ABBREVIATIONS

G.C. INSTRUCTIONS

PRE-CONSTRUCTION NOTES

PROJECT DESCRIPTION & SCOPE

BUILDING & CODE INFORMATION

ARCHITECTURAL

SHOP DRAWINGS

CIVIL

MANDATORY INSPECTIONS

SPECIAL INSPECTIONS

ARCHITECT

E N N A N T

CONTRACTORS/CONSULTANTS (DESIGN/AND

GENERAL CONTRACTOR
TABLE 5.504.4.4.1 CARPET CUSHION.
VERIFICATION OF COMPLIANCE WITH THIS SECTION SHALL BE PROVIDED AT THE MANUFACTURER'S PRODUCT SPECIFICATION REQUIREMENTS OF THE CARPET AND RUG INSTITUTE'S GREEN LABEL PROGRAM.

1. MANUFACTURER'S PRODUCT SPECIFICATION
2. MANUFACTURER'S PRODUCT DATA SHEET
3. MANUFACTURER'S PRODUCT INFORMATION

NOT APPLICABLE
SECTION 703 VERIFICATIONS

CALIFORNIA GREEN BUILDINGS STANDARDS CODE 2019 - NON-RESIDENTIAL

MANDATORY MEASURES

INCLUDE BUT IS NOT LIMITED TO, CONSTRUCTION DOCUMENTS, PLANS,

DOCUMENTATION USED TO SHOW COMPLIANCE WITH THIS CODE SHALL

BE PERFORMED. IN ADDITION, THE SPECIAL INSPECTOR SHALL HAVE A

INSPECTORS SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF

RESPONSIBLE ENTITY ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR

MULTIPLE SPECIAL INSPECTORS AS REASONABLE TO THE NEEDS OF THE

PROJECT.

SPECIAL INSPECTORS SHALL BE INDEPENDENT ENTITIES WITH NO

PROFESSIONAL OR FINANCIAL INTEREST IN THE CONSTRUCTION MATERIALS

PRODUCTS OR CONSTRUCTION SERVICES USED ON THE PROJECT.

SPECIAL INSPECTORS SHALL ALSO BE QUALIFIED TO PERFORM THE

SPECIAL INSPECTIONS.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL.

TAP WATER FOR DRINKING OR COOKING PURPOSES. A SMOKE-FREE BUILDING

WILL BE CERTIFIED BY THE ARCHITECT OR ENGINEER OF Record.

FOR 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

SEPARATING TENANT SPACES AND TENANT USE AREAS WHERE THE SOURCE

CONTRIBUTION TO THE TOTAL INTERIOR NOISE LEVEL IS NOT MORE THAN

85 dba.

FOR BUILDINGS LOCATED AS DEFINED IN SECTION 5.507.4.1 OR 5.507.4.1.1, WALL AND

WALL AND FLOOR-CEILING ASSEMBLIES SEPARATING TENANT SPACES AND TENANT

SPACE EXPOSURE AREAS ASSOCIATED WITH THE GENERATION OF MORE THAN 85 DBA

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.

INTERIOR SOUND TRANSMISSION CLASS (OITC) ITC DETERMINED IN ACCORDANCE WITH ASTM E 1332, USING

INEXPENSIVE MEASUREMENTS AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED

SUPERVISION AND RESPONSIBILITY OF A PERSON TRAINED AND

THE PROPER INSTALLATION OF HVAC SYSTEMS INCLUDING DUCTS

APPROPRIATE SECTION OR IDENTIFIED IN THE APPLICATION CHECKLIST.

REPORTS, OR OTHER METHODS ACCEPTABLE TO THE ENFORCING AGENCY

WHICH DEMONSTRATE SUBSTANTIAL CONFORMANCE.

THE LEAK REDUCTION MEASURES APPLY TO REFRIGERATION

SYSTEMS CONTAINING HIGH-GLOBAL-WARMING POTENTIAL (HIGH-GWP) REFRIGERANTS

OR CONDENSING UNITS. THE LEAK REDUCTION MEASURES APPLY TO REFRIGERATION

SYSTEMS INSTALLED IN DEPARTMENT STORES 15,000 SQUARE FEET OR

LARGER AND RETAIL FOOD STORES 8,000 SQUARE FEET OR

LARGER. NEW COMMERCIAL REFRIGERATION SYSTEMS SHALL COMPLY WITH THE PROVISIONS

OF THIS SECTION WHEN INSTALLED IN RETAIL FOOD STORES 8,000 SQUARE FEET OR

LARGER.

5.507.4 INTERIOR SOUND TRANSMISSION

BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF CALIFORNIA BUILDING

SPECIAL INSPECTION.

AND EQUIPMENT BY A NATIONALLY OR REGIONALLY RECOGNIZED

LICENSED TO INSTALL HVAC SYSTEMS. EXAMPLES OF

STATE CERTIFIED APPRENTICESHIP PROGRAMS

PROGRAMS SPONSORED BY MANUFACTURING ORGANIZATIONS

OTHER PROGRAMS ACCEPTABLE TO THE ENFORCING AGENCY

NOTE:

DETERMINED BY THE LOCAL AGENCY.

B SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE NOTICE OF WARE MALCOMB PRIOR TO THE COMMENCEMENT OF ANY WORK

READILY AVAILABLE

AS APPROPRIATE TO THE PROJECT TO MITIGATE SOUND MIGRATION TO THE

INTERIOR.

FOR MECHANICALLY OR NATURALLY VENTILATED SPACES IN BUILDINGS, MEET THE

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

AN ACOUSTICAL ANALYSIS DOCUMENTING COMPLYING INTERIOR SOUND LEVELS

OF RECORD.

SHALL BE PREPARED BY PERSONNEL APPROVED BY THE ARCHITECT OR ENGINEER

OF Record.

SEE SECTION 5.507 FOR EXCEPTIONS.

EITHER THE PRESCRIPTIVE OR PERFORMANCE METHOD IN SECTION 5.507.4.1 OR 5.507.4.2.

5.506.1 OUTSIDE AIR DELIVERY.

BUILDINGS SHALL COMPLY WITH SECTIONS 5.508.1.1 AND 5.508.1.2.

INSTALLATIONS OF HVAC, REFRIGERATION AND FIRE SUPPRESSION EQUIPMENT

EXISTING FACILITIES. SEE SUBSECTIONS OF SUBSECTION 5.508.2 FOR DETAILED

NEW REFRIGERATION SYSTEMS INCLUDE BOTH NEW

5.505 INDOOR MOISTURE CONTROL

FOR BUILDINGS EQUIPPED WITH DEMAND CONTROL VENTILATION, CO2 SENSORS AND

BUILDINGS MEETING THE PROVISIONS OF 2019 CALIFORNIA GREEN BUILDINGS STANDARDS

AND INDOOR MOISTURE CONTROL MEASURES.

BUILDINGS SHALL MEET OR EXCEED THE PROVISIONS OF CALIFORNIA BUILDING

5.505.1 INDOOR MOISTURE CONTROL

5.508 OUTDOOR AIR QUALITY

5.508.2 SUPERMARKET REFRIGERANT LEAK REDUCTION.

SEE NOT APPLICABLE
KEYNOTES:

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

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

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

002a EXISTING HANDRAIL TO REMAIN AT THIS LOCATION.

003 EXISTING SURFACE AT RAMP TO BE RECONFIGURED TO COMPLY WITH REQUIRED SLOPE. REFERENCE NEW SITE PLAN.

004 EXISTING STONE WALL TO REMAIN.

005 REMOVE EXISTING PAVING IN THIS LOCATION.

006 EXISTING STONE WALL TO REMAIN, REMOVE PORTION OF WALL AS SHOWN FOR NEW ADA WALK-WAY ENTRANCE TO BUILDING. SAVE STONE FOR PATCHING SIDES OF NEW OPENING.

007 EXISTING STEPS/STAIRS TO REMAIN.

008 EXISTING CONCRETE BLOCKS TO BE REPLACED. RECONFIGURED EXISTING IRRIGATION PIPE.

009 EXISTING PLANTER TO REMAIN. PROVIDE NEW PLANTS.

010 EXISTING SANDSTONE TO REMAIN AT THIS LOCATION.
EXISTING GUARD RAIL
EXISTING STONE WALL
NEW HAND RAIL PER SANTA BARBARA STANDARDS, REFERENCE HANDRAIL #C ON SHEET I2.1
EXISTING WALL SCONCES
NEW PLANTS PER ID2.1

ANACAPA ST - EXISTING BUILDING IMAGES FOR REFERENCE
EXISTING WALK-UP TELLER ELEVATION

NEW BUILDING ELEVATION (PROPOSED WALL/RAILING)

EXISTING CURB AND STONE WALL TO REMAIN
SIDE - PATCH TO MATCH EXISTING

EXISTING WALK-UP TELLER TO REMAIN
NO CHANGES TO THIS ELEVATION

EXISTING BUILDING IMAGES FOR REFERENCE
ENGINEER'S NOTICE TO CONTRACTORS:

1. The Engineer's Notice to Contractors is a standard form used in the construction industry to inform contractors of their responsibilities.

2. The notice usually includes the contractor's name and address, as well as the owner's name and address.

3. It may also include a statement of the owner's obligations, such as payment of the contract price and reimbursement of any costs incurred by the contractor.

4. The notice may also contain a statement of the contractor's obligations, such as the completion of the work in a timely manner and in accordance with the plans and specifications.

5. The notice may also include a disclaimer of liability, which limits the contractor's liability for any damages or losses that may occur as a result of the contractor's work.

6. The notice may also include a provision for the resolution of disputes, such as arbitration or mediation.

7. The notice may also include a statement of the owner's and contractor's rights, such as the right to terminate the contract if the other party fails to perform their obligations.

8. The notice may also include a statement of the owner's and contractor's obligations, such as the payment of the contract price and the completion of the work in a timely manner.

9. The notice may also include a statement of the owner's and contractor's rights, such as the right to terminate the contract if the other party fails to perform their obligations.

10. The notice may also include a statement of the owner's and contractor's obligations, such as the payment of the contract price and the completion of the work in a timely manner.

11. The notice may also include a statement of the owner's and contractor's rights, such as the right to terminate the contract if the other party fails to perform their obligations.

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34. The notice may also include a statement of the owner's and contractor's obligations, such as the payment of the contract price and the completion of the work in a timely manner.

35. The notice may also include a statement of the owner's and contractor's rights, such as the right to terminate the contract if the other party fails to perform their obligations.

36. The notice may also include a statement of the owner's and contractor's obligations, such as the payment of the contract price and the completion of the work in a timely manner.
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. Plant layout shall be made by a professional engineer or landscape architect.
3. Access ramp shall be constructed as a single architectural entity with a single curb or edge to the public sidewalk.
4. Transition from ramps to sidewalks, grades, or streets shall be flush and free of abrupt changes. Minimum slopes of adjoining grades and curb or sidewalk immediately adjacent to the curb ramp shall not exceed 1:12.
5. The minimum width of a diagonal curb ramp shall be 48 inches, exclusive of fixed aids. The minimum width of a directional curb ramp shall be 48 inches, exclusive of fixed aids.
6. All fixed aids shall be in accordance with the City of Santa Barbara Access Plan, unless otherwise indicated by the City of Santa Barbara.
7. Existing service manholes located adjacent to and outside of construction area shall be adequately protected from any damage that may result from construction. Such protection shall be at the discretion of the Contractor.
8. Access ramps shall be constructed as required by the City of Santa Barbara.
9. Access ramps shall be constructed in accordance with the City of Santa Barbara Access Plan.
10. Refer to ADA 608-C-0978 for reference.

Ramps:
11. In general, proposed ramps in high volume pedestrian areas in the commercial zone, and in areas where sidewalks with or without ramps shall be provided, shall be constructed in accordance with the City of Santa Barbara Access Plan. In areas with low to moderate pedestrian volumes and sidewalk, ramps with standard slopes shall be provided.
12. Where connecting two new ramps at an intersection, select ramp shall be most consistent with existing ramps.

Demarcation Markings:
1. Ramps height and width shall be determined by ADA, with 36 inch minimum on the leading edge from curb to edge of ramp.
2. Ramps shall be surrounded by a 5 inch minimum in the direction of speed for the curb area of the ramp.
3. For new construction, detectable warning shall be in accordance with the California Uniform Code of the City Engineer.
4. For new construction, detectable warning shall be in accordance with the California Uniform Code of the City Engineer.
5. Color shall be the same as the roadway coat (380-B 120) for installations in gray concrete. Other colors will be considered for installation on porcelain other than gray concrete.
6. Ramps shall be placed in a position so that they do not interfere with traffic or pedestrian flow.

CURB OUTLET DRAIN

TYPE A

Access Ramp Notes

UNION BANK - A.D.A. IMPROVEMENTS
931 E. ANACAPA STREET
SANTA BARBARA - 551.008

Plans prepared by:
www.gilbert-engineering.com
GILBERT ENGINEERING & ASSOCIATES, INC.
CIVIL ENGINEERING, SURVEYING AND LAND DEVELOPMENT SERVICES

R. WILLIAM GILBERT, P.E.

04-06-22
CONSTRUCTION NOTES:

1. REMOVE EXISTING FENCES.
2. REMOVE EXISTING CURB AND SCREEN WALL FOR A.D.A. ACCESS.
3. CONSTRUCT STANDARD ACCESS RAMP PER CITY OF SANTA BARBARA STD. DETAIL NO. H-07.0.
4. CONSTRUCT DETECTABLE WARNING PER CITY OF SANTA BARBARA STD. DETAIL NO. H-07.0.
5. CONSTRUCT STANDARD ACCESS RAMP PER CITY OF SANTA BARBARA STD. DETAIL NO. H-07.0.
6. CONSTRUCT 3" PVC (SDR35) STORM DRAIN.
7. CONSTRUCT STANDARD ACCESS RAMP PER CITY OF SANTA BARBARA STD. DETAIL NO. H-07.0.
8. CONSTRUCT 3" PVC (SDR35) STORM DRAIN.
9. CONSTRUCT 3" PVC (SDR35) STORM DRAIN.

AREAS:

NEW IMPERVIOUS AREA = 1510 S.F.
DISTURBED IMPERVIOUS AREA = 1510 S.F.

SIDEWALK & DRIVEWAY

SCALE: 1" = 5'