210 VOLUNTARIO

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
175 S. VENTURA AVE. SUITE 104A
VENTURA, CA 93001
805.852.1677

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LICENSED ARCHITECT
DYLAN CHAPPELL
C- 37951
REN. 8.31.2023
STATE OF CALIFORNIA

CITY CASE NUMBER
PLN2021-00261

CITY MULTI-FAMILY STATS FORM

DENSITY CALCULATION

BASED ON THE CITY'S AUD PROGRAM, BASE DENSITY IS 6 UNITS. UTILIZING SDBL, AND, A STRAIGHT CALCULATION OF LOT AREA (11,250 SQ. FT./0.25 ACRES) AT 27 DU/ACRE, THE BASE DENSITY IS 6.75, ROUNDED UP TO 7 UNITS. THE APPLICANT IS DEDICATING 11% TO VERY-LOW INCOME (1-UNIT) WHICH ALLOWS UP TO A 35% BONUS DENSITY (7 X 35% =2.45 OR 3 UNITS). A TOTAL OF 9 UNITS ARE PROPOSED PROVIDING 2 SDBL UNITS AS INCENTIVE.

DETERMINE AUD PROGRAM APPLICABILITY* *Please consult with City Planning Staff for further explanation of the AUD Program*	
Click on Zone and Land Use Designation fields to select from the Drop Down menus	
ENTER Project Address:	210 S. Voluntario
SELECT Zone:	M-C (C-M)
SELECT Land Use Designation:	Medium-High Density (15-27 du/ac)
ENTER Net Lot Area (in sq. ft.):	11,250
Units allowed using Average Unit Density (AUD) Program *(Total units MUST EXCEED units allowed under Base Density)*:	See Medium-High Density (on next tab) for unit options over Base Density
Base Density *(Units allowed using existing Zoning regulations)*:	3
Projects in the coastal zone (CZ (SD-3) Overlay Zone) wishing to develop under the AUD Program must be consistent with the City's certified Local Coastal Program (LCP). Projects will be evaluated on a case-by-case basis to determine consistency with the LCP. Requests for modifications may be necessary in order to achieve the development standard incentives allowed by the AUD Program.	

*After entering the information in the "AUD Applicability" tab, refer to the "AUD Density Tables" tab for a range of unit options.

*If you can't see the tabs below, maximize all Excel windows by clicking the icons on the right-hand side. The exact location may vary, depending on the size of your window.

*You can click on the "Unit Size" tab below to calculate the average unit size for your proposal if the sizes vary.

Calculate the Average Unit Size

ENTER total number of units proposed (existing + new)?	9

Enter the square footage for each (existing and proposed new) unit below.
(If the existing unit sizes are proposed to be changed, enter the new unit sizes):

Unit	Square Footage
1	537
2	561
3	822
4	695
5	407
6	695
7	695
8	541
9	561
10	0
11	0
12	0
13	0
14	0
15	0
16	0
17	0
18	0
19	0
20	0

Average Unit Size proposed:	612

AUD PROGRAM DENSITY TABLES

This property is located in the following Land Use designation:	Medium-High Density (15-27 du/ac)
Refer to the corresponding range below based on the lot size of:	11,250 square feet

To determine the number of units allowed under the AUD Program, refer to the matching table below AND review the "UNITS ALLOWED" column and corresponding MAXimum average unit size. The density proposed must EXCEED base density.
(For example: if base density is 2 units, and the AUD density range is 2 to 4 units, the project must exceed 2 units to be proposed qualify under the AUD Program).
Projects developed under the AUD Program MUST comply with all the AUD standards per SBMC 30.150.

Projects in the coastal zone (CZ Overlay Zone) wishing to develop under the AUD Program must be consistent with the City's certified Local Coastal Program (LCP). Projects will be evaluated on a case-by-case basis to determine consistency with the LCP. Requests for modifications may be necessary in order to achieve the development standard incentives allowed by the AUD Program.

Medium-High Density (15-27 du/ac)

Density du/ac	UNITS ALLOWED	Maximum Average Unit Size (Sq Ft)
15	3	1,450
16	4	1,360
17	4	1,280
18	4	1,210
19	4	1,145
20	5	1,090
21	5	1,040
22	5	1,005
23	5	985
24	6	965
25	6	945
26	6	925
27	6	905

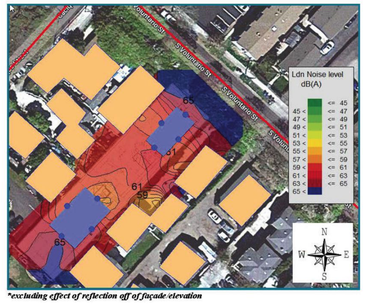
SOUND MITIGATION REQUREMENTS

LOCATIONS OF MITIGATION: ELEVATIONS FACING S. VOLUNTARIO, ENTIRE 2ND FLOOR FRONT BUILDING, AND SOUTH AND WEST ELEVATIONS OF BOTH FLOORS OF REAR BLDG (B)

MITIGATION: CHOOSE ONE OF ANY OF THE THREE WALL/WINDOW COMBINATIONS FROM THE FIRST THREE BULLETS. THE LAST THREE BULLETS APPLY IN ALL CASES.

- A DOUBLE-STUD OR STAGGERED-STUD WALL, AND ANY CONVENTIONAL DUAL GLAZING
- A SINGLE-STUD WALL WITH INTERIOR-MOUNTED RUBBER ISOLATION CLIPS AND HAT CHANNEL, USING PLITEQ® GENIE CLIPS. NOTE THAT MOUNTING ANY HEAVY OBJECTS SUCH AS CABINETRY OR TVS ONTO A WALL THAT HAS BEEN ISOLATED USING ISOLATION CLIPS (OR RESILIENT CHANNEL) REQUIRE SPECIAL MOUNTING HARDWARE OFFERED BY THE CLIP MANUFACTURER IN ORDER TO AVOID DAMAGING THE WALL OR DEGRADING THE NOISE REDUCTION PERFORMANCE OF THE WALL. ANY CONVENTIONAL GLAZING WILL SUFFICE. OR,
- A SINGLE-STUD WALL OF ANY SIZE WITH 16" O.C. SPACING, WITH GAPLESS EXTERIOR WOOD SIDING, USG SHEETROCK TYPE C 5/8" OR EQUIVALENT EXTERIOR DRYWALL, FIBERGLASS OR MINERAL WOOL INSULATION, AND (1) LAYER OF INTERIOR 5/8" GYPSUM WALL BOARD. A SECOND LAYER OF INTERIOR DRYWALL DOES NOT INCREASE PERFORMANCE OF THIS WALL. STC 31 GLAZING OR BETTER IS REQUIRED FOR THIS WALL TO SUFFICE.
- WINDOWS MUST BE CLOSED IN ORDER TO PROVIDE THE REQUIRED INTERIOR SOUND LEVEL, AND MEANS OF MECHANICAL VENTILATION MUST BE PROVIDED. THE MECHANICAL ENGINEER ON THE PROJECT WILL BE INFORMED OF THIS REQUIREMENT.
- ALL VENTILATION OPENINGS FACING NOISE SOURCE, INCLUDING SOFFIT VENTS AND GABLE END VENTS MUST BE DESIGNED TO FACE AWAY FROM THE NOISE SOURCE, OR INCLUDE A "DEAD VENT." THE FIRST 6 FEET OF ALL DUCTS/VENTS FACING THE NOISE SOURCE SHOULD BE INSULATED OR WRAPPED WITH DUCT LAG.
- ALL EXTERIOR DOORS AND WINDOWS MUST BE PROPERLY GASKETED/SEALED.

Figure 5: Sound Level Contours at 5 ft AGL



**excluding effect of reflection off of façade/elevation*

CONDITIONS OF APPROVAL

UNDER SEPARATE PERMIT

1. FIRE SPRINKLERS
2. ALL WORK IN THE RIGHT-OF-WAY TO BE COMPLETED UNDER SEPERATE PUBLIC WORKS PERMIT.

SHEET INDEX

GENERAL

G1.0 TITLE SHEET
G6.0 TRASH ENCLOSURE AND BICYCLE SPECS

CIVIL

C1.0 SURVEY
C2.1 GRADING AND DRAINAGE PLAN
PPI-1 PUBLIC IMPROVEMENT PLAN
C5.1 EROSION CONTROL PLAN

ARCHITECTURAL

A1.0 SITE PLAN
A2.0 FLOOR PLANS / ROOF PLAN
A3.0 ELEVATIONS
A3.1 ELEVATIONS
A4.0 SECTIONS
A6.0 DETAILS
A6.1 DETAILS
A7.0 DOOR AND WINDOW SCHEDULES

STRUCTURAL

S1.1 TITTLE SHEET
S1.2 SPECS
S2.1 FOUNDATION PLAN
S2.2 FRAMING PLAN
S2.3 ROOF PLAN

MECHANICAL

M1 GENERAL NOTES
M2 1ST FLOOR PLANS
M3 2ND FLOOR PLANS

ELECTRICAL

E1 GENERAL NOTES
E2 LOAD CALCS
E3 LIGHTING COMPLIANCE
E4 SITE PLAN
E5 POWER PLANS
E6 LIGHTING PLANS
E7 ROOF PLAN

PLUMBING

P1 GENERAL NOTES
P2 1ST FLOOR PLAN
P3 2ND FLOOR PLAN

LANDSCAPE

L1.0 LANDSCAPE PLAN
IR1.1 IRRIGATION PLAN
LI1.2 IRRIGATION NOTES AND DETAILS

UNIT LOCATION / SIZE

Unit Location/Floor	Proposed Size (*NET SF)/Type of Unit
1st Floor – Apartment 1	1-bedroom, 537 SF
1st Floor – Apartment 2	1-bedroom, 561 SF
2nd Floor – Apartment 3	2-bedroom, 822 SF **SDBL Unit**
1st Floor – Apartment 4	2-bedroom, 695 SF
1st Floor – Apartment 5	Studio, 407 SF
1st Floor – Apartment 6	2-bedroom, 695 SF **SDBL Unit**
2nd Floor – Apartment 7	2-bedroom, 695 SF
2nd Floor – Apartment 8	1-bedroom, 541 SF
1st Floor – Apartment 9	1-bedroom, 561 SF **Very-low Unit**
TOTAL 9- units (Average unit size of 612 SF)	1- Studio Apartments 4- 1-bedroom Apartments 4 -2-bedroom Apartments

**** No Moderate Inclusionary units proposed, In-lieu fee to be paid**

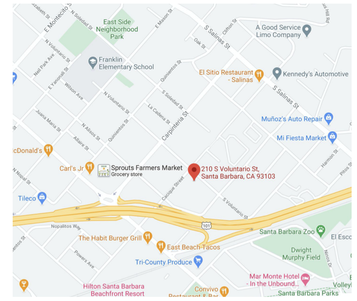
SBDL MANDATORY CONCESSIONS / DEVELOPMENT STANDARD WAIVERS

#1 **SDBL Requested Concession**s
A reduction in the City's Parking Area Landscape and Fence Standards (SBMC§ 30.175.080) to allow reduced interior lot line perimeter planting, driveway planter, island planter, as well as driveway visibility and fence requirements. See detailed description below.

#2 To allow a portion of the open yard to be located in an area that exceeds 65dBA (outdoor noise levels in this location to be up to 75dBA). Please see the enclosed diagram from 45dB Acoustics report dated 10/26/2021 (figure 5).

Code Section SBMC§ 30.175.080	Requirement	Proposed Project level of Compliance
A.1 Landscaping	Licensed Architect preparation of plans	In compliance
A.2a Perimeter Parking (front lot line)	Front Lot line buffer	a) N/A no parking proposed adjacent to front lot line
A2.b Perimeter Parking (interior lot line)	Landscape buffer along all interior lot lines, min. 5' inside width, the length of the parking area	**Component of Waiver** A 2'-4" planter is proposed for the driveway on the north side of the property and a 2' planter on the south side of the property.
A.3 Driveway planter	Driveways adjacent to buildings must be separated by a 3' planting area	**Component of Waiver** A 2' foot planter is provided along the north side of the proposed eastern building.
A.4 Buffer adjacent to buildings and walkways	3' landscape buffer adjacent to buildings and walkways	**Component of Waiver** A 2' buffer is provided along the proposed walkways to the south adjacent to buildings.
A..5. Island planter	Landscape island at least 4' in all interior dimensions, containing one tree shall be provided every 8 parking stalls and at each interior end row.	**Component of Waiver.** No landscape islands are proposed at the ends of the parking rows.
A.6 Trees (a-c)	One req'd for every 5 automobile spaces, even distribution, size (2/3's shall be 15-gallon)	In compliance.
A.7 Protection & maintenance of vegetation (a-d	Clearance from automobiles, planter protection, irrigation plans, maintenance	**Component of Waiver** A low curb is not provided between the parking lot and planter.
B.1 Fences and Hedges	6'-tall fence or hedge required adjacent to residential	**In compliance.** A 6' tall fence is proposed along the northern boundary adjacent to residential.
B.2 Fences and Hedges	5'-wide planter along interior fence or hedge	**Component of Waiver** A portion of the proposed fence includes landscaping, not to width, not the entire length.
C. Retaining Walls	Req setback 3' from parking areas and driveways	In compliance. No new retaining walls are proposed.
D. Visibility	Compliance with 30.140.230	In compliance.
E. Alternative Landscape Design	Design review ability to allow variations	**Component of Waiver** Will request Design Review approval with variations.

VICINITY MAP



CODE COMPLIANCE

"FIRE SPRINKLER SYSTEM TO BE INSTALLED UNDER SEPARATE PERMIT"

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE PROTECTION CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING CODE
2019 CALIFORNIA HISTORICAL BUILDING CODE

CITY OF SANTA BARBARA MUNICIPAL CODE

SPECIAL INSPECTIONS

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THE T-24 ANALYSIS:

1. MINIMUM AIRFLOW
2. VERIFIED EER / SEER
3. VERIFIED REFRIGERATION CHARGE
4. FAN EFFICIENCY WATTS/ CFM
5. DUCT LEAKAGE TESTING

SPECIAL INSPECTIONS: SEE SHEET S1 (STRUCTURAL OBSERVATION PROGRAM) FOR REQUIRED SPECIAL INSPECTIONS

SWMP INSPECTIONS (TIER III COMPLIANCE)

Pre-construction meeting
• Excavation, subgrade, and box construction inspection
• Filter layer, underdrain, rock/soil/sand layer installations
• Permeable paver, pervious concrete, or pervious asphalt installation
• Final inspection once completed

"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."

PROJECT TEAM

OWNER
DCP VOLUNTARIO, LLC.
C/O DAN KENNEDY
2123 SYCAMORE CANYON
RD. MONTECITO, CA 93108
714.612.7686

ARCHITECT
DYLAN CHAPPELL
DYLAN CHAPPELL ARCHITECTS
175 S. VENTURA AVE, UNIT 104-A
VENTURA, CA 93001
805.205.4760

PERMIT PROCESSING
SUZANNE ELLEDGE
PLANNING AND PERMITTING SERVICES, INC.
ATTN: HEIDI JONES
1625 STATE STREET, SANTA BARBARA, CA 93101
805.966.2758

SURVEYOR
WW SURVEYING, INC.
JAMES G. WENZEL II
1727 STATE STREET
SANTA BARBARA, CA 93101
805.748.3234

CIVIL ENGINEER
ASHLEY VANCE ENGINEERING
JASON GOTIS
210 E. COTA ST.
SANTA BARBARA, CA 93101
805.962.9966 EXT. 160

LANDSCAPE ARCHITECT
NATIRA JONES
315 MEIGS ROAD STE. A185
SANTA BARBARA, CA 93109
541.520.3097

FIRE DEPARTMENT NOTES

1. ADDRESS NUMBERS: APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET, ROAD, ALLEY, AND WALKWAYS GIVING ACCESS TO AND WITHIN THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (102MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM) AND SHALL BE ILLUMINATED IN AN APPROVED MANNER (IF NUMBERS ARE ON THE EXTERIOR). NUMBER HEIGHT AND STROKE WIDTH SHALL BE INCREASED AS NEEDED FOR LEGIBILITY BASED ON VISIBILITY DISTANCE.

2. SMOKE ALARM/DETECTORS: SMOKE ALARM/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP, AND EMIT A SIGNAL WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.

3. CARBON MONOXIDE ALARM/DETECTORS: SHALL COMPLY WITH UL2034 AND BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND CALIFORNIA HEALTH AND SAFETY CODE SECTION 17926. CARBON MONOXIDE ALARM/DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM AND BE EQUIPPED WITH BATTERY BACKUP. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS

LAND DEVELOPMENT NOTES

1. PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT-OFWAY OR WITHIN A CITY EASEMENT, THE APPLICANT SHALL APPLY FOR AND OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY ENGINEERING DIVISION (CITY PUBLIC WORKS INSPECTORS REQUIRE 48-HOUR NOTICE FOR INSPECTION).

2. STORM WATER RUNOFF SHALL NOT DISCHARGE FROM THE CONSTRUCTION SITE TO THE CITY STREETS OR MUNICIPAL STROM DRAIN SYSTEM WITHOUT TREATMENT BY A SUITABLE POLLUTIN CONTROL DEVICE. STORM WATER RUNOFF DISCHARGES WITHOUT TREATMETN IS AVIOLATION OF THE CITY'S STORM WATER RUNOFF ORDINANCE. DISCHARGING ANY MATERIAL OTHER THAN UNCONTAMINATED STORM WATER RUNOFF TO THE CITY STREETS OR TO THE MUNICIPAL STORM DRAIN SYSTEM IS PROHIBTED AND IS A VIOLATION OF THE MUNICIPAL CODE.

SITE MANAGER TO CONTACT:
NAME:
PHONE:

GOVERNING AGENCY

CITY OF SANTA BARBARA

PROJECT INFORMATION

PROJECT ADDRESS	210 VOLUNTARIO SANTA BARBARA, CA 93103
ASSESSOR'S PARCEL NUMBER	017-252-009
LOT AREA	11,250 SQ. FT.
ZONE	R-M
OCCUPANCY	R-2
BUILDING TYPE	MULTI FAMILY
CONSTRUCTION TYPE	V-B
FIRE HAZARD	NO
FIRE SPRINKLERS REQUIRED	YES
GENERAL PLAN	MEDIUM HIGH
FLOOD ZONE DESIGNATION	X
SLOPE	2%
STORMWATER MANAGMENT PLAN	TIER 3
MAX BUILDING HEIGHT	45'
PROPOSED BUILDING HEIGHT	30'-3"
SETBACKS	FRONT: 1ST AND 2ND STORY 10' PORTION OF STRUCTURE ABOVE 2ND STORY 20'. COVERERED PARKING 10' STREET FACING 20' INTERIOR: 1ST AND 2ND FLOOR 6', PORTIONS OF STRUCUTRE ABOVE 2ND STORY 10' REAR: 10'
VEHICLE PARKING	9 SPACES REQUIRED BY CITY CODE 5 SPACES ALLOWED BY STATE LAW 5 PARKING SPACES PROVIDED
BICYCLE PARKING	9 STORAGE LOCKERS REQUIRED 9 STORAGE LOCKERS PROVIDED

PROJECT AREAS

SQUARE FOOTAGE	EXISTING (SF) NET	EXISTING (SF) GROSS	PROPOSED (SF) NET	PROPOSED (SF) GROSS
EXISTING BUILDING				
HOUSE	1,195	1,234		
GARAGE	525	546		
TOTAL	1,720	1,780		
PROPOSED BUILDING A				
GROUND FLOOR			1,030	1,098
SECOND FLOOR			769	822
TOTAL "A"			1,799	1,920
PROPOSED BUILDING B				
GROUND FLOOR			1,718	1,797
SECOND FLOOR			1,803	1,900
TOTAL "B"			3,521	3,697
TOTAL "A" & "B"			5,434	5,726
FAR = 5,434 / 11,250 = .48				
STORAGE 2ND FLOOR			85	102
TRASH ENCLOSURE			149	166
BIKE LOCKERS				61
STAIRS				158

INDIVIDUAL UNIT AREAS:
(SEE UNIT LOCATION / SIZE TABLE)

LOT COVERAGE DATA	EXISTING (SF)	PROPOSED (SF)
SITE	11,250	11,250
BUILDING FOOTPRINT	1,790	3,266
HARDSCAPE (IMPERVIOUS)	1,763	0
LANDSCAPE	7,697	3,240
PERMEABLE PAVERS	0	4,744
TOTAL	11,250	11,250

OPEN YARD

COMMON OPEN YARD ALTERNATIVE REQUIREMENT = 15% OF NET LOT AREA (15% OF 11, 250 OR 1,688 SQ. FT). A TOTAL OF 2,400 SQ. FT IS PROPOSED AND COMPLIES WITH CODE.

GRADING STATS:
ON-SITE: 80 CY CUT, 35 CY FILL, 45 CY IMPORT
OFF SITE: 5CY CUT, 1 CY FILL, 4 CY EXPORT

AUD STATEMENT

"THIS 9-UNIT PROJECT IS DEVELOPED UNDER THE AVERAGE UNIT-SIZE DENSITY (AUD) PROGRAM, SBMC CH. 30.150 AND STATE DENSITY BONUS LAW. WITH A LOT SIZE OF 11,250 SQ. FT., THE PROJECT MUST EXCEED 3 UNITS ALLOWED UNDER BASE DENSITY FOR THE ZONE IN ORDER TO QUALIFY FOR THE AUD DEVELOPMENT INCENTIVES. THE MAXIMUM AVERAGE UNIT SIZE IS 905 SQ. FT. NO FUTURE ADDITIONS THAT INCREASE THE MAXIMUM AVERAGE UNIT SIZE ABOVE 905 SQ. FT. WILL BE ALLOWED. A REDUCTION IN THE NUMBER OF UNITS WILL NOT BE ALLOWED UNLESS THE AUD DEVELOPMENT INCENTIVES ARE NO LONGER REQUIRED."

SCOPE OF WORK

THE APPLICANT IS PROPOSING TO DEMOLISH THE EXISTING RESIDENCE AND GARAGE AND CONSTRUCT A 9-UNIT RENTAL HOUSING PROJECT AS ALLOWED UNDER THE CITY'S AVERAGE UNIT-SIZE DENSITY PROGRAM (AUD). THE SUBJECT PROPERTY IS ZONED R-M (RESIDENTIAL MULTI-UNIT) AND IS LOCATED IN THE MEDIUM-HIGH (15-27 UNITS/ACRE) GENERAL PLAN LAND USE DESIGNATION. THE MEDIUM-HIGH DENSITY TIER OF THE AUD PROGRAM ALLOWS DENSITIES RANGING FROM 15-27 DWELLING UNITS PER ACRE. THE MAXIMUM AVERAGE UNIT SIZE FOR THE MEDIUM HIGH-DENSITY RANGES FROM 905 TO 1,450 SQUARE FEET OF FLOOR AREA DEPENDING ON THE NUMBER OF UNITS PER ACRE BEING DEVELOPED. THE PROJECT PROPOSED TO FURTHER UTILIZE STATE DENSITY BONUS LAW (SDBL) §65915 THAT WILL PROVIDE ONE (1) VERY LOW-INCOME UNIT (AND RECEIVE A 35% DENSITY BONUS) THAT ALLOWS 3 ADDITIONAL UNITS. TWO SDBL UNITS ARE PROPOSED. THE AUD PROJECT REQUESTS REVIEW AND APPROVAL BY THE CITY ARCHITECTURAL BOARD OF REVIEW (ABR) AND THE COMMUNITY DEVELOPMENT DIRECTOR FOR A 9-UNIT AUD PROJECT WITH AVERAGE UNIT SIZES UP TO 612 SQUARE FEET (PLEASE SEE THE ENCLOSED AUD CALCULATOR). A MIX OF STUDIO APARTMENTS, 1-BEDROOM APARTMENTS AND 2-BEDROOM APARTMENTS ARE PROPOSED (SEE TABLE PAGE 2) IN TWO (2) TWO-STORY STRUCTURES. EXISTING CITRUS AND AVOCADO TRESS TO BE REMOVED ON SITE, SEE C1.0 FOR EXISTING LOCATIONS. AN ALTERNATIVE OPEN YARD DESIGN IS REQUESTED. NO EXTERIOR MECHANICAL CONDENSERS ARE PROPOSED. A PROPOSED 6' TALL FENCE AND ASSOCIATED LANDSCAPING AND PUBLIC IMPROVEMENTS.

VOLUNTARIO APARTMENTS
210 S. VOLUNTARIO
SANTA BARBARA, CA 93103
-
ABR FINAL SUBMITTAL 02-14-2022

REVISION

NO	DESCRIPTION	DATE

TITLE SHEET

G1.0

EXTERIOR WALL SCONCE

Ripley™ 1 Light Wall Light Olde Bronze® 49060OZ

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SPECIFICATIONS

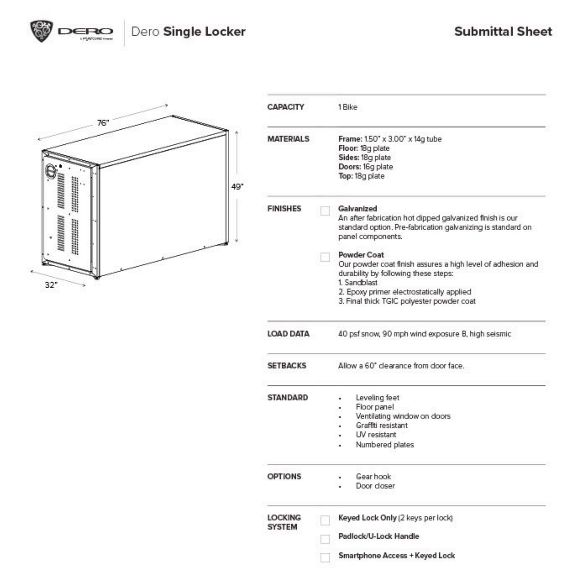
Certifications/Qualifications	
Dark Sky Compliant	Yes
	www.kichler.com/warranty
Dimensions	
Base Backplate	5.87 DIA
Extension	11.25"
Weight	1.00 LBS
Height from center of Wall opening (Spec Sheet)	3.00"
Height	9.00"
Width	10.00"
Light Source	
Lamp Included	
Lamp Type	LED
Light Source	LED
Max or Nominal Watt	7.9 W
# of Bulbs/LED Modules	1
Socket Type	Medium
Socket Wire	150"
Mounting/Installation	
Interior/Exterior	Exterior
Location Rating	Wet
Mounting Style	Wall Mount

FIXTURE ATTRIBUTES

Housing	
Primary Material	ALUMINUM
Product/Ordering Information	
SKU	49060OZ
Patent	US Patent Pending
Finish	Olde Bronze
Style	Lodge / Country
UPC	783927301091
Finish Options	
Olde Bronze	

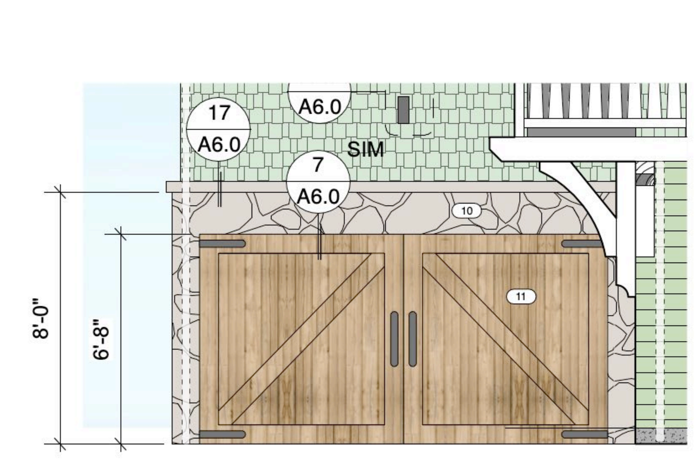
ALSO IN THIS FAMILY

BIKE LOCKERS

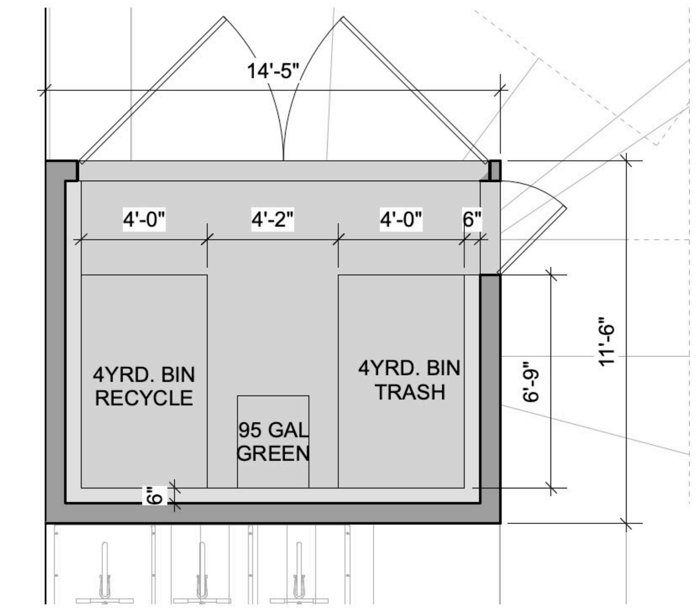


NOTE: 9 TOTAL LOCKERS ARE PROVIDE

TRASH ENCLOSURE



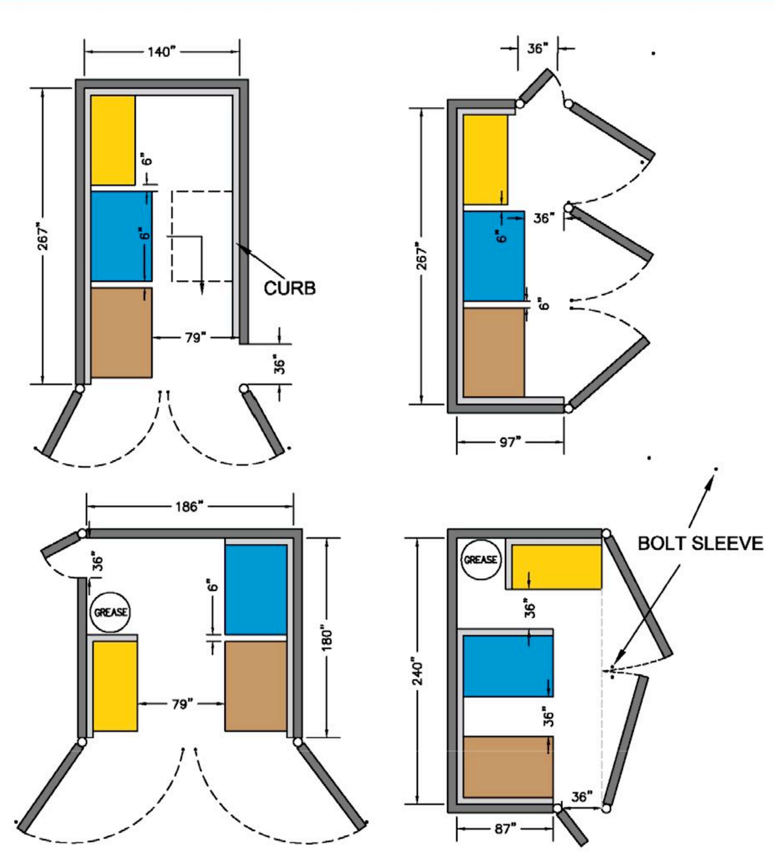
TRASH ELEVATION (2)
SCALE 1/4" = 1'-0"



TRASH PLAN (1)
SCALE 1/4" = 1'-0"

TRASH ENCLOSURE

TRASH & RECYCLING ENCLOSURE DESIGN GUIDE



TRASH
RECYCLING
FOOD SCRAPS

ALL FIGURES INCLUDE TWO 4 CUBIC YARD DUMPSTERS AND ONE 2 CUBIC YARD DUMPSTER. GREASE BARREL MEASURES 36" IN DIAMETER. DIMENSIONS TO INSIDE WALLS.

Figure 6: Multiple Dumpster Layouts

TRASH & RECYCLING ENCLOSURE DESIGN GUIDE

the largest container possible. If frequency exceeds 4 times per week, design for an additional container for the material type.

Example 1: Large Mixed Use Development

A mixed use development is proposed with the following businesses: winery 3,194 ft²; brewery 3,666 ft²; storage 1,358 ft²; architecture studio 2,194 ft²; computer graphics shop 698 ft²; retail 2,011 ft²; personal training 523 ft²; restaurant 1,965 ft²; coffee shop 700 ft²; and eight 2-bedroom residential apartments.

Steps 1 & 2: Calculate the total waste and cubic yards of each material

a) Assign a type to each business. According to Appendix C, both the brewery and restaurant are considered *Restaurants, full service* because the brewery serves food; the architecture studio is type *Office and Education,* the computer graphics shop is *Services* because the products are electronic design files, and personal training *is Gym and Fitness.* The storage area will not produce appreciable waste, so it is left out of the calculations. The coffee shop, retail, and residential are their own types.
b) Find yd³/unit from Appendix B for each Business Type, and use the units to calculate total waste.
c) Apply the percentages of blue bin recycling, foodscraps, trash, and greenwaste from Appendix B to break down the total Waste into cubic yards for each material type.
d) Sum the cubic yards of each material type.

Results are shown below. None of these businesses produce a significant amount of greenwaste, so it is not in the table.

Business	Business Type (a)	yd³ / unit (b)	Units	Total Waste (yd³) (b)	Food %	Food (yd³) (c)	Blue Recycle %	Blue Recycle (yd³) (c)	Trash %	Trash (yd³) (c)
Personal Training	Gym and Fitness	0.0006	523	0.31	-	-	20%	0.19	40%	0.13
Computer Graphics	Services	0.0010	698	0.70	-	-	50%	0.35	50%	0.35
Restaurant Brewery	Restaurant	0.0036	5631	20.27	20%	4.05	40%	8.11	40%	8.11
Coffee Shop	Coffee Shop	0.0076	700	5.32	10%	0.53	50%	2.66	40%	2.13
Residential Apartment	Multi-Family Residential	0.3021	16	4.83	-	-	50%	2.42	50%	2.42
Retail	Retail	0.0012	2011	2.41	-	-	50%	1.21	50%	1.21
Winery	Winery or Tasting	0.0006	3194	1.92	-	-	50%	0.96	50%	0.96
Architecture Studio	Office & Education	0.0005	2194	1.10	-	-	50%	0.55	505	0.55
Total (yd³)				**36.8**		**4.6**		**16.5**		**15.9**

TRASH & RECYCLING ENCLOSURE DESIGN GUIDE

Enclosure Parts and Specifications

Floor

The container must rest on a flat, level concrete surface, or slightly sloped one when floor drains are used. Floor drains can only be used in roofed or interior enclosures, and they must drain to the sanitary sewer. A concrete apron measuring the width of the enclosure and extending out 8' from the front will join the enclosure pad to the surrounding pavement. The apron surface must be the same elevation as the enclosure pad threshold and the surrounding surfaces, with a slope of 1/8 inch per foot away from the enclosure pad. It must be engineered to withstand up to 20,000 lbs. of direct force from a single truck axle. If the concrete apron transitions to asphalt, sufficient subsurface preparation is required to prevent dimpling or breakdown of the asphalt over time.

Walls and Interior Curbs

Walls must generally be constructed of masonry or wood, with finishes and colors that are compatible with the adjacent architecture. No chain link fencing is allowed. Minimum wall height is 6'6" for dumpsters, 5' for carts only. For enclosures within the El Pueblo Viejo Landmark District, the architectural style of details may require enhancement of materials or finishes.

For enclosures with dumpsters, provide interior curb bumpers that are 8" high and 6" wide along each wall to prevent damage to the interior walls as shown in Figure 3. The curb must be high enough to stop the body of the dumpster, not the wheels. Use curbs for dumpster placement when multiple dumpsters are used.

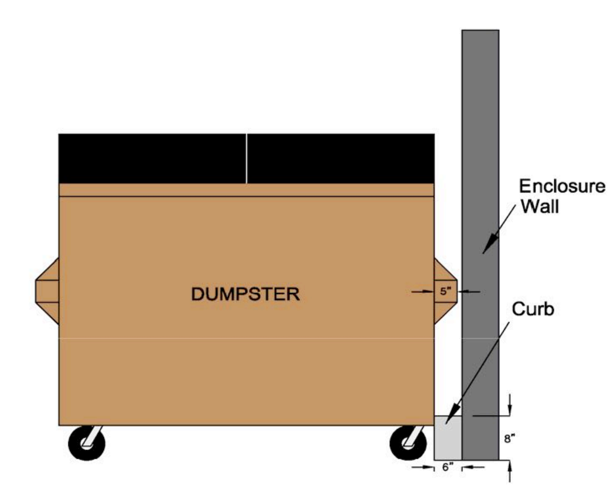


Figure 3: Curb Detail

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL

175 S. VENTURA AVE. SUITE 104A
VENTURA, CA 93001
805.852.1677

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COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

LICENSED ARCHITECT
DYLAN CHAPPELL
C-32931
REN. 5.31.2023
STATE OF CALIFORNIA

CITY CASE NUMBER
PLN2021-00261

VOLUNTARIO APARTMENTS

210 S. VOLUNTARIO
SANTA BARBARA, CA 93103

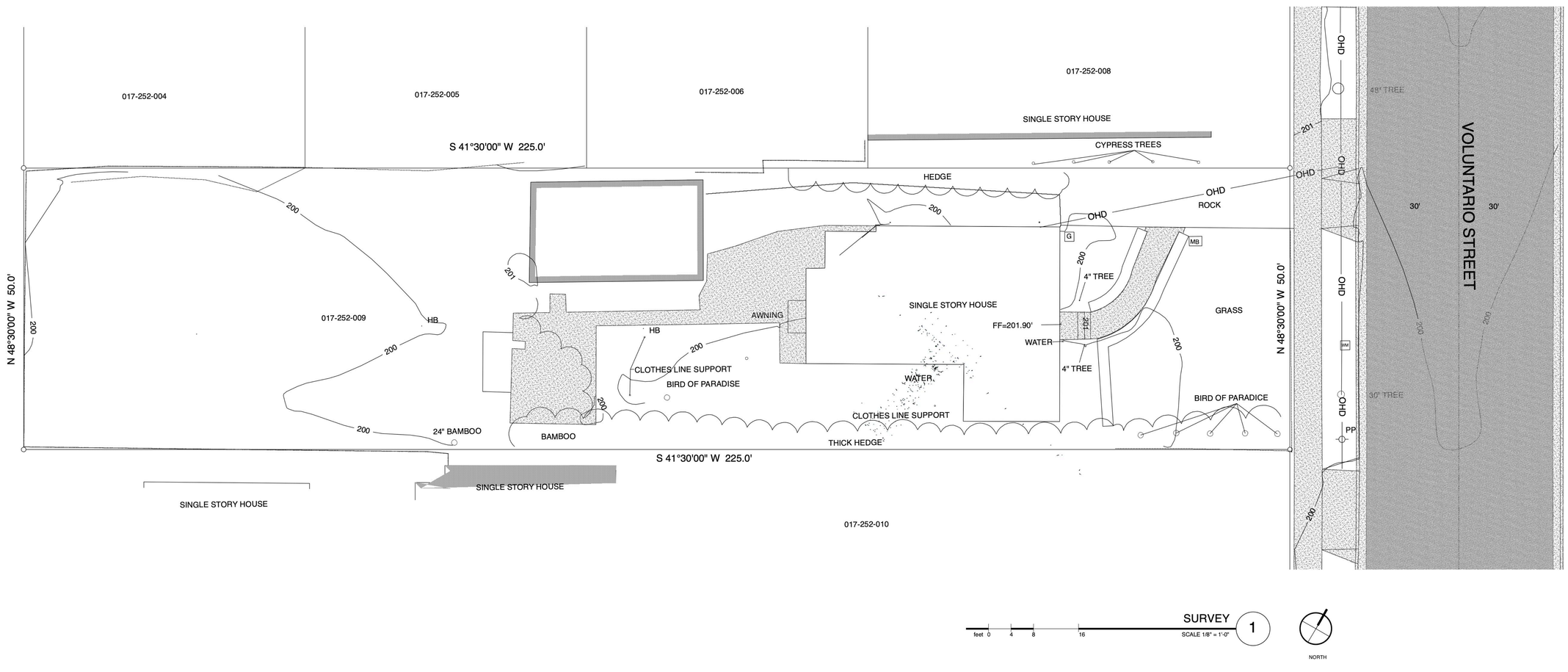
ABR FINAL SUBMITTAL 12-22-2021

REVISION

NO	DESCRIPTION	DATE

SPECS

G6.0



SURVEY 1
SCALE 1/8" = 1'-0"
feet 0 4 8 16
NORTH

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
175 S. VENTURA AVE. SUITE 104A
VENTURA, CA 93001
805.852.1677

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LICENSED ARCHITECT
DYLAN CHAPPELL
C-37351
REN. 6.31.2023
STATE OF CALIFORNIA

CITY CASE NUMBER
PLN2021-00261

VOLUNTARIO APARTMENTS

210 S. VOLUNTARIO
SANTA BARBARA, CA 93103
-

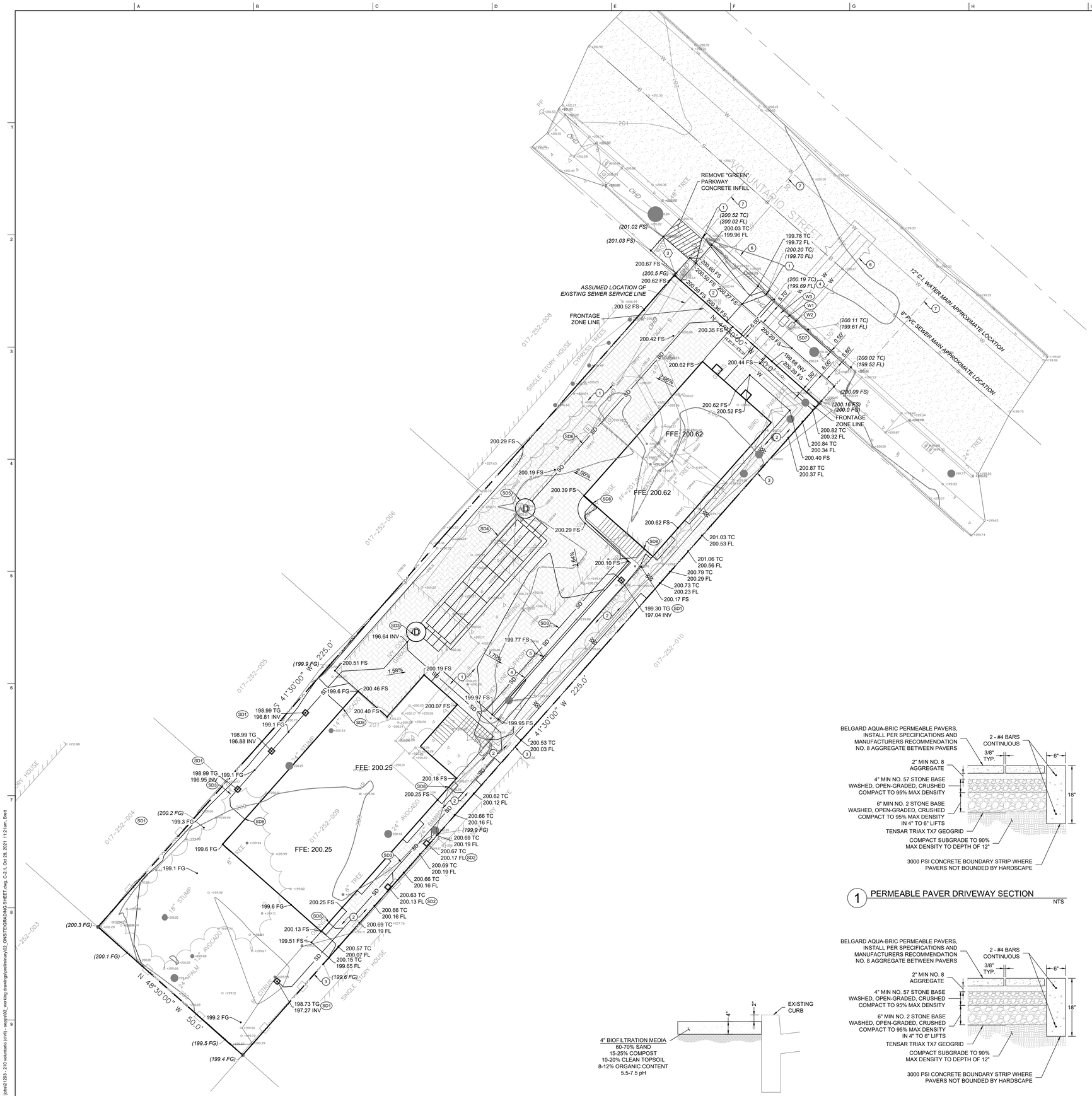
DART SUBMITTAL 10-18-2021

REVISION

NO	DESCRIPTION	DATE

SURVEY

C1.0



GENERAL NOTES:

SEE DEMOLITION AND PROTECTION PLAN FOR ADDITIONAL INFORMATION.

TIER 3 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 3 STORM WATER REQUIREMENTS.

RIGHT OF WAY CONSTRUCTION NOTES:

1. CONSTRUCT CONCRETE CURB AND GUTTER WITH 6" CONCRETE CURB AND 18" GUTTER PER CITY OF SANTA BARBARA STANDARD DETAILS H-01.0, H-02.0, AND H-2.1
2. CONSTRUCT RESIDENTIAL DRIVEWAY PER CITY OF SANTA BARBARA STANDARD DETAILS H-01.0 AND H-03.0.
3. CONSTRUCT CONCRETE SIDEWALK PER CITY OF SANTA BARBARA STANDARD DETAILS H-01.0, H-06.0 AND H-06.1.
4. CONSTRUCT TYPE B CURB OUTLET PER CITY OF SANTA BARBARA STANDARD DETAIL D-05.1.

SITE CONSTRUCTION NOTES:

1. CONSTRUCT PERMEABLE PAVER DRIVEWAY SECTION PER DETAIL 1, THIS SHEET.
2. CONSTRUCT PERMEABLE PAVER WALKWAY SECTION PER DETAIL 2, THIS SHEET.
3. CONSTRUCT 6-INCH CONCRETE CURB.
4. CONSTRUCT 4-INCH CONCRETE CURB.
5. CONSTRUCT CURB CUT.
6. PROPOSED SAW CUT LINE.
7. CRACK AND SLURRY SEAL EXTENTS PER CITY OF SANTA BARBARA STANDARD DETAIL U-0.01.

STORM DRAIN CONSTRUCTION NOTES:

- SD1 INSTALL 6-INCH PEDESTRIAN RATED ATRIUM GRATE DRAIN.
- SD2 INSTALL 6-INCH PEDESTRIAN RATED FLAT GRATE DRAIN.
- SD3 INSTALL 6-INCH SDR-35 PVC STORM DRAIN LINE PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS.
- SD4 CONSTRUCTION STORM DRAIN CHAMBER STORAGE INFILTRATION SYSTEM.
- SD5 INSTALL STORM DRAIN SUMP PUMP.
- SD6 INSTALL SCH-40 FORCE MAIN.
- SD7 INSTALL AMENDED SOIL SECTION WITH BIO-RETENTION MEDIA PER DETAIL 3, THIS SHEET.
- SD8 INSTALL ROOF DRAIN CONNECTION.

WATER CONSTRUCTION NOTES:

- W1 INSTALL WATER LATERAL WITH MASTER METER FOR RESIDENTIAL SERVICE PER CITY OF SANTA BARBARA STANDARD DETAILS W-05.0, W-05.1 AND W-06.0.
- W2 INSTALL WATER LATERAL WITH METER AND REDUCED PRESSURE PRINCIPAL ASSEMBLY FOR IRRIGATION SERVICE PER CITY OF SANTA BARBARA STANDARD DETAILS W-05.0, W-05.1, W-06.0 AND W-12.1.
- W3 INSTALL FIRELINE AND DOUBLE CHECK VALVE ASSEMBLY PER CITY OF SANTA BARBARA STANDARD DETAILS W-05.4 AND W-13.0.

GRADING INFORMATION*

ONSITE EARTHWORK (INCLUDING BUILDING FOOTPRINTS):

CUT QUANTITY:	80 CUBIC YARDS
FILL QUANTITY:	35 CUBIC YARDS
NET QUANTITY:	45 CUBIC YARDS EXPORT

BUILDING FOOTPRINT EARTHWORK:

CUT QUANTITY:	25 CUBIC YARDS
FILL QUANTITY:	10 CUBIC YARDS
NET QUANTITY:	10 CUBIC YARDS EXPORT

*NOTE: THE ABOVE QUANTITIES ARE FOR PLANNING AND PERMITTING PURPOSES ONLY. SHRINKAGE; CONSOLIDATION AND SUBSIDENCE FACTORS; LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS; AND TRENCHING FOR UTILITIES AND FOUNDATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISHED GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES. THE CONTRACTOR SHALL PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS EARTH MATERIALS.

OFFSITE BMP DESCRIPTION:

AS NEW OR REPLACED IMPERVIOUS SURFACES TOTAL LESS THAN 500 SQUARE FEET, THIS PROJECT IS REQUIRED TO MEET TIER I REQUIREMENTS.

NEW IMPERVIOUS AREA:	102 SF
REPLACED IMPERVIOUS AREA:	388 SF
REMOVED IMPERVIOUS AREA:	75 SF

PROJECT MEETS TIER I REQUIREMENTS THROUGH THE FOLLOWING MEASURES:

CONSTRUCTION OF AMENDED SOIL PROFILE IN PROPOSED AND EXISTING LANDSCAPE AREAS TO PROMOTE TREATMENT AND RETENTION OF RUNOFF WATER.

ONSITE BMP DESCRIPTION:

ALL ROOF SURFACES ARE COLLECTED IN A STORM DRAIN SYSTEM AND DIRECTED TO UNDERGROUND RETENTION CHAMBERS FOR TREATMENT. THE UNDERGROUND RETENTION CHAMBERS WILL RETAIN THE 1-INCH 24 HOUR STORM VOLUME.

PROPOSED NEW IMPERVIOUS AREA:	2,455 SF
PROPOSED REPLACED IMPERVIOUS AREA:	800 SF
PROPOSED REMOVED IMPERVIOUS AREA:	2,325 SF
EXISTING IMPERVIOUS AREA TO REMAIN:	0 SF
WATERSHED 1-INCH 24 HOUR STORM VOLUME:	271 CF
UNDERGROUND RETENTION TREATMENT CAPACITY:	271 CF

MAINTENANCE CERTIFICATION:

PROPERTY OWNER SHALL BE FULLY RESPONSIBLE FOR THE MAINTENANCE OF THE FOLLOWING STRUCTURAL BMP'S PURSUANT TO SBMC 22.87.050:

BIO-FILTRATION BASINS

OWNER SIGNATURE DATE

1 PERMEABLE PAVER DRIVEWAY SECTION
NTS

2 PERMEABLE PAVER WALKWAY SECTION
NTS

3 PARKWAY BIO-RETENTION AMENDMENT DETAIL
NTS

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

HORIZONTAL SCALE: 1" = 10'
10 0 10 20

Plan Prepared By:
Ashley&Vance ENGINEERING, INC.
1413 Monterey Street
San Luis Obispo, CA 93401
(805) 545-0010
www.ashleyvance.com
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VOLUNTARIO APARTMENTS
210 S. VOLUNTARIO
SANTA BARBARA, CA 93103

Revisions:	
1	.
2	.
3	.
4	.
5	.

Project Engineer: BWV	Ext: 130
Project Manager: JJG	
Date: 10.28.2021	Scale: PER PLAN
AV Job No: 21293	Sheet Size: 30" x 42"

GRADING AND DRAINAGE PLAN

C-2.1

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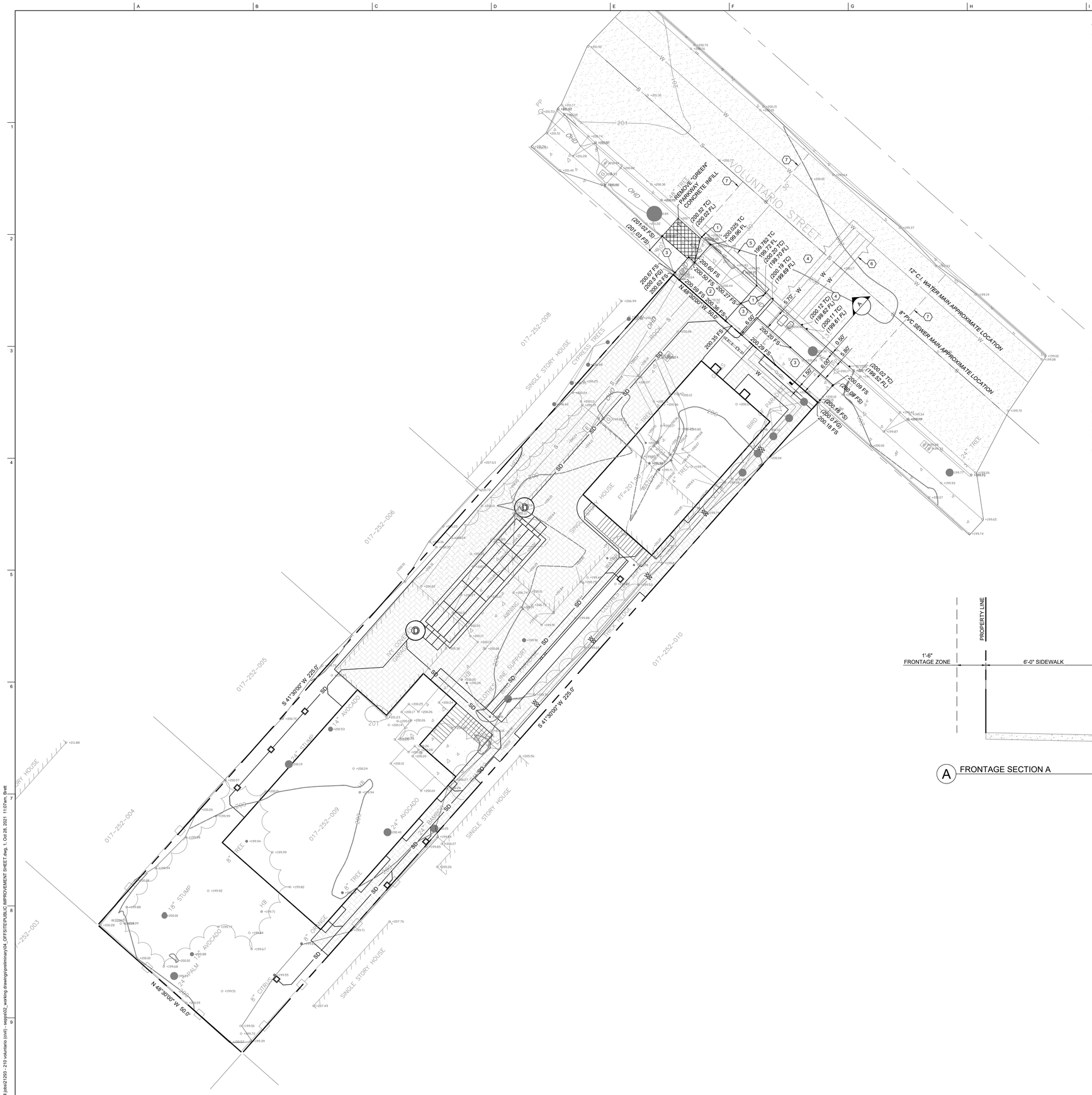


GENERAL NOTES:

1. SEE DEMOLITION AND PROTECTION PLAN FOR ADDITIONAL INFORMATION.
2. SEE PLUMBING, MECHANICAL AND ELECTRICAL PLANS FOR PROPOSED UTILITY SERVICE SIZES AND SPECIFICATIONS.
3. CONTRACTOR TO CONFIRM SIZE AND CONDITION OF EXISTING UTILITY SERVICES PRIOR TO CONNECTING TO PROPOSED UTILITY SERVICES.
4. SEE LANDSCAPE PLANS FOR PROPOSED IRRIGATION LINES, VALVES, UNDERGROUND CONDUITS FOR LIGHTING AND BACKFLOW PREVENTER(S).
5. SEE ONSITE CIVIL PLANS FOR WORK WITHIN PROPERTY BOUNDARY.
6. CONFIRM LOCATION OF EXISTING SEWER LATERAL.
7. CONTRACTOR TO CONFIRM WITH LANDSCAPE ARCHITECT OR ARBORIST BEFORE DISTURBING EXISTING ROOTS FOUND OFFSITE.
8. CONTRACTOR TO CONFIRM SIZE AND LOCATIONS OF PROPOSED DRY UTILITY IMPROVEMENTS WITH THE UTILITY COMPANIES PRIOR TO CONSTRUCTION.
9. ADJUST ALL EXISTING UTILITY BOXES IN RIGHT OF WAY TO NEW FINISH GRADE/SURFACE.

RIGHT OF WAY CONSTRUCTION NOTES:

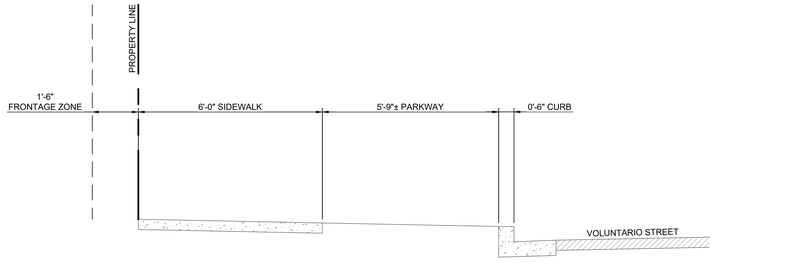
1. CONSTRUCT CONCRETE CURB AND GUTTER WITH 6" CONCRETE CURB AND 18" GUTTER PER CITY OF SANTA BARBARA STANDARD DETAILS H-01.0, H-02.0, AND H-2.1
2. CONSTRUCT RESIDENTIAL DRIVEWAY PER CITY OF SANTA BARBARA STANDARD DETAILS H-01.0 AND H-03.0. W=16'
3. CONSTRUCT CONCRETE SIDEWALK PER CITY OF SANTA BARBARA STANDARD DETAILS H-01.0, H-06.0 AND H-06.1. 2% MAX CROSS SLOPE.
4. CONSTRUCT TYPE B CURB OUTLET PER CITY OF SANTA BARBARA STANDARD DETAIL D-05.1.
5. REMOVE AND REPLACE AC PAVING 18" MINIMUM FROM NEW DRIVEWAY APRON.
6. SAWCUT, REMOVE, AND REPLACE AC PAVING FOR UTILITY INSTALLATION.
7. CRACK AND SLURRY SEAL EXTENTS PER CITY OF SANTA BARBARA STANDARD DETAIL U-0.01.

GRADING INFORMATION*

OFFSITE EARTHWORK:

CUT QUANTITY:	5 CUBIC YARDS
FILL QUANTITY:	1 CUBIC YARDS
NET QUANTITY:	4 CUBIC YARDS EXPORT

*NOTE: THE ABOVE QUANTITIES ARE FOR PLANNING AND PERMITTING PURPOSES ONLY. SHRINKAGE; CONSOLIDATION AND SUBSIDENCE FACTORS; LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS; AND TRENCHING FOR UTILITIES AND FOUNDATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISHED GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES. THE CONTRACTOR SHALL PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS EARTH MATERIALS.



A FRONTAGE SECTION A

NTS

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

HORIZONTAL SCALE: 1" = 10'

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Plan Prepared By:
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VOLUNTARIO APARTMENTS

210 S. VOLUNTARIO
SANTA BARBARA, CA 93103

Revisions:

1	-
2	-
3	-
4	-
5	-

Project Engineer: BWV	Ext: 130
Project Manager: JJG	
Date: 10.28.2021	Scale: PER PLAN
AV Job No: 21293	Sheet Size: 30" x 42"

PUBLIC IMPROVEMENT PLAN

1

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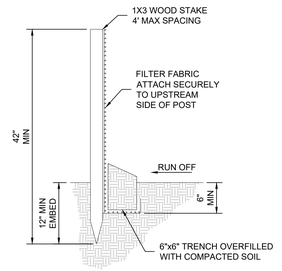
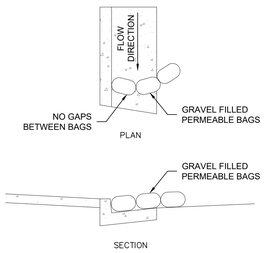


SE-1 SILT FENCE DETAIL

NTS



SE-4 GRAVEL CHECK DAM DETAIL

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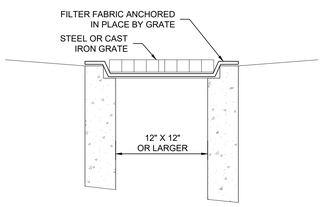
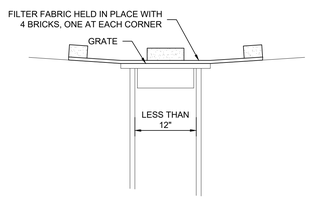


CONCRETE CATCH BASIN INLET

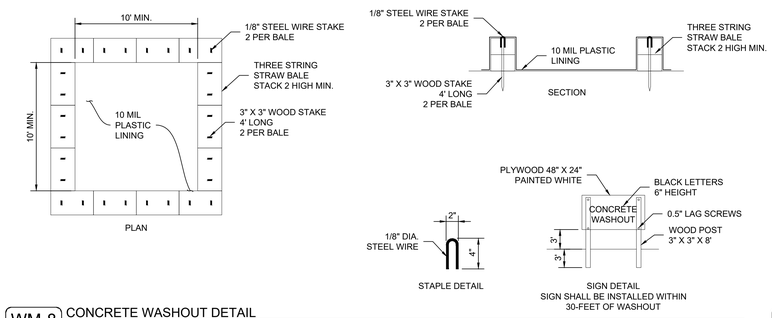


PIPE DRAIN INLET

SILT TRAPS SHALL BE MAINTAINED AND CLEANED BY CONTRACTOR DURING RAINFALL AS NECESSARY TO MAINTAIN INFLOW TO BASIN

SE-10 INLET PROTECTION DETAIL

NTS



WM-8 CONCRETE WASHOUT DETAIL

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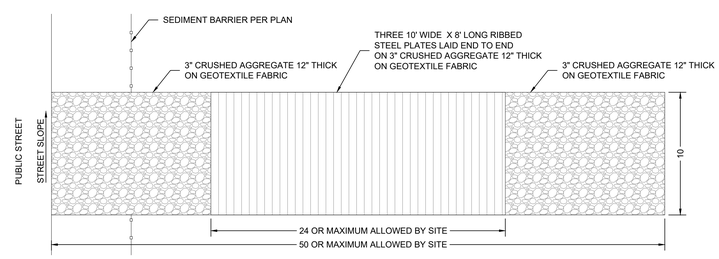

TC-1 STABILIZED CONSTRUCTION ACCESS DETAIL

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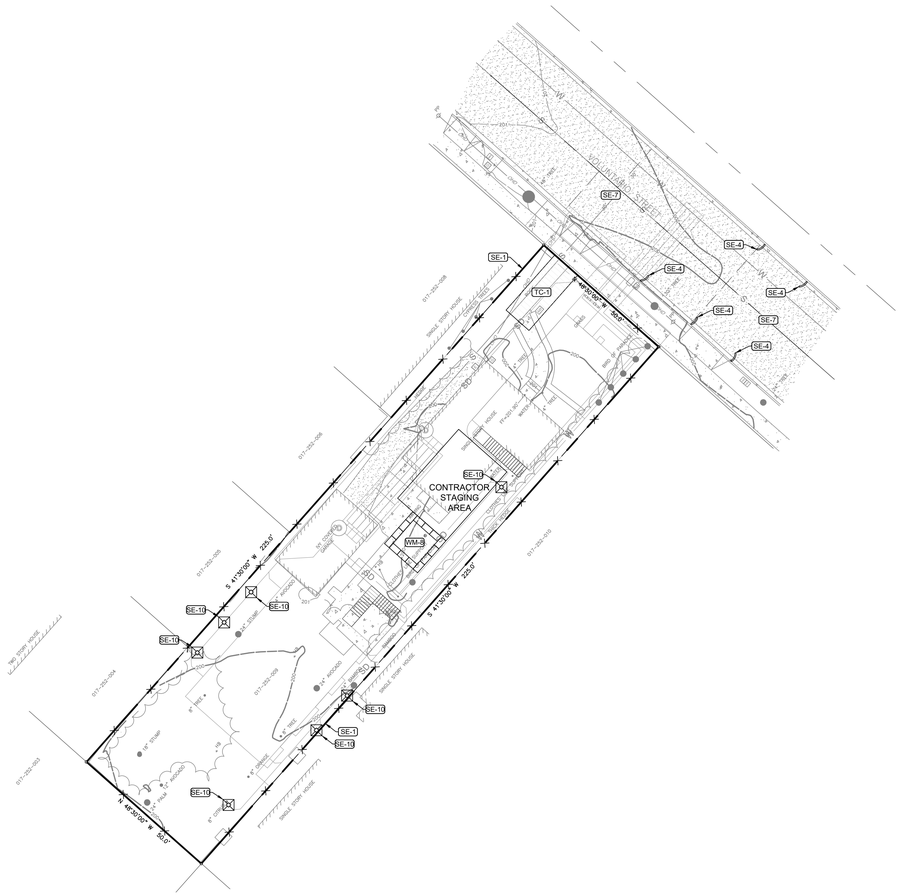

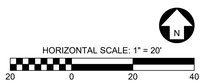

EROSION CONTROL NOTES:

1. EROSION CONTROL MEASURES FOR WIND, WATER, MATERIAL STOCKPILES, AND TRACKING SHALL BE IMPLEMENTED ON ALL PROJECTS AT ALL TIMES AND SHALL INCLUDE SOURCE CONTROL, INCLUDING PROTECTION OF STOCKPILES, PROTECTION OF SLOPES, PROTECTION OF ALL DISTURBED AREAS, PROTECTION OF ACCESSES, AND PERIMETER CONTAINMENT MEASURES. EROSION CONTROL SHALL BE PLACED PRIOR TO THE COMMENCEMENT OF GRADING AND SITE DISTURBANCE ACTIVITIES UNLESS THE PUBLIC WORKS DEPARTMENT DETERMINES TEMPORARY MEASURES TO BE UNNECESSARY BASED UPON LOCATION, SITE CHARACTERISTICS OR TIME OF YEAR. THE INTENT OF EROSION CONTROL MEASURES SHALL BE TO KEEP ALL GENERATED SEDIMENTS FROM ENTERING A SWALE, DRAINAGE WAY, WATERCOURSE, ATMOSPHERE, OR MIGRATE ONTO ADJACENT PROPERTIES OR ONTO THE PUBLIC RIGHT-OF-WAY.
2. SITE INSPECTIONS AND APPROPRIATE MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES SHALL BE CONDUCTED AND DOCUMENTED AT ALL TIMES DURING CONSTRUCTION AND ESPECIALLY PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. THE OWNER, OR OWNER'S REPRESENTATIVE, SHALL BE RESPONSIBLE FOR THE PLACEMENT AND MAINTENANCE OF ALL EROSION CONTROL MEASURES/DEVICES AS SPECIFIED BY THE APPROVED PLAN UNTIL SUCH TIME THAT THE PROJECT IS ACCEPTED AS COMPLETE BY THE AUTHORITY HAVING JURISDICTION OR UNTIL RELEASED FROM THE CONDITIONS OF APPROVAL OF THEIR GENERAL PERMIT. EROSION CONTROL MEASURES/DEVICES MAY BE RELOCATED, DELETED OR ADDITIONAL MEASURES/DEVICES MAY BE REQUIRED DEPENDING ON THE ACTUAL CONDITIONS ENCOUNTERED DURING CONSTRUCTION. CONTRACTOR TO IMPLEMENT ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES AT THEIR DISCRETION OVER THE LIFE OF THE PROJECT TO PREVENT THE RUNOFF OF SEDIMENT AND POLLUTANTS FROM THE PROJECT SITE. ADDITIONAL EROSION CONTROL MEASURES/DEVICES SHALL BE PLACED AT THE DISCRETION OF THE, ENGINEER OF WORK, INSPECTOR, QUALIFIED SWPPP PRACTITIONER (QSP) (IF A SWPPP IS IN PLACE FOR THE PROJECT), OR RWQCB INSPECTOR. GUIDELINES FOR DETERMINING APPROPRIATE EROSION CONTROL DEVICES SHALL BE INCLUDED IN THE PLANS WITH ADDITIONAL MEASURES/DEVICES NOTED FROM THE APPENDIX OF THE PUBLIC IMPROVEMENT STANDARDS.
4. WET WEATHER EROSION CONTROL MEASURES/DEVICES SHALL BE AVAILABLE, INSTALLED, AND/OR APPLIED BETWEEN OCTOBER 15 AND APRIL 15 OR ANYTIME WHEN THE RAIN PROBABILITY EXCEEDS 30%.
5. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE TO REVIEW THE PROJECT SITE PRIOR TO OCTOBER 15 (RAINY SEASON) AND TO COORDINATE AN IMPLEMENTATION PLAN FOR WET WEATHER EROSION CONTROL DEVICES. A LOCALLY BASED STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 15 THROUGH APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE AND STOCK PILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OR MAINTENANCE OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
6. IN THE EVENT OF A FAILURE, THE DEVELOPER AND/OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR CLEANUP AND ALL ASSOCIATED COSTS OR DAMAGE. IN THE EVENT THAT DAMAGE OCCURS WITHIN THE RIGHT-OF-WAY AND THE CITY IS REQUIRED TO PERFORM CLEANUP, THE OWNER SHALL BE RESPONSIBLE FOR REIMBURSEMENT OF ALL ASSOCIATED COSTS OR DAMAGE.
7. IN THE EVENT OF FAILURE AND/OR LACK OF PERFORMANCE BY THE OWNER AND/OR CONTRACTOR TO CORRECT EROSION CONTROL RELATED PROBLEMS, THE PUBLIC WORKS DEPARTMENT MAY REVOKE ALL ACTIVE PERMITS AND RECOMMEND THAT CODE ENFORCEMENT PROVIDE A WRITTEN NOTICE OR STOP WORK ORDER IN ACCORDANCE WITH THE LAND USE ORDINANCE.
8. PERMANENT EROSION CONTROL SHALL BE PLACED AND ESTABLISHED WITH 90% COVERAGE ON ALL DISTURBED SURFACES OTHER THAN PAVED OR GRAVEL SURFACES, PRIOR TO FINAL INSPECTION. PERMANENT EROSION CONTROL SHALL BE FULLY ESTABLISHED PRIOR TO FINAL ACCEPTANCE. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL PERMANENT MEASURES ARE ESTABLISHED.
9. THE AIR POLLUTION CONTROL DISTRICT (APCD) MAY HAVE ADDITIONAL PROJECT SPECIFIC EROSION CONTROL REQUIREMENTS. THE CONTRACTOR, DEVELOPER, AND ENGINEER OF WORK SHALL BE RESPONSIBLE FOR MAINTAINING SELF-REGULATION OF THESE REQUIREMENTS.

BMP SELECTION & LEGEND:

BMP'S SPECIFIED ON THIS PLAN REFERENCE THE JANUARY 2015 EDITION OF THE CASQA "CALIFORNIA STORMWATER HANDBOOK". IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN BMP DETAILS AVAILABLE AT WWW.CASQA.ORG.

THE FOLLOWING BMPS ARE NOT SHOWN IN SPECIFIC LOCATIONS ON THIS PLAN AND ARE APPLICABLE TO THE PROJECT. THE CONTRACTOR SHALL INCORPORATE THESE BMPS INTO THE PROJECT SCOPE:

- EC-1 PROJECT SCHEDULING
- EC-2 PRESERVATION OF EXISTING VEGETATION
- NS-1 WATER CONSERVATION
- NS-3 PAVING AND GRINDING
- NS-6 DISCHARGE REPORTING
- NS-7 POTABLE WATER / IRRIGATION
- NS-8 VEHICLE CLEANING
- NS-9 VEHICLE FUELING
- NS-10 VEHICLE MAINTENANCE
- WE-1 WIND EROSION CONTROL

THE FOLLOWING BMPS SHALL BE USED IN THE CONTRACTOR STAGING AREA:

- WM-1 MATERIAL STORAGE
- WM-2 MATERIAL USAGE
- WM-3 STOCK PILE MANAGEMENT
- WM-4 SPILL PREVENTION KIT
- WM-5 SOLID WASTE (TRASH)
- WM-8 CONCRETE WASTE (WASH OUT), SEE DETAIL WM-8, THIS SHEET
- WM-9 SEPTIC / SANITARY FACILITIES

THE FOLLOWING BMPS ARE SPECIFIED ON THIS PLAN AND ARE TO BE INSTALLED OR CONSTRUCTED PER DETAIL REFERENCES:

- EC-4 HYDROSEEDING
- EC-6 STRAW MULCH
- SE-1 SILT FENCING, SEE DETAIL SE-1, THIS SHEET
- SE-4 CHECK DAM, SEE DETAIL SE-4, THIS SHEET
- SE-7 STREET SWEEPING AND VACUUMING
- SE-10 STORM DRAIN INLET PROTECTION, SEE DETAIL SE-10, THIS SHEET
- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT, SEE DETAIL TC-1, THIS SHEET

Plan Prepared By:
Ashley&Vance ENGINEERING, INC.
1413 Monterey Street
San Luis Obispo, CA 93401
(805) 545-0010
www.ashleyvance.com
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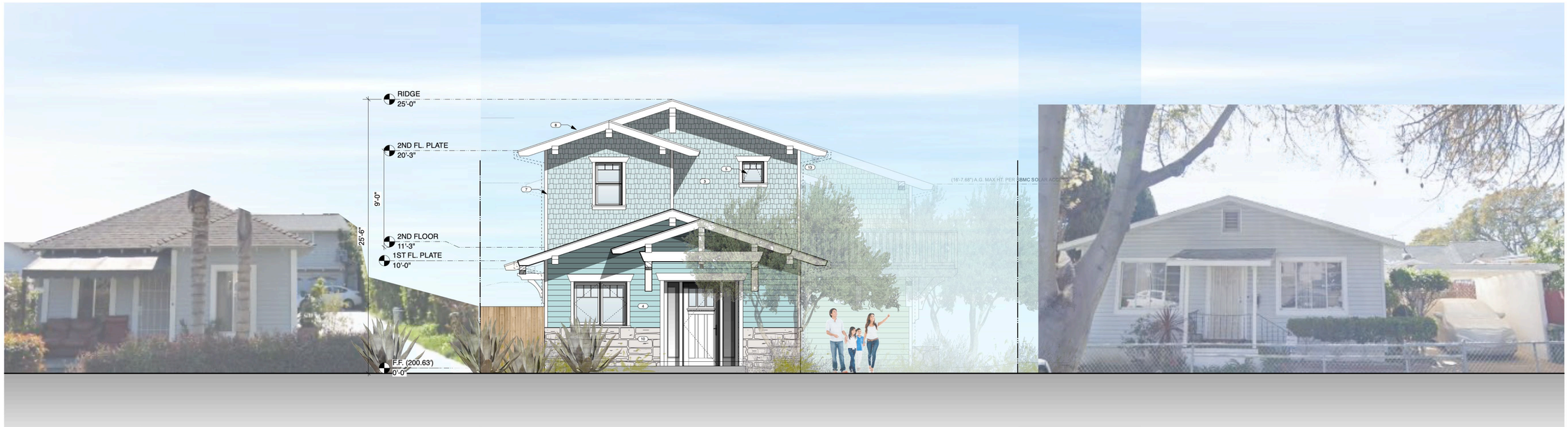
VOLUNTARIO APARTMENTS
210 S. VOLUNTARIO
SANTA BARBARA, CA 93103

Revisions:	
1	.
2	.
3	.
4	.
5	.
Project Engineer: BWV	Ext: 130
Project Manager: JJG	
Date: 01.11.2022	Scale: PER PLAN
AV Job No: 21293	Sheet Size: 30" x 42"

EROSION CONTROL PLAN

C-5.1

S:\All Jobs\2021 All Jobs\21293 - 210 Voluntario (Civil) - SEPPS\02_Working Drawings\Preliminary\02_ONSITEEROSION SHEET.dwg, C-5.1, Jan 11, 2022 10:56am, Brett



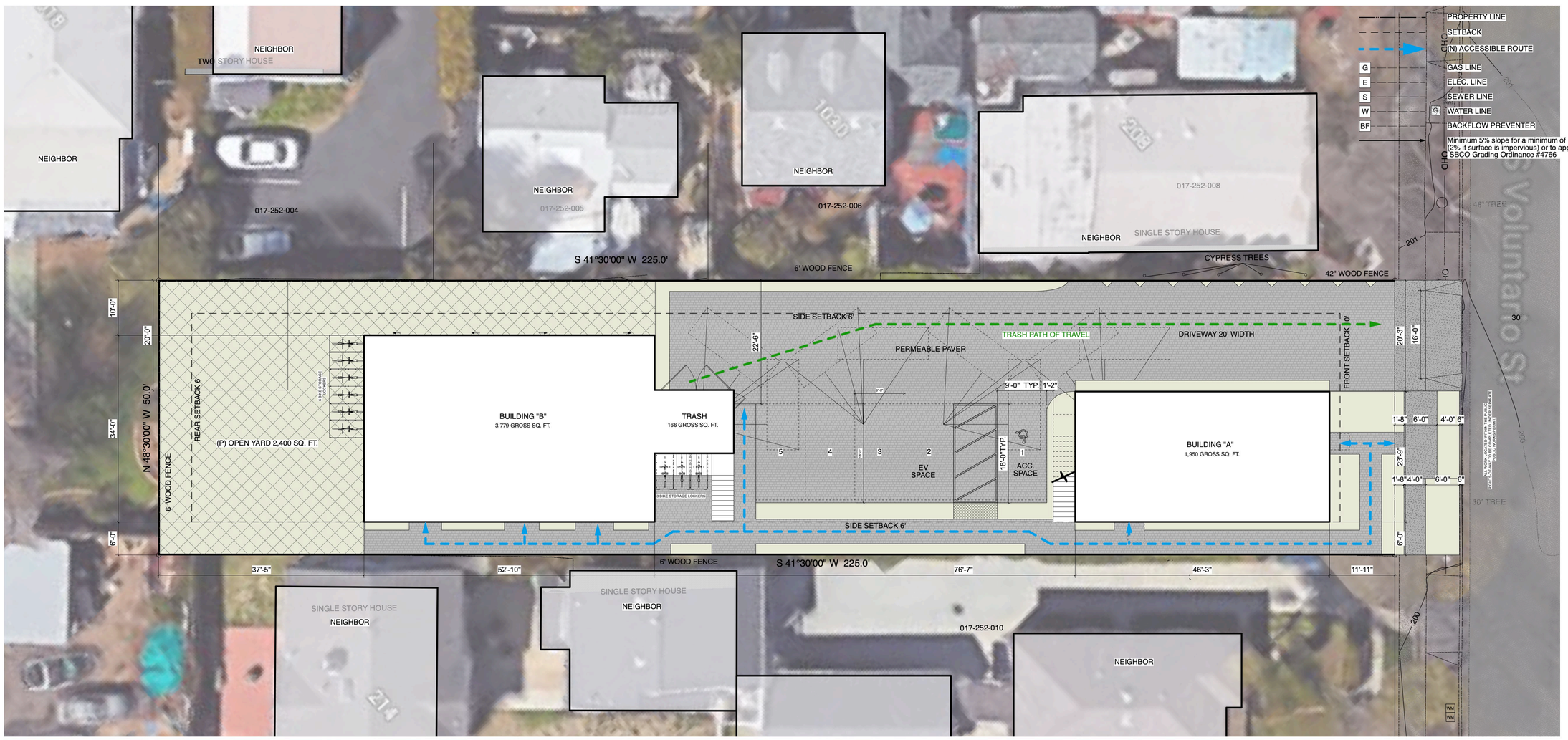
STREET ELEVATION (EAST) 2

feet 0 2 4 8 SCALE 1/4" = 1'-0"

LEGEND

- PROPERTY LINE
- SETBACK
- (N) ACCESSIBLE ROUTE
- G — GAS LINE
- E — ELEC. LINE
- S — SEWER LINE
- W — WATER LINE
- BF — BACKFLOW PREVENTER

Minimum 5% slope for a minimum of 10' away from strucutre (2% if surface is impervious) or to approved drainage system. SBCO Grading Ordinance #4766



SITE PLAN 1

feet 0 4 8 16 SCALE 1/8" = 1'-0"

NORTH

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VENTURA, CA 93001
805.852.1677

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COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2021-00261

VOLUNTARIO APARTMENTS

210 S. VOLUNTARIO
SANTA BARBARA, CA 93103
-

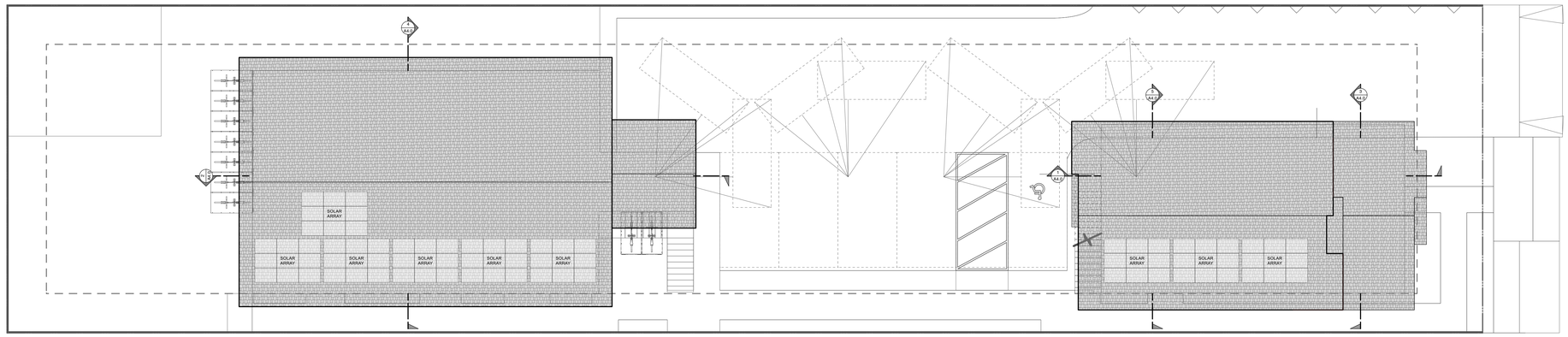
ABR FINAL SUBMITTAL 12-22-2021

REVISION

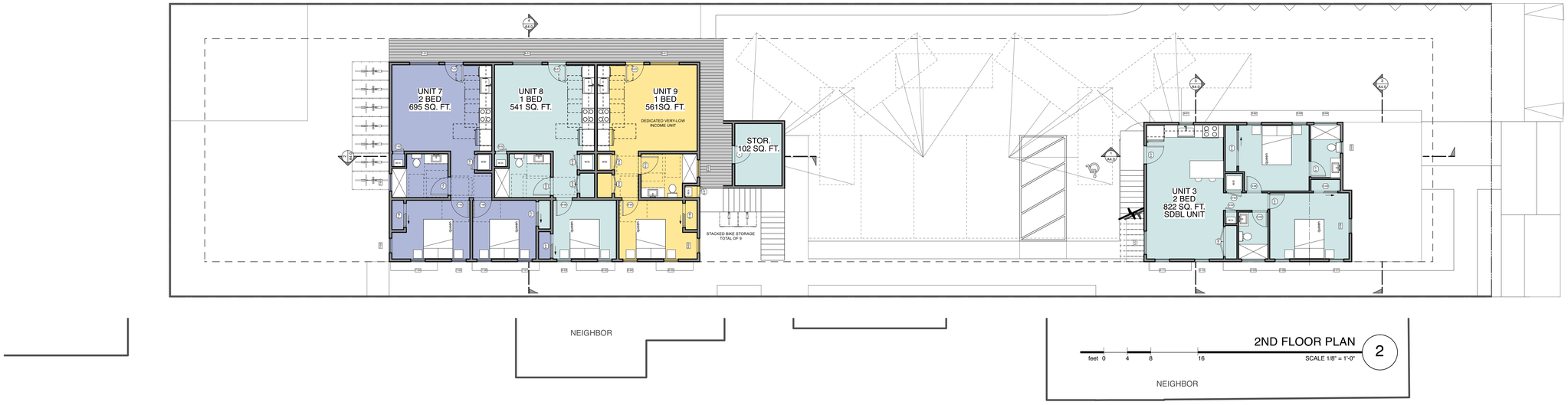
NO	DESCRIPTION	DATE

SITE PLAN

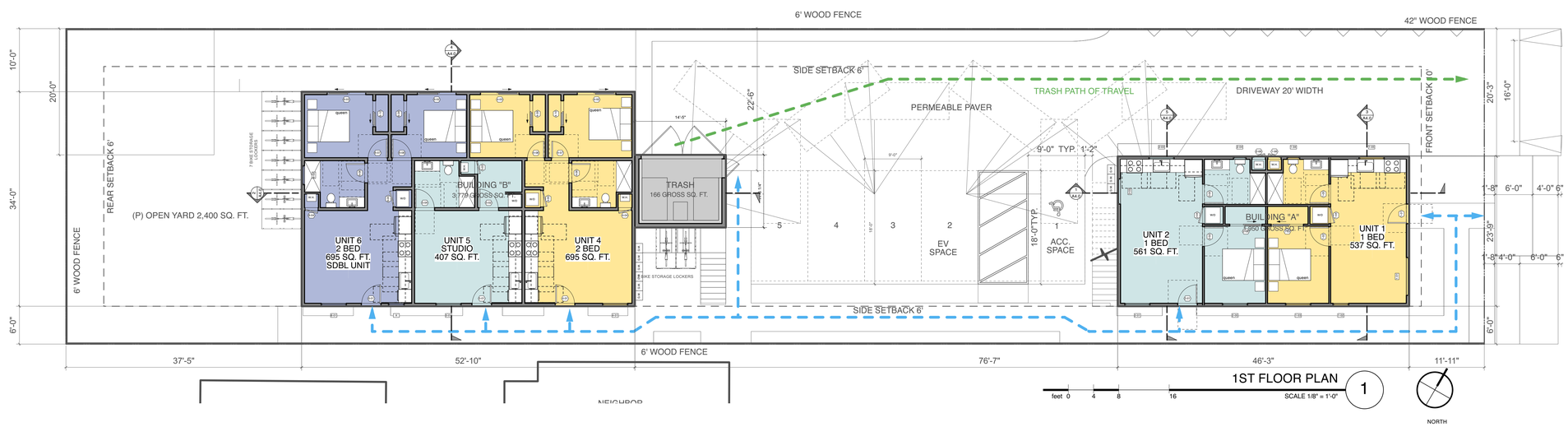
A1.0



ROOF PLAN 3
SCALE 1/8" = 1'-0"



2ND FLOOR PLAN 2
SCALE 1/8" = 1'-0"



1ST FLOOR PLAN 1
SCALE 1/8" = 1'-0"

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LICENSED ARCHITECT
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C-32931
REN. 3.31.2023
STATE OF CALIFORNIA

CITY CASE NUMBER
PLN2021-00261

VOLUNTARIO APARTMENTS

210 S. VOLUNTARIO
SANTA BARBARA, CA 93103
-

ABR FINAL SUBMITTAL 02-14-2022

REVISION

NO	DESCRIPTION	DATE

PLANS

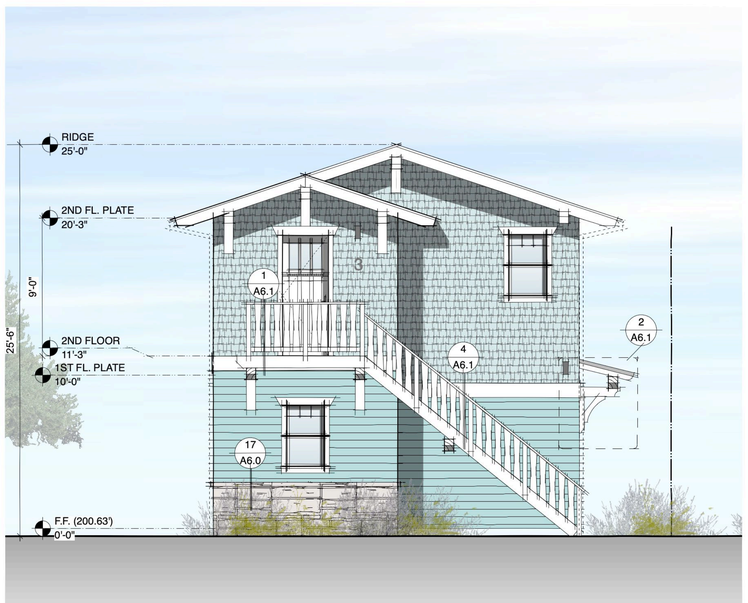
A2.0

KEY NOTES

1. **EXT. FINISH**: HARDIE SHINGLE SIDING: COLOR EUCALYPTUS
2. **EXT. FINISH**: HARDIE LAP SIDING CEDARMILL: COLOR WILLOW GREEN
3. **EXT. FINISH**: HARDIE SHINGLE SIDING: COLOR MOONSTONE
4. **EXT. FINISH**: HARDIE LAP SIDING CEDARMILL: COLOR CAPE COD BLUE
5. **WINDOWS AND DOORS**: ANDERSON A-SERIES: COLOR, WHITE
6. **EXT. LIGHTING**: DARKSKY COMPLIANT, SEE SPEC G6.0
7. **EXT. WOOD AND TRIM FINISH**: DUNN-EDWARDS: CLASSIC WHITE DEHW08
8. **ROOF**: CLASS A -CERTAINTEED, PRESIDENTIAL SHAKE: COLOR, COUNTRY GRAY
9. **ROOF**: CLASS A -STANDING SEAM METAL COLOR, GRAY
10. **SANDSTONE VENEER**: NATURAL SANDSTONE VENEER
11. **EXT. TRASH DOOR FINISH**: WOOD TRIM, CABOT SOLID STAIN, COLOR: CHESTNUT BROWN
12. **BIKE LOCKERS**: DERO SINGLE LOCKER, POWDER COAT: GREEN. SEE SPEC ON G6.0
13. **DOWNSPOUT**: CLASSIC WHITE FINISH

EAST ELEVATION 4
feet 0 2 4 8 SCALE 1/4" = 1'-0"

SOUTH ELEVATION 2
feet 0 2 4 8 SCALE 1/4" = 1'-0"



WEST ELEVATION 3
feet 0 2 4 8 SCALE 1/4" = 1'-0"

NORTH ELEVATION 1
feet 0 2 4 8 SCALE 1/4" = 1'-0"

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STATE OF CALIFORNIA

CITY CASE NUMBER
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VOLUNTARIO APARTMENTS

210 S. VOLUNTARIO
SANTA BARBARA, CA 93103
-

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△ **REVISION**

NO	DESCRIPTION	DATE

BUILDING A ELEVATIONS

A3.0

KEY NOTES

1. **EXT. FINISH**: HARDIE SHINGLE SIDING: COLOR EUCALYPTUS
2. **EXT. FINISH**: HARDIE LAP SIDING CEDARMILL: COLOR WILLOW GREEN
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4. **EXT. FINISH**: HARDIE LAP SIDING CEDARMILL: COLOR CAPE COD BLUE
5. **WINDOWS AND DOORS**: ANDERSON A-SERIES: COLOR, WHITE
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7. **EXT. WOOD AND TRIM FINISH**: DUNN-EDWARDS: CLASSIC WHITE DEHW08
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REN. 8.31.2023
STATE OF CALIFORNIA

CITY CASE NUMBER
PLN2021-00261

EAST ELEVATION 4
feet 0 2 4 8 SCALE 1/4" = 1'-0"

SOUTH ELEVATION 2
feet 0 2 4 8 SCALE 1/4" = 1'-0"

WEST ELEVATION 3
feet 0 2 4 8 SCALE 1/4" = 1'-0"

NORTH ELEVATION 1
feet 0 2 4 8 SCALE 1/4" = 1'-0"

VOLUNTARIO APARTMENTS

210 S. VOLUNTARIO
SANTA BARBARA, CA 93103
-

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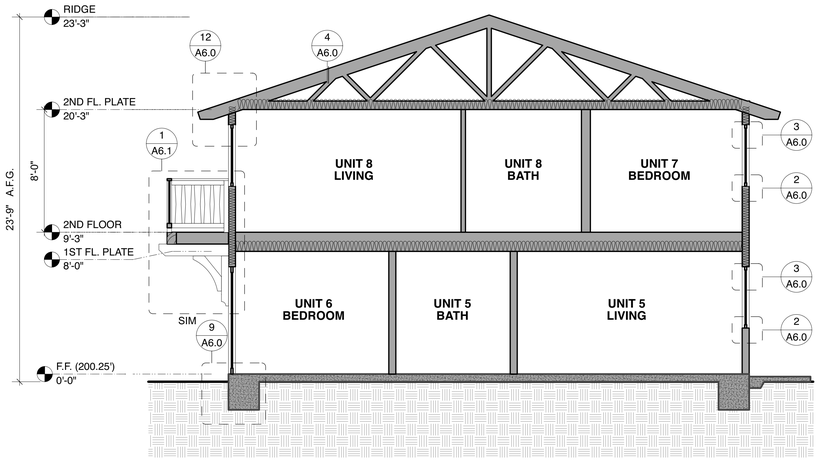
NO	DESCRIPTION	DATE

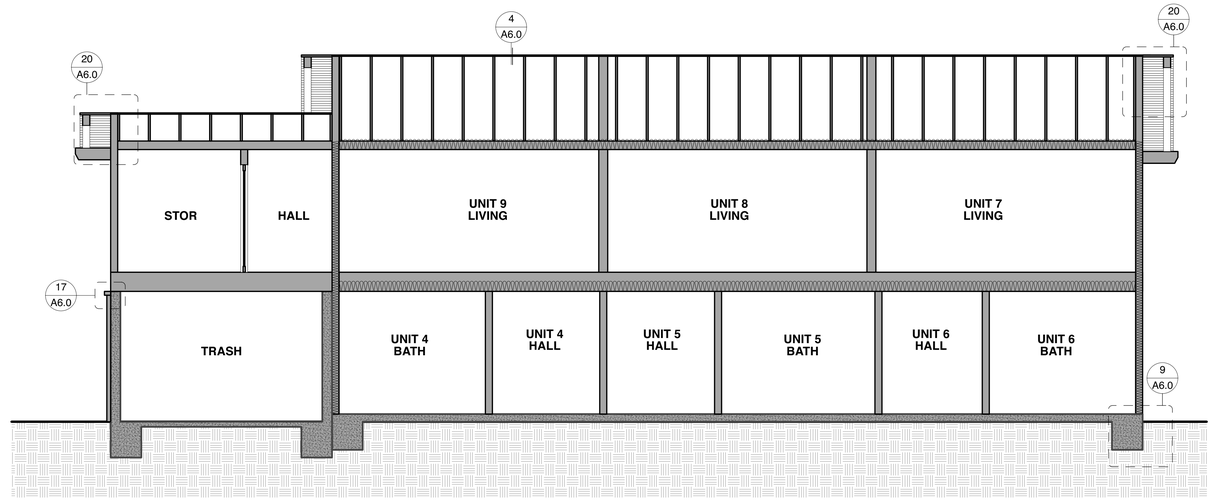
BUILDING B ELEVATIONS

A3.1



BUILDING B SECTION 4

feet 0 2 4 8 SCALE 1/4" = 1'-0"



BUILDING B SECTION 2

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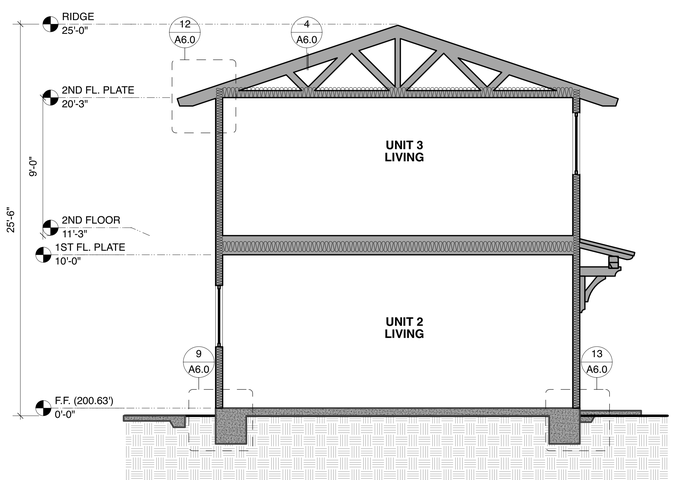

BUILDING A SECTION 5

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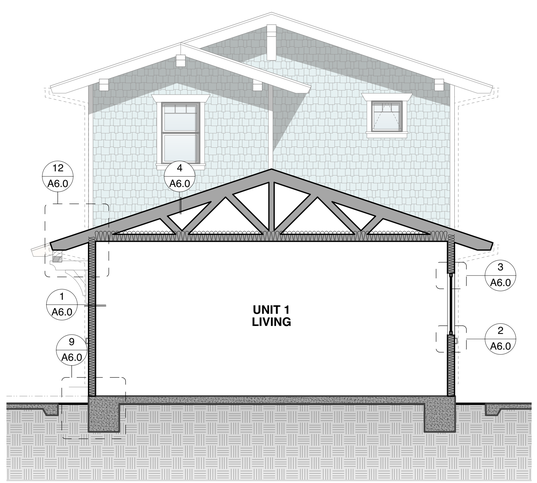

BUILDING A SECTION 3

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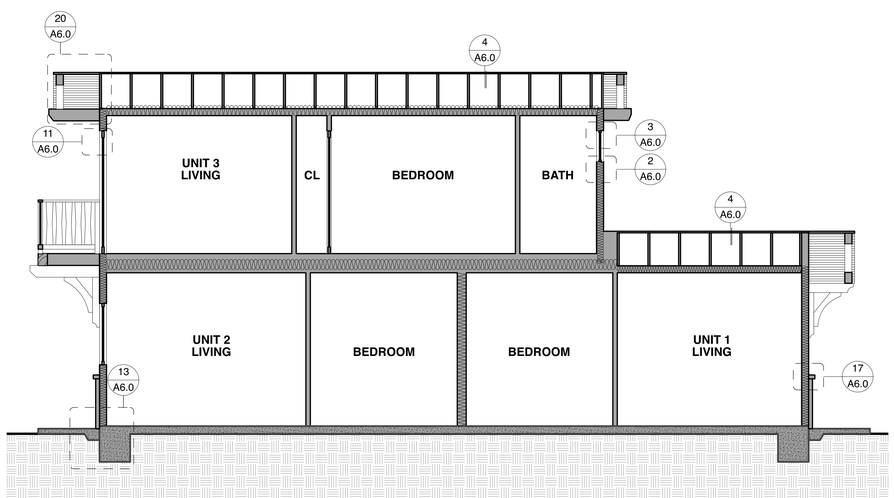

BUILDING A SECTION 1

feet 0 2 4 8 SCALE 1/4" = 1'-0"

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C-32931
REN. 6-31-2023
STATE OF CALIFORNIA

CITY CASE NUMBER
PLN2021-00261

VOLUNTARIO APARTMENTS

210 S. VOLUNTARIO
SANTA BARBARA, CA 93103
-

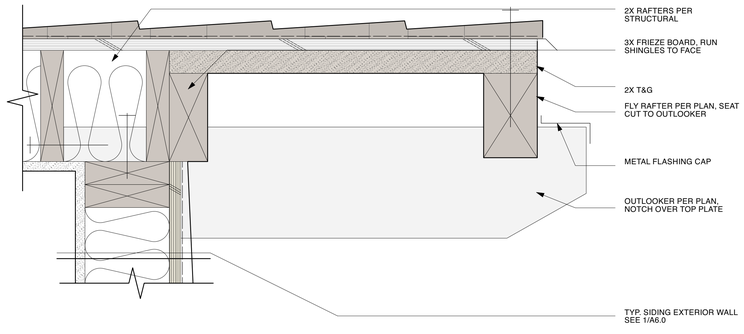
ABR FINAL SUBMITTAL 12-22-2021

△ REVISION

NO	DESCRIPTION	DATE

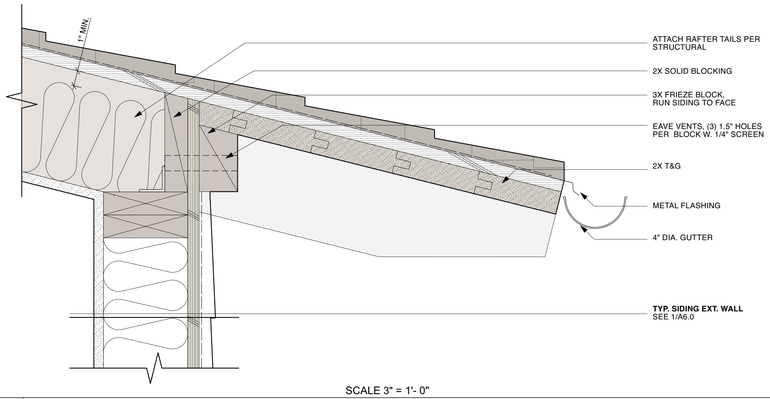
SECTIONS

A4.0



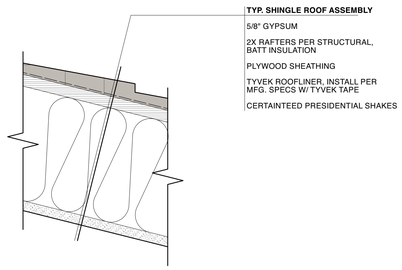
SCALE 3" = 1'- 0"

20 SIDING @ RAKE TYP.



SCALE 3" = 1'- 0"

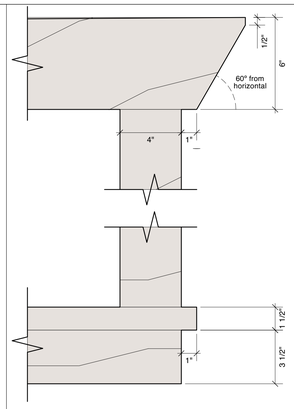
12 SIDING @ EAVE TYP.



SCALE 3" = 1'- 0"

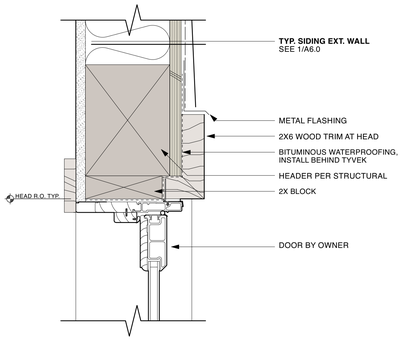
4 ROOF ASSEMBLY TYP.

19 EXTERIOR WALL SCONCE: KICHLER - RIPLEY



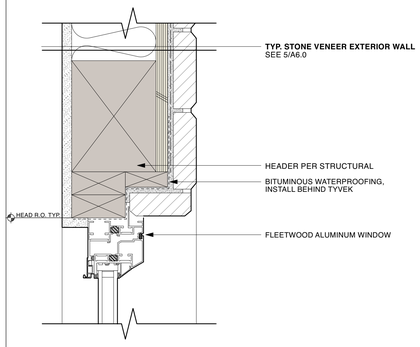
SCALE 3" = 1'- 0"

15 TYP. EXTERIOR TRIM DETAIL



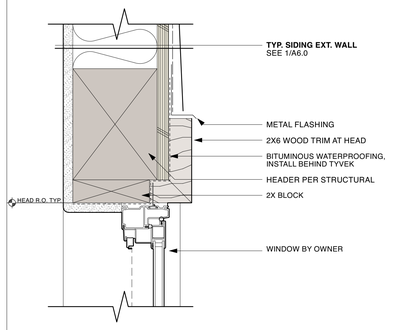
SCALE 3" = 1'- 0"

11 SIDING @ DOOR HEAD



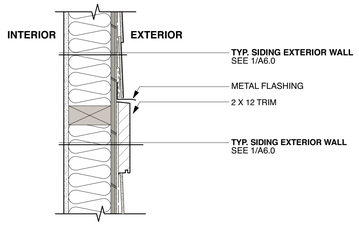
SCALE 3" = 1'- 0"

7 STONE @ WINDOW HEAD / DOOR SIM.



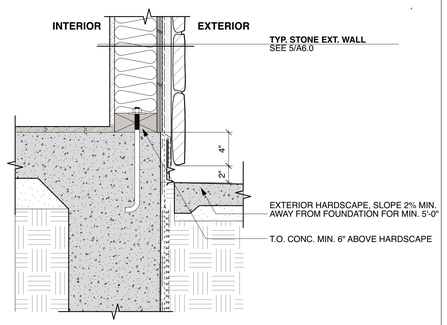
SCALE 3" = 1'- 0"

3 SIDING @ WINDOW HEAD

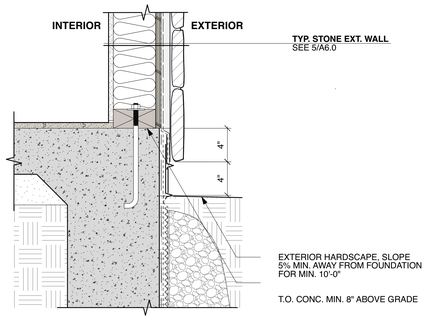


SCALE 1 1/2" = 1'- 0"

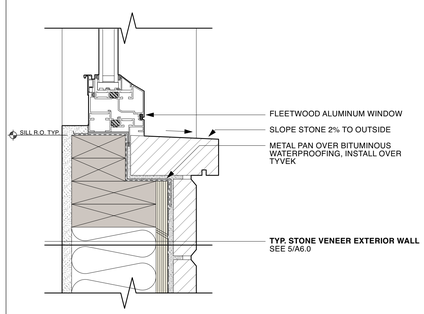
18 TRIM DETAIL @ HOR. SIDING AND SHINGLES



14 TYP. STONE VENEER EXTERIOR WALL @ HARDSCAPE

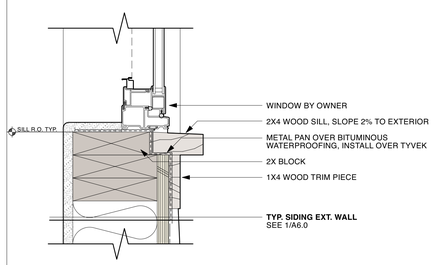


10 TYP. STONE VENEER EXTERIOR WALL @ GRADE



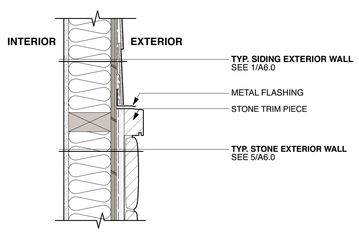
SCALE 3" = 1'- 0"

6 STONE @ WINDOW SILL



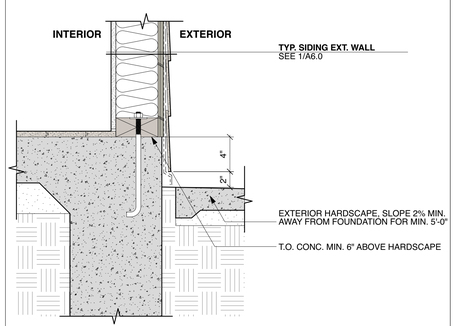
SCALE 3" = 1'- 0"

2 SIDING @ WINDOW SILL



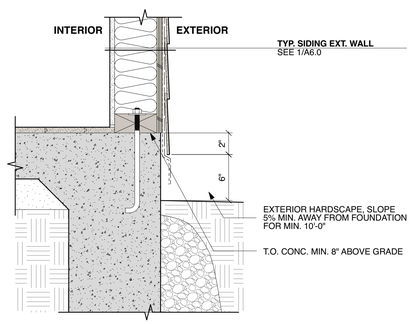
SCALE 1 1/2" = 1'- 0"

17 TRIM DETAIL @ SIDING AND STONE VENEER



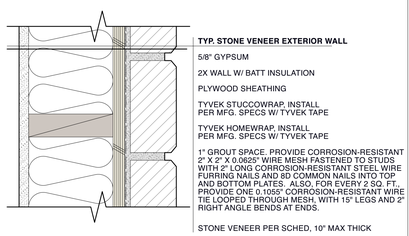
SCALE 1 1/2" = 1'- 0"

13 TYP. WOOD SIDING EXTERIOR WALL @ HARDSCAPE



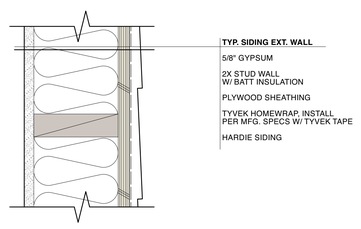
SCALE 1 1/2" = 1'- 0"

9 TYP. WOOD SIDING EXTERIOR WALL @ GRADE



SCALE 3" = 1'- 0"

5 TYP. STONE VENEER EXTERIOR WALL



SCALE 3" = 1'- 0"

1 TYP. HARDIE SIDING EXTERIOR WALL

CHAPPELL ARCHITECTURE
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LICENSED ARCHITECT
DYLAN CHAPPELL
REN. 3-31-2023
STATE OF CALIFORNIA

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2021-00261

VOLUNTARIO APARTMENTS

210 S. VOLUNTARIO
SANTA BARBARA, CA 93103
-

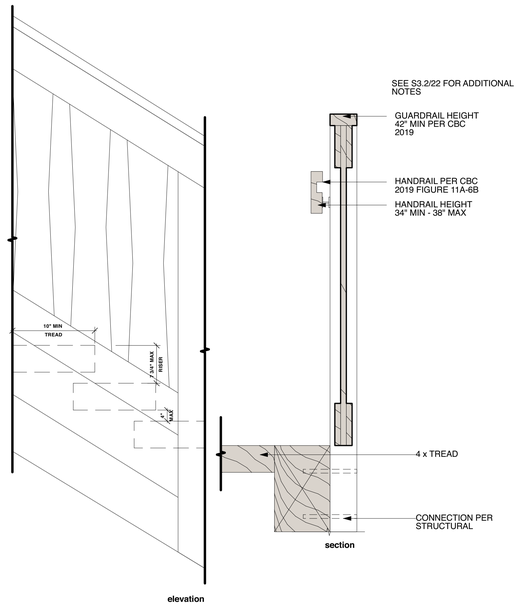
ABR FINAL SUBMITTAL 12-22-2021

△ REVISION

NO	DESCRIPTION	DATE

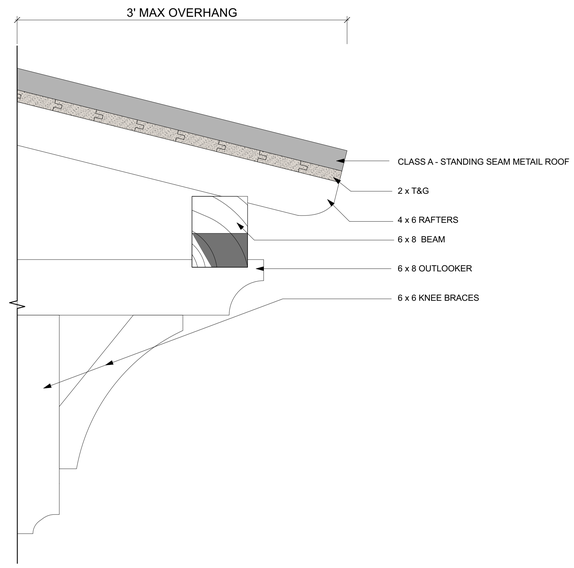
DETAILS

A6.0



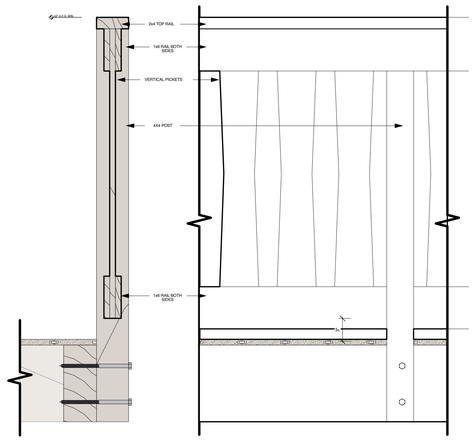
SCALE 1 1/2" = 1'- 0"

4 EXTERIOR STAIR AND HANDRAIL, TYP.



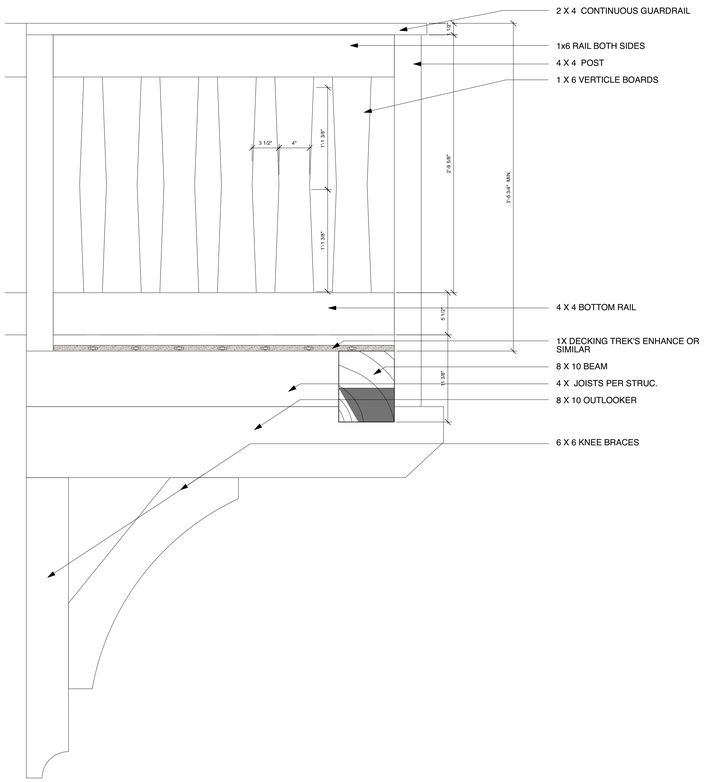
SCALE 1 1/2" = 1'- 0"

2 ENTRY ROOF, TYP.



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

3 GUARDRAIL DETAIL, TYP.



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

1 BALCONY AND GUARDRAIL DETAIL, TYP.

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LICENSED ARCHITECT
DYLAN CHAPPELL
C - 32931
REN. 5.31.2015
STATE OF CALIFORNIA

VISTA DEL MUNDO RANCH
3 BARNS EMPLOYEE RESIDENCE

CONSTRUCTION SET 04-24-2015

JOB NUMBER:

SUBMITTALS:

4-11-2014: BUILDING SUBMITTAL

4-14-2014: GRADING SUBMITTAL

6-23-2014: GRADING RESUBMITTAL

1 7-11-2014: BUILDING RESUBMITTAL

01-21-2015: CONSTRUCTION SET

KEY PLAN:

PLOT INFO:

Date: January 13, 2022
Time: 1:15:05 PM
File name:

DESCRIPTION:

DETAILS

A6.1

WINDOW SCHEDULE

SYMBOL

		Nominal Size		Window Style		T-24 INFO		Window Data		
0		O.A. Width	O.A. Height	Configuration		U VALUE	SHGC	Mfr	Accessories	Comments
1-01		6'0"	5'0"	Single Hung	N/A			TBD		
1-02		2'6"	5'0"	Single Hung	N/A			TBD		
1-03		4'0"	5'0"	Single Hung	N/A			TBD		
1-04		2'0"	2'0"	Awning	N/A			TBD		
1-05		4'0"	5'0"	Single Hung	N/A			TBD		
2-01		4'0"	5'0"	Single Hung	N/A			TBD		
2-02		4'0"	5'0"	Single Hung	N/A			TBD		
2-03		4'0"	5'0"	Single Hung	N/A			TBD		
2-04		2'0"	2'0"	Awning	N/A			TBD		
2-05		4'0"	5'0"	Single Hung	N/A			TBD		
3-01		2'6"	4'0"	Single Hung	N/A			TBD		
3-02		2'6"	4'6"	Single Hung	N/A			TBD		
3-03		2'6"	4'6"	Single Hung	N/A			TBD		
3-04		4'0"	2'0"	Awning	N/A			TBD		
3-05		2'0"	2'0"	Awning	N/A			TBD		
3-06		2'6"	4'6"	Single Hung	N/A			TBD		
3-07		2'6"	4'6"	Single Hung	N/A			TBD		
3-08		2'6"	4'6"	Single Hung	N/A			TBD		
3-09		4'0"	2'0"	Awning	N/A			TBD		
3-10		2'6"	4'6"	Single Hung	N/A			TBD		
3-11		2'6"	4'6"	Single Hung	N/A			TBD		
3-12		4'0"	5'0"	Single Hung	N/A			TBD		
4-01		4'0"	5'0"	Single Hung	N/A			TBD		
5-01		4'0"	5'0"	Single Hung	N/A			TBD		
6-01		4'0"	5'0"	Single Hung	N/A			TBD		
6-02		3'0"	1'6"	Awning	N/A			TBD		
7-01		5'0"	5'0"	Single Hung	N/A			TBD		
7-02		3'0"	1'6"	Awning	N/A			TBD		
7-03		2'6"	4'6"	Single Hung	N/A			TBD		
7-04		2'6"	2'6"	Single Hung	N/A			TBD		
7-05		2'6"	2'6"	Single Hung	N/A			TBD		
7-06		2'6"	4'6"	Single Hung	N/A			TBD		
7-07		2'6"	4'6"	Single Hung	N/A			TBD		
8-01		5'0"	5'0"	Single Hung	N/A			TBD		
8-02		2'6"	4'6"	Single Hung	N/A			TBD		
8-03		2'6"	4'6"	Single Hung	N/A			TBD		
9-01		5'0"	5'0"	Single Hung	N/A			TBD		
9-02		2'6"	4'6"	Single Hung	N/A			TBD		
9-03		2'6"	2'6"	Single Hung	N/A			TBD		
9-04		2'6"	2'6"	Single Hung	N/A			TBD		
9-05		3'0"	1'6"	Awning	N/A			TBD		
X		2'6"	5'0"	Single Hung	N/A			TBD		

DOOR SCHEDULE

SYMBOL

			Nominal Size					T-24 INFO		Door Data			
Mark			Width	Height	Thickness	Door Operation	Side Lights	U-VALUE	SHGC	Mfr	Model No.	Accessories	Comments
1-01			3'0"	8'0"	1 3/4"	Swing Simple							
1-02			3'0"	6'8"	1 3/4"	Swing Simple							
1-03			5'0"	6'8"	1 3/4"	Slider							
1-04			2'6"	6'8"	1 3/4"	Swing Simple							
1-05			3'0"	6'8"	1 3/4"	Swing Simple							
1-06			2'0"	8'0"	1 3/4"	Swing Simple							
2-01			3'0"	8'0"	1 3/4"	Swing Simple							
2-02			3'0"	6'8"	1 3/4"	Swing Simple							
2-03			5'0"	6'8"	1 3/4"	Slider							
2-04			2'6"	6'8"	1 3/4"	Swing Simple							
2-05			3'0"	6'8"	1 3/4"	Swing Simple							
2-06			2'0"	8'0"	1 3/4"	Swing Simple							
3-01			3'0"	8'0"	1 3/4"	Swing Simple							
3-02			5'0"	8'0"	1 3/4"	Swing Bi-part							
3-03			2'6"	8'0"	1 3/4"	Swing Simple							
3-04			1'10"	8'0"	1 3/4"	Swing Simple							
3-05			2'6"	8'0"	1 3/4"	Swing Simple							
3-06			2'6"	8'0"	1 3/4"	Swing Simple							
3-07			2'6"	8'0"	1 3/4"	Swing Simple							
3-09			4'0"	8'0"	1 3/4"	Slider							
3-10			6'0"	8'0"	1 3/4"	Slider							
3-11			2'6"	8'0"	1 3/4"	Swing Simple							
4-01			3'0"	8'0"	1 3/4"	Swing Simple							
4-02			6'0"	6'8"	1 3/4"	Slider							
4-03			6'0"	6'8"	1 3/4"	Slider							
4-04			2'0"	6'8"	1 3/4"	Swing Simple							
4-05			2'6"	6'8"	1 3/4"	Swing Simple							
4-06			3'0"	6'8"	1 3/4"	Swing Simple							
4-07			2'8"	6'8"	1 3/4"	Swing Simple							
4-09			4'0"	6'8"	1 3/4"	Slider							
4-10			4'0"	6'8"	1 3/4"	Slider							
5-01			3'0"	8'0"	1 3/4"	Swing Simple							
6-01			3'0"	8'0"	1 3/4"	Swing Simple							
6-02			6'0"	6'8"	1 3/4"	Slider							
6-03			6'0"	6'8"	1 3/4"	Slider							
6-04			2'0"	6'8"	1 3/4"	Swing Simple							
6-05			2'6"	6'8"	1 3/4"	Swing Simple							
6-06			3'0"	6'8"	1 3/4"	Swing Simple							
6-07			3'0"	6'8"	1 3/4"	Swing Simple							
6-08			3'0"	6'8"	1 3/4"	Swing Simple							
6-09			4'0"	6'8"	1 3/4"	Slider							
6-10			4'0"	6'8"	1 3/4"	Slider							
7-01			3'0"	6'8"	1 3/4"	Swing Simple							
7-02			1'10"	6'8"	1 3/4"	Swing Simple							
7-03			2'6"	6'8"	1 3/4"	Swing Simple							
7-04			3'0"	6'8"	1 3/4"	Swing Simple							
7-05			3'0"	6'8"	1 3/4"	Swing Simple							
7-06			3'0"	6'8"	1 3/4"	Swing Simple							
7-07			4'0"	6'8"	1 3/4"	Slider							
7-08			4'0"	6'8"	1 3/4"	Slider							
8-01			3'0"	8'0"	1 3/4"	Swing Simple							
8-02			1'10"	6'8"	1 3/4"	Swing Simple							
8-03			2'6"	6'8"	1 3/4"	Swing Simple							
8-04			3'0"	6'8"	1 3/4"	Swing Bi-part							
8-05			3'0"	6'8"	1 3/4"	Swing Simple							
8-06			2'8"	6'8"	1 3/4"	Swing Simple							
8-07			4'0"	6'8"	1 3/4"	Slider							
9-01			3'0"	8'0"	1 3/4"	Swing Simple							
9-02			2'6"	6'8"	1 3/4"	Swing Simple							
9-03			3'0"	6'8"	1 3/4"	Swing Simple							
9-04			3'0"	6'8"	1 3/4"	Swing Bi-part							
9-05			2'8"	6'8"	1 3/4"	Swing Simple							
9-06			4'0"	6'8"	1 3/4"	Slider							
9-07			1'10"	6'8"	1 3/4"	Swing Simple							
x			3'0"	6'8"	1 3/4"	Swing Simple							
	---		---	6'8"	1 3/4"	Swing Simple							

WINDOW AND DOOR GENERAL NOTES

1. WINDOWS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

2. CONTRACTOR TO VERIFY ALL ROUGH OPENING DIMENSIONS OF WINDOW AND DOOR UNITS IN THE FIELD BEFORE ORDERING. SPECIALLY ANY SPECIALTY WINDOWS INCLUDING DORMERS, TRANSOMS OR ANY CUSTOM SHAPES AND SIZES.

3. SECTION R303 LIGHT, VENTILATION AND HEATING: R303.1 HABITABLE ROOMS: HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, SKYLIGHTS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTDOOR AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS. THE OPENABLE AREA TO THE OUTDOORS SHALL BE NOT LESS THAN 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

5. R308.4 HAZARDOUS LOCATIONS:THE LOCATIONS SPECIFIED IN SECTIONS R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING. TEMPERED GLASS REQUIRED.

6. R308.4.1 GLAZING IN DOORS:GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. TEMPERED GLASS REQUIRED.

EXCEPTIONS:GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3-INCH-DIAMETER (76 MM) SPHERE IS UNABLE TO PASS. DECORATIVE GLAZING.

7. R308.4.2 GLAZING ADJACENT TO DOORS:GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:WHERE THE GLAZING IS WITHIN 24 INCHES (610 MM) OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.

8. WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES (610 MM) OF THE HINGE SIDE OF AN IN-SWINGING DOOR.

EXCEPTIONS: 1. DECORATIVE GLAZING. 2. WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.3. WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET (914 MM) OR LESS IN DEPTH. GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION R308.4.3. GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS.

9. R308.4.3 GLAZING IN WINDOWS:GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (0.836 M2),THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR,THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR, AND ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

EXCEPTIONS: 1.DECORATIVE GLAZING. 2. WHERE A HORIZONTAL RAIL IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34 TO 38 INCHES (864 TO 965 MM) ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (730 N/M) WITHOUT CONTACTING THE GLASS AND HAVE A CROSS-SECTIONAL HEIGHT OF NOT LESS THAN 11/2 INCHES (38 MM).3.OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 25 FEET (7620 MM) OR MORE ABOVE GRADE, A ROOF, WALKING SURFACES OR OTHER HORIZONTAL [WITHIN 45 DEGREES (0.79 RAD) OF HORIZONTAL] SURFACE ADJACENT TO THE GLASS EXTERIOR.

EGRESS NOTES

1. R311.2 EGRESS DOOR: NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE-HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM) WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD). THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THESE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

2. R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS: EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE MINIMUM DIMENSIONS AS SPECIFIED IN THIS SECTION.

3. R310.2.1 MINIMUM OPENING AREA: EMERGENCY AND ESCAPE RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET (0.530 M2). THE NET CLEAR OPENING DIMENSIONS REQUIRED BY THIS SECTION SHALL BE OBTAINED BY THE NORMAL OPERATION OF THE EMERGENCY ESCAPE AND RESCUE OPENING FROM THE INSIDE. THE NET CLEAR HEIGHT OPENING SHALL BE NOT LESS THAN 24 INCHES (610 MM) AND THE NET CLEAR WIDTH SHALL BE NOT LESS THAN 20 INCHES (508 MM).

A. EXCEPTION: GRADE FLOOR OR BELOW GRADE OPENINGS SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5 SQUARE FEET (0.465 M2).

4. R310.2.2 WINDOW SILL HEIGHT: WHERE A WINDOW IS PROVIDED AS THE EMERGENCY ESCAPE AND RESCUE OPENING, IT SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES (1118 MM) MEASURED FROM THE FLOOR; WHERE THE SILL HEIGHT IS BELOW GRADE, IT SHALL BE PROVIDED WITH A WINDOW WELL IN ACCORDANCE WITH SECTION R310.2.3.

5. R312.2 WINDOW FALL PROTECTION. WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2.

6. R312.2.1 WINDOW SILLS. IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES (610 MM) ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES (1829 MM) ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW ON THE EXTERIOR OF THE BUILDING, THE OPERABLE WINDOW SHALL COMPLY WITH ONE OF THE FOLLOWING:

A. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4-INCH-DIAMETER (102 MM) SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.

B. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F2090.

C. OPERABLE WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.

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LICENSED ARCHITECT
DYLAN CHAPPELL
C-32951
REN. 8.31.2023
STATE OF CALIFORNIA

CITY CASE NUMBER
PLN2021-00261

VOLUNTARIO APARTMENTS

210 S. VOLUNTARIO
SANTA BARBARA, CA 93103
-

ABR FINAL SUBMITTAL 02-14-2022

REVISION

NO	DESCRIPTION	DATE

SCHEDULE

A7.0

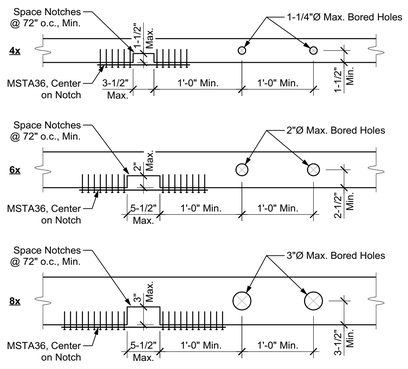
Voluntario Apartments

210 S. Voluntario St.
Santa Barbara, CA

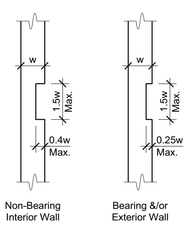
STANDARD DETAILS

9 TYPICAL NOTCHING & BORING

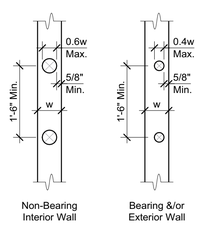
PENETRATIONS IN TOP PLATES & SILL PLATES



NOTCHING LIMITS FOR WOOD STUDS

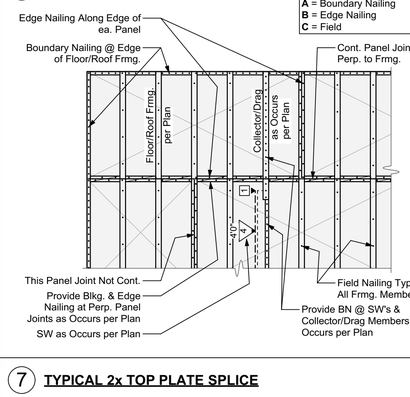


BORING LIMITS FOR WOOD STUDS

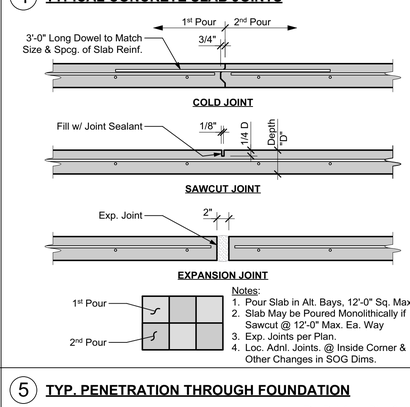


6 TYPICAL FLOOR / ROOF NAILING

Nailing per Plan w/ Spcg. Denoted as **@ A", B", C"**
A = Boundary Nailing
B = Edge Nailing
C = Field

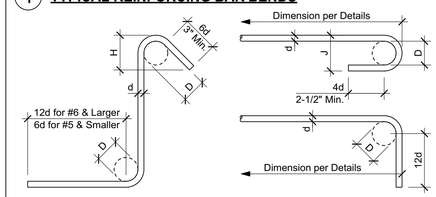


4 TYPICAL CONCRETE SLAB JOINTS



Notes:
1. Pour Slab in Alt. Bays, 12'-0" Sq. Max.
2. Slab May be Poured Monolithically if Sawcut @ 12'-0" Max. Ea. Way
3. Exp. Joints per Plan.
4. Loc. Adnl. Joints. @ Inside Corner & Other Changes in SOG Dims.

1 TYPICAL REINFORCING BAR BENDS



STANDARD TIES & STIRRUPS

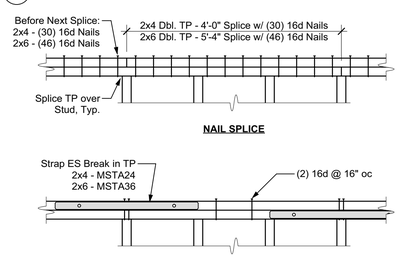
Bar Size	D	H (Approx.)
#3	1-1/2"	3"
#4	2"	3"
#5	2-1/2"	3-3/4"
#6	4-1/2"	4-1/2"
#7	5-1/4"	5-1/4"
#8	6"	6"

STANDARD END HOOKS

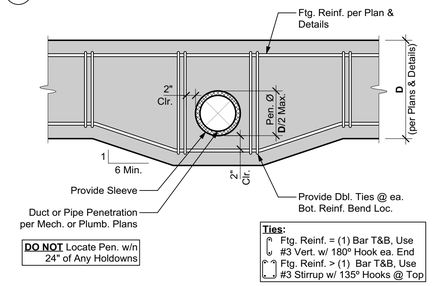
Bar Size	D	J
#3	2-1/4"	3"
#4	3"	4"
#5	3-3/4"	5"
#6	4-1/2"	6"
#7	5-1/4"	7"
#8	6"	8"

Note:
All Bar Bend Diameters & End Lengths Must Conform to the CRSI Manual of Standard Practice

7 TYPICAL 2x TOP PLATE SPLICE



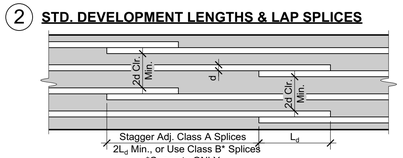
5 TYP. PENETRATION THROUGH FOUNDATION



DO NOT Locate Pen. w/n 24" of Any Holdowns

Ties:
Ftg. Reinf. = (1) Bar T&B, Use #3 Vert. w/ 180° Hook ea. End
Ftg. Reinf. > (1) Bar T&B, Use #3 Stirrup w/ 135° Hooks @ Top

2 STD. DEVELOPMENT LENGTHS & LAP SPLICES



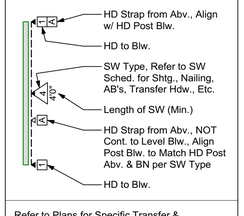
Bar Size	CONCRETE f'c = 2500 psi Length of Lap Ld & Class A	Class B	Hook Embed Ldh
#3	15"	19"	6"
#4	19"	25"	7"
#5	24"	31"	9"
#6	29"	37"	11"
#7	41"	54"	12"
#8	47"	61"	14"

Bar Size	MASONRY f'm = 1500 psi Length of Lap, Ld	Hook Embed Ldh
#3	12"	5"
#4	20"	7"
#5	31"	8"
#6	59"	10"
#7	80"	11"
#8	121"	13"

TYPICAL SHEAR WALL FRAMING NOTES:

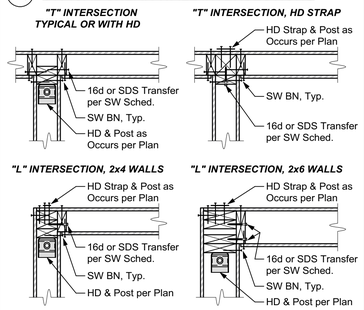
1. Single sided shear walls may be placed on EITHER side of the framed wall.
2. Sill plates on masonry or concrete to be pressure treated per Timber / Lumber specifications. Sill plate thickness per SW Sched.
3. Wall studs and blkg. are required at all adjoining panel edges. Thickness of wall studs and blkg. at panel edges per SW Sched.
4. Where plywood is applied on both faces of a wall, edge nails shall be staggered on adjacent panel edges OR panel joints shall be offset to fall on different framing members. Plywood joint and sill plate nailing shall be staggered in all cases.
5. Plywood panels shall butt along centerlines of framing members. Minimum plywood dimension for shearwall shall be 12".
6. Nails shall be located at least 3/8" from all panel edges.
7. The use of pneumatic nail guns for shear wall nailing is subject to continued satisfactory jobsite performance and subject to the review and approval by the Engineer of Record and/or Building Inspector. If the nail heads penetrate the outer ply more than would be normal for a hand held hammer, or if the minimum edge distances are not maintained, the performance will be deemed as unsatisfactory and the continued use of pneumatic nail for shear wall nailing will not be permitted.
8. At all bearing walls (both exterior and interior walls) not noted as shear walls, continuous full depth blocking shall be provided between joists and rafters with LTP4 or A35 to top plates @ 32" oc at floors and 48" oc at roofs, unless noted otherwise per plan.
9. Refer to material specifications for additional framing requirements.

SHEAR WALL LEGEND

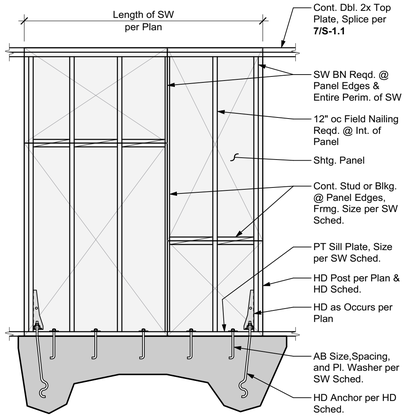


Refer to Plans for Specific Transfer & Connection Detail at each Shear Wall Location

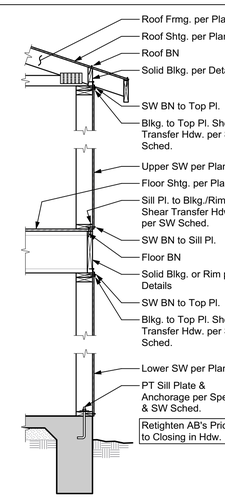
10 TYPICAL SHEAR WALL INTERSECTIONS



8 TYPICAL SHEAR WALL FRAMING

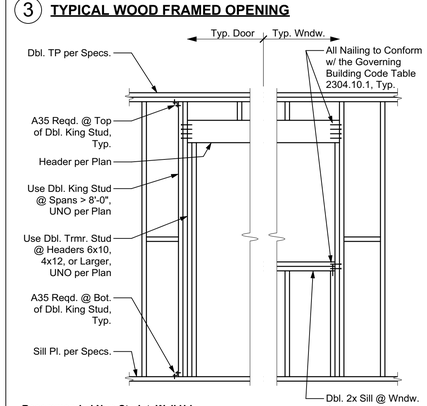


SHEAR WALL ELEVATION



SHEAR WALL SECTION

3 TYPICAL WOOD FRAMED OPENING



Recommended Non-Str. Int. Wall Hdr.

Span	2x4 Wall	2x6 Wall
< 4'-0"	Dbl. 2x4 Flat	Dbl. 2x6 Flat
< 6'-0"	4x4	4x6 Flat
< 8'-0"	4x6	6x6
> 8'-0"	Span in Feet Equals Beam Depth in Inches	

ABBREVIATIONS

AB	Anchor Bolt	Mas.	Masonry
A&B	Above and Below	Max.	Maximum
Abv.	Above	MB	Machine Bolt
Adn.	Addition (al)	MF	Moment Frame
Adj.	Adjacent,Adjustable	Mfr.	Manufacture(r)
Alt.	Alternate (ive)	Min.	Minimum, Minute
Appd.	Approved	Mod.	Modif(y), (ication)
Arch.	Architect(ural)	Mtl.	Metal
Avg.	Average	(N)	New
Bdry.	Boundary	N/A	Not Applicable
Bldg.	Building	Nat.	Natural
Blk(g).	Block (ing)	NTS	Not to Scale
Bm.	Beam	o/	Over
BN	Boundary Nailing	oc	On Center
B-O	Bottom of	OD	Outside Diameter
BO	By Others	Opng.	Opening
Bot.	Bottom	Opp.	Opposite
Brg.	Bearing	Opt.	Optional
Btwn.	Between	Para.	Parallel
BW	Both Ways	PCF	Lbs per Cubic Ft.
Cant.	Cantilever(ed)	Pen.	Penetrate, (tion)
CIP	Cast in Place	Perf.	Perforated
CJ	Ceiling Joist	Perim.	Perimeter
CJP	Complete Joint Penetration	Perp.	Perpendicular
		Pl	Panel Index
CL	Center Line	PJP	Partial Joint Pen.
Clg.	Ceiling	PL	Plate
CMU	Conc. Masonry Unit	PLF	Lbs per Linear Ft.
Col.	Column	Pl.	Plate
Com.	Common	Ply.	Plywood
Comp.	Component	Prep.	Prepare, (ation)
Conc.	Concrete	Press.	Pressure
Conn.	Connection	Proj.	Project
Const.	Construction	Prop.	Property
Cont.	Continue (ous)	PSF	Lbs per Square Ft.
Ctr.	Center	PSI	Lbs per Square In.
d	Penny	PT	Pressure-Treated
Dbl.	Double	PV	Photovoltaic (Solar Panels)
Defl.	Deflection		
Deg.	Degree	R	Radius
Demo.	Demolish(tion)	Rec(s).	Recommendation(s)
Dep.	Depress(ed)	Rect.	Rectangular
DF	Douglas Fir	Ref.	Reference
Dia.	Diameter	Reinf.	Reinforce(d), (ment),(ing)
Diaph.	Diaphragm		
Dif.	Different	Req(d).	Require(d)
Dim.	Dimension	Reqs.	Requirements
Dist.	Distance	Ret.	Retain(ing)
DJ	Deck Joist	RJ	Roof Joist
DL	Dead Load	RR	Roof Rafter
Dwg.	Drawing	RW	Redwood
(E)	Existing	SAD	See Arch Dwg's
Ea.	Each	Sched.	Schedule
EF	Each Face	Sgl.	Single
EFP	Equivalent Fluid Pressure	Shtg.	Sheathing
		Sim.	Similar
Elev.	Elevator, Elevation	SIP	Str. Insulated Panel
Embed.	Embed(ed), (ment)	SM	Sheet Metal
Engr.	Engineer	SMS	Sheet Metal Screw
EOR	Engineer of Record	SOG	Slab on Grade
Eq.	Equal, Equivalent	Spec.	Specif(ed),(cations)
ES	Each Side	Sq.	Square
EW	Each Way	SS	Structural Steel
Exp.	Expand, Expansion	Std.	Standard
Ext.	Exterior	Stgr.	Stagger(ed)
Fdn.	Foundation	Stl.	Steel
FF	Finished Floor	Struc.	Structure, (al)
FJ	Floor Joist	SW	Shear Wall
Flr(g).	Floor (ing)	Sym.	Symmet(ry), (rical)
FOC	Face of Concrete	T&B	Top and Bottom
FOM	Face of Masonry	T&G	Tongue and Groove
FOS	Face of Studs	Temp.	Temporary
FOW	Face of Wall	Thk.	Thick(ness)
Frmg.	Framing	Thru	Through
Ft.	Foot, Feet	TN	Toe-Nail
Ftg.	Footing	TP	Top Plate
Ga.	Gage, Gauge	T-O	Top of
Galv.	Galvanized	TOB	Top of Beam
GB	Grade Beam	TOC	Top of Concrete
GC	General Contractor	TOG	Top of Grade
Gyp.	Gypsum	TOM	Top of Masonry
HD	Holdown	TOS	Top of Steel
Hdr.	Header	TOW	Top of Wall
Hdw.	Hardware	TRU	To Remain Unchanged
Hgr.	Hanger		
Hor(iz).	Horizontal	Trmr.	Trimmer Stud
Ht.	Height	Typ.	Typical
ID	Inside Diameter	UNO	Unless Noted Otherwise
In.	Inch(es)		
Insp.	Inspect(ion)	Vert.	Vertical
Int.	Interior	VIF	Verify in Field
Inv.	Invert, Inverted	VWA	Verify with Arch
Jst.	Joist	w/	With
K	Kips (1,000 pounds)	w/n	Within
KLF	Kips per Linear Ft.	w/o	Without
King	King Stud	WS	Wood Screw
KP	King Post	Wndw.	Window
KSF	Kips per Square Ft.	Wt.	Weight
KSI	Kips per Square In.	WWF	Welded Wire Fabric
Lb(s).	Pound(s)	Yd.	Yard
LL	Live Load		
Loc.	Location	@	At
LW	Light Weight	°	Degrees
		Ø	Diameter
		>	Greater Than
		<	Less Than
		#	Number, Pound(s)
		/	Per
		%	Percent(age)
		±	Plus or Minus

PROJECT INFORMATION

CLIENT:
DCP Voluntario, LLC
c/o Dan Kennedy, 2123 Sycamore Canyon Rd., Montecito, CA 93108

ARCHITECT:
Chapell Architecture
175 S. Ventura Ave. Suite 104A
Ventura, CA 93001
(805) 852-1677

SOILS/GEO. ENGINEER:
Workman Geotechnical
1145 East Main Street
Ventura, CA 93001
(805) 850.2025

DESIGN PARAMETERS

GENERAL PARAMETERS

Building Code	2019 CBC *
Roof Loads	
Dead Loads** (DL)	15 psf
**Includes 3 psf PV Loads	
Live Loads (LL)	20 psf
Floor Loads - Typ.	
Dead Loads (DL)	26 psf
Live Loads (LL)	40 psf
Floor Loads - Deck	
Dead Loads (DL)	11 psf
Live Loads (LL)	60 psf

SOILS VALUES (Per Soils Report)

Bearing Pressure	2000 psf
Lateral Passive EFP	350 pcf
Friction Coefficient	0.35
Expansion Index (EI)	Very Low

WIND DESIGN BASIS

Ultimate Wind Speed, V_{ULT}	92 mph
Nominal Wind Speed, V_{ASD}	71 mph
Risk Category	II
Exposure	B
Importance Factor, I_w	1.00

SEISMIC DESIGN BASIS

Seismic Design Category	E
Site Class	D
Seismic Factors	
S_S / S_1	2.173 / 0.791
S_{DS} / S_{D1}	1.449 / 0.896
Risk Category	II
Importance Factor, I_e	1.00
Resisting System:	Wood Shear Walls
Response Mod. Coefficient, R	6.5
Design Base Shear	V = 0.223W
Analysis Procedure:	Eqv. Lateral Force (ASCE 7-16, T. 12.6-1)

* The 2019 California Building Code (CBC), based on the 2018 International Building Code (IBC), is the governing code in the State of California.

SHEET INDEX

S-1.1	Structural Title Sheet
S-1.2	Structural Specifications & Special Inspections
S-2.1	Foundation Plan
S-2.2	Floor Framing Plan
S-2.3	Roof Framing Plan
S-3.1	Structural Details

Ashley&Vance ENGINEERING, INC.
210 East Cota Street
Santa Barbara, CA 93101
(805) 962-9966
www.ashleyvance.com
CIVIL • STRUCTURAL

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Voluntario Apartments
210 S. Voluntario St.
Santa Barbara, CA

Revision:

Proj. Engr.:	Phone Ext.:
Proj. Mngr.: P. Belmont	Phone Ext.: 158
Date: 01 Mar. 2022	Scale: NTS
A&V Job No.: 22094	

STRUCTURAL TITLE SHEET

S-1.1

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.

Mar 1, 2022
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STATEMENT OF SPECIAL INSPECTIONS, 2019 CBC

1. This Statement of Special Inspection is submitted in fulfillment of the requirements of the Governing Building Code, section 1704 and 1705.
2. Special Inspections and Testings will be preformed in accordance with the approved plans and specifications, this statement and the Governing Building Code, Section 1704 , 1705 , 1707 , and 1708.
3. The schedule of Special Inspections summarizes the Special Inspections and tests required. Special Inspectors will refer to the approved plans and specifications for detailed special inspection requirements. Any additional tests and inspections required by the approved plans and specifications will also be performed.
4. Interim reports will be submitted to the Building Official and the Registered Design Professional in Responsible Charge in accordance with the Governing Building Code Section 1704.2.4.
5. A Final Report of Special Inspections documenting required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy (Section 1704.2.4). The Final Report will document:
   (a) Required special inspections,
   (b) Correction of discrepancies noted in inspections.
6. The Owner recognizes his or her obligation to ensure that the construction complies with the approved permit documents and to implement this program of special inspections. In partial fulfillment of these obligations, the Owner will retain and directly pay for the Special Inspections as required in the Governing Building Code, Section 1704.2.
7. 1704.4 Contractor responsibility. Each contractor responsible for the construction of a main wind- or seismic force-resisting system, designated seismic system or a wind- or seismic force-resisting component listed in the statement of special inspections shall submit a written statement of responsibility to the building official and the owner or the owner's authorized agent prior to the commencement of work on the system or component. The contractor's statement of responsibility shall contain acknowledgement of awareness of the special requirements contained in the statement of special inspection.

SCHEDULE OF TESTING AGENCIES & SPECIAL INSPECTORS

The following are the testing agencies and special inspectors that will be retained to conduct tests and inspection on this project.

Responsibility	Firm	Address, Telephone, Email
1. Special Inspection (Except for Geotechnical)		
2. Materials Testing		
3. Geotechnical Inspection		
*		

* Additional inspections may be required at the discretion of the Building Official.

SEISMIC REQUIREMENTS (Section 1705.12)

Description of seismic-force-resisting system and designated seismic systems subject to special inspections per Section 1705.12:

Light-framed walls sheathed with wood structural panels rated for shear resistance or steel sheets (ASCE 7, Table 12.2-1, Line A.15)

The extent of the main seismic-force-resisting system is defined in more detail in the construction documents.

WIND REQUIREMENTS (Section 1705.11)

Description of main wind-force-resisting system and designated seismic systems subject to special inspections per Section 1705.11:

Not Applicable

The extent of the main wind-force-resisting system is defined in more detail in the construction documents.

SCHEDULE OF SPECIAL INSPECTIONS

Column Header Notation Used in Table:
- C Indicates continuous inspection is required.
- P Indicates periodic inspections are required. The notes and/or contract documents should clarify.

Box Entry Notation Used in Table:
- X Is placed in the appropriate column to denote either "C" continuous or "P" periodic inspections.
- -- Denotes a one-time activitiy or one whose frequency is defined in some other manner.

Additional details regarding inspections are provided in the project specifications or notes on the drawings.

Verification & Inspection	C	P	Notes
1705.6 - Soils			
1. Verify materials below shallow footings are adequate to achieve the desired bearing capacity		X	
2. Verify excavations are extended to proper depth and have reached proper material		X	
3. Perform classification and testing of compacted fill materials		X	
4. Verify use of proper materials, densities, and lift thicknesses during placement and compaction of compacted fill	X		
5. Prior to placement of compacted fill, inspect subgrade and verify that site has been prepared properly		X	
1705.12.2 - Seismic Resistance - Structural Wood			
1. Inspect field gluing operations of elements of the main seismic force-resisting system	X		
2. Inspect nailing, bolting, anchoring, and other fastening of elements of the main seismic force-resisting system, including wood shear walls, wood diaphragms, collectors (drag struts), braces, shear panels, and hold-downs		X	Inspection of shear walls and diaphragms with fasteners spaced greater than 4" oc is not required

GENERAL NOTES

1. The following notes, details, schedules & specifications shall apply to all phases of this project unless specifically noted otherwise. Notes and details on the structural plans shall take precedence over general notes and typical details. Where no details are given, construction shall be as shown for similar work.
2. All drawings are considered to be part of the contract documents. The Contractor shall be responsible for the review and coordination of all drawings and specifications prior to the start of construction. Any discrepancies shall be brought to the attention of the Engineer prior to the start of construction so that a clarification can be issued. Any work performed in conflict with the contract documents or any applicable code requirements shall be corrected by the Contractor at no expense to the Owner or Engineer.
3. All information on existing conditions shown on the structural plans are based on best present knowledge available, but without guarantee of accuracy. The Contractor shall be responsible for the verifications of all dimension and conditions at the site. Any discrepancies between actual site conditions and information shown on the drawings or in the specifications shall be brought to the attention of the EOR prior to the start of construction.
4. Refer to the Architectural plans for the following:
   (a) Dimensions
   (b) Size and location of all interior and exterior wall locations.
   (c) Size and location of all floor, roof and wall openings
   (d) Size and location of all drains, slopes, depressions, steps, etc.
   (e) Specification of all finishes & waterproofing
   (f) All other non-structural elements
5. Refer to the mechanical, electrical and plumbing plans for the following:
   (a) Size and location of all equipment
   (b) Pipe runs, sleeves, hangers and trenches
   (c) All other mechanical, electrical or plumbing related elements
6. **DO NOT** scale structural plans. Contractor shall use all written dimensions on Architectural plans.
7. Construction materials shall be uniformly spread out if placed on floor or roof so as to not overload the framing. Load shall not exceed the design live load per square foot. It is the Contractor's responsibility to provide adequate shoring and/or bracing as required.
8. Specifications and detailing of all waterproofing and drainage items, while sometimes shown on the structural plans for general information purposes only, are solely the design responsibility of others.
9. The Engineer will not be responsible for and will not have control or charge of construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the construction delineated by these plans. It should be understood that the Contractor or his/her agent(s) shall supervise and direct all work and shall be solely and completely responsible for all construction means, methods, techniques, sequences, procedures and conditions on the job site, including safety of all persons and property during the entire period of construction. Periodic observations by the Engineer, his staff or representatives are not intended to include verification of dimensions or review the adequacy of the Contractor's safety measures on or near the construction site.
10. Modifications of the plans, notes, details and specifications shall not be permitted without prior approval from the Engineer.
11. All workmanship shall conform to the best practice prevailing in the various trades performing the work. The Contractor shall be responsible for coordinating the work of all trades.
12. It is the Contractor's responsibility to ensure that only approved structural plans are used during the course of construction. The use of unapproved documents shall be at the contractor's own risk. Corrections of all work based on such documents shall be performed at the Contractor's expense.
13. These plans and specifications represent the structural design only. No information nor warranty is provided for the work of any other Consultant (Architect, Mechanical, Electrical, etc.). This includes, but is not limited to, waterproofing, drainage, ventilation, accessibility, or dimensions.

FOUNDATIONS

1. Refer to Structural Design Parameters section on sheet S-1.1 for all soil design values used in calculations.
2. Soils values per geologic/geotechnical report (or "soils report") by Workman Geotechnical Engineering & Consulting, Project No. WE21-021122, dated June 7, 2021. This report and all recommendations contained therein are to be considered a part of these plans.
3. It is the Contractor's responsibility to obtain a copy of the soils report from the Owner. A copy of the soils report shall be on the job site during the course of construction.
4. Unexpected Soil Conditions: Allowable values and subsequent foundation designs are based on soil conditions which are shown by test borings. Actual soil conditions which deviate appreciably from that shown in the test borings shall be reported to the EOR and/or soils engineer immediately.
5. All compaction, fill, backfilling and site preparation shall be performed in accordance with project soils report or the Governing Building Code Chapter 18 & Appendix J. All such work shall be performed per the recommendations of the project soils engineer.
6. Excavate to required depths and dimensions (as indicated in the drawings), cut square and smooth with firm level bottoms. Care shall be taken not to over-excavate foundation at lower elevation and prevent disturbance of soils around high elevation.
7. Foundations shall be poured in neat excavations.
8. Excavate all foundations to required depths into compacted fill or natural soil (as per plans and details) and as verified by the building official and/or soils engineer.
9. All foundations shall be inspected and approved by the appropriate building official and/or a representative of the soils engineer prior to forming and placement of reinforcing or concrete.
10. Foundations shall not be poured until all required reinforcing steel, framing hardware, sleeves, inserts, conduits, pipes, etc. and formwork is properly placed and inspected by the appropriate building official/inspector(s).
11. It is the responsibility of the contractor in charge of framing to properly position all holdown bolts, anchor bolts, column bases, and all other cast-in-place hardware. Refer to typical details. All hardware to be secured prior to foundation inspections.
12. The sides and bottoms of dry excavations must be moistened to optimum moisture content or just above, just prior to placing concrete. Conversely, de-water footings as required to remove standing water and to maintain optimum working conditions.
13. The Contractor shall be solely responsible for all excavation procedures including lagging, shoring, and the protection of adjacent property, structures, streets, and utilities in accordance with all federal, state and local safety ordinances. The Contractor shall provide for the design and installation of all cribbing, bracing and shoring required.

TRUSSES

1. Refer to the structural and architectural plans for additional design loads and conditions. Bottom chords shall be designed to resist a minimum ceiling live load of 10 psf.
2. Truss calculations and details shall be submitted to the Architect/Engineer and the building department for review and approval prior to fabrication.
3. All trusses shall be fabricated in the shop of a licensed fabricator approved by the governing building department.
4. Each truss shall be legibly branded, marked or otherwise have permanently affixed thereto the following information located within 2 feet of the center of the span on the face of the bottom chord:
   (a) Identity of the company manufacturing the truss
   (b) the design load, and
   (c) the spacing of the trusses.
5. Walls:
   (a) Trusses shall bear on exterior walls only unless specifically noted otherwise.
   (b) All interior walls shall be non-bearing unless specifically noted otherwise.
   (c) All approved interior bearing locations shall be specifically noted on the structural plans.
6. Bearing:
   (a) Securing of bearing walls, unless noted otherwise, trusses shall be secured at all bearing points with Simpson seismic anchors (e.g. H1)
   (b) Interior non-bearing walls shall be isolated from the trusses with Simpson truss clips (e.g. STC, DTC, HTC4) or approved equal.
   (c) Trusses to be manufactured with necessary camber to account for dead load deflections and eliminate accidental bearing on interior non-bearing walls.
7. Blocking and bracing shall be installed per manufacturer's recommendations. As a minimum, the trusses shall be blocked at the following locations:
   (a) All bearing points
   (b) Along ridge
8. Erect trusses according to the approved shop drawings. Lift members only at designated lift points. Provide erection bracing to keep the members straight and plumb as required to assure adequate lateral support for individual members and the entire system until the sheathing is applied.

CONCRETE

1. All concrete shall have:
   (a) an ultimate compressive strength (f'c) of 2,500 psi at 28 days (UNO).
   (b) a maximum slump of 5" at point of placement.
   (c) a W/C ratio of 0.55 or less for all slabs, walls, and columns, and 0.60 or less for all foundations.
   (d) a normal dry-weight density (UNO).
2. Special inspection is NOT required as the foundations have been *designed* with f'c = 2,500 psi in accordance with the Governing Building Code, section 1705.3, exceptions 1, 2.1, and 2.3, unless explicitly specified herein, on the structural plans, or by the Building Department. As a minimum, special inspection is always required on:
   (a) structural slabs, flat plates
   (b) walls, columns, beams
   (c) piles, caissons
   (d) welding of reinforcement, installation of mechanical bar splice devices, epoxy application

   When required or specified, special inspection services shall conform to the Governing Building Code, Chapter 17 and shall be provided by an ICC certified inspector or Building Department approved engineer. The Building Department reserves the right to waive or require the special inspection requirements [Section 1704.1 and 1704.4] . Nothing in these plans waives the Building Department's right to require special inspection at any point and on any material.
3. Testing of materials used in concrete construction must be performed as noted on structural plans or at the request of the Building Department to determine if materials are quality specified. Tests of materials and of concrete shall be made by an approved agency and at the expense of the contractor; such tests shall be made in accordance with the standards listed in the Governing Building Code, Table 1705.3. When testing of concrete is required, four (4) test cylinders shall be taken from each 150 yards, or fraction thereof, poured in any one day. One (1) cylinder shall be tested at seven (7) days; two (2) at 28 days; one (1) shall be held in reserve. Where 4x8 cylinders are used, (5) test cylinders shall be taken, with (3) cylinders tested at 28 days. If Contractor elects to have additional tests performed for "early-break" results, additional test cylinders must be taken. At no time shall the Contractor instruct the testing agency to perform tests on a schedule different than above without the prior authorization of the Engineer. Contractor is responsible for complying with applicable testing requirements of theBuilding Department. Copies of all test reports shall be provided to Engineer and Building Department for review in a timely manner.
4. The Contractor shall remove and replace any concrete which fails to attain specified 28 day compressive strength if so directed by the Engineer. Any defects in the hardened concrete shall be repaired to the satisfaction of the Engineer and/or Architect or the hardened concrete shall be replaced at the Contractor's expense.
5. All concrete work shall conform with the Governing Building Code, Chapter 19.
6. All cement shall be Portland Cement Type I or II and shall conform to ASTM C 150.
7. All aggregates shall conform to ASTM C33. Maximum aggregate sizes:
   (a) Footings: 1-1/2"
   (b) All other work: 3/4"
8. Where not specifically detailed, the minimum concrete cover on reinforcing steel shall be:
   (a) Permanently exposed to earth or weather
      i. Cast against earth: 3"
      ii. Cast against forms: 2"
   (b) Not exposed to earth or weather
      i. Slabs, walls, joists: 3/4"
      ii. Beams, girders, columns: 1-1/2"
9. The minimum lap splice length for all reinforcing steel shall be as noted in the typical details on sheet S-1.1. All lap splices to be staggered.
10. All reinforcing steel, anchor bolts, dowels, inserts, and any other hardware to be cast in concrete shall be well secured in position prior to foundation inspection. All hardware to be installed in accordance with respective manufacturer's specifications. Refer to architectural and structural plans for locations of embedded items.
11. Locations of all construction joints, other than specified on the structural plans, shall be approved by the Architect and Engineer prior to forming. Construction joints shall be thoroughly air and water cleaned and heavily roughened so as to expose coarse aggregates. All surfaces to receive fresh concrete shall be maintained continuously wet at least three (3) hours in advance of concrete placement. Unless specifically detailed or otherwise noted, construction and control joints shall be provided in all concrete slabs-on-grade. Joints shall be located such that the area does not exceed 400 sq. feet.
12. The Architect, Engineer and appropriate inspectors shall be notified in a timely manner for a reinforcement inspection prior to the placement of any concrete.
13. The Contractor shall obtain approval from the Architect and the Engineer prior to placing sleeves, pipes, ducts, chases, coring and opening on or through structural concrete beams, walls, floors, and roof slabs unless specifically detailed or noted on the plans. All piles or conduits passing through concrete members shall be sleeved with standard steel pipe sections.
14. The Contractor is responsible for design, installation, maintenance and removal of all formwork. Forms shall be properly constructed, sufficiently tight to prevent leakage, sufficiently strong, and braced to maintain their shape and alignment until no longer needed for concrete support. Joints in formwork shall be tightly fitted and blocked, and shall produce a finished concrete surface that is true and free from blemishes. Forms for exposed concrete shall be pre-approved by the Architect to ensure conformance with design intent.
15. Remove formwork in accordance with the following schedule:
   (a) Forms at slab edge: 1 day
   (b) Side forms at footings: 2 days
   (c) All other vertical surfaces: 7 days
   (d) Beams, columns, girders: 15 days
   (e) Elevated slabs: 28 days

   Engineer reserves the right to modify removal schedule above based on field observations, concrete conditions, and/or concrete test results.
16. Retaining walls shall not be backfilled until concrete has set a minimum of 14 days. Refer to structural plans for slab and/or framing installation sequencing.
17. All concrete (except slabs-on-grade 6" or less) shall be mechanically vibrated as it is placed. Vibrator to be operated by experienced personnel. The vibrator shall be used to consolidate the concrete. The vibrator shall not be used to convey concrete, nor shall it be placed on reinforcing and/or forms.
18. Concrete shall be maintained in a moist condition for a min. of five (5) days after placement.
19. Concrete shall not be permitted to free fall more than six (6) feet. For heights greater than six (6) feet, use tremie, pump or other method consistent with applicable standards.
20. When specified ultimate compressive strength is greater than 2500 psi, Contractor shall submit mix designs to Architect and Engineer for approval seven (7) days prior to placement. Mix designs shall be prepared by an approved testing laboratory. Sufficient data must be provided for all admixtures.
21. Refer to Architectural plans for locations of all dimensions, slab depressions, slopes, drains, curbs, and control joints.

REINFORCEMENT

1. Reinforcing steel shall be deformed, clean, free of rust, grease or any other material likely to impair concrete bond.
2. All bars shall conform to ASTM A615, Grade 60 minimum (UNO on structural plans). All weld wire fabric (WWF) shall conform to ASTM A185.
3. Reinforcing steel that is to be welded shall conform to ASTM A706. All welding of reinforcement shall be subject to special inspection.
4. Contractor shall take necessary steps (standard ties, anchorage devices, etc.) to secure all reinforcing steel in their true position and prevent displacement during concrete placement.
5. Fabrication, placement and installation of reinforcing steel shall conform to:
   (a) Concrete Reinforcing Steel Institute (CRSI) Manual of Standard Practice
   (b) the Governing Building Code.
6. Shop drawings for fabrication of reinforcing steel shall be approved by the Contractor and submitted to the Architect and Engineer for review and approval prior to fabrication. Shop drawings are not required for slabs-on-grade or foundations unless specifically noted on the structural plans.
7. Heating of reinforcing steel to aid in bending and shaping of bars is not permitted. All bends in reinforcing steel are to be made cold. All bend radii shall conform to CRSI Manual of Standard Practice.
8. Refer to Concrete and Masonry notes for specific minimum splice length and splice staggering requirements. Lap welded wire fabric (WWF) reinforcement two (2) modules minimum (UNO). All splices are to be staggered.

ROUGH CARPENTRY

1. Refer to latest edition of the Governing Building Code, Table 2304.10.1. for all minimum nailing requirements.
2. Refer to individual sections for applicable material specifications.
3. Fabricate, size, install, connect, fasten, bore, notch, and cut wood and plywood with joints true, tight, and well-nailed, screwed or bolted as required, all members to have solid bearing without being shimmed, unless noted otherwise. Set horizontal members subject to bending with the crown up. Install framing plumb, square, true and cut for full bearing. Splices are not permitted between bearings. Use full lengths unless otherwise specified.
4. Metal framing angles, anchor, clips, straps, ties, holdowns, etc. shall be mfg by Simpson Strong-Tie Co. No substitutions shall be permitted without prior approval of the Engineer.
5. All walls are to have continuous double 2x top plates spliced as followings unless specifically noted otherwise on the plans and details.
6. Wall Studs:
   (a) Unless specifically noted on the plan and details, use the following guidelines for wall framing:
      i. Use 2x4 studs at 16" oc for walls less than 9'-0" tall.
      ii. Walls 9'-0" to 16'-0" tall shall be constructed of 2x6 studs at 16" oc
      iii. Request specifically engineered wall details for walls greater than 16'-0" tall.
7. Blocking:
   (a) Provide min. one row of nominal 2" thick blocking of same width as stud, fitted snugly and and spiked into studs at mid-height of partitions or walls over 8' high.
   (b) All foundation cripple walls (or "pony walls") less than 14" in height shall be solid blocking.
   (c) Refer to shearwall section for additional blocking requirements.
8. Notching:
   (a) Is not permitted of any structural member without prior approval
   (b) In exterior and bearing walls, notches shall not exceed 25% of the stud depth.
   (c) Non-bearing partition walls, notches shall not exceed 40% of the stud depth.
   (d) Successive notches in the same member shall be spaced a min of 18" apart.
9. Boring:
   (a) Is not permitted of any structural member without prior approval
   (b) In exterior and bearing walls, holes shall not exceed 40% of the stud depth.
   (c) Non-bearing partition walls, may be drilled not greater than 60% of stud depth.
   (d) Successive holes in the same member shall be spaced a minimum of 18" apart.
10. Bearing:
   (a) Provide a min. of 1-1/2" of bearing for all 2x joists and hdrs 4x10 / 6x8 & smaller.
   (b) Provide a min. of 3" of bearing for all beams and hdrs 4x12 / 6x10 & larger, UNO on plans.
   (c) Members bearing on prefabricated hangers are to have full bearing and nailing per manufacturer's specifications.
11. Posts:
   (a) Posts inside walls shall bear on sill plates and shall be continuous between top and bottom plates, unless specifically noted otherwise.
   (b) Provide posts under all beams, girders or double joists equal to the width of the supported member.
   (c) Posts on upper levels are to be stacked on posts of equal size at levels below, unless a larger post is specified on the plans.
   (d) Vertically oriented blocking ("squash blocking") shall be used to fully transfer the post area through floors to foundation. Vertical blocking shall be equal to floor thickness plus 1/16".
   (e) Headers framing into continuous posts without trimmer studs shall be supported in Simpson HUC hangers unless noted otherwise on the plans.
   (f) Posts when isolated, shall be seated in Simpson post or column bases, unless noted otherwise on the plans
12. Roof Framing:
   (a) Provide wood joists, as specified, laid with the crown up and spaced as indicated.
   (b) Provide a minimum of 1-1/2" end bearing unless otherwise shown.
   (c) Provide full depth solid 2x blkg or cross-bridging between the joists at 8' oc max.
   (d) Provide at cricket framing required to achieve positive drainage per Arch.
   (e) Install plywood panels with the face grain across the framing and close joints and nail at each support. Fully nail with common nails per the plans.
   (f) Plywood panels shall not be less than 4' x 8' except at boundaries and changes in framing direction, where the minimum panel dimension shall be no less than 24", unless all edges of undersized panels are supported by and fastened to framing members or blocking.
   (g) Provide Simpson "PSCL" clips at all plywood joints perpendicular to framing. Provide clips midway between framing members at the unsupported edges of plywood when members are spaced at 24" oc or greater. If clips are not used, provide solid blocking for joints perpendicular to framing.
13. Floor Framing:
   (a) Provide wood joists, as specified, laid with the crown up and spaced as indicated.
   (b) Provide a minimum of 1-1/2" end bearing unless otherwise shown.
   (c) Provide full depth solid 2x blkg or cross-bridging between the joists at 8' oc max. For floors framed with I joists, refer to the mfg's spec's for blkg requirements.
   (d) Provide full depth solid 2x blocking between the joists under all walls and partitions where the wall or partition is perpendicular to the floor framing (including floors framed with I joists)
   (e) Install plywood sheathing with the face grain across supports, end supports staggered, and the edges of sheets centered over supports. If T&G plywood is used, blocking need not be provided at all plywood edges (UNO per plan). If T&G plywood is not used, blocking shall be provided at all plywood edges. Glue plywood to joists and fully nail with common nails per the plans.
   (f) Plywood panels shall not be less than 4' x 8' except at boundaries and changes in framing direction, where the minimum panel dimension shall be no less than 24", unless all edges of undersized panels are supported by and fastened to framing members or blocking.
14. Shear Walls:
   (a) Refer to plans for all shearwall locations, length type and nailing.
   (b) Refer to Shearwall Schedule on title sheet for additional information.
   (c) Shear wall lengths specified on plans are minimum required.
   (d) Shear walls to be nailed with common nails. All nails to have minimum 3/8" edge distance to panel or framing member.
   (e) Where 3x framing is required per the shear wall schedule, stagger edge nailing.
   (f) Oriented Strand Board (OSB) may be used in lieu of plywood.

TIMBER / LUMBER

1. All structural lumber shall be Douglas Fir-Larch, S4S and shall conform to the Governing Building Code, section 2303.1.1.
2. The minimum lumber grade of each member shall be as follows (unless specifically noted otherwise on plans and details) :
   (a) 2x studs, blocking, plates:Stud
   (b) 2x joists #2 or better
   (c) 4x4, 4x6, or 6x6 beams or posts #2 or better
   (d) 4x8, 6x8, or larger beams or posts #1 or better

   It is recommended (but not required) that all exposed members be Select Structural or better and free of heart center due to visual characteristics.
3. All lumber in contact with concrete or masonry shall be pressure treated Douglas Fir. Whenever it is necessary to cut, notch, bore or splice pressure treated material, all newly cut surfaces shall be thoroughly painted with the same preservative.
4. Maximum moisture content for all structural members shall not exceed 19%.
5. All plywood sheathing shall be CDX grade (or better) Douglas Fir with exterior glue. All sheathing shall conform to the Governing Building Code and grade-marked by the American Plywood Association (APA). Panel index to be 40/20 for floors and 24/0 for roofs unless specifically noted otherwise on the plans and details.

ENGINEERED LUMBER

1. Glu-laminated Beams (GLB):
   (a) shall have the following properties:

Use	EWS Combination Symbol	Species / Grade	Flexural Stress, Fb (psi)	Modulus of Elasticity, E (ksi)	Horiz. Shear Stress, Fv (psi)	Compression Fc para. (psi)	Compression Fc perp. (psi)
Simple Span Bm.	24F-V4	DF	+2,400/-1,850	1,800	265	1,650	650
Continuous or Cantilever Bm.	24F-V8	DF	+/- 2,400	1,800	265	1,650	650
Columns	2	DF / L2	+/- 1,800	1,600	265	1,650	650

   (b) shall not be notched, cut or drilled without prior approval from the Engineer
   (c) shall have exterior glue and weather-treatment prior to installation
   (d) shall be fabricated by an approved manufacturer & in accordance with ANSI A 190.1
   (e) shall have factory standard camber of 3,500-5,000 ft on beams UNO per Plan
2. Laminated Veneer Lumber (LVL) :
   (a) shall be 1-3/4" minimum thickness with the following minimum properties:
      i. E = 2000 ksi
      ii. Fb = 2600 psi
      iii. Fv = 285 psi
      iv. Fc (parallel) = 2500 psi
      v. Fc (perp.) = 750 psi
      vi. Ft (parallel) = 1500 psi
      vii. Specific Gravity = 0.50
   (b) shall be fabricated by an approved manufacturer
   (c) shall bear a minimum of 3-1/2" on specified supports. Provide full depth solid blocking at all bearing points
   (d) shall be nailed in accordance with mfg's specifications. Unless otherwise approved, nailing into the top edge shall not be spaced any closer than:
      i. 16d @ 6" oc, 10d @ 4" oc, and 8d @ 3" oc
      ii. When nailing must be reduced, stagger rows a minimum of 1/2" apart while maintaining proper edge distances.
   (e) shall be, when comprised of multiple members, connected with 16d nail, 1/2" bolts or 1/4" lag screws in accordance with manufacturer's specifications.
   (f) shall not be cut, notched or drilled without specific written approval of the EOR.
3. Laminated Strand Lumber (LSL) :
   (a) shall be 1-1/4" minimum thickness with the following minimum properties:
      i. E = 1550 ksi
      ii. Fb = 2325 psi
      iii. Fv = 310 psi
      iv. Fc (parallel) = 2500 psi
      v. Fc (perp.) = 800 psi
      vi. Ft (parallel) = 1070 psi
      vii. Specific Gravity = 0.50
   (b) shall be fabricated by an approved manufacturer
   (c) shall bear a minimum of 3-1/2" on specified supports. Provide full depth solid blocking at all bearing points
   (d) shall be nailed in accordance with mfg's specifications. Unless otherwise approved, nailing into the top edge shall not be spaced any closer than:
      i. 16d @ 6" oc, 10d @ 4" oc, and 8d @ 3" oc
      ii. When nailing must be reduced, stagger rows a minimum of 1/2" apart while maintaining proper edge distances.
   (e) shall be, when comprised of multiple members, connected with 16d nail, 1/2" bolts or 1/4" lag screws in accordance with manufacturer's specifications.
   (f) shall not be cut, notched or drilled without specific written approval of the EOR.
4. Parallel Strand Lumber (PSL) :
   (a) shall be 2-1/2" minimum thickness with the following minimum properties:
      i. E = 2200 ksi
      ii. Fb = 2900 psi
      iii. Fv = 290 psi
      iv. Fc (parallel) = 2900 psi
      v. Fc (perp.) = 750 psi
      vi. Ft (parallel) = 2025 psi
      vii. Specific Gravity = 0.50
   (b) shall be fabricated by an approved manufacturer
   (c) shall bear a minimum of 3-1/2" on specified supports. Provide full depth solid blocking at all bearing points
   (d) shall be nailed in accordance with manufacturer's specifications. Unless otherwise approved, nailing shall not be spaced any closer than:
      i. Narrow face: 16d @ 6" oc, 10d @ 4" oc, and 8d @ 3" oc
      ii. Wide Face: 16d @ 8" oc, and 10d & 8d @ 6" oc
      iii. When nailing must be reduced, stagger rows a minimum of 1/2" apart while maintaining proper edge distances
   (e) shall not be cut, notched or drilled without specific written approval of the EOR.
5. Plywood I Joists:
   (a) type and manufacturer shall be clearly noted on the plans. Substitutions shall not be permitted without prior approval of the Engineer.
   (b) shall be installed in accordance with applicable code approvals and mfg's spec's.
   (c) shall bear a minimum of 1-3/4" at all end supports, and 3-1/2" at intermediate supports. Provide full depth solid blocking at all bearing points.
   (d) shall be installed with intermediate blocking or bridging as specified by the Mfr. Only omit intermediate blocking when specifically allowed by the Mfr.
   (e) shall not be cut, notched or drilled without specific written approval of the EOR.

FASTENERS

1. Nails:
   (a) shall be with "common" nails unless noted otherwise.
   (b) shall not be driven closer than 1/2 their length nor closer than 1/4 of their length to the edge or end of a member, except for sheathing.
   (c) shall be installed in pre-drilled lead holes if necessary to avoid splitting.
   (d) shall be hot-dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper when in contact with preservative-treated wood.
      i. When used in exterior applications, nails shall have coating types and weights in accordance with the treated wood or bolt manufacturer's Recs. A Min. of ASTM A653, type G185 zinc-coated galvanized steel (or equiv.) shall be used.
      ii. When used in an interior, dry environment in SBX/DOT or zinc borate preservative-treated wood, plain carbon nails shall be permitted.
   (e) All nailing shall conform to the Governing Building Code, Table 2304.10.1.
2. Lag screws:
   (a) shall be installed into pre-drilled lead holes. Lubricant (or soap) shall be used to facilitate installation and prevent damage to the screws.
   (b) shall be hot-dipped zinc-coated galvanized steel or stainless steel when in contact with preservative-treated wood.
      i. When used in exterior applications, bolts shall have coating types and weights in accordance with the treated wood or bolt manufacturer's rec's. A minimum of ASTM A653, type G185 zinc-coated galvanized steel (or equal) shall be used.
      ii. When used in dry interior environments in SBX/DOT or zinc borate preservative-treated wood, plain carbon screws, nuts, and washers shall be permitted.
3. Bolts:
   (a) shall conform to ASTM A307, UNO specifically on plans and details.
   (b) shall be installed in pre-drilled holes a max of 1/16" larger than the specified bolt dia.
   (c) when installed against wood surfaces, shall have standard washers under the heads and nuts.
   (d) shall be hot-dipped zinc-coated galvanized steel or stainless steel when in contact with preservative-treated wood.
      i. When used in exterior applications, bolts shall have coating types and weights in accordance with the treated wood or bolt manufacturer's rec's. A minimum of ASTM A653, type G185 zinc-coated galvanized steel (or equal) shall be used.
      ii. When used in dry interior environments in SBX/DOT or zinc borate preservative-treated wood, plain carbon screws, nuts, and washers shall be permitted.
4. Anchor Bolts:
   (a) shall be installed at all exterior walls and all interior shear and/or bearing walls.
   (b) shall be 5/8" diameter with 3x3x0.229" steel plate washers at shearwalls.
   (c) shall be 5/8" diameter with 2x2x3/16" steel plate washers at non-shearwalls.
   (d) shall have 7" minimum embedment. (Contractor to coordinate length of bolts with sill plate thicknesses).
   (e) shall conform to ASTM F1554, Grade 36.
   (f) shall be hot-dipped zinc-coated galvanized steel or stainless steel when in contact with preservative-treated wood.
      i. When used in exterior applications, bolts shall have coating types and weights in accordance with the treated wood or bolt manufacturer's rec's. A minimum of ASTM A653, type G185 zinc-coated galvanized steel (or equal) shall be used.
      ii. When used in dry interior environments in SBX/DOT or zinc borate preservative-treated wood, plain carbon screws, nuts, and washers shall be permitted.
   (g) shall not be spaced greater than 72" oc Refer to shearwall schedule for specific anchor bolt spacing requirements.
   (h) shall be placed a maximum of 12" from wall corners, wall ends, and sill plate splices (but not less than 7 dia.) , and a min. of two bolts per piece of sill plate is required.
   (i) shall be secured in place prior to foundation inspection.
5. Powder Actuated Shot Pins:
   (a) shall be installed at all interior non-bearing, non-shearwalls.
   (b) shall be 0.145x3" with 1.5" diameter steel washers.
   (c) shall not be spaced greater than 32" o.c.

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Voluntario Apartments
210 S. Voluntario St.
Santa Barbara, CA

Revision:

Proj. Engr.:	Phone Ext.:
Proj. Mngr.: P. Belmont	Phone Ext.: 158
Date: 01 Mar. 2022	Scale: NTS
A&V Job No.: 22094	

STRUCTURAL SPECIFICATIONS & SPECIAL INSPECTIONS

S-1.2

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.

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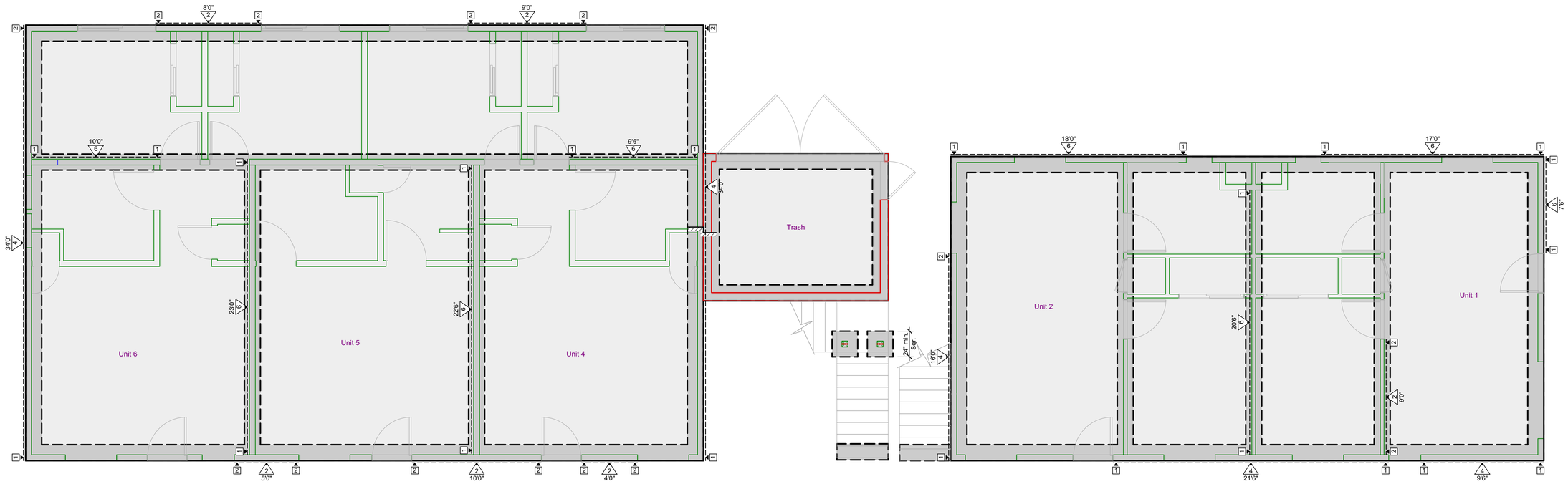

GENERAL FOUNDATION NOTES

Please see Soils Report for additional specifications and recommendations. It is the contractor's responsibility to obtain a copy of the soils report from the owner or owners representative.

Prior to the contractor requesting a Building Department foundation inspection, the Soils Engineer shall advise the building inspector in writing that:

a) Building pad was prepared in accordance with soils report

b) Utility trenches have been properly backfilled and compacted, and

c) Foundation excavations, the soil's expansive characteristics and bearing capacity conform to the soils report.

See General Notes & Specifications for additional requirements and material specifications.

All dimensions per Architectural plans

Contractor to VERIFY all dimensions w/ Architectural plans PRIOR to commencement of construction.

Foundation per Details

15" Wide x 18" Embedment into Compacted Fill w/ (2) #4 Top & Bot. (UNO)

4" Slab-on-Grade w/ #4 @ 18" oc, per Details

Pad Foundation, Size per Plan w/ #5 @ 12" oc EW, (3) Min.

Denotes Step in Slab-on-Grade Step Ht. & Extent per Arch.

Wood Framed Wall Above (See S-2.2)

Concrete Wall Above (See S-2.2)

SHEARWALL SCHEDULE

DESCRIPTION					NAILING[1]		TRANSFERS[2]					
NO.	MATERIALS	DBL. SIDED	SILL PLATE	PANEL B'DRY	SIZE	SPC'G	5/8"Ø[3] AB	SDS[4] Screw	SDWS[5] Screw	A35, LTP4[6,7,8] or LTP5	RBC	16d[9]
6	15/32" CDX Plywood	N	2x	2x	10d	6"	48"	10"	13"	17"	13"	5"
4	15/32" CDX Plywood	N	2x	3x	10d	4"	38"	7"	9"	12"	9"	3"
3	15/32" CDX Plywood	N	2x	3x	10d	3"	29"	6"[10]	7"[10]	9"	7"	-
2	15/32" CDX Plywood	N	2x	3x	10d	2"	23"	4"[10]	5"[10]	7"	5"	-
44	15/32" CDX Plywood	Y	3x	3x	10d	4"	24"	4"[10]	4"[10]	6"	-	-
33	15/32" CDX Plywood	Y	3x	3x	10d	3"	18"	3"[10,11]	3"[10,11]	5"	-	-
22	15/32" CDX Plywood	Y	3x	3x	10d	2"	14"	2"[10,11]	2"[10,11]	4"	-	-

FOOTNOTES:

1. All nails to be COMMONS. **DO NOT** use box type nails. All "field" nailing to be 12"oc, UNO. Penetration shall be 1-1/2" Min. in framing.
2. All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6" oc, stagger clips on each side of wall.
3. All shear walls to have 5/8" anchor bolts, embeded 7" into concrete foundations, with 3"x3"x0.229" thick plate washers, minimum. Washers may be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. At walls sheathed on 2 sides, plate washers shall be alternated to each side of plate. [Governing Bulding Code, Section 2308.3.2] [AF&PA SDPWS 4.3.6.4.3]
4. Simpson SDS 1/4"x5" Screws through 2x sill, or SDS 1/4"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ESR 2236]
5. Simpson SDWS 0.22"x5" Screws through 2x sill, or SDWS 0.22"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ES AC233]
6. See details for permitted transfer clip types and locations.
7. Orient LTP4 and LTP5 clips such that the long dimension is horizontal.
8. Where LTP4 clips are installed over shear wall sheathing, fasten with full length 8d common nails.
9. 16d common nails through the sill plate to rim member or blocking.
10. Install screws into 3-1/2" wide continuous member, staggered 1-1/2" apart.
11. Install screws into Gluams or solid sawn member. LSL, LVL, or PSL members are NOT acceptable, UNO.

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Revision:

Proj. Engr.: Phone Ext.:

Proj. Mngr.: P. Belmont Phone Ext.: 158

Date: 01 Mar. 2022 Scale: 1/4"=1'-0"

A&V Job No.: 22094

FOUNDATION PLAN

S-2.1

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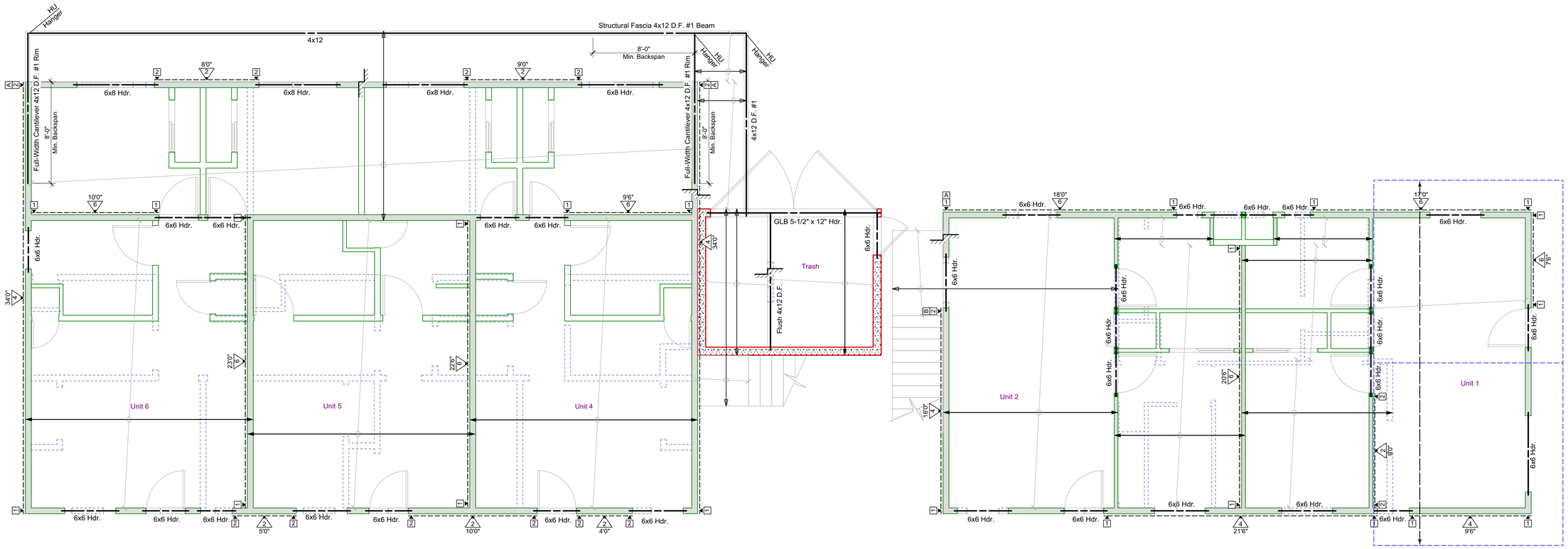

TRUSS DRAWINGS
Manufactured truss (i.e. prefabricated truss) drawings are required. Truss drawings must be received by the Architect (or designer) in time to ensure adequate coordination with Structural Engineer. Refer to the Material Specifications for additional requirements. Truss drawings shall include (but are not limited to) the following:

1. All connections related to trusses (i.e. truss to truss, conventional framing to truss, truss to top plate, etc.
2. All related bracing for trusses.
3. Any camber needed to minimize excessive deflection.
4. Adequate design to prevent any lateral movement.
5. Adequate design to sustain any vertical load.
6. The builder agrees to hold the Architect (or Designer) & the Engineer harmless for omissions due to delayed receipt of truss drawings.

All truss engineering, drawings, truss types, and detailed shop drawings shall be approved by the project engineer prior to the installation of the trusses.

WALL SCHEDULE

Stud wall locations per Architecturals.

Non-Struc. Wood-Framed Wall, Thk. per Arch.

2x4, 2x6 D.F. Stud @ 16" oc, Min.

Struc. Wood-Framed Wall, Thk. per Arch.

2x4, 2x6 D.F. Stud @ 16" oc, Min.

Concrete Wall per Plan & Details

All Walls to have Continuous Double Top Plates, All Splices to be per Detail **7/S-1.1**

Walls above

(shown for clarity)

GENERAL FRAMING NOTES

Beams (per Call-out)

All Lumber 4x6, 6x6 and Smaller to be DF #2 UNO
All Lumber 4x8, 6x8 and Larger to be DF #1 UNO

All Beams to Bear on Plates w/ Indicated Post or Doubler Below UNO

All Hangers Shall be Installed w/ Max. Nailing per Mfr. & Sized for Full Width & Depth of Supported Members, UNO

Floor sheathing to be 3/4" plywood or OSB, T & G, PI 40/20, glued and nailed w/ 10d commons at 6", 6", 12"

Provide wall length continuous full depth solid blocking (where floor joists perpendicular) or double floor joist (where joists parallel) for all walls above.

(N) Floor Joists -- 11-7/8" TJI 230 @ 16" o.c.
in Simpson ITS Hangers, Typ. (UNO)

(N) Deck Joists -- 4x12 D.F. #1@ 16" o.c.
in Simpson U Hangers. (UNO)

Pre-Fabricated Roof Trusses (by Others) @ 24" oc
All Truss to Truss Hangers per Mfr., Typ. (UNO)

Waterproofing, flashing, & finish details per Architecturals.

See General Notes & Specifications for additional requirements and material specifications.

All dimensions per Architectural plans

Contractor to VERIFY all dimensions w/ Architectural plans PRIOR to commencement of construction.

SHEARWALL SCHEDULE

DESCRIPTION					NAILING[1]		TRANSFERS[2]					
NO.	MATERIALS	DBL. SIDED	SILL PLATE	PANEL B'DRY	SIZE	SPC'G	5/8"Ø[3] AB	SDS[4] Screw	SDWS[5] Screw	A35, LTP4[6,7,8] or LTP5	RBC	16d[9]
6	15/32" CDX Plywood	N	2x	2x	10d	6"	48"	10"	13"	17"	13"	5"
4	15/32" CDX Plywood	N	2x	3x	10d	4"	38"	7"	9"	12"	9"	3"
3	15/32" CDX Plywood	N	2x	3x	10d	3"	29"	6"[10]	7"[10]	9"	7"	-
2	15/32" CDX Plywood	N	2x	3x	10d	2"	23"	4"[10]	5"[10]	7"	5"	-
4A	15/32" CDX Plywood	Y	3x	3x	10d	4"	24"	4"[10]	4"[10]	6"	-	-
3A	15/32" CDX Plywood	Y	3x	3x	10d	3"	18"	3"[10,11]	3"[10,11]	5"	-	-
2A	15/32" CDX Plywood	Y	3x	3x	10d	2"	14"	2"[10,11]	2"[10,11]	4"	-	-

FOOTNOTES:

1. All nails to be COMMONS. **DO NOT** use box type nails. All "field" nailing to be 12"oc, UNO. Penetration shall be 1-1/2" Min. in framing.
2. All transfers to be installed into min. 1-1/2" thick members, UNO. Where clips are spaced less than 6" oc, stagger clips on each side of wall.
3. All shear walls to have 5/8" anchor bolts, embeded 7" into concrete foundations, with 3"x3"x0.229" thick plate washers, minimum. Washers may be slotted (slot length not to exceed 1-3/4") w/ standard cut washer placed between nut and plate washer. Washers shall extend within 1/2" of the edge of the bottom plate on the sheathed side. At walls sheathed on 2 sides, plate washers shall be alternated to each side of plate. [Governing Bulding Code, Section 2308.3.2] [AF&PA SDPWS 4.3.6.4.3]
4. Simpson SDS 1/4"x5" Screws through 2x sill, or SDS 1/4"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ESR 2236]
5. Simpson SDWS 0.22"x5" Screws through 2x sill, or SDWS 0.22"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ES AC233]
6. See details for permitted transfer clip types and locations.
7. Orient LTP4 and LTP5 clips such that the long dimension is horizontal.
8. Where LTP4 clips are installed over shear wall sheathing, fasten with full length 8d common nails.
9. 16d common nails through the sill plate to rim member or blocking.
10. Install screws into 3-1/2" wide continuous member, staggered 1-1/2" apart.
11. Install screws into Glulams or solid sawn member. LSL, LVL, or PSL members are NOT acceptable, UNO.

Ashley&Vance ENGINEERING, INC.
210 East Cota Street
Santa Barbara, CA 93101
(805) 962-9966
www.ashleyvance.com
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Voluntario Apartments

210 S. Voluntario St.
Santa Barbara, CA

Revision:

Proj. Engr.: Phone Ext.:
Proj. Mngr.: P. Belmont Phone Ext.: 158
Date: 01 Mar. 2022 Scale: 1/4"=1'-0"
A&V Job No.: 22094

FLOOR FRAMING PLAN

S-2.2

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.

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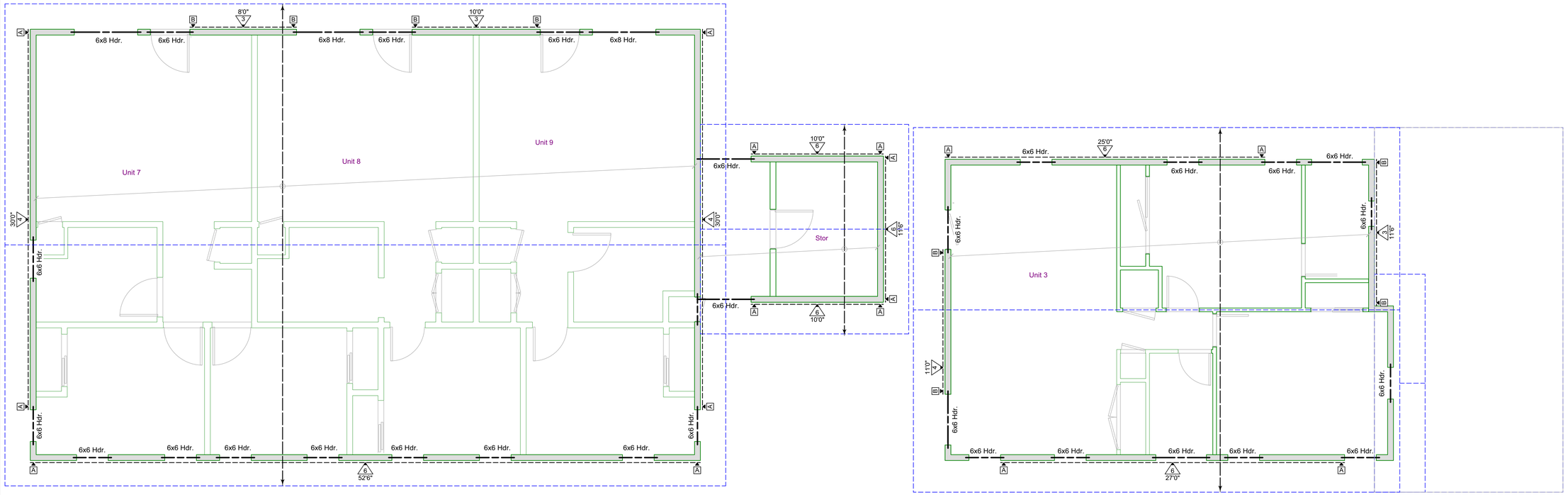

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GENERAL FRAMING NOTES

Beams (per Call-out)

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All Lumber 4x8, 6x8 and Larger to be DF #1 UNO

All Beams to Bear on Plates w/ Indicated Post or Doubler Below UNO

All Hangers Shall be Installed w/ Max. Nailing per Mfr. & Sized for Full Width & Depth of Supported Members, UNO

Roof sheathing to be 1/2" plywood or OSB, PI 24/0, nailed w/ 10d commons at 6", 6", 12"

Pre-Fabricated Roof Trusses (by Others) @ 24" oc
All Truss to Truss Hangers per Mfr., Typ. (UNO)

Waterproofing, flashing, & finish details per Architecturals.

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SHEARWALL SCHEDULE

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3	15/32" CDX Plywood	N	2x	3x	10d	3"	29"	6"[10]	7"[10]	9"	7"	-
2	15/32" CDX Plywood	N	2x	3x	10d	2"	23"	4"[10]	5"[10]	7"	5"	-
44	15/32" CDX Plywood	Y	3x	3x	10d	4"	24"	4"[10]	4"[10]	6"	-	-
33	15/32" CDX Plywood	Y	3x	3x	10d	3"	18"	3"[10,11]	3"[10,11]	5"	-	-
22	15/32" CDX Plywood	Y	3x	3x	10d	2"	14"	2"[10,11]	2"[10,11]	4"	-	-

FOOTNOTES:

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5. Simpson SDWS 0.22"x5" Screws through 2x sill, or SDWS 0.22"x8" Screws through 3x sill or double plates. Install into minimum 1-3/4" thick members (rim and/or blocking). [ICC ES AC233]
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Voluntario Apartments

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Santa Barbara, CA

Revision:

Proj. Engr.: Phone Ext.:
Proj. Mngr.: P. Belmont Phone Ext.: 158
Date: 01 Mar. 2022 Scale: 1/4"=1'-0"
A&V Job No.: 22094

ROOF FRAMING PLAN

S-2.3

DO NOT SCALE THESE DRAWINGS. Refer to Architectural plans for all dimensions.

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MECHANICAL SPECIFICATIONS

ALL MATERIALS AND INSTALLATION SHALL COMPLY WITH THE LATEST EDITIONS OF ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES. IN CASE OF CONFLICT BETWEEN THE REFERENCED CODES AND ORDINANCES, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.

VERIFY ALL SECTIONS AND ELEVATIONS PRIOR TO DUCTWORK FABRICATIONS.

DRAWINGS SHOW PIPE AND DUCTWORK DIAGRAMMATICALLY.

COORDINATED FIELD DETAILS WITH OTHER TRADES TO AVOID CONSTRUCTION DELAYS AND MAINTAIN REQUIRED CLEARANCES.

VARY RUN AND SHAPE OF DUCTWORK, AND MAKE OFFSETS DURING PROGRESS OF WORK AS REQUIRED TO MEET STRUCTURAL AND OTHER INTERFERENCES AS APPROVED BY ARCHITECT.

PAY ALL COSTS OF DESIGN AND INSTALLATION FOR CHANGES RESULTING FROM SUBSTITUTION OF ALTERNATE PRODUCTS. ACCEPTANCE OF ALTERNATE PRODUCTS BY THE ARCHITECT DOES NOT CHANGE THIS REQUIREMENT.

COORDINATE ALL AIR OUTLETS WITH REFLECTED CEILING PLAN.

COORDINATE ACCESS TO ALL DAMPERS, VALVES, AND EQUIPMENT.

DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED SHEET METAL UNLESS OTHERWISE SPECIFIED. METAL GAUGES AND CONSTRUCTION: PER SMACNA STANDARDS AND UMC. ALL DUCT SIZES ARE INSIDE CLEAR DIMENSIONS.

FABRICATE DUCTWORK IN A WORKMANLIKE MANNER WITH AIRTIGHT JOINTS, PRESENTING SMOOTH SURFACES ON INSIDE, NEATLY FINISHED ON OUTSIDE; CHANGES IN DIRECTION SHALL BE MADE WITH LONG RADIUS ELBOWS (R=1-1/2 DIA) OR MITERED ELBOWS WITH TURNING VANES. MAKE INTERNAL ENDS OF SLIP JOINTS IN DIRECTION OF AIR FLOW.

CONSTRUCT, BRACE, AND SUPPORT DUCTS AND AIR PLENUMS TO PREVENT SAGGING AND TO MINIMIZE VIBRATION PER SMACNA STANDARDS.

INSTALL EQUIVALENT SIZE RECTANGULAR DUCT WHERE PREFERRED OR WHERE SPACE IS LIMITED AND IN CONCEALED AREAS ONLY.

FLEXIBLE DUCT MAY BE USED AT RUNOUT TO AIR TERMINALS IN CONCEALED AREAS (MAXIMUM 5 FEET LENGTH WITHOUT ANY TURNS OR ELBOWS).

INSTALL MANUAL VOLUME DAMPER AT EACH DIFFUSER BRANCH AND AS INDICATED ON DRAWINGS AND AS FAR FROM THE DIFFUSER AS POSSIBLE. CONSTRUCT DAMPERS OF SAME MATERIAL AS DUCT, ONE GAUGE HEAVIER, REINFORCED TO PREVENT NOISE. INSTALL IN ACCESSIBLE LOCATION WITH LOCKING DEVICE AND INDICATING QUADRANT.

EXCEPT AS OTHERWISE NOTED ON DRAWINGS, ALL CONCEALED SUPPLY AND RETURN DUCTWORK SHALL BE INSULATED WITH 1-1/2" FIBERGLASS BLANKET INSULATION WITH FOIL JACKET. CONDUCTIVITY SHALL BE 0.29 BTU-IN/HR AT 75 DEG. F. FLAME/FUEL/SMOKE MAXIMUM OF 25/50/50. INSTALL PER SMACNA GUIDELINES.

ALL SUPPLY, RETURN, AND EXHAUST TERMINALS SHALL HAVE INTEGRAL VOLUME CONTROL UNLESS OTHERWISE INDICATED.

INSTALL MANUAL VOLUME DAMPER AT EACH DIFFUSER BRANCH AND AS INDICATED ON DRAWINGS AS FAR FROM THE TERMINAL AS POSSIBLE.

SMOKE DETECTORS SHALL BE UL LISTED PHOTOELECTRIC TYPE TO SHUT OFF FAN BLOWER MOTOR AND CORRIDOR SMOKE/FIRE DAMPERS IN THE EVENT OF SMOKE DETECTION.

ALL LOW VOLTAGE WIRING SHALL BE ENCLOSED IN CONDUIT.

SUBMIT SHOP DRAWINGS AND BROCHURES OF THE FOLLOWING TO ARCHITECT. PROVIDE SIX COPIES OF:

A. MECHANICAL EQUIPMENT
B. DUCTING
C. INSULATION

PROVIDE ANY ADDITIONAL DAMPERS REQUIRED FOR CORRECT BALANCE, AT NO ADDITIONAL COST TO THE OWNER.

BALANCE SYSTEM TO WITHIN +/- 5% OF THE AIR QUANTITIES SHOWN. SUBMIT AIR BALANCE REPORT BY NEBB CERTIFIED TECHNICIAN TO ARCHITECT.

VISIBLE INTERIOR PORTIONS OF DUCTWORK AND AIR TERMINALS SHALL BE PAINTED FLAT BLACK.

SEAL DUCTWORK JOINTS WITH AIRTIGHT MASTIC.

MECHANICAL EQUIPMENT SCHEDULE

WF 1 (SEE DWGS FOR EXACT QUANITIES)	GAS FIRED WALL FURNACE, "WILLIAMS" MODEL 2509822 MONTEREY PLUS. 25 MBH INPUT, 19.2 MBH OUTPUT, 71% AFUE. OP WT = 83 LBS. INCLUDE THERMOSTAT AND OVAL VENT STARTER KIT.
WF 2 (SEE DWGS FOR EXACT QUANITIES)	GAS FIRED WALL FURNACE, "WILLIAMS" MODEL 3509822 MONTEREY PLUS. 35 MBH INPUT, 25 MBH OUTPUT, 70% AFUE. OP WT = 83 LBS. INCLUDE THERMOSTAT AND OVAL VENT STARTER KIT.
WF 3 (SEE DWGS FOR EXACT QUANITIES)	GAS FIRED DIRECT VENT WALL FURNACE, "WILLIAMS" MODEL 2203822. 22 MBH INPUT, 16.4 MBH OUTPUT, 67% AFUE. OP WT = 98 LBS. INCLUDE THERMOSTAT, VENT AND CAP.
WF 4 (SEE DWGS FOR EXACT QUANITIES)	GAS FIRED DIRECT VENT WALL FURNACE, "WILLIAMS" MODEL 3003822. 30 MBH INPUT, 21 MBH OUTPUT, 66% AFUE. OP WT = 100 LBS. INCLUDE THERMOSTAT, VENT AND CAP.
EF 1 (SEE DWGS FOR EXACT QUANITIES)	CEILING EXHAUST FAN, "PANASONIC" MODEL FV-08VQC5 (ENERGY STAR COMPLIANT AND DUCTED TO OUTSIDE), 60 CFM AT 0.25" SP, 120 VOLT, 1 PHASE, 60 HZ, 15.8 WATTS, .3 SONES. COMPLETE WITH BACKDRAFT DAMPER. CONTROL BATHROOM EXHAUST FAN WITH SWITCH NEXT TO LIGHT SWITCH, LABEL "FAN SHALL RUN WHENEVER HOME IS OCCUPIED".. COORDINATE WITH ELECTRICAL CONTRACTOR. OP WT = 17 LBS. ROUTE 6"ø OR EQUAL DUCT SIZE TO EXTERIOR.
BF 1	INLINE BOOSTER FAN, "FANTECH" MODEL DBF 4XLT-705, 150 CFM AT 0.2" SP, 120 VOLT, 1 PHASE, 60 HZ, 83 WATTS. COMPLETE WITH PRESSURE SWITCH. CONTROL EXHAUST FAN WITH PRESSURE SWITCH. 10 LBS.

LEGEND

SYMBOL	ABREV	DESCRIPTION
	POC	POINT OF CONNECTION
		SUPPLY DUCT SECTION
		RETURN DUCT SECTION
		EXHAUST DUCT SECTION
		SQUARE SUPPLY DIFFUSER
		SQUARE RETURN REGISTER
		SQUARE EXHAUST REGISTER
OR		FLEXIBLE DUCT
		MANUAL VOLUME DAMPER
T		ROOM THERMOSTAT

GENERAL NOTES

1. THE CALIFORNIA RESIDENTIAL ENERGY STANDARDS HAVE BEEN REVIEWED AND THE DESIGN DRAWINGS COMPLY SUBSTANTIALLY WITH THESE STANDARDS.
2. VERIFY EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BID.

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REVISIONS:

NO.	DATE:	DESCRIPTION:
1		

MOON ENGINEERING, INC.
Consulting Mechanical Engineers
1304 E. Main St, Ste F
Ventura California 93001
(805) 653-5215

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY R. MOON
No. 22282
Exp. 12-31-23
MECHANICAL
STATE OF CALIFORNIA

CONSULTANT:

PROJECT TITLE:

NEW APARTMENTS FOR·

VOLUNTARIO APARTMENTS

210 S. VOLUNTARIO
SANTA BARBARA 93103

PROJECT NUMBER:

22010-00

SHEET TITLE:

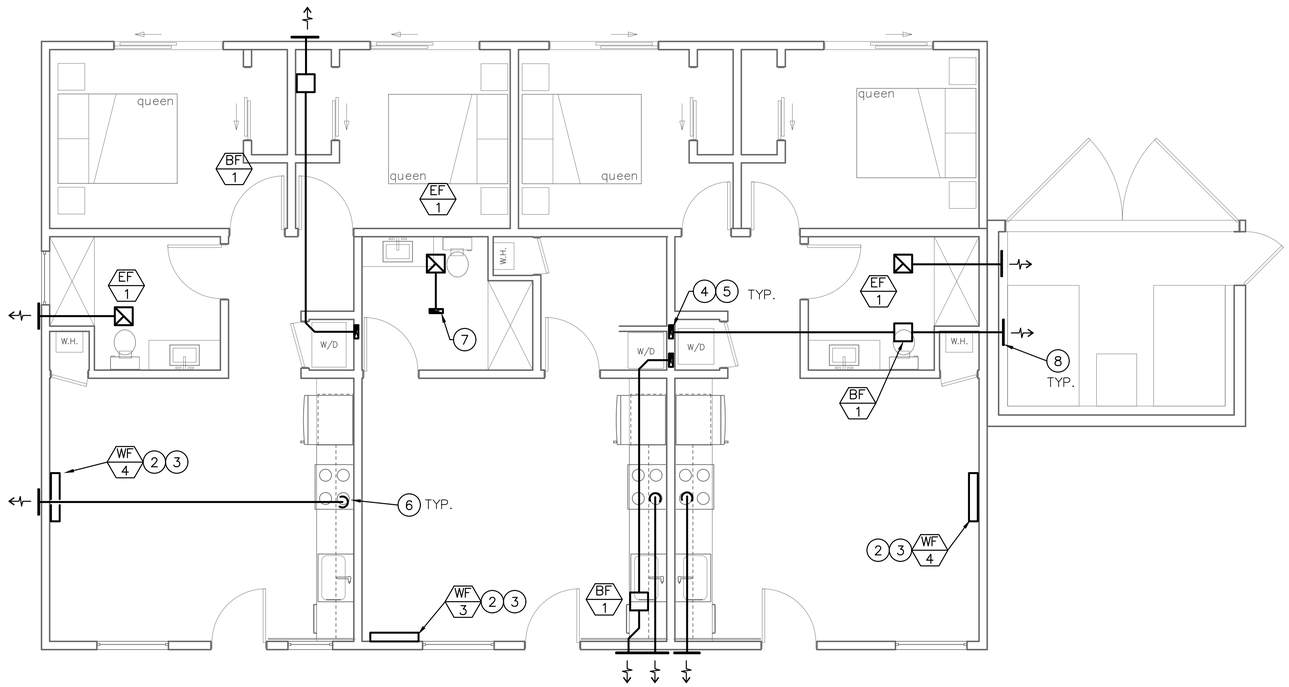
LEGEND, SCHEDULES, AND NOTES

SHEET NUMBER:

M1

DATE:

18 FEB 2022



BLDG B - FIRST FLOOR PLAN

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

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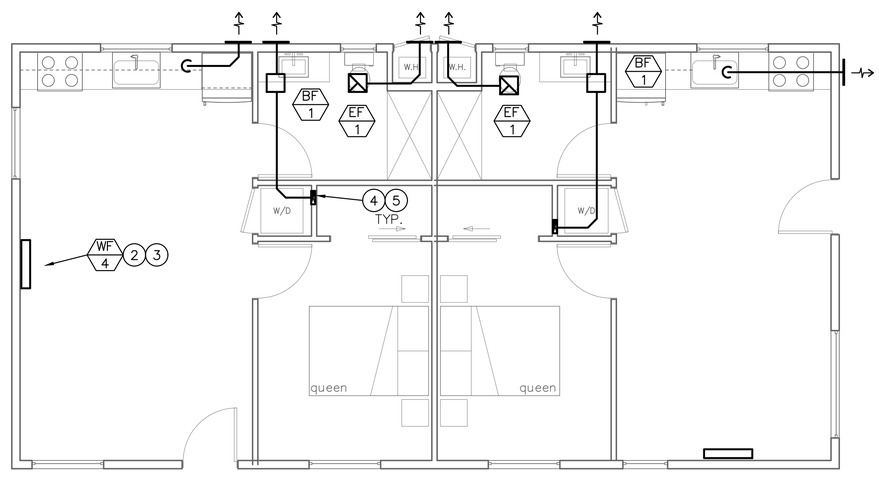

BLDG A - FIRST FLOOR PLAN

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

0 5 10

REFERENCE NOTES

1. 6"ø EXHAUST AIR DUCT UP THROUGH THE ROOF, FLASH AND SEAL WEATHER TIGHT.
2. INSTALL WALL FURNACE PER MANUFACTURERS RECOMMENDATIONS.
3. ROUTE 4" OVAL TYPE 'B' VENT UP THROUGH THE ROOF, FLASH AND SEAL WEATHER TIGHT.
4. 6" X 3" SHEET METAL DRYER VENT UP.
5. DRYER VENT SHALL BE SHEET METAL WITH A SMOOTH INTERIOR SURFACE AND NO SHEET METAL SCREWS OR POP RIVETS. SEAL WITH U.L. LISTED TAPE.
6. 7"ø EXHAUST AIR DUCT UP FROM KITCHEN HOOD.
7. 10" X 3-1/2" EXHAUST AIR DUCT UP IN BETWEEN STUDS.
8. TERMINATE DRYER VENT WITH SHEET METAL EYE BROW WITH BUILT IN BACK DRAFT DAMPER.

GENERAL NOTES

A. EXHAUST AIR SHALL TERMINATE A MINIMUM OF 3' AWAY FROM THE PROPERTY LINE, DOORS AND OPERABLE WINDOWS.

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CONSULTANT:

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NEW APARTMENTS FOR:

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210 S. VOLUNTARIO
SANTA BARBARA 93103

PROJECT NUMBER:

22010-00

SHEET TITLE:

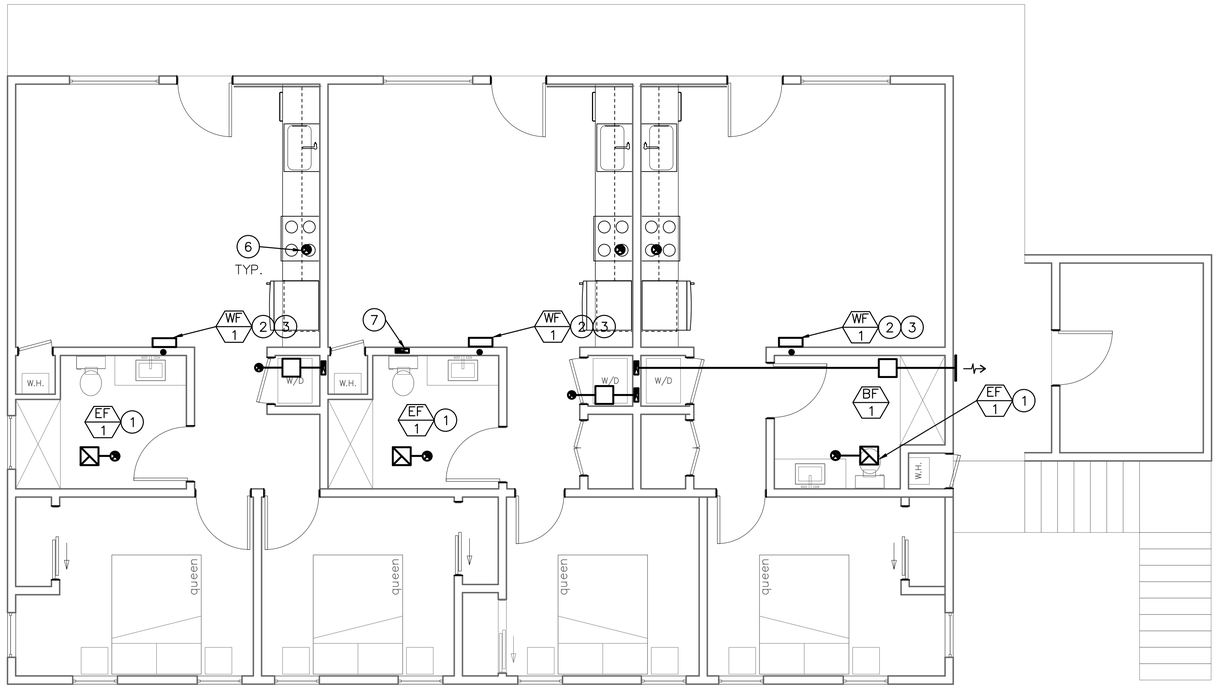
FIRST FLOOR PLANS

SHEET NUMBER:

M2

DATE:

18 FEB 2022



BLDG B - SECOND FLOOR PLAN

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

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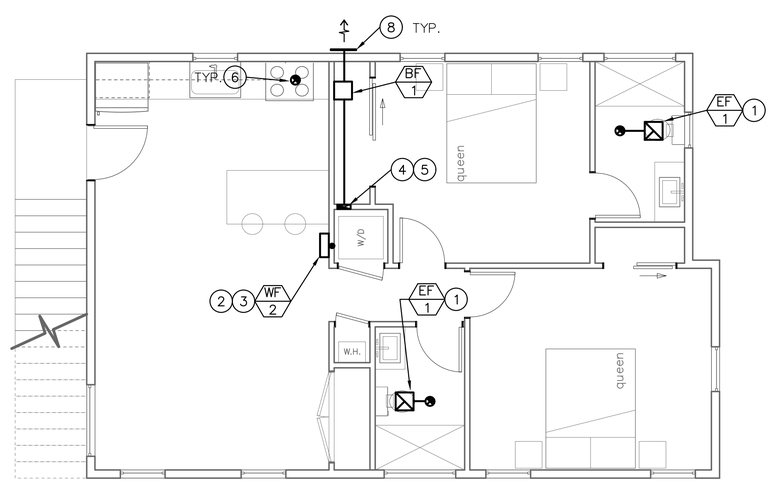

BLDG A - SECOND FLOOR PLAN

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

0 5 10

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2. INSTALL WALL FURNACE PER MANUFACTURERS RECOMMENDATIONS.
3. ROUTE 4" OVAL TYPE 'B' VENT UP THROUGH THE ROOF, FLASH AND SEAL WEATHER TIGHT.
4. 8" X 3" SHEET METAL DRYER VENT UP.
5. DRYER VENT SHALL BE SHEET METAL WITH A SMOOTH INTERIOR SURFACE AND NO SHEET METAL SCREWS OR POP RIVETS. SEAL WITH U.L. LISTED TAPE.
6. 7"ø EXHAUST FROM KITCHEN HOOD UP THROUGH THE ROOF. FLASH AND SEAL WEATHER TIGHT.
7. 8" X 3-1/2" EXHAUST AIR DUCT UP FROM BELOW, ROUTE UP THROUGH ROOF. FLASH AND SEAL WEATHER TIGHT.
8. TERMINATE DRYER VENT WITH SHEET METAL EYE BROW WITH BUILT IN BACK DRAFT DAMPER.

GENERAL NOTES

A. EXHAUST AIR SHALL TERMINATE A MINIMUM OF 3' AWAY FROM THE PROPERTY LINE, DOORS AND OPERABLE WINDOWS.

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REVISIONS:

NO.	DATE:	DESCRIPTION:

MOON ENGINEERING, INC.
Consulting Mechanical Engineers
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Ventura California 93001
(805) 653-5215

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY R. MOON
No. 22282
Exp. 12-31-23
MECHANICAL
STATE OF CALIFORNIA

CONSULTANT:

PROJECT TITLE:

NEW APARTMENTS FOR:

VOLUNTARIO APARTMENTS

210 S. VOLUNTARIO
SANTA BARBARA 93103

PROJECT NUMBER:

22010-00

SHEET TITLE:

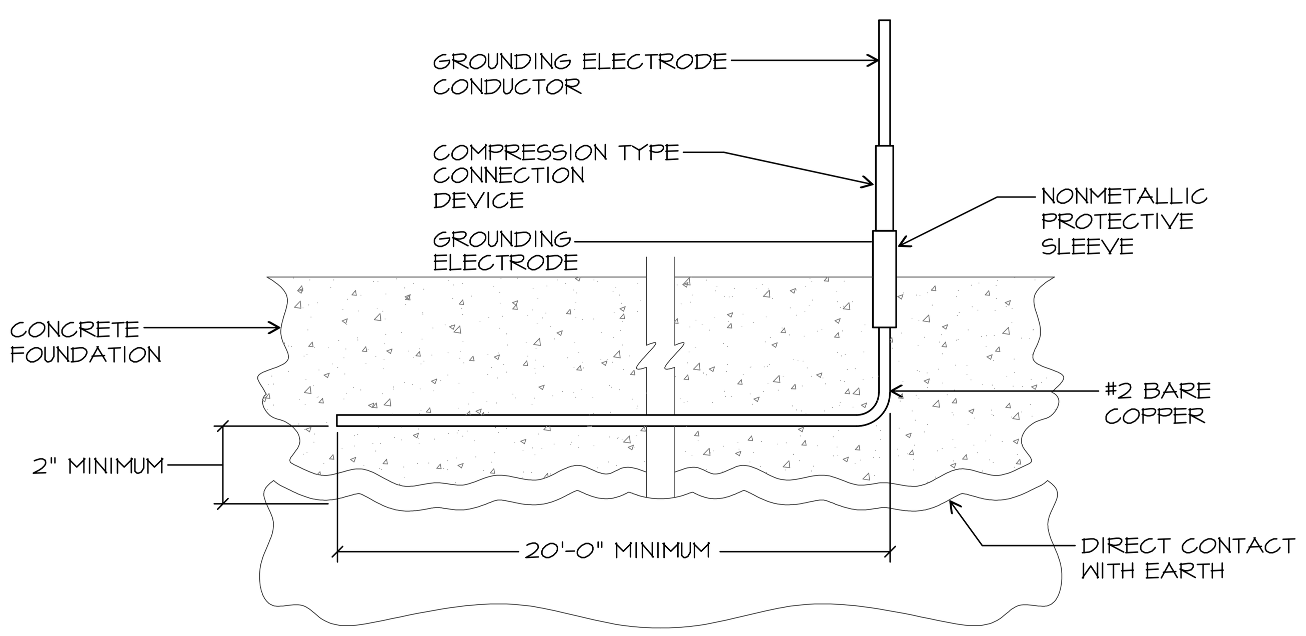
SECOND FLOOR PLANS

SHEET NUMBER:

M3

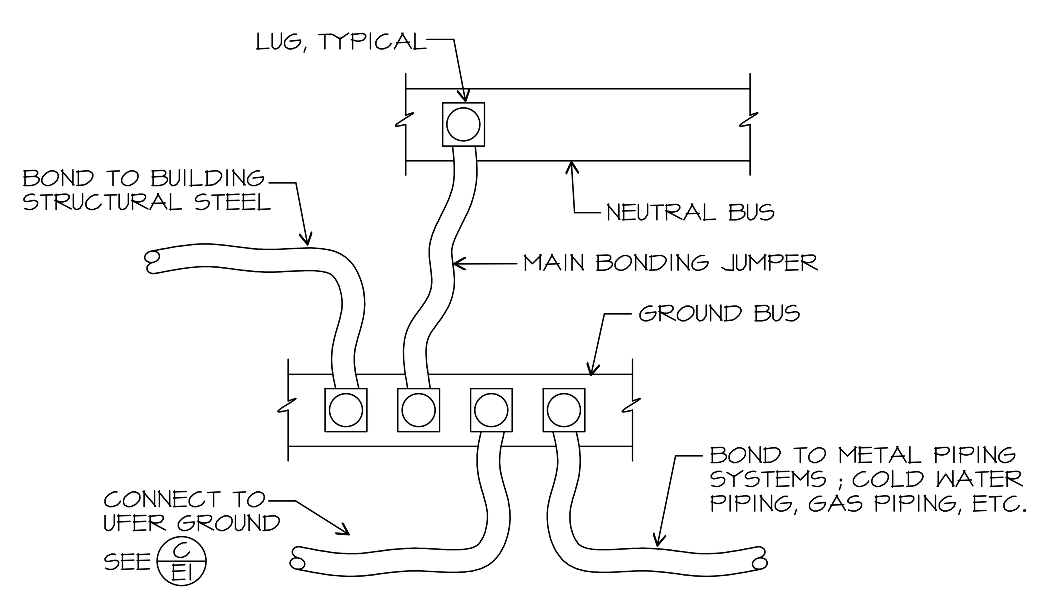
DATE:

18 FEB 2022

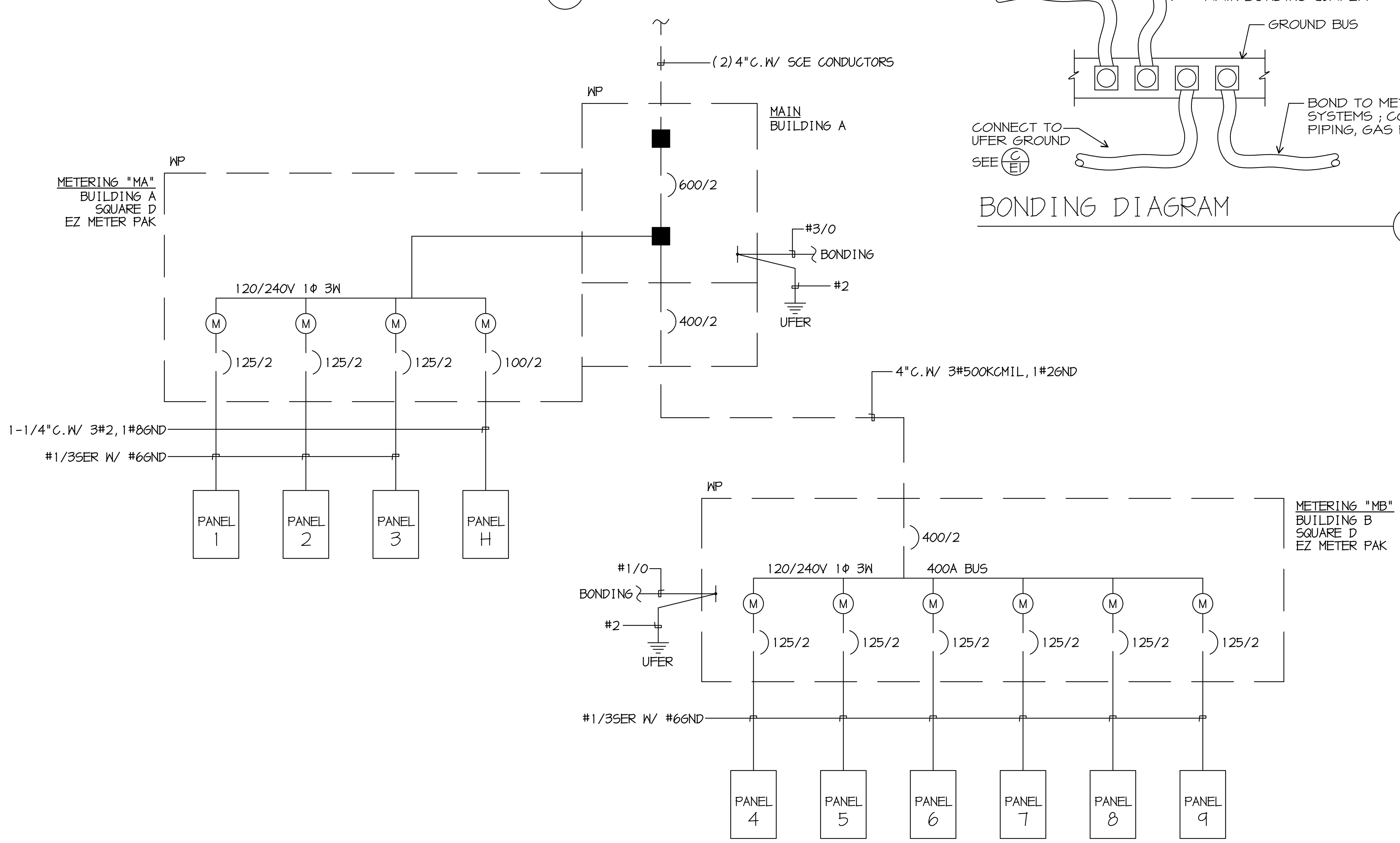


THE GROUNDING SYSTEM SHALL CONSIST OF A "UFER" TYPE 20' LONG OF #2 BARE COPPER CONDUCTOR EMBEDDED ALONG THE BOTTOM OF A CONCRETE FOOTING OR GRADE BEAM THAT IS IN DIRECT CONTACT WITH THE EARTH.

UFER GROUND DETAIL (C)



BONDING DIAGRAM (B)



SINGLE LINE DIAGRAM (A)

GENERAL NOTES

1. VISIT JOB SITE AND VERIFY EXISTING CONDITIONS PRIOR TO BID
2. THE ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE 2019 CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES. WHERE PLANS CALL FOR A HIGHER STANDARD THAN APPLICABLE CODES, THE PLANS SHALL GOVERN.
3. CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD TO SUIT FIELD CONDITIONS.
4. ALL ELECTRICAL EQUIPMENT, APPLIANCES AND LIGHTING FIXTURES SHALL BE LISTED BY A RECOGNIZED TEST LAB AND BEAR THAT LABEL OF APPROVAL.
5. CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIAL AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED.
6. FURNISH DISCONNECT SWITCHES AT REMOTE MOTORS.
7. ALL SPACES AS INDICATED ON PANELS OR SWITCHBOARDS SHALL BE COMPLETE WITH HARDWARE AND BUSSING FOR FUTURE BREAKER OR SWITCH.
8. CHECK ARCHITECTURAL PLANS FOR DOOR SWINGS BEFORE INSTALLING SWITCH OUTLETS.
9. GROUNDING AND BONDING SHALL BE PER CODE PLUS ANY ADDITIONAL PROVISIONS SPECIFIED OR SHOWN ON DRAWINGS.
10. ALL CONDUIT RUNS SHALL CONTAIN A CODE SIZED GREEN GROUND WIRE.
11. THESE PLANS ARE NOT COMPLETE UNTIL APPROVED BY THE AUTHORITY HAVING JURISDICTION.
12. ALL FEEDER CONDUCTORS SHALL BE IN CONDUIT. BRANCH CIRCUITS MAY BE NON-METALLIC SHEATHED CABLE.
13. ALL CONDUCTORS SHALL BE COPPER WITH TYPE THHN/THWN INSULATION.
14. COORDINATE WITH SERVING ELECTRICAL UTILITY COMPANY AND MAKE PROVISIONS FOR ELECTRICAL SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN BID.
15. COORDINATE WITH SERVING TELEPHONE UTILITY COMPANY AND MAKE PROVISIONS FOR TELEPHONE SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN BID.
16. COORDINATE WITH SERVING CABLE TELEVISION COMPANY AND MAKE PROVISIONS FOR TELEPHONE SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN BID.
17. ALL PERMITS SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.
18. ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT/BRANCH CIRCUIT INTERRUPTER, COMBINATION TYPE, A BRANCH/FEEDER TYPE, A LISTED SUPPLEMENTAL ARC PROTECTION CIRCUIT BREAKER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. [CEC 210.12(A)(1)THROUGH(6)].
19. ALL NON-LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECECTACLES. (EXCEPTIONS: (1)RECEPTACLE MORE THAN 5'-6" ABOVE THE FLOOR, (2)RECEPTACLES PART OF A LUMINAIRE OR APPLIANCE, (3)A SINGLE RECEPTACLE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES THAT ARE NOT EASILY MOVED AND LOCATED WITHIN DEDICATED SPACE AND ARE CORD-AND-PLUG CONNECTED AS PER CEC 400.10(A)(6),(A)(7) OR (A)(8), AND (4)NON-GROUNDING RECEPTACLES USED FOR REPLACEMENTS AS PERMITTED IN CEC 406.4(D)(2)(a),[CEC 406.12].
20. SMOKE DETECTORS SHALL BE 120V, PHOTOELECTRIC/ION COMBINATION UNITS WITH BATTERY BACK UP. THEY SHALL BE INTERCONNECTED.
21. HALLWAY DETECTORS SHALL BE COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR. THEY SHALL BE INTERCONNECTED WITH SMOKE DETECTORS.
22. LIGHT FIXTURES IN BATHTUB OR SHOWER AREAS SHALL BE MARKED AS "SUITABLE FOR DAMP LOCATIONS." CEC 410.10.
23. WP EXTERIOR RECEPTACLES SHALL HAVE HUBBELL #ML500 EXTRA DUTY COVERS OR EQUAL. ALL RECEPTACLES IN DAMP OR WET LOCATIONS (WP) SHALL BE LISTED WEATHER-RESISTANT TYPE AND BE GFCI.[CEC 406.9]
24. MANUFACTURER'S LITERATURE SHOWING THAT PROPOSED LIGHT FIXTURES ARE HIGH EFFICACY AND CALIFORNIA CERTIFIED IS TO BE ON SITE AT THE TIME OF FIELD INSPECTION. CALIFORNIA ENERGY CODE 150.
25. AT LEAST ONE FIXTURE INSTALLED IN GARAGES, CLOSETS, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR PER CALIFORNIA ENERGY CODE 150(K)2.
26. AT LEAST ONE LIGHT FIXTURE IN EACH BATHROOM SHALL BE CONTROLLED BY A VACANCY SENSOR PER CALIFORNIA ENERGY CODE 150(K)2.
27. TWO MINIMUM 1" DIAMETER METALLIC CONDUITS SHALL BE PROVIDED THAT ORIGINATE AT A READILY ACCESSIBLE ATTIC LOCATION WITH PROXIMITY TO A SOLAR ZONE AREA COMPLYING WITH CALIFORNIA ENERGY CODE, SECTION 110.10 AND TERMINATE AT A MINIMUM 4" FROM THE ELECTRICAL PANEL. THE ELECTRICAL JUNCTION BOX AND SEGMENT OF CONDUIT RUN IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC".
28. RECESSED LUMINARIES INSTALLED IN INSULATED CEILINGS SHALL HAVE AN I.C. RATING AND SHALL BE CERTIFIED AS AIR TIGHT.
29. LUMINARIES WITH SCREW BASE SOCKETS SHALL NOT BE RECESSED IN A CEILING.
30. LUMINARIES WITH SCREW BASE SOCKETS SHALL BE MARKED AS JA8-2019-E COMPLIANT AND SHALL ONLY CONTAIN JA8 COMPLIANT LAMPS.
31. ALL JA8 COMPLIANT LUMINARIES SHALL BE CONTROLLED BY DIMMERS OR VACANCY SENSORS.
32. WHERE BRANCH-CIRCUIT WIRING IS MODIFIED, REPLACED OR EXTENDED IN AREAS SPECIFIED IN CEC 210.12(A), THE BRANCH CIRCUIT SHALL BE PROTECTED BY EITHER A LISTED COMBINATION-TYPE AFCI LOCATED AT THE ORIGIN OF THE BRANCH CIRCUIT OR A LISTED OUTLET BRANCH-CIRCUIT TYPE AFCI LOCATED AT THE FIRST RECEPTACLE OF THE EXISTING BRANCH CIRCUIT. [CEC 210.12(D)]
33. ALL KITCHEN COUNTERTOP RECEPTACLES ARE TO BE GFCI PROTECTED. RECEPTACLES WITHIN 6 FEET FROM THE TOP INSIDE EDGE OF THE BOWL OF THE SINK, RECEPTACLES WITHIN 6 FEET OF THE OUTSIDE EDGE OF ANY BATHTUB OR SHOWER STALL, AND RECEPTACLES IN LAUNDRY AREAS ARE TO BE GFCI PROTECTED. [CEC 210.8].

SYMBOLS

- CONDUIT EXISTING
- CONDUIT CONCEALED IN WALL OR CEILING
- CONDUIT CONCEALED UNDER FLOOR OR BELOW GRADE
- CONDUIT STUBBED OUT AND CAPPED
- CONDUIT TURNED UP
- CONDUIT TURNED DOWN
- HATCH MARKS INDICATE NO. OF #12 WIRES IN CODE SIZED CONDUIT (3) MAX. IN 1/2" C., (5) MAX. IN 3/4" C., (8) MAX. IN 1"C., NO MARKS = 2#12
- A-3 — HOME RUN: LETTER INDICATES PANEL, NUMBER(S) INDICATES CIRCUIT(S).
- SAWCUT
- GROUND CONNECTION
- DISTRIBUTION SWITCHBOARD OR PANEL
- PANEL, BRANCH CIRCUIT TYPE, SURFACE AND FLUSH
- SIGNAL TERMINAL CABINET, SURFACE & FLUSH
- LINEAR SURFACE FIXTURE
- 2 a — OUTLET DATA: BAR INDICATES WALL MOUNT, LETTER INDICATES SWITCH CONTROL, NO. INDICATES CIRCUIT.
- SURFACE FIXTURE ON FLUSH OUTLET.
- RECESSED FIXTURE WITH JUNCTION BOX FOR THRU WIRING
- EXIT LIGHT WITH ARROWS AS SHOWN ON PLANS, WALL AND CEILING MOUNT.
- LOW LEVEL EXIT SIGN, +6" AFF, +4" FROM DOOR JAMB
- A 100 — LIGHT FIXTURE DESIGNATION, LETTER INDICATES TYPE, NO. INDICATES WATTAGE. SEE FIXTURE SCHEDULE.
- FC 1 — MECHANICAL EQUIPMENT DESIGNATION. SEE MECHANICAL DRAWINGS.
- SPECIAL RECEPTACLE - SEE PLAN
- M — METER
- FLUSH FLOOR RECEPTACLE
- RECEPTACLE, DUPLEX, 15A, 125V, NEMA 5-15R +18" U.N.O.
- DUPLEX RECEPTACLE MTD. ABOVE BACKSPLASH
- DUPLEX RECEPTACLE W/LOWER HALF SWITCHED
- GFI — GROUND FAULT CIRCUIT INTERRUPTING RECEPTACLE
- DOUBLE DUPLEX RECEPTACLE
- CEILING RECEPTACLE
- RECEPTACLE, DUPLEX, 20A, 125V, NEMA 5-20R +18" U.N.O.
- J — JUNCTION BOX 4" SQUARE, 1-1/2" DEEP U.N.O.
- T — THERMOSTAT F.B.O. +48"
- 2 — MOTOR, NO. INDICATES HORSEPOWER
- CLOCK OUTLET +7'-6" U.N.O.
- DISCONNECT SWITCH, NON-FUSED
- F — DISCONNECT SWITCH FUSED HORSEPOWER RATED OR SIZED AS NOTED
- COMBINATION MAGNETIC STARTER WITH DISCONNECT SWITCH AND FUSES
- MAGNETIC MOTOR STARTER W/OVERLOADS IN EACH PHASE
- D — DIMMER W/INTEGRAL "ON-OFF" SW.
- PUSHBUTTON
- PC — PHOTOCELL
- SD — SMOKE DETECTOR
- TELEPHONE/COMPUTER/DATA OUTLET, TWO GANG BOX W/1 GANG COVERPLATE & GROMMETED OPENING +18" U.N.O.
- TV — CABLE TV OUTLET +18" U.N.O.
- M — MOTION SENSOR
- $ — EXISTING SWITCH

S	SINGLE POLE SWITCH	QUIET TOGGLE TYPE RATED AT 20A, 120/277V A.C. +42" U.N.O.
S^2	DOUBLE POLE SWITCH	
S^3	THREE WAY SWITCH	
S^P	SWITCH W/PILOT LT.	
S^M	MANUAL MOTOR STARTER	
FACP	FIRE ALARM CONTROL PANEL	
GFI	GROUND FAULT CIRCUIT INTERRUPTING	
LST	LABOR SAVING TANDEM	
MLO	MAIN LUGS ONLY	
W/	WITH	
C.O.	CONDUIT ONLY	
W.P.	WEATHERPROOF	
F.B.O.	FURNISHED BY OTHERS, INSTALL & CONNECT	
U.N.O.	UNLESS NOTED OTHERWISE	
N.E.C.	NATIONAL ELECTRICAL CODE	
N.I.C.	NOT IN CONTRACT	
(E)	EXISTING	
(N)	NEW	
(R)	REMOVE	
(RL)	RELOCATE	
S/M	SURFACE MOUNT	
U/G	UNDERGROUND	
CWP	COLD WATER PIPE	
AFF	ABOVE FINISHED FLOOR	
HACR	HEATING AND AIR CONDITIONING RATED CIRCUIT BREAKER	
N.L.	NIGHT LIGHT	

NOTE: NOT ALL SYMBOLS SHOWN ARE USED ON THIS PROJECT.

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COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2021-00261

JMPE
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LIGHTING DESIGN
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email : maloney@jmpe.net
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REGISTERED PROFESSIONAL ENGINEER
JOHN MALONEY
No. E013083
EXP. 06/30/2023
ELECTRICAL
STATE OF CALIFORNIA

VOLUNTARIO APARTMENTS

210 S. VOLUNTARIO
SANTA BARBARA, CA 93103

ABR FINAL SUBMITTAL 12-22-2021

REVISIONS:

NO	DESCRIPTION	DATE

GENERAL NOTES, SYMBOLS & DETAILS SINGLE LINE DIAGRAM

E-1

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(N) PANEL SCHEDULE "H"

SERVICE: 120/240V 1Φ 3W	MAIN BKR.: MLO	BUS: 150A	LOC.: SEE PLAN
NEMA 3R			MTG.: SURFACE

REMARKS	LOAD ΦA	LOAD ΦB	REC	LTG	MISC	POLE	TRIP	CIRC	CIRC	TRIP	POLE	REC	LTG	MISC	LOAD ΦA	LOAD ΦB	REMARKS
EV CHARGER	3600				1	2	40	1	2	20	1				300		BLDG A EXT LTS
"		3600				X	X	3	4	20	1					540	BLDG A REC
"	3600				1	2	40	5	6	20	1				100		IRRIGATION CONTROLLER
"		3600				X	X	7	8	20	1					300	BLDG B EXT LTS
SPARE						2	40	9	10	20	1				540		BLDG B REC
"						X	X	11	12	20	1						SPARE
"						2	40	13	14	20	1						"
"						X	X	15	16	20	1						"
"						1	20	17	18	20	1						"
"						1	20	19	20	20	1						"

TOTAL WATTS= 16,180 ΦA= 8,140 ΦB= 8,040

AMPS= 68A MINIMUM BKR A.I.C. RATING= 10,000 AMPS SYM

TYICAL UNIT PANEL SCHEDULE

SERVICE: 120/240V 1Φ 3W	MAIN BKR.: MLO	BUS: 150A	LOC.: SEE PLAN
SQUARE D HOMELINE			MTG.: FLUSH

REMARKS	LOAD ΦA	LOAD ΦB	REC	LTG	MISC	POLE	TRIP	CIRC	CIRC	TRIP	POLE	REC	LTG	MISC	LOAD ΦA	LOAD ΦB	REMARKS
RANGE			1			2	50	1	2	20	1						SMOKE DETECTORS
"						X	X	3	4	20	1						"
WASHER/DRYER			1			2	30	5	6	20	1						SMALL APPLIANCE
"						X	X	7	8	20	1						"
HYBRID HP WH					1	2	30	9	10	20	1						LAUNDRY
"						X	X	11	12	20	1						BATHROOM
CU/FC UNIT					1	2	30	13	14	20	1						"
"						X	X	15	16	20	1						MICROWAVE
GEN LTG						1	20	17	18	20	1						DISPOSAL
"						1	20	19	20	20	1						REFRIGERATOR
PV SOLAR						2	30	21	22	20	1						GEN LIGHTING
"						X	X	23	24	20	1						"

AMPS= SEE TYPICAL UNIT ELECTRICAL LOAD CALCULATIONS MINIMUM BKR A.I.C. RATING= 10,000 AMPS SYM

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REGISTERED PROFESSIONAL ENGINEER
MALONEY
EXP. 06/30/2023
ELECTRICAL
STATE OF CALIFORNIA

VOLUNTARIO APARTMENTS

210 S. VOLUNTARIO
SANTA BARBARA, CA 93103

ABR FINAL SUBMITTAL 12-22-2021

REVISIONS:

NO	DESCRIPTION	DATE

PANEL SCHEDULES
LOAD CALC

E-2

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STATE OF CALIFORNIA
CEC-CF2R-LTG-02-E (Revised 01/20) CALIFORNIA ENERGY COMMISSION

LIGHTING – MULTI FAMILY DWELLINGS

CERTIFICATE OF INSTALLATION			CF2R-LTG-02-E
Lighting – Multi-Family Dwellings			(Page 1 of 4)
Project Name: VOLUNTARIO APARTMENTS	Enforcement Agency:	Permit Number:	
Dwelling Address: 210 S VOLUNTARIO	City: SANTA BARBARA	Zip Code: 93103	

A. Installed Lighting and Controls Select Yes or No according to whether your work on the project includes each of the following types of lighting and controls. See Section B. thru N. for applicable compliance requirements.		Y or N
01	High efficacy luminaires installed in any interior rooms. (See Section B.)	
02	JA8 compliant luminaires and controls installed in any interior rooms. (See Section B.)	
03	Recessed downlight luminaires in ceilings in any interior rooms. (See Section C.)	
04	Screw-based luminaires installed in any interior rooms. (See Section D.)	
05	Enclosed or recessed luminaires installed in any interior rooms. (See Section D.)	
06	Lighting and controls in bathrooms. (See Section E.)	
07	Lighting and controls in laundry rooms. (See Section E.)	
08	Lighting and controls in utility rooms. (See Section E.)	
09	Lighting and controls in garage. (See Section E.)	
10	Outdoor lighting and controls. (See Section H. & I.)	
11	Blank electrical boxes installed more than 5 feet from finished floor. (See Section F.)	
12	Internally illuminated address signs. (See Section G.)	
13	Parking Garages. (See Section J.)	
14	Parking lots or carports. (See Section H. & I.)	
15	Common areas. (See Section K. & L.)	

B. High Efficacy Luminaires and Controls	
01	150.0(k)1A and Table 150.0-A: All luminaires are installed with: • Light sources of one of the lighting technologies specified under the "High Efficacy" column of TABLE 150.0-A; or • JA8 compliant light sources and the light sources are marked with a label reading "JA8-2019" or "JA8-2019-E".
02	150.0(k)2J: Dimming controls for all luminaires with dimmable JA8 compliant light sources except for those controlled by occupancy or vacancy sensors.
03	150.0(k)2A: Forward phase cut dimmers used with LED light sources shall comply with NEMA SSL 7A.
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.	

C. Recessed Downlight Luminaires in Ceilings	
01	150.0(k)1Cv: Do not contain screw based sockets.
02	The luminaire shall be marked with "JA8-2019".
03	150.0(k)1Ci: Listed for zero clearance insulation contact (IC).
04	150.0(k)1Ci: Has label certifying air tight.
05	150.0(k)1Ciii: Sealed with a gasket or caulk between the luminaire housing and ceiling, and all air leakage paths between conditioned and unconditioned spaces are sealed with a gasket or caulk.
06	150.0(k)1Cv: Allows ballast maintenance and replacement to be readily accessible to building occupants from below the ceiling without requiring the cutting of holes in the ceiling.
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.	

D. Additional Luminaire Requirements	
01	150.0(k)1G: **Screw based luminaires** are installed with all of the following requirements: • The luminaire is not recessed downlight luminaire in ceilings; and • The luminaires are installed with lamps or light sources marked with "JA8-2019"…
02	150.0(k)1H: **Enclosed or Recessed Luminaires** are installed with lamps or other separable light sources marked with "JA8-2019-E".
03	150.0(k)1D: Ballasts for fluorescent lamps rated 13 Watts or greater are electronic.
04	150.0(k)1E: Night lights, **step lights and path lights** are rated to consume no more than 5 Watts of power and emit more than 150 lumens, or in compliance with Table 150.0-A, or controlled, or controlled by vacancy sensors.
05	150.0(k)1F: **Lighting integral to exhaust fans** meets the requirements of Table 150.0-A, with exception to the lighting installed by the manufacturer in kitchen exhaust hoods.
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.	

E. Additional Lighting Controls	
01	150.0(k)2I: In **bathrooms, garages, laundry rooms, and utility rooms**, at least one luminaire in each of these spaces is controlled by an

Registration Number: Registration Date/Time: HERS Provider:
CA Building Energy Efficiency Standards - 2019 Residential Compliance January 2020

STATE OF CALIFORNIA
CEC-CF2R-LTG-02-E (Revised 01/20) CALIFORNIA ENERGY COMMISSION

LIGHTING – MULTI FAMILY DWELLINGS

CERTIFICATE OF INSTALLATION			CF2R-LTG-02-E
Lighting – Multi-Family Dwellings			(Page 2 of 4)
Project Name: VOLUNTARIO APARTMENTS	Enforcement Agency:	Permit Number:	
Dwelling Address: 210 S VOLUNTARIO	City: SANTA BARBARA	Zip Code: 93103	

	occupant or vacancy sensor providing automatic-off functionality.
02	150.0(k)2B: **Exhaust fans** are controlled separately from lighting systems, or the lighting can be turned OFF on the same control as the fan.
03	150.0(k)2C: Lighting has readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF.
04	150.0(k)2D: Lighting controls and equipment are installed in accordance with manufacturer's instructions
05	150.0(k)2E: No controls bypasses a dimmer, occupancy sensor or vacancy sensor function where that dimmer or sensor has been installed to comply with Section 150.0(k)
06	150.0(k)2F: Lighting controls comply with the applicable requirements in Section 110.9.
07	150.0(k)2G: **Energy Management Control Systems** used to comply with control requirements provide the functionality of the specified control in accordance with Section 110.9, meet the installation certificate requirements in Section 130.4, meets the EMCS requirements in Section 130.5, and comply with all other applicable requirements in Section 150.0(k)2.
08	150.0(k)2H: A **multi-scene programmable controller** used to comply with dimmer requirements provides the functionality of a dimmer in accordance with Section 110.9, and complies with all other applicable requirements in Section 150.0(k)2.
09	150.0(k)2K: **Undercabinet lighting** is controlled separately from ceiling installed lighting.
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.	

F. Blank Electrical Boxes	
01	150.0(k)1B: The number of blank electrical boxes installed more than 5 feet above the finished floor and do not contain a luminaire or other device, are not greater than the number of bedrooms. The blank boxes are served by a dimmer, a vacancy sensor or fan speed control.
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.	

G. Address Signs	
01	150.0(k)4: Internally illuminated address signs. Internally illuminated address signs shall either: • Comply with Section 140.8. Applicable nonresidential sign lighting compliance forms shall also be submitted, or • Consume no more than 5 watts of power.
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.	

H. For Low-rise Multi-family Residential Buildings with four or more dwelling units, Outdoor Lighting for Private Patios, Entrances, Balconies, Porches, Residential parking lots, and Carports with less than 8 vehicles per site shall comply with requirements in Box 01 or Box 02 bellow.	
01	150.0(k)3Bi: Outdoor lighting is controlled by a manual ON and OFF switch that permits one of the following automatic actions: • Controlled by a photocell and either a motion sensor or an automatic time switch control; or • Controlled by an astronomical time clock control; Control that override to ON shall not be allowed unless the override automatically returns the automatic control to its normal operation within 6 hours. An energy management control that provides the specified lighting control functionality and complies with all requirements applicable to the specified controls may be used to meet the above requirements.
02	150.0(k)3Bii: Outdoor lighting complies with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0. Applicable LTG forms shall also be submitted.
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.	

I. For Low-rise Multifamily Buildings with Four or More Dwelling Units, Outdoor Lighting for Residential Parking Lots or Carports with Eight or More Vehicles per site shall comply with requirements in Box 01 below	
01	150.0(k)3C: Outdoor lighting complies with the applicable requirements in Sections 110.9, 130.0, 130.2, 130.4, 140.7, and 141.0. Applicable LTG forms shall be submitted.
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.	

J. Lighting for Residential Garages for Eight or More Vehicles	
01	150.0(k)5: Lighting complies with the applicable requirements for nonresidential garages in Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0. Applicable LTG forms shall also be submitted.
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.	

K. Lighting for Interior Common Areas (≤ 20%) of Low-rise Multi-family	

Registration Number: Registration Date/Time: HERS Provider:
CA Building Energy Efficiency Standards - 2019 Residential Compliance January 2020

STATE OF CALIFORNIA
CEC-CF2R-LTG-02-E (Revised 01/20) CALIFORNIA ENERGY COMMISSION

LIGHTING – MULTI FAMILY DWELLINGS

CERTIFICATE OF INSTALLATION			CF2R-LTG-02-E
Lighting – Multi-Family Dwellings			(Page 3 of 4)
Project Name: VOLUNTARIO APARTMENTS	Enforcement Agency:	Permit Number:	
Dwelling Address: 210 S VOLUNTARIO	City: SANTA BARBARA	Zip Code: 93103	

01	150.0(k)6A: Installed lighting shall comply with Table 150.1-A and be controlled by an occupancy sensor.
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.	

L. Lighting for Interior Common Areas (> 20%) of Low-rise Multi-family	
01	150.0(k)6Bi: Installed lighting shall comply with the applicable requirements in Sections 110.9, 130.0, 130.1, 140.6, and 141.0. Applicable nonresidential lighting compliance (NRCC-LTG) forms shall also be submitted.
02	150.0(k)6Bii: Lighting installed in corridors and stairwells is controlled by occupant sensors that reduce the lighting power by at least 50% and capable of turning light fully on and off from paths of ingress and egress.
The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.	

Registration Number: Registration Date/Time: HERS Provider:
CA Building Energy Efficiency Standards - 2019 Residential Compliance January 2020

STATE OF CALIFORNIA
CEC-CF2R-LTG-02-E (Revised 01/20) CALIFORNIA ENERGY COMMISSION

LIGHTING – MULTI FAMILY DWELLINGS

CERTIFICATE OF INSTALLATION			CF2R-LTG-02-E
Lighting – Multi-Family Dwellings			(Page 4 of 4)
Project Name: VOLUNTARIO APARTMENTS	Enforcement Agency:	Permit Number:	
Dwelling Address: 210 S VOLUNTARIO	City: SANTA BARBARA	Zip Code: 93103	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
1. I certify that this Certificate of Installation documentation is accurate and complete.	
Documentation Author Name: JOHN MALONEY PE	Documentation Author Signature:
Documentation Author Company Name: JMPE	Date Signed: 2022-02-17
Address: 627 OLIVE STREET	CEA/HERS Certification Identification (if applicable):
City/State/Zip: SANTA BARBARA, CA 93105	Phone: 805-569-9216

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California: 1. The information provided on this Certificate of Installation is true and correct. 2. I am either: a) a responsible person eligible under Division 3 of the Business and Professions Code in the applicable classification to accept responsibility for the system design, construction, or installation of features, materials, components, or manufactured devices for the scope of work identified on this Certificate of Installation, and attest to the declarations in this statement, or b) I am an authorized representative of the responsible person and attest to the declarations in this statement on the responsible person's behalf. 3. The constructed or installed features, materials, components or manufactured devices (the installation) identified on this Certificate of Installation conforms to all applicable codes and regulations and the installation conforms to the requirements given on the Certificate of Compliance, plans, and specifications approved by the enforcement agency. 4. I will ensure that a registered copy of this Certificate of Installation shall be posted or made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a registered copy of this Certificate of Installation is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Builder/Installer Name:	Responsible Builder/Installer Signature:	
Company Name: (Installing Subcontractor or General Contractor or Builder/Owner)	Position With Company (Title):	
Address:	CSLB License:	
City/State/Zip:	Phone:	Date Signed:

Registration Number: Registration Date/Time: HERS Provider:
CA Building Energy Efficiency Standards - 2019 Residential Compliance January 2020

CERTIFICATE OF INSTALLATION – USER INSTRUCTIONS	CF2R-LTG-02-E
Lighting – Multi-Family Dwellings	(Page 1 of 2)

CF2R-LTG-02-E User Instructions

There are two version of the residential lighting Certificate of Installation. This version, the CF2R-LTG-02-E, is used for demonstrating compliance with the residential lighting Standards for low-rise multi-family dwellings.

The other version of the lighting Certificate of Installation, the CF2R-LTG-01-E, is used for demonstrating compliance with the residential lighting Standards for single family dwellings. The LTG-01 shall also be used to demonstrate compliance with the residential lighting requirements for high-rise residential dwelling units; outdoor lighting that is attached to a high-rise residential or hotel/motel building, and is separately controlled from the inside of a dwelling unit or guest room; fire station dwelling accommodations; hotel and motel guest rooms; and, dormitory and senior housing dwelling accommodations.

The primary difference between the LTG-02 and LTG-01 is that the LTG-02 includes additional requirements for demonstrating compliance with residential outdoor lighting, and common areas associated with low-rise multi-family dwelling unit.

Each dwelling unit shall separately comply with all of the applicable residential lighting Standards. Note that rooms and areas that are not within a dwelling unit shall comply with the nonresidential lighting Standards, and the nonresidential lighting compliance documents must also be submitted.

Section A. Checklist for Lighting and Controls Installed at this Site
This table is used to identify the scope of work being covered by the responsible person signing this document. One person may be responsible for all of the measures in this table, or several people may each be responsible for only a portion of the measures. If several people are responsible, each person must separately fill out this Certificate of Installation for those measures for which they are responsible. In some situations, such as for alterations and additions, only some of the measures may be included in the total scope of work.

For rows 1 through 14 – insert 'Y' for each measure that is included in the scope of work, and insert 'N' for each measure that is not included in the scope of work.

Section B. High Efficacy Luminaires and Controls
This table is a list of mandatory requirements high efficacy luminaires.

Section C. Recessed Downlight Luminaires in Ceilings
This table is a list of mandatory requirements for recessed downlight luminaires.

Section D. Additional Luminaire Requirements
This table is a list of additional requirements for luminaires.

Section E. Additional Lighting Controls
This table is a list of additional requirements for lighting controls.

Section F. Blank Electrical Boxes
This table is a list of mandatory requirements for blank electrical boxes.

Section G. Address Signs
This table is a list of mandatory requirements for address signs.

Section H. For Low-rise Multi-family Residential Buildings, Outdoor Lighting for Private Patios, Entrances, Balconies, Porches, residential parking lots and carports with less than 8 vehicles per site
This table is a list of mandatory requirements for low-rise multi-family residential buildings, outdoor lighting for private patios, entrances, balconies and porches.

Section I. For Low-rise Multi-family Buildings with Four or More Dwelling Units, Outdoor Lighting for Residential Parking Lots or Carports with Eight or More Vehicles
This table is a list of mandatory requirements for low-rise multi-family buildings with four or more dwelling units, outdoor lighting for other than private patios, entrances, balconies, porches, or for other than residential parking lots and residential carports with eight or more vehicles.

Section J. Lighting for Residential Garages with Eight or More Vehicles
This table is a list of mandatory requirements for lighting for residential garages with eight or more vehicles.

Section K. Lighting for Interior Common Areas (≤ 20%) for Low-rise Multi-family

CA Building Energy Efficiency Standards - 2019 Residential Compliance January 2020

CERTIFICATE OF INSTALLATION – USER INSTRUCTIONS	CF2R-LTG-02-E
Lighting – Multi-Family Dwellings	(Page 2 of 2)

This table is a list of mandatory requirements for lighting for interior common areas (≤ 20%) for low-rise multi-family.

Section L. Lighting for Interior Common Areas (> 20%) for Low-rise Multi-family
This table is a list of mandatory requirements for lighting for interior commons areas (> 20%) for low-rise multi-family.

CA Building Energy Efficiency Standards - 2019 Residential Compliance January 2020

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COORDINATION SET NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER PLN2021-00261

JMPE
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VOLUNTARIO APARTMENTS

210 S. VOLUNTARIO
SANTA BARBARA, CA 93103

ABR FINAL SUBMITTAL 12-22-2021

REVISIONS:

NO	DESCRIPTION	DATE

LIGHTING COMPLIANCE FORMS

E-3

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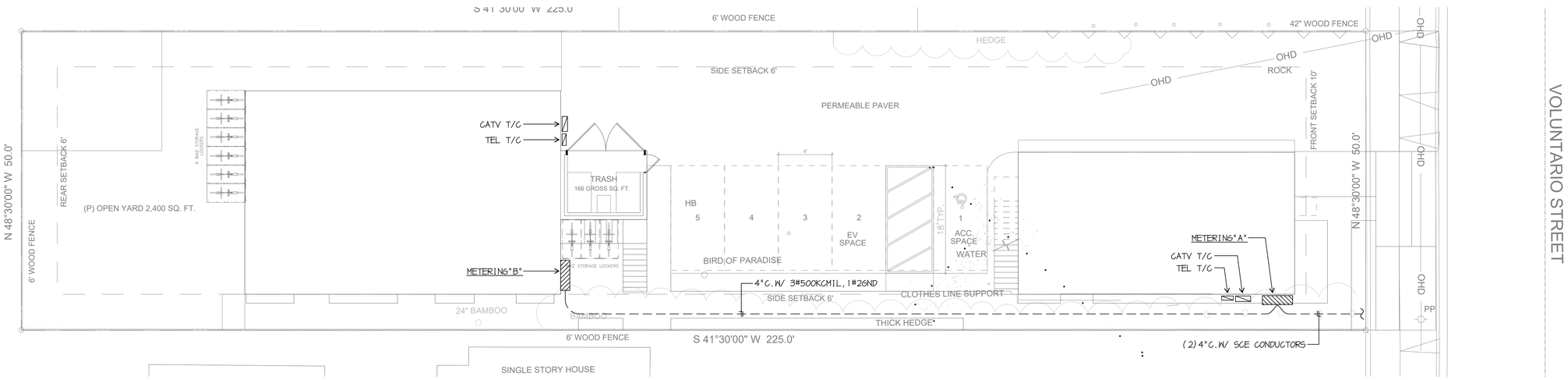
ABR FINAL SUBMITTAL 12-22-2021



ELECTRICAL SITE PLAN

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

NORTH

REVISIONS:

NO	DESCRIPTION	DATE

ELECTRICAL
SITE PLAN

E-4

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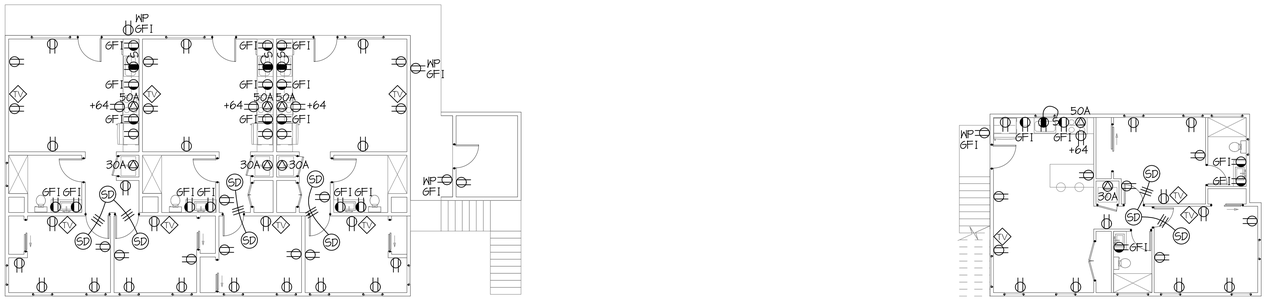
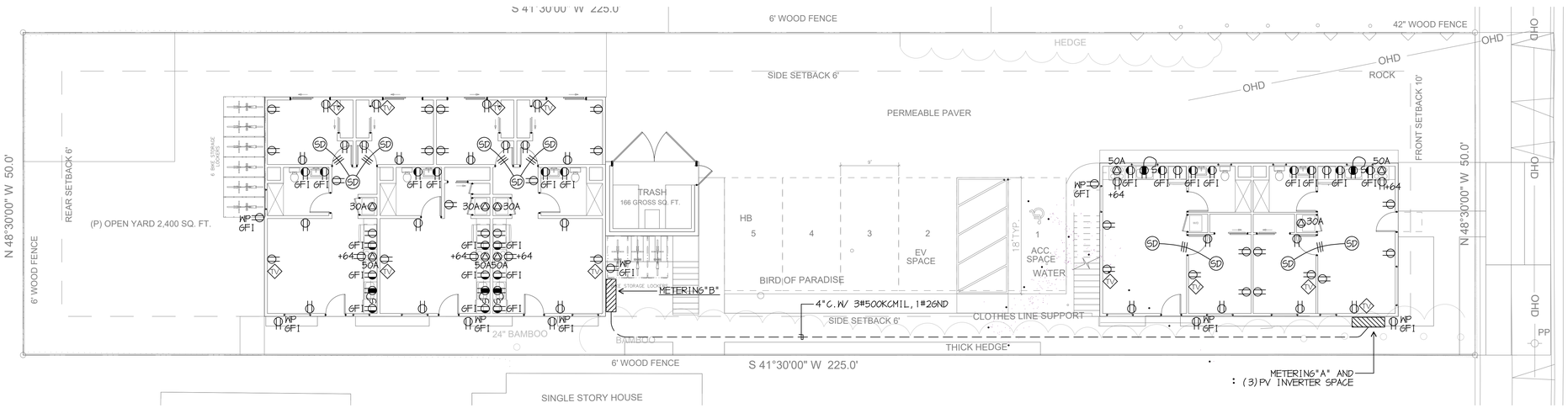


SECOND FLOOR POWER PLAN

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

NORTH



FIRST FLOOR POWER PLAN

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

NORTH

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CITY CASE NUMBER
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210 S. VOLUNTARIO
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ABR FINAL SUBMITTAL 12-22-2021

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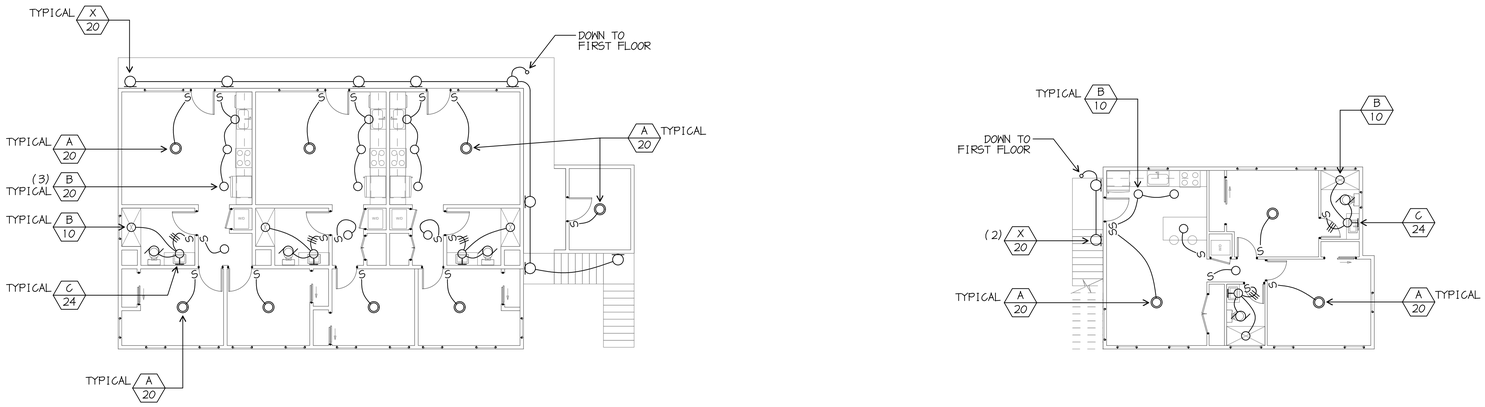
FIRST AND SECOND FLOOR POWER PLANS

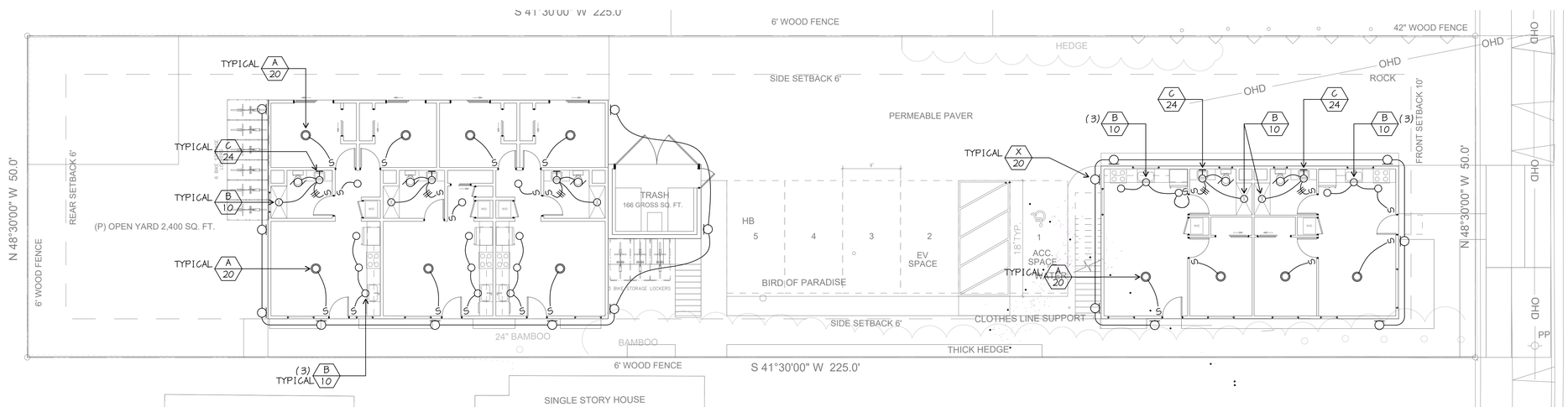
E-5



SECOND FLOOR LIGHTING PLAN

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

NORTH



FIRST FLOOR LIGHTING PLAN

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

NORTH

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NO	DESCRIPTION	DATE

FIRST AND SECOND FLOOR LIGHTING PLANS

E-6

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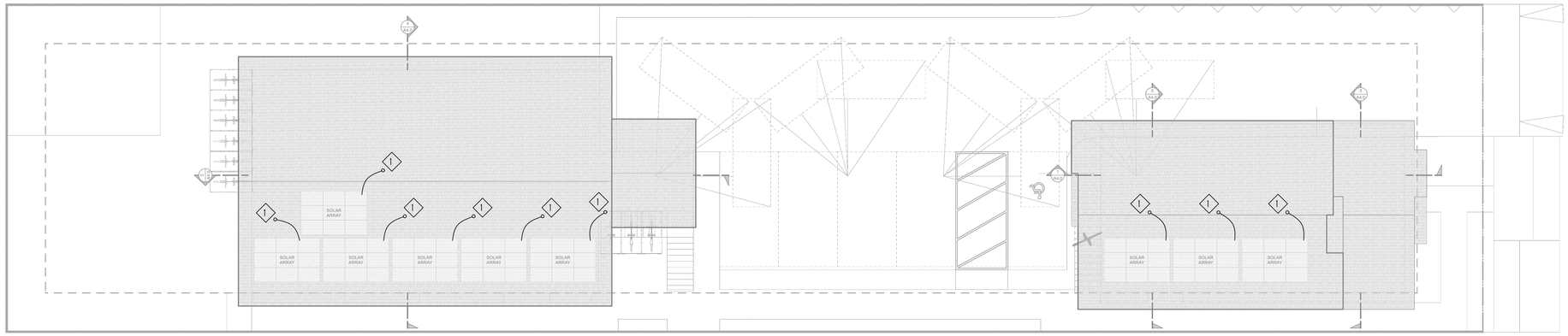
MARK A. YOUNG
EXP. 12/31/2021
ELECTRICAL

ELECTRICAL ROOF PLAN NOTES

1. 1"C.O. DOWN TO METER/INVERTER



ELECTRICAL ROOF PLAN

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

NORTH

VOLUNTARIO APARTMENTS

210 S. VOLUNTARIO
SANTA BARBARA, CA 93103

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ELECTRICAL ROOF PLAN

E-7

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PLUMBING SPECIFICATION

OBTAIN AND PAY FOR ALL PERMITS, FEES, CONNECTION CHARGES, AND TEMPORARY SERVICE CHARGES REQUIRED FOR EXECUTION OF WORK.

MATERIALS AND INSTALLATION SHALL COMPLY WITH APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES.

COORDINATE FIELD DETAILS WITH OTHER TRADES TO AVOID CONSTRUCTION DELAYS AND MAINTAIN REQUIRED CLEARANCES.

PAY COST OF DESIGN AND INSTALLATION FOR CHANGES RESULTING FROM SUBSTITUTION OF ALTERNATE PRODUCTS. ACCEPTANCE OF ALTERNATE PRODUCTS BY THE ARCHITECT DOES NOT CHANGE THIS REQUIREMENT. NO PRODUCT WILL BE ACCEPTED ON JOB SITE WITHOUT PRIOR APPROVAL.

DRAWINGS SHOW PIPE DIAGRAMMATICALLY.

ADHERE TO DRAWINGS AS CLOSELY AS POSSIBLE IN LAYING OUT WORK.

VARY RUN OF PIPING, AND MAKE OFFSETS DURING PROGRESS OF WORK AS REQUIRED TO MEET STRUCTURAL AND OTHER INTERFERENCES AS APPROVED BY ARCHITECT.

EXACT LOCATION OF PLUMBING FIXTURES SHALL BE DETERMINED FROM ARCHITECTURAL DRAWINGS.

VERIFY AND COORDINATE LOCATION OF ALL PLUMBING LINES WITH DUCTWORK AND ELECTRICAL SERVICES.

ALL VENTS THROUGH ROOF SHALL BE 10'–0" REMOVED FROM ALL AIR INTAKES, WINDOWS, AND OPENINGS INTO THE BUILDING. TIE VENTS TOGETHER SO THAT A MINIMUM NUMBER TERMINATE THROUGH THE ROOF.

INSTALL ALL HOT WATER PIPING WITH 1 INCH THICK FIBERGLASS INSULATION WITH FACTORY JACKET AND "ZESTON" FITTINGS.

ROUGH–IN ALL WASTES AND SUPPLIES TO SPECIAL EQUIPMENT ACCORDING TO MANUFACTURER'S SHOP DRAWINGS AND MAKE FINAL CONNECTIONS. ALL SUPPLIES SHALL BE VALVED.

INSTALL DIELECTRIC UNIONS AT CONNECTIONS OF DISSIMILAR METALS.

PIPING SHALL NOT PASS THROUGH FOOTINGS. ALL PIPES SHALL BE RUN ABOVE FOOTING, UNLESS OTHERWISE SHOWN ON PLANS. SEE STRUCTURAL DRAWINGS FOR REQUIREMENTS.

ALL WATER PIPING BELOW GRADE THAT IS UNDER PRESSURE SHALL HAVE A MINIMUM COVER OF 30".

EXTEND ALL CONDENSATE AND INDIRECT DRAIN LINES FROM EQUIPMENT TO FLOOR SINKS OR OTHER APPROVED FIXTURES.

TERMINATE ALL WATER AND GAS ROUGH–INS WITH SHUT–OFF VALVES BEFORE CONNECTING TO EQUIPMENT AND FIXTURES.

CUTTING, WHEN REQUIRED, SHALL BE SUBJECT TO APPROVAL BY ARCHITECT.

BIND SUBMITTAL IN BOOKLET FORM. SUBMIT SHOP DRAWINGS, BROCHURES AS FOLLOWS:

A. PIPE FITTINGS AND INSULATION.

B. FIXTURES AND EQUIPMENT.

C. VALVES.

SEAL PIPES PASSING THROUGH FIRE RATED WALLS WITH APPROVED FIRE STOP MATERIAL.

PIPE AND FITTINGS SHALL BE AS FOLLOWS:

SERVICE	SIZE	SPECIFICATIONS
GAS	ALL	SCHEDULE 40 BLACK SEAMLESS STEEL, ASTM A106 OR A53, GRADE A OR B. FITTINGS: 150 LB. BLACK MALLEABLE IRON, SCREWED, ASTM A338.
VENT	ALL	SCHEDULE 40 GALVANIZED BUTT WELD STEEL, ASTM A120. FITTINGS: 150 LB. GALVANIZED SCREWED.
CW, HW	ALL	COPPER TUBING TYPE L ASTM B88. FITTINGS: CAST BRONZE OR WROUGHT COPPER SOLDER.
WASTE, RWL	ALL	HUBLESS CAST IRON SERVICE WEIGHT PIPE AND FITTINGS WITH NEOPRENE COUPLINGS AND CORRUGATED STAINLESS STEEL BANDS. OR: SCH 40 PVC DWV WITH SOLVENT WELDED PVC DWV FITTINGS.
RWL	ALL	SCH. 40 PVC DWV OR ABS PIPING AND FITTINGS WITH SOLVENT WELDED JOINTS.

HANGERS AND SUPPORTS SHALL BE DESIGNED TO SUPPORT WEIGHT OF PIPE, WEIGHT OF FLUID, AND WEIGHT OF PIPE INSULATION.

PROVIDE EACH HANGER OR CLAMP WITH AN ISOLATION MATERIAL, HAVING A METAL BACKING, TO ISOLATE SOUND VIBRATION AND ELECTROLYSIS. ISOLATOR NOT REQUIRED FOR SOIL, WASTE, VENT OR FUEL GAS PIPING.

BURIED CAST IRON PIPE SHALL BE COATED WITH ASPHALTUM VARNISH OR SIMILAR COATING STANDARD OF PIPE MANUFACTURER.

BURIED BLACK STEEL PIPE SHALL BE FACTORY WRAPPED WITH PROTECTIVE CHLORIDE OR POLYETHYLENE TAPE. SIMILAR TO "SCOTCHWRAP NO. 51".

FURNISH ALL MATERIALS AND COORDINATE INSTALLATION OF FLASHING AND COUNTERFLASHING FOR ALL ROOF PENETRATIONS FOR VENTS, PIPES, AND FLUES.

PURGE ALL WATER AND GAS LINES BEFORE FINAL INSPECTION.

TEST ALL WATER SYSTEMS AT HYDROSTATIC PRESSURE OF NOT LESS THAN 150 PSIG, WITH 5 PSIG PERMISSIBLE DROP AT END OF FOUR HOURS.

FILL ENTIRE WASTE AND VENT SYSTEM WITH WATER TO LEVEL OF HIGHEST VENT STACK. SYSTEM SHALL HOLD WATER FOR TWO HOURS.

TEST RAINWATER SYSTEMS IN SAME MANNER AS WASTE AND VENT SYSTEM. TEST FUEL GAS PIPING WITH AIR AT A PRESSURE OF NOT LESS THAN 10 PSIG FOR A MINIMUM OF 15 MINUTES WITH NO PERCEPTIBLE DROP IN PRESSURE.

UPON COMPLETION OF WORK, ALL CHANGES SHALL BE NOTED ON A NEW SET OF PRINTS AND DELIVERED TO THE ARCHITECT.

TESTS MUST BE PERFORMED AND SYSTEMS APPROVED PRIOR TO PAINTING, COVERING, INSULATING, FURRING, OR CONCEALING PIPING.

PLUMBING FIXTURE SCHEDULE

WC 1 — WATER CLOSET, "OWNER SELECTED" VITREOUS CHINA, FLOOR MOUNTED, 1.28 GALLON FLUSH.

L 1 — LAVATORY "OWNER SELECTED"COUNTER MOUNT, FAUCET WITH 1.2 GPM FLOW RATE, SUPPLY WITH CHROME PLATED GRID DRAIN, CHROME PLATED P–TRAP, BRASS SUPPLY STOPS.

KS 1 — SINK, "OWNER SELECTED" COUNTER MOUNT, LEVER HANDLE FAUCET, 8" CENTERS, 1.8 GPM FLOW RATE, SUPPLY WITH CHROME PLATED GRID DRAIN, CHROME PLATE P–TRAP, AND BRASS SUPPLY STOPS.

SH 1 — SHOWER/TUB, "OWNER SELECTED" PRESSURE–BALANCE MIXING VALVE WITH SINGLE BLADE LEVER HANDLE AND ADJUSTABLE STOP SCREW TO LIMIT HANDLE TURN, VOLUME CONTROL, AND 1.8 GPM SHOWER HEAD.

SD 1 — SHOWER DRAIN, "JR SMITH" MODEL 2005, ROUND TO, SIZE 2".

WB 1 — WASHER BOX, "GUY GRAY" MODEL B–150, 1–1/2" DRAIN, 1/2" H&CW HOSE BIBS.

HB 1 — HOSE BIBB, WITH VACUUM BREAKER, (OWNER SELECTED).

PLUMBING EQUIPMENT SCHEDULE

WH 1 — TANKLESS WATER HEATER, "RHEEM" RTGH–RH1DV, MIN. 15 MBH – MAX. 199 MBH INPUT NATURAL GAS, 7.5 GPM AT 50°F, NO VENT AND COMBUSTION AIR PIPING REQUIRED (OUTDOOR INSTALLATION ONLY); OP WT = 55 LBS. INSTALL IN ACCORDANCE WITH MFR'S RQUIREMENTS.

GD 1 — GARBAGE DISPOSAL, REFER TO ARCH APPLIANCE LIST.

WATER HAMMER ARRESTOR, "PPP INC." SC SERIES, LOCATE AT END OF MAIN LINE SERVING TOILET ROOMS, FULL SIZE OF LINE SERVING TOILET ROOMS.

MINIMUM CONNECTION SIZES

FIXTURE	S/W	VENT	DRAIN	COLD WATER	HOT WATER
WATER CLOSET (FT)	4"	2"	–	1/2"	–
LAV/SINK	2"	1–1/2"	–	1/2"	1/2"
SHOWER	2"	1–1/2"	–	1/2"	1/2"
WASHER	2"	1–1/2"	–	1/2"	1/2"

LEGEND

SYMBOL	ABREV	DESCRIPTION
	CD	CONDENSATE DRAIN PIPE
	FS	FIRE SPRINKLER PIPE
G	G	GAS PIPE
	CW	COLD WATER PIPE
	HW	HOT WATER PIPE
	W	SANITARY SOIL OR WASTE PIPE
	V	VENT PIPE
	FCO	FLOOR CLEAN OUT
	GCO	GRADE CLEAN OUT
	CO	DRAIN CLEAN OUT
	WCO	WALL CLEAN OUT
		POINT OF CONNECTION
	SOV	SHUT OFF VALVE

CAL GREEN CODE

FOR ALL NEW EQUIPMENT AN OPERATION AND SYSTEMS MANUAL SHALL BE PROVIDED TO THE FIELD INSPECTOR AT THE TIME OF FINAL INSPECTION. PROVIDE TESTING AND ADJUSTMENT FOR HVAC AND PLBG SYSTEMS PER 2019 CAL GREEN CODE.

FIXTURE WATER FLOW RATES

RESIDENTIAL		NON–RESIDENTIAL	
FIXTURE	FLOW	FIXTURE	FLOW
WATER CLOSET	1.28 GPF	WATER CLOSET	1.28 GPF
LAVATORY	1.2 GPM	URINAL	0.125 GPF
SINK	1.5 GPM	LAVATORY	0.5 GPM*
SHOWER	1.8 GPM	SINK	1.8 GPM
		SHOWER	1.8 GPM
* MAX. 0.25 DURATION			

GENERAL NOTES

1. FIELD VERIFY EXISTING PIPING SYSTEMS FOR LOCATION, SIZE, AND DEPTH.
2. COORDINATE ARRANGEMENTS FOR THE UTILITIES REQUIRED. PAY ALL COSTS INVOLVED IN OBTAINING THE SERVICES.
3. INSTALL PIPING BELOW GRADE IN TRENCH CONFORMING TO CPC, 2019 EDITION.
4. DISINFECT POTABLE WATER PIPING IN ACCORDANCE WITH CPC, SECTION 609.9, 2019 EDITION.
5. COPPER WATER LINES SHALL BE TYPE L.
6. CLEANOUTS SHALL BE INSTALLED ON ALL BRANCH LINES EXCEEDING 5 FT IN LENGHT AND AT ALL SINKS (FLOOR SINKS, MOP SINKS, KITCHEN SINKS, ETC) AND URINALS, REGARDLESS OF BRANCH LINE LENGHT.

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(805) 653–5215

REGISTERED PROFESSIONAL ENGINEER TIMOTHY R. MOON No. 22282 Exp. 12-31-23 MECHANICAL STATE OF CALIFORNIA

CONSULTANT:

PROJECT TITLE:

NEW APARTMENTS FOR·

VOLUNTARIO APARTMENTS

210 S. VOLUNTARIO
SANTA BARBARA 93103

PROJECT NUMBER:

22010-00

SHEET TITLE:

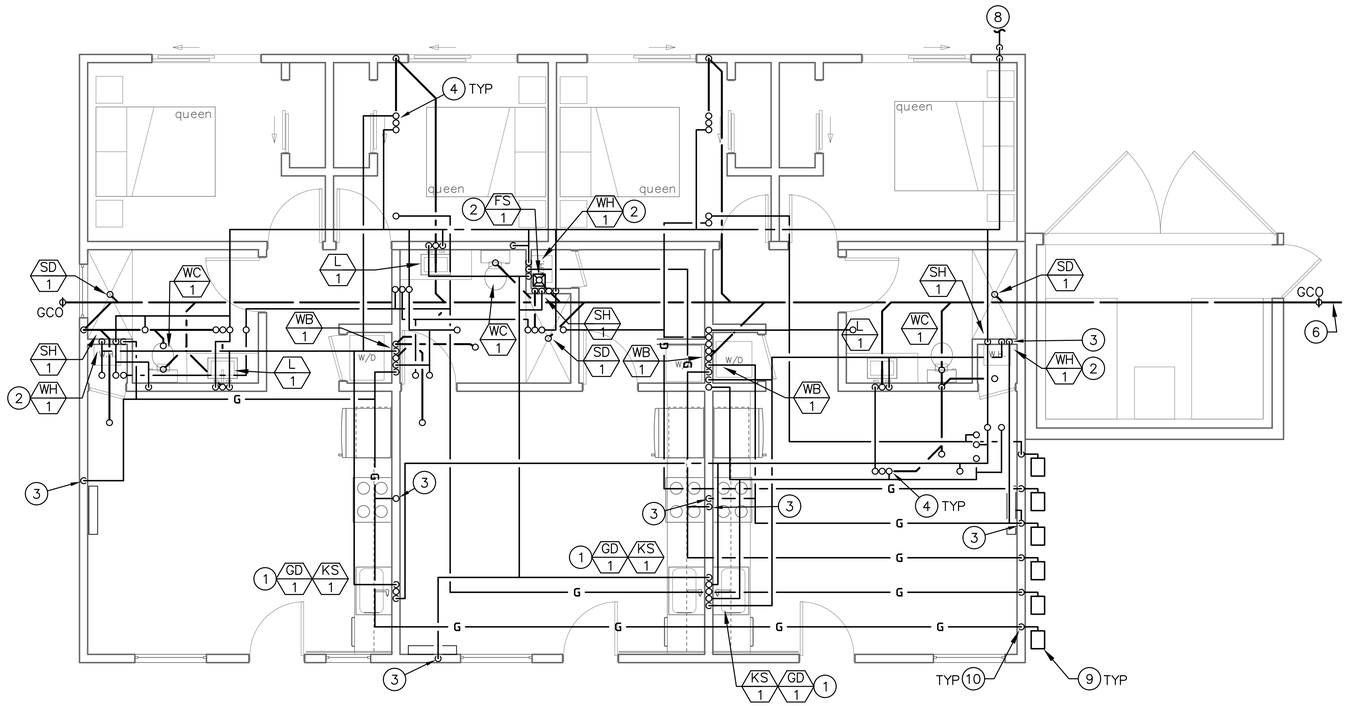
LEGEND, SCHEDULES, AND NOTES

SHEET NUMBER:

P1

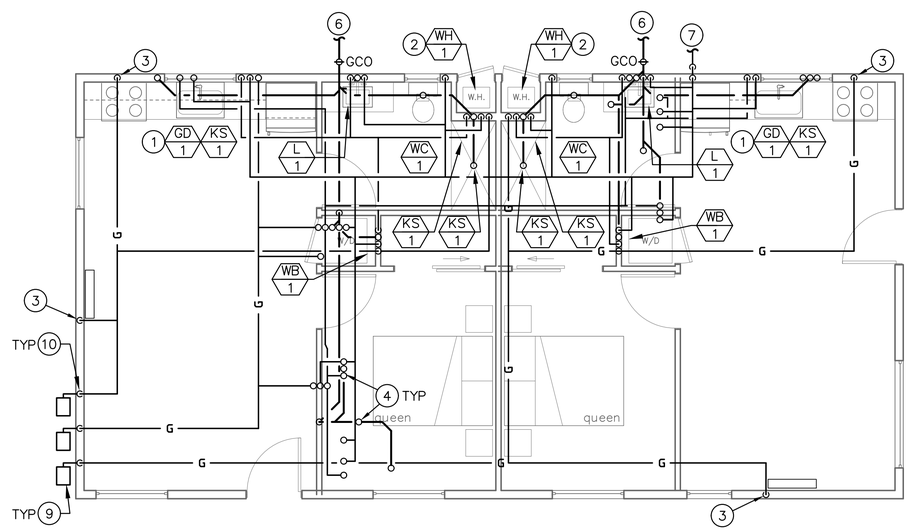
DATE:

24 FEB 2022



BLDG B - FIRST FLOOR PLAN

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



BLDG A - FIRST FLOOR PLAN

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

REFERENCE NOTES

1. INSTALL GARBAGE DISPOSAL UNDER SINK. ROUTE H&CW SUPPLY AND DRAIN FOR KIT SINK TO DISHWASHER. ROUTE DRAIN THRU A COUNTER MOUNTED AIR GAP.
2. INSTALL WATER HEATER IN ACCORDANCE WITH MFR'S REQUIREMENTS. INSTALL WITH A T&P RELIEF VALVE LOCATED ON HW SUPPLY PIPING. ROUTE ¾"T&P RELIEF VALVE DRAIN TO OUTSIDE WITH DISCHARGE 6"ABOVE FINISH GRADE.
3. ROUTE GAS PIPE DOWN TO GAS FIRED APPLIANCE WITH SEDIMENT TRAP, FLEXIBLE PIPE CONNECTOR, AND SOV.
4. PIPE UP FROM 1ST FLOOR TO FIXTURES ON 2ND FLOOR.
5. ROUTE CW SUPPLY TO FLOOR SINK P-TRAP FROM A TRAP PRIMER LOCATED BEHIND WALL WITH ACCESS DOOR.
6. 4"W BELOW GRADE TO SITE SEWER SYSTEM. REFER TO CIVIL PLANS FOR CONTINUATION.
7. 1-1/4"BLDG CW SUPPLY BELOW GRADE TO 2"SITE WATER SUPPLY. REFER TO CIVIL PLANS FOR CONTINUATION. INSTALL RISER TO BLDG WITH PRESSURE REGULATOR AND SOV.
8. 1-1/2"BLDG CW SUPPLY BELOW GRADE TO 2"SITE WATER SUPPLY. REFER TO CIVIL PLANS FOR CONTINATION. INSTALL RISER TO BLDG WITH PRESSURE REGULATOR AND SOV.
9. CONTACT GAS COMPANY AND COORDINATE INSTALLATION OF INDIVIDUAL METER FOR EACH TENANT.
10. GAS RISER WITH SOV TO EACH TENANT. REFER TO GAS PIPING RISER DIAGRAM FOR PIPE SIZES.

GENERAL NOTES

A. REFER TO MINIMUM CONNECTION TABLE ON SHEET P1 FOR INDIVIDUAL FIXTURE PIPE SIZES.

B. REFER TO PIPING RISER DIAGRAMS ON SHEET P4 FOR PIPE SIZES.

ADD FURNACES

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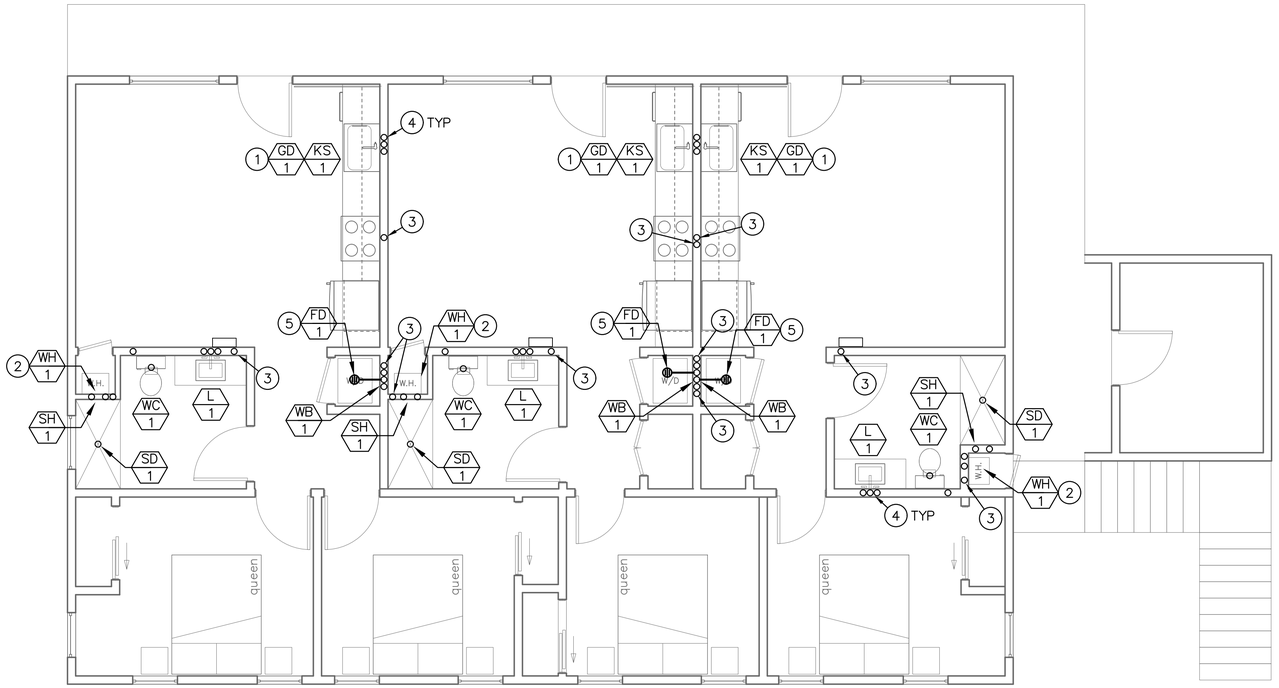
SANTA BARBARA 93103

PROJECT NUMBER:
22010-00

SHEET TITLE:
FIRST FLOOR PLANS

SHEET NUMBER:
P2

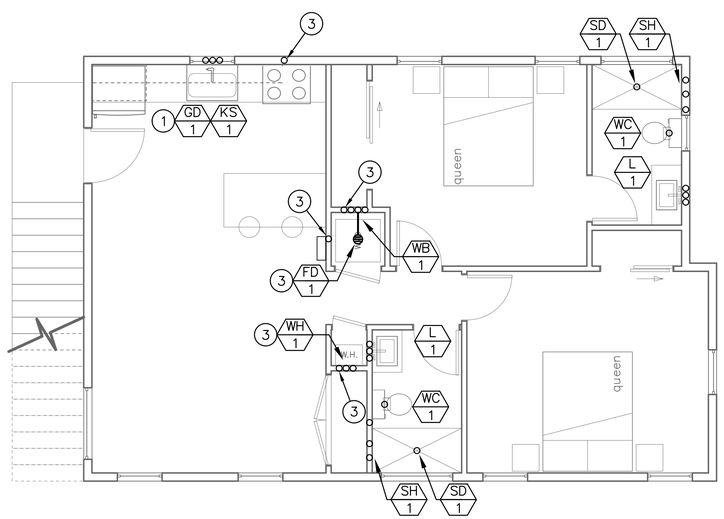
DATE:
24 FEB 2022



BLDG B - SECOND FLOOR PLAN

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

0 5 10



BLDG A - SECOND FLOOR PLAN

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

0 5 10

REFERENCE NOTES

1. INSTALL GARBAGE DISPOSAL UNDER SINK. ROUTE H&CW SUPPLY AND DRAIN FOR KIT SINK TO DISHWASHER. ROUTE DRAIN THRU A COUNTER MOUNTED AIR GAP.
2. INSTALL WATER HEATER IN ACCORDANCE WITH MFR'S REQUIREMENTS. INSTALL WITH A T&P RELIEF VALVE LOCATED ON HW SUPPLY PIPING. ROUTE ¾"T&P RELIEF VALVE DRAIN TO OUTSIDE WITH DISCHARGE 6"ABOVE FINISH GRADE.
3. ROUTE GAS PIPE TO GAS FIRED APPLIANCE WITH SEDIMENT TRAP, FLEXIBLE PIPE CONNECTOR, AND SOV.
4. PIPE UP FROM 1ST FLOOR TO FIXTURES ON 2ND FLOOR (TYP).
5. ROUTE CW SUPPLY TO FLOOR DRAIN P-TRAP FROM TRAP PRIMING DEVICE LOCATED IN WALL BEHIND ACCESS DOOR.

GENERAL NOTES

A. REFER TO MINIMUM CONNECTION TABLE ON SHEET P1 FOR INDIVIDUAL FIXTURE PIPE SIZES.

B. REFER TO PIPING RISER DIAGRAMS ON SHEET P4 FOR PIPE SIZES.

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SHEET TITLE:

SECOND FLOOR PLANS

SHEET NUMBER:

P3

DATE:

24 FEB 2022