**NOTE:**

Area

**Instructions:**

Is the height of existing or proposed buildings 17.0 feet or greater? Yes

80% of MAX FAR (in sq. ft.): 2,273

- Acreage Conversion Calculator

<table>
<thead>
<tr>
<th>HRS</th>
<th>5.0</th>
<th>7.0</th>
<th>9.0</th>
<th>10.0</th>
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<tr>
<td>FLR</td>
<td>101</td>
<td>155</td>
<td>219</td>
<td>263</td>
</tr>
<tr>
<td>FLR</td>
<td>502</td>
<td>758</td>
<td>1,014</td>
<td>1,270</td>
</tr>
<tr>
<td>VOL%</td>
<td>66.0</td>
<td>54.0</td>
<td>42.0</td>
<td>30.0</td>
</tr>
</tbody>
</table>

MAX FAR Calculation (in sq. ft.): 1,200 + (0.25 x lot size in sq.ft.)

- **SPECIAL INSPECTIONS & STRUCTURAL OBSERVATIONS**

1.0 BMP - STORMWATER BEST MANAGEMENT PRACTICES

3.0 SPECIAL INSPECTIONS & STRUCTURAL OBSERVATIONS

- **SI - SPECIAL INSPECTIONS & STRUCTURAL OBSERVATIONS**

3.4 SCHEDULE TO OBTAIN PERMITS FOR DRAINAGE PRIOR TO PLACEMENT OF STEEL.

3.5 WINDWARD TO DESIGNER POSTING EXCAVATION PRIOR TO PLACEMENT OF STEEL.

3.6 WINDWARD TO DESIGNER POSTING EXCAVATION PRIOR TO PLACEMENT OF STEEL.

- **STORMWATER SYSTEM OBSERVATIONS**

1.0 BMP - STORMWATER BEST MANAGEMENT PRACTICES

2.0 BMP - STORMWATER BEST MANAGEMENT PRACTICES

- **STORMWATER SYSTEM OBSERVATIONS**

3.0 SPECIAL INSPECTIONS & STRUCTURAL OBSERVATIONS

- **SI - SPECIAL INSPECTIONS & STRUCTURAL OBSERVATIONS**

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4.2 WINDWARD TO OBTAIN PERMITS FOR DRAINAGE PRIOR TO PLACEMENT OF STEEL.

- **STORMWATER SYSTEM OBSERVATIONS**

5.0 SPECIAL INSPECTIONS & STRUCTURAL OBSERVATIONS

- **SI - SPECIAL INSPECTIONS & STRUCTURAL OBSERVATIONS**

6.0 WINDWARD TO OBTAIN PERMITS FOR DRAINAGE PRIOR TO PLACEMENT OF STEEL.

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6.2 WINDWARD TO OBTAIN PERMITS FOR DRAINAGE PRIOR TO PLACEMENT OF STEEL.
1. The service panel or subpanel circuit directory shall identify the electrical equipment required for the building, including the specific location and type of equipment, as required by the California Building Code.

2. The California Building Code (C.B.C.) is a state occupational code that provides minimum standards for the design, construction, and maintenance of buildings and other structures. It is enforced by local building officials and must be followed by all building contractors and homeowners.

3. The construction documents shall identify the raceway termination point according to the California Building Code. This information is important for the proper installation and operation of electrical systems.

4. The owner or contractor may make the determination if the construction and demolition waste materials are recycled or diverted from the landfill. Compliance with this section shall be verified by the enforcing agency.

5. The provisions of this chapter shall outline means of reducing the amount of construction and demolition waste materials.

6. The owner or contractor may make the determination if the construction and demolition waste materials are recycled or diverted from the landfill. Compliance with this section shall be verified by the enforcing agency.

7. The construction waste management plan shall be updated as required by the California Building Code.

8. The service panel or subpanel circuit directory shall identify the electrical equipment required for the building, including the specific location and type of equipment, as required by the California Building Code.

9. The construction documents shall identify the raceway termination point according to the California Building Code. This information is important for the proper installation and operation of electrical systems.

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Structural Design Loads on Construction Documents.

Porous Inner Core Flex Duct.

Radiant Barrier.

The indoor unit shall have automatic air volume scanning for simple setup and

Insulation Requirements for Heated Slab Floors.

Directional Pilot Light.

Heat Exchanger

Submitted to Reference Approval Construction Purchaser Engineer

§ 110.2(c):

§ 150.0(e)1:

Vapor Retarder.

§ 150.0(g)1:

§ 110.8(g):

§ 110.7:

Field fabricated exterior doors and fenestration

Air Leakage.

§ 150.0(k)1I:

§ 110.8(d)3:

§ 150.0(k)3B:

Insulation Protection.

§ 150.0(o)1:

§ 150.0(k)2G:

Address:

CA Building Energy Efficiency Standards - 2019 Residential Compliance

Ken Dickson

Calculation Date/Time: 2021-07-13T14:49:17-07:00

Isolation Valves.

Devices: PCB fuses, indoor unit terminal block thermal fuse, current transformer, over-voltage

Type Maximum Vertical Separation (ft.)

Outdoor Cooling

SEER / EER

(US Code)

Static Pressure

Single Family Residences.

have a U-factor of 0.071 or less

ances without an electrical supply voltage connection with pilot lights that consume less than 150 Btu/hr are exempt); and pool and spa heaters.*

(2 kW) must have isolation valves with hose

Water Heating Recirculation Loops Serving Multiple Dwelling Units.

must have controls that prevent supplementary heater operation when the heating load can be met by the heat pump alone; and in which the

temperature requirements, including marking requirements, must not be installed in enclosed or recessed luminaires.

Filters for space conditioning systems must have a 2 inch depth or can be 1 inch if sized per Equation 150.0-A. Pressure drops

50 percent. The occupant sensors must be capable of turning the light fully on and off from all designed paths of ingress and egress.

Appendix RA3.7. Kitchen range hoods must be verified in accordance with Reference Residential Appendix RA3.7.4.3 to confirm it is

registered or constructed with materials other than sealed sheet metal, duct board or flexible duct must not be used to convey conditioned air.

CFM. Field verification testing is required in accordance with Reference Residential Appendix RA3.3.*

The compressor shall be hermetically sealed, inverter controlled, twin BLDC Rotary

250 CFM per ton of nominal cooling capacity, and an air-handling

sensor.

Metal, flat fin, micro channel

Aluminum, flat fin, micro channel

tools.

Lighting

Building Energy Efficiency Standards - 2019 Residential Compliance

Ken Dickson

Calculation Date/Time: 2021-07-13T14:49:17-07:00

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Devices: PCB fuses, indoor unit terminal block thermal fuse, current transformer, over-voltage

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Aluminum, flat fin, micro channel

tools.

Lighting

2019 Low-Rise Residential Mandatory Measures Summary

NOTE: Low-rise residential buildings subject to the Energy ... Comfort System Installation Standards 
Manual; or the ACCA Manual J using design conditions specified in § 150.0(h)2.
CIVIL NOTES

1. GENERAL

1.1 All gooseneck and walkway work is subject to the review of the architect and civil engineer. If any of the work is not approved, the civil engineer shall be notified, and the architect and civil engineer shall make the necessary changes to comply with all local codes, codes of practice, and special conditions.

1.2 All electrical work shall be installed in compliance with the National Electrical Code, and under the supervision of a duly licensed electrician.

1.3 All plumbing work shall be installed in compliance with the National Plumbing Code, and under the supervision of a duly licensed plumber.

2. EROSION CONTROL

2.1 Whenever the wind speed exceeds 30 mph, keep all areas of vehicle movement damp enough to prevent dust raised from leaving the site.

2.2 Quantities of water are to be used to keep areas of vehicle movement damp enough to prevent dust raised from leaving the site. Water sprinkling during grading operations shall be preferred over the use of water trucks or other methods of wetting down such areas. Failure to comply will result in the application of the most stringent penalties.

3. GUTTERS

3.1 Area drains shall include debris screens to prevent debris from entering drywells.

3.2 The gutter area shall be connected to the storm drain pipe to be PVC 2 OD.

4. ROOF DRAINAGE

4.1 All roof drainage shall be designed and installed in accordance with the Architectural Drawings.

5. STORM DRAINAGE

5.1 Storm drain pipe shall be connected to the storm drain manhole.

5.2 Storm drain pipe shall be designed in accordance with the Architectural Drawings.

6. STORMWATER BMPs

6.1 Stormwater BMPs shall be designed and installed in accordance with the Architectural Drawings.

6.2 Stormwater BMPs shall be designed and installed in accordance with the Architectural Drawings.

7. ARCHITECTURAL AND STRUCTURAL ENGINEER

7.1 The Architect and Structural Engineer are responsible for the design and implementation of all structural and architectural features of the project.

7.2 The Architect and Structural Engineer shall assess the nature and significance of any discoveries and developments on site, and shall report any and all discrepancies to the local engineer.

7.3 All work in the area may only proceed after the Planning Division has been contacted immediately if the discovery consists of possible human remains.

7.4 If soil reports produced for project purposes are not available for free download at www.santa-barbara.ca.us, provisions must be made to retain concrete wastes on site until they can be disposed of in accordance with the local regulations.

7.5 The local engineer shall be contacted immediately if the discovery consists of possible human remains.

8. SECURITY

8.1 Security measures shall be taken to prevent unauthorized access to the site.

8.2 Security measures shall be taken to prevent unauthorized access to the site.

9. SUMMARY

9.1 This manual contains important information that is essential for the successful completion of the project.

9.2 This manual contains important information that is essential for the successful completion of the project.

10. CONCLUSIONS

10.1 This manual contains important information that is essential for the successful completion of the project.

10.2 This manual contains important information that is essential for the successful completion of the project.
At a minimum, areas to be cleared of surface debris and silt (if any) annually, prior to the locally defined rainy season.

Inspect and clean catch basins twice annually at a minimum, once before the start of the rainy season and once after.

DURING CONSTRUCTION IN THE RAINY SEASON PROTECT AREA DRAINS FROM DIRT PROTECTION EXISTING TREES TO BE PROTECTED DURING CONSTRUCTION PER STORMWATER HANDBOOK

PROPERTY LINE

STORMWATER PLAN

C101
Equipment Sound Level Analysis

<table>
<thead>
<tr>
<th>Equipment Sound Level Rating db</th>
<th>Test Standard</th>
<th>Distance from Edge of Equipment ft</th>
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</thead>
<tbody>
<tr>
<td>Adjusted with Sound Blanket</td>
<td></td>
<td>40.7</td>
</tr>
</tbody>
</table>

Surrounds, Fences, Etc.

\[ TL = 14.5 \log M + 23 \]

None

Gross 30.0 sq ft

Open Yard Area on the site may be further reduced by additions or alterations.

No obstructions over.

Gross 294.8 sq ft

No remaining.

Heat Pump Sound Calculation

Gross: 30.0 sq ft

Adjacent Building

Neighborhood

Property Line

Foundation Plan

Upper Downspout

Electrical Meter

Reduction Pressure

Per Arch Plan

Overhead Wires

Handhole

Freeboard

Excavate

Elevation

Santana Barbara

Windward Eng.

Civil Details

Storm Water Plan

Ontario Rehab

General Residential

Photo Survey

Green Code

Foundation Plan

STORY FRAMING PLAN

ELEVATIONS

RENDERINGS

PARKING

SITE PLAN

SITE PLAN

SANTA BARBARA

CIVIL DETAILS

STORM WATER PLAN

GENERAL RESIDENTIAL

PHOTO SURVEY

GREEN CODE

FLOOR PLAN

PARKING

SITE PLAN

SITE PLAN

SANTA BARBARA

CIVIL DETAILS

STORM WATER PLAN

GENERAL RESIDENTIAL

PHOTO SURVEY

GREEN CODE

FLOOR PLAN

PARKING

SITE PLAN

SITE PLAN

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GENERAL RESIDENTIAL

PHOTO SURVEY

GREEN CODE

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SITE PLAN

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CIVIL DETAILS

STORM WATER PLAN

GENERAL RESIDENTIAL

PHOTO SURVEY

GREEN CODE

FLOOR PLAN

PARKING

SITE PLAN

SITE PLAN

SANTA BARBARA

CIVIL DETAILS

STORM WATER PLAN

GENERAL RESIDENTIAL

PHOTO SURVEY

GREEN CODE

FLOOR PLAN

PARKING
**COLUMN ANCHOR BOLT** 3'-7 1/2"  
**SHEAR WALL**  
**EPOXY RETROFIT PER**  
**FLOOR BEAM**  
**NAILER**  
**FULL DEPTH BLOCKING PER ARCHITECTURAL PLANS** 5 1/2"  
**RIM JOIST**  
**FASCIA**  
**CONCRETE WALL**  
**EACH WAY**  
**BEAM TO BEAM**  
**COLLAR TIE**  
**SLAB ON GRADE**  
**MASONRY WALL**  
**ORDINARY MOMENT FRAME**  
**ROOF OR RIDGE BEAM**  
**DIAMETER S 5 1/2"**  
**VERTICAL STEEL PARALLEL TO SHORT AXIS**  
**TRIMMER**  
**HORIZONTAL STEEL PARALLEL TO LONG AXIS**  
**EDGE NAIL**  
**GRADE BEAM PER FOUNDATION SCHEDULE**  
**SILL PLATE**  
**CEILING BEAM**  
**VERTICAL STEEL PARALLEL TO LONG AXIS**  
**SLIP**  
**INTERMEDIATE MOMENT FRAME**
GENERAL CORNER REINFORCEMENT NOTES:
1. All reinforcing bars shall be closely positioned and within the area of the footing to prevent slippage when footing forms are removed.
2. Margin B3 (MAX SPACING) shall be maintained as required by the designer or engineer.
3. Steel shall be placed to form a continuous reinforcement around the footing.

GENERAL NOTES:
1. All reinforcing bars shall be closely spaced in accordance with the designer or engineer’s plans.
2. Splices shall be made at each support or at 6’ intervals, as required by the designer or engineer.
3. Footings shall be designed to provide adequate support for the structure.

CONCRETE TRENCHES:
1. Trenches shall be excavated to a depth of 24” from the finished grade.
2. Trenches shall be lined with a vapor barrier and reinforced with steel.
3. Trenches shall be backfilled with compacted earth.

REINFORCING BARS:
1. Reinforcing bars shall conform to ASTM F2006-04.
2. Bars shall be of intermediate grade.
3. Bars shall be placed to form a continuous reinforcement around the footing.

GENERAL CORNER REINFORCEMENT:
1. Corner reinforcement shall be provided as required by the designer or engineer.
2. Margins shall be maintained as required by the designer or engineer.
3. Reinforcement shall be placed to form a continuous reinforcement around the footing.

REINFORCEMENT PROTECTION:
1. Reinforcement shall be protected from exposure to weather, moisture, and temperature changes.
2. Footings shall be provided with a vapor barrier to prevent moisture from entering the structure.

CONCRETE FOOTING:
1. Footings shall be provided to support the structure.
2. Footings shall be designed to provide adequate support for the structure.
3. Footings shall be backfilled with compacted earth.

CONCRETE ANCHORS:
1. Anchors shall be provided to anchor the structure.
2. Anchors shall be designed to provide adequate support for the structure.
3. Anchors shall be backfilled with compacted earth.

CONCRETE PIPES:
1. Pipes shall be provided to carry water or other fluids.
2. Pipes shall be designed to provide adequate support for the structure.
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CONCRETE SOIL FOOTING:
1. Soil footing shall be provided to support the structure.
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CONCRETE SOIL:
1. Soil shall be provided to support the structure.
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CONCRETE DEEPEN FOOTING:
1. Deepen footing if pipe depth is fixed.
2. Pipe trenches parallel to footings.
3. Pipes shall be reinforced with steel.

CONCRETE FOUNDATIONS:
1. Foundations shall be provided to support the structure.
2. Foundations shall be designed to provide adequate support for the structure.
3. Foundations shall be backfilled with compacted earth.

CONCRETE REQUIREMENTS:
1. Concrete shall be provided to support the structure.
2. Concrete shall be designed to provide adequate support for the structure.
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EPOXY INSTALLATION PROCEDURE -

1. SPECIAL INSPECTION REQUIRED AS NOTED.
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   - SPECIAL INSPECTION REQUIRED AS NOTED.
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   - SPECIAL INSPECTION REQUIRED AS NOTED.
GENERAL NOTES:

1. Review foundation installation instructions for additional details.
2. Foundation conditions may require additional footings.
3. Do not install foundation anchor bolts until foundation inspection and pour.

KEYNOTES:

1. CE MIN - 1 1/4" MAX.
2. SDS - 2 1/2" MAX.
3. HDU - 6 X 1 3/4" PRE-CAST ANCHOR BOLT.
4. SSTB ANCHOR BOLT - PAB.

NOTE: WHERE DETAIL APPLIES, REFER TO APPLICABLE FOOTING CENTERED.

SCALE AS NOTED.
GENERAL NOTES -
001  REFER TO E-1.400 FOR ELECTRICAL NOTES

KEYNOTES -
010  HUMIDITY FAN TO BE CONTROLLED BY W.I. 0.0 MAX
011  PRESSURE REGULATOR FOR GFI
012  INTERNAL PENTS IN THE COMING-IN AC MAINS

PROPOSED 2ND FLOOR ELECTRICAL PLAN

PROPOSED 1ST FLOOR ELECTRICAL PLAN

KEYNOTES -
001  REFER TO E-1.400 FOR ELECTRICAL NOTES
002  PRESSURE OUTLET FOR GARAGE DOOR OPENER
003  EMERGENCY ESCAPE WITH F.D. LIQUID N.P.P.