION HAS TAKEN PLACE WITH ALL INTERCONNECTING TRADES
   - 3.3. THE SUBMITTAL IS COMPLETE AND COMPREHENSIVE
   - 3.4. REQUESTS ON SUBMITTALS FOR DIMENSIONS WHICH CAN BE DISCERNABLE THROUGH MATHEMATICAL MEANS FROM INFORMATION ALREADY PROVIDED ON THE CONTRACT DOCUMENTS WILL NOT BE PROVIDED.
   - 3.5. SUBMITTALS SHALL BE IN ELECTRONIC FORMAT UNLESS PHYSICAL SAMPLES ARE REQUESTED.
4. SUBMITTALS NOT REQUESTED BY THE CONTRACT DOCUMENTS MAY OR MAY NOT BE REVIEWED AT THE DESIGN TEAM'S DISCRETION.
5. SUBMITTALS ARE TO BE ROUTED THROUGH THE ARCHITECT AND ARE NOT TO BE SENT DIRECTLY TO ARCHITECT'S CONSULTANTS UNLESS SPECIFICALLY AUTHORIZED BY THE ARCHITECT.
6. MINOR CHANGES IN THE WORK MAY OCCUR AS A RESULT OF THE DESIGN TEAM'S REVIEW. IF A CHANGE RESULTS IN MODIFICATIONS TO THE CONTRACT PRICE OR SCHEDULE, THE CONTRACTOR WILL ISSUE A CHANGE ORDER REQUEST FOR REVIEW AND APPROVAL BY THE OWNER AND ARCHITECT PRIOR TO PROCEEDING.

REQUESTS FOR INFORMATION (RFI's)

1. THE GENERAL CONTRACTOR IS TO REVIEW ALL PROSPECTIVE RFI's AND MAKE EVERY EFFORT TO ANSWER THEM BEFORE SUBMITTING TO THE DESIGN TEAM.
2. MINOR CHANGES IN THE WORK MAY OCCUR AS A RESULT OF THE DESIGN TEAM'S REVIEW. IF A CHANGE RESULTS IN MODIFICATIONS TO THE CONTRACT PRICE OR SCHEDULE, THE CONTRACTOR WILL ISSUE A CHANGE ORDER REQUEST FOR REVIEW AND APPROVAL BY THE OWNER AND ARCHITECT PRIOR TO PROCEEDING.
3. AN RFI LOG IS TO BE MAINTAINED BY THE GENERAL CONTRACTOR AND A CURRENT COPY IS TO BE INCLUDED WITH EACH RFI SUBMISSION ALONG WITH ANY CRITICAL RESPONSE DUE DATES.
4. RFI's REGARDING METHODS AND MEANS OF CONSTRUCTION WILL NOT BE REVIEWED AND WILL BE REMOVED FROM THE RFI LOG.

CHANGE ORDERS

1. A COMPLETE SCHEDULE OF VALUES OF THE BASE CONTRACT IS TO BE PROVIDED TO THE OWNER AND ARCHITECT PRIOR TO THE START OF ANY WORK.
2. ALL CHANGE ORDER REQUESTS ARE TO BE REVIEWED AND APPROVED BY THE OWNER AND ARCHITECT PRIOR TO SUBMISSION OF A CHANGE ORDER.
3. CHANGE ORDER REQUESTS ARE TO INCLUDE A COMPLETE BREAKDOWN BY TRADE ALONG WITH TRADE BACK-UP AND UNIT PRICING WHERE APPLICABLE.
4. A CHANGE ORDER REQUEST AND CHANGE ORDER LOG IS TO BE MAINTAINED BY THE GENERAL CONTRACTOR AND SUBMITTED ALONG WITH EACH CHANGE ORDER REQUEST.

PROJECT SCHEDULE

1. A COMPLETE CONSTRUCTION SCHEDULE OF ALL PORTIONS OF THE WORK TO BE PROVIDED TO THE OWNER AND ARCHITECT PRIOR TO START OF ANY WORK.
2. THE SCHEDULE SHALL NOT EXCEED TIME LIMITS CURRENT UNDER THE CONTRACT DOCUMENTS.
3. THE SCHEDULE SHALL BE REVISED AT APPROPRIATE INTERVALS AS REQUIRED BY THE CONDITIONS OF THE WORK AND PROJECT AND THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT IF FOR ANY REASON THE SCHEDULE IS EXTENDED.
4. A THREE WEEK LOOK-AHEAD SHALL BE REVIEWED REGULARLY AT EACH AOC MEETING WHICH WILL BE IN-LINE WITH THE OVERALL CONSTRUCTION SCHEDULE.

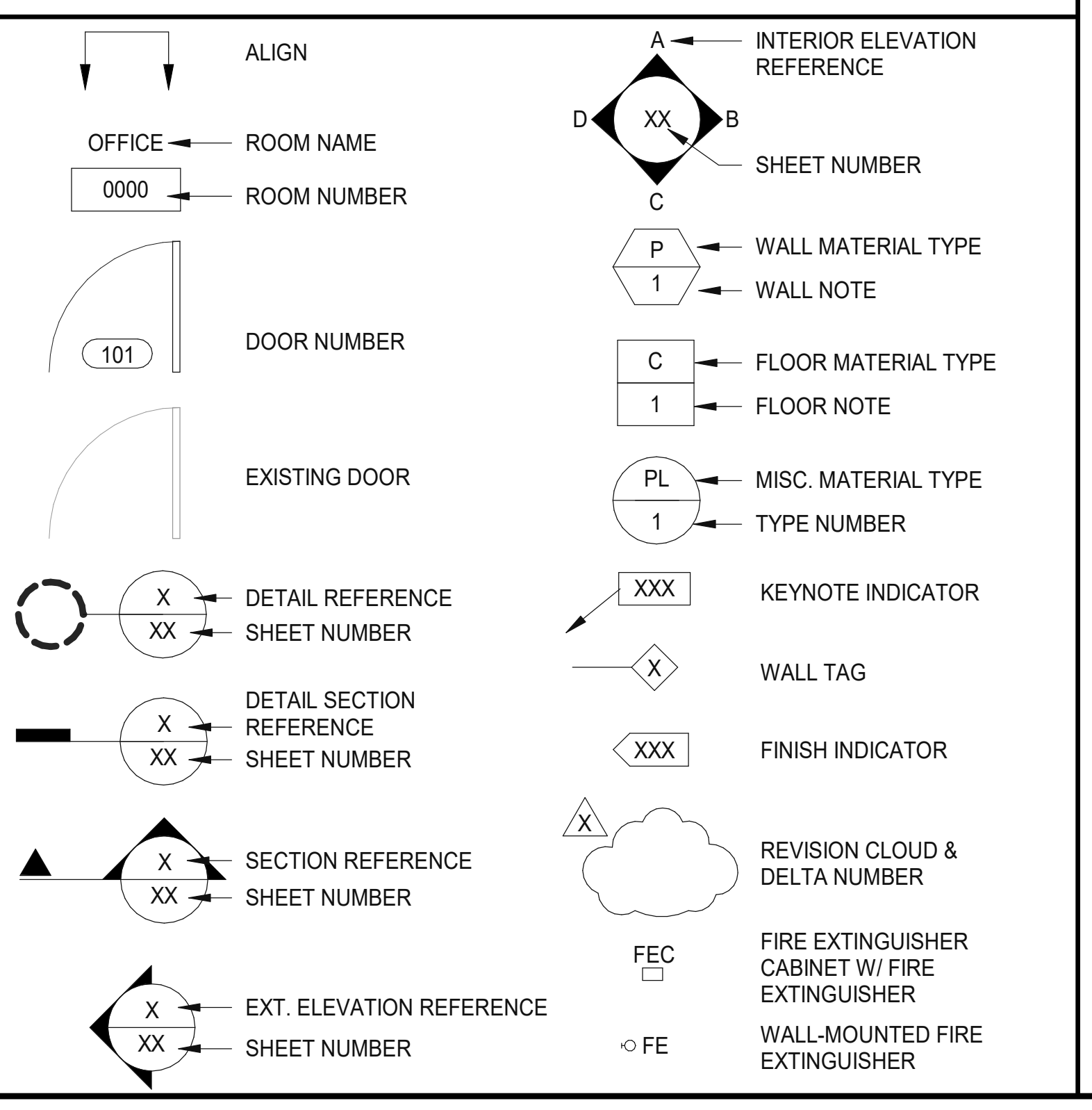
PRE-CONSTRUCTION NOTES

1. PRIOR TO START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING IS TO BE HELD INCLUDING A RESPONSIBLE REPRESENTATIVE OF THE ARCHITECT, THE OWNER AND THE GENERAL CONTRACTOR. THE DISCUSSION WILL BE IN REGARDS TO THE ARCHITECT-OWNER-CONTRACTOR (AOC) CORRESPONDENCE PROCESSES AND PROCEDURES. AT A MINIMUM, THE FOLLOWING IS TO BE DISCUSSED:
2. AOC REGULARLY SCHEDULED MEETINGS
   - 2.1. WHEN
   - 2.2. WHERE
   - 2.3. HOW OFTEN
   - 2.4. IN PERSON VERSUS CONFERENCE CALLS
   - 2.5. APPROXIMATE ALLOTTED TIME PER MEETING
3. CONSTRUCTION MEETING MINUTES
   - 3.1. FORMAT FOR THE MINUTES
   - 3.2. CONTRACTOR TO AUTHOR THE MINUTES
4. FORMAL CHANGES IN THE WORK
   - 4.1. ADDENDA AND BULLETINS ISSUED BY THE ARCHITECT
   - 4.2. CHANGE ORDER REQUESTS ISSUED BY THE CONTRACTOR
   - 4.3. CHANGE ORDERS ISSUED BY THE CONTRACTOR
   - 4.4. TRACKING MECHANISMS
5. REQUESTS FOR INFORMATION PROCESS
   - 5.1. TRACKING MECHANISM
   - 5.2. DEFINE Cc: RECIPIENT LIST
   - 5.3. STANDARD RESPONSE TIMES (2-5 WORKING DAYS IS STANDARD)
6. SUBMITTAL PROCESS
   - 6.1. TRACKING MECHANISM
   - 6.2. ISSUANCE SCHEDULE BY THE CONTRACTOR
   - 6.3. DEFINE Cc RECIPIENT LIST
   - 6.4. STAMPED REVIEWED AND APPROVED BY CONTRACTOR PRIOR TO SUBMISSION
   - 6.5. NON-REQUESTED SUBMITTALS MAY NOT BE REVIEWED
   - 6.6. STANDARD RESPONSE TIMES (7-10 WORKING DAYS IS STANDARD)
7. SUBSTITUTIONS
   - 7.1. REQUEST FORMS WITH REASONS AND BENEFIT FOR SUBSTITUTION
8. PAYMENT APPLICATIONS
   - 8.1. PROCESS
   - 8.2. SUBMITTAL DATE
   - 8.3. ANTICIPATED TURN-AROUND
9. PUNCH LISTS
   - 9.1. ONLY ONE PUNCH WALK TO BE PROVIDED BY DESIGN TEAM
   - 9.2. CONTRACTOR TO PUNCH AND MAKE CORRECTIONS OR CREATE A MINIMAL LIST OF CORRECTIONS PRIOR TO DESIGN TEAM PUNCH.
   - 9.3. A FINAL WALK WILL OCCUR ONLY IF THE ARCHITECT IS CONTRACTED TO DO SO.

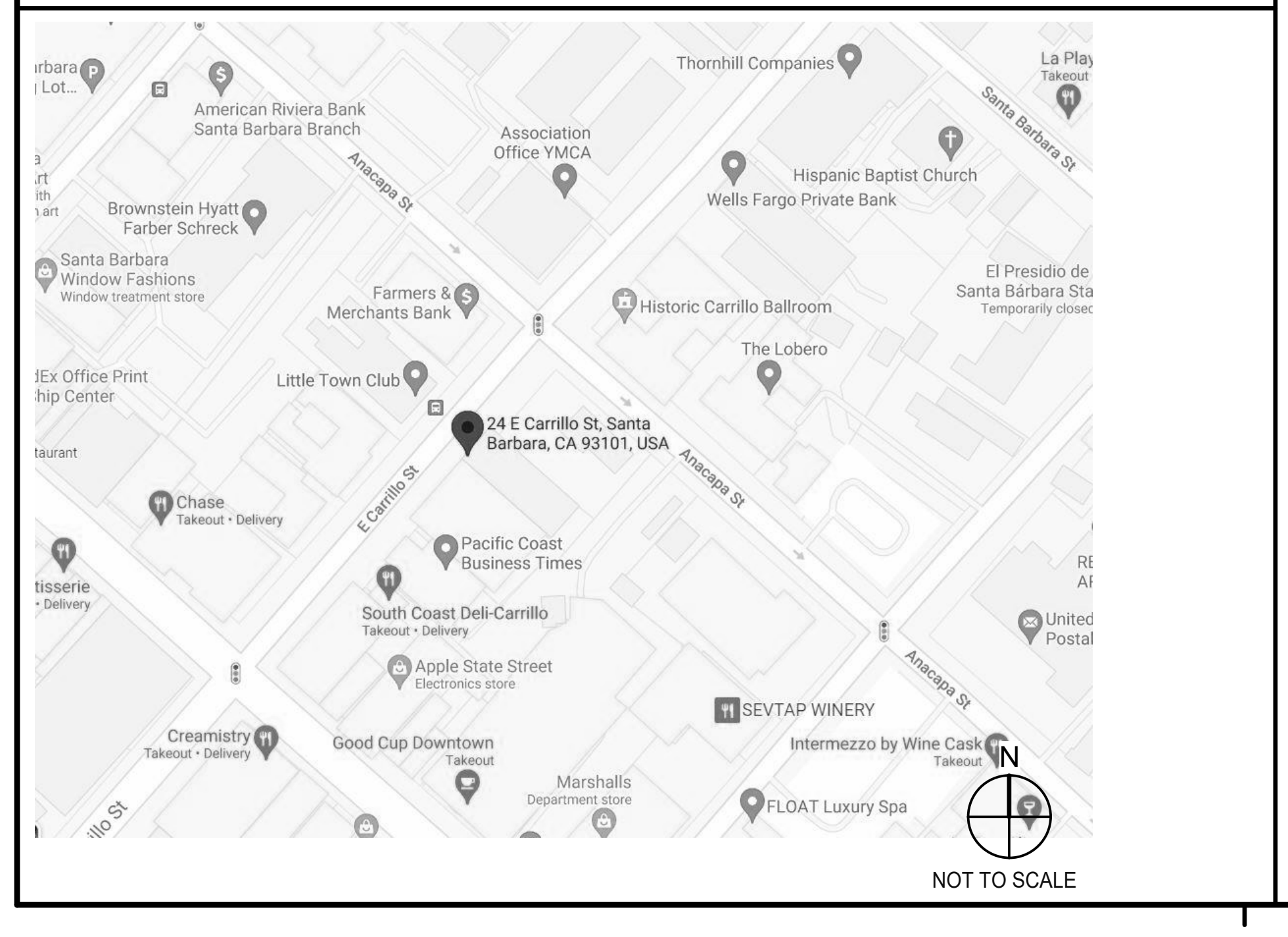
CONSTRUCTION BMP's

1. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL STORM DRAIN INLET PROTECTION. INLET PROTECTION IN THE PUBLIC RIGHT-OF-WAY MUST BE TEMPORARILY REMOVED PRIOR TO A MAIN EVENT TO ENSURE NO FLOODING AND REINSTALLED AFTER DRAIN IS OVER.
2. ALL CONSTRUCTION BMPS SHALL BE INSTALLED AND PROPERLY MANTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
3. THE CONTRACTOR SHALL ONLY GRADE, INCLUDING CLEARING AND GRUBBING, AREAS FOR WHICH THE CONTRACTOR OR QUALIFIED CONTACT PERSON CAN PROVIDE EROSION AND SEDIMENT CONTROL MEASURES.
4. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SUB-CONTRACTORS AND SUPPLIERS ARE AWARE OF ALL STORM WATER BMPS AND IMPLEMENT SUCH MEASURES. FAILURE TO COMPLY WITH THE APPROVED SWPPP/WPCP WILL RESULT IN THE ISSUANCE OF CORRECTION NOTICES, CITATIONS, CIVIL PENALTIES, AND/OR STOP WORK NOTICES.
5. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL BE RESPONSIBLE FOR CLEAN UP OF ALL SILT, DEBRIS AND MUD ON AFFECTED AND ADJACENT STREET(S) AND WITHIN STORM DRAIN SYSTEM DUE TO CONSTRUCTION VEHICLES/EQUIPMENT AND CONSTRUCTION ACTIVITY AT THE END OF EACH WORK DAY.
6. THE CONTRACTOR SHALL PROTECT NEW AND EXISTING STORM WATER CONVEYANCE SYSTEMS FROM SEDIMENTATION, CONCRETE RINSE, OR OTHER CONSTRUCTION-RELATED DEBRIS AND DISCHARGES WITH THE APPROPRIATE BMPS THAT ARE ACCEPTABLE TO THE CITY RESIDENT ENGINEER AND AS INDICATED IN SWPPP/WPCP.
7. THE CONTRACTOR OR QUALIFIED CONTACT PERSON SHALL CLEAN DEBRIS, SILT AND MUD FROM ALL DITCHES AND SWALES PRIOR TO AND WITHIN 3 BUSINESS DAYS AFTER EACH RAIN EVENT OR PRIOR TO THE NEXT RAIN EVENT, WHICH EVER IS SOONER.
8. IF A NON-STROM WATER DISCHARGE LEAVES THE SITE, THE CONTRACTOR SHALL IMEDIATELY STOP THE ACTIVITY AND REPAIR THE DAMAGES. THE CONTRACTOR SHALL NOTIFY THE CITY RESIDENT ENGINEER OF THE DISCHARGE, PRIOR TO RESUMING CONSTRUCTION ACITVITY, ANY AND ALL WASTE MATERIAL, SEDIMENT, AND DEBRIS FROM EACH NON-STORM WATER DISCHARGE SHALL BE REMOVED FROM THE STORM DRAIN CONVEYANCE SYSTEM AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
9. EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID DEPLOYMENT OF CONSTRUCTION BMPS WHEN RAIN IS IMMINENT.
10. THE CONTRACTOR SHALL RESTORE AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL BMPS TO WORKING ORDER YEAR-ROUND.
11. THE CONTRACTOR SHALL INSTALL ADDITIONAL EORISION AND SEDIMENT CONTROL MEASURES DUE TO UNFORESEEN CIRCUMSTANCES TO PREVENT NON-STROM WATER AND SEDIMENT-LADEN DISCHARGES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TREPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
13. ALL EROSION AND SEDIMENT CONTROL MEASURES PROVIDED PER THE APPROVED SWPPP/WPCP SHALL BE INSTALLED AND MAINTAINED. ALL EROSION AND SEDIMENT CONTROL FOR INTERIM CONDITIONS SHALL BE PROPERLY DOCUMENTED AND INSTALLED TO THE SATISFACTION OF THE CITY RESIDENT ENGINEER.
14. AS NECESSARY, THE CITY RESIDENT ENGINEER SHALL SCHEDULE MEETINGS FOR THE PROJECT TEAM (GENERAL CONTRACTOR, QUALIFIED CONTACT PERSON, EROSION CONTROL SUBCONTRACTOR IF ANY, ENGINEER OF WORK, OWNER/DEVELOPER, AND THE CITY RESIDENT ENGINEER) TO EVALUATE THE ADEQUAVY OF THE EROSION AND SEDIMENT CONTROL MEASURES AND OTHER BMPS RELATIVE TO ANTICIPATED CONSTRUCTION ACTIVITIES.
15. THE CONTRACTOR OR QUALIFIES CONTACT PERSON SHALL CONDUCT VISUAL INSPECTIONS AND MAINTAIN ALL BMPS DAILY AND AS NEEDED. VISUAL INSPECTIONS AND MAINTENANCE OF ALL BMPS SHALL BE CONDUCTED BEFORE, DURING AND AFTER EVERY RAIN EVENT AND EVERY 24-HOURS DURING ANY PROLONGED RAIN EVENT THE CONTRACTOR SHALL MAINTAIN AND REPAIR ALL BMPS AS SOON AS POSSIBLE AS SAFETY ALLOWS.
16. CONSTRUCTION ENTRANCE AND EXIT AREA. TEMPORARY CONSTRUCTION ENTRANCE AND EXITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CASQA FACT SHEET TC-10R CALTRANS FACT SHEET TC-01 TO PREVENT TRACKING OF SEDIMENT AND OTHER POTENTIAL POLLUTANTS ONTO PAVED SURFACES AND TRAVELED WAYS. WIDTH SHALL BE 10' OR THE MINIMUM NECESSARY TO ACCOMMODATE VEHICLES AND EQUIPMENT WITHOUT BY-PASSING THE ENTRANCE (a) NON-STORM WATER DISCHARGES SHALL BE EFFECTIVELY MANAGED PER THE SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 3, DIVISION 3 'STORM WATER MANAGEMENT AND DISCHARGE CONTROL.
17. PERFORMANCE STANDARDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING BMPS BASED ON THE FOLLOWING PERFORMANCE STANDARDS.
18. NON-STORM WATER DISCHRAGES FROM THE SITE SHALL NOTE OCCUR TO THE MAXIMUM EXTENT PRACTICABLE (MAXIMUM EXTENT PRACTICABLE (MEP) – THE TECHNOLOGY – BASED STANDARD ESTABLISHED BY THE UNITED STATES CONGRESS IN THE CLEAN WATER ACT 402 (P)(3)(B)(III) THAT MUNICIPAL DISCHARGES OF URBAN RUNOFF SHALL MEET. MEP GENERALLY EMPHASIZES POLLUTION PREVENTION AND SOURCE CONTROL BMPS PRIMARILY AS THE FIRST LINE OF DEFENDE IN COMBINATION WITH TREATMENT METHODS SERVING AS BACKUP AND ADDITIONAL LINES OF DEFENSE)
19. STORM WATER DISCHARGES SHALL BE FREE OF POLLUTANTS INCLUDING SEDIMENT TO THE MAXIMUM EXTENT PRACTICABLE.
20. EROSION SHALL BE CONTROLLED BY BMPS TO THE MAXIMUM EXTENT PRACTICABLE. IF RILLS AND GULLIES APPEAR, THEY SHALL BE REPAIRED AND ADDITIONAL BMPS INSTALLED TO PREVENT A REOCURRENCE OF EROSION.
21. INACTIVE AREAS SHALL BE PROTECTED TO PREVENT POLLUTANT DISCHARGES. ASITE OR PORTIONS OF A SITE SHALL BE CONSIDERED INACTIVE WHEN CONSTRUCTION ACTIVITES HAVE CEASED FOR A PERIOD OF 14 OR MORE CONSECUTIVES DAYS.
22. ACTIVE AND INACTIVE AREAS SHALL BE PROTECTED PRIOR TO RAIN ACCORDANCE WITH CHAPTER 5 OF PART 2 OF THE STORM WATER STANDARDS.

SYMBOLS



LOCATION MAP



NOT TO SCALE

PROJECT DESCRIPTION & SCOPE

SCOPE OF WORK: △2

THE SCOPE OF THIS PROJECT IS SITE IMPROVEMENT ONLY. SCOPE INCLUDES RECONFIGURATION OF EXISTING PARKING, RECONFIGURATION OF PATH OF TRAVEL, NEW HANDRAILS AND RECONFIGURATION OF EXISTING RAMP. DEMOLITION OF EXISTING STONE WALL AND REPLACED WITH NEW CMU WALL TO MATCH EXISTING. △3

LEVEL PAVER DRIVEWAY/PARKING AREA - RE-PAINTED TO MEET ADA REQUIREMENTS. △1

"PERMEABLE PAVER PARKING/DRIVEWAY AREA" PER BELOW:
TRULY PERMEABLE PAVERS TIGHT JOINT - HYDRO-FLO BY PACIFIC INTERLOCK - PAVERS INC. △2

PROJECT DATA: △2

ALTERATION SCOPE: 1,052 S.F.

TOTAL ALTERATION SCOPE: 1,052 S.F. △2

CHANGE IN USE: ☐YES ☒NO

FLOOD ZONE: ☐YES ☒NO

△1

BUILDING & CODE INFORMATION

BUILDING DEPARTMENT:	CITY OF SANTA BARBARA
APPLICABLE BUILDING CODES:	2019 CALIFORNIA BUILDING CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS) 2019 STATE OF CALIFORNIA ENERGY CODE 2019 STATE OF CALIFORNIA GREEN BUILDING CODE 2019 STATE OF CALIFORNIA TITLE 24 ACCESSIBILITY STANDARDS
ACCESSOR'S PARCEL #:	039-322-047
PARCEL ADDRESS:	931 E. ANACAPA
ZONE:	C-G- (C-2) COMMERCIAL GENERAL
PARKING ZONE BENEFIT:	100% △1
AREA OF PAVEMENT ALTERATIONS: △2	PAVING TO BE REPLACED - 1, 052 SQ FT. △2
GRADING:	0 C.Y. △2
SWMP REQUIREMENTS:	TIER 2 (500-1,999 S.F.)
TOTAL PARCEL AREA:	14,504 SQ FT.

PROJECT DIRECTORY

ARCHITECT

WARE MALCOMB
402 W. BROADWAY, SUITE 1560
SAN DIEGO, CA 92101
PROJECT MANAGER: CATHARINE HUGHES
EMAIL: CHUGHES@WAREMALCOMB.COM

TENANT

UNION BANK
PRIMARY CONTACT: TED GATES
PH: (602) 612-2280

CONTRACTOR'S CONSULTANTS (DESIGN-BUILD)

CIVIL ENGINEERING
GILBERT ENGINEERING & ASSOCIATES, INC.
2 MERRIWEATHER PLACE
LADERA RANCH, CA 92694
PH: (949) 218-8075
PRIMARY CONTACT: WILLIAM GILBERT

GENERAL CONTRACTOR

PHOENIX CONSTRUCTION & MANAGEMENT
515 S FLOWER ST, SUITE 1270
LOS ANGELES, CA 90071
PH: (310) 414-1800
PRIMARY CONTACT: TOM BELL
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EMAIL: TOM.BELL@PHOENIXCM.NET

SHEET INDEX

SHEET ISSUED ON DATE INDICATED, WITH MODIFICATIONS ●
SHEET ISSUED ON DATE INDICATED, NO MODIFICATIONS ○

ARCHITECTURAL

		ISSUANCE 07 / 28 / 2021	10/ 12 / 2021 △1	11/10 / 2021 △2	11/23 / 2021 △3	02/01/2022 △4
I0.1	TITLE SHEET	●	●	●	●	●
I0.2	GENERAL NOTES	●	○	○	○	○
I0.3	ACCESSIBILITY & SITE DETAILS	●	○	○	○	○
I0.4	CALGREEN NOTES	●	○	○	○	○
I0.4a	CALGREEN NOTES	●	○	○	○	○
I1.1	DEMOLITION SITE PLAN	●	●	○	●	○
I2.1	NEW SITE PLAN	●	●	○	●	○
I3.1 △4	EXTERIOR ELEVATIONS					●

ARCHITECTURAL SHEET COUNT: 8

STRUCTURAL

		07 / 28 / 2021	10/ 12 / 2021	11/10 / 2021	11/23 / 2021	02/01/2022
S1.0	GENERAL NOTES	●	○	○	○	○
S2.1	KEY PLAN, ENLARGED PLAN, ELEVATION, SECTION AND DETAILS	●	○	○	●	○

STRUCTURAL SHEET COUNT: 2

SITE

		07 / 28 / 2021	10/ 12 / 2021	11/10 / 2021	11/23 / 2021	02/01/2022
1 OF 5	TITLE SHEET	●	○	○	○	○
2 OF 5	DETAILS AND NOTES	●	○	○	○	○
3 OF 5	DETAILS AND NOTES	●	○	○	○	○
4 OF 5	ADA IMPROVEMENT PLAN	●	●	●	●	○
5 OF 5	EROSION CONTROL PLAN △1	○	●	○	○	○

LANDSCAPE SHEET COUNT: 5

INSPECTIONS

INSPECTIONS SHALL BE CALLED IN BY CONTRACTOR FOR INSPECTION 72 HOURS PRIOR TO NEEDED INSPECTION. THE CITY WILL THEN ROUTE TO THE QSP INPSECTOR OR THIRD PARTY COMPANY.

MANDATORY INSPECTIONS

MANDATORY INSPECTIONS BY THE CITY BUILDING INSPECTOR OR CITY QP FOR ALL SOTRM WATER POST-CONSTRUCTION IMPROVEMENTS (BMP). THESE INSPECTIONS INCLUDE:

- PRE-CONSTRUCTION MEETING
- PERMEABLE PAVER SUBGRADE INSPECTION
- PERMEABLE PAVER ROCK LAYER INSTALLATION INSPECTIONS
- PERMEABLE PAVER FINAL INSPECTION ONCE COMPLETED.

△1

SPECIAL INSPECTIONS

- ARCHEOLOGICAL MONITORING DURING DISTURBANCE ACTIVITIESE - PER CITY'S LIST OF ARCHEOLOGICAL CONSULTANS. △2

Contract with an archaeologist from the most current City Qualified Archaeologists List for monitoring during all ground disturbing activities associated with the project, including, but not limited to, grading, excavation, trenching, vegetation or paving removal and ground clearance in the areas identified in the Phase __ Archaeological Resources Report prepared for this site by ____________, dated _______. The contract shall be subject to the review and approval of the Environmental Analyst.

The archaeologist's monitoring contract shall include the following provisions:

If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the City Environmental Analyst shall be notified. The archaeologist shall assess the nature, extent and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

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 Barbareño Chumash 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 materials or artifacts, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash 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.
B. Prior to issuance of the Certificate of Occupancy (Final Inspection), the owner of the Real Property shall complete the following:

A final report on the results of the archaeological monitoring shall be submitted to the Environmental Analyst within 180 days of completion of the monitoring and prior to the
Issuance of the Certificate of Occupancy (final inspection), whichever is earlier.

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TITLE SHEET

	DATE	REMARKS
	2021-07-28	PLAN CHECK SUBMITTAL
1	2021-10-12	PLAN CHECK RESUBMITTAL - DELTA 1
2	2021-11-10	PLAN CHECK RESUBMITTAL - DELTA 2
3	2021-11-23	PLAN CHECK RESUBMITTAL - DELTA 3
4	2022-02-01	PLANNING REVIEW

PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	SDD21-6004-01

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FIRE AUTHORITY NOTES

1. FINAL INSPECTION BY FIRE DEPARTMENT IS REQUIRED - SCHEDULE 72 HOURS IN ADVANCE.
2. THE PROJECT ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER LOCAL FIRE DEPARTMENT STANDARDS.
3. AN UNOBSTRUCTED ALL-WEATHER FIRE APPARATUS ACCESS ROAD SHALL BE IN PLACE PRIOR TO DELIVERY OF COMBUSTIBLE BUILDING MATERIALS TO THE SITE.
4. FIRE PREVENTION WATER SERVICE SHALL BE IN SERVICE PRIOR TO DELIVERY OF COMBUSTIBLE BUILDING MATERIALS TO THE SITE.
5. ACCESS GATES SHALL BE APPROVED PRIOR TO INSTALLATION AND SHALL BE IN COMPLIANCE WITH LOCAL FIRE AUTHORITY.
6. FIRE SPRINKLER SYSTEM(S) SHALL MEET STATE & LOCAL FIRE CODES AND BE PROVIDED TO PROTECT ENTIRE BUILDING INCLUDING PROJECTIONS OVER 4'-0".
7. FIRE SPRINKLER SYSTEM(S) AND ALL CONTROL VALVES, INCLUDING EXTERIOR SHALL BE SUPERVISED BY A U.L. LISTED CENTRAL ALARM STATION OR PER STATE & LOCAL FIRE CODES.
8. ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPRINKLER SYSTEMS AND WATER-FLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRICALLY MONITORED WHERE THE NUMBER OF SPRINKLERS IS (100) OR MORE.
9. ELECTRICAL SUBCONTRACTORS TO INSTALL WIRING FOR FIRE SPRINKLER, ALARM BELL AND TELEPHONE WARNING AS REQUIRED BY FIRE DEPARTMENT.
10. INSTALLATION OF FIRE ALARM SYSTEMS SHALL BE IN ACCORDANCE WITH STATE & LOCAL FIRE CODES.
11. COMPLETE PLANS AND SPECIFICATIONS FOR ALL FIXED FIRE PROTECTION EQUIPMENT INCLUDING AUTOMATIC SPRINKLERS AND OTHER FIRE-PROTECTION SYSTEMS, SHALL BE SUBMITTED BY INSTALLING CONTRACTOR. SUCH PLANS SHALL BE APPROVED BY LOCAL FIRE AUTHORITY PRIOR TO INSTALLATION.
12. LOCATIONS AND CLASSIFICATIONS OF FIRE EXTINGUISHERS SHALL BE IN ACCORDANCE WITH STATE & LOCAL FIRE CODES AND PLACEMENT IS SUBJECT TO THE APPROVAL OF THE FIRE INSPECTOR. VERIFY QUANTITY & EXACT LOCATION FROM FIRE DEPARTMENT PRIOR TO ORDERING.
13. AT LEAST ONE (1) FIRE EXTINGUISHER WITH A MINIMUM RATING OF: 2-A-10B:C (FOR OFFICE), OR 10-A-80B:C (FOR WAREHOUSE), SHALL BE PROVIDED WITHIN 75'-0" MAXIMUM TRAVEL DISTANCE FOR EACH 3,000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR.
14. STORAGE, DISPENSING OR USE OF ANY FLAMMABLE AND COMBUSTIBLE LIQUIDS, FLAMMABLE AND COMPRESSED GASES, AND OTHER HAZARDOUS MATERIALS SHALL COMPLY WITH STATE & LOCAL FIRE CODES. THE STORAGE AND USE OF HAZARDOUS MATERIALS SHALL BE APPROVED BY THE FIRE AUTHORITY PRIOR TO ANY MATERIALS BEING STORED OR USED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED PRIOR TO THE STORAGE AND USE OF HAZARDOUS MATERIALS.
15. BUILDING(S) NOT APPROVED FOR HIGH-PILED STOCK (MATERIALS IN CLOSELY PACKED PILES OR ON PALLETS, OR IN RACKS WHERE THE TOP OF STORAGE EXCEEDS 12'-0" IN HEIGHT, AND 6'-0" FOR GROUP "A" PLASTICS AND CERTAIN OTHER HIGH-HAZARD COMMODITIES). HIGH-PILED STOCK SHALL BE APPROVED BY THE FIRE AUTHORITY PRIOR TO MATERIALS BEING STORED ON SITE. A SEPARATE PLAN SUBMITTAL IS REQUIRED FOR HIGH-PILED STORAGE IN ACCORDANCE WITH STATE & LOCAL FIRE CODES.
16. A LETTER OF INTENDED USE MAY BE REQUIRED BY THE FIRE INSPECTOR.
17. ALL REQUIRED FIRE DOORS SHALL BEAR A LABEL FROM A RECOGNIZED AGENCY SHOWING THE SPECIFIC RATING.
18. EXIT SIGNS AND ILLUMINATION SHALL CONFORM TO ALL APPLICABLE BUILDING AND FIRE CODES.
19. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.
20. PROVIDE OR MODIFY AS NEEDED SPRINKLER ALARM AND SMOKE DETECTION SYSTEM PER APPLICABLE CODES INCLUDING IF NECESSARY FOR HORNS, STROBE LIGHTS, CONTROL PANEL CONNECTIONS, SMOKE DETECTORS, AUDIO VISUAL ALARMS. SUBMIT SHOP DRAWINGS TO THE FIRE MARSHAL FOR APPROVAL.

SITE NOTES

1. REFER TO LANDSCAPE DRAWINGS FOR CONCRETE WALKS, PAVING, BERMS, LANDSCAPING AND IRRIGATION.
2. REFER TO CIVIL DRAWINGS FOR SITE GRADING, DRAINAGE, CATCH BASINS, PAVING DETAILS, SITE UTILITIES, CURB AND GUTTER SWALES, FIRE HYDRANT LOCATIONS AND HORIZONTAL CONTROL DIMENSIONS.
3. REFER TO CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.
4. ALL DIMENSION ON SITE PLAN ARE TO BE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB, PROPERTY LINE OR CENTERLINE OF PARKING STALL, UNLESS OTHERWISE NOTED.
5. FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL FIRE DEPARTMENT STANDARDS.
6. ALL PARKING STALL STRIPING SHALL BE PER LOCAL JURISDICATION STANDARDS.
7. CONCRETE WALK SHALL RECEIVE EXPANSION JOINTS AT 50'-0" O.C MAX, AND CONTROL JOINTS AT 5'-0" O.C MAX, BETWEEN EXPANSION JOINTS, UNLESS NOTED OTHERWISE.

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C33185
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REGISTRATION EXPIRES
STATE OF CALIFORNIA

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SANTA BARBARA, CA 93101

GENERAL NOTES

DATE	REMARKS
2021-07-28	PLAN CHECK SUBMITTAL

PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	SDD21-6004-01

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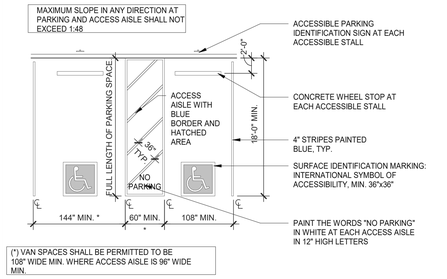
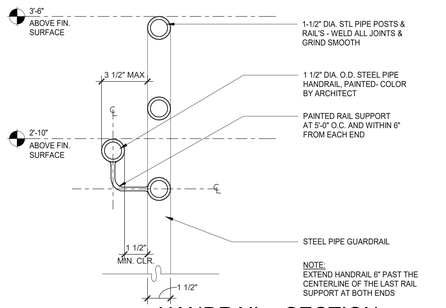


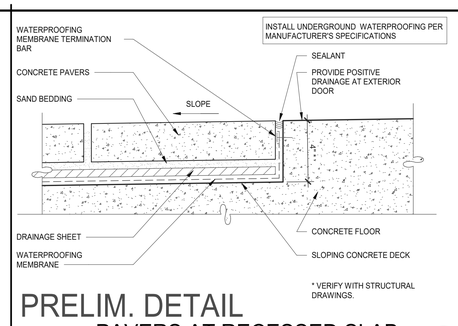
VEHICLE PARKING SPACES (16)

SCALE: 1/8" = 1'-0"



HANDRAIL - SECTION (11)

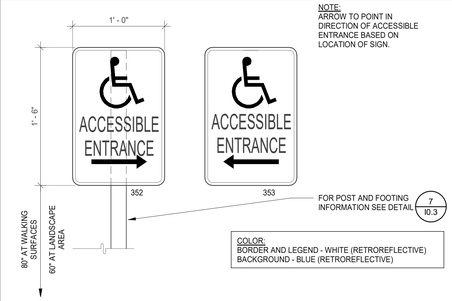
SCALE: 3" = 1'-0"



PRELIM. DETAIL

PAVERS AT RECESSED SLAB (6)

SCALE: 3" = 1'-0"

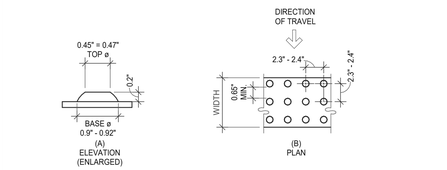


ACCESSIBLE DIRECTION SIGN (2)

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

ACCESSIBILITY NOTES

1. "THE ACCESSIBILITY GUIDELINES AND CODES" MENTIONED BELOW REFER TO ALL APPLICABLE LOCAL/STATE BUILDING CODES REFERENCED ON THE PROJECT DATA SHEET OF THIS SET IN ADDITION TO THE FEDERAL REQUIREMENTS OF THE ADA (THE AMERICANS WITH DISABILITIES ACT).
2. DETAILS ON THIS SHEET ARE FOR REFERENCE ONLY. REFER TO THE ACCESSIBILITY GUIDELINES AND CODES FOR ALL ACCESSIBILITY REQUIREMENTS.
3. THE GENERAL CONTRACTOR SHALL BECOME FAMILIAR WITH THE ACCESSIBILITY GUIDELINES AND CODES.
4. ANY DISCREPANCY CONTAINED HEREIN DOES NOT RELIEVE THE GENERAL CONTRACTOR OR OWNER FROM COMPLYING WITH THE ACCESSIBILITY GUIDELINES AND CODES.



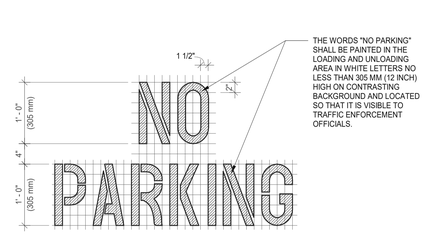
SIZE AND SPACING OF TRUNCATED DOMES

PROVIDE DETECTIBLE WARNING STRIP WIDTH MEASURED PERPENDICULAR TO PEDESRIAN FLOW FOR FULL WIDTH OF MARKED PATH. CURB RAMP OR CUT THROUGH AS FOLLOWS.

1. 24" WIDE AT MARKED CROSSINGS RAISED TO SAME LEVEL AS ADJACENT SIDEWALK
2. WHERE PROVIDED: 24" WIDE AT CURB RAMP 6" MIN - 8" MAX FROM CURB LINE
3. WHERE PROVIDED: 24" WIDE AT CUT THROUGH MEDIANS AND ISLANDS OR FULL LENGTH WHERE 48" OR LESS

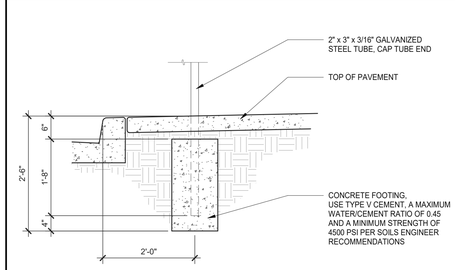
DETECTABLE WARNINGS (17)

SCALE: 3" = 1'-0"



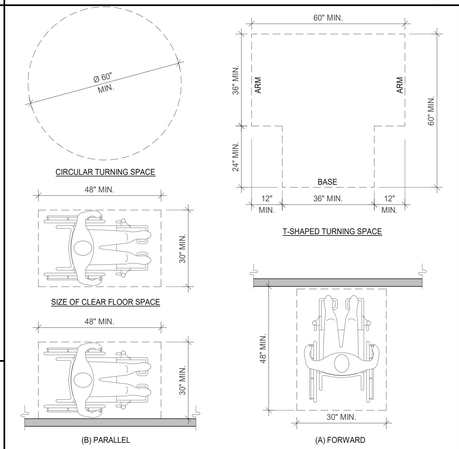
"NO PARKING" PAVEMENT MARKING (12)

SCALE: 1" = 1'-0"



TYPICAL SIGN FOUNDATION (7)

SCALE: 3/4" = 1'-0"

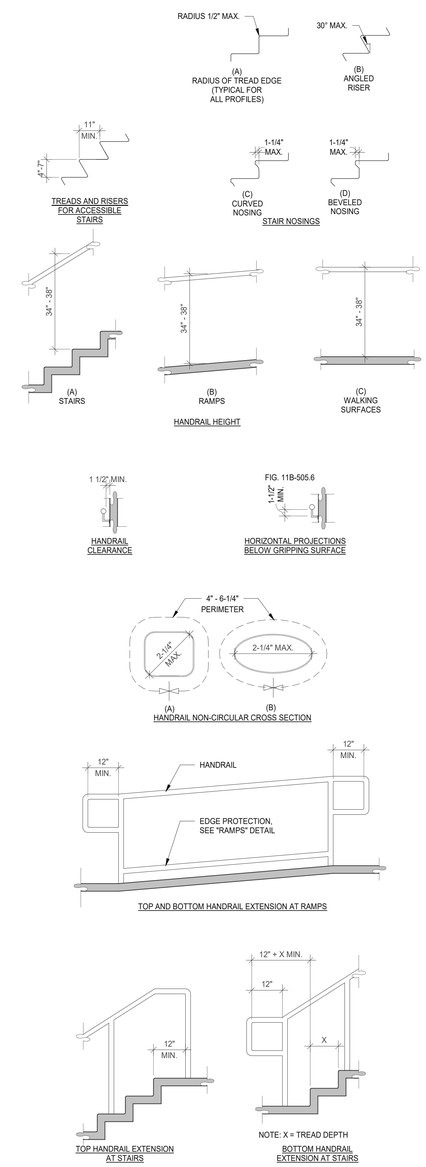


CLEAR FLOOR OR GROUND SPACE (3)

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

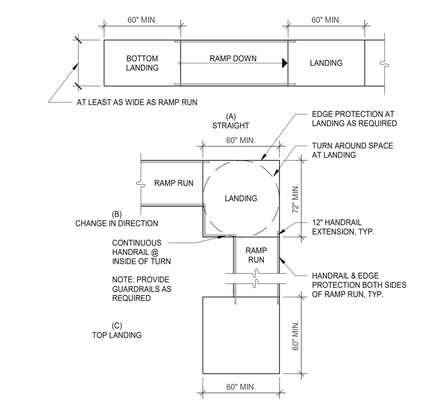
NOTES:

1. OPEN RISERS ARE NOT PERMITTED.
2. TREAD SURFACES SHALL COMPLY WITH (FLOOR OR GROUND SURFACES & CHANGES IN LEVEL) DETAIL.
3. INTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND LOWER TREAD MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. EXTERIOR STAIRS SHALL HAVE THE UPPER APPROACH AND ALL TREADS MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST. THE STRIPE SHALL BE A MINIMUM OF 2 INCHES (51 MM) WIDE TO A MAXIMUM OF 4 INCHES (102 MM) WIDE PLACED PARALLEL TO, AND NOT MORE THAN 1 INCH (25 MM) FROM, THE NOSE OF THE STEP OR UPPER APPROACH. THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE STEP OR UPPER APPROACH AND SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIPE SHALL BE ACCEPTABLE. GROOVES SHALL NOT BE USED TO SATISFY THIS REQUIREMENT.
4. HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. THE BOTTOM OF THE HANDRAIL GRIPPING SURFACES SHALL NOT BE OBSTRUCTED FOR MORE THAN 20 PERCENT OF THEIR LENGTH. WHERE PROVIDED, HORIZONTAL PROJECTIONS SHALL OCCUR 1-1/2" (38 MM) MINIMUM BELOW THE BOTTOM OF THE HANDRAIL GRIPPING SURFACE.
5. HANDRAIL GRIPPING SURFACES WITH CIRCULAR CROSS SECTIONS SHALL HAVE AN OUTSIDE DIAMETER OF 1-1/4" (32 MM) MINIMUM AND 2" MAXIMUM.
6. HANDRAIL GRIPPING SURFACES AND ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.
7. HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

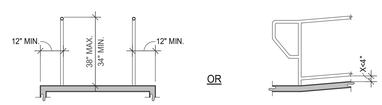


STAIRWAYS AND HANDRAILS (1)

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



RAMP LANDINGS

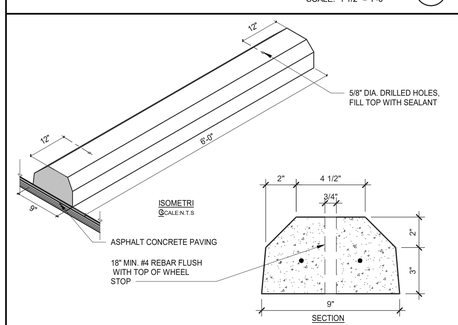


EXTENDED FLOOR OR GROUND SURFACE EDGE PROTECTION

CURB OR BARRIER EDGE PROTECTION

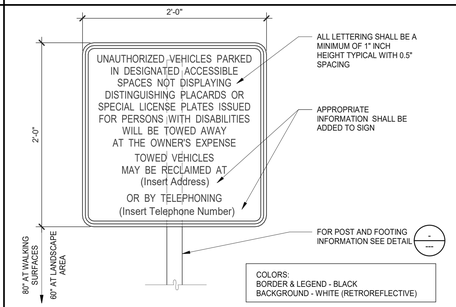
RAMPS (18)

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



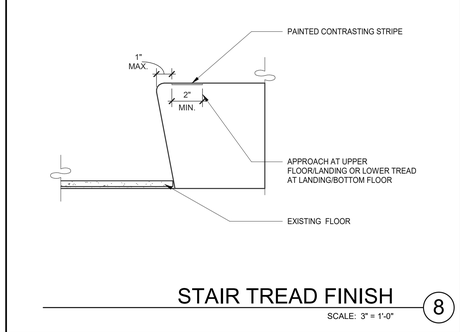
PRECAST CONCRETE WHEELSTOP (14)

SCALE: 3" = 1'-0"



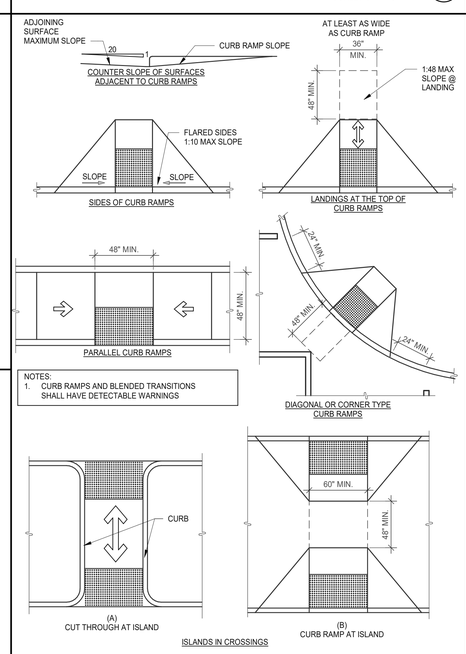
UNAUTHORIZED VEHICLE SIGNAGE (13)

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



STAIR TREAD FINISH (8)

SCALE: 3" = 1'-0"



CURB RAMPS (9)

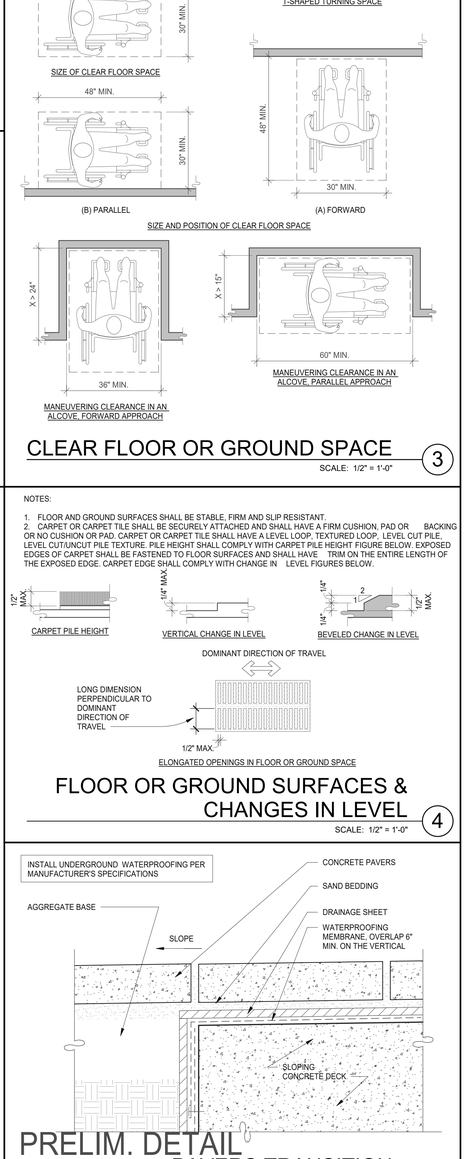
SCALE: 1/4" = 1'-0"

NOTES:

1. FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT.
2. CARPET OR CARPET TILE SHALL BE SECURELY ATTACHED AND SHALL HAVE A FIRM CUSHION, PAD OR BACKING OR NO CUSHION OR PAD. CARPET OR CARPET TILE SHALL HAVE A LEVEL LOOP, TEXTURED LOOP, LEVEL CUT PILE, LEVEL CUT/UNCUT PILE TEXTURE. PILE HEIGHT SHALL COMPLY WITH CARPET PILE HEIGHT FIGURE BELOW. EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND SHALL HAVE TRIM ON THE ENTIRE LENGTH OF THE EXPOSED EDGE. CARPET EDGE SHALL COMPLY WITH CHANGE IN LEVEL FIGURES BELOW.

FLOOR OR GROUND SURFACES & CHANGES IN LEVEL (4)

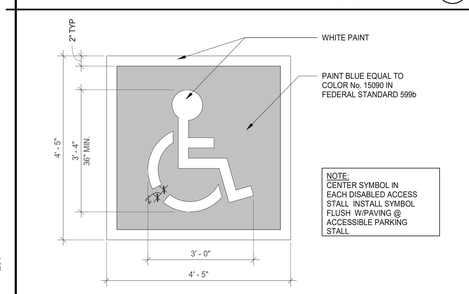
SCALE: 1/2" = 1'-0"



PRELIM. DETAIL

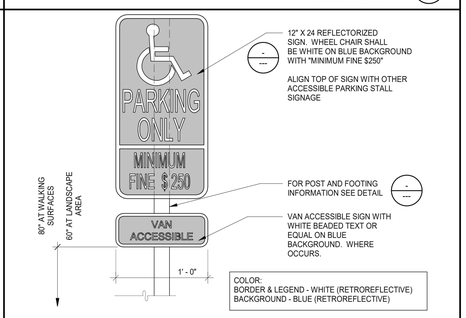
PAVERS TRANSITION (5)

SCALE: 3" = 1'-0"



ACCESSIBLE STALL SYMBOL (19)

SCALE: 1" = 1'-0"



VAN ACCESSIBLE SIGNAGE (15)

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

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REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA

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931 E. ANACAPA ST.
SANTA BARBARA, CA 93101

ACCESSIBILITY & SITE DETAILS

DATE	REMARKS
2021-07-28	PLAN CHECK SUBMITTAL

PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	SDD21-6004-01

SHEET
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CALIFORNIA GREEN BUILDINGS STANDARDS CODE 2019 - NON-RESIDENTIAL MANDATORY MEASURES

5.504.4.3 PAINTS AND COATINGS.

ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN TABLE 1 OF THE ARB ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, AS SHOWN IN TABLE 5.504.4.3, UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE VOC CONTENT LIMIT FOR COATINGS THAT DO NOT MEET THE DEFINITIONS FOR THE SPECIALTY COATINGS CATEGORIES LISTED IN TABLE 5.504.4.3 SHALL BE DETERMINED BY CLASSIFYING THE COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN SUBSECTIONS 4.21, 4.36 AND 4.37 OR THE 007 CALIFORNIA AIR RESOURCES BOARD, SUGGESTED CONTROL MEASURE, AND THE ORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS VOC LIMIT IN TABLE 5.504.4.3 SHALL APPLY.

TABLE 5.504.4.3
VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS GRAMS OF VOC PER LITER OF COATING, LESS WATER AND LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATING	50
NONFLAT COATING	100
NONFLAT HIGH GLOSS COATING	150
SPECIALTY COATING	
ALUMINUM ROOF COATING	400
BASEMENT SPECIALITY COATING	400
BITUMINOUS ROOF COATING	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/ MASONARY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUND	250
GRAPHIC ART COATINGS (SIGN PAINT)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLORS COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS AND UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS: CLEAR OPAQUE	 730 550
SPECIALITY PRIMERS, SEALERS AND UNDERCOATERS:	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOLS COATING	340
TRAFFICS MARKING COATINGS	100
TUB AND TILE REFINISH COATINGS	420
WATER PROOFING MEMBRANES	250
WOOD COATING	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

SEE PROJECT SPECIFICATIONS.

5.504.4.3.1 AEROSOL PAINTS AND COATINGS.

AEROSOL PAINTS AND COATINGS SHALL MEET THE PWMIR LIMITS FOR ROC IN SECTION 94522(a)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES, IN SECTIONS 94522(c)(2) AND (d)(2) OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94520; AND IN AREAS UNDER THE JURISDICTION OF THE BAY AREA AIR QUALITY MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH THE PERCENT VOC BY WEIGHT OF PRODUCT LIMITS OF REGULATION 8 RULE 49.

SEE PROJECT SPECIFICATIONS.

5.504.4.3.2 VERIFICATION.

VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE REQUEST OF THE ENFORCING AGENCY. DOCUMENTATION MAY INCLUDE, BUT IS NOT LIMITED TO, THE FOLLOWING:

1. MANUFACTURER'S PRODUCT SPECIFICATION
2. FIELD VERIFICATION OF ON-SITE PRODUCT CONTAINERS

SUBMITTAL AVAILABLE UPON REQUEST.

5.504.4.4 CARPET SYSTEMS.

ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE TESTING AND PRODUCT REQUIREMENTS OF ONE OF THE STANDARDS LISTED IN SECTION 5.504.4.4.

NOT APPLICABLE

5.504.4.4.1 CARPET CUSHION.

ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL PROGRAM.

NOT APPLICABLE

5.504.4.4.2 CARPET ADHESIVE.

ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 5.504.4.1.

NOT APPLICABLE

5.504.4.5. COMPOSITE WOOD PRODUCTS.

HARDWOOD PLYWOOD, PARTICLEBOARD AND MEDIUM DENSITY FIBERBOARD COMPOSITE WOOD PRODUCTS USED ON THE INTERIOR OR EXTERIOR OF THE BUILDING SHALL MEET THE REQUIREMENTS FOR FORMALDEHYDE AS SPECIFIED IN TABLE 5.504.4.5

TABLE 5.504.4.5
FORMALDEHYDE LIMITS
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION.

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD* *(MAX. 5/16" THICK)	0.13

SEE ARCHITECTURAL SPECIFICATIONS.

5.504.4.5.3 DOCUMENTATION.

VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AS REQUESTED BY THE ENFORCING AGENCY. DOCUMENTATION SHALL INCLUDE AT LEAST ONE OF THE ITEMS 1 THROUGH 5 LISTED IN SECTION 5.504.4.5.3.

DOCUMENTATION AVAILABLE UPON REQUEST.

5.504.4.6 RESILIENT FLOORING SYSTEMS.

FOR 80 PERCENT OF FLOOR AREA RECEIVING RESILENT FLOORING. INSTALLED RESILENT FLOORING SHALL MEET AT LEAST ONE OF THE ITEMS 1 THROUGH 4 LISTED IN THIS SECTION.

NOT APPLICABLE

5.504.4.6.1 VERIFICATION OF COMPLIANCE.

DOCUMENTATION SHALL BE PROVIDED VERIFYING THAT RESILIENT FLOORING MATERIALS MEET THE POLLUTANT EMISSION LIMITS.

NOT APPLICABLE

5.504.5.3 FILTERS.

IN MECHANICALLY VENTILATED BUILDINGS, PROVIDE REGULARLY OCCUPIED AREAS OF THE BUILDING WITH AIR FILTRATION MEDIA FOR OUTSIDE AND RETURN AIR THAT PROVIDES AT LEAST A MERV OF 8. MERV 8 FILTERS SHALL BE INSTALLED PRIOR TO OCCUPANCY, AND RECOMMENDATIONS FOR MAINTENANCE WITH FILTERS OF THE SAME VALUE SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL.

NOT APPLICABLE

5.504.5.3.1 LABELING.

INSTALLED FILTERS SHALL BE CLEARLY LABELED BY THE MANUFACTURER INDICATING THE MERV RATING.

SECTION 5.503 FIREPLACES

5.503.1 GENERAL

INSTALL ONLY A DIRECT-VENT SEALED-COMBUSTION GAS OR SEALED WOOD-BURNING FIREPLACE OR A SEALED WOODSTOVE AND REFER TO RESIDENTIAL REQUIREMENTS IN THE CALIFORNIA ENERGY CODE, TITLE 24, PART 6, SUBCHAPTER 7, SECTION 150.

N/A.

5.503.1.1 WOODSTOVES.

WOODSTOVES SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS.

N/A.

SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION.

THE PERMANENT HVAC SYSTEM SHALL ONLY BE USED DURING CONSTRUCTION IF NECESSARY TO CONDITION THE BUILDING OR AREAS OF ADDITION OR ALTERATION WITHIN THE REQUIRED TEMPERATURE RANGE FOR MATERIAL AND EQUIPMENT INSTALLATION. IF THE HVAC SYSTEM IS USED DURING CONSTRUCTION, USE RETURN AIR FILTERS WITH A MINIMUM EFFICIENCY REPORTING VALUE (MERV) OF 8, BASED ON ASHRAE 52.2-1999, OR AN AVERAGE EFFICIENCY OF 30 PERCENT BASED ON ASHRAE 52.1-1992. REPLACE ALL FILTERS IMMEDIATELY PRIOR TO OCCUPANCY, OR, IF THE BUILDING IS OCCUPIED DURING ALTERATION, AT THE CONCLUSION OF CONSTRUCTION.

5.504.3 COVERING OF DUCT OPENINGS AND PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.

AT THE TIME OF ROUGH INSTALLATION AND DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF THE HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED WITH TAPE, PLASTIC, SHEETMETAL, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY TO REDUCE THE AMOUNT OF DUST, WATER AND DEBRIS WHICH MAY ENTER THE SYSTEM.

NOT APPLICABLE

5.504.4 FINISH MATERIAL POLLUTANT CONTROL.

FINISH MATERIALS SHALL COMPLY WITH SECTIONS 5.504.4.1 THROUGH 5.504.4.4.

SEE PROJECT SPECIFICATIONS.

5.504.4.1 ADHESIVES, SEALANTS AND CAULKS.

1. ADHESIVES, ADHESIVE BONDING PRIMERS ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE, OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLES 5.504.4.1 AND 5.504.4.2. SUCH PRODUCTS ALSO SHALL COMPLY WITH THE RULE 1168 PROHIBITION ON THE USE OF CERTAIN TOXIC COMPOUNDS (CHLOROFORM, ETHYLENE DICHLORIDE, METHYLENE CHLORIDE, PERCHLOROETHYLENE AND TRICHLOROETHYLENE), EXCEPT FOR AEROSOL PRODUCTS AS SPECIFIED IN SUBSECTION 2, BELOW.

2 AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN ONE POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER EQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.

TABLE 5.504.4.1
ADHESIVE VOC LIMIT
LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILES ADHESIVES	65
VCT AND ASPHALTS TILE ADHESIVES	50
DRYWALL AND PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVE NOT SPECIFICALLY USED	50
SPECIALITY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBRANE ADHESIVE	140
TOP AND TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

SEE PROJECT SPECIFICATIONS.

TABLE 5.504.4.2
SEALANT VOC LIMIT
LESS WATER AND LESS EXEMPT COMPOUNDS IN GRAMS PER LITER

SEALANTS	CURRENT VOC LIMIT.
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE - PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL NONPOROUS POROUS	 250 775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

SEE PROJECT SPECIFICATIONS.

5.408.1.4 DOCUMENTATION.

DOCUMENTATION SHALL BE PROVIDED TO THE ENFORCING AGENCY WHICH DEMONSTRATES COMPLIANCE WITH SECTIONS 5.408.1.1 THROUGH 5.408.1.3. THE WASTE MANAGEMENT PLAN SHALL BE UPDATED AS NECESSARY AND SHALL BE ACCESSIBLE DURING CONSTRUCTION FOR EXAMINATION BY THE ENFORCING AGENCY.

CONTRACTOR TO DEVELOP CONSTRUCTION WASTE MANAGEMENT PLAN AND SUBMIT IT TO THE CITY FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION.

5.408.2 UNIVERSAL WASTE. [A]

GENERAL CONTRACTOR TO PROPERLY DISPOSE OF AND DIVERT FROM LANDFILLS UNIVERSAL WASTE ITEMS SUCH AS FLUORESCENT LAMPS AND BALLAST AND MERCURY CONTAINING THERMOSTATS AS WELL AS OTHER CALIFORNIA PROHIBITED UNIVERSAL WASTE MATERIALS AS MENTIONED IN THE CALIFORNIA UNIVERSAL WASTE RULE DOCUMENT:
http://www.dtsc.ca.gov/lawregspolicies/regs/upload/oeara_regs_uwr_finaltext.pdf

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS.

100 PERCENT OF TREES, STUMPS, ROCKS AND ASSOCIATED VEGETATION AND SOILS RESULTING PRIMARILY FROM LAND CLEARING SHALL BE REUSED OR RECYCLED. FOR A PHASED PROJECT, SUCH MATERIAL MAY BE STICKPILED ON SITE UNTIL THE STORAGE SITE IS DEVELOPED.

CONTRACTOR TO DEVELOP CONSTRUCTION WASTE MANAGEMENT PLAN AND SUBMIT IT TO THE CITY FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION.

SECTION 5.410 BUILDING MAINTENANCE AND OPERATION

5.410.1 RECYCLING BY OCCUPANTS.

PROVIDE READILY ACCESSIBLE AREAS THAT SERVE THE ENTIRE BUILDING AND ARE IDENTIFIED FOR THE DEPOSITING, STORAGE AND COLLECTION OF NON-HAZARDOUS MATERIALS FOR RECYCLING, INCLUDING (AT A MINIMUM) PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS AND METALS OR MEET A LAWFULLY ENACTED LOCAL RECYCLING ORDINANCE, IF MORE RESTRICTIVE.

5.410.1.1 ADDITIONS. [A]

ALL ADDITIONS CONDUCTED WITHIN A 12-MONTH PERIOD UNDER SINGLE OR MULTIPLE PERMITS, RESULTING IN AN INCREASE OF 30 PERCENT OR MORE IN FLOOR AREA, SHALL PROVIDE RECYCLING AREAS ON SITE.

EXCEPTION:
ADDITIONS WITHIN A TENANT SPACE RESULTING IN LESS THAN A 30-PERCENT INCREASE IN THE TENANT SPACE FLOOR AREA.

5.410.1.2 SAMPLE ORDINANCE.

SPACE ALLOCATION FOR RECYCLING AREAS SHALL COMPLY WITH CHAPTER 18, PART 3, DIVISION 30 OFTHE PUBLIC RESOURCES CODE. CHAPTER 18 IS KNOWN AS THE CALIFORNIA SOLID WASTE REUSE AND RECYCLING ACCESS ACT OF 1991 (ACT).

NOTE:
A SAMPLE ORDINANCE FOR USE BY LOCAL AGENCIES MAY BE FOUND IN 5.410.1 RECYCLING BY OCCUPANTS.

SEE ARCHITECTURAL DRAWINGS.

5.410.2 COMMISSIONING.

FOR NEW BUILDINGS 10,000 SQUARE FEET AND OVER, BUILDING COMMISSIONING SHALL BE INCLUDED IN THE DESIGN AND CONSTRUCTION PROCESS OF THE BUILDING PROJECT TO VERIFY THAT THE BUILDING SYSTEMS AND COMPONENTS MEET THE OWNER'S OR OWNER REPRESENTATIVE'S PROJECT REQUIREMENTS. COMMISSIONING SHALL BE PERFORMED IN ACCORDANCE WITH THIS SECTION BY TRAINED PERSONNEL WITH EXPERIENCE ON PROJECTS OF COMPARABLE SIZE AND COMPLEXITY. COMMISSIONING REQUIREMENTS SHALL INCLUDE: ITEMS 1 THROUGH 7 LISTED IN THIS SECTION.

EXCEPTIONS:
1. UNCONDITIONED WAREHOUSES OF ANY SIZE.
2. AREAS UNDER 10,000 SQUARE FEET USED FOR OFFICES OR OTHER CONDITIONED ACCESSORY SPACES WITHIN UNCONDITIONED WAREHOUSES.
3. TENANT IMPROVEMENTS UNDER 10,000 SQUARE FEET AS DESCRIBED IN SECTION 303.1.1.
4. OPEN PARKING GARAGES OF ANY SIZE, OR OPEN PARKING GARAGE AREAS, OF ANY SIZE, WITHIN A STRUCTURE.

SEE COMMISSIONING PLAN.

5.410.2.1 OWNER'S OR OWNER REPRESENTATIVE'S PROJECT REQUIREMENTS (OPR).

THE EXPECTATIONS AND REQUIREMENTS OF THE BUILDING APPROPRIATE TO ITS PHASE SHALL BE DOCUMENTED BEFORE THE DESIGN PHASE OF THE PROJECT BEGINS. THIS DOCUMENTATION SHALL INCLUDE ITEMS 1 THROUGH 6 LISTED IN THIS SECTION.

SEE BASIS OF DESIGN DOCUMENT.

5.410.2.2 BASIS OF DESIGN (BOD).

A WRITTEN EXPLANATION OF HOW THE DESIGN OF THE BUILDING SYSTEMS MEETS THE OPR SHALL BE COMPLETED AT THE DESIGN PHASE OF THE BUILDING PROJECT. THE BASIS OF DESIGN DOCUMENT SHALL COVER ITEMS 1 THROUGH 6 LISTED IN THIS SECTION.

SEE BASIS OF DESIGN DOCUMENT.

5.410.2.3 COMMISSIONING PLAN

A COMMISSIONING PLAN DESCRIBING HOW THE PROJECT WILL BE COMMISSIONED SHALL INCLUDE ITEMS LISTED IN SECTION 5.410.2.3.

SEE COMMISSIONING PLAN.

5.410.2.4 FUNCTIONAL PERFORMANCE TESTING.

FUNCTIONAL PERFORMANCE TEST SHALL DEMONSTRATE THE CORRECT INSTALLATION AND OPERATION OF EACH COMPONENT, SYSTEM AND SYSTEM-TO-SYSTEM INTERFACE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. FUNTIONAL PERFORMANCE TESTING REPORTS SHALL CONTAIN INFORMATION ADDRESSING EACH OF THE BUILDING COMPONENTS TESTED, THE TESTING METHODS UTILIZD, AND INCLUDE ANY READINGS AND ADJUSTMENTS MADE.

SEE MEP SPECIFICATIONS.

5.410.2.5 DOCUMENTATION AND TRAINING.

A SYSTEM MANUAL AND SYSTEMS OPERATIONS TRAINING ARE REQUIRED.INCLUDING OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) REQUIREMENTS IN CALIFORNIA CODE OF REGULATIONS. TITLE 8, SECTION 5142, AND OTHER RELATED REGULATIONS

SEE MEP SPECIFICATIONS.

5.410.2.5.1 SYSTEMS MANUAL.

THE SYSTEMS MANUAL SHALL BE DELIVERED TO THE BUILDING OWNER OR REPRESENTATIVE AND FACILITES OPERATOR AND SHALL INCLUDE ITEMS LISTED IN SECTION 5.410.2.5.1.

SEE MEP SPECIFICATIONS.

5.410.2.5.2 SYSTEMS OPERATIONS TRAINING.

A PROGRAM FOR TRAINING OF THE APPROPRIATE MAINTENANCE STAFF FOR EACH EQUIPMENT TYPE AND/OR SYSTEM SHALL BE DEVELOPED AND SHALL INCLUDE ITEMS LISTED IN SECTION 5.410.2.5.2.

SEE MEP SPECIFICATIONS.

5.410.2.6 COMMISSIONING REPORT.

A REPORT OF COMMISSIONING PROCESS ACTIVITIES UNDERTAKEN THROUGH THE DESIGN AND CONSTRUCTION PHASES OF THE BUILDING PROJECT SHALL BE COMPLETED AND PROVIDED TO THE OWNER OR REPRESENTATIVE.

NOT APPLICABLE

5.303.3.3.2 MULTIPLE SHOWERHEADS SERVING ONE SHOWER.

WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OULETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OULET TO BE IN OPERATION AT A TIME.

NOT APPLICABLE

5.303.3.4 FAUCETS AND FOUNTAINS.

5.303.3.4.1 NONRESIDENTIAL LAVATORY FAUCETS.

LAVATORY FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 0.5 GALLONS PER MINUTE AT 60 PSI.

5.303.3.4.2 KITCHEN FAUCETS.

KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 60PSI. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI.

5.303.3.4.3 WASH FOUNTAINS.

WASH FOUNTAINS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE/20 [RIM SPACE (INCHES) AT 60 PSI].

5.303.3.4.4 METERING FAUCETS

METERING FAUCETS SHALL NOT DELIVER MORE THAN 0.20 GALLONS PER CYCLE.

5.303.3.4.5 METERING FAUCETS FOR WASH FOUNTAINS

METERING FAUCETS FOR WASH FOUNTAINS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 0.20 GALLONS PER MINUTE/20 [RIM SPACE (INCHES) AT 60 PSI].

NOTE:
WHERE COMPLYING FAUCETS ARE UNAVAILABLE, AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION.

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 FOOD WASTE DISPOSER

DISPOSERS SHALL EITHER MODULATE THE USE OF WATER TO NO MORE THAN 1 GPM WHEN THE DISPOSER IS NOT IN USE (NOT ACTIVELY GRINDING FOOD WASTE/NO-LOAD) OR SHALL AUTOMATICALLY SHUT OFF AFTER NO MORE THAN 10 MINUTES OF INACTIVITY. DISPOSERS SHALL USE NO MORE THAN 8 GPM OF WATER.

5.303.5 AREAS OF ADDITION OR ALTERATION.

FOR THOSE OCCUPANCIES WITHIN THE AUTHORITY OF CALIFORNIA BUILDING STANDARDS COMMISSION AS SPECIFIED IN SECTION 103, THE PROVISIONS OF SECTION 5.303.3 SHALL APPLY TO NEW FIXTURES IN ADDITIONS OR AREAS OF ALTERATION TO THE BUILDING.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS.

PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE, AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1401.1 OF THE CALIFORNIA PLUMBING CODE AND IN CHAPTER 6 OF THIS CODE.

NOT APPLICABLE

SECTION 5.304 OUTDOOR WATER USE

5.304.2 OUTDOOR WATER USE IN LANDSCAPE AREAS EQUAL TO OR GREATER THAN 500 SF.

5.304.3 OUTDOOR WATER USE IN REHABILITATED LANDSCAPE PROJECTS EQUAL TO OR GREATER THAN 2,500 SF.

5.304.4 OUTDOOR WATER USE IN LANDSCAPE AREAS OF 2,500 SF OR LESS.

5.304.5 GRAYWATER OR RAINWATER USE IN LANDSCAPE AREAS.

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.

NOT APPLICABLE

SECTION 5.407 WEATHER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION

PROVIDE A WEATHER-RESISTANT EXTERIOR WALL AND FOUNDATION ENVELOPE AS REQUIRED BY CALIFORNIA BUILDING CODE SECTION 1403.2 AND CALIFORNIA ENERGY CODE SECTION 150, MANUFACTURER'S INSTALLATION INSTRUCTIONS, OR LOCAL ORDINANCE, WHICHEVER IS MORE STRINGENT.

SEE ARCHITECTURAL PLANS AND DETAILS.

5.407.2 MOISTURE CONTROL

EMPLOY MOISTURE CONTROL MEASURES BY THE FOLLOWING METHODS;

5.407.2.1 SPRINKLERS

PREVENT IRRIGATION SPRAY ON STRUCTURES.

NOT APPLICABLE

5.407.2.2 ENTRIES AND OPENINGS

DESIGN EXTERIOR ENTRIES AND OPENINGS TO PREVENT WATER INTUSION INTO BUILDING.

NOT APPLICABLE

5.407.2.2.1 EXTERIOR DOOR PROTECTION.

PRIMARY EXTERIOR ENTRIES SHALL BE COVERED TO PREVENT WATER INTRUSION BY USING NONABSORBENT FLOOR AND WALL FINISHES WITHIN AT LEAST 2 FEET AROUND AND PERPENDICULAR TO SUCH OPENINGS PLUS AT LEAST ONE OF THE ITEMS 1 THROUGH 4 LISTED IN THIS SECTION.

5.407.2.2.2 FLASHING.

INSTALL FLASHINGS INTEGRATED WITH A DRAINAGE PLANE.

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT.

RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF THE NON-HAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 5.408.1.1, 5.408.1.2 OR 5.408.1.3; OR MEET LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE, WHICHEVER IS MORE STRINGENT.

CONTRACTOR TO DEVELOP CONSTRUCTION WASTE MANAGEMENT PLAN AND SUBMIT IT TO THE CITY FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION.

5.408.1.1 CONSTRUCTION WASTE MANAGEMENT PLAN. (MANDATORY)

WHERE A LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE THAT IS MORE STRINGENT, SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN THAT COMPLIES WITH ITEMS 1 THROUGH 4 OF THIS SECTION.

CONTRACTOR TO DEVELOP CONSTRUCTION WASTE MANAGEMENT PLAN AND SUBMIT IT TO THE CITY FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION.

5.408.1.2 WASTE MANAGEMENT COMPANY.

UTILIZE A WASTE MANAGEMENT COMPANY THAT CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM THE LANDFILL COMPLIES WITH THIS SECTION

EXCEPTIONS TO SECTION 5.408.1.1 AND 5.4081.2:

1. EXCAVATED SOIL AND LAND-CLEARING DEBRIS
2. ALTERNATE WASTE REDUCTION METHODS DEVELOPED BY WORKING WITH LOCAL AGENCIES IF DIVERSION OR RECYCLE FACILITIES CAPABLE OF COMPLIANCE WITH THIS ITEM DO NOT EXIST.
3. DEMOLITION WASTE MEETING LOCAL ORDINANCE OR CALCULATED IN CONSIDERATION OF LOCAL RECYCLING FACILITIES AND MARKETS.

CONTRACTOR TO DEVELOP CONSTRUCTION WASTE MANAGEMENT PLAN AND SUBMIT IT TO THE CITY FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION.

5.408.1.3 WASTE STREAM REDUCTION ALTERNATIVE.

THE COMBINED WEIGHT OF NEW CONSTRUCTION DISPOSAL THAT DOES NOT EXCEED TWO POUNDS PER SQUARE FOOT OF BUILDING AREA MAY BE DEEMED TO MEET THE 50 PERCENT MINIMUM REQUIREMENT AS APPROVED BY THE ENFORCING AGENCY.

CONTRACTOR TO DEVELOP CONSTRUCTION WASTE MANAGEMENT PLAN AND SUBMIT IT TO THE CITY FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION.

5.106.5.3.3 EV CHARGING SPACE CALCULATION

TABLE 5.106.5.3.3 SHALL BE USED TO DETERMINE IF SINGLE OR MULTIPLE CHARGING SPACE REQUIREMENTS APPLY FOR THE FUTURE INSTALLATION OF EVSE.

EXCEPTIONS: ON A CASE BY CASE BASIS, WHERE THE LOCAL ENFORCING AGENCY HAS DETERMINED EV CHARGING AND INFRASTRUCTURE IS NOT FEASIBLE DUE TO ONE OF THE FOLLOWING:

1. WHEN THERE IS INSUFFICIENT ELECTRICAL SUPPLY.
2. WHEN THERE IS EVIDENCE SUITABLE TO THE LOCAL ENFORCING AGENCY SUBSTANTIATING THAT ADDITIONAL LOCAL UTILITY INFRASTRUCTURE DESIGN REQUIREMENTS, DIRECTLY RELATED TO THE IMPLEMENTATION OF SECTION 5.106.5.3, MAY ADVERSELY IMPACT THE CONSTRUCTION COST OF THE PROJECT.

TABLE
5.106.5.3.3

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED EV CHARGING SPACES
0-9	0
10-25	1
26-50	2
51-75	4
76-100	5
101-150	7
151-200	10
200 AND OVER	6% OF TOTAL

NOT APPLICABLE

5.106.5.3.4 [N] IDENTIFICATION.

THE SERVICE PANEL OR SUBPANEL(S) CIRCUIT DIRECTORY SHALL IDENTIFY THE RESERVED OVERCURRENT PROTECTIVE DEVICE SPACE(S) FOR FUTURE EV CHARGING AS " EV CAPABLE". THE RACEWAY TERMINATION LOCATION SHALL BE PERMANENTLY AND VISIBLY MARKED AS "EV CAPABLE."

5.106.5.3.5 [N].

FUTURE CHARGING SPACES QUALIFY AS DESIGNATED PARKING AS DESCRIBED IN SECTION 5.106.5.2 DESIGNATED PARKING.

NOTES:
1. THE CALIFORNIA DEPARTMENT OF TRANSPORTATION ADOPTS AND PUBLISHES THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (CALIFORNIA MUTCD) TO PROVIDE UNIFORM STANDARDS AND SPECIFICATIONS FOR ALL OFFICIAL TRAFFIC CONTROL DEVICES IN CALIFORNIA. ZERO EMISSION VEHICLE SIGNS AND PAVEMENT MARKINGS CAN BE FOUND IN THE NEW POLICIES AND DIRECTIVES NUMBER 13-01. www.dot.ca.gov/hq/traffops/policy/13-01.pdf
2. SEE VEHICLE CODE SECTION 22511 FOR EV CHARGING SPACES SIGNAGE IN OFF-STREET PARKING FACILITIES AND FOR USE OF EV CHARGING SPACES.
3. THE GOVERNOR'S OFFICE OF PLANNING AND RESEARCH PUBLISHED A ZERO-EMISSION VEHICLE COMMUNITY READINESS GUIDEBOOK WHICH PROVIDES HELPFULL INFORMATION FOR LOCAL GOVERNMENTS, RESIDENTS AND BUSINESSES. www.opr.ca.gov/docs/zev_guidebook.pdfwww.opr.ca.gov/docs/zev_guidebook.pdf

5.106.8 LIGHT POLLUTION REDUCTION

OUTDOOR LIGHTING SYSTEMS SHALL BE DESIGNED AND INSTALLED TO COMPLY WITH THE FOLLOWING:

1. THE MINIMUM REQUIREMENTS IN THE CALIFORNIA ENERGY CODE FOR LIGHTING ZONES 0-4 AS DEFINED IN CHAPTER 10, SECTION 10-114 OF THE CALIFORNIA ADMINISTRATIVE CODE; AND
2. BACKLIGHT (B) RATINGS AS DEFINED IN IESNA TM-15-11 (SHOWN IN TABLE A-1 IN CHAPTER 8);
3. UPLIGHT AND GLARE RATINGS AS DEFINED IN CALIFORNIA ENERGY CODE (SHOWN IN TABLES 130.2-A AND 130.2-B IN CHAPTER 8) AND
4. ALLOWABLE BUG RATINGS NOT EXCEEDING THOSE SHOWN IN TABLE 5.106.8 [N], OR

COMPLY WITH A LOCAL ORDINANCE LOWFULLY ENACTED PURSUANT TO SECTION 101.7, WHICHEVER IS MORE STRINGENT.

NOT APPLICABLE

5.106.10 GRADING AND PAVING

CONSTRUCTION PLANS SHALL INDICATE HOW SITE GRADING OR A DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS. EXAMPLES OF METHODS TO MANAGE SURFACE WATER INCLUDE THOSE SHOWN IN ITEMS 1 THROUGH 5 LISTED IN THIS SECTION..

SEE CIVIL SHEETS FOR GRADING AND DRAINAGE DESIGN.

SECTION 5.201 ENERGY EFFICIENCY PERFORMANCE REQUIREMENTS

5.201.1 SCOPE.

THE CALIFORNIA ENERGY COMMISSION WILL CONTINUE TO ADOPT MANDATORY BUILDING STANDARDS.

NOT APPLICABLE

SECTION 5.303 INDOOR WATER USE

5.303.1 METERS.

SEPARATE SUBMETERS SHALL BE INSTALLED FOR THE USES DESCRIBED IN SECTION 5.303.1.1 AND 5.303.1.2.

NOT APPLICABLE

5.303.1.1 BUILDINGS IN EXCESS OF 50,000 SF.

SEPARATE SUBMETERS SHALL BE INSTALLED AS FOLLOWS:
1. FOR EACH INDIVIDUAL LEASED, RENTED OR OTHER TENANT SPACE WITHIN THE BUILDING PROJECTED TO CONSUME MORE THAN 100 GAL/DAY.
2. WHEN SEPARATE SUBMETERS FOR INDIVIDUAL BUILDING TENANTS ARE UNFEASIBLE, FOR WATER SUPPLIED TO THE FOLLOWING SUBSYSTEMS:
   A. MAKEUP WATER FOR COOLING TOWERS WHERE FLOW THROUGH IS GREATER 500 GPM (30L/S)
   B. MAKEUP WATER FOR EVAPORATIVE COOLERS GREATER THAN 6GPM (0.04L/S)
   C. STEAM AND HOT-WATER BOILERS WITH ENERGY INPUT MORE THAN 500,000 BTU/H (147 KW)

NOT APPLICABLE

5.303.1.2 EXCESS CONSUMPTION.

A SEPARATE SUBMETER OR METERING DEVICE SHALL BE PROVIDED FOR ANY TENANT WITHIN A BUILDING OR WITHIN AN ADDITION THAT IS PROJECTED TO CONSUME MORE THAN 1,000 GAL/DAY (3800 L/DAY).

NOT APPLICABLE

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS

PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS AND SHOWERHEADS) SHALL COMPLY WITH THE FOLLOWING:

5.303.3.1 WATER CLOSETS.

THE EFFECTIVE FLUSH VOLUME OF ALL WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH. TANK-TYPE WATER CLOSETS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR TANK-TYPE TOILETS.

NOT APPLICABLE

5.303.3.2 URINALS.

5.303.3.2.1 WALL-MOUNTED URINALS.

THE EFFECTIVE FLUSH VOLUME OF WALL-MOUNTED URINALS SHALL NOT EXCEED 0.125 GALLONS PER FLUSH

5.303.3.2.2 FLOOR-MOUNTED URINALS.

THE EFFECTIVE FLUSH VOLUME OF ALL FLOOR-MOUNTED URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH.

NOT APPLICABLE

5.303.3.3 SHOWERHEADS.

5.303.3.3.1 SINGLE SHOWERHEADS.

SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS.

CAL Green GENERAL NOTES

1. THESE DOCUMENTS HAVE BEEN CREATED IN CONFORMANCE WITH DESIGN RELATED CODE REQUIREMENTS. CONFORMANCE OF CONSTRUCTION-RELATED ACTIVITIES WITH GOVERNING CODES ARE THE GENERAL CONTRACTOR'S RESPONSIBILITY, UNLESS OTHERWISE NOTED.
2. THE COST OF AND LIABILITY PROTECTION FOR SERVICES PROVIDED BY THIRD PARTY COMMISSIONING AGENTS AND SPECIAL INSPECTORS REQUIRED BY THE AUTHORITY HAVING JURISDICTION SHALL BE A SOLE RESPONSIBILITY OF THE BUILDING OWNER OR TENANT.
3. ALL MATERIAL AND PRODUCT SUBSTITUTION REQUESTS SHALL BE SUBMITTED BY THE GENERAL CONTRACTOR TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO BID AND/OR PURCHASE AND INSTALLATION. THE ARCHITECT RESERVES THE RIGHT TO REJECT ANY SUBSTITUTION REQUEST THAT DOES NOT STRICTLY CONFORM TO THE DESIGN DOCUMENTS OR THEIR INTENT. UPON REJECTION, THE CONTRACTOR IS REQUIRED TO PROVIDE SPECIFIED ITEMS AT NO ADDITIONAL COST TO THE OWNER.
4. GENERAL CONTRACTOR IS HIGHLY ENCOURAGED TO REVIEW THE SAMPLE WORKSHEETS PROVIDED IN CHAPTER 8 OF THE 2019 CALIFORNIA GREEN BUILDINGS STANDARDS CODE TO PREPARE FOR THE CREATION OF REQUIRED CONSTRUCTION WASTE MANAGEMENT DOCUMENTS.
5. IN THE EVENT OF ANY DISCREPANCY BETWEEN THIS DOCUMENT AND THE CURRENT 2019 CALIFORNIA GREEN BUILDINGS STANDARDS CODE AND AMENDMENTS, THE TEXT OF THE CODE AND AMENDMENTS SHALL GOVERN.

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION

NEWLY CONSTRUCTED PROJECTS AND ADDITIONS WHICH DISTURB LESS THAN ONE ACRE OF LAND SHALL PREVENT THE POLLUTION OF STORMWATER RUNOFF FROM THE CONSTRUCTION ACTIVITIES THROUGH ONE OR MORE OF THE MEASURES DISCRIBED IN SECTION 5.106.1.1 AND 5.106.1.2

5.106.1.1 LOCAL ORDINANCE

COMPLY WITH LAWFULLY ENACTED STORMWATER MANAGEMENT AND/OR EROSION CONTROL ORDINANCE.

5.106.1.2 BEST MANAGEMENT PRACTICES (BMP)

PREVENT THE LOSS OF SOIL THROUGH WIND OR WATER EROSION BY IMPLEMENTING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROL AND GOOD HOUSEKEEPING BMP's.

BMP DOCUMENTS TO BE PREPARED AND SUBMITTED BY GENERAL CONTRACTOR

5.106.2 STORM WATER POLLUTION PREVENTION FOR PROJECTS THAT DISTURB ONE OR MORE ACRES OF LAND

COMPLY WITH ALL LAWFULLY ENACTED STORMWATER DISCHARGE REGULATIONS FOR PROJECTS THAT (1) DISTURB ONE ACRE OR MORE OF LAND, OR (2) DISTURB LESS THAN ONE ACRE OF LAND BUT ARE PART OF A LARGER COMMON PLAN OF DEVELOPMENT OR SALE. SEE SECTION 5.106.2 FOR FULL DESCRIPTION OF REQUIREMENTS.

REFER TO THE CURRENT APPLICABLE PERMITS ON THE STATE WATER RESOURCES CONTROL BOARD WEBSITE AT: www.waterboards.ca.gov/constructionstormwater

5.106.4 BICYCLE PARKING

COMPLY WITH SECTIONS 5.106.4.1 AND 5.106.4.2: OR MEET LOCAL ORDINANCE, WHICHEVER IS STRICTER.

NOT APPLICABLE

5.106.4.1.1 SHORT-TERM BICYCLE PARKING

IF THE PROJECT IS ANTICIPATED TO GENERATE VISITOR TRAFFIC, PROVIDE PERMANENTLY ANCHORED BICYCLE RACKS WITHIN 200 FEET OF THE VISITORS' ENTRANCE, READILY VISIBLE TO PASSERS-BY, FOR 5 PERCENT OF VISITOR MOTORIZED VEHICLE PARKING CAPACITY, WITH A MINIMUM OF ONE TWO-BIKE CAPACITY RACK.

NOT APPLICABLE

5.106.4.1.2 LONG-TERM BICYCLE PARKING

FOR BUILDINGS WITH OVER 10 TENANT-OCCUPANTS, PROVIDE SECURE BICYCLE PARKING FOR 5 PERCENT OF MOTORIZED VEHICLE PARKING CAPACITY. ACCEPTABLE PARKING FACILITIES SHALL BE CONVENIENT FROM THE STREET. SHALL MEET ONE OF THE CRITERIA LISTED IN THIS SECTION.

NOT APPLICABLE

5.106.4.1.3

FOR ADDITIONS OR ALTERATIONS THAT ADD 10 OR MORE TENANT-OCCUPANT VEHICULAR PARKING SPACES, PROVIDE SECURE BICYCLE PARKING FOR 5 PERCENT OF THE TENANT VEHICULAR PARKING SPACES BEING ADDED, WITH A MINIMUM OF ONE BICYCLE PARKING FACILITY.

5.106.5.2 DESIGNATED PARKING FOR CLEAN AIR VEHICLES

PROVIDE 10% DESIGNATED PARKING FOR ANY COMBINATION OF LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL/VAN POOL VEHICLES.

TABLE
5.106.5.2

TOTAL NUMBER OF CLEAN AIR VEHICLE PARKING SPACES REQUIRED	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
26-50	3
51-75	6
76-100	8
101-150	11
151-200	16
201 AND OVER	AT LEAST 8 PERCENT OF TOTAL

NOT APPLICABLE

5.106.5.2.1 PARKING STALL MARKING

NOT APPLICABLE

5.106.5.3 ELECTRIC VEHICLE (EV) CHARGING

CONSTRUCTION SHALL COMPLY WITH SECTION 5.106.5.3.1 OR SECTION 5.106.5.3.2 TO FACILITATE FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE).

5.106.5.3.1 SINGLE CHARGING SPACE REQUIREMENTS

WHEN ONLY A SINGLE CHARGING SPACE IS REQUIRED PER TABLE 5.106.5.3.3, A RACEWAY IS REQUIRED TO BE INSTALLED AT THE TIME OF CONSTRUCTION. CONSTRUCTION PLANS AND SPECIFICATIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING:

1. THE TYPE AND LOCATION OF THE EVSE.
2. THE LISTED RACEWAY CAPABLE OF ACCOMODATING A 208/240-VOLT DEDICATED BRANCH CIRCUIT.
3. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1" .
4. THE RACEWAY SHALL ORIGINATE AT A SERVICE PANEL OR SUBPANEL SERVING THE AREA, AND SHALL TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING EQUIPMENT.
5. THE SERVICE PANEL OR SUBPANEL SHALL HAVE SUFFICIENT CAPACITY TO ACCOMMODATE A MINIMUM 40-AMPERE DEDICATED BRANCH CIRCUITS FOR THE FUTURE INSTALLATION OF THE EVSE.

5.106.5.3.2 MULTIPLE CHARGING SPACE REQUIREMENTS

WHEN MULTIPLE CHARGING SPACES ARE REQUIRED PER TABLE 5.106.5.3.3 RACEWAYS ARE REQUIRED TO BE INSTALLED AT THE RTIME OF CONSTRUCTION AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. CONSTRUCTION PLANS AND SPECIFICATIONS SHALL INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

1. THE TYPE AND LOCATION OF THE EVSE.
2. THE RACEWAYS SHALL ORIGINATE AT A SERVICE PANEL OR A SUBPANEL SERVING THE AREA, AND SHALL TERMINATE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF THE CHARGING EQUIPMENT AND INTO LISTED SUITABLE CABINETS, BOXES, ENCLOSURES, OR EQUIVALENT.
3. PLAN DESIGN SHALL BE BASED UPON 40-AMPERE MINIMUM BRANCH CIRCUITS.
4. ELECTRICAL CALCULATIONS SHALL SUBSTANTIATE THE DESIGN OF THE ELECTRICAL SYSTEM, TO INCLUDE THE RATING OF EQUIPMENT AND ANY ON-SITE DISTRIBUTION TRANSFORMERS AND HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL REQUIRED EV'S AT ITS FULL RATED AMPERAGE.
5. THE SERVICE PANEL OR SUBPANEL SHALL HAVE SUFFICIENT CAPACITY TO ACCOMMODATE THE REQUIRED NUMBER OF DEDICATED BRANCH CIRCUITS FOR THE FUTURE INSTALLATION OF THE EVSE.

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CALGREEN NOTES

DATE	REMARKS
2021-07-28	PLAN CHECK SUBMITTAL

PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	SDD21-6004-01

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CALIFORNIA GREEN BUILDINGS STANDARDS CODE 2019 - NON-RESIDENTIAL MANDATORY MEASURES

INSTALLER AND SPECIAL INSPECTOR QUALIFICATIONS

SECTION 702 QUALIFICATIONS

702.1 INSTALLER TRAINING

HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED TRAINING OR CERTIFICATION PROGRAM. UNCERTIFIED PERSONS MAY PERFORM HVAC INSTALLATIONS WHEN UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF A PERSON TRAINED AND CERTIFIED TO INSTALL HVAC SYSTEMS OR CONTRACTOR LICENSED TO INSTALL HVAC SYSTEMS. EXAMPLES OF ACCEPTABLE HVAC TRAINING AND CERTIFICATION PROGRAMS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

1. STATE CERTIFIED APPRENTICESHIP PROGRAMS
2. PUBLIC UTILITY TRAINING PROGRAMS
3. TRAINING PROGRAMS SPONSORED BY TRADE, LABOR, OR STATE-WIDE ENERGY CONSULTING OR VERIFICATION ORGANIZATIONS
4. PROGRAMS SPONSORED BY MANUFACTURING ORGANIZATIONS
5. OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY

702.2 SPECIAL INSPECTION.

BSC WHEN REQUIRED BY THE ENFORCING AGENCY, THE OWNER OR THE RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION OR OTHER DUTIES NECESSARY TO SUBSTANTIATE COMPLIANCE WITH THIS CODE. SPECIAL INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE ENFORCING AGENCY FOR THE PARTICULAR TYPE OF INSPECTION OR TASK TO BE PERFORMED. IN ADDITION, THE SPECIAL INSPECTOR SHALL HAVE A CERTIFICATION FROM A RECOGNIZED STATE, NATIONAL OR INTERNATIONAL ASSOCIATION, AS DETERMINED BY THE LOCAL AGENCY. THE AREA OF CERTIFICATION SHALL BE CLOSELY RELATED TO THE PRIMARY JOB FUNCTION, AS DETERMINED BY THE LOCAL AGENCY.

NOTE: SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO FINANCIAL INTEREST IN THE MATERIALS OR THE PROJECT THEY ARE INSPECTING FOR COMPLIANCE WITH THIS CODE.

SECTION 703 VERIFICATIONS

703.1 DOCUMENTATION.

DOCUMENTATION USED TO SHOW COMPLIANCE WITH THIS CODE SHALL INCLUDE BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS, SPECIFICATIONS, BUILDER OR INSTALLER CERTIFICATION, INSPECTION REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE. WHEN SPECIFIC DOCUMENTATION OR SPECIAL INSPECTION IS NECESSARY TO VERIFY COMPLIANCE, THAT METHOD OF COMPLIANCE WILL BE SPECIFIED IN THE APPROPRIATE SECTION OR IDENTIFIED IN THE APPLICATION CHECKLIST.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL.

WHERE OUTDOOR AREAS ARE PROVIDED FOR SMOKING, PROHIBIT SMOKING WITHIN 25 FEET OF BUILDING ENTRIES, OUTDOOR AIR INTAKES AND OPERABLE WINDOS AND WITHIN THE BUILDING AS ALREADY PROHIBITED BY OTHER LAWS OR REGULATIONS; OR AS ENFORCED BY ORDINANCES, REGULATIONS OR POLICIES OF ANY CITY, COUNTY, CITY AND COUNTY, CALIFORNIA COMMUNITY COLLEGE, CAMPUS OF THE CALIFORNIA STATE UNIVERSITY, OR CAMPUS OF THE UNIVERSITY OF CALIFORNIA, WHICHEVER ARE MORE STRINGENT. WHEN ORDINANCES, REGULATIONS OR POLICIES ARE NOT IN PLACE, POST SIGNAGE TO INFORM BUILDING OCCUPANTS OF THE PROHIBITATIONS.

NOT APPLICABLE

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL

BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF CALIFORNIA BUILDING CODE, CCR, TITLE 24, PART 2, SECTIONS 1202 (VENTILATION) AND CHAPTER 14 (EXTERIOR WALLS)

NOT APPLICABLE

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY.

FOR MECHANICALLY OR NATURALLY VENTILATED SPACES IN BUILDINGS, MEET THE MINIMUM REQUIREMENTS OF SECTION 120.1 (REQUIREMENTS FOR VENTILATION) OF THE CALIFORNIA ENERGY CODE, OR THE APPLICABLE LOCAL CODE, WHICHEVER IS MORE STRINGENT, AND DIVISION 1, CHAPTER 4 OF CCR, TITLE 8.

NOT APPLICABLE

5.506.2 CARBON DIOXIDE (CO2) MONITORING.

FOR BUILDINGS EQUIPPED WITH DEMAND CONTROL VENTILATION, CO2 SENSORS AND VENTILATION CONTROLS SHALL BE SPECIFIED AND INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA ENERGY CODE, SECTION 120.1(c)(4).

NOT APPLICABLE

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL

EMPLOY BUILDING ASSEMBLIES AND COMPONENTS WITH STC VALUES DETERMINED IN ACCORDANCE WITH ASTM E 90 AND ASTM E 413 OR OUTDOOR-INDOOR SOUND TRANSMISSION CLASS (OITC) ITC DETERMINED IN ACCORDANCE WITH ASTM E 1332, USING EITHER THE PRESCRIPTIVE OR PERFORMANCE METHOD IN SECTION 5.507.4.1 OR 5.507.4.2. SEE SECTION 5.507 FOR EXCEPTIONS.

NOT APPLICABLE

5.507.4.1 EXTERIOR NOISE TRANSMISSION, PRESCRIPTIVE METHOD

WALL AND FLOOR-CEILING ASSEMBLIES EXPOSED TO THE NOISE SOURCE MAKING UP THE BUILDING OR ADDITION OR ALTERED ENVELOPE SHALL HAVE EXTERIOR WALL AND ROOF CEILING ASSEMBLIES MEETING A COMPOSITE STC RATING OF AT LEAST 50 OR A COMPOSITE OITC RATING OF NO LESS THAN 40 WITH EXTERIOR WINDOWS OF A MINIMUM STC 40 OR OITC OF 30 WITHIN THE 65 CNEL CONTOUR OF AN AIRPORT, FREEWAY, EXPRESSWAY, RAILROAD, INDUSTRIAL SOURCE OR FIXED -GUIDEWAY SOURCE. SEE THIS SECTION FOR FULL DESCRIPTION AND EXCEPTIONS.

SEE NOT APPLICABLE

5.507.4.1.1 NOISE EXPOSURE WHERE NOISE CONTOURS ARE NOT READILY AVAILABLE

BUILDINGS EXPOSED TO A NOISE LEVEL OF 65 dB Leq-1-Hr DURING ANY HOUR OF OPERATION SHALL HAVE EXTERIOR WALL AND ROOF-CEILING ASSEMBLIES EXPOSED TO THE NOISE SOURCE MEETING A COMPOSITE STC RATING OF AT LEAST 45 (OR OITC 35), WITH EXTERIOR WINDOWS OF A MINIMUM STC OF 40 (OR OITC 30).

SEE NOT APPLICABLE

5.507.4.2 PERFORMANCE METHOD

FOR BUILDINGS LOCATED AS DEFINED IN SECTION 5.507.4.1 OR 5.507.4.1.1, WALL AND ROOF-CEILING ASSEMBLIES EXPOSED TO THE NOISE SOURCE MAKING UP THE BUILDING OR ADDITION ENVELOPE OR ALTERED ENVELOPE SHALL BE CONSTRUCTED TO PROVIDE AN INTERIOR NOISE ENVIRONMENT ATTRIBUTABLE TO EXTERIOR SOURCES THAT DOES NOT EXCEED AN HOURLY EQUIVALENT NOISE LEVEL (L eq - 1-Hr) OF 50 DBA IN OCCUPIED AREAS DURING ANY HOUR OF OPERATION.

5.507.4.2.1 SITE FEATURES

EXTERIOR FEATURES SUCH AS SOUND WALLS OR EARTH BERMS MAY BE UTILIZED AS APPROPRIATE TO THE PROJECT TO MITIGATE SOUND MIGRATION TO THE INTERIOR.

SEE CIVIL PLANS

5.507.4.2.2 DOCUMENTATION OF COMPLIANCE

AN ACOUSTICAL ANALYSIS DOCUMENTING COMPLYING INTERIOR SOUND LEVELS SHALL BE PREPARED BY PERSONNEL APPROVED BY THE ARCHITECT OR ENGINEER OF RECORD.

SEE ARCHITECTURAL PLANS

5.507.4.3 INTERIOR SOUND TRANSMISSION

WALL AND FLOOR-CEILING ASSEMBLIES SEPARATING TENANT SPACES AND TENANT SPACES AND PUBLIC PLACES SHALL HAVE AN STC OF AT LEAST 40.

SEE NOT APPLICABLE

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 OZONE DEPLETION AND GREENHOUSE GAS REDUCTIONS.

INSTALLATIONS OF HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT SHALL COMPLY WITH SECTIONS 5.508.1.1 AND 5.508.1.2.

SEE NOT APPLICABLE

5.508.1.1 CHLOROFLUOROCARBONS (CFCs).

INSTALL HVAC AND REFRIGERATION EQUIPMENT THAT DOES NOT CONTAIN CFCS.

SEE NOT APPLICABLE

5.508.1.2 HALONS.

INSTALL FIRE SUPPRESSION EQUIPMENT THAT DO NOT CONTAIN HALONS.

SEE SEE NOT APPLICABLE

5.508.2 SUPERMARKET REFRIGERANT LEAK REDUCTION.

NEW COMMERCIAL REFRIGERATION SYSTEMS SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION WHEN INSTALLED IN RETAIL FOOD STORES 8,000 SQUARE FEET OR MORE CONDITIONED AREA, AND THAT UTILIZE EITHER REFRIGERATED DISPLAY CASES, OR WALK- IN COOLERS OR FREEZERS CONNECTED TO REMOTE COMPRESSOR UNITS OR CONDENSING UNITS. THE LEAK REDUCTION MEASURES APPLY TO REFRIGERATION SYSTEMS CONTAINING HIGH-GLOBAL-WARMING POTENTIAL (HIGH-GWP) REFRIGERANTS WITH A GWP OF 150 OR GREATER. NEW REFRIGERATION SYSTEMS INCLUDE BOTH NEW FACILITIES AND THE REPLACEMENT OF EXISTING REFRIGERATION SYSTEMS IN EXISTING FACILITIES. SEE SUBSECTIONS OF SUBSECTION 5.508.2 FOR DETAILED REQUIREMENTS AND EXCEPTIONS.

SEE NOT APPLICABLE

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CALGREEN NOTES

DATE	REMARKS
2021-07-28	PLAN CHECK SUBMITTAL

PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	SDD21-6004-01

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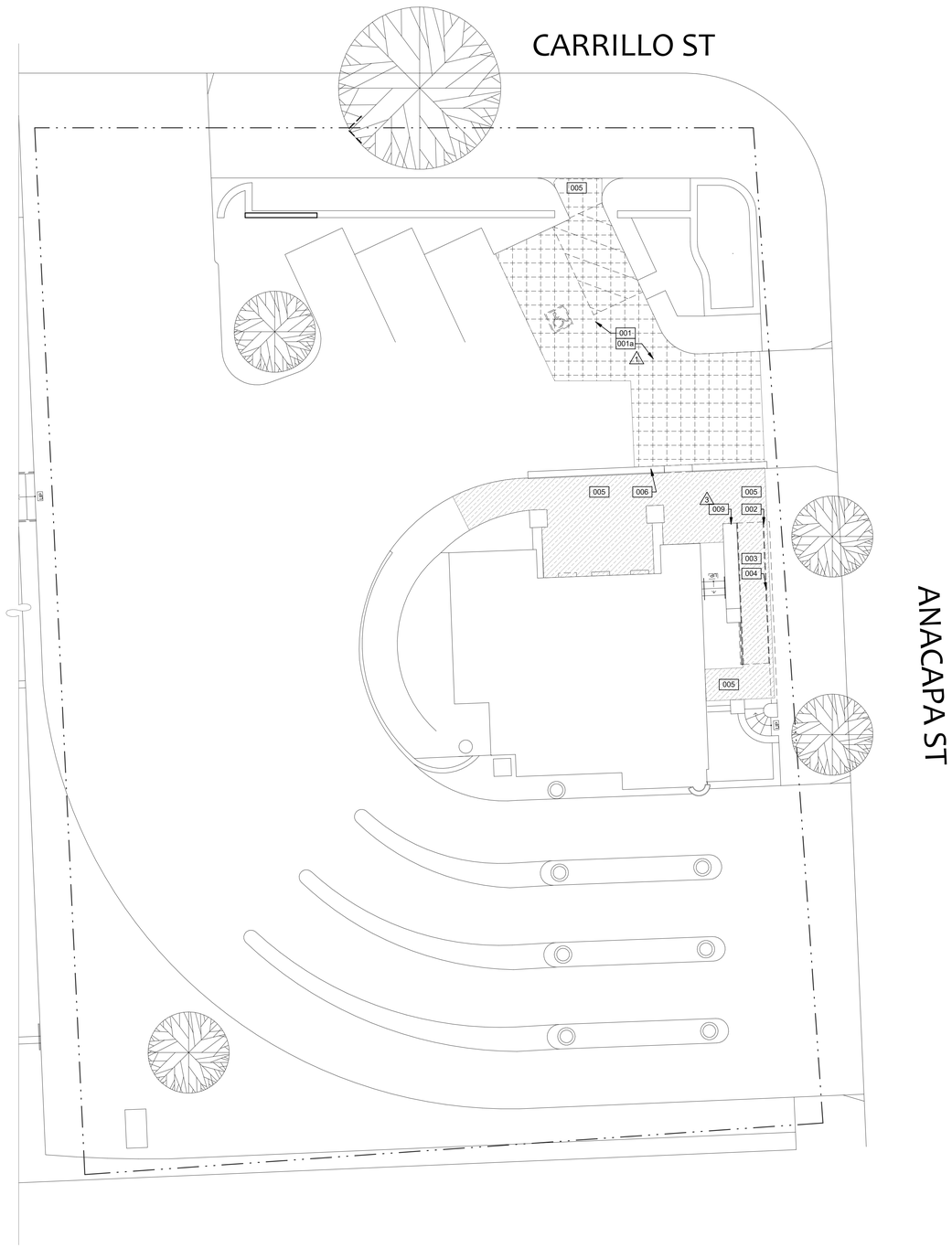

1/8"=1'-0"

0 4' 8' 16' 32'

DEMOLITION SITE PLAN

SCALE: 1/8" = 1'-0"

1 N

KEYNOTES:

SEE SHEETS I0.1 - I0.2 FOR GENERAL NOTES

001 EXISTING PARKING, AISLE AND PATH OF TRAVEL TO BE RECONFIGURED TO COMPLY WITH ADA. REFERENCE NEW SITE PLAN FOR ADDITIONAL INFORMAITON.

001a HATCH INDICATES EXISTING PAVING TO BE REMOVED - REFERENCE CIVIL SHEETS 4 OF 4 FOR ADDITIONAL INFORMATION. 1

002 EXISTING HANDRAILS TO BE REMOVED IN THIS LOCATION. PREP FOR NEW PER NEW SITE PLAN.

003 EXISTING RAMP TO BE RECONFIGURED PER NEW SITE PLAN.

004 EXISTING WALL TO BE ALTERED TO ACHIEVE 48" CLEAR. REFERENCE NEW SITE PLAN.

005 REMOVE EXISTING PAVING IN THIS LOCATION.

006 SAW CUT EXISTING CURB AND SCREEM WALL FOR NEW ADA ACCESS. REFERENCE NEW SITE PLAN.

009 EXISTING PLANTER TO REMAIN. 3

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DEMOLITION SITE PLAN

	DATE	REMARKS
	2021-07-28	PLAN CHECK SUBMITTAL
1	2021-10-12	PLAN CHECK RESUBMITTAL - DELTA 1
3	2021-11-23	PLAN CHECK RESUBMITTAL - DELTA 3

PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	SDD21-6004-01

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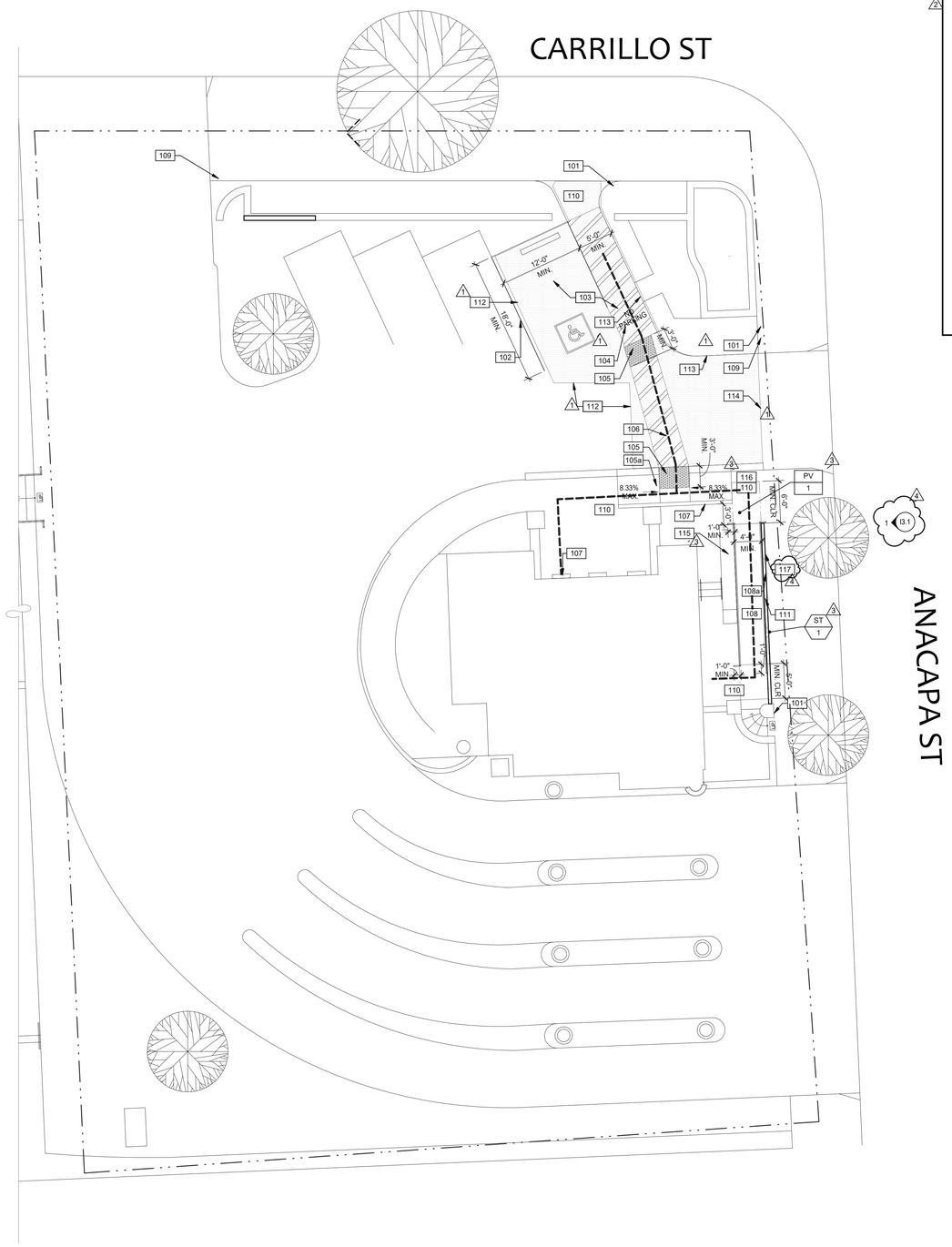

1/8"=1'-0"

0 4' 8' 16' 32'

NEW SITE PLAN

SCALE: 1/8" = 1'-0"

PARKING CALCULATION

EXISTING AUTOMOBILE PARKING #	NEW AUTOMOBILE PARKING #	EXISTING BICYCLE PARKING #	NEW BICYCLE PARKING #	REQUIRED AUTOMOBILE PARKING # BY CODE.	REQUIRED BICYCLE PARKING # BY CODE.
4	0	-	-	0	0
-	-	0	0	0	0

EXISTING AUTOMOBILE PARKING NUMBER NOT AFFECTED. NO EXISTING CICYCLE PARKING ON SITE. PARCEL LOCATED IN CENTRAL BUSINESS DISTRICT - 100 PERCENT PARKING ZONE OF BENEFIT, 0 AUTOMOBILE OR BICYCLE PARKING SPACES ARE REQUIRED BY CODE.

FINISHES

INDICATES LOCATION OF NON-TYPICAL WALL FINISH

ST 1
ITEM: STONE
MANUF.: CREATIVE MINES
COLOR/NO.: SANDOLLAR
SIZE: 4" X 22"
STYLE: CRAFT URBAN STRIP

PV 1
ITEM: PERMEABLE PAVER
MANUF.: HYDROFLOW
STYLE: STANDARD - ESTATE SERIES
COLOR/NO.: S1 RED

KEYNOTES:

101 PROVIDE NEW DIRECTIONAL SIGNAGE AT THIS LOCATION. REFERENCE DETAIL 2 ON SHEET I0.3.
102 EXISTING PARKING TO BE RE-STRIPPED AS REQUIRED.
103 NEW VAN ACCESSIBLE PARKING WITH SIGNAGE AND ASILE, REFERENCE DETAIL 14-16 ON SHEET I0.3.
104 THE WORDS "NO PARKING" SHALL BE PAINTED ON THE GROUND WITHIN 5'-0"/8'-0" (AT VAN SPACE) LOADING AND UNLOADING ACCESS AISLE. THIS NOTICE SHALL BE PAINTED IN WHITE LETTER NO LESS THAN 12 INCHES HIGH AND LOCATED SO THAT IT IS VISIBLE TO TRAFFIC ENFORCEMENT OFFICIALS. CBC SECTION 1129B4.1 & 1129B4.2. REFERENCE DETAIL 2 ON SHEET I0.3.
105 NEW TRUNCATED DOMES/DETECTABLE WARNINGS. REFERENCE DETAIL 17 ON SHEET I0.3.
105a NEW CURB RAMP, REFERENCE DETAIL 9 ON SHEET I0.3.
106 HEAVY DASHED LINE INDICATES NEW WALK, FULLY ACCESSIBLE PATH OF TRAVEL. 2.08% (1:48) MAX CROSS SLOPE AND 5% MAX SLOPE IN THE DIRECTION OF TRAVEL.
107 NEW WALK-UP TELLER / SALE TRANSATION TO BE AT 34" AFF MAX., 36" MIN LENGTH.
108 EXISTING RAMP TO BE RECONFIGURED TO COMPLY WITH CODE. RECONFIGURE WALL TO GET 48" CLR. WIDTH. RAMP TO BE 8.33% (1:12) OR LESS RUNNING SLOPE AND 2.08% (1:48) MAX. CROSS SLOPE.
108a PROVIDE NEW HANDRAILS AT RECONFIGURED RAMP, REFERENCE DETAIL 1 ON SHEET I0.3, COLOR OF HANDRAILS TO MATCH EXISTING HANDRAILS ON SITE. HANDRAILS TO MEET ADA REQUIREMENTS AND CITY'S DESIGN GUIDELINES.
109 PROVIDE NEW UNAUTHORIZED VEHICLE SIGNGAGE IN THIS LOCATION, REFERENCE DETAIL 13 ON SHEET I0.3.
110 NEW WALKWAY TO COMPLY WITH CODE 2.08% MAX CROSS SLOPE, 5% MAX SLOPE IN THE DIRECTION OF TRAVEL, PAVERS PER LEGEND (PV-1) REFERENCE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
111 NEW 6" CMU WALL, REFERENCE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
112 NEW PAVING TO MATCH EXISTING, REFERENCE CIVIL SHEET 4 OF 4 FOR ADDITIONAL INFORMATION.
113 NEW PERVIOUS PAVERS BMPS PAVERS PER DETAIL ON CIVILG SHEETS 4 OF 4.
114 NEW BMP PAVER 3" PVC (SDR35) SUB DRAIN. REFERENCE CIVIL SHEETS 4 OF 4 FOR ADDITIONAL INFORMATION.
115 EXISTING PLANTER TO REMAIN IN THIS AREA.
116 PROVIDE NEW PAVERS BY HYDROFLOW REFERENCE LEGEND FOR ADDITIONAL INFORMATION.
117 NEW CMU WALL TO BE FINISHED WITH STONE VENEER, STONE BY CREATIVE MINES, STYLE: CRAFT URBAN STRIP, COLOR: SANDOLLAR, 4"x22". REFERENCE FINISH TAG.

EXISTING APPROVED HANDRIALS FOR REFERENCE.
NEW HANDRAILS TO MATCH.

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1/31/2023
STATE OF CALIFORNIA

UNION BANK SANTA BARBARA
931 E. ANACAPA ST.
SANTA BARBARA, CA 93101

NEW SITE PLAN

DATE	REMARKS
2021-07-28	PLAN CHECK SUBMITTAL
2021-10-12	PLAN CHECK RESUBMITTAL - DELTA 1
2021-11-10	PLAN CHECK RESUBMITTAL - DELTA 2
2021-12-23	PLAN CHECK RESUBMITTAL - DELTA 3
2022-02-01	PLANNING REVIEW

PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	SDD21-6004-01

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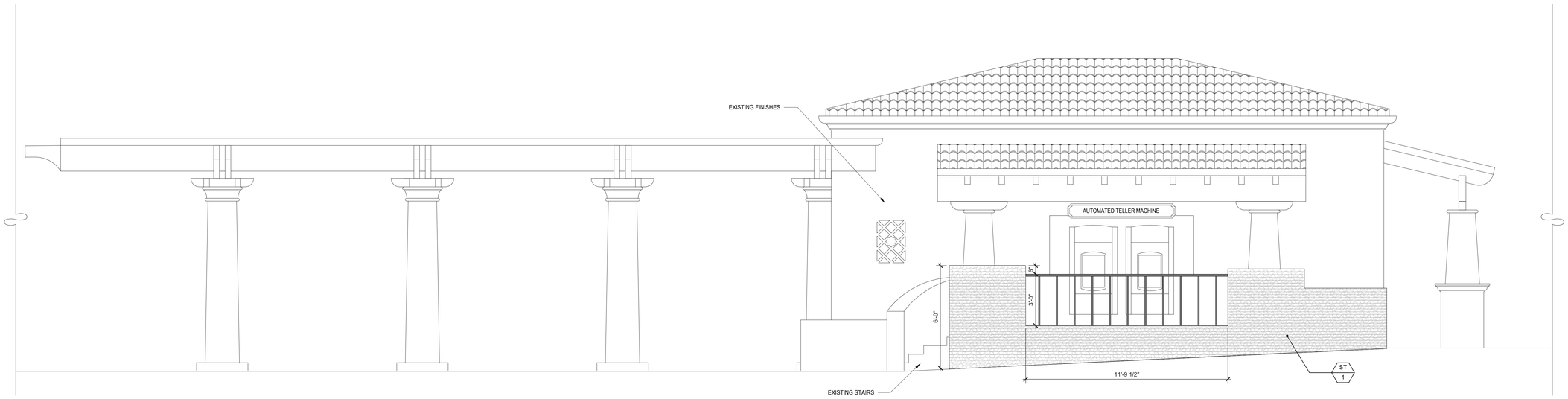
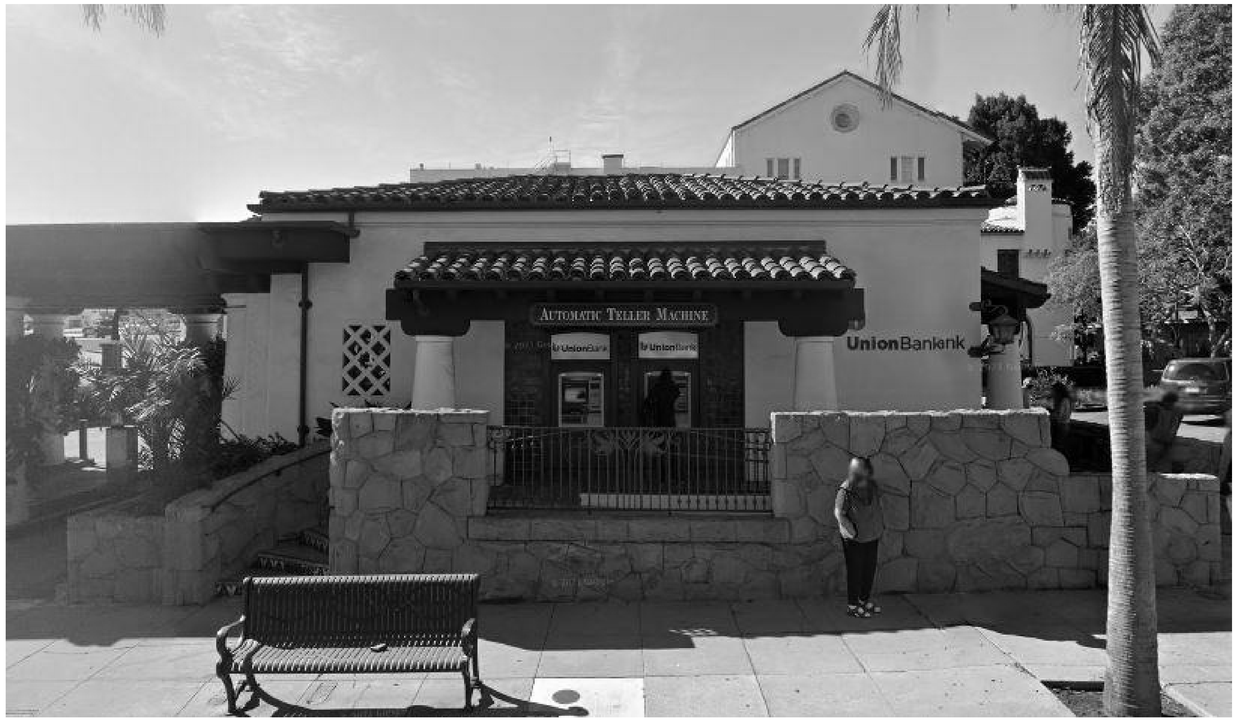


ANACAPA ST - NEW BUILDING ELEVATION (PROPOSED WALL/RAILING) 1 A

SCALE: 3/8" = 1'-0"



ANACAPA ST - EXISTING BUILDING IMAGES FOR REFERENCE 2 A

SCALE: 3/8" = 1'-0"

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931 E. ANACAPA ST.
SANTA BARBARA, CA 93101

EXTERIOR ELEVATIONS

	DATE	REMARKS
4	2022-02-01	PLANNING REVIEW

PA/PM:	Approver
DRAWN BY.:	Author
JOB NO.:	SDD21-6004-01

SHEET 4

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GENERAL NOTES

1 ALL WORK SHALL COMPLY WITH 2019 CALIFORNIA BUILDING CODE AND ALL GOVERNING CODES.
2 ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE SPECIFICATIONS.
3 SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING:
A. SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS, EXCEPT AS NOTED.
B. SIZE AND LOCATION OF ALL INTERIOR AND EXTERIOR NON-BEARING PARTITIONS, EXCEPT AS NOTED.
C. SIZE AND LOCATION OF ALL CONCRETE CURBS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, CHANGE IN LEVEL, CHAMFERS, GROOVES, INSERTS ETC. EXCEPT AS SHOWN.
D. SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS EXCEPT AS SHOWN.
E. FLOOR AND ROOF FINISHES.
F. DIMENSIONS NOT SHOWN ON STRUCTURAL DRAWINGS.
4 DRAWING SCALES NOTED ON STRUCTURAL DRAWINGS ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL VERIFY DIMENSIONS NOT NOTED WITH THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
5 THE GENERAL CONTRACTOR SHALL VERIFY THE DIMENSIONS SHOWN ON STRUCTURAL DRAWINGS WITH THE ONES SHOWN ON ARCHITECTURAL DRAWINGS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH WORK.
6 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL TEMPORARY SHORING. ALL SHORING SHALL BE DESIGNED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF CALIFORNIA. WHERE REQUIRED THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING SHORING CALCULATIONS AND DETAILS TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL. TEMPORARY BRACING OR SHORING SHALL BE PROVIDED WHEREVER REQUIRED TO SUPPORT LOADS AS MAY BE IMPOSED UPON THE STRUCTURE DURING CONSTRUCTION. SUCH BRACING SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SHALL REMAIN IN PLACE AS LONG AS REQUIRED TO MAINTAIN SAFETY.
7 FIELD WELDING TO BE DONE BY WELDERS CERTIFIED BY THE BUILDING DEPARTMENT FOR STRUCTURAL STEEL, REINFORCING STEEL AND LIGHT GAUGE STEEL. CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED.
8 DESIGN CRITERIA PER 2019 CBS 1603
SEISMIC PARAMETERS
SEISMIC IMPORTANCE FACTOR, I= 1.0
MAPPED SPECTRAL RESPONSE ACCELERATIONS:
Ss= 1.85, S1= 0.688
Sds= 1.48, Sd1= 0.445
SITE CLASS D (DEFAULT)
SEISMIC RISK CATEGORY = D
RISK CATEGORY, II
DESIN/ BASE SHEAR Fp = 1.11Wp

WIND PARAMETERS
ULTIMATE DESIGN WIND SPEED = 94 MPH (RISK CATEGORY II)
WIND EXPOSURE CATEGORY = C

CONCRETE

1 SCHEDULE OF STRUCTURAL CONCRETE 28-DAY COMPRESSIVE STRENGTH AND TYPES:

LOCATION IN STRUCTURE	28-DAY COMPRESSIVE STRENGTH	DENSITY
CONC MIX FOR BACKFILL	2000 PSI	145 PCF
SLAN-ON-GRADE	4000 PSI	145 PCF
FOOTINGS	4000 PSI	145 PCF
ALL CONCRETE U.N.O.	4000 PSI	145 PCF

2 ALL CONSTRUCTION JOINTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL CONSTRUCTION JOINT DETAILS SHOWN ON THE STRUCTURAL AND ARCHITECTURAL DRAWINGS.
3 CLEAN AND ROUGHEN TO 1/4" AMPLITUDE ALL CONCRETE CONSTRUCTION JOINT SURFACES AGAINST WHICH CONCRETE IS TO BE PLACED. ALL CONSTRUCTION JOINTS SHALL BE WETTED AND STANDING WATER SHALL BE REMOVED IMMEDIATELY BEFORE NEW CONCRETE IS PLACED.
4 PROVIDE SLEEVES FOR PLUMBING AND ELECTRICAL OPENINGS IN CONCRETE BEFORE POURING CONCRETE. DO NOT CUT ANY REINFORCING WHICH MAY CONFLICT. CORING IN CONCRETE IS NOT PERMITTED UNLESS APPROVED BY THE STRUCTURAL ENGINEER AND ARCHITECT NOTIFY THE OWNER'S REPRESENTATIVE IN ADVANCE OF CONSTRUCTION OF CONDITIONS NOT SHOWN ON DRAWINGS.
5 CLEAR COVERAGE OF CONCRETE OVER OUTER REINFORCING SHALL BE AS FOLLOWS:

LOCATION IN STRUCTURE		CLEAR COVERAGE
FOOTING	TOP BARS	2"
	BOTTOM AND SIDE BARS EXPOSED TO EARTH	3"
WALL	EXTERIOR AGAINST EARTH OR EXPOSED TO WEATHER	2"
	INTERIOR FACE	3/4"
SLAB	EXTERIOR AGAINST EARTH OR EXPOSED TO WEATHER	2"
	INTERIOR FACE	1 1/4"
BEAMS/COLUMNS	EXTERIOR AGAINST EARTH OR EXPOSED TO WEATHER	2"
	INTERIOR FACE	1 1/2"

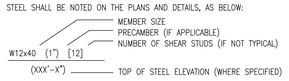
6 ALL REINFORCEMENT INCLUDING WWF SHALL BE CHARED UP.
7 COORDINATE EXPOSED COLD JOINTS WITH ARCHITECTURAL DRAWINGS.
8 SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS AND SIZE OF CURBS, CHAMFERS, GROOVES, INSERTS (STUD BOLTS, ANCHORS, PLATES, ...) ETC.
9 CONCRETE FOR TOPPING SLABS SHALL NOT BE PLACED UNTIL CONCRETE SLAB BELOW HAS REACHED FULL 28 DAY COMPRESSIVE STRENGTH.
10 ALL CONCRETE ELEMENTS SHALL BE REINFORCED NO PLAIN CONCRETE IS PERMITTED. ALL CONCRETE ELEMENTS SHALL BE REINFORCED WITH A MINIMUM STEEL AREA OF 0.0018 TIMES THE CROSS-SECTIONAL AREA OF CONCRETE ELEMENT CONTINUOUS IN EACH DIRECTION, TYPICAL UNLESS NOTED OTHERWISE.
11 ALL TRANSIT-MIXED CONCRETE SHALL BE PROVIDED BY A CONCRETE PLANT WHICH COMPLIES FULLY WITH THE REQUIREMENTS OF CBC STANDARDS AND HAS BEEN CERTIFIED BY AN AGENCY ACCEPTABLE TO GOVERNING JURISDICTION SO THAT BATCH PLANT INSPECTION MAY BE WAVED.

CONCRETE UNIT MASONRY

1 ALL MASONRY MATERIALS, CONSTRUCTION METHODS AND TESTING SHALL BE IN ACCORDANCE WITH 2019 CALIFORNIA BUILDING CODE.
2 CONCRETE BLOCK (CONCRETE MASONRY UNITS-CMU) SHALL BE HOLLOW LOAD-BEARING CONCRETE UNITS, GRADE N-1, MEDIUM WEIGHT UNITS. THE MINIMUM COMPRESSIVE STRENGTH OF INDIVIDUAL CONCRETE MASONRY UNITS SHALL BE 1900 PSI. PROPER MASONRY UNITS SHALL BE USED TO PROVIDE FOR ALL DOORS, WINDOWS, BOND BEAMS, LINTELS AND PILASTER, ETC.
3 MORTAR SHALL BE TYPE S. MOTOR SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI AT 28 DAYS.
4 GROUT SHALL ATTAIN MINIMUM COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS.
5 MASONRY DESIGN STRENGTH f'm, ASSUMED FOR DESIGN IS 1500 PSI.
6 THE CLEAR DISTANCE BETWEEN THE SURFACE OF A BAR AND ANY SURFACE OF A MASONRY UNIT SHALL BE ONE BAR DIAMETER, BUT NOT LESS THAN 1/2 INCHES. ALL REINFORCING BARS SHALL ALSO HAVE A MINIMUM COVER, INCLUDING MASONRY UNIT OF 1 1/2 INCHES WHEN EXPOSED TO WEATHER AND 2 INCHES WHEN EXPOSED TO SOIL, TYP. U.N.O.
7 ALL MASONRY CONSTRUCTION SHALL HAVE CONTINUOUS INSPECTION BY AN INSPECTOR APPROVED BY GOVERNING JURISDICTION.
8 ALL MASONRY UNIT CELLS SHALL BE GROUTED SOLID BY LOW-LIFT OR HIGH LIFT GROUTED CONSTRUCTION METHOD. GROUTING SHALL COMPLY WITH THE REQUIREMENTS OF 2017 CITY OF LOS ANGELES BUILDING CODE.
9 HORIZONTAL REINFORCING SHALL BE LAID ON THE webS OF BOND UNITS AND SHALL BE SOLIDLY GROUTED IN PLACE.
10 BOND: UNLESS OTHERWISE INDICATED, NOTED OR SPECIFIED, LAY ALL UNITS IN COMMON RUNNING BOND.

STRUCTURAL STEEL

1 UNLESS OTHERWISE NOTED, ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING:
A. WIDE-FLANGES: ASTM A992 GRADE 50 (Fy=50 KSI).
B. ANGLES: ASTM A36 (Fy=36 KSI).
C. PLATES AND MEMBERS BUILT-UP FROM PLATES: ASTM A572 GRADE 50 (Fy=50 KSI).
D. CHANNELS: ASTM A572 GRADE 50 (Fy=50KSI)
E. HSS TUBES (SQUARE AND RECTANGULAR): ASTM A500 GRADE B (Fy=46 KSI).
F. HSS TUBES (ROUND): ASTM A500 GRADE B (Fy=42 KSI).
G. RODS ASTM A572 GRADE 65 (Fy=65 KSI).
2 STEEL SHALL BE NOTED ON THE PLANS AND DETAILS, AS BELOW:



3 ALL CONNECTION DESIGN FORCES INDICATED IN THE DRAWINGS ARE SERVICE (UNFACTORED), EXCEPT WHERE NOTED OTHERWISE.
4 ALL BOLTS SHALL BE 7/8" DIAMETER A325 MINIMUM UNLESS OTHERWISE NOTED ON THE DRAWINGS.
5 ANCHOR BOLTS SHALL BE ASTM F1554 GRADE 55 WITH SUPPLEMENTARY REQUIREMENT S1 FOR WELDABILITY UNO.
6 'MC' OR ON PLANS INDICATES A MOMENT CONNECTION REQUIRED TO DEVELOP THE FULL MOMENT AND SHEAR CAPACITY OF THE MEMBER UNO.
7 ALL WELDING SHALL BE IN ACCORDANCE WITH THE STANDARD CODE FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION OF THE AMERICAN WELDING SOCIETY. ALL BUTT WELDS SHALL BE FULL PENETRATION WELDS AND FILLET WELDS SHALL BE MINIMUM 1/4".
8 WELDING SHALL BE PERFORMED BY WELDERS CERTIFIED IN ACCORDANCE WITH AWS REQUIREMENTS
9 WELDING ELECTRODES SHALL BE CLASS E70XX UNO, EXCEPT WHEN WELDING TO EXISTING STEEL.
10 SHOP AND ERECTION DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. NO FABRICATION OF STEEL SHALL COMMENCE WITHOUT APPROVED SHOP DRAWINGS. SHOP DRAWINGS ARE PREPARED AND USED BY THE CONTRACTOR AS INSTRUMENTS TO SEQUENCE WORK AND TO FACILITATE FABRICATION AND ERECTION. REVIEW OF SHOP DRAWINGS SHALL BE FOR GENERAL CONFORMANCE WITH THE PROJECT REQUIREMENTS. FABRICATOR SHALL ALLOW FOR A MINIMUM REVIEW PERIOD OF 15 WORKING DAYS. THE FABRICATION SCHEDULE SHALL ALSO ALLOW FOR AT LEAST ONE RESUBMISSION OF EACH DRAWINGS. STEEL FABRICATOR SHALL PRODUCE A FULL SET OF AS-BUILT DRAWINGS FOR THE CLIENT AT THE COMPLETION OF THE WORKS. AS-BUILT DRAWINGS SHALL INCLUDE ALL FIELD MODIFICATIONS TO THE STRUCTURAL STEEL.
11 STRUCTURAL STEEL SHALL BE CENTERED ABOUT STRUCTURAL GRIDLINES UNLESS OTHERWISE NOTED.
12 THE CONTRACTOR SHALL PROVIDE MIN. 4" CONCRETE COVER AROUND ALL STEEL MEMBERS/COMPONENTS (WF,HSS, PLATE, BOLTS, ETC.) ADJACENT (EXPOSED) TO SOIL U.N.O.
13 ALL STRUCTURAL AND ARCHITECTURAL STEEL EXPOSED TO WEATHER SHALL BE HOT-DIPPED GALVANIZED.
14 COMPLETE PENETRATION WELDS SHALL BE MADE WITH E70 ELECTRODES WITH CHARPY V-NOTCH TOUGHNESS OF 20 FT-LB. AT -20°F

STRUCTURAL OBSERVATION NOTES

1 STRUCTURAL OBSERVATION IS THE VISUAL OBSERVATION OF THE ELEMENTS AND CONNECTIONS OF THE STRUCTURAL SYSTEM AT SIGNIFICANT CONSTRUCTION STAGES AND OF THE COMPLETED STRUCTURE FOR GENERAL CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS. STRUCTURAL OBSERVATION DOES NOT WAIVE THE RESPONSIBILITY FOR THE INSPECTIONS REQUIRED OF THE BUILDING INSPECTORS OR THE DEPUTY INSPECTOR.
2 STRUCTURAL OBSERVATION SHALL BE PERFORMED BY THE ENGINEER OF RECORD.
3 THE OWNER SHALL COORDINATE AND CALL FOR A MEETING BETWEEN THE ENGINEER OR ARCHITECT RESPONSIBLE FOR STRUCTURAL DESIGN, THE STRUCTURAL OBSERVER, CONTRACTOR, AFFECTED SUBCONTRACTORS AND DEPUTY INSPECTOR TO IDENTIFY THE MAJOR STRUCTURAL ELEMENTS AND CONNECTIONS THAT AFFECT THE VERTICAL AND LATERAL LOAD SYSTEMS OF THE STRUCTURE AND TO REVIEW SCHEDULING OF THE REQUIRED OBSERVATIONS.
4 THE STRUCTURAL OBSERVER SHALL BE GIVEN AT LEAST TWO BUSINESS DAYS NOTICE BEFORE A SITE VISIT IS REQUIRED FOR OBSERVATION.
5 THE STRUCTURAL OBSERVER SHALL PERFORM SITE VISITS AT STAGES OF CONSTRUCTION THAT ALLOW FOR CORRECTION OF DEFICIENCIES WITHOUT SUBSTANTIAL EFFORT OR UNCOVERING OF THE WORK INVOLVED. AT A MINIMUM, OBSERVER REPORT FROM THE STRUCTURAL OBSERVER:
A. INSTALLATION OF WALL FRAMING.
6 THE STRUCTURAL OBSERVER SHALL PREPARE A REPORT FOR EACH SITE VISIT. THE ORIGINAL OF THE OBSERVATION REPORT SHALL BE SENT TO THE BUILDING INSPECTORS OFFICE. ONE COPY OF THE REPORT SHALL BE ATTACHED TO THE APPROVED PLANS. COPIES OF THE REPORT SHALL BE GIVEN TO THE OWNER. CONTRACTOR AND DEPUTY INSPECTOR.
7 A FINAL OBSERVATION REPORT SHALL BE SUBMITTED SHOWING THAT ALL OBSERVED DEFICIENCIES WERE RESOLVED AND THE STRUCTURAL SYSTEM CONFORMS GENERALLY TO THE APPROVED PLANS AND SPECIFICATIONS. THE DEPARTMENT OF BUILDING AND SAFETY WILL NOT ACCEPT THE STRUCTURAL WORK WITHOUT THE FINAL OBSERVATION REPORT AND CORRECTION OF SPECIFIC DEFICIENCIES NOTED DURING NORMAL BUILDING AND DEPUTY INSPECTION.
8 ONLY THE ENGINEER OR ARCHITECT OF RECORD MAY DEVELOP CHANGES RELATING TO THE STRUCTURAL SYSTEMS. THE BUILDING DEPARTMENT SHALL REVIEW AND APPROVE CHANGES TO THE APPROVED PLANS AND SPECIFICATIONS.

SPECIAL INSPECTIONS

1 SPECIAL INSPECTION IN ACCORDANCE WITH TITLE 24, PART 2, CBC BY A REGISTERED DEPUTY BUILDING INSPECTOR APPROVED BY THE STRUCTURAL ENGINEER AND BUILDING DEPARTMENT, SHALL BE REQUIRED FOR THE FOLLOWING TYPES OF WORK. SEE PROJECT SPECIFICATIONS FOR SPECIFIC REQUIREMENTS.
2 CERTIFICATION IS REQ'D FOR STRUCTURAL STEEL, REINF. STEEL, CONCRETE MIXES, GROUTS AND ALL OTHER MATERIALS AND FABRICATIONS.
3 CONTINUOUS SPECIAL INSPECTION AS DEFINED BY CBC 10 [1702]. REFER TO FOLLOWING TABLES FOR VERIFICATION &INSPECTION REQUIREMENTS FOR DIFFERENT CONSTRUCTION TYPES:

VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION				
VERIFICATION & INSPECTION	CONTINOUS	PERIODIC	REFERENCE STANDARD	IBC REFERENCE
1. INSPECTION OF REINFORCING STEEL INCLUDING PRESTRESSING TENDONS AND PLACEMENT.	---	X	ACI 318: 3.5 7.1-7.7	1913.4
2. INSPECTION OF ANCHORS INSTALLED IN HARDENED CONCRETE.	---	X	ACI 318: 3.8.6, 8.1.3, 21.2.8	1912.1
3. VERIFYING USE OF REQUIRED DESIGN MIX.	---	X	ACI 318: CH. 4, 5.2-5.4	1904.2.2, 1913.2, 1913.3
4. AT THE TIME FRESH CONCRETE IS SAMPLED TO FABRICATE SPECIMINS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X	---	ASTM C 172 ASTM C 31 ACI 318: 5.6, 5.8	1913.10
5. INSPECTION OF CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	X	---	ACI 318: 5.9, 5.10	1913.6, 1913.7, 1913.8
6. INSPECTION FOR MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	---	X	ACI 318: 5.11-5.13	1913.9

ESR-REPORT

UNLESS NOTICE OTHERWISE, REFER TO THE DOCUMENT LISTED BELOW FOR THE INSTALLATION REQUIREMENT OR THE PRODUCTS SHOWN ON THE DRAWINGS.

ESR-1917-HILTI KWIK TZ INSTALLATION IN CONCRETE
ESR-3187-HILTI HY200 ADHESIVE ANCHORS IN CONCRETE
RR-25949-EATON B-LINE B3100-8 CLEVIS HANGER

ABBREVIATIONS

THE ABBREVIATIONS ARE INTENDED TO SUPPLEMENT THE GENERAL ABBREVIATION LIST.

A.B.	ANCHOR BOLT IN CONCRETE	MAX.	MAXIMUM
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL	M.B.	MACHINE BOLT
		MD	METAL DECK
ARCH.	ARCHITECTURAL	MECH.	MECHANICAL
B.	BOTTOM BARS	MIN.	MINIMUM
B.B.	BOTTOM BOTTOM BARS	NO.	NUMBER
C.J.	CONSTRUCTION JOINT	N.S.	NEAR SIDE
COL.	COLUMN	O.C.	ON CENTER
CONC.	CONCRETE	O.H.	OPPOSITE HAND
CONN.	CONNECTION	PA	POST ABOVE
CONT.	CONTINUOUS	PB	POST BELOW
DBL.	DOUBLE	PL.	PLATE
DET.	DETAIL	P.C.	PILE CAP
DIA.	DIAMETER	PEN.	PENETRATION
DO	DITTO (SAME AS SHOWN ABOVE)	REQ'D	REQUIRED
EA.	EACH	REINF.	REINFORCING STEEL
E.F.	EACH FACE	S.A.D.	SEE ARCHITECTURAL DRAWINGS
ELEV.	ELEVATION	S.C.	SLIP CRITICAL
E.W.	EACH WAY	S.E.D.	SEE ELECTRICAL DRAWINGS
FDN.	FOUNDATION	SIM.	SIMILAR
FLG.	FLANGE	S.L.V.	SHORT LEG VERTICAL
F.P.	FULL PENETRATION BUTT WELD	S.M.D.	SEE MECHANICAL DRAWINGS
F.S.	FAR SIDE	S.M.R.S.F.	SPECIAL MOMENT RESISTING SPACE FRAME
FTG.	FOOTING		
GA.	GAUGE	S.O.G.	SLAB ON GRADE
G.B.	GRADE BEAM	S.P.D.	SEE PLUMBING DRAWINGS
H.A.B.	HIGH STRENGTH ANCHOR BOLT	STD.	STANDARD
HF	HARDY FRAME	STIFF.	STIFFENER
HGR.	HANGER	SYM.	SYMMETRIC
HK.	HOOK	T.	TOP BARS
H.L.	HIGH LEVEL	T.T.	TOP TOP BARS
H. PL.	HORIZONTAL COLUMN STIFF. PL.	T.&B.	TOP & BOTTOM
H.S.B.	HIGH STRENGTH BOLT	T.O.B.	TOP OF BEAM
I.F.	INSIDE FACE	T.O.C.	TOP OF CONCRETE
Ld.	DEVELOPMENT LENGTH	T.O.F.	TOP OF FOOTING
L.L.	LOW LEVEL	T.O.S.	TOP OF STEEL
L.L.H.	LONG LEG HORIZONTAL	T.O.W.	TOP OF WALL
L.L.V.	LONG LEG VERTICAL	T.W.	WEB THICKNESS
LT.WT.	LIGHTWEIGHT	TYP.	TYPICAL
		U.N.O.	UNLESS NOTED OTHERWISE
		W.F.	WIDE FLANGE
		W.P.	WORK POINT
		W.W.F.	WELDED WIRE FABRIC (4x4/W2.1xW2.1)

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GENERAL NOTES

DATE	REMARKS

2022-01-19 PLANNING REVIEW

PA/PM:	T.C.
DRAWN BY.:	J.F.
JOB NO.:	SDD21-6004-01

SHEET
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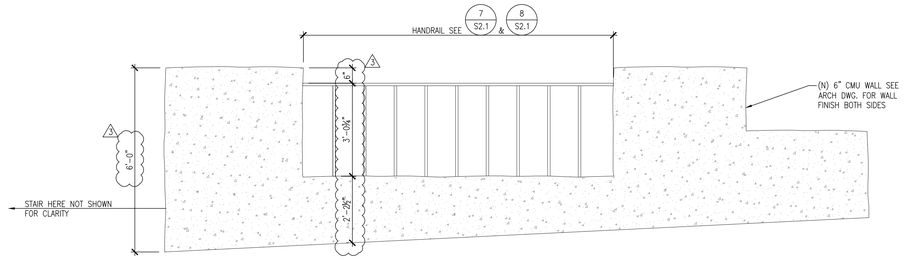
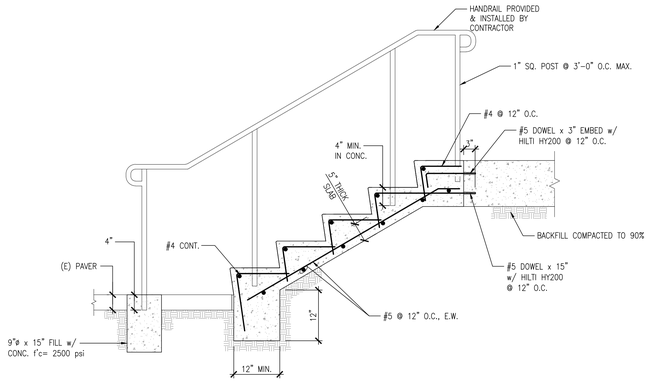
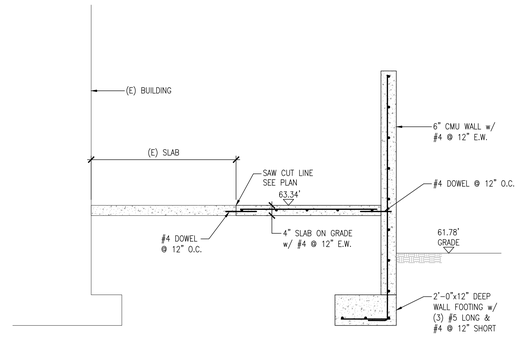


6 ELEVATION

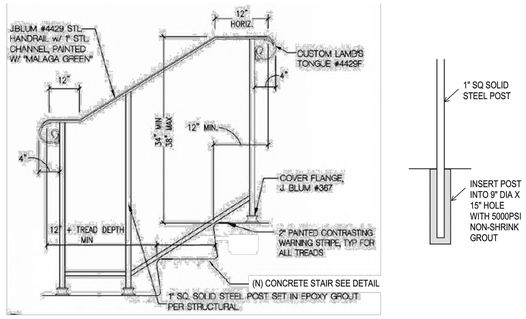


7 TYPICAL STAIR DETAIL w/ HAND RAIL
SCALE: ¾"=1'-0"



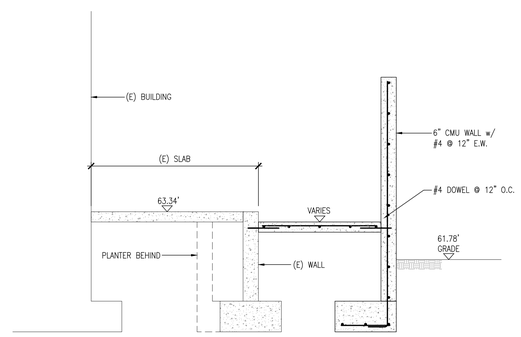
NOTES:
- HANDRAIL NOT SHOWN, S.A.D. FOR INFO
- S.A.D. FOR RAMP WIDTH
- CMU F'M = 1500 PSI, CONC. F'c = 3000 PSI

3 SECTION



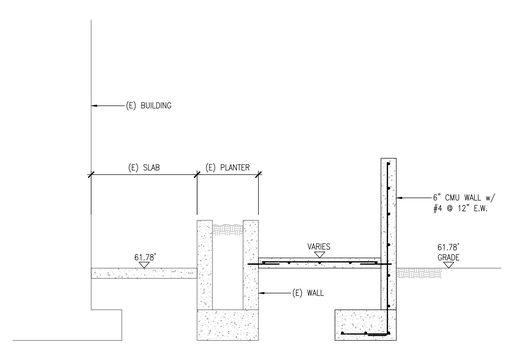
REFERENCE BELOW PERMIT NUMBERS FOR APPROVED RAILING PROFILE:
ABR PERMIT #: PLN2017-00688
BLDG PERMIT #: BLDG2018-00886
REVISIONS PERMIT #: BLDG2019-05983

8 ALTERNATIVE RAILING ELEVATION



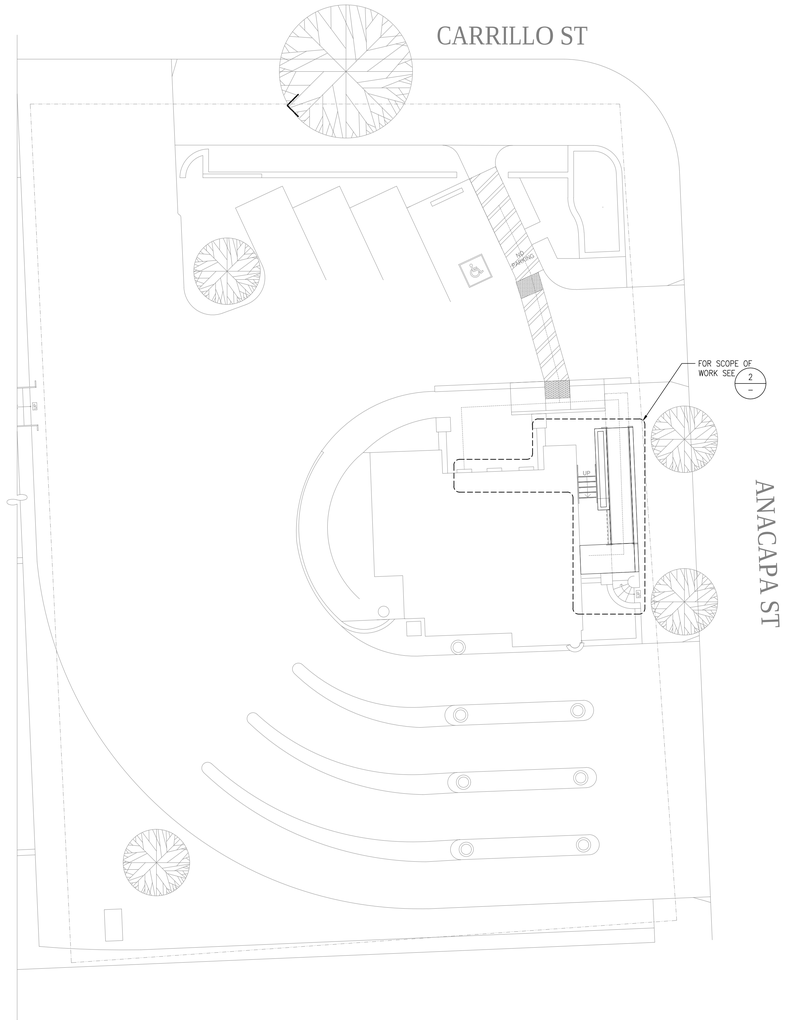
NOTES:
FOR INFORMATION NOT SHOWN SEE 3 –

4 SECTION

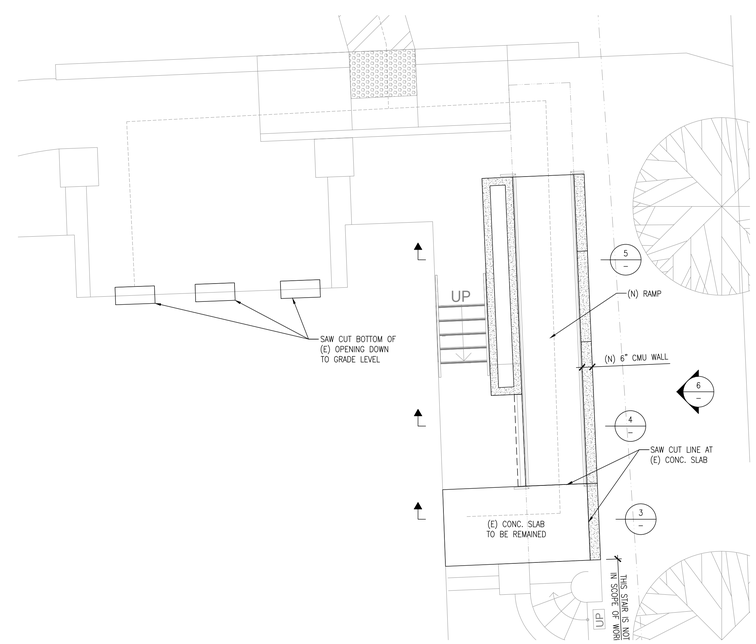


NOTES:
FOR INFORMATION NOT SHOWN SEE 3 –

5 SECTION



1 KEY PLAN
SCALE: 3/32"=1'-0"



2 ENLARGED PLAN
SCALE: ¼"=1'-0"

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LOS ANGELES, CA 90017
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F. 213.674.8890
REGISTERED PROFESSIONAL ENGINEER
Exp. 12-31-2021

UNION BANK SANTA BARBARA
931 E. ANACAPA ST.
SANTA BARBARA, CA 93101

KEY PLAN, ENLARGED PLAN, ELEVATION, SECTION AND DETAILS

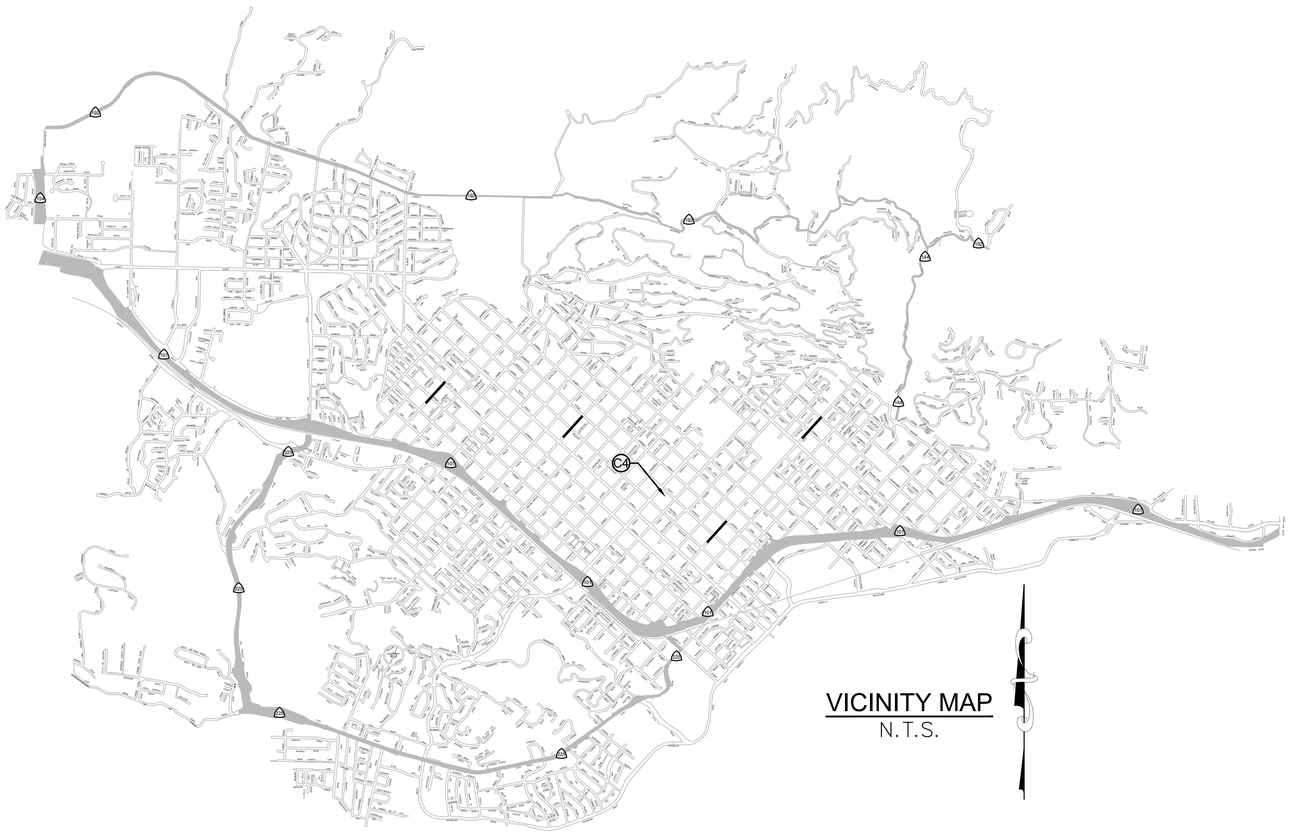
DATE	REMARKS
2022-01-19	PLANNING REVIEW

PA/PM:	T.C.
DRAWN BY.:	J.F.
JOB NO.:	SDD21-6004-01

SHEET
S2.1

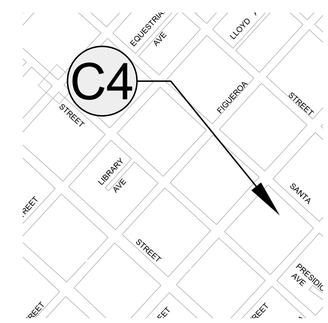
CITY OF SANTA BARBARA

UNION BANK A.D.A. IMPROVEMENT PLAN - 931 E. ANACAPA STREET



VICINITY MAP
N.T.S.

SHEET INDEX			
SHEET #	SHEET DESIGNATOR	TITLE	DESCRIPTION
1		TITLE SHEET	TITLE SHEET
2		DETAIL SHEET	DETAILS AND NOTES
3		DETAIL SHEET	DETAILS AND NOTES
4		A.D.A. IMPROVEMENT PLAN	A.D.A. IMPROVEMENT PLAN
5		EROSION CONTROL PLAN	EROSION CONTROL PLAN



PROJECT LOCATION MAP
N.T.S.

ABBREVIATION LEGEND:

A.C.	ASPHALTIC CONCRETE	L.A.	LANDSCAPE AREA
BDG	BUILDING	LF	LINEAR FEET
B.W.	BACK OF WALK	NG	NATURAL GRADE
C.F.	CURB FACE	PA	PLANTER AREA
C.O.	CLEAN OUT	P.C.C.	PORTLAND CONCRETE CEMENT
C.Y.	CUBIC YARDS	P.I.V.	POST INDICATOR VALVE
D.D.C.	DOUBLE DETECTOR CHECK	PL	PROPERTY LINE
DOM. W.S.	DOMESTIC WATER SERVICE	RD	ROOF DRAIN
DRN	DRAIN	SCO	SEWER CLEAN OUT
D/W	DRIVE WAY	SG	SUB GRADE
EX.	EXISTING	ST. LT.	STREET LIGHT
F.D.C.	FIRE DEPARTMENT CONNECTION	S/W	SIDEWALK
FF	FINISHED FLOOR	TC	TOP OF CURB
FG	FINISHED GRADE	TF	TOP OF FOOTING
F.H.	FIRE HYDRANT	TG	TOP OF GRATE
FL	FLOW LINE	T.P.	TELEPHONE POLE
FS	FINISHED SURFACE	TEL. PED.	TELEPHONE PEDESTAL
G.B.	GRADE BREAK	W.M.	WATER METER
GF	GARAGE FLOOR	(322.22)	EXISTING ELEVATION

SYMBOL LEGEND

—W—	EXISTING WATER MAIN	—CTV—	EXISTING CABLE TV	WM	EXISTING WATER METER
—G—	EXISTING GAS MAIN		EXISTING EDGE OF PAVEMENT	TMH	EXISTING TELEPHONE MANHOLE
—S—	EXISTING SEWER MAIN	— —	EXISTING FLOWLINE	E	EXISTING ELECTRIC PULL BOX
—E—	EXISTING SCE MAIN	FH	EXISTING FIRE HYDRANT		EXISTING POWER POLE
—T—	EXISTING TELEPHONE MAIN	WV	EXISTING WATER VALVE		EXISTING STREET SIGN
—SD—	EXISTING STORM DRAIN MAIN	GV	EXISTING GAS VALVE		EXISTING STREET LIGHT
—O—	EXISTING FENCE	GM	EXISTING GAS METER		EXISTING CITY MONUMENT
—R/W—	RIGHT OF WAY LINE				EXISTING IP SURVEY MARKER

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www.gilbert-engineering.com

REGISTERED PROFESSIONAL ENGINEER R. WILLIAM GILBERT NO. C-053284 Exp. 06/30/23 CIVIL STATE OF CALIFORNIA

FUND MANAGER _____ DATE _____

R. WILLIAM GILBERT, P.E. DATE 11-18-21
SUPERVISING CIVIL ENGINEER

PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

APPROVED: _____ DATE _____
CITY ENGINEER
ORIGINAL SIGNED DATE _____

DESIGN RWG
DRAWN RWG
CHECKED RWG

90 % DRAFT

NO.	DATE	APPROVED	REVISIONS

UNION BANK - A.D.A. IMPROVEMENTS
931 E. ANACAPA STREET
TITLE SHEET

2022-01-19 PLANNING REVIEW

PBW. NO. -
BID NO. - SHT. DES. -
DWG. NO. 531.008
SHT. 1 OF 5

ENGINEER'S NOTICE TO CONTRACTORS:

1. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
2. ALL UNDERGROUND UTILITIES OR STRUCTURES, REPORTED OR FOUND ON PUBLIC RECORDS, ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE OWNER, BY ACCEPTING THESE PLANS OR PROCEEDING WITH THE IMPROVEMENTS HEREON, AGREES TO ASSUME LIABILITY AND TO HOLD THE ENGINEER HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED OR INDICATED ON PUBLIC RECORDS, OR THOSE CONSTRUCTED AT VARIANCE WITH REPORTED OR RECORDED LOCATIONS THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES SHOWN AND ANY OTHERS FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF ALL UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING WORK.
3. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
4. THE ENGINEER DOES NOT RECOMMEND OR ENDORSE THE USE OF ASBESTOS-CEMENT WATER PIPE OR ANY PRODUCTS CONTAINING ASBESTOS DUE TO THE HEALTH HAZARD CONNECTED WITH SUCH PRODUCTS. SPECIFICATION HEREON OF ANY SUCH PRODUCT IS AT THE DIRECTION OF THE JURISDICTIONAL AGENCY. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ALL CONSTRUCTION, CONNECTION AND REMOVAL OF ASBESTOS PRODUCTS AND SHALL FOLLOW ALL OSHA & EPA GUIDELINES TO MINIMIZE HEALTH HAZARDS.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN HEREON AT THE JOB SITE PRIOR TO ANY CONSTRUCTION. GILBERT ENGINEERING & ASSOCIATES, INC. SHALL BE NOTIFIED OF ANY DISCREPANCIES. REVISIONS TO THE PLAN SHALL BE APPROVED BY THE ENGINEERING IN WRITING PRIOR TO IMPLEMENTATION.

DECLARATION OF ENGINEER OF RECORD:

I HEREBY DECLARE THAT THE DESIGN OF THE IMPROVEMENTS AS SHOWN ON THESE PLANS COMPLIES WITH PROFESSIONAL ENGINEERING STANDARDS AND PRACTICES. AS THE ENGINEER IN RESPONSIBLE CHARGE OF THE DESIGN OF THESE IMPROVEMENTS, I ASSUME FULL RESPONSIBLE CHARGE FOR SUCH DESIGN. I UNDERSTAND AND ACKNOWLEDGE THAT THE PLAN CHECK OF THESE PLANS BY THE CITY OF SANTA BARBARA IS A REVIEW FOR THE LIMITED PURPOSE OF ENSURING THE PLANS COMPLY WITH PUBLIC WORKS CONSTRUCTION STANDARD DETAILS, PROCEDURES, AND OTHER APPLICABLE POLICIES AND ORDINANCES. THE PLAN CHECK IS NOT A DETERMINATION OF THE TECHNICAL ADEQUACY OF THE DESIGN OF THE IMPROVEMENTS. SUCH PLAN CHECK DOES NOT, THEREFORE, RELIEVE ME OF MY RESPONSIBILITY FOR THE DESIGN OF THESE IMPROVEMENTS.

AS THE ENGINEER OF RECORD, I AGREE TO INDEMNIFY AND HOLD THE CITY OF SANTA BARBARA, ITS OFFICERS, AGENTS, AND EMPLOYEES HARMLESS FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES OR INJURIES TO ANY PERSON OR PROPERTY WHICH MIGHT ARISE FROM THE NEGLIGENT ACTS, ERRORS OR OMISSIONS OF THE ENGINEER OF RECORD, MY EMPLOYEES, AGENTS OR CONSULTANTS.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF LA ESPERANZA Y OF OAK STREET AS SHOWN ON TRACT NO. 3979 (M.M. 155/25-26) BEING: NORTH 11°43'00" WEST

BENCHMARK:

OC SURVEY VERTICAL CONTROL
DESIGNATION: 3B-116-05
ELEV=163.295'
DATUM: NAVD88 (LEVELED 2005)

3-3/4" ALUMINUM DISK STAMPED 3B-116-05" SET IN TOP OF CATCH BASIN. STATION IS LOCATED AT THE SOUTHEASTERLY CORNER OF THE INTERSECTION OF EL PORTAL AND EL CAMINO REAL.

EASEMENT NOTES:

1. NO TITLE REPORT WAS PROVIDED FOR THIS SURVEY.
2. EASEMENTS MAY AFFECT THE SUBJECT SITE.

SURVEY NOTES:

1. THE BOUNDARY SHOWN HEREON IS PRELIMINARY AND SUBJECT TO CHANGE UPON COMPLETION. SAID BOUNDARY IS NOT INTENDED FOR FINAL DESIGN OR CONSTRUCTION.

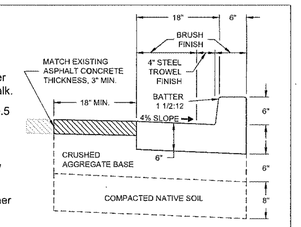
GENERAL CONCRETE NOTES:

1. Improvements constructed under this Standard shall conform to Section 303-5 and other applicable provisions of the Standard Specifications for Public Works Construction (current adopted addition of Green Book) Title 24, and City Special Districts.
2. Concrete shall be minimum of 520-C-2500 or greater where specified, per Standard Specifications for Public Works Construction (Greenbook).
3. Concrete shall have a light broom finish, except as noted. Broom direction shall be perpendicular to path of travel. All exposed edges shall be tool finished with a ½ inch radius.
4. Compact native soil 8 inches deep to 90% relative compaction. Under all concrete improvements except sidewalk, place crushed aggregate base 6 inches compacted to 95% relative compaction before placing concrete. Under sidewalk, place minimum of 4" crushed aggregate base compacted to 95% relative compaction. At City Engineer or designee's discretion, 2" of sand may be allowed under sidewalk in place of crushed aggregate base. Crushed miscellaneous base may be substituted for crushed aggregate base at City Engineer or designee's discretion.
5. Clear drying fugitive dye curing compound shall be applied to all exposed surfaces immediately after finishing.
6. Calcium chloride shall not be added to concrete unless approved by the City Engineer or designee.
7. Sawcut and remove a 18" minimum width or more of existing asphalt concrete pavement adjacent to all new concrete as directed by the City Engineer or designee. After constructing new concrete, replace pavement with asphalt concrete and aggregate base to match existing, but not less than 3 inch asphalt concrete over 8 inch aggregate base. Where concrete section exists, replace to match existing, overlaid with 2 inch minimum asphalt concrete. Tack coat all vertical surfaces with SS-1h emulsion where asphalt is to be placed.
8. All concrete shall be placed within forms except where it is poured directly against existing sawcut concrete.
9. City monuments within the limits of work shall be referenced and tied out prior to construction by a licensed land surveyor. Monuments lost or disturbed shall be replaced at contractor's expense by a licensed land surveyor or civil engineer in accordance with section 8771 of the State of California Professional Land Surveyor's Act.
10. Asphalt concrete shall be laid in courses not exceeding 4 inches in thickness. Asphalt concrete shall be Class C2 Grade PG 64-10 for finish courses, Class D1 Grade PG 64-10 for leveling courses, and Class B Grade PG 64-10 for base courses.

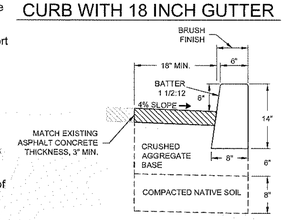
GENERAL CONCRETE NOTES	STREETS:	REV. DATE: 11/12	DETAIL: H-01.0
	TRANS OPS:	APPROVED:	
	FACILITIES:	CITY ENGINEER	
	WATER RESOURCES:	PUBLIC WORKS DIRECTOR	

STANDARD NOTES:

1. All curbs and gutters shall be placed monolithically.
2. Premolded 0.25 inch thick expansion joints shall be placed at the ends of curb returns. Provide 1.5 inch deep contraction joints in all curb and gutter at approximately 10 foot intervals to match score marks in existing sidewalk.
3. The top edge of curb, the gutter flow line and the gutter edge shall have 0.5 inch radius, unless otherwise noted.
4. Minimum 6 inch crushed aggregate base under curb and gutter.
5. Compact native soil to a depth of 8 inches beneath aggregate base below curb and gutter, to 90% relative compaction.
6. Standard curb and gutter shall be used for all new construction unless other types are approved by the City Engineer.
7. Cuts in existing curbs and gutters shall be made at right angles to the face of curb.
8. Where existing curb height varies, match existing or adjacent curb for short reaches.
9. Extruded or slip-formed curb and gutter is not permitted.



CURB WITH 18 INCH GUTTER



CURB ONLY

FAUX SANDSTONE CONCRETE CURB AND GUTTER NOTES:

1. Mix sifted yellow sand into concrete for faux sandstone curb and gutter as needed to match existing sandstone or faux sandstone curbs.
2. Use textured matte finish to achieve faux sandstone finished look on top of curb and curb face portion only. Gutter shall be broom finished with the exception of a 4" steel trowel finish along the gutter flow line.
3. Geometry shall match that of the Standard curb and gutter.

CURB AND GUTTER STANDARD & FAUX SANDSTONE	STREETS:	REV. DATE: 11/12	DETAIL: H-02.0
	TRANS OPS:	APPROVED:	
	FACILITIES:	CITY ENGINEER	
	WATER RESOURCES:	PUBLIC WORKS DIRECTOR	

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PH. (949) 218-8075
www.gilbert-engineering.com

REGISTERED PROFESSIONAL ENGINEER — WILLIAM LAM GILBERT — NO. C-053258 — Exp. 06/30/23 — CIVIL — STATE OF CALIFORNIA

FUND MANAGER _____ DATE _____

R. WILLIAM GILBERT, P.E. — SUPERVISING CIVIL ENGINEER — DATE 11-18-21

PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
APPROVED: _____ DATE _____
CITY ENGINEER
ORIGINAL SIGNED DATE _____

DESIGN RWG
DRAWN RWG
CHECKED RWG

90 % DRAFT

NO.	DATE	REVISIONS	APPROVED

UNION BANK - A.D.A. IMPROVEMENTS
931 E. ANACAPA STREET
DETAIL SHEET

2022-01-19 PLANNING REVIEW

PBW. NO. -
BID NO. - SHT. DES. -
DWG. NO. 531.008
SHT. 2 OF 5

NOTES:

General

1. All access ramps shall be constructed in accordance with Title 24 of the Americans with Disabilities Act (ADA) and these Standard Details.
2. Field layout shall be made by a professional engineer or land surveyor.
3. Ramp thickness shall be 4 inches in residential areas and 6 inches in commercial areas.
4. Transitions from ramps to sidewalks, gutters, or streets shall be flush and free of abrupt changes. Maximum slopes of adjoining gutters and road surface immediately adjacent to the curb ramp shall not exceed 1:20.
5. The minimum width of a diagonal curb ramp shall be 48 inches, exclusive of flared sides. The minimum width of a directional curb ramp shall be 60 inches, exclusive of flared sides.
6. Ten working days prior to commencing demolition activities the Contractor shall contact the City's Survey Party Chief to tie out any City monuments and other recorded survey markers.
7. Existing survey monuments located adjacent to and outside of construction areas shall be adequately protected from any damage that may result from the Contractor's operations. Survey monuments damaged or displaced by Contractor shall be replaced in accordance with Section 8771 of the Professional Land Surveyor's Act.
8. Existing street name stamps located in concrete to be demolished or removed shall be carefully removed, preserved, and relocated into the adjacent parkway area.
9. Existing curb paint shall be repainted to existing condition on all new or retrofit curbs.
10. Use 560-C-3250 concrete.

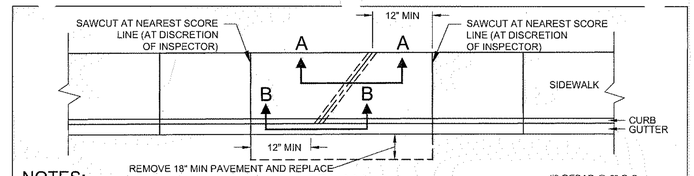
Style

11. In general, proposed ramps in high volume pedestrian areas in the commercial core, and in areas with sidewalks with no parkways shall general be diagonal style ramps. In areas with lower pedestrian volumes and sidewalks with parkway, generally, dual directional ramps shall be used. Contact City Traffic Engineer for direction.
12. When constructing one new ramp at an intersection, selected ramp standard shall be most consistent with existing ramps.

Detectable Warnings

1. Dome height and size shall be minimum allowed by ADA, dome spacing shall be maximum allowed by ADA (2.35" spacing from dome to dome center).
2. Detectable warning surfaces shall extend 24 inches minimum in the direction of travel and the full width of the curb ramp.
3. For new construction, detectable warnings shall be Tekway Dome-Tiles or an equivalent approved by the City Engineer.
4. For retrofit installations, detectable warnings shall be SafetyStepTD or an equivalent approved by the City Engineer.
5. Color shall be Terracotta (Tekway) / Colonial Red (SafetyStep TD) for installations in gray concrete. Other colors will be considered for installation anywhere other than in gray concrete.

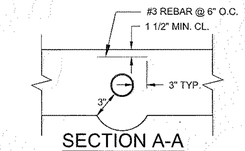
ACCESS RAMP NOTES	STREETS:	REV. DATE: 11/12	DETAIL: H-07.0
	TRANS OPS:	APPROVED:	
	FACILITIES:	CITY ENGINEER	
	WATER RESOURCES:	PUBLIC WORKS DIRECTOR	



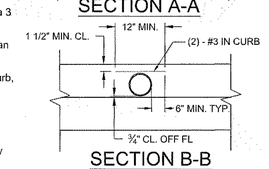
PLAN

NOTES:

1. Drain shall be schedule 40 P.V.C.
2. Replace sidewalk per Standard Details H-06.0 and H-06.1
3. Replace curb and gutter per Standard Detail H-02.
4. A maximum 3 inch diameter pipe shall be used in a 6 inch curb, 4 inch pipe in an 8 inch curb.
5. Pipe(s) shall have a minimum 0.5%, maximum 2% positive slope.
6. The number of pipes at any location shall not exceed four. There shall be a 3 inch minimum clearance between all pipes.
7. In commercial areas, sawcut and remove sidewalk, curb, and gutter per plan above.
8. In residential areas, remove a minimum of one panel length of sidewalk, curb, and gutter. Dowel into gutter.
9. Pipe opening may be core-drilled in existing curb in lieu of curb removal.
10. Property owners are responsible for curb drain maintenance.
11. Curb drain shall be placed a minimum of 5 feet (10 feet preferred) from any driveway, City tree, or intersection curb return.



SECTION A-A



SECTION B-B

CURB OUTLET DRAIN TYPE A	STREETS:	REV. DATE: 11/12	DETAIL: D-05.0
	TRANS OPS:	APPROVED:	
	FACILITIES:	CITY ENGINEER	
	WATER RESOURCES:	PUBLIC WORKS DIRECTOR	

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PH. (949) 218-8075
www.gilbert-engineering.com

REGISTERED PROFESSIONAL ENGINEER — WILLIAM LAM GILBERT — NO. C-053251 — Exp. 06/30/23 — CIVIL — STATE OF CALIFORNIA

FUND MANAGER DATE

R. WILLIAM GILBERT, P.E. DATE 11-18-21
SUPERVISING CIVIL ENGINEER

PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

APPROVED: CITY ENGINEER DATE
ORIGINAL SIGNED DATE

DESIGN RWG
DRAWN RWG
CHECKED RWG

90 % DRAFT

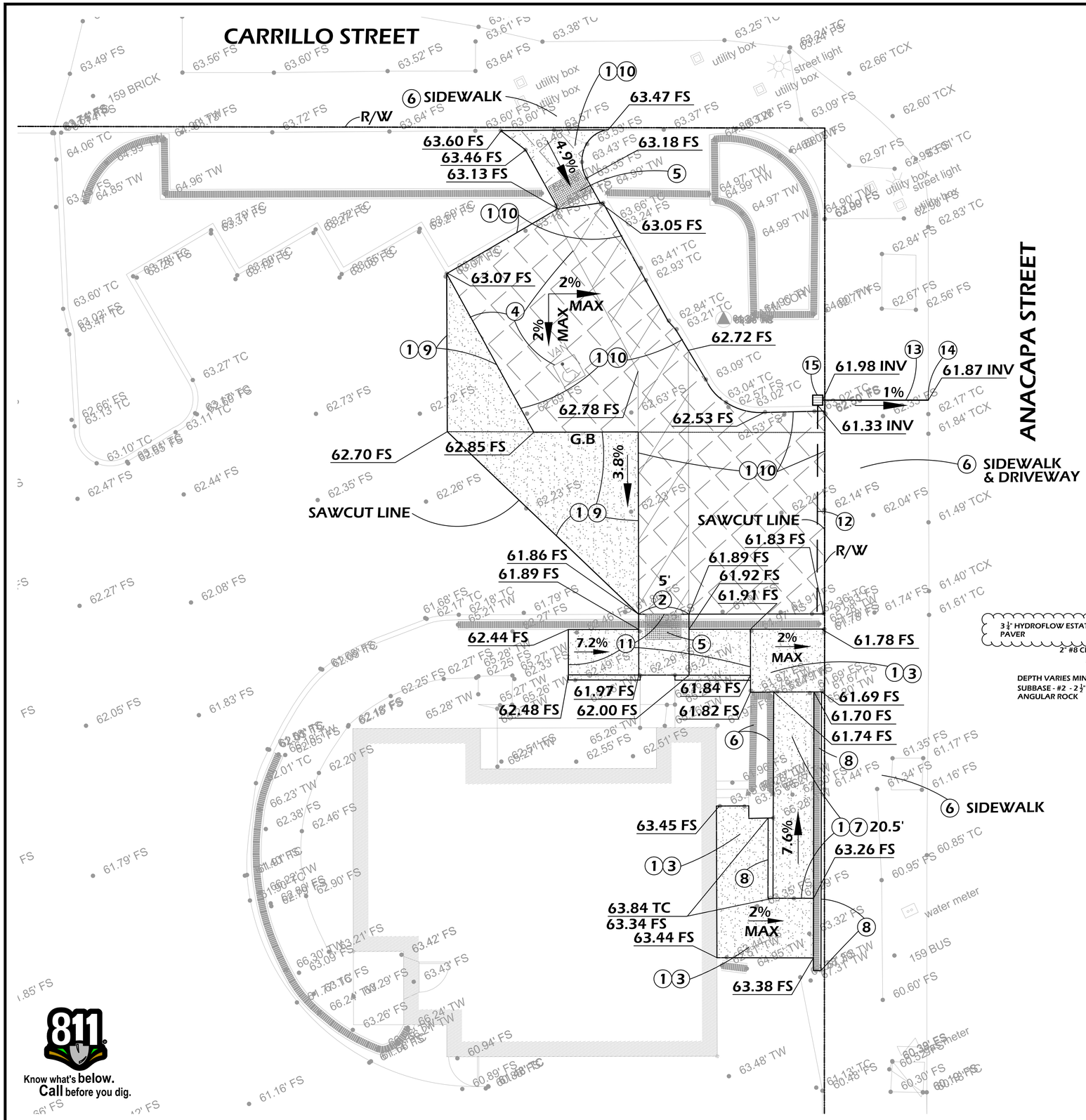
NO.	DATE	APPROVED

REVISIONS

UNION BANK - A.D.A. IMPROVEMENTS
931 E. ANACAPA STREET
SANTA BARBARA

PBW. NO. -
BID NO. - SHT. DES. -
DWG. NO. 531.008
SHT. 3 OF 5

2022-01-19 PLANNING REVIEW



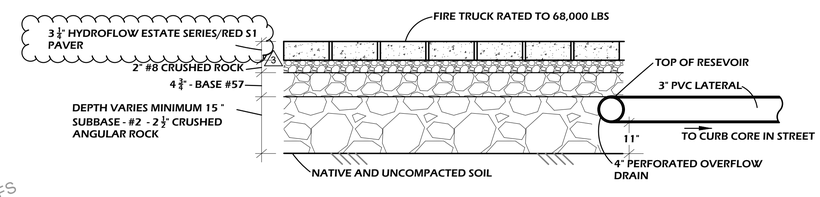
CONSTRUCTION NOTES:

1. REMOVE EXISTING PAVING
2. SAWCUT EXISTING CURB AND SCREEN WALL FOR ADA ACCESS
3. CONSTRUCT P.C.C. WALKWAY. MATCH EXISTING PAVING TYPE
4. REMOVE EXISTING AND CONSTRUCT A.D.A. PARKING SIGNAGE AND STRIPING PER ARCHITECT DETAILS
5. CONSTRUCT DETECTABLE WARNING PER CITY OF SANTA BARBARA STD. DETAIL NO. H-07.0
6. PROTECT IN PLACE
7. CONSTRUCT STANDARD ACCESS RAMP PER CITY OF SANTA BARBARA STD. DETAIL NO. H-07.0
8. REMOVE AND CONSTRUCT 6" WIDE RETAINING WALL PER ARCHITECTS DETAIL
9. CONSTRUCT P.C.C. PAVING. MATCH EXISTING THICKNESS
10. CONSTRUCT PERVIOUS BMP PAVERS PER DETAIL ON THIS SHEET
11. CONSTRUCT ADA ACCESS RAMP PER CITY OF SANTA BARBARA STD. DETAIL NO. H-07.0
12. CONSTRUCT BMP PAVER 3" PVC (SDR35) SUB DRAIN
13. CONSTUCT 3" PVC (SDR35) STORM DRAIN
14. CONSTRUCT CURB OUTLET DRAIN PER CITY OF SANTA BARBARA STD. DETAIL NO. D-05.0
15. CONSTRUCT 12" x 12" NDS AREA DRAIN WITH SOLID GRATE

AREAS:

DISTURBED IMPERVIOUS AREA = 1337 S.F.
DISTURBED PERVIOUS AREA = 0 S.F.

NEW IMPERVIOUS AREA = 547 S.F.
NEW PERVIOUS BMP PAVER AREA = 790 S.F.



BMP PERMEABLE PAVER SECTION

N.T.S.

1. DO NOT COMPACT THIS AREA BMP PAVERS REQUIRE INFILTRATION
2. PAVER SHALL BE A.D.A. COMPLIANT, HAVING JOINT AND VOID SEPARATION NOT TO EXCEED 0.5 INCH
3. JOINTS SHALL BE FILLED WITH #8 AGGREGATE
4. SUBBASE ASTM #2 STONE LAYER WILL BE COMPACTED IN 4-6" LIFTS
5. ALL BASE MATERIAL SHALL BE WASHED, OPEN GRADED (NO SAND), CRUSHED (ANGULAR) AGGREGATE
6. SUBGRADE SHALL BE LEVEL

POST CONSTRUCTION BMP NOTE:

THE OWNER SHALL MAINTAIN THE PROPOSED BMP'S PURSUANT TO SBMC 22.87.030:

BMP PERMEABLE PAVER AREA, SUBDRAIN AND STORM DRAIN OUTLET TO CURB FACE

OWNER SIGNATURE DATE

Know what's below. Call before you dig.

Plans prepared by:

GILBERT ENGINEERING & ASSOCIATES, INC.
CIVIL ENGINEERING, SURVEYING AND LAND DEVELOPMENT SERVICES
2 MERRIWEATHER PLACE LADERA RANCH, CA 92694
PH. (949) 218-8075
www.gilbert-engineering.com

REGISTERED PROFESSIONAL ENGINEER — WILLIAM LAM GILBERT — NO. C-053251 — Exp. 06/30/23 — CIVIL — STATE OF CALIFORNIA

FUND MANAGER DATE

R. WILLIAM GILBERT, P.E. DATE 11-18-21
SUPERVISING CIVIL ENGINEER

PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION
APPROVED: CITY ENGINEER DATE
ORIGINAL SIGNED DATE

DESIGN RWG
DRAWN RWG
CHECKED RWG

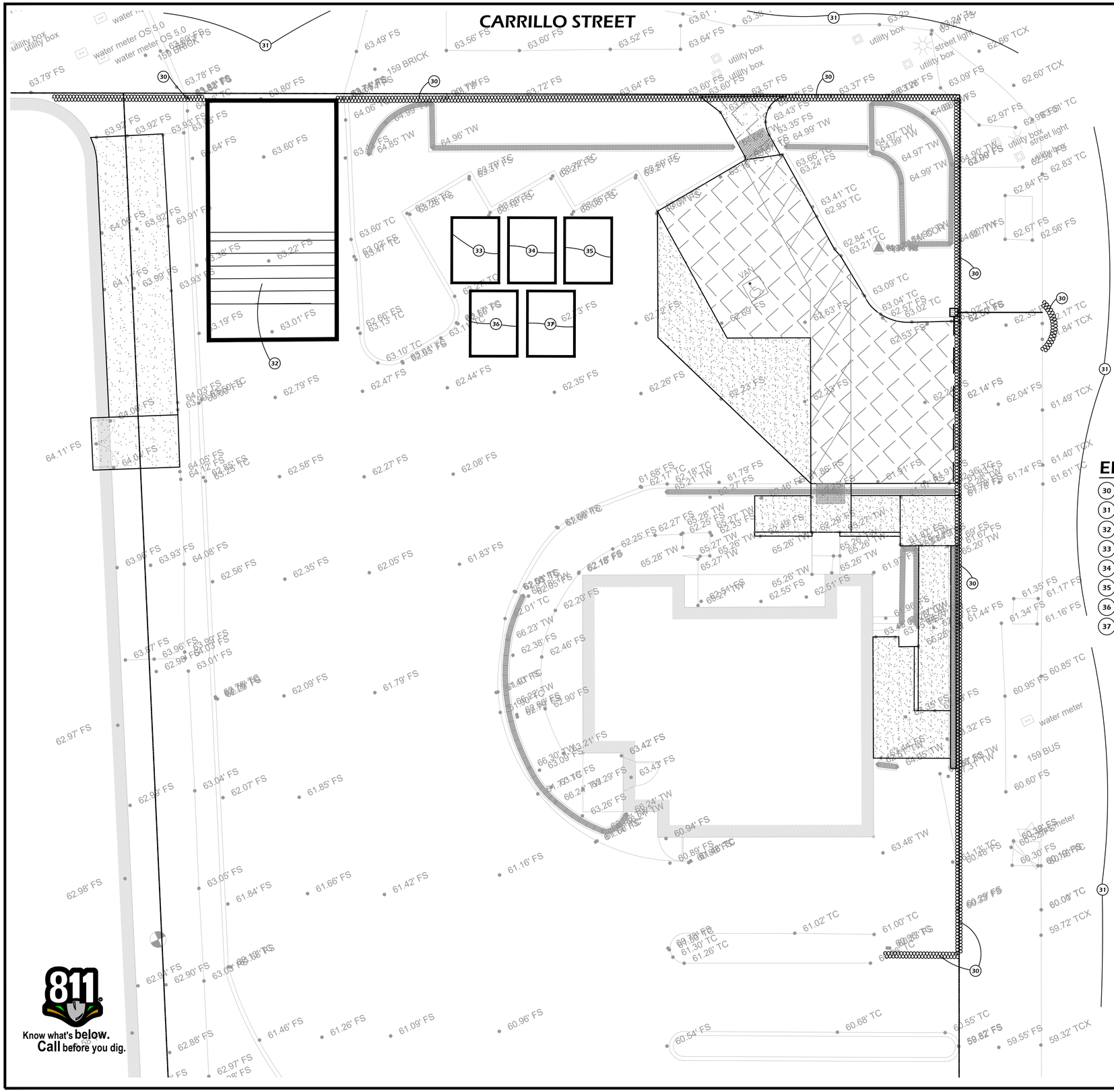
90 % DRAFT

NO.	REVISIONS	DATE	APPROVED

UNION BANK - A.D.A. IMPROVEMENTS
931 E. ANACAPA STREET
SANTA BARBARA

2022-01-19 PLANNING REVIEW

PBW. NO. -
BID NO. - SHT. DES. -
DWG. NO. 531.008
SHT. 4 OF 5



EROSION CONTROL NOTES:

30. CONSTRUCT GRAVEL BAGS (2 BAGS HIGH) PER CALIFORNIA STORM WATER QUALITY ASSOCIATION B.M.P. HANDBOOK STANDARD SC-6
31. PROVIDE STREET SWEEPING AND VACUUMING PER CALIFORNIA STORM WATER QUALITY ASSOCIATION B.M.P. HANDBOOK STANDARD SE-7
32. CONSTRUCT ENTRANCE/OUTLET TIRE WASH PER CALIFORNIA STORM WATER QUALITY ASSOCIATION B.M.P. HANDBOOK STANDARD TC-3
33. CONSTRUCT MATERIAL DELIVERY AND STORAGE PER CALIFORNIA STORM WATER QUALITY ASSOCIATION B.M.P. HANDBOOK STANDARD WM-1
34. PROVIDE STOCKPILE MANAGEMENT PER CALIFORNIA STORM WATER QUALITY ASSOCIATION B.M.P. HANDBOOK STANDARD WM-3
35. PROVIDE SOLID WASTE MANAGEMENT PER CALIFORNIA STORM WATER QUALITY ASSOCIATION B.M.P. HANDBOOK STANDARD WM-5
36. CONSTRUCT CONCRETE WASHOUT AREA PER CALIFORNIA STORM WATER QUALITY ASSOCIATION B.M.P. HANDBOOK STANDARD WM-8
37. CONSTRUCT PORTABLE RESTROOM AND HAND WASHING STATION PER CALIFORNIA STORM WATER ASSOCIATION B.M.P. HANDBOOK STANDARD WM-9

811 Know what's below. Call before you dig.

Plans prepared by:

GILBERT ENGINEERING & ASSOCIATES, INC.
CIVIL ENGINEERING, SURVEYING AND LAND DEVELOPMENT SERVICES
2 MERRIWEATHER PLACE LADERA RANCH, CA 92694
PH. (949) 218-8075
www.gilbert-engineering.com

REGISTERED PROFESSIONAL ENGINEER — WILLIAM LAM GILBERT — NO. C-065325 — Exp. 06/30/23 — CIVIL — STATE OF CALIFORNIA

FUND MANAGER _____ DATE _____

R. WILLIAM GILBERT, P.E. — SUPERVISING CIVIL ENGINEER — DATE 11-18-21

PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION

APPROVED: _____ DATE _____

CITY ENGINEER — ORIGINAL SIGNED DATE _____

DESIGN RWG
DRAWN RWG
CHECKED RWG

90 % DRAFT

NO.	REVISIONS	DATE	APPROVED

UNION BANK - A.D.A. IMPROVEMENTS

931 E. ANACAPA STREET
SANTA BARBARA

2022-01-19 PLANNING REVIEW

PBW. NO. -

BID NO. - SHT. DES. -

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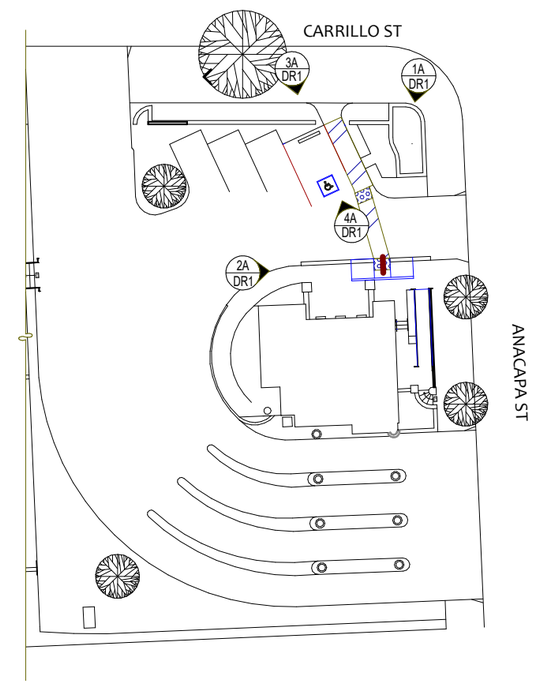
SHT. 5 OF 5



KEY PLAN

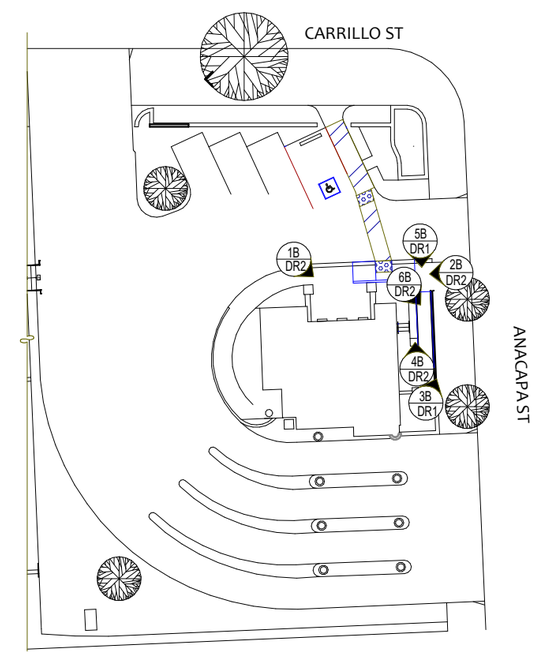
EXTERIOR BUILDING PHOTOS

UNION BANK SANTA BARBARA
931 E. ANACAPA ST.
SANTA BARBARA, CA 93101

WARE MALCOMB

SDD21-6004-01
2021.09.23

SHEET
DR1



KEY PLAN

EXTERIOR BUILDING PHOTOS

UNION BANK SANTA BARBARA
931 E. ANACAPA ST.
SANTA BARBARA, CA 93101

WARE MALCOMB

SDD21-6004-01
2021.09.23

SHEET
DR2

https://creativemines.us/product/craft-urban-strip

Craft® Urban Strip

Uniformly ledge-shaped, rectangular stone with a split-faced surface.

CRAFT® URBAN STRIP

Sandollar

DESCRIPTION TECHNICAL SPECS

Flats: 4" High x 22" Long x 1.125" Avg. thickness

Corners: 4" High, Long Return: 6" - 9", Short Return: 3"

DOWNLOAD IMAGE INSTALLATION GUIDE TECHNICAL DATA ORDER SAMPLE VISUALIZE THIS

Hydro-Flo® Pavers

Presented By

PACIFIC Interlock PAVERS, INC

pavilion sent to planning reviewer

Holland
Classic Pavers

Universal
Classic Pavers

Large, Medium &
Small Cobble Stones

Rustic Cobble Stones

Plaza Stone
Patio Stones

City Estate
with Micro Chamfer

Textured
Estate Series

Canyon Rock
Estate Series

Standard
Estate Series

Grand Estate
Patio Stones

ent to
reviewer

Hydro-Flo® Pavers are available in all styles and colors of our standard pavers, in 60mm, 70mm or 80mm sizes. Call for specific information as well as slightly higher pricing for W-Colors which use white cement.

S1 Red
(solid)

S2 Tan
(solid)

S3 Brown
(solid)

S4 Grey
(solid)

S5 Charcoal
(solid)

B1 Shasta Redwood
(red/brown)

B2 Summit Sunrise
(gray/tan/charcoal)

B4 Painted Desert
(red/tan/charcoal)

B5 Mojave Dunes
(tan/brown)

B6 Tahoe Granite
(gray/charcoal)

B7 Monterey Sands
(tan/charcoal)

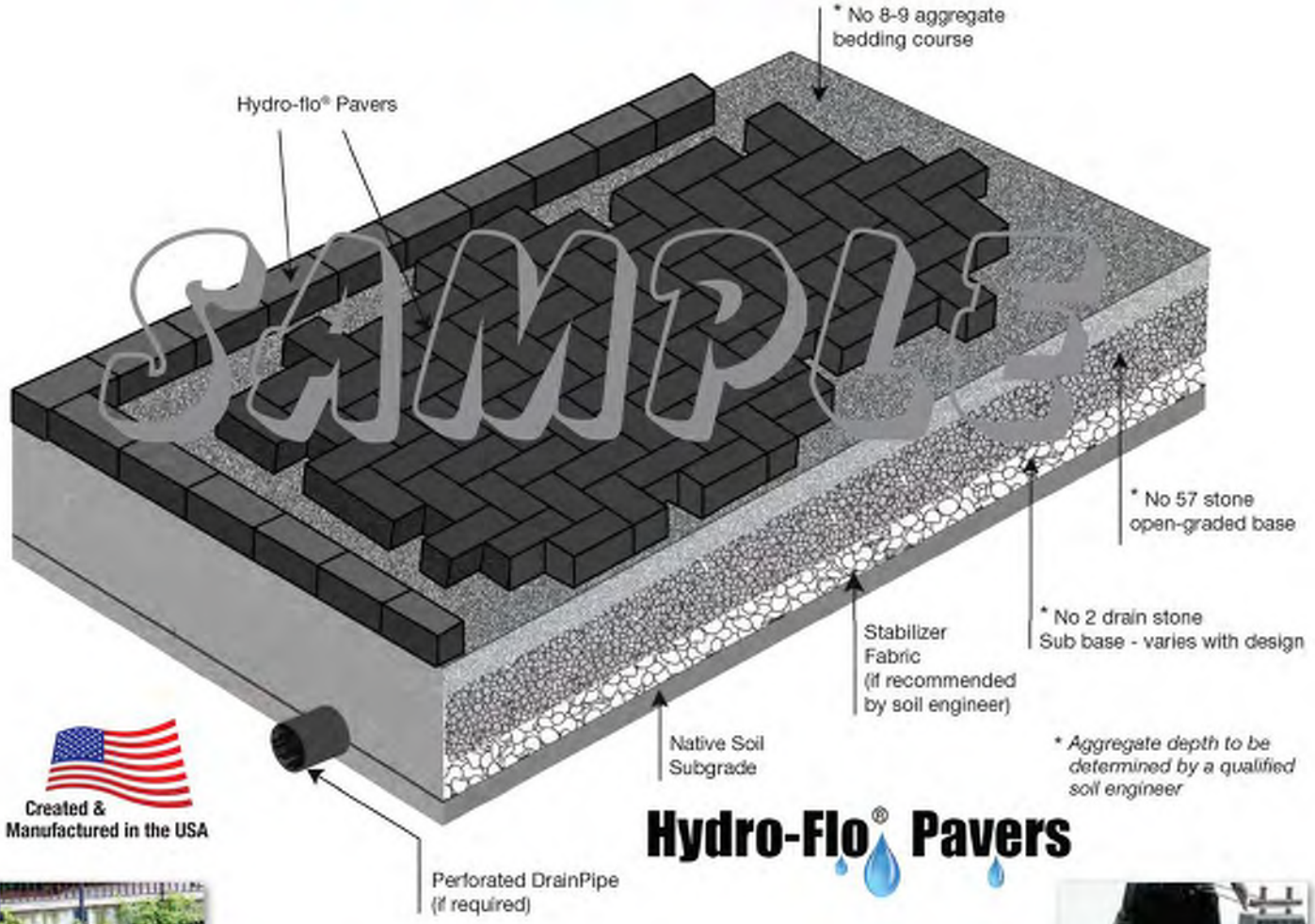
B8 Country Loam
(brown/charcoal)

W1 SB Tan
(Santa Barbara tan)

W2 Sahara Sand
(cream/tan)

W3 Custom Color

Just Add Water!



Created & Manufactured in the USA

Hydro-Flo® Pavers

Please consult a certified soil engineer prior to installation of permeable pavers as many things affect drainage. Some of these are:
• Land use • Vegetation • Soil type • Drainage area and pattern • Slope • Basin shape •
• Topography • Natural conditions (ponds, etc.) •

For additional information or samples please contact:

US Patent # 7927037 B2
CAN Patent # 2,746,731
EU Patent # 246284
AUS Patent # 2010281428

PACIFIC Interlock PAVERS, INC
www.pacinterlock.com

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831-637-9163