1308 CACIQUE ST - NEW SECOND RESIDENTIAL UNIT

BMP DESCRIPTION:

- PROJECT PROVIDED 25% NATURAL VEGETATED AREA
- PERMEABLE PAVERS

SPECIAL INSPECTIONS

TBD, SEE STRUCTURAL

OBSERVATION & TESTING PROGRAM:

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

FINAL PLANS
STRIPPING AND CLEARING OF VEGETATION
RECOMPACTION OF SCARIFICATION SOILS
FILL PLACEMENT AND COMPACTION
FOOTING EXCAVATIONS
PREMOISTENING OF SUBSLAB SOILS
FINAL REPORT INCLUDING PAD CERTIFICATION
INSPECTION REQUIRED TO VERIFY THAT THE BMP'S HAVE BEEN INSTALLED CORRECTLY

FIRE DEPARTMENT NOTES:

1. FIRE SPRINKLER SUBMITTAL AND INSTALLATION UNDER SEPARATE PERMIT
2. FIRE SPRINKLER SYSTEM TO COMPLY WITH NFPA 13D

GRADING

CUT	21 CY
FILL	21 CY
IMPORT	0 CY
EXPORT	0 CY

PROJECT TEAM

OWNER: EMILIO RUGGIERO
(CONTACT APPLICANT)
805-617-5527

ARCHITECT: THOMAS OCHSNER
1847 STATE STREET
SANTA BARBARA, CA 93101
(805) 770-7576

SURVEYOR: DODSON LAND SURVEYING
4568 AUHAY DR.
SANTA BARBARA, CA 93110
(805) 682-1615

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN COMPLIANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

COUNTY AIR POLLUTION CONTROL DISTRICT REQUIREMENTS.
2019 CALIFORNIA BUILDING ADMINISTRATIVE CODE, PART 1
2019 CALIFORNIA BUILDING CODE, PART 2
2019 CALIFORNIA RESIDENTIAL CODE, PART 2.5
2019 CALIFORNIA ELECTRICAL CODE, PART 3
2019 CALIFORNIA MECHANICAL CODE, PART 4
2019 CALIFORNIA PLUMBING CODE, PART 5
2019 CALIFORNIA ENERGY CODE, PART 6
2019 CALIFORNIA FIRE CODE, PART 9
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11
2019 CALIFORNIA REFERENCED STANDARDS CODE, PART 12
2019 CALIFORNIA CODE, TITLE 24 CD-ROM
2019 CALIFORNIA TITLE 24 COMPLETE COLLECTION
NATIONAL ELECTRIC CODE
FEDERAL - OSHA

SHEET INDEX

TOTAL SHEETS: 11

PROJECT DESCRIPTION

PROPOSAL FOR A NEW 2-STORY SECOND RSIDENTIAL UNIT
EXTENSION OF (E) DRIVEWAY TO ALLOW FOR 2 PARKING SPACES. NEW SINGLE CAR CARPORT.

THIS IS A PHASE 2 OF THE DEVELOPMENT ON THIS PROPERTY. PHASE ONE CONSISTED OF CONVERTING AN EXISTING 2-CAR GARAGE TO AND ACCESSORY DWELLING UNIT. PAHSE ONE HAS BEEN APPROVED BY THE PLANNING DEPARTMENT AND IS CURRENTLY IN PLANCHECK IN BUILDING DEPARTMENT.
ALL VIOLATIONS ON THE PROPERTY ARE TO BE ABATED UNDER PHASE 1.

THIS PROJECT MUST COMPLY WITH TIER 2 (2020) POST-CONSTRUCTION STORM WATER REQUIREMENTS
REQUIRED BMP'S (CUMILATIVE OF BOTH PHASES)
- PROJECT PROVIDED 25% NATURAL VEGETATED AREA
- PERMEABLE PAVERS

PROJECT DATA

APN:	017233018
JOB ADDRESS:	1308 CACIQUE ST SANTA BARBARA CA
ZONE:	R-M
LOT SIZE (NET):	6,771 SQ FT
OCCUPANCY TYPE:	R-3
TYPE OF CONSTRUCTION:	TYPE - VB
# STORIES EXISTING PROPOSED	 2 2
ALLOWABLE MAX HEIGHT:	25 FT
SPRINKLERS: EXISTING RESIDENCE NEW DEVELOPMENT	 NO NO
HIGH FIRE AREA:	NO

SQUARE FOOTAGE

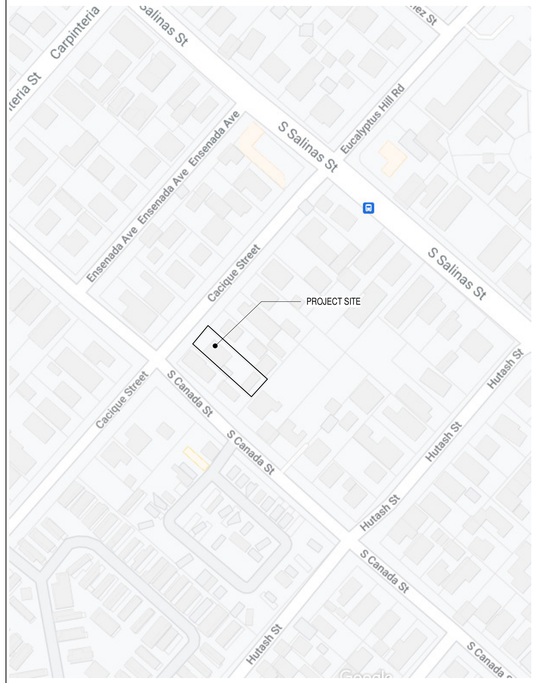
EXISTING STRUCTURES	NET	GROSS
MAIN RESIDENCE:	901 SF	965 SF
TOTAL (E) RESIDENCE	**901 SF**	**965 SF**
DETACHED ACCESSORY DWELLING UNIT (PERMITTED UNDER A SEPARATE PERMIT)		
FIRST FLOOR	328 SF	375 SF
SECOND FLOOR	297 SF	338 SF
TOTAL ADU	**625 SF**	**713 SF**
PROPOSED STRUCTURES		
NEW SECOND RESIDENTIAL UNIT		
FIRST FLOOR	575 SF	641 SF
SECOND FLOOR	542 SF	595 SF
TOTAL SECOND RESIDENTIAL UNIT	**1117 SF**	**1236 SF**
BOTH RESIDENTIAL UNITS COMBINED	**2542 SF**	**2701 SF**
TOTAL DEVELOPMENT ON SITE	**3170 SF**	**3414 SF**

PROPOSED ACCESSORY STRUCTURES	
ONE CAR DETACHED CARPORT	**163 SF**
TOTAL EXISTING AND PROPOSED OF ACCESSORY STRUCTURES ON SITE	**163 SF**

PARKING REQUIREMENTS

EXISTING	0
DEMOLISHED	0
REQUIRED	2 (PRIMARY UNIT PARKING WAS CONVERTED TO AN ADU AND NOT REPLACED, REDUCING THE REQUIRED NUMBER OF PARKINGS SPACES FROM 4 TO 2)
PROPOSED	2 (ONE COVERED , ONE UNCOVERED)
TOTAL	2

VICINITY MAP



NEW IMPERVIOUS AREAS:	**707 SF**
REPLACED IMPERVIOUS AREAS:	**1132 SF**
REMOVED IMPERVIOUS AREAS:	**1355 SF**

TIER 2 SWMP IS REQ'D FOR THIS PROJECT

THOMAS OCHSNER
Architect

ARCHITECTURE & PLANNING
Thomas Ochsner AIA Architect

1847 State Street
Santa Barbara, CA 93101
Tel 805.770.7576
Cel 805.705.6558
tom@toarchitect.com
www.toarchitect.com

CLIENT

Emilio Ruggiero

PROJECT

DETACHED ACCESSORY DWELLING UNIT

1308 CACIQUE ST, SANTA BARBARA, CA, 93101

SHEET TITLE

COVER SHEET

REVISIONS

LICENSED ARCHITECT
THOMAS G. OCHSNER
No. 4199
RENEWAL 08/31/21
STATE OF CALIFORNIA

PROJECT NAME	DETACHED ACCESSORY DWELLING UNIT

DATE DRAWN

DATE 12/21/2020

SHEET NO.

T-1.0

MAIN HOUSE TO REMAIN (PHOTO 01)

MAIN HOUSE TO REMAIN (PHOTO 02)

THOMAS OCHSNER
Architect

ARCHITECTURE & PLANNING

Thomas Ochsner AIA Architect

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Santa Barbara, CA 93101
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Cel 805.705.6558
tom@toarchitect.com
www.toarchitect.com

CLIENT

Emilio Ruggiero

PROJECT

DETACHED ACCESSORY DWELLING UNIT

1308 CACIQUE ST, SANTA BARBARA, CA, 93101

SHEET TITLE

SITE PHOTOS

REVISIONS

PROJECT NAME DETACHED ACCESSORY DWELLING UNIT

DATE DRAWN

DATE 12/21/2020

SHEET NO.

T-1.2

ROOFING SPECIFICATION

BORAL ROOFING
Build something great™

PRODUCT INFORMATION

Profile:	**Duralite Saxony 600 Slate**
Color Name:	**Charcoal Blend**
SKU Number:	**2FACS1430LR**
Product Type:	**Lightweight**
Color:	**Tan, Multicolor, Brown**

Available Regions:
Arizona, Southern California

Tile Specifications:

Size:	**17" x 13"**
Coverage:	**85**
Approx. Installed Weight:	**570 lbs**
Pieces per Pallet:	**312**
Squares per Pallet:	**3.67**
Approx. Weight per Pallet:	**2680 lbs**

Cool Rated Product

Reflectivity:	**0.17**
Aged Ref. (3 yr):	**0.17**
Emmisivity:	**0.91**
Aged Em. (3 yr):	**0.93**
SRI:	**16**
Aged SRI (3 yr):	**17**
CRRC ID#:	**0072**
Seller ID#:	**0942**

*Calculated Aged Value
The printed color shown here may vary from actual available tile color and should not be used to color match. Please contact your local Sales Representative for actual tile samples.

1.800.669.TILE (8453)
www.BoralRoof.com

CRRC COOL ROOF RATING COUNCIL®

	Initial	Weathered
Solar Reflectance	**0.17**	**0.17**
Thermal Emittance	**0.91**	**0.93**
Rated Product ID Number	**0072**	
Licensed Seller ID Number	**0942**	
Classification	**Production Line**	

Cool Roof Rating Council ratings are determined for a fixed set of conditions, and may not be appropriate for determining seasonal energy performance. The actual effect of solar reflectance and thermal emittance on building performance may vary.

Manufacturer of product stipulates that these ratings were determined in accordance with the applicable Cool Roof Rating Council procedures.

BORAL ROOFING
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Irvine, California 92618
(949) 756-1605
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CONCRETE ROOF TILES

CSI Section:
07 32 16 Concrete Roof Tiles

1.0 RECOGNITION

Boral Roofing Concrete Roof Tiles recognized in this report have been evaluated for use as concrete roof tiles. The weather resistance, wind uplift resistance and fire classification properties of the roof tiles comply with the intent of the provisions of the following codes and regulations:

- 2018, 2015, 2012, 2009, and 2006 International Building Code® (IBC)
- 2018, 2015, 2012, 2009, and 2006 International Residential Code® (IRC)
- 2019 California Building Code (CBC) –Supplement attached
- 2019 California Residential Code (CRC) – Supplement attached
- 2020 Florida Building Code, Building (FBC, Building) – Supplement attached
- 2020 Florida Building Code, Residential (FBC, Residential) – Supplement attached

2.0 LIMITATIONS

Use of the Boral Roofing Concrete Roof Tiles recognized in this report is subject to the following limitations:

2.1 The roof tiles shall be manufactured, identified and installed in accordance with this report and the applicable code. In the event of a conflict this report governs.

2.2 Boral Roofing "concrete roof tile shall be installed on roof slopes of 2½ units vertical in 12 units horizontal (21-percent slope) or greater." IBC Section 1507.3.2.

2.3 The supporting structure shall be designed to support the loads and is beyond the scope of this report.

2.4 The Concrete Roof Tiles recognized in this report are manufactured in Lake Wales, FL; Brooksbine, TX; Phoenix, AZ; Henderson, NV; Okeechobee, FL, Rialto, CA; French Camp, CA; Henderson, CO and Lathrop, CA; Tables 2 A through 2 I describe the tiles produced at each location.

3.0 PRODUCT USE

3.1 General: Boral Roofing Concrete Roof Tiles shall be used as a roof covering in accordance with IBC Section 1503 or IRC Section 903, as applicable.

3.2 Installation:

3.2.1 Installation in accordance with the 2018 IBC or IRC: Boral Concrete Roof Tiles shall be installed in accordance with 2018 IBC Section 1507.3 or 2018 IRC Section R905.3, including the attachment requirements of 2018 IBC Section 1507.3.7 or 2018 IRC Section R905.3.7, as applicable. Underlayment shall conform to 2018 IBC Section 1507.1.1 or 2018 IRC Section R905.1.1. Installation of accessory tiles, EnviroPro® see section 4.1.1.

3.2.2 Installation in accordance with the 2015, 2012, 2009, or 2006 IBC or IRC: Boral Concrete Roof Tiles shall be fastened in accordance with the code specific requirements in Table 1 of this report using The Concrete and Clay Roof Tile Installation Manual for Moderate Climate Regions, dated July 2015, published by the Tile Roofing Institute and the Western States Roofing Contractors Association. The July 2015 TRI manual is associated with ER-2015 in the UES Evaluation Report Directory and available for download at www.uniform-es.org. Installation of accessory tiles, EnviroPro® see section 4.1.1.

TABLE 1 – ATTACHMENT DESIGN

Applicable Code	Criteria for Applicability	Design Information Location
2015 or 2012 IBC	Ultimate Design Wind Speeds (V_{ult}) ≤ 130 MPH and Mean Roof Height < 60 feet	Roof Tile Installation Manual & Table 1507.3.7 of the applicable IBC
2009 or 2006 IBC	Basic Wind Speed (3 sec gust) ≤ 100 mph and Mean Roof Height < 60 feet	
2015, 2012, 2009 or 2006 IRC	Mean Roof Height ≤ 40 feet	Roof Tile Installation Manual & Section R905.3.7

For **SI:** 1 foot = 305 mm, 1 mph = 1.6 m/s

3.3 Anchoring: Boral Concrete Roof tiles may be anchored using mortar in accordance with the applicable building code and, where permitted, the TRI Manual or adhesively attached in accordance with the adhesive manufacturer's research report issued by an approved evaluation service agency.

4.0 PRODUCT DESCRIPTION

Boral Roofing Concrete Roof Tiles comply with ASTM C1492 as required by Section 1507.3.5 of the IBC. The roof tiles are described by model, weight, dimensions, and tile factor in Tables 2 A through 2 I, for each of the production locations listed in Section 2.4 of this report. When installed in accordance with this report on minimum 15/32-inch-thick (12 mm) plywood solid sheathing or non-combustible decks, the assembly incorporating the roof tiles achieve an ASTM E108 Class A rating per Section 1505.2 of the IBC and Section R902.1 of the IRC, as applicable. Roof classifications for adhesively attached systems shall be in accordance with the adhesive manufacturer's approved research report.

4.1 Accessories:

Boral EnviroPro® recognized in this report has been evaluated for use as an accessory product to be used with concrete roof tiles. The weather resistance, wind uplift resistance and fire classification properties of the product complies with the intent of the provisions of the codes and regulations in Section 1.0 of this report. The Boral EnviroPro product is subject to all limitations in Section 2.0 of this report. The Boral EnviroPro product complies with ASTM C1492 as required by Section 1507.3.5 of the IBC. The Boral EnviroPro product is described by model, weight, dimensions, and tile factor in Tables 2 A through 2 I, for each of the production locations listed in Section 2.4 of this report. When installed in accordance with this report on minimum 15/32-inch-thick (12 mm) plywood solid sheathing or non-combustible decks, the assembly incorporating the Boral EnviroPro product achieves an ASTM E108 Class A rating per Section 1505.2 of the IBC and Section R902.1 of the IRC, as applicable.

4.1.1 Installation:

The Boral EnviroPro accessory product shall be limited to installation where roof tiles must be cut, such as in valleys and boundary edges at rakes, walls, chimneys, skylights, and other roof openings and penetrations. The installed dry weight of Boral EnviroPro is equivalent to that of the tile profile in Tables 2A-2I with which it is used.

5.0 IDENTIFICATION

Shipping pallets are identified with the report holder's name (Boral Roofing), manufacturing address, product name, installed weight, inspection agency, and evaluation report number (ER-412). The Cedarlite 600, Madera 700 and Madera 900 tiles are imprinted on the top side of each tile with an "M", all other field tiles are imprinted with the name "Boral", "Boral Lifetile", "MonierLifetile", or the Boral Roofing, or MonierLifetile or "Vostile" or logo. The Boral EnviroPro product shall be clearly identified to provide distinction between field tiles and accessory tiles as stated in the EnviroPro product installation guidelines. The identification includes the IAPMO Uniform Evaluation Service Mark of Conformity. Either Mark of Conformity may be used as follows:

IAPMO ES® or UES®

IAPMO UES ER-412

6.0 SUBSTANTIATING DATA

Data in accordance with ICC-ES AC180, dated February 2012 (editorially revised March 2018), manufacturer's descriptive literature and installation instructions. Test reports are from laboratories in compliance with ISO/IEC 17025.

7.0 STATEMENT OF RECOGNITION

This evaluation report describes the results of research completed by IAPMO Uniform Evaluation Service on Boral Roofing Concrete Roof Tiles to assess conformance to the codes shown in Section 1.0 of this report and serves as documentation of the product certification. Products are manufactured at locations noted in Section 2.4 of this report under a quality control program with periodic inspection under the supervision of IAPMO UES.

For additional information about this evaluation report please visit www.uniform-es.org or email us at info@uniform-es.org

Table 2 A - Tiles Manufactured at Denver (Henderson), CO

Tile	Installed Dry Weight[1] (psf)	Dimensions[2] (inch)	Tile Factor	
		Length X Width	TF (ft^2)	Ratio [1]
Saxony – Shake, Slate, Country Slate Split Old English Thatch	9.6	17 X 13	1.568	1.115
Saxony – Impact	10.5	17 X 13	1.568	1.115
Villa 900	9.0	17 X 13	1.503	1.068
Villa– Impact	10.1	17 X 13	1.503	1.068

For **SI:** 1 inch = 25.4 mm, 1 psf = 4.88 kg/m²

Table 2 B - Tiles Manufactured at Henderson, NV

Tile	Installed Dry Weight[1] (psf)	Dimensions[2] (inch)	Tile Factor	
		Length X Width	TF (ft^2)	Ratio [1]
Espana / Barcelona	9.0	17 X 12⅞	1.470	1.045
Saxony 900 – Shake, Slate, Country Slate	9.1	17 X 13	1.533	1.090

For **SI:** 1 inch = 25.4 mm, 1 psf = 4.88 kg/m²

Table 2 C - Tiles Manufactured at Katy (Brookshire), TX

Tile	Installed Dry Weight[1] (psf)	Dimensions[2] (inch)	Tile Factor	
		Length X Width	TF (ft^2)	Ratio [1]
Barcelona – Impact	10.3	16½ X 13	1.444	1.027
Saxony – Country Shake, Country Slate, Country Split Shake, English Thatch	10.3	16½ X 13	1.392	0.989
Saxony – Impact	10.5	16½ X 13	1.392	0.989
Saxony – Shake, Slate	10.3	16½ X 13	1.392	0.989
Tejas Espana / Barcelona	9.0	16½ X 13	1.407	1.000
Villa	9.0	16½ X 13	1.407	1.000

For **SI:** 1 inch = 25.4 mm, 1 psf = 4.88 kg/m²

NOTES TO TABLES:
1. Used on a 3-inch head-lap.
2. Nominal dimension.

Table 2 D - Tiles Manufactured at Lake Wales, FL

Tile	Installed Dry Weight[1] (psf)	Dimensions[2] (inch)	Tile Factor	
		Length X Width	TF (ft^2)	Ratio [1]
Barcelona 900	9.5	17 X 13	1.525	1.084
Saxony 900 – Shake, Slate, Split Shake, Country Slate	9.5	17 X 13	1.545	1.098
Spanish "S" Nuevo	9.9	17 X 9¼	1.144	0.813
Villa 900	9.2	17 X 13	1.533	1.090

For **SI:** 1 inch = 25.4 mm, 1 psf = 4.88 kg/m²

Table 2 E - Tiles Manufactured at Lathrop, CA

Tile	Installed Dry Weight[1] (psf)	Dimensions[2] (inch)	Tile Factor	
		Length X Width	TF (ft^2)	Ratio [1]
Barcelona 900	9.3	17 X 13	1.509	1.073
Saxony 900 – Shake, Slate	9.1	17 X 13	1.533	1.090

For **SI:** 1 inch = 25.4 mm, 1 psf = 4.88 kg/m²

Table 2 F - Tiles Manufactured at Phoenix, AZ

Tile	Installed Dry Weight[1] (psf)	Dimensions[2] (inch)	Tile Factor	
		Length X Width	TF (ft^2)	Ratio [1]
Mission S / Barcelona	10.3	16½ X 13	1.494	1.062
Saxony – Shake, Slate	9.5	16½ X 13	1.494	1.062
Villa	9.0	16½ X 13	1.407	1.000

For **SI:** 1 inch = 25.4 mm, 1 psf = 4.88 kg/m²

Table 2 G - Tiles Manufactured at Okeechobee, FL

Tile	Installed Dry Weight[1] (psf)	Dimensions[2] (inch)	Tile Factor	
		Length X Width	TF (ft^2)	Ratio [1]
Bermuda	12.44	16¼ X 10¼	1.036	0.736
Estate "S"	7.9	16½ X 13	1.417	1.007
Galena Spanish "S"	9.3	17 X 10	1.144	0.831
Plantation	10.4	16½ X 13	1.426	1.014
Saxony 900	9.3	17 X 13	1.533	1.090

For **SI:** 1 inch = 25.4 mm, 1 psf = 4.88 kg/m²

NOTES TO TABLES:
1. Used on a 3-inch head-lap.
2. Nominal dimension.

Table 2 H - Tiles Manufactured at Rialto, CA

Tile	Installed Dry Weight[1] (psf)	Dimensions[2] (inch)	Tile Factor	
		Length X Width	TF (ft^2)	Ratio [1]
Espana / Barcelona	9.0	17 X 12⅞	1.454	1.033
Espana 600 / Barcelona 600	5.9	17 X 12⅞	1.454	1.033
Saxony 600 - Slate, Shake, Split Shake	5.9	17 X 13	1.533	1.090
Saxony 700 – Slate, Shake, Split Shake	7.1	17 X 13	1.533	1.090
Saxony 900 - Slate, Shake, Country Shake	9.3	17 X 13	1.533	1.090
Villa 600	5.8	17 X 13	1.494	1.061
Villa 900	9.0	17 X 13	1.494	1.061

For **SI:** 1 inch = 25.4 mm, 1 psf = 4.88 kg/m²

Table 2 I - Tiles Manufactured at Stockton (French Camp), CA

Tile	Installed Dry Weight[1] (psf)	Dimensions[2] (inch)	Tile Factor	
		Length X Width	TF (ft^2)	Ratio [1]
Cedarlite 600	5.9	13½ X 13	0.942	0.673
Madera 700	7.2	13½ X 13	0.947	0.673
Madera 900	9.5	13½ X 13	0.947	0.673
Saxony 600 – Slate, Shake, Split Shake	5.7	17 X 13	1.525	1.084
Saxony 700 – Slate, Shake, Split Shake	7.2	17 X 13	1.525	1.084
Saxony 900 – Hartford Slate, Shake, Slate, Country Slate	9.1	17 X 13	1.533	1.090
Saxony 900 – Split Old English Thatch	9.8	17 X 13	1.525	1.084
Villa 600	6.0	17 X 13	1.494	1.115
Villa 900	9.3	17 X 13	1.494	1.115

For **SI:** 1 inch = 25.4 mm, 1 psf = 4.88 kg/m²

NOTES TO TABLES:
1. Used on a 3-inch head-lap.
2. Nominal dimension.

CALIFORNIA SUPPLEMENT

BORAL ROOFING
7575 Irvine Center Drive, Suite 100
Irvine, California 92618
(949) 756-1605
www.boralamerica.com

CONCRETE ROOF TILES

CSI Section:
07 32 16 Concrete Roof Tiles

1.0 RECOGNITION

The Boral Concrete Roof Tiles and accessories evaluated in IAPMO UES ER-412 are satisfactory alternative roof covering materials in accordance with the following codes and regulations:

- 2019 California Building Code (CBC)
- 2019 California Residential Code (CRC)

2.0 PRODUCT USE

2.1 The Boral Roofing concrete roof tiles may be used as a Class A, B, or C roof covering systems complying with Sections 1505.1.1 of the CBC or R902.1.1 of the CRC; Sections 1505.1.2 of the CBC or R902.1.2 of the CRC; or Sections 1505.1.3 of the CBC or R902.1.3 of the CRC, respectively. The design and installation of the Boral Roofing concrete roof tiles shall be in accordance with Sections 1507.3.10 and 1513 CBC or Section 905.3 of the CRC, as applicable, and ER-412.

2.2 Roof Tiles shall be installed in accordance with Sections 3.0 and 4.0 of ER-412 except, where the building official requires conformance to the CBC or CRC, the following shall be substituted:

2.2.1 Underlayment shall conform with CBC Section 1507.1.1 or CRC Section 905.1.1.

2.2.2 Attachment of the concrete roof tiles shall be designed to resist wind loads according to CBC Sections 1507.3.7 and 1609.5 or CRC Section 905.3, as applicable.

2.3 Boral Roofing concrete roof tiles may be used in "new buildings located in any Fire Hazard Severity Zone or any Wildland-Urban Interface Fire Area designated by the enforcing agency constructed after the application date shall comply with the provisions" in accordance with Sections 701A.3 and 705A of the CBC, or Sections R337.1.3.1 and R337.5 of the CRC, as applicable, and with the IBC as presented in ER-412.

2.4 Boral Roofing concrete roof tiles used on structures regulated by the Division of the State Architect or the Office of Statewide Planning and Development are subject to installation provisions in CBC Section 1513.

For additional information about this evaluation report please visit www.uniform-es.org or email us at info@uniform-es.org

FLORIDA SUPPLEMENT

BORAL ROOFING
7575 Irvine Center Drive, Suite 100
Irvine, California 92618
(949) 756-1605
www.boralamerica.com

CONCRETE ROOF TILES

CSI Section:
07 32 16 Concrete Roof Tiles

1.0 RECOGNITION

The Boral Roofing concrete roof tiles and accessories evaluated in IAPMO UES ER-412 are a satisfactory alternative roof covering materials in accordance with to the following codes and regulations:

- 2020 Florida Building Code, Building (FBC, Building)
- 2020 Florida Building Code, Residential (FBC, Residential)

2.0 LIMITATIONS

2.1 Verification shall be provided that a quality assurance agency audits the manufacturers quality assurance program and audits the production quality of products, in accordance with Section (5)(d) of Florida Rule 61G20-3.008. The quality assurance agency shall be approved by the Commission (or the building official when the report holder does not possess an approval by the Commission).

2.2 Evaluation to the high-velocity hurricane zone provisions in Section 1512 of the FBC, Building and Chapter 44 of the FBC, Residential is beyond the scope of this report.

3.0 PRODUCT USE

The design and installation of the Boral Roofing concrete roof tiles shall be in accordance with the 2018 International Building Code and the 2018 International Residential Code, as applicable, as noted in ER-412. The FBC, Building Section 1507.3 and FBC, Residential Section R905.3 states that the installation of the Boral Roofing concrete roof tiles "shall be in accordance with the requirements of the FRSA/TRI *Florida High Wind Concrete and Clay Roof Tile Installation Manual*. Sixth Edition where the V_{ult} is determined in accordance with" FBC, Building Section 1609.3.1, FBC-Residential Section R301.2.1.3, or the recommendations of RAS 118, 119 or 120. Load combinations shall be in accordance with Sections 1605.2 or 1605.3 of the FBC, Building, as applicable. Design wind loads shall be in accordance with Section 1609.5 of the FBC, Building or Section R301.2.1 of the FBC, Residential, as applicable.

For additional information about this evaluation report please visit www.uniform-es.org or email us at info@uniform-es.org

THOMAS OCHSNER
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CLIENT

Emilio Ruggiero

PROJECT

DETACHED ACCESSORY DWELLING UNIT

1308 CACIQUE ST, SANTA BARBARA, CA, 93101

SHEET TITLE

TESTING REPORTS

REVISIONS

LICENSED ARCHITECT THOMAS G. OCHSNER 199 RENEWAL 08/31 STATE OF CALIFORNIA

PROJECT NAME DETACHED ACCESSORY DWELLING UNIT

DATE DRAWN

DATE 12/21/2020

SHEET NO.

T-1.4

PATTERN

COLOR

BELGARD® | PAVES THE WAY®

BELGARD.COM | 877-235-4273

AQUA DUBLIN

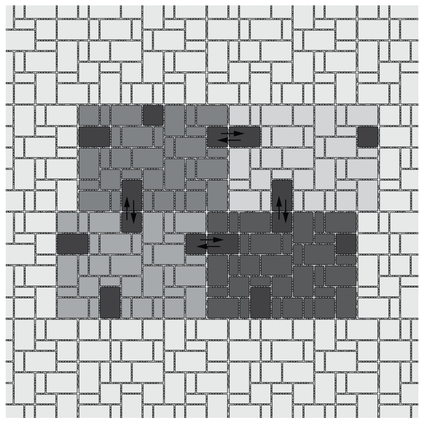
3-PIECE MECHANICAL PATTERN

21% 3½ x 6 1/16 Rectangles
23% 6 1/16 x 6 1/16 Squares
56% 10¼ x 6 1/16 Rectangles

NOTES:
AutoCAD® hatch pattern files can be downloaded from belgard.com for use in architectural drawings.

Some patterns may not necessarily reflect the percentages of stone sizes within a particular pallet. In some cases you may have extras in one or more of the sizes. This must be accounted for in your planning and design.

Percentages are based on area by paver.



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ESR-3500

Reissued 01/2017

This report is subject to renewal 01/2018.

DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION

SECTION: 07 21 00—THERMAL INSULATION

ICYNENE INSULATION

REPORT HOLDER:

ICYNENE, INC.

6747 CAMPOBELLO ROAD
MISSISSAUGA, ONTARIO L5N 2L7
CANADA

EVALUATION SUBJECT:

ICYNENE PROSEAL AND ICYNENE PROSEAL LE

ICC-ES PMG LISTED

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required by 2015 IBC Section 1203.4 (2012 and 2009 IBC Section 1203.3) or IRC Section R408.1, as applicable.

4.4.2.1 Attics and Crawl Spaces – Uncoated: The thickness of the foam plastic applied to the underside of the roof sheathing and/or rafters, or the underside of floors, must not exceed 8 inches (203 mm). The thickness of the spray foam insulation applied to vertical wall surfaces must not exceed 6 inches (152 mm). The insulation does not require a code-prescribed ignition barrier or coating.

4.4.2.2 Attic and Crawl Spaces – Coated: The thickness of the foam plastic applied to the underside of the roof sheathing and/or rafters, or the underside of floors, must not exceed 14 inches (356 mm). The thickness of the spray foam insulation applied to vertical wall surfaces must not exceed 8 inches (203 mm).

The Icynene ProSeal and Icynene ProSeal LE insulation must be covered on all surfaces with

DC315 at a minimum dry film thickness of 3 mils (0.08 mm) [wet film thickness of 4 mils (0.10 mm)] at a rate of 400 square feet (37 m²) per gallon (3.8 L).

The coating must be applied over the Icynene ProSeal and Icynene ProSeal LE insulation in accordance with the coating manufacturer's instructions and this report. Surfaces to be coated must be dry, clean, and free of dirt, loose debris and other substances that could interfere with adhesion of the coating. The coating is applied in one coat with low-pressure airless spray equipment.

4.4.3 Use on Attic Floors: Icynene ProSeal and Icynene ProSeal LE insulation may be installed exposed at a maximum thickness of 14 inches (356 mm) between and over the joists in attic floors. The insulation must be separated from the interior of the building by an approved thermal barrier. An ignition barrier in accordance with the IBC Section 2603.4 and IRC Section R316.5.3 may be omitted.

4.5 One-hour Non-load-bearing Fire-resistance-rated Wall Assembly:

4.5.1 Exterior Face: Nominally 6-inch-deep (152 mm), No. 18 gage galvanized steel studs, spaced 16 inches (406 mm) on center, are fastened to No. 18 gage galvanized steel floor and ceiling tracks. One layer of 1/2-inch-thick (12.7 mm) Georgia Pacific DensGlass® Gold Exterior Sheathing is installed parallel to the steel studs with vertical joints offset a minimum of 16 inches (406 mm) from the vertical joints of the interior Type X gypsum board, and the horizontal joints offset a minimum of 24 inches (610 mm) from the horizontal joints of the gypsum board. The sheathing is attached using 1 1/2-inch long (31.7 mm), self-drilling drywall screws spaced 8 inches (203 mm) on center around the perimeter and in the field. Hohmann & Barnard DW-10 brick ties, 6 inches (152 mm) long by 1 1/2 inches (38 mm) wide, are spaced 16 inches (406.4 mm) on center vertically on each steel stud, and secured using two 1 1/4-inch-long (41.3) self-drilling screws, through 4-inch (102 mm) red clay brick [3 1/2 inches (89 mm) by 2 1/4 inches (57 mm) by 7 5/8 inches (197 mm)], laid in a running bond pattern with Type S mortar, leaving a nominally 1-inch (25.4 mm) air gap between the brick and the exterior sheathing. The stud cavity is filled with Icynene ProSeal insulation and Icynene ProSeal LE to a maximum nominal thickness of 6 inches.

4.5.2 Interior Face: Type X gypsum board, 5/8 inch (15.9 mm) thick and complying with ASTM C1396, is applied to the interior side with the long edge parallel to steel studs, and is secured using 1 1/4-inch-long (32 mm), self-drilling drywall screws spaced 8 inches (203 mm) on center around the perimeter and 12 inches (305 mm) on center in the field. The gypsum board joints must be treated with vinyl or casein, dry or premixed joint compound applied in two coats to cover all exposed screw heads and gypsum board butt joints. A minimum 2-inch-wide (51 mm) paper, plastic, or fiberglass tape is embedded in the first layer of compound over butt joints of the gypsum board.

4.6 Exterior Walls in Type I, II, III and IV Construction:

4.6.1 General: When used on exterior walls of Types I, II, III or IV construction, the assembly must comply with IBC Section 2603.5 and this section, and the Icynene ProSeal and Icynene ProSeal LE insulation must be installed at a maximum thickness as described in Table 2. The potential heat of Icynene ProSeal insulation is 2288 Btu/ft² (25995 kJ/m²) per inch of thickness, when tested in accordance with NFPA 259.

4.6.2 Specific Wall Assemblies: Wall assemblies complying with Section 4.6 must be as described in Table 2.

4.7 Water-resistive Barrier:

Icynene ProSeal and Icynene ProSeal LE insulation may be used as an alternative to the water-resistive barrier prescribed in IBC Section 1404.2 and IRC Section R703.2, when installed on exterior walls as described in this section the insulation must be spray-applied to the exterior side of sheathing, masonry or other suitable exterior wall substrates to form a continuous layer of 1 inch (25.4 mm) minimum thickness. All construction joints and penetrations are to be completely sealed with Icynene ProSeal or Icynene ProSeal LE insulation.

5.0 CONDITIONS OF USE

The Icynene ProSeal and ProSeal LE spray foam insulation described in this report complies with, or is a suitable alternative to what is specified in, those codes listed in Section 1.0 of this report, subject to the following conditions:

5.1 The product must be installed in accordance with the manufacturer's published installation instructions, this evaluation report and the applicable code. In the event of a conflict between the manufacturer's published installation instructions and this report, this report governs.

5.2 The insulation must be separated from the interior of the building by an approved 15-minute thermal barrier in accordance with IBC Section 2603.4, except when installation is as described in Section 4.3.2 or in attics and crawl spaces as described in Section 4.4.2.

5.3 The insulation must not exceed the thickness and density noted in Sections 3.2, 4.3, 4.4, 4.5 and 4.6 of this report.

5.4 The insulation must be protected from the weather during and after application.

5.5 The insulation must be applied by installers certified by Icynene, Inc.

5.6 Use of the insulation in areas where the probability of termite infestation is "very heavy" must be in accordance with IRC Section R318.4 or 2012 IBC Section 2603.9 (2009 IBC Section 2603.8), as applicable.

5.7 Jobsite certification and labeling of the insulation must comply with 2015 IRC Sections N1101.10.1 and N1101.10.1.1 (2012 IRC Sections N1101.12.1 and

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ESR-3500

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DIVISION: 07 00 00—THERMAL AND MOISTURE PROTECTION
Section: 07 21 00—Thermal Insulation

REPORT HOLDER:

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EVALUATION SUBJECT:

ICYNENE PROSEAL AND ICYNENE PROSEAL LE

1.0 EVALUATION SCOPE

1.1 Compliance with the following codes:

- 2015, 2012 and 2009 *International Building Code®* (IBC)
- 2015, 2012 and 2009 *International Residential Code®* (IRC)
- 2015, 2012 and 2009 *International Energy Conservation Code®* (IECC)

Properties evaluated:

- Surface-burning characteristics
- Physical properties
- Thermal resistance (*R*-values)
- Attic and crawl-space installation
- Air permeability
- Vapor permeability
- Fire–resistance-rated construction
- Water-resistive barrier
- Exterior walls of Types I–IV construction

1.2 Evaluation to the following green standard:

- 2008 ICC 700 *National Green Building Standard™* (ICC 700-2008)

Attributes verified:

- See Section 3.1

2.0 USES

Icynene ProSeal and Icynene ProSeal LE spray foam is used as a nonstructural thermal insulating material in Types I, II, III, IV and V construction under the IBC and dwellings under the IRC. The insulation is for use in wall cavities, floor assemblies, ceiling assemblies, or attics and crawl spaces when installed in accordance with Section 4.4. Under the IRC, the insulation may be used as air-impermeable insulation when installed in accordance with Section 3.4, and as a vapor retarder when installed in accordance with Section 3.5. Icynene ProSeal spray foam may be used in fire-resistance-rated construction when installed in accordance with Section 4.5, and in Types I through IV construction when installed in accordance with Section 4.6. The insulation may be used as an alternative to the water-resistive barrier required in IBC Section 1404.2 and IRC Section R703.2 when installed as described in Section 4.7.

3.0 DESCRIPTION

3.1 ProSeal Insulation:

Icynene ProSeal and Icynene ProSeal LE foam plastic insulation is a two-component, medium-density, closed-cell, spray-applied foam plastic with a nominal density of 2.4 pcf. The polyurethane foam is produced by combining Icynene Based Seal MDI isocyanate (the A component) and Icynene ProSeal resin (the B component). The products have a shelf life of 12 months when stored in factory-sealed containers at temperatures between 60°F and 85°F (16°C and 29°C). The Icynene ProSeal is supplied in one formula for all climates.

The attributes of the insulation have been verified as conforming to the requirements of ICC 700-2008 Section 703.2.1.1.1(c) as an air impermeable insulation. Note that decisions on compliance for those areas rest with the user of this report. The user is advised of the project-specific provisions that may be contingent upon meeting specific conditions, and the verification of those conditions is outside the scope of this report. These codes or standards often provide supplemental information as guidance.

3.2 Surface Burning Characteristics:

The Icynene ProSeal and Icynene ProSeal LE insulation, at a maximum thickness of 4 inches (102 mm) and a nominal density of 2.4 pcf, has a flame-spread index of 25 or less and a smoke-developed index of 450 or less when tested in accordance with ASTM E84 (UL 723).

N1101.12.1.1 or 2009 IRC Sections N1101.4 and N1101.4.1) and 2015 and 2012 IECC Sections C303.1.1, C303.1.1.1, R303.1.1 and R303.1.1.1 (2009 IECC Sections 303.1.1 and 303.1.1.1), as applicable.

5.8 The A and B components of the insulation are produced under a quality-control program with inspections by ICC-ES.

6.0 EVIDENCE SUBMITTED

6.1 Data in accordance with the ICC-ES Acceptance Criteria for Spray-applied Foam Plastic Insulation, (AC377), dated April 2016, including reports of tests in accordance with Appendix X of AC377.

6.2 Report of air permeance test in accordance with ASTM E2178.

6.3 Report of vapor permeance test in accordance with ASTM E96.

6.4 Engineering analysis of a fire-resistance test in accordance with ASTM E119.

6.5 Engineering analysis of a fire test in accordance with NFPA 285.

6.6 Report of a room corner fire test in accordance with NFPA 286.

6.7 Report of a potential heat test in accordance with NFPA 259.

6.8 Report of a critical radiant flux test in accordance with ASTM E970.

6.9 Reports of tests in accordance with applicable sections of the ICC-ES Acceptance Criteria for Foam Plastic Sheathing Used as a Water-resistive Barrier (AC71), dated February 2013 (editorially revised January 2016).

7.0 IDENTIFICATION

Containers of Icynene ProSeal and Icynene ProSeal LE components are identified with a label bearing the Icynene, Inc., name and address; the product trade name [Icynene ProSeal]; the lot number; the flame spread and smoke developed indices; mixing instructions; density; the shelf life and the expiration date; and the evaluation report number (ESR-3500).

The International Fireproof Technology / Paint To Protect, Inc. DC-315 intumescent coating is identified with the manufacturer's name, the product trade name, use instructions and ICC-ES evaluation report number ESR-3702.

3.3 Thermal Resistance:

Icynene ProSeal and Icynene ProSeal LE insulation has a thermal resistance, *R*-value, at a mean temperature of 75°F (24°C) as shown in Table 1.

3.4 Air Permeability:

Icynene ProSeal and Icynene ProSeal LE insulation, at a minimum 1.4-inch (35.6 mm) thickness, is considered air-impermeable insulation in accordance with 2015 IBC Section 1203.3 and 2015 and 2012 IRC Section R806.5 (2009 IRC Section R806.4), based on testing in accordance with ASTM E2178.

3.5 Vapor Permeability:

Icynene ProSeal and Icynene ProSeal LE insulation has a vapor permeance of less than 1 perm (5.7x10⁻¹¹ kg/ Pa-s-m²) at a minimum thickness of 1.5 inches (38.1 mm) and may be used where a Class II vapor retarder is required by the applicable code.

3.6 Intumescent Coatings:

3.6.1 DC 315: DC 315 intumescent coating (ESR-3702), manufactured by International Fireproof Technology, Inc., is a water-based coating supplied in 5-gallon (19 L) pails and 55 gallon (208 L) drums. The coating material has a shelf life of 12 months when stored in factory-sealed containers at temperatures between 50°F (10°C) and 80°F (24°C).

4.0 DESIGN AND INSTALLATION

4.1 General:

Icynene ProSeal and Icynene ProSeal LE must be installed in accordance with the manufacturer's published installation instructions, this report and the applicable code. The manufacturer's published installation instructions and this report must be strictly adhered to, and a copy of the instructions and this evaluation report must be available on the jobsite at all times during installation.

4.2 Application:

Icynene ProSeal and Icynene ProSeal LE must be applied using spray equipment specified by Icynene, Inc. The insulation must not be used in areas having a maximum service temperature greater than 180°F (82°C), must not be used in electrical outlet or junction boxes or in contact with rain or water, and must be protected from the weather during and after application. Where Icynene ProSeal and Icynene ProSeal LE is used as an air-impermeable barrier, such as in unventilated attic spaces regulated by IRC Section R806, the insulation must be installed at a minimum thickness of 1.4 inches (35.6 mm). The insulation is applied to the intended thickness, with the first pass being at the maximum thickness set forth in the manufacturer's published installation instructions. Where multiple passes are required, the cure time between each pass is in accordance with the manufacturer's instructions.

4.3 Thermal Barrier:

4.3.1 Application with a Prescriptive Thermal Barrier: Icynene ProSeal and Icynene ProSeal LE spray foam insulation must be separated from the interior of the building by an approved thermal barrier, such as 1/2-inch-thick (12.7 mm) gypsum board installed using mechanical fasteners in accordance with the applicable code, or an equivalent 15-minute thermal barrier complying with, and installed in accordance with, IBC Section 2603.4 or IRC Section R316.4, as applicable. When installation is within an attic or crawl space as described in Section 4.4, a thermal barrier is not required between the foam plastic and the attic or crawl space, but is required between the insulation and the interior of the building. There is no thickness limit when installation is behind a code-prescribed thermal barrier except as noted in Sections 4.4.2.1, 4.4.2.2 and 4.4.3.

4.3.2 Application without a Prescriptive Thermal Barrier with DC 315 Intumescent Coating: Icynene ProSeal and Icynene ProSeal LE may be installed without the 15-minute thermal barrier prescribed in IBC Section 2603.4 and IRC Section R316.4, when the installation is in accordance with this section. The Icynene ProSeal insulation and the DC 315 intumescent coating may be spray-applied to the interior facing of walls, the underside of roof sheathing or roof rafters, and in crawl spaces, and may be left exposed as an interior finish without a 15-minute thermal barrier or ignition barrier. The thickness of the insulation applied to the underside of the roof sheathing must not exceed 14 inches (356 mm). The thickness of the insulation applied to vertical wall surfaces must not exceed 8 inches (203 mm). The insulation must be covered on all surfaces with DC 315 intumescent coating at a minimum wet film thickness of 24 mils wet (0.61 mm) [16 mils dry (0.41 mm)] at an application rate of 1 gallon (3.8 L) per 66.8 square feet (6.15 M²). The coating must be applied over the Icynene ProSeal insulation in accordance with the coating manufacturer's instructions, ESR-3702 and this report. Surfaces to be coated must be dry, clean, and free of dirt, loose debris and other substances that could interfere with adhesion of the coating. The coating is applied in one coat with low-pressure airless spray equipment.

4.4 Attics and Crawl Spaces:

4.4.1 Application with a Prescriptive Ignition Barrier: When Icynene ProSeal and Icynene ProSeal LE insulation is installed within attics or crawl spaces where entry is made only for service of utilities, an ignition barrier must be installed in accordance with IBC Section 2603.4.1.6 or IRC Sections R316.5.3 and R316.5.4, as applicable. The ignition barrier must be consistent with the requirements for the type of construction required by the applicable code, and must be installed in a manner so that the foam plastic insulation is not exposed. Icynene ProSeal and Icynene ProSeal LE insulation may be installed in unvented attics in accordance with 2015 IBC Section 1203.3 or 2012 IRC Section R806.5 (2009 IRC Section R806.4).

4.4.2 Application without a Prescriptive Ignition Barrier: Where Icynene ProSeal spray foam is installed in an attic or crawl space without a prescriptive ignition barrier, in accordance with Sections 4.4.2.1 and 4.4.2.2, the following conditions apply:

1. Entry to the attic or crawl space is only for the service of utilities and no storage is permitted.
2. There are no interconnected attic, crawl space or basement areas.
3. Air in the attic or crawl space is not circulated to other parts of the building.
4. Combustion air is provided in accordance with IMC (*International Mechanical Code®*) Section 701.
5. Attic ventilation is provided when required by IBC Section 1203.2 or IRC Section R806, except when air-impermeable insulation is permitted in unvented attics in accordance with 2015 IBC Section 1203.3 or 2012 IRC Section R806.5 (2009 IRC Section R806.4).
6. Under-floor (crawl space) ventilation is provided when

TABLE 1—THERMAL RESISTANCE (*R*-VALUES)

THICKNESS (inches)	*R*-VALUE (°F.ft².h/Btu)
1.0	7.1
3.5	24
4.0	28
5.5	38
6.0	42
7.5	52
8.5	59
9.5	66
10.0	69
11.25	78

For **SI:** 1 inch= 25.4 mm; 1°F.ft².h/Btu = 0.176110°K.m².h/W.

[1] *R*-values are calculated based on tested K-values at 1- and 3.5-inch thicknesses.

TABLE 2—NFPA 285 COMPLYING EXTERIOR WALL ASSEMBLIES

Wall Component	Materials
Base Wall System – Use either 1, 2 or 3	1 – Concrete wall. 2 – Concrete masonry wall. 3 –Minimum 3½-inch-deep (92 mm), No. 20 gage, C-shaped steel studs, spaced a maximum of 24 inches on center with lateral bracing every 4 feet (1219 mm) as required by code. Sheathing shall be a described in Exterior Sheathing below.
Floorline Firestopping	Minimum 4 pcf mineral wool in each stud cavity at each floorline, attached with Z-clips. Thickness must match stud cavity depth.
Cavity Insulation – Use either 1, 2,3, 4 or 5	1 – None. 2 – Partial cavity fill with a maximum air space of 2 inches (51 mm) or full cavity depth not exceeding 7 5/8 inches (194 mm) of Classic, Classic Plus or Classic Max (ESR-1826); MD-R-210 (ESR-3493); or Proseal/ProSeal LE (ESR-3500). 3 – Any insulation qualified as noncombustible in accordance with ASTM E136. 4 – Glass fiber batt insulation[a]. 5 – Mineral fiber insulation[a]. [a]insulation must comply with the applicable requirements of 2015 or 2012 IBC Section 720.2 (2009 IBC Section 719.2).
Exterior Sheathing – Only for Base Wall System No.3 – Use either 1 or 2	1 – Minimum 7/16-inch-thick (12.7 mm),), glass mat gypsum sheathing complying with ASTM C1177. 2 – Sheathing shall be attached with No. 6, 1 1/4- inch-long (32 mm)self-tapping screws located 8 inches (203 mm) on center along the perimeter and 12 inches 302 mm) on center in the field of wallboard. Joints must be taped and treated with joint compound in accordance with ASTM C840 or GA-216.
Exterior Insulation	Maximum thickness of 5 7/8 inches (140 mm) of Proseal Eco (MD-R-210) (ESR-3493) or Proseal/ProSeal LE (ESR-3500).
Exterior Wall Covering – Use either 1, 2, 3, 4, 5, 6 or 7	1 – Brick - standard nominally 4-inch-thick (102 mm) clay brick; brick veneer anchors – standard types installed a maximum of 24 inches OC vertically on each stud[c]. 2 – Stucco - minimum 3/4-inch-thick (19.1 mm), exterior cement plaster and lath with a secondary water-resistive barrier may be installed between the exterior insulation and the lath. 3 – Natural stone (limestone, granite, marble, sandstone), minimum 2-inch-thick (51 mm)[c]. 4 – Cast artificial stone, minimum 1 1/2-inch-thick (38 mm), complying with AC51 and subject of a current ICC-ES evaluation report[c]. 5 – Terracotta cladding, minimum of 1 1/2-inch-thick (32 mm)[c]. 6 – Precast concrete panels, minimum of 1 1/2-inch-thick (32 mm)[c]. 7 – Concrete masonry units (CMU), minimum of 1 1/2-inch-thick (38 mm)[c]. [b] The maximum air gap between exterior insulation and cladding shall be 2 inches (51 mm). [c] Any standard non-open-jointed installation technique such as ship-lap, etc., may be used.

THOMAS OCHSNER
Architect

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tom@toarchitect.com
www.toarchitect.com

CLIENT

Emilio Ruggiero

PROJECT

DETACHED ACCESSORY DWELLING UNIT

1308 CACIQUE ST, SANTA BARBARA, CA, 93101

SHEET TITLE

TESTING REPORTS

REVISIONS

LICENSED ARCHITECT
THOMAS G. OCHSNER
No. C-19[illegible]
RENEWAL 08/31/2021
STATE OF CALIFORNIA

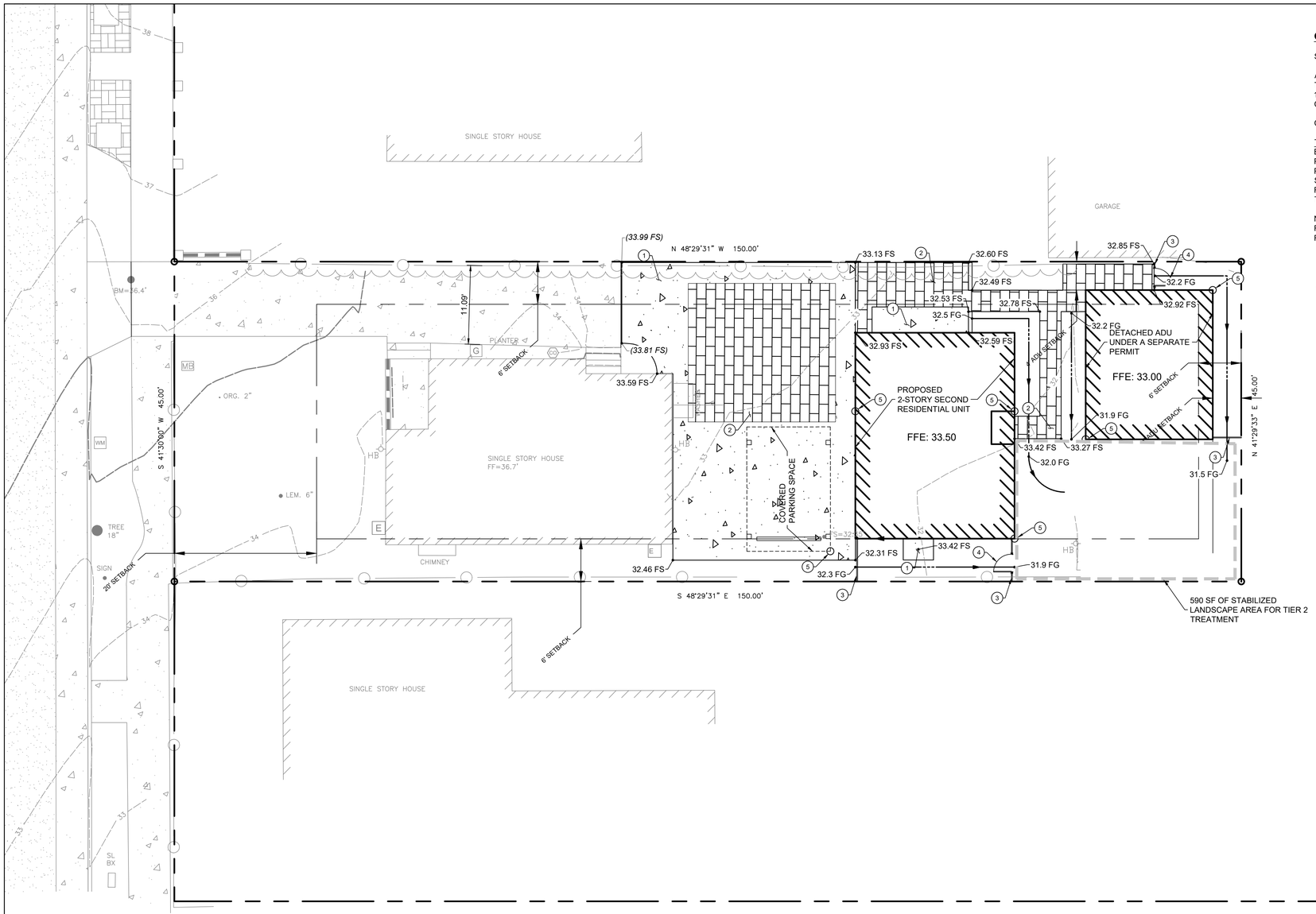
PROJECT NAME: DETACHED ACCESSORY DWELLING UNIT

DATE DRAWN

DATE: 12/28/20

SHEET NO.

T-1.5



GENERAL NOTES:

SEE DEMOLITION AND PROTECTION PLAN FOR ADDITIONAL INFORMATION.

ALL DEMOLITION AND GRADING SHALL BE IN COMPLIANCE WITH THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT PREPARED BY HEATHCOTE GEOTECHNICAL, JOB NUMBER 21092, DATED SEPTEMBER 11, 20121 AND ALL ADDENDA TO THE REPORT SHALL BE CONSIDERED PART OF THESE PLANS. CONTRACTOR SHALL CONTACT SOILS ENGINEER PRIOR TO START OF DEMOLITION WORK.

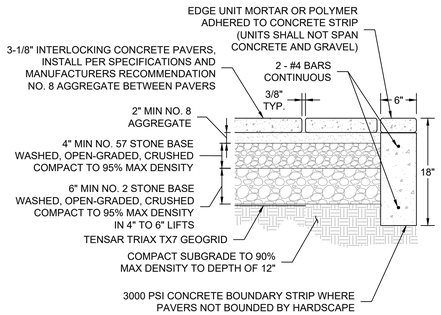
CONTACT: FRED HEATHCOTE, PE PHONE: (805) 644-9978

TIER 2 BMP COMPLIANCE REQUIREMENT:
BEFORE THE BUILDING INSPECTOR WILL GRANT CERTIFICATE OF OCCUPANCY AND FINALIZE THE BUILDING PERMIT, THE CONTRACTOR IS TO HAVE THE BUILDING AND SAFETY DIVISION CERTIFY POST-CONSTRUCTION BMP'S WERE INSTALLED AS APPROVED AND THAT THEY COMPLY WITH THE CITY OF SANTA BARBARA'S TIER 2 STORM WATER REQUIREMENTS. UNLESS OTHERWISE NOTED, ALL IMPERVIOUS ROOF AND PAVEMENT AREAS WILL BE DIRECTED TO NATURAL/VEGETATED AREAS AT 25% OF THE TRIBUTARY AREA.

NEW IMPERVIOUS:	707 SF
REPLACED IMPERVIOUS:	1,132 SF
REMOVED IMPERVIOUS:	1,355 SF

SITE CONSTRUCTION NOTES:

1. CONSTRUCT CONCRETE DRIVEWAY SECTION.
2. CONSTRUCT PERMEABLE PAVER SECTION PER DETAIL 1, THIS SHEET.
3. CONSTRUCT FENCE PER ARCHITECT.
4. CONSTRUCT GATE PER ARCHITECT.
5. CONSTRUCT ROOF DOWNSPOUT WITH SPLASH BLOCK.



1 PERMEABLE PAVER WALKWAY SECTION
NTS

DIGALERT
DIAL TOLL FREE
811 OR
(1-800-422-4133)
AT LEAST TWO DAYS
BEFORE YOU DIG
UNDERGROUND SERVICE ALERT

HORIZONTAL SCALE: 1" = 8'
8 0 8 16

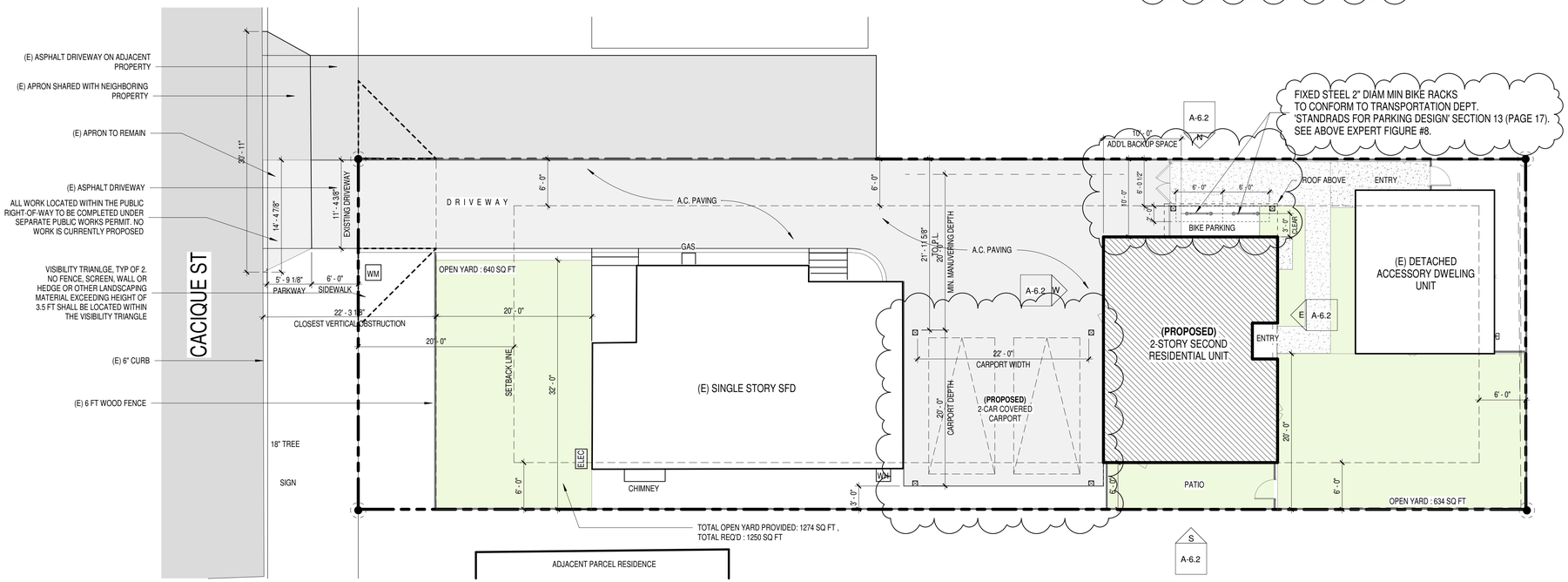
Plan Prepared By:
Ashley&Vance ENGINEERING, INC.
1413 Monterey Street
San Luis Obispo, CA 93401
(805) 545-0010
www.ashleyvance.com
CIVIL • STRUCTURAL

DETACHED ACCESSORY DWELLING UNIT
1308 CACIQUE STREET
SANTA BARBARA, CA 93103

Revisions:	
1	.
2	.
3	.
4	.
5	.
Project Engineer: ECR	Ext: 152
Project Manager: JJG	
Date: 02.10.2022	Scale: PER PLAN
AV Job No: 21985	Sheet Size: 24" x 36"

GRADING AND DRAINAGE PLAN

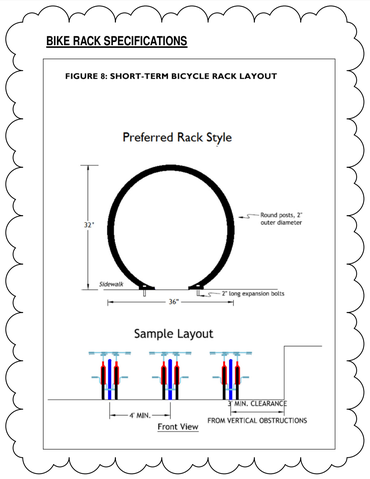
C-2.1



PROPOSED SITE PLAN 2

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

BIKE RACK SPECIFICATIONS



STORMWATER KEYNOTES

01	4" STAMPED CONCRETE
02	IMPERVIOUS PAVERS
03	FILTER FENCE

STORMWATER CONTROL NOTES

1. CONTRACTOR SHALL SCHEDULE STORM DRAIN WORK AHEAD OF OTHER UNDERGROUND CONDUIT CONSTRUCTION.
2. GRAVITY STORM DRAIN WORK SHALL BEGIN AT THE LOWEST POINT OF DISCHARGE AND PROCEED UPSTREAM.
3. POLYVINYL CHLORIDE (PVC) PIPE FOR 4" THROUGH 15" SIZE SHALL COMPLY WITH THE MOST RECENT ISSUE OF ASTM STANDARD D-3034 (SDR 35). PVC PIPE SHALL HAVE AN INTEGRALLY MOLDED BELL OR SOCKET END FOR GASKETED JOINT ASSEMBLY. JOINTS AND GASKETS SHALL COMPLY WITH THE MOST RECENT ISSUE OF ASTM STANDARD D-3212 AND F-477, RESPECTIVELY. PVC PIPE INSTALLATION SHALL COMPLY WITH UNI-BELL PLASTIC PIPE ASSOCIATION STANDARD UNI-B-5, LATEST REVISION. PVC PIPE CONNECTIONS TO MANHOLES, CATCH BASINS AND OTHER CONCRETE STRUCTURES SHALL BE CONSTRUCTED WITH WATERSTOP AT MIDPOINT OF STRUCTURE WALL PENETRATION. WATERSTOP SHALL BE PVC CONCRETE MANHOLE ADAPTER (4" THROUGH 12" PIPE) OR LARGE DIAMETER WATERSTOP AS MANUFACTURED BY FERNCO, OR EQUIVALENT APPROVED BY THE ENGINEER.
4. HIGH DENSITY POLYETHYLENE (HDPE) PIPE AND FITTINGS FOR 4" THROUGH 48" SIZE SHALL BE N-12PROLINK WT (WATERTIGHT) SERIES AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. (ADS). UNLESS NOTED OTHERWISE. LATERAL CONNECTIONS TO MAINLINES SHALL BE MADE USING MANUFACTURER'S WATERTIGHT REDUCING FITTINGS. PIPE AND FITTING INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDED PROCEDURES. CONNECTIONS TO CONCRETE STRUCTURES SHALL BE CONSTRUCTED WATERTIGHT USING MANUFACTURER'S RECOMMENDED MATERIALS AND METHODS.
5. GRATED CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PLAN DETAIL
6. QUALITY REVIEW AND REPORTING MEASUREMENTS.
   A. CONTRACTOR SHALL REQUEST INSPECTION BY ENGINEER OF WORK AFTER INSTALLATION AND ASSEMBLY OF STORM DRAINAGE PIPING, BUT BEFORE COVERING.
   B. CONTRACTOR SHALL REQUEST INSPECTION BY ENGINEER OF WORK AFTER FORMING AND PLACING REINFORCING STEEL FOR CAST-IN-PLACE DRAINAGE STRUCTURES, BUT BEFORE SCHEDULING THE CONCRETE POUR.
   C. WITHIN TEN (10) WORKING DAYS OF COMPLETION OF THE STORM DRAIN SYSTEM AND BEFORE CONSTRUCTION OF PAVEMENT, WALKWAYS AND OTHER PERMANENT SURFACE IMPROVEMENTS, CONTRACTOR SHALL PROVIDE A CONSTRUCTION RECORD DRAWING OF THE SYSTEM TO INCLUDE TOP OF GRATE OR COVER AND INLET AND OUTLET INVERT ELEVATIONS OF ALL STORM DRAIN STRUCTURES. ELEVATION MEASUREMENTS SHALL BE ACCURATE TO 0.01 FEET.
   D. UPON COMPLETION OF CONSTRUCTION OF THE STORM DRAIN SYSTEM AND WITH 48 HOURS NOTICE TO ENGINEER OF WORK, CONTRACTOR SHALL THOROUGHLY CLEAN AND WASH DOWN ALL INLETS AND STORM DRAIN PIPING USING FIRE HYDRANT FLOWS.

GRADING NOTES

1. SEE PLUMBING, MECHANICAL AND ELECTRICAL PLANS FOR PROPOSED UTILITY SERVICE SIZES AND SPECIFICATIONS
2. CONTRACTOR TO CONFIRM SIZE, LOCATION AND CONDITION OF EXISTING UTILITY SERVICES PRIOR TO CONNECTION TO PROPOSED UTILITY SERVICES
3. EXISTING UTILITY LOCATIONS ARE COMPILED FROM RECORD INFORMATION AND ARE APPROXIMATE.
4. ALL DEMOLITION AND GRADING SHALL BE IN COMPLIANCE WITH THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT. CONTRACTOR SHALL CONTACT SOILS ENGINEER PRIOR TO START OF DEMOLITION WORK.

ARBORIST NOTES

1. TREE PROTECTION FENCING IS TO BE INSTALLED USING 6-8' STEEL POSTS ALONG A LINE PARALLELING THE DRIVEWAY FROM ITS BEGINNING AT THE SOUTH END, PASSING BY THE PARKING AREA, AND ON UP TO THE PROPERTY LINE AS SHOWN IN THE PLAN SECTION ON PAGE 4. EVEN THOUGH THE CRITICAL ROOT ZONES OF TWO TREES ARE NOT SHOWN IN THE NORTHEAST PROPERTY CORNER, FENCING MUST EXCLUDE THIS AREA FROM CONSTRUCTION ACTIVITY.
2. FENCING IS TO BE INSTALLED FOR TREE #1 IN SUCH A WAY AS TO ALLOW FOR GRADING ACTIVITY WITHIN THE CRZ BUT PROVIDE ADEQUATE PROTECTION FOR THE TREE.
3. THE TOTAL AREA TO THE EAST OF THE PROTECTION FENCING IS TO KEPT FREE OF VEHICLES AND STORED MATERIALS.
4. NO DITCHING FOR UTILITIES IS TO OCCUR IN THE AREA TO THE EAST OF THE PROTECTION FENCING UNLESS OVERSEEN BY THE PROJECT ARBORIST.
5. A PORTABLE CONCRETE AND PLASTER WASH OUT BASIN IS TO BE PLACED IN THE LOCATION NOTED IN THE PLAN SECTION ON PAGE 5.
6. ALL OAK TREE ROOTS EXPOSED WHICH ARE 2" IN DIAMETER AND LARGE ARE TO BE CUT EVEN TO HELP PREVENT DECAY.

GENERAL NOTES - DEMOLITION

1. THE INTENT OF THE DEMOLITION WORK IS TO COMPLETE REMOVALS NECESSARY IN ORDER TO CONSTRUCT THE NEW WORK. THE REMOVAL NOTES ARE GENERAL IN NATURE AND IT SHALL BE UNDERSTOOD THAT IT IS NOT FEASIBLE TO SHOW EACH AND EVERY SPECIFIC REMOVAL. DEMOLITION DRAWINGS SHOULD NOT BE USED ALONE BUT SHOULD BE USED IN CONJUNCTION WITH THE OTHER DRAWINGS. SEE STRUCTURAL DRAWINGS FOR CERTAIN ADDITIONAL WORK TO BE REMOVED, RE-USED, AND/OR REVISED NOT MENTIONED HERE. UNLESS OTHERWISE NOTED, THE SCOPE OF WORK OUTLINED BY DEMOLITION NOTES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. PLEASE REFERENCE PROJECT GENERAL NOTES ON SHEET A0.00 PRIOR TO COMMENCEMENT OF DEMOLITION WORK.

2. STRUCTURAL ITEMS SHOWN AS 'TO BE REMOVED' ARE FOR REFERENCE ONLY. VERIFY APPROPRIATE SHORING OR REINFORCEMENT CONDITION WITH STRUCTURAL DRAWINGS.

3. ARCHITECT IS NOT RESPONSIBLE FOR REMOVAL / ABATEMENT OF HAZARDOUS MATERIALS. CONTRACTOR TO PROVIDE REMOVAL / ABATEMENT AT LOCATIONS NECESSARY. IN THE EVENT TOXIC MATERIALS ARE UNCOVERED GENERAL CONTRACTOR IS TO NOTIFY HEALTH & SAFETY AGENCIES OF THE GOVERNING JURISDICTION.

4. DEMOLITION DRAWINGS SHOW REMOVALS IN GENERAL AND ARE BASED ON ORIGINAL DRAWINGS. THERE MAY HAVE BEEN CHANGES SINCE THAT DATE. CONTRACTORS SHALL VISIT PROJECT SITE TO BECOME FAMILIAR WITH COMPLETE SCOPE OF REMOVALS/DEMOLITIONS AND TO FIELD VERIFY CONDITIONS.

5. RESPECTIVE CONTRACTORS SHALL REMOVE PLUMBING, MECHANICAL, ELECTRICAL, OR MISCELLANEOUS AS REASONABLY INFERRED. CAP OR RECONNECT ALL EXISTING LINES AS REQUIRED.

6. CONTRACTOR FOR GENERAL WORK SHALL REMOVE REMAINING PLUMBING, MECHANICAL, ELECTRICAL OR MISCELLANEOUS ITEMS REQUIRED TO COMPLETE NEW WORK BUT NOT REQUIRED TO REMAIN SUCH AS PIPES AND CONDUITS IN WALLS THAT HAVE BEEN DISCONNECTED AND REMAINING PORTIONS CAPPED OR RECONNECTED.

7. THROUGHOUT DEMOLITION AND CONSTRUCTION, PROTECT ITEMS SCHEDULED TO REMAIN AND/OR ALL ADJACENT MATERIALS AND EQUIPMENT, ETC., INDICATED TO REMAIN. COORDINATE REMOVAL AND PROTECTIONS WITH OWNER.

8. DEMOLISHED MATERIAL OR ITEMS REMOVED AND NOT SCHEDULED TO BE TURNED OVER TO THE OWNER SHALL BE REMOVED FROM THE SITE.

9. GENERAL CONTRACTOR SHALL RECYCLE DEMOLITION CONSTRUCTION DEBRIS IN ACCORDANCE WITH NATIONAL, STATE, AND/OR LOCAL REQUIREMENTS, AS APPROPRIATE.

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PROJECT

DETACHED ACCESSORY DWELLING UNIT

1308 CACIQUE ST, SANTA BARBARA, CA, 93101

SHEET TITLE

SITE PLAN

REVISIONS

Date 2 Revision 2

LICENSED ARCHITECT
THOMAS G OCHSNER
C-21,99
RENEWAL 08/31/2021
STATE OF CALIFORNIA

PROJECT NAME	DETACHED ACCESSORY DWELLING UNIT

DATE DRAWN

DATE 12/21/2020

SHEET NO.

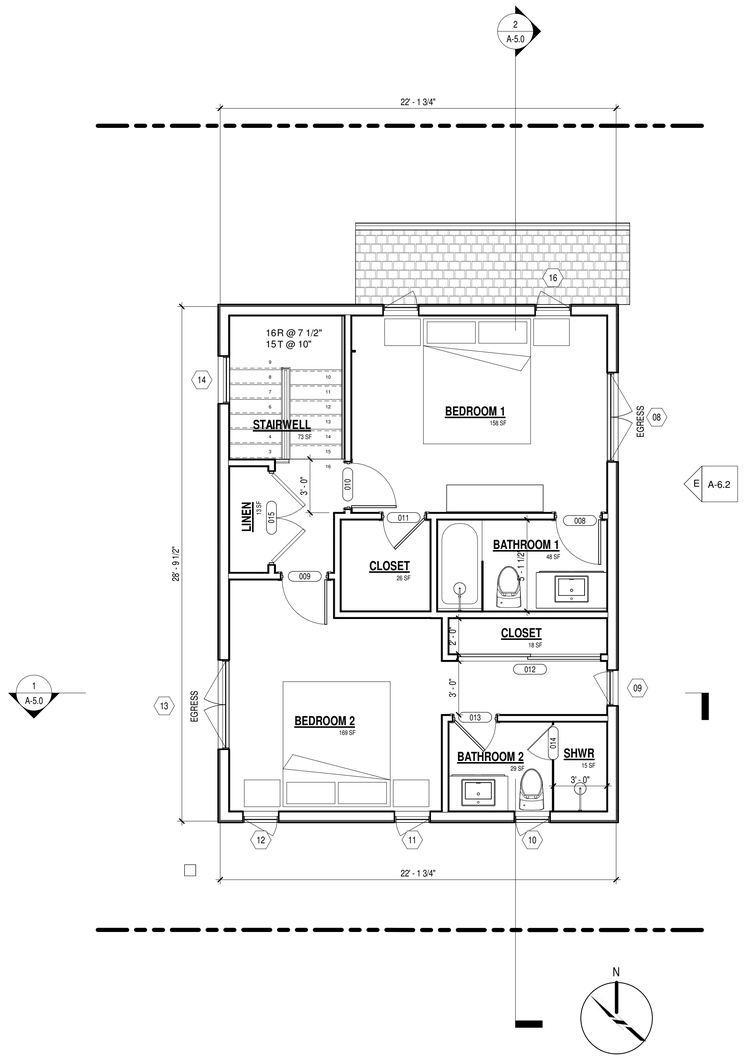
A-1.0

GENERAL NOTES - FLOOR PLAN

1. HARDWIRED SMOKE DETECTORS W/ BATTERY BACK-UP ARE REQUIRED IN EA BEDROOM & IN AREAS LEADING TO BEDROOMS & AT TOP OF STAIRS.
2. ALL BEDROOMS REQUIRE AT LEAST ONE EGRESS WINDOW PER CBC SECTION 310.
3. GLAZING MUST CONFORM TO CBC SECTION 2406 WHERE APPLICABLE.
4. FURNITURE NOT IN CONTRACT.

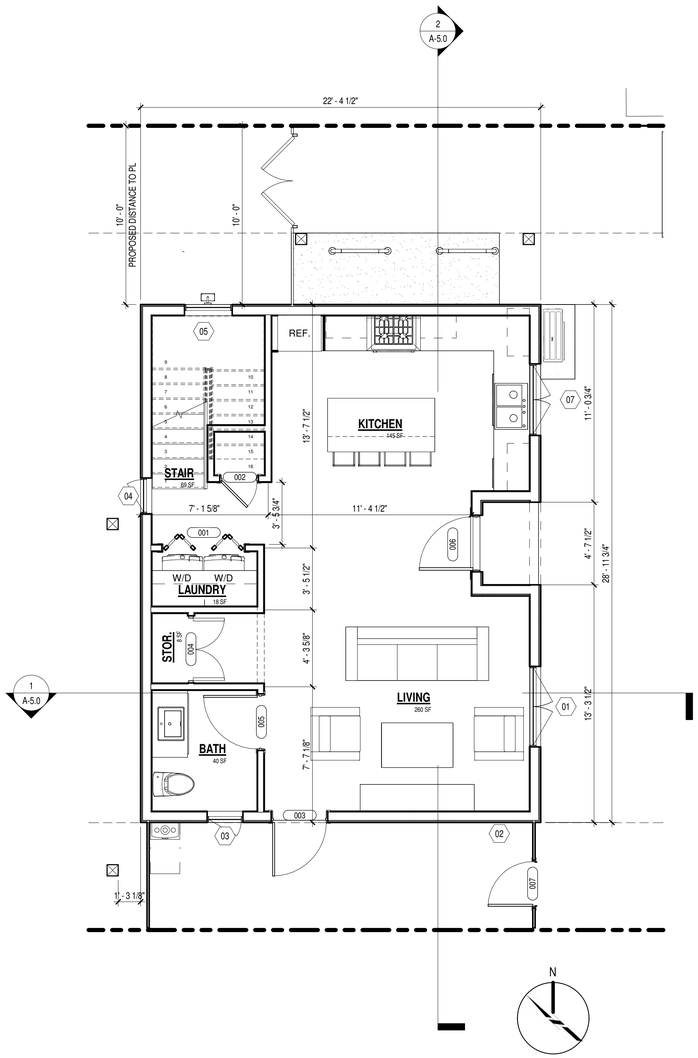
KEYNOTES

X.XX	KEYNOTE DESIGNATION
KEY VALUE	KEYNOTE TEXT



2ND UNIT - LEVEL 2 FLOOR PLAN 2

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



2ND UNIT - LEVEL 1 FLOOR PLAN 1

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

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SHEET TITLE

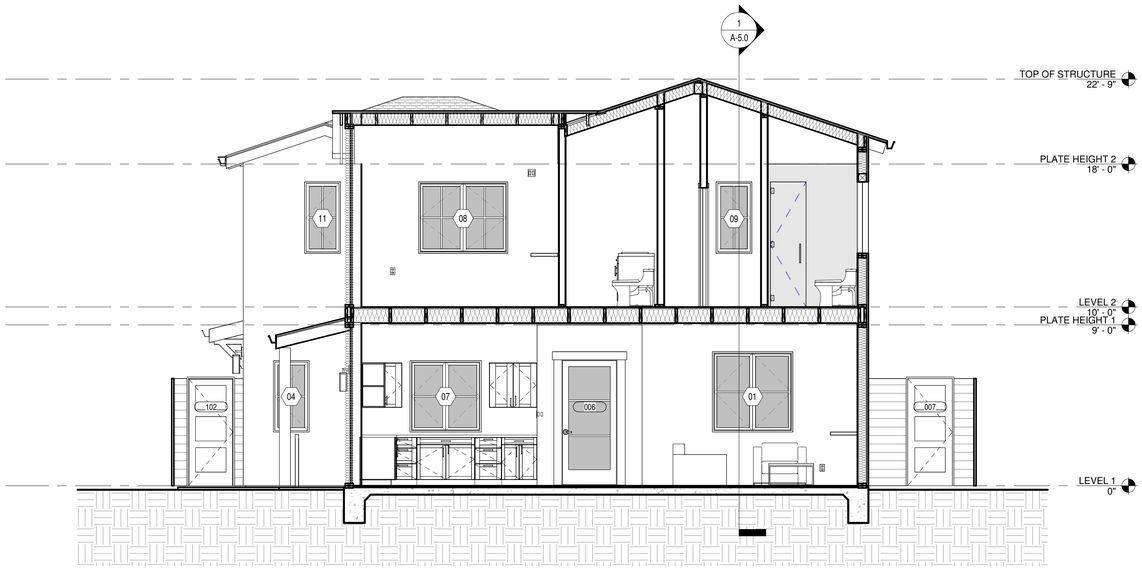
PROPOSED FLOOR PLANS

REVISIONS

LICENSED ARCHITECT
THOMAS G. OCHSNER
C-19[illegible]
RENEWAL 08/31/2021
STATE OF CALIFORNIA

PROJECT NAME	DETACHED ACCESSORY DWELLING UNIT
DATE DRAWN	
DATE	12/21/2020
SHEET NO.	

A-2.1



SECTION 2 2
SCALE: 1/4" = 1'-0"

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

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SHEET TITLE

PROPOSED SECTIONS

REVISIONS

LICENSED ARCHITECT
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C-22199
RENEWAL 08/31/2025
STATE OF CALIFORNIA

PROJECT NAME DETACHED ACCESSORY DWELLING UNIT

DATE DRAWN

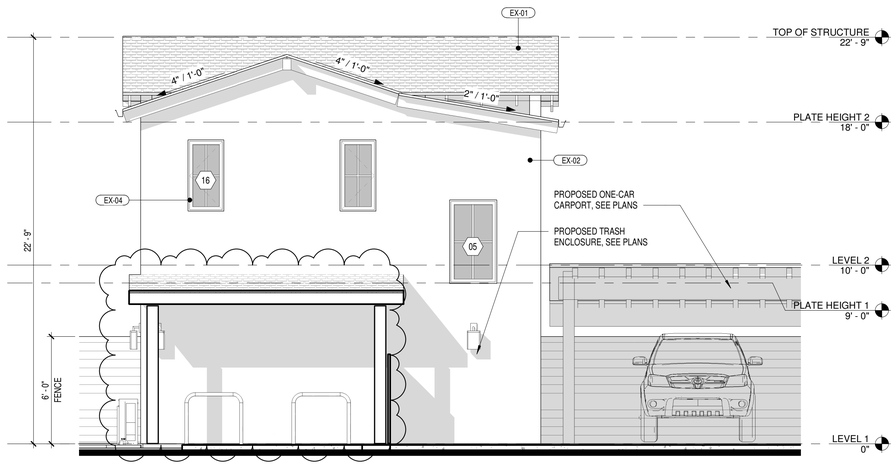
DATE 01/23/24

SHEET NO.

A-5.0

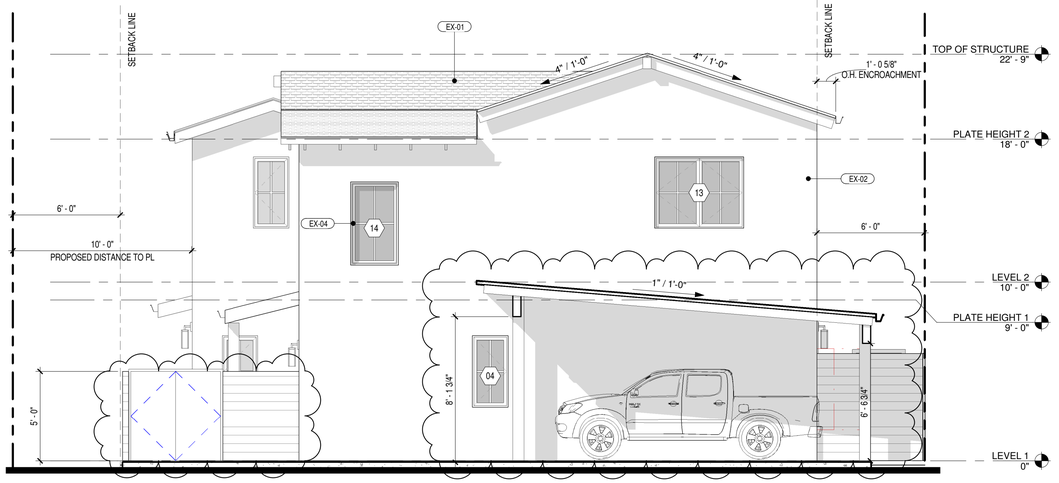
EXTERIOR FINISH & MATERIAL INDEX

TAG	DESCRIPTION
EX-01	SHINGLE ROOFING, COLOR TO MATCH MAIN RESIDENCE MANUFACTURER: CERTAINTEED
EX-02	EXTERIOR PLASTER, SMOOTH FINISH COLOR: LIGHT GRAY
EX-03	EXPOSED HEAVY TIMBER WOOD FRAMING PAINTED WHITE
EX-04	ALUM. CLAD DOORS & WINDOWS COLOR: WHITE . TRIM: WHITE



NORTH ELEVATION N

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



WEST ELEVATION W

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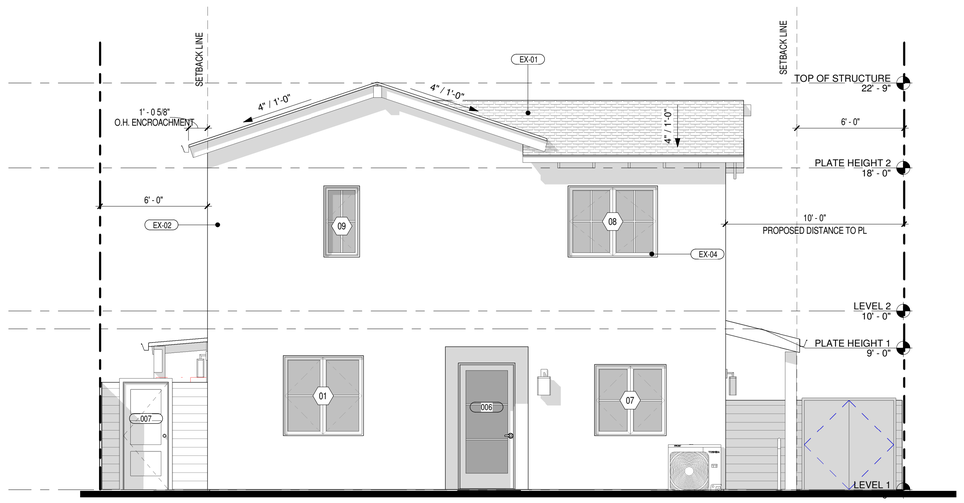

EAST ELEVATION E

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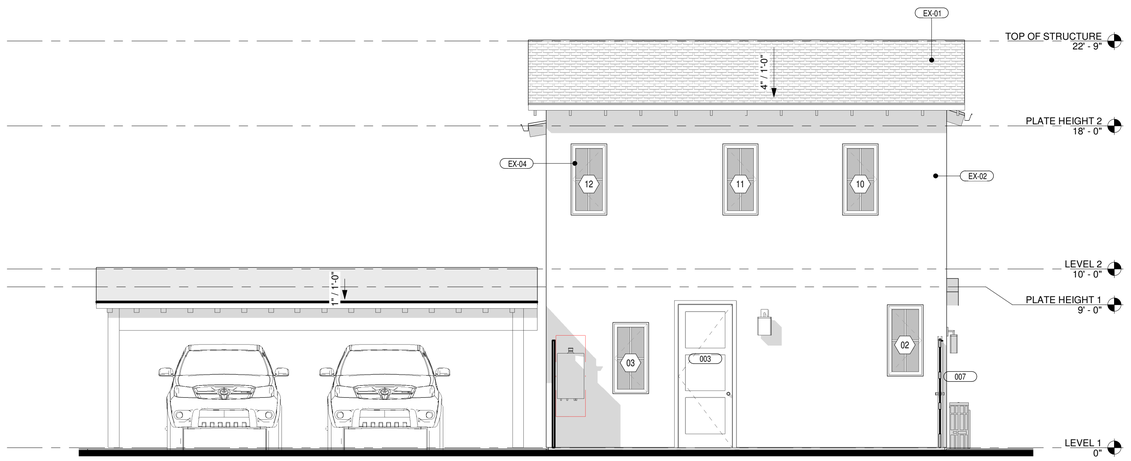

SOUTH ELEVATION S

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

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SHEET TITLE

PROPOSED EXTERIOR ELEVATIONS

REVISIONS

Date 2	Revision 2

THOMAS G. OCHSNER — LICENSED ARCHITECT — 199 — STATE OF CALIFORNIA

PROJECT NAME	DETACHED ACCESSORY DWELLING UNIT

DATE DRAWN

DATE	12/21/2020

SHEET NO.

A-6.2

GENERAL NOTES - WINDOWS

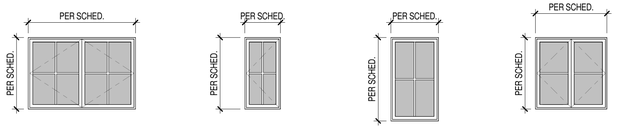
1. SIZES ARE NOMINAL. ALL OPENINGS SHALL BE FIELD MEASURE AND VERIFIED WITH SHOP DRAWINGS PRIOR TO FABRICATION.
2. ALL GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE A STANDING SURFACE SHALL BE TEMPERED PER CBC 2406.3.5. ALL GLAZING, OPERABLE OR INOPERABLE, ADJACENT TO A DOOR IN ALL BUILDINGS AND WITHIN THE SAME WALL PLANE AS THE DOOR WHOSE NEAREST VERTICAL EDGE IS WITHIN 24" ARC OF THE DOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60" ABOVE THE FLOOR OR WALKING SURFACE SHALL BE TEMPERED PER CBC SEC. 2406.3.6. GLAZING IN FIXED PANELS OTHER THAN THOSE COVERED BY ITEMS 5 & 6 WHICH HAVE A GLAZED AREA IN EXCESS OF 9 SQUARE FEET AND THE LOWEST EDGE IS LESS THAN 18" ABOVE THE FINISHED FLOOR LEVEL OR WALKING SURFACE WITHIN 36" OF SUCH GLAZING SHALL BE TEMPERED PER CBC SEC. 2406.3.7. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE SHALL BE TEMPERED PER CBC 2406.3.10. GLAZING ADJACENT TO STAIRWAYS WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF THE STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD SHALL BE TEMPERED PER CBC SECTION 2406.3.11.
3. SEE DETAILS FOR INSTALLATION DETAILS.
4. CONTRACTOR TO VERIFY WALL THICKNESS & COORDINATE JAMB WIDTH ACCORDINGLY.
5. PER CBC CODES 2013, SECTION 2406, ALL GLAZING INSTALLED IN HAZARDOUS LOCATIONS SHALL BE SAFETY GLASS. THE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING SHALL BE PER CBC 2013, 2406.3, 1-11.
6. FIELD VERIFY ALL WINDOW DIMENSION ROUGH OPENINGS. VERIFY DIMENSIONS WITH HEAD, JAMB, SILL & DETAILS.
7. ALL GLAZING SHALL BE SPECIFIED TO MATCH REQUIREMENTS OF ATTACHED TITLE 24 CALCULATIONS SHEET
8. PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM SLEEPING ROOM(S) BELOW THE FOURTH STORY ABOVE GROUND PLANE. NET CLEAR WINDOW OPENING AREA SHALL BE NOT LESS THAN 5.7 sq. ft.. MIN NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR. MIN NET WINDOW OPENING WIDTH, 20" CLEAR. FINISHED SILL HEIGHT MAX 44" ABOVE FLOOR. PER CBC 1026.

DOOR/WINDOW ABBREVIATIONS

ALUM =	ALUMINUM	P =	PAINT
BF =	BI-FOLD	PH =	PANIC HARDWARE
CL =	CLOSET	PR =	PAIR
GL =	GLASS	PF =	PRE-FINISHED
HCW =	HOLLOW CORE WOOD	RM =	REMOVABLE MULLION
HM =	HOLLOW METAL	RO =	ROUGH OPENING
CF =	CLEAR FINISH	SCW =	SOLID CORE WOOD
CP =	COPPER	STL =	STEEL
CSMT =	CASEMENT	T -	TEMPERED
FA =	FACTORY	TR =	TERRACE
FX =	FIXED	VGDF =	VERTICAL GRAIN DOUGLAS
HDG =	HDG	WD =	FIR
LG =	LAMINATED GLASS	SS =	WOOD
MANUF. =	MANUFACTURED	ST=	SMOKE SEAL
CLR.ANNOD. =	CLEAR ANNODIZED	§ =	STAIN
			SECURITY PROVISIONS APPLY

GENERAL NOTES - DOORS

1. REFER TO PLAN DRAWINGS FOR DOOR SWING.
2. ALL GLAZING IN DOORS TO BE TEMPERED.
3. FIELD VERIFY ALL CONDITIONS FOR PLACEMENT, SIZE, AND DETAILS.
4. PER CBC 2013, SECTION 2406, ALL GLAZING IN STALLED IN HAZARDOUS LOCATIONS TO BE SAFETY GLASS
5. UNDERCUT DOOR FOR MINIMUM CLEARANCE ABOVE FLOOR FINISH.
6. PROVIDE DOOR SCHEDULE SHOP DRAWINGS AND HARDWARE SPECIFICATIONS FOR ARCHITECT'S APPROVAL.
7. A ONE HOUR OCCUPANCY SEPARATION OCCURS BETWEEN THE HOUSE & GARAGE, DOORS TO BE (1) HOUR RATED PER CBC - SEC. 302.2, 302.4.3.



TYPE A
DOUBLE CASEMENT W DIVIDED LITES

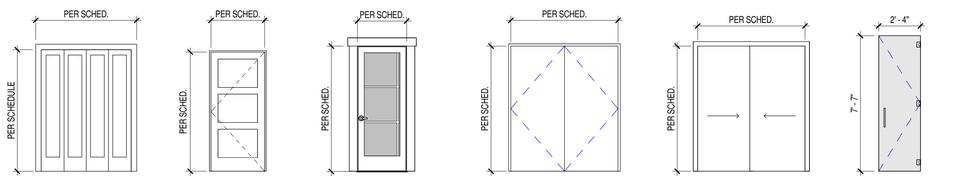
TYPE B
SINGLE CASEMENT DIVIDED LITES

TYPE C
SINGLE CASMENT

TYPE D
DOUBLE CASEMENT W DIVIDED LITES

WINDOW SCHEDULE1

MARK	TYPE	WINDOW OPENING HEIGHT	WINDOW OPENING WIDTH	COMMENTS	MARK AGAIN	Phase Created
LEVEL 1						
01	A	4' - 6"	4' - 6"		01	Phase 2
02	B	4' - 0"	2' - 0"		02	Phase 2
03	B	4' - 0"	2' - 0"		03	Phase 2
04	B	4' - 0"	2' - 0"		04	Phase 2
05	C	4' - 8"	2' - 8"		05	Phase 2
07	D	4' - 0"	4' - 0"		07	Phase 2
LEVEL 2						
08	A	4' - 0"	5' - 0"	EGRESS	08	Phase 2
09	B	4' - 0"	2' - 0"		09	Phase 2
10	B	4' - 0"	2' - 0"		10	Phase 2
11	B	4' - 0"	2' - 0"		11	Phase 2
12	B	4' - 0"	2' - 0"		12	Phase 2
13	A	4' - 0"	5' - 0"	EGRESS	13	Phase 2
14	C	4' - 8"	2' - 8"		14	Phase 2
15	B	4' - 0"	2' - 0"		15	Phase 2
16	B	4' - 0"	2' - 0"		16	Phase 2



TYPE A
INTERIOR BI-FOLD PANEL

TYPE B
INTERIOR SINGLE THREE PANEL

TYPE C
SINGLE DOOR W/ LITE

TYPE D
DOUBLE SWING FLUSH

TYPE E
INTERIOR DOUBLE SLIDING DOOR

TYPE F
SINGLE SHOWER DOOR

DOOR SCHEDULE

NUMBER	Type Mark	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	COMMENTS	Phase Created
LEVEL 1						
001	A	4' - 6"	6' - 8"	1 25/32"		Phase 2
002	B	2' - 0"	6' - 8"	1 3/8"		Phase 2
003	B	3' - 0"	8' - 0"	1 3/8"		Phase 2
004	D	3' - 6"	7' - 0"	2"		Phase 2
005	B	3' - 0"	8' - 0"	1 3/8"		Phase 2
006	C	3' - 0"	7' - 0"	1 3/4"		Phase 2
007	B	2' - 6"	6' - 0"	1 3/8"		Phase 2
018	G	5' - 0"	5' - 0"	2"		Phase 2
LEVEL 2						
008	B	2' - 6"	6' - 8"	1 3/8"		Phase 2
009	B	2' - 6"	6' - 8"	1 3/8"		Phase 2
010	B	2' - 6"	6' - 8"	1 3/8"		Phase 2
011	B	2' - 4"	6' - 8"	1 3/8"		Phase 2
012	E	8' - 0"	6' - 8"	1 3/4"		Phase 2
013	B	2' - 4"	6' - 8"	1 3/8"		Phase 2
014	F	2' - 0"	7' - 0"	1/2"		Phase 2
015	D	5' - 0"	6' - 8"	2"		Phase 2

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PROJECT

DETACHED ACCESSORY DWELLING UNIT

1308 CACIQUE ST, SANTA BARBARA, CA, 93101

SHEET TITLE

DOOR AND WINDOW SCHEDULE

REVISIONS

LICENSED ARCHITECT
THOMAS C. OCHSNER
199
RENEWAL 08/31/21
STATE OF CALIFORNIA

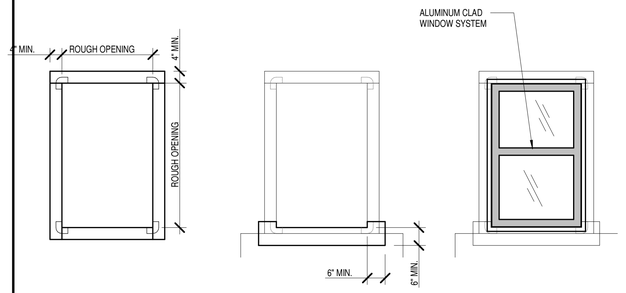
PROJECT NAME DETACHED ACCESSORY DWELLING UNIT

DATE DRAWN

DATE 12/21/2020

SHEET NO.

A-8.2



1. APPLY 60 MIL PLIABLE MEMBRANE TAPE OVER SHEATHING AT CORNERS OF ROUGH OPENING - 'JS500 DETAIL TAPE' OR EQUAL'

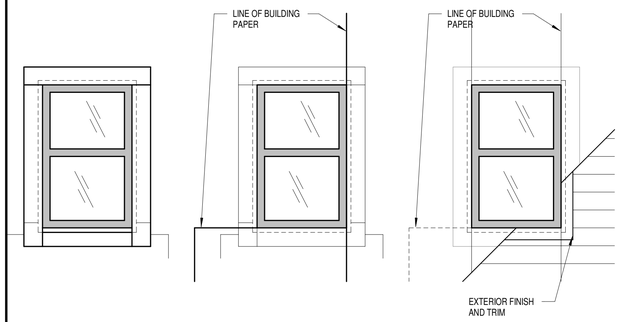
APPLY 40 MIL PEEL AND STICK MEMBRANE AT FRAME - 'P.W. 100/40' OR EQUAL. LAP AS SHOWN.

2. APPLY BUILDING PAPER AT SILL CONDITION

APPLY 20 MIL PEEL AND STICK BUILDING TAPE AT SILL OVER BUILDING PAPER- 'BT20XL' OR EQUAL

3. INSTALL WINDOW SHIMS AS NECESSARY

INSTALL AND SET WINDOW IN OPENING PER MANUFACTURER'S REQUIREMENTS; MECHANICALLY FASTEN FLANGE TO SUBSTRATE

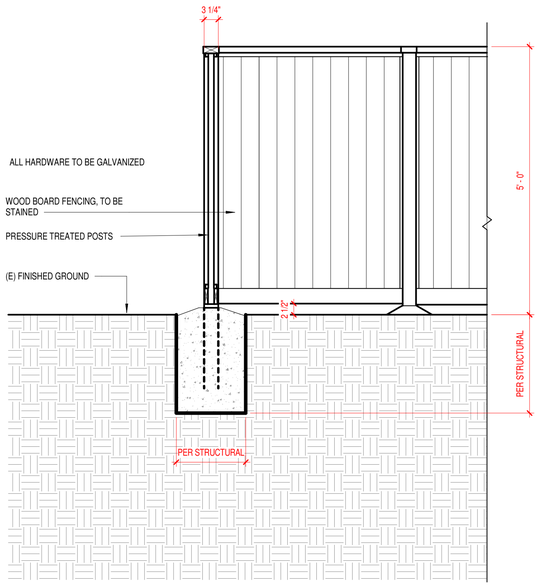


4. APPLY 20 MIL PEEL AND STICK BUILDING TAPE OVER REMAINING SIDES OF WINDOW FLANGE - 'BT20XL' OR EQUAL, LAP AS SHOWN

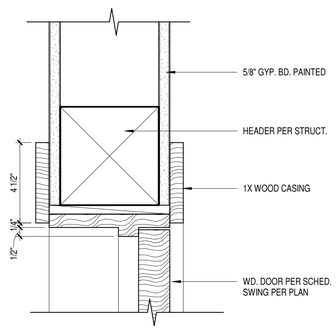
5. APPLY BUILDING PAPER OVER WINDOW FLANGES AS SHOWN- MAINTAIN EXTERIOR SIDE OVERLAP, TYPICAL

6. APPLY EXTERIOR FINISH AND TRIM PER SCHEDULE

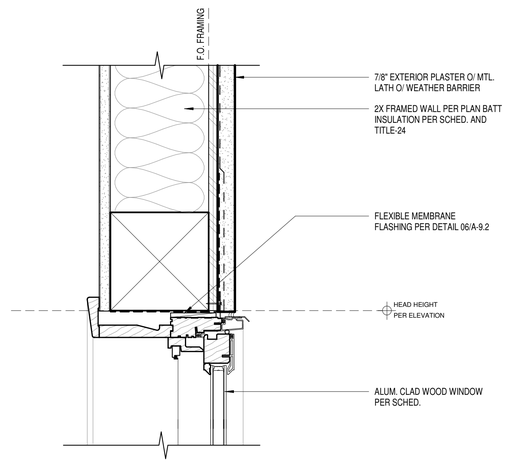
12 WATERPROOFING AT FLANGED WINDOW OPENING (DOOR SIM. @ HEAD/JAMB)
3" = 1'-0"



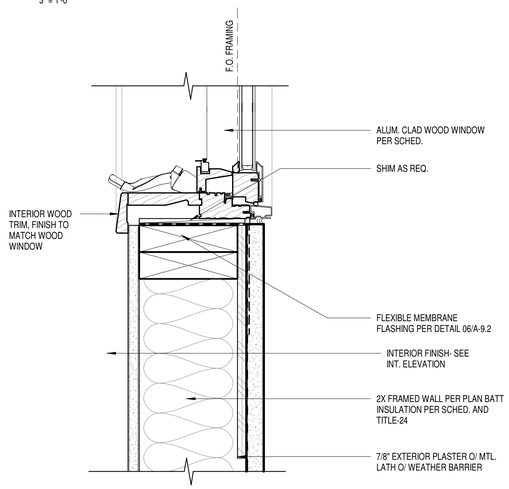
4 FENCING DETAIL
3/4" = 1'-0"



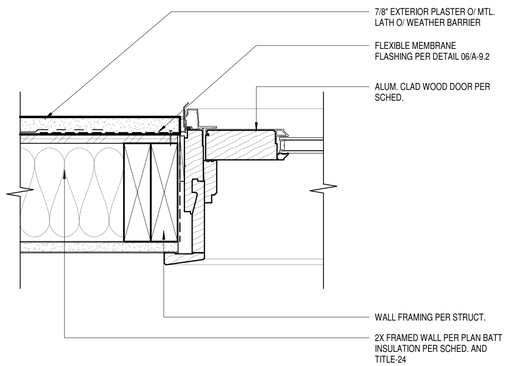
09 INTERIOR DOOR HEAD/ JAMB
3" = 1'-0"



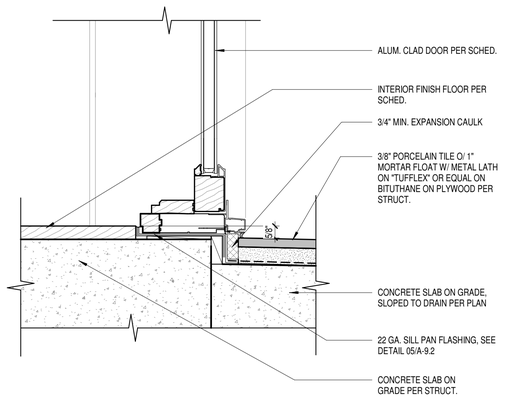
10 WINDOW HEAD/ JAMB
3" = 1'-0"



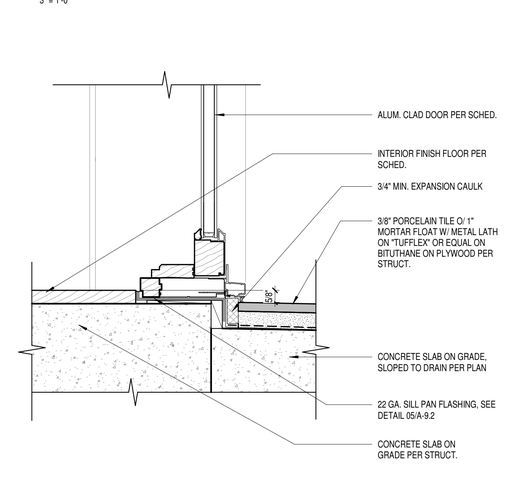
11 WINDOW SILL
3" = 1'-0"



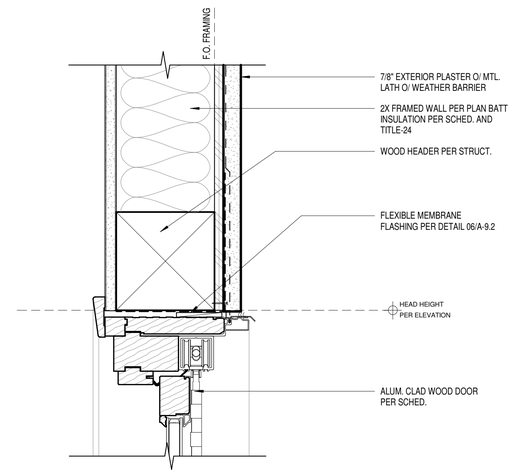
05 DOOR JAMB AT SWING DOOR
3" = 1'-0"



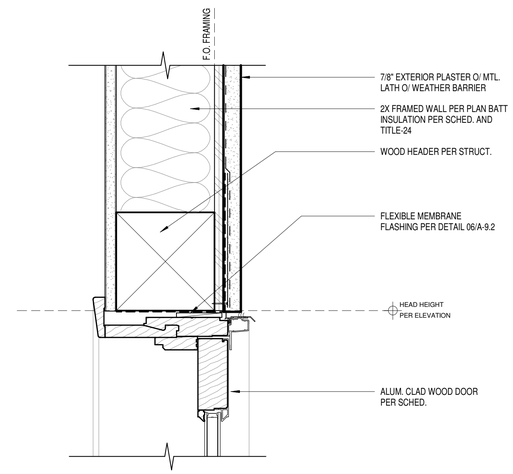
06 DOOR THRESHOLD AT BIFOLD DOOR
3" = 1'-0"



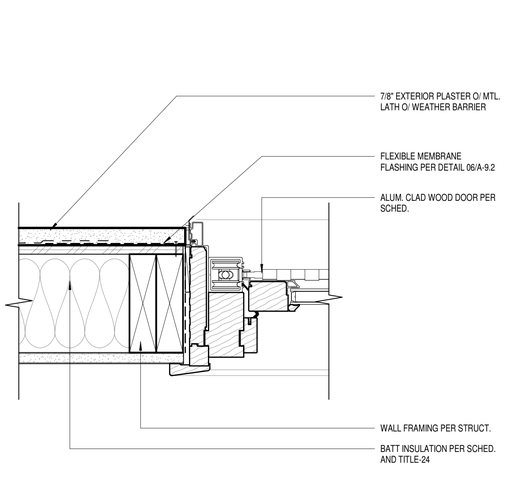
07 DOOR THRESHOLD AT SWING DOOR
3" = 1'-0"



01 DOOR HEAD AT BIFOLD DOOR
3" = 1'-0"



02 DOOR HEAD AT SWING DOOR
3" = 1'-0"



03 DOOR JAMB AT BIFOLD DOOR
3" = 1'-0"

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Emilio Ruggiero

PROJECT

DETACHED ACCESSORY DWELLING UNIT

1308 CACIQUE ST, SANTA BARBARA, CA, 93101

SHEET TITLE

ARCHITECTURAL DETAILS

REVISIONS

LICENSED ARCHITECT THOMAS G. OCHSNER 199 SANTA BARBARA, CALIFORNIA

PROJECT NAME	DETACHED ACCESSORY DWELLING UNIT

DATE DRAWN

DATE	12/21/2020

SHEET NO.

A-9.1

GENERAL NOTES - RCP

1. SEE TYPICAL FIXTURE / ACCESSORY MOUNTING HEIGHT DETAIL FOR MOUNTING HEIGHTS.
2. LIGHTING FIXTURES IN A SHOWER & WITHIN A BATHTUB AREA & LESS THAN 8 FT ABOVE RIM OF TUB SHALL BE RECESSED AND RATED FOR WET LOCATIONS.
3. HARDWIRED SMOKE DETECTORS W/ BATTERY BACK-UP ARE REQUIRED IN EA BEDROOM & IN AREAS LEADING TO BEDROOMS & AT TOP OF STAIRS.
4. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION OPENINGS SHALL BE COVERED DURING CONSTRUCTION
5. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, BATHROOM FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE, HUMIDISTAT CONTROL SHALL BE CAPABLE OF ADJUSTMENT BETWEEN RELATIVE HUMIDITY RANGES OF 50 TO 80%.
6. WHOLE HOUSE EXHAUST FAN SHALL HAVE INSULATED LOUVERS OR COVERS WHICH CLOSE WHEN THE FAN IS OFF. COVERS OR LOUVERS SHALL HAVE A MINIMUM INSULATION VALUE OF R-4.2

RCP LEGEND

	MECHANICAL EXHAUST CAPABLE OF 50 CFM, FANS SHALL BE ENERGY STAR COMPLIANT AND SHALL BE DUCTED TO TERMINATE OUTSIDE THE BUILDING, SEE MECH.
S	SUPPLY GRILLE, SIZE PER MECH. SUBCONTRACTOR
R	RETURN GRILLE, SIZE PER MECH. SUBCONTRACTOR
	4" RECESSED CAN (SEE ELECTRICAL DRAWINGS)
	INTERIOR SCONCE
	DECORATIVE PENDANT LIGHT
GAS	NATURAL GAS HOOKUP
SD	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR
	EXTERIOR GOOSENECK SCONCE - DARK SKY COMPLIANT, SEE CUT SHEET

NOTE: SEE LIGHTING PLANS FOR FIXTURE LAYOUT AND INFORMATION

ELECTRICAL LEGEND

	DUPLEX POWER OUTLET
DC #12	DEDICATED DUPLEX POWER OUTLET
42"	DUPLEX POWER OUTLET MOUNTED ABOVE COUNTER, AFF AS NOTED
GFCI 42"	GROUNDED DUPLEX OUTLET MOUNTED ABOVE COUNTER, AFF AS NOTED
WP	OUTDOOR/ WET LOCATION OUTLET
TV	CABLE TV OUTLET
	DATA OUTLET
	TELEPHONE / DATA OUTLET
	FLUSH BOX. DUPLEX POWER
	FLUSH BOX. QUAD POWER

ELECTRICAL NOTES

MATERIALS:

1. ALUMINUM WIRE SHALL NOT BE USED IN ELECTRICAL WIRING WITHIN THE UNIT.
2. PROVIDE MATCHING GANG PLATES AT ALL LOCATIONS WHERE TWO OR MORE SWITCHES OCCUR. PROVIDE SAMPLES OF PLATES , SWITCHES SND OUTLETS TO ARCHITECT FOR APPROVAL.

WORKMANSHIP:

1. ALL WORK SHALL BE IN ACCORDANCE WITH ALL CODES, RULES AND REGULATIONS OF GOVERNING AGENCIES AND SHALL COMPLY WITH THE REQUIREMENTS OF THE SERVING POWER AND TELEPHONE COMPANIES.
2. ALL EQUIPMENT AND MATERIALS FURNISHED AND INSTALLED UNDER THIS SECTION, SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE OF THE WORK BY THE OWNER.

INSTALLATION:

1. ALL EQUIPMENT INSTALLED OUTDOORS AND EXPOSED TO WEATHER SHALL BE "WEATHER-PROOF".
2. RECEPTACLES SHALL BE INSTALLED VERTICALLY AT 12" ABOVE FINISH FLOOR TO CENTERLINE OF RECEPTACLE UNLESS NOTED OTHERWISE.
3. WALL SWITCHES TO BE ABOVE FLOOR AS DETERMINED BY THE ARCHITECT. (42" ABOVE FLOOR FINISH TO CENTERLINE OF SWITCH UNLESS NOTED OTHERWISE).
4. ALL OUTLET LOCATIONS TO BE PER THIS DRAWING- ELECTRICAL ENGINEERS' DRAWINGS FOR CIRCUITRY ONLY
5. DO NOT INSTALL OUTLETS BACK TO BACK ON THE SAME PARTITION. WHERE OUTLETS MUST BE LOCATED IN THE SAME STUD CAVITY ON OPPOSITE SIDES OF THE PARTITION, INSTALL A VERTICAL AND HORIZONTAL STUD, AS REQUIRED, SEPARATING SUCH OUTLETS.
6. ALL EXPOSED CONDUITS TO BE RIGID -AND ALL EXPOSED J-BOXES TO BE EXTERNAL GRADE
7. EXTEND CONDUIT (CONCEALED AT INSIDE OF DESK) FROM CLOSEST ADJACENT WALL TO NOTED LOCATION FOR POWER/VOICE/DATA.
8. ELECTRICAL CONTRACTOR TO PROVIDE ALL ROUGH-INS FOR AND FINAL CONNECTIONS TO ALL EQUIPMENT AND FIXTURES SHOWN ON PLANS.
9. ELECTRICIAN TO PROVIDE FLEX OR RIGID CONDUIT, AS APPLICABLE, AND WIRING BETWEEN CONTROL SWITCHES AND LOADS FOR EQUIPMENT AS REQUIRED AND SHOWN ON EQUIPMENT PLANS AND SCHEDULES.
10. ALL HORIZONTAL DIMENSIONS ARE GIVEN FROM FACE OF FINISHED WALL TO CENTER-LINE OF OUTLET OR FROM CENTER-LINE OF OUTLET TO CENTER-LINE OF OUTLET UNLESS OTHERWISE NOTED. ALL OUTLETS NOTED PLUS 12", PLUS 24" ETC., TO STUB-OUT OF FINISHED FLOOR (NOT TOP OF FINISHED CURB) TO CENTER-LINE OF OUTLET. OUTLETS NOTED STUB-UP TO STUB-OUT OF FINISHED AT LOCATION SHOWN, AND TO STUB-UP MAXIMUM 4" ABOVE FINISHED FLOOR OR CURB, U.N.O.
11. ELECTRICAL CONTRACTOR TO SIZE, PROVIDE AND MOUNT ALL ELECTRICAL J-BOXES IN FIXTURES. FIXTURE FABRICATOR TO PROVIDE AND MOUNT ALL CONVENIENCE OUTLET BOXES AND SWITCHES WHERE PART OF FIXTURE SPLASH BUT RECEPTACLES, CONDUITS, AND WIRING FOR ALL SUCH BOXES TO BE SUPPLIED AND INSTALLED BY ELECTRICAL CONTRACTOR. ALL CONVENIENCE OUTLETS IN WALL TO BE FLUSH UNLESS OTHERWISE NOTED. ELECTRICIAN TO PROVIDE EXTENSION SHIELDS WHERE REQUIRED. FIXTURE FABRICATOR WILL PROVIDE ACCESS IN FIXTURE FOR ELECTRICIAN.
12. CLIENT TO APPROVE ELECTRICAL AND DATA LOCATIONS WITH ARCHITECT AND CONTRACTOR PRIOR TO INSTALLATIONS.
13. LOCATIONS OF (N) DROPS ARE FOR PRACTICAL ARCHITECTURAL REASONS ONLY. CONTRACTOR TO VERIFY SIZE AND AMOUNTS OF DROPS NECESSARY FOR PROPER POWER SUPPLY, ETC. TO WORKSTATIONS. CONTRACTOR MAY ADD ADD'L AS REQUIRED, PROVIDING LOCATION BE VERIFIED WITH ARCHITECT.
14. CONTRACTOR MAY USE ANY (E) RECEPTACLES WHERE APPLICABLE.
15. CONTRACTOR TO VERIFY THAT CIRCUIT DEDICATION IS AS SHOWN ON THE PLAN. ANY DESCREPANCIES BETWEEN DRAWINGS AND (E) FIELD CONDITIONS SHALL BE ADDRESSED IN THE BID NUMBERS.
16. ELECTRICAL AND DATA SHOWN ON THIS PLAN ARE FOR LOCATION PURPOSED ONLY. SEE ELECTRICAL PLANS FOR CIRCUITING AND ADDITIONAL INFORMATION.
17. CONTROLS AND SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTICALE OUTLETS, APPLIANCES, OR COOLING, HEATING, AND VENTILATING EQUIPMENT, SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX NOR LESS THAN 15 INCHES MEASURED TO THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISH FLOOR OR WALKING PLATFORM. (1117B.6.5.1).
18. ELECTRICAL RECEPTICLE OUTLETS ON BRANCH CIRCUITS OF 30 AMPERES OR LESS AND COMMUNICATION SYSTEM RECEPTICALS SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE RECEPTICLE OUTLET BOX NOR LESS THAN 15 INCHES MEASURED TO THE BOTTOM OF THE RECEPTICLE OUTLET BOX OR RECEPTICLE HOUSING TO THE LEVEL OF THE FINISH FLOOR OR WALKING PLATFORM. (1117B.6.5.1)

M-SERIES — SUBMITTAL DATA: MSZ-GL12NA-U1 & MUZ-GL12NA-U1

12,000 BTUH WALL-MOUNTED HEAT PUMP SYSTEM — MITSUBISHI ELECTRIC

Job Name:

System Reference: Date:

ACCESSORIES:

Indoor Unit
- Condensate Pump (BlueDiamond X87-711/T21; 115/230V)
- Condensate Pump (Sauermann S030-115/230; 115/230V)
- Anti-Allergy Enzyme Filter (MAC-408FT-E)
- Drain Pan Level Sensor (DPLS2)

Outdoor Unit
- Outdoor Mounting Pad (ULTRLITE1)
- Drain Pan Heater (MAC-640BH-U)
- 3-1/4" Mounting Base (Part) (DSD-400P)
- Air Outlet Guide (MAC-333IF-E)
- Air Outlet Guide (MAC-389SG-U)
- Wall Mounting Bracket (QSWB2000M-1)

Controls
- Wireless Controller (MHK1)
- Wired Remote Controller PAR-31MAA (Requires MAC-333IF-E)
- Wireless Interface for kumo cloud™ (PAC-WHSC01WF-E)
- Thermostat Interface (PAC-US444CN-1)

SPECIFICATIONS:

Rated Conditions (Capacity / Input)		
Cooling*	Btuh / W	12,000 / 920
Heating at 47° F†	Btuh / W	14,400 / 1,100

Capacity Range		Minimum	Maximum
Cooling*	Btuh	1,500	13,600
Heating at 47° F†	Btuh	2,000	18,100
Heating at 17° F†	Btuh	-	12,000
Heating at 5° F†	Btuh	-	9,700

* Cooling | Indoor: 80° F (27° C) DB / 67° F (19° C) WB, Outdoor: 95° F (35° C) DB / 75° F (24° C) WB
† Heating at 47°F | Indoor: 70° F (21° C) DB / 60° F (16° C) WB, Outdoor: 47° F (8° C) DB / 43° F (6° C) WB
† Heating at 17° F | Indoor: 70° F (21° C) DB / 60° F (16° C) WB, Outdoor: 17° F (-8° C) DB / 15° F (-9° C) WB
† Heating at 5° F | Indoor: 70° F (21° C) DB / 60° F (16° C) WB, Outdoor: 5° F (-15° C) DB / 3° F (-16° C) WB
Rating Conditions per AHRI Standard 210/240

Operating Conditions (Indoor Intake Air Temp.) (Max. / Min.)	
Cooling	90° F (32° C) DB / 67° F (19° C) DB
Heating	80° F (27° C) DB / 70° F (21° C) DB

Operating Conditions (Outdoor Intake Air Temp.) (Max. / Min.)	
Cooling*	115° F (46° C) DB / 14° F (-10° C) DB
Heating	75° F (24° C) DB / -4° F (-20° C) DB*

* Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.
† System cuts out at 18° F (-27° C) to avoid thermistor error and automatically restarts at 19° F (-23° C).

AHRI Efficiency Ratings	
SEER / HSPF	23.1 / 12.5
COP at 47° F / 17° F	3.84 / 3.1
Energy Star®	Yes

ENERGY STAR products are third-party verified by an EPA-recognized Certification Body.
Specifications are subject to change without notice.

Electrical Power Requirements		
		208 / 230V, 1-Phase, 60 Hz
Minimum Circuit Ampacity (MCA)		
Indoor / Outdoor	A	1 / 9
Indoor Unit		
Blower Motor (ECM)	F.L.A.	0.76
Blower Motor Output	W	30
SHF / Moisture Removal		0.740 / 2.5 pt./h
Field Drainpipe Size O.D.	in.(mm)	5/8 (15)
Outdoor Unit		
Compressor		DC INVERTER-driven Twin Rotary
Fan Motor (ECM)	F.L.A.	0.5

Airflow Rate (Quiet - Lo - Med - Hi - Super Hi)			
Indoor (Cooling)	DRY	CFM	145-170-237-321-399
	WET		109-134-201-286-364
Indoor (Heating)	DRY		145-170-237-321-406
Outdoor			1,229 / 1,172

Sound Pressure Level (Quiet - Lo - Med - Hi - Super Hi)			
Indoor	Cooling	dB(A)	19-22-30-37-45
	Heating		19-22-30-37-43
Outdoor	Cooling		49
	Heating		51

External Dimensions		
Indoor (H x W x D)	in.(mm)	11-5/8 x 31-7/16 x 9-1/8 (295 x 798 x 232)
Outdoor (H x W x D)		21-5/8 x 31-1/2 x 11-1/4 (550 x 800 x 285)

Net Weight		
Indoor	Lbs.(kg)	22 (10)
Outdoor		81 (37)

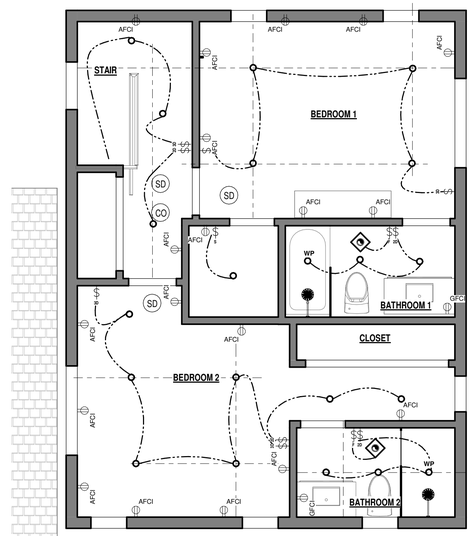
External Finish	
Indoor	Munsell 1.0Y 9.2 / 0.2
Outdoor	Munsell No. 3Y 7.8 / 1.1

Refrigerant	
	R410A; 2 lb. 9 oz.

Refrigerant Piping (Flared)		
Liquid (High Pressure)	in.(mm)	1/4 (6.35)
Gas (Low Pressure)		3/8 (9.52)
Max. Total Refrigerant Pipe Length (Height Diff.)	Ft. (m)	40 (12)
Max. Total Refrigerant Pipe Length (Length.)		65 (20)

Calculation of the sound level L_2, which is found at the distance r_2

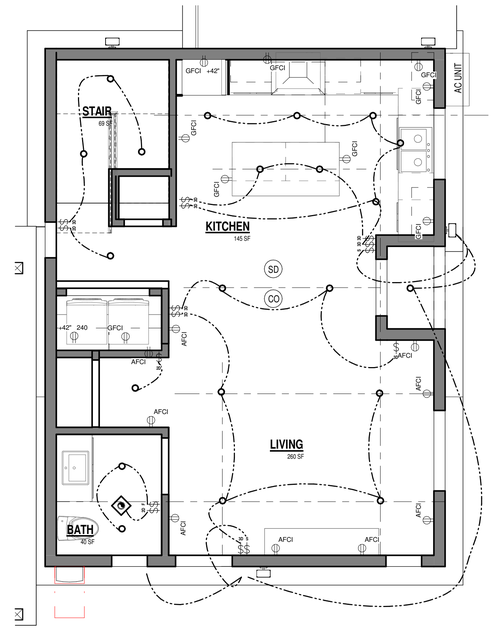
Reference distance r_1 from sound source	Sound level L_1 at reference distance r_1	Search for L_2
1.00 m or ft	51 dBSPL	
Another distance r_2 from sound source	**Sound level L_2 at another distance r_2**	**Sound level difference $\Delta L = L_1 - L_2$**
10 m or ft	31 dBSPL	20 dB
	calculate	reset



2ND UNIT - LEVEL 2 ELECTRICAL PLAN

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

2



2ND UNIT - LEVEL 1 ELECTRICAL PLAN

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

1

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Architect

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PROJECT

DETACHED ACCESSORY DWELLING UNIT

1308 CACIQUE ST, SANTA BARBARA, CA, 93101

SHEET TITLE

LIGHTING & POWER PLANS

REVISIONS

LICENSED ARCHITECT THOMAS G. OCHSNER C-19811 RENEWAL 08/31/23 STATE OF CALIFORNIA

PROJECT NAME: DETACHED ACCESSORY DWELLING UNIT

DATE DRAWN

DATE: 12/31/21

SHEET NO.

E-1