

OWNER:		Steve and Jenny Belinskil					
PROJECT ADDRESS: APN:		201 Palisades Dr. Santa Barbara, CA 93109 041-343-001					
LOT SIZE:		7,518 S.F. E-3/S-D-3 2% TYPE V-B R3 FRONT: 20 FT.					
ZONING: SLOPE:							
CONSTRUCTION TYPE: 310 GROUP: SETBACKS:							
NUMBER OF STORIES:		SIDE: 6 FT.					
HIGH FIRE ZONE:		NO NO					
FLOOD ZONE:							
GRADING CALCULATIONS							
CUT: N/A FILL: N/A							
FLOOR AREA:		<u>NET</u>	GROSS				
(E) PRIMARY RESIDENCE		1696 S.F.	1769 S.F.				
(E) TWO CAR GARAGE		427 S.F.	453 S.F.				
(E) EXISTING TOTAL		2123 S.F.	2222 S.F.				
(P) DEMO EXISTING 2 CAR	R GARAGE	-427 S.F.	-453 S.F.				
(P) NEW 2 CAR GARAGE		492 S.F.	539 S.F.				
(P) NEW 2 BEDROOM ACC	CESSORY	798 S.F.	891 S.F.				
(P) PROPOSED TOTAL FLOOR AREA		2986 S.F.	3199 S.F.				
(P) TOTAL NET FAR FLOOR	AREA	2986 S.F.					
PARKING	<b>EXISTING</b>		PROPOSED	REQUIRED BY CODE			

# SCOPE OF WORK

DEMO (E) DETACHED 427 NET S.F. GARAGE AND REBUILD NEW 492 NET S.F. SINGLE STORY ATTACHED 2 CAR GARAGE. 420 S.F. OF (E) DRIVEWAY TO BE REMOVED. (E) DRIVEWAY TO REMAN. CONSTRUCT NEW (P) ATTACHED, SINGLE STORY, TWO BEDROOM 798 NET S.F. ACCESSORY DWELLING UNIT. SOLAR PANELS TO BE INSTALLED ON SOUTH ROOF OF (N) ADU BY SEPARATE PERMIT.

0 UNCOVERED

0 UNCOVERED

O PARKING SPACES REQUIRED

ADU IS LOCATED WITHIN A

WALKING DISTANCE OF 1/2 MILE OF A PUBLIC TRANSIT STOP PER SBMC. 28.86.080

0 COVERED/

## PROJECT TEAM

DESIGNER

UNIT

(P) STUDIO ACCESSORY

DWELLING UNIT

TELIOS DESIGN HOUSE

27 W. ANAPAMU STREET, SUITE 368, SANTA BARBARA, CA 93101

0 UNCOVERED

N/A

(805) 252-6327 | haroldjpowell@gmail.com

### SHEET INDEX

COVER

SITE PLAN & DEMOLITION PLAN

**GENERAL NOTES** 

FLOOR PLAN

**ROOF PLAN** 

EXISTING EAST & WEST ELEVATIONS

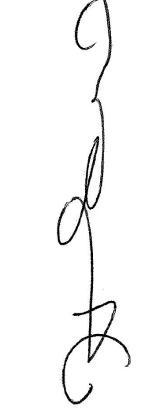
EXISTING NORTH & SOUTH ELEVATIONS

PROPOSED EAST & WEST ELEVATIONS A4.2

PROPOSED NORTH & SOUTH ELEVATIONS

SITE PHOTOS

SECTIONS



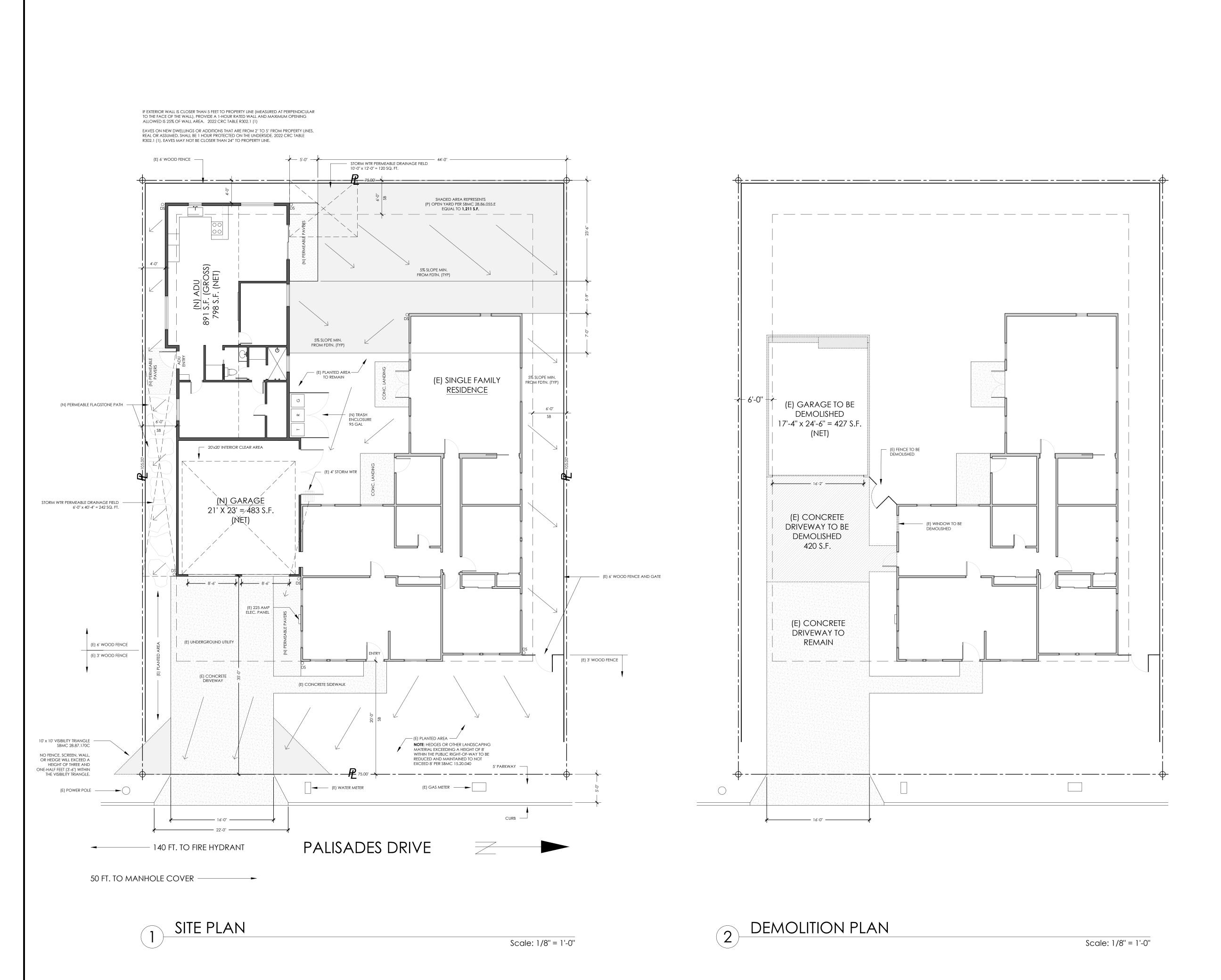
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### GENERAL NOTES

DRAINAGE NOTE: IMPERVIOUS SURFACES WITHIN 10' OF BUILDING FOUNDATION SHALL BE SLOPED MIN. OF 2% AWAY FROM THE BUILDING.

FINISH GRADE SHALL SLOPE AWAY FROM FOUNDATION A MINIMUM OF 5% FOR A MINIMUM DISTANCE OF 10 FT.

PROVIDE LANDINGS AT EXTERIOR DOORS EQUAL TO THE WIDTH OF THE DOOR AND A LENGTH IN THE DIRECTION OF TRAVEL EQUAL TO 36". SLOPE OF EXTERIOR LANDINGS SHALL NOT EXCEED 1/4" PER FOOT. (2% SLOPE)

ALL WORK IN THE PUBLIC RIGHT-OF-WAY REQUIRES A SEPARATE PERMIT FROM PUBLIC WORKS.

## SWMP TIER 2 NOTES

 (P) NEW IMPERVIOUS AREA @ (P) ACCESSORY DWELLING UNIT & (P) GARAGE: 1442 SQ. FT.

TOTAL ROOF AREA = 1442 SQ. FT.

#### TOTAL NET (P) IMPERVIOUS AREA = 1442 SQ. FT.

2. REMOVED IMPERVIOUS AREA = 0 SQ. FT.

#### SWMP TIER 2 BMP:

LANDSCAPE AREA EQUIVALENT TO 25% OF 1442 SQ. FT. NEW IMPERVIOUS AREA = 360 SQ. FT.

DOWNSPOUTS TO DRAIN INTO RAIN BARRELS, OVER FLOW DRAINS INTO 4" PERFORATED PIPES INTO SIDE AND FRONT YARD AREA OF 360 SQ .FT.

9 CU. FT. GRAVEL BED AT EACH DOWNSPOUT. (2) 40GAL RAIN BARRELS

CRAWL SPACE CLEARANCE
MAINTAIN MINIMUM CLEARANCE OF 18" BETWEEN WOOD JOISTS AND GRADE WITH 12" MINIMUM CLEARANCE FOR GIRDERS, OR USE
PRESSURE TREATED LUMBER.

CRAWL SPACE ACCESS
ACCESS TO BE MINIMUM 24" WIDE BY 18" HIGH.
OPENING SHALL BE CLEAR OF PIPES AND OBSTRUCTIONS.
ACCESS OPENINGS SHALL BE EFFECTIVELY SCREENED OR COVERED.

CRAWL SPACE VENTILATION

UNDER-FLOOR VENTILATION TO BE VENTILATED BY AN APPROVED MECHANICAL MEANS OR BY OPENINGS INTO THE UNDER-FLOOR AREA WALLS, OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN ONE (1) SF FOR EACH 150 SF OF UNDER-FLOOR AREA, OPENINGS SHALL BE LOCATED AS CLOSE TO CORNERS AS PRACTICAL AND SHALL PROVIDE CROSS VENTILATION. THE REQUIRED AREA OF SUCH OPENINGS SHALL BE APPROXIMATELY EQUALLY DISTRIBUTED ALONG THE LENGTH OF AT LEAST TWO OPPOSITE SIDES.

OPENINGS SHALL BE COVERED WITH CORROSION-RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/2 INCH IN DIMENSION. IN HIGH FIRE HAZARD ZONES OPENINGS TO HAVE A MINIMUM SIZE OF 1/16" AND MAXIMUM SIZE NOT TO EXCEED 1/8".

AN ATTIC ACCESS

AN ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTICS OF BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION. EXCEPTION: ATTICS WITH A MAXIMUM VERTICAL HEIGHT OF LESS THAN 30".

ATTICS THAT INCLUDE MECHANICAL EQUIPMENT SHALL HAVE APPROPRIATELY SIZED ACCESS OPENINGS TO ALLOW REMOVAL OF EQUIPMENT FOR SERVICING OR REPLACEMENT, BUT SHALL NOT BE LESS THAN 22" X 30".

OPENING SHALL BE LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. 30" MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED AT OR ABOVE THE ACCESS OPENING.

PROVIDE WEATHER-STRIPPING AT ACCESS PANEL TO PREVENT BACK DRAFT.

ROOF VENTILATION ENCLOSED RAFTER SPACES THAT ARE CREATED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF RAFTERS SHALL BE NDIVIDUALLY VENTED THAT ARE SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED UNLESS IN DESIGNATED HIGH FIRE AREA, VENTING SHALL BE ACCOMPLISHED BY MEANS OF EAVE VENTS AND A RIDGE VENT A MINIMUM OF 1" OF AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING EXCEPTION: USE OF ICYNENE INSULATION AT RAFTER BAYS NEGATES NEED FOR VENTILATION

ETY GLAZING REQUIREMENTS IZING IN SLIDING AND SWINGING DOORS (EXCEPTION: WARDROBE DOORS).

GLAZING IN SLIDING AND SWINGING DOOKS (EXCEPTION: WARDROBE DOOKS).
GLAZING IN STORM DOORS.
GLAZING IN STORM DOORS.
GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE AND DRAIN INLET.
GLAZING IN FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.
WHERE GLAZING WITH PANES LARGER THAN 9 SF, A BOTTOM EDGE WITHIN 18" OF THE FLOOR, A TOP EDGE MORE THAN 36" ABOVE THE FLOOR, & A WALKING SURFACE WITHIN 36" HORIZONTALLY OF GLAZING.

DOORS & WINDOWS

UNLESS NOTED OTHERWISE, AS MUCH AS IS PRACTICABLE, TOPS OF WINDOWS ARE TO FLUSH WITH TOPS OF NEARBY DOORS. PROVIDE 3/8" MINIMUM CLEARANCE BETWEEN BOTTOM OF INTERIOR DOORS AND FINISH FLOOR HEIGHTS TO ALLOW FOR AIR CIRCULATION RELATED TO FAU AND VENTILATION FAN(S).

EGRESS WINDOWS REQUIRED AT ALL BEDROOMS, MIN NET OPENING TO BE 5.7 SF W/MIN HT OF 24", MIN WIDTH OF 20", AND SILL HT NO MORE THAN 44" ABOVE FLOOR. EXCEPTION: MIN GRADE-FLOOR NET OPENING TO BE 5.0 SF.
A FLOOR OR LANDING, BEING AT THE SAME ELEVATION, IS REQUIRED AT EACH SIDE OF A DOOR. EXCEPTION: WITH DOORS SERVING AN INDIVIDUAL DWELLING UNIT, A LANDING AT AN EXTERIOR DOOR MAY BE UP TO 7.75" LOWER THAN TOP OF THRESHOLD PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING. LANDINGS TO BE ≥ 44" IN THE DIRECTION OF TRAVEL AND ≥ THE WIDTH OF THE DOOR OR STAIRWAY SERVED; WHICHEVER IS GREATER. EXCEPTION: LANDINGS SERVIING INDIVIDUAL RESIDENCE MUST BE ≥ 36" IN THE DIRECTION OF TRAVEL.

OF TRAVEL.

A THRESHOLD SHALL BE NO HIGHER THAN 0.5". THRESHOLDS EXCEEDING 0.25" SHALL BE BEVELED WITH A SLOPE NOT TO EXCEED 50% DOORS SERVING INDIVIDUAL DWELLING UNITS OR A PRIVATE GARAGE MAY OPEN AT AN INTERIOR FLIGHT OF STAIRS, PROVIDED THE DOOR DOES NOT SWING OVER THE STAIRS.

ELEVATIONS IN FLOOR LEVEL DUE TO FINISH MATERIALS SHALL NOT EXCEED 0.5". CHANGES IN LEVEL GREATER THAN 0.5" SHALL BE RAMPED AND COMPLY WITH REQUIREMENTS OF 11B-405 OR 11B-406 AS APPLICABLE UNO, DOOR HANDLES TO BE LEVER TYPE, CURVED, & RETURN TO WITHING 0.5" OF THE DOOR. 'R' & 'M' OCCUPANCIES WITH UP TO 10 OCCUPANTS ARE EXEMPT

EGRESS DOORS, WITH BUILDING OCCUPANT LOADS > 50, SHALL SWING OUT & OPERATE WITH 'PANIC' HARDWARE UNO IN ENERGY REPORT OR ON PLANS, (N) FENESTRATION TO HAVE MAX U-FACTOR OR 0.32 & MAX SHGC OF 0.25 PROVIDE SOLDERED DOOR PAN AT EXTERIOR DOORS NATURAL LIGHT - GLAZING AREAS IN A HABITABLE ROOM SHALL HAVE AN AGGREGATE AREA >= TO 8% OF THE FLOOR AREA. NATURAL VENTILATION - OPENABLE AREAS OF DOORS AND WINDOWS TO THE OUTDOORS OF HABITABLE ROOMS SHALL HAVE AN AGGREGATE AREA >= 4% OF THE FLOOR AREA.

ATTACHED GARAGE
ONE OR TWO FAMILY RESIDENCE - NOT LESS THAN 1/2" GYPSUM AT GARAGE SIDE REQUIRED BETWEEN ATTACHED GARAGE AND HABITABLE LIVING SPACE. WALL MUST EXTEND UP TO UNDERSIDE OF ROOF SHEATHING.
ONE OR TWO FAMILY RESIDENCE GARAGE CEILING WITH HABITABLE SPACE ABOVE - (2) LAYERS OF 1/2" TYPE 'X' ON CEILING IF TJI CEILING JOISTS. 1 LAYER OF 5/8" TYPE 'X' GYPSUM ON CEILING IF FIR CEILING JOISTS. 2-HR SEPARATION REQUIRED FOR MULTI-FAMILY RESIDENCE IF NON-SPRINKLERED F NON-SPRINKLERED TIGHT FITTING, SELF-CLOSING, SOLID-WOOD DOOR WITH MINIMUM THICKNESS OF 1-3/8" REQUIRED AT DOOR OPENINGS BETWEEN ATTACHED GARAGE AND HABITABLE SPACE, 20-MINUTE RATED DOOR OKAY.

FIREPLACES
FOR PRE-MANUFACTURED FIREPLACE UNIT, REFER TO INSTALLATION INSTRUCTIONS FOR SPECIFIC CLEARANCE, COMBUSTION AIR, & INSTALLATION REQUIREMENTS.
METAL OR GLASS DOORS, COVERING ENTIRE FIREBOX OPENING, THAT CAN CLOSE WHILE FIRE IS BURNING REQUIRED.
2" MIN. CLR. BETWEEN COMBUSTIBLE MATERIALS & FIREPLACE, SMOKE CHAMBER, OR CHIMNEY WALLS.
6" MIN. CLR. BETWEEN FIREPLACE OPENING & COMBUSTIBLE MATERIALS. COMBUSTIBLE MATERIALS WITHIN 12" OF OPENING SHALL PROJECT NO MORE THAN 1/8" FOR EACH 1" CLR. FROM OPENING.
HEARTHS SHALL EXTEND AT LEAST 16" FROM THE FRONT OF FIREPLACE AND 8" BEYOND EACH SIDE OF FIREPLACE OPENING, OR 20" & 12" RESPECTIVELY. IF OPENING IS >= 6 SF. HEARTHS TO BE BRICK, STONE, CONCRETE OR OTHER APPROVED NONCOMBUSTIBLE MATERIAL SHALL BE AT LEAST 4" THICK, AND SUPPORTED BY NONCOMBUSTIBLE MATERIALS OR SELF-SUPPORTING. INTERIOR HEARTHS SHALL BE READILY DISTINGUISHABLE FROM THE SURROUNDING FLOOR.
SITE-BUILT MASONRY FIREPLACES TO BE FABRICATED BY LICENSED PROFESSIONALS FAMILIAR WITH THE APPROPRIATE CODE, ENERGY, AND SAFETY REQS.
CHIMNEYS TO EXTEND AT LEAST 2' ABOVE ANY PORTION OF THE STRUCTURE WITHIN 10' HORIZONTALLY.

WEATHER-RESISTIVE BARRIERS
EXTERIOR WALLS TO BE COVERED WITH TYVEK HOMEWRAP (ICC ER-4000) & BE INSTALLED PER MFG INSTALLATION INSTRUCTIONS. WINDOWS AND DOORS FLASHING PER TYVEK INSTALLATION INSTRUCTIONS. PROVIDE SOLDERED DOOR PAN AT EXTERIOR DOORS

ROOF COVERING TO HAVE, MINIMUM CLASS A RATING ROOF ASSEMBLY SHALL BE LISTED BY AN APPROVED TESTING AGENCY AND INSTALLED PER MFG INSTRUCTIONS CLAY ROOF TILES TO BE INSTALLED PER TILE ROOFING INSTITUTE (WWW.TILEROOFING.ORG) INSTALLATION INSTRUCTIONS (ICC-ES ESR-

CLAY ROUF TILES TO BE INSTALLED PER TILE ROUFING INSTITUTE (WWW. TILEROUFING.ORG) INSTALLATION INSTRUCTIONS (ICC-ES ESR-2015P)

ASPHALT SHINGLES NOT ALLOWED ON ROOF PITCHES <2:12. UNO, INSTALL CERTAINTEED SHINGLES ICC-ES ESR-3537

FOR ROOF PITCHES ≥2:12 AND <4:12, ASPHALT STRIP SHINGLES MAY BE INSTALLED, PROVIDED THE SHINGLES ARE APPROVED SELFSEALING OR ARE HAND SEALED AND ARE INSTALLED WITH AN UNDERLAYMENT CONSISTING OF TWO LAYERS OF NON-PERFORATED TYPE
15 FELT APPLIED SHINGLE FASHION. STARTING WITH AN 18-INCH-WIDE (457 MM) SHEET AND A 36-INCH-WIDE (914 MM) SHEET OVER IT AT
THE EAVES, EACH SUBSEQUENT SHEET SHALL BE LAPPED 19 INCHES (483 MM) HORIZONTALLY
UNO PER PLAN, MINERAL-SURFACED ROLL ROOFING TO BE USED AT SLOPES ≥ 8% AND < 17% (2:12)
UNO PER PLAN, BUILT-UP ROOFING TO BE USED AT SLOPES ≥ 2% AND < 2% (1/4:12)
UNO PER PLAN, COAL-TAR BUILT-UP ROOFING TO BE USED AT SLOPES ≥ 1% AND < 2% (1/4:12)
UNO PER PLAN, INSTALL 2-LAYERS GRADE 'D' BLDG PAPER OVER ROOF SHEATHING
WHEN PROVIDED, VALLEY FLASHINGS SUBJECT TO CRC SECTION R327 ARE NOT TO BE LESS THAN 26 GALVANIZED SHEET GAUGE
CORROSION RESISTANT METAL INSTALLED OVER A MIN 36" WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF MIN 72 POUND MINERAL
SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING

**ENERGY REQUIREMENTS** SEE CF-1R & MF-1R FORMS SPECIFYING THE REQUIRED/MANDATORY RESIDENTIAL ENERGY FEATURES FOR: WALL/CEILING INSULATION. WINDOW AREAS AND TYPES, HVAC SYSTEMS AND EFFICIENCY, DUCT INSULATION AND TESTING, LIGHTING TYPE AND SWITCHING, AND PIPE/HEATER INSULATION, CONTRACTOR TO PROVIDE COMPLETED CF-2R INSTALLATION FORMS UPON FINAL INSTALLATION OF ALL

ENERGY SYSTEMS. HERS RATER TO PROVIDE CF-3R HERS VERIFICATION FORMS ONCE INSTALLATION OF ALL THE ASSOCIATED BUILDING

ASSEMBLY OR ENERGY SYSTEMS HAVE BEEN INSTALLED. UNO, MINIMUM INSULATION REQUIREMENTS TO BE: WALLS - R19, RAISED FLOORS - R-19, CEILINGS - R-30. INSTALL R-19 INSULATION IN GARAGE CEILING BENEATH HABITABLE SPACE. MORE STRINGENT REQUIREMENTS STIPULATED ELSEWHERE WITHIN THESE DOCUMENTS

**FAU ATTIC CONSTRUCTION REQUIREMENTS** ATTIC ACCESS TO BE A MINIMUM OF 30"X22" OR SIZE NECESSARY TO FACILITATE INSTALLATION OR SUBSEQUENT REPLACEMENT OF THE

EQUIPMENT: WHICHEVER IS GREATER AN UNOBSTRUCTED PASSAGEWAY WHICH IS NO MORE THAN 20 FT IN LENGTH, HAS CONTINUOUS SOLID FLOORING NOT LESS THAN 24" WIDE, AND INCLUDES A SERVICE SPACE AT LEAST 30"X30" AT THE FRONT OR SERVICE SIDE OF THE EQUIPMENT. CHECK INSTALLATION INSTRUCTIONS FOR MINIMUM COMBUSTIBLE AIR REQUIREMENTS. ADDITIONAL ATTIC VENTILATION MAY BE

UNLESS OTHERWISE NOTED IN INSTALLATION INSTRUCTIONS, MAINTAIN MINIMUM 3" CLEARANCE FROM TOP, BACK & SIDES (TOTAL OF **BOTH SIDES SHALL BE AT LEAST 12")** 

INSTALL GYPSUM PER GYPSUM ASSOCIATION INSTALLATION INSTRUCTIONS GA-216-07, AT WWW.GYPSUM.ORG\

WIDTH - MIN 36" STAIR FOR OCCUPANT LOADS < 50. MIN 44" FOR HIGHER OCCUPANCY LOADS, UNO PER FLOOR OR EGRESS PLAN. MIN 48" IF STAIR UNIT IS PART OF AN ACCESSIBLE MEANS OF EGRESS HEADROOM - MIN 80" CLEARANCE AT NOSING

RISER - 4" TO 7" RISER HEIGHT WITH MAX VARIANCE IN HEIGHT OF 3/8". RISER TO BE VERTICAL & SOLID TREAD - 11" MIN DEPTH WITH MAX VARIANCE OF 3/8". RADIUS AT LEADING EDGE OF TREAD ≤ 9/16" NOSING PROJECTION OVER TREAD BELOW ≤ 1-1/4"

EXTERIOR STUCCO OR PLASTER CEMENT WATER-RESISTIVE BARRIER - PROVIDE MIN 2 LAYERS OF GRADE D PAPER OR EQUIVALENT METAL LATH & LATH ATTACHMENTS TO BE OF CORROSION-RESISTANT MATERIAL PROVIDE MIN 3 COATS, @ A MIN THICKNESS OF 7/8" (TEXTURE EXCLUDED) IF OVER METAL LATH OR WIRE FABRIC. 2 COATS ALLOWED IF

RODENT PROOFING. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY. (SECTION 4.406.1) A MINIMUM OF 65 PERCENT OF THE CONSTRUCTION WASTE GENERATED AT THE SITE SHALL BE DIVERTED TO RECYCLE OR SALVAGE. BEFORE FINAL INSPECTION, A COMPLETE OPERATION AMD MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR

OWNER. CONTRACTOR OR OWNER SHALL SUBMIT A SIGNED AFFIDAVIT THAT CONFIRMS THE DELIVERY OF SUCH. (SECTION 4.410.1) A CERTIFICATE SHALL BE COMPLETED AND SIGNED BY THE GENERAL CONTRACTOR, SUBCONTRACTOR, OR BUILDING OWNER CERTIFYING THAT THE PAINTS, STAINS, AND ADHESIVES COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA GREEN CODE A CERTIFICATE SHALL BE COMPLETED AND SIGNED BY THE GENERAL CONTRACTOR, SUBCONTRACTOR, OR BUILDING OWNER CERTIFYING THAT THE RESILIENT FLOORING, COMPOSITE WOOD PRODUCTS, PLYWOOD, AND/OR PARTICLE BOARD COMPLY WITH THE

VOC LIMITS AND FORMALDEHYDE LIMITS SPECIFIED IN THE NOTES ABOVE AND THE CALIFORNIA GREEN CODE

**E- ELECTRICAL NOTES** THESE NOTES CONVEY MINIMUM CONSTRUCTION REQUIREMENTS AND ARE TO BE USED WHERE THE APPLICABLE CONDITIONS OCCUR. MORE STRINGENT REQUIREMENTS STIPULATED ELSEWHERE WITHIN THESE DOCUMENTS OR WITHIN RELEVANT MANUFACTURER'S INSTALLATION INSTRUCTIONS WILL SUPERSEDE UNLESS OTHERWISE NOTED, ALL MATERIALS AND EQUIPMENT TO BE INSTALLED PER THE APPLICABLE PROVISIONS OF THESE DOCUMENTS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS

OVERCURRENT DEVICES SHALL BE READILY ACCESSIBLE
OVERCURRENT DEVICES SHALL NOT BE LOCATED WHERE THEY WILL BE EXPOSED TO PHYSICAL DAMAGE
OVERCURRENT DEVICES SHALL NOT BE IN THE VICINITY OF EASILY IGNITABLE MATERIALS, SUCH AS IN A CLOTHES CLOSET
OVER CURRENT DEVICES IN DWELLING UNITS SHALL NOT BE LOCATED IN BATHROOM
BRANCH CIRCUITS THAT SUPPLY DWELLING UNIT RECEPTACLES IN FAMILY ROOMS, KITCHENS, LAUNDRY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS,
LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY AN ARC-FAULT
CIRCUIT INTERRUPTER ROPTER THE WIRING IS MODIFIED, REPLACED, OR EXTENDED IN AREAS SPECIFIED IN CEC 210.12(A), THE BRANCH CIRCUIT SHALL BE PROTECTED BY D COMBINATION-TYPE AFCI LOCATED AT THE ORIGIN OF THE BRANCH CIRCUIT OR A LISTED OUTLET BRANCH-CIRCUIT TYPE AFCI LOCATED AT EPTACLE OF THE EXISTING BRANCH CIRCUIT SHALL BE PROTECTED AT SUITS TO BE LABELED.

NEL DIROUTS

BE MULTI WIRE CIRCUIT BREAKERS @ ANY MULTI WIRE BRANCH CIRCUITS

RELECTRICAL PLAN, PROVIDE WORKING SPACE AT FRONT OF ELECTRICAL EQUIPMENT PER THE FOLLOWING:

WIDTH TO BE ≥ THE GREATER OF 30" & THE EQUIPMENT WIDTH

DEPTH TO BE ≥ 36" WHERE THERE ARE NO GROUNDED SURFACES @ THE 'BACK SIDE' OF THE SPACE

DEPTH TO BE ≥ 42" WHERE THERE ARE GROUNDED SURFACES

DEPTH TO BE ≥ 48" WHERE THERE ARE EXPOSED LIVE PARTS KITCHEN
MIN. (2), 20A, SMALL APPLIANCE BRANCH CIRCUITS REQ. FOR DWELLINGS. MAY INCLUDE APPLIANCE OUTLETS IN PANTRY, DINING ROOM, & OTHER SIMILAR AREAS
REFRIGERATOR MAY BE ON ITS OWN 15A OR GREATER CIRCUIT
NO POINT ALONG COUNTERTOP SHALL BE MORE THAN 24" FROM OUTLET, OUTLETS MUST BE NO MORE THAN 18" ABOVE COUNTERTOP, SPACES SEPARATED BY
SINKS, RANGE TOPS, OR REFRIGERATORS SHALL BE CONSIDERED SEPARATE SPACE, OUTLETS NOT REQ. IN WALL SPACES LESS THAN 12"
GFI PROTECTION REQUIRED FOR COUNTERTOP OUTLETS
ISLAND & PENINSULAR ISLAND REQ. AT LEAST ONE OUTLET IF AT LEAST 12"X24". OUTLET MAY BE INSTALLED NO MORE THAN 12" BELOW COUNTERTOP IF NO
MEANS TO INSTALL OUTLET ABOVE WITHIN 18"
ALL LUMINAIRES INSTALLED MUST QUALIFY AS HIGH EFFICACY
DO NOT SCALE APPLIANCE LOCATIONS FROM DRAWING. CONFIRM ALL LOCATIONS WITH CLIENT AT TIME OF ROUGH-IN
MANUFACTURER'S LITERATURE SHOWING PROPOSED LED AND/OR LOW VOLTAGE LIGHT FIXTURES ARE HIGH EFFICACY AND CALIFORNIA CERTIFIED IS TO BE ON
SITE AT THE TIME OF FIELD INSPECTION

BATHROOMS
MIN. 20A BRANCH CIRCUIT TO RECEPTACLES WITH NO OTHER OUTLETS. IF 20A BRANCH SUPPLIES SINGLE BATHROOM, LIGHTING IN SAME BATHROOM ALLOWED. ADDITIONAL EQUIPMENT ALLOWED UNDER SPECIAL CIRCUMSTANCES
AT LEAST ONE GFI OUTLET WITHIN 38" OF OUTSIDE EDGE OF SINK
ALL LIGHTING TO BE HIGH EFFICACY
BATHROOM TO CONTAIN VENTILATION FAN CAPABLE OF THE GREATER OF 5 ROOM AIR CHANGES PER HOUR OR 50 CFM. UNO PER PLAN, USE NUTONE XN80 OR XN110 (OR EQUIVALENT) AS DRIVEN BY CFM REQUIREMENTS
UNO PER PLAN, FAN TO BE CONTROLLED BY LEVITON IPHS5 (HUMIDITY SENSOR AND FAN CONTROL) OR EQUIVALENT
AT LEAST ONE LUMINAIRE TO BE CONTROLLED BY TITLE 24 APPROVED VACANY SENSOR WITH MANUAL OFF. DIMMERS OR VACANCY CONTROLS MUST CONTROL ALL LUMINAIRES USING JAS-CERTIFID LIGHT SOURCES. VACANY SENSOR MUST TURN LUMINAIRES OFF AUTOMATICALLY WITHIN 20 MINUTES, IF NO ACTIVITY FROM MOTION DETECTOR

MIN. 20A BRANCH CIRCUIT TO RECEPTACLES WITH NO OTHER OUTLETS
ALL LIGHTING TO BE HIGH EFFICACY LED AND ACTIVATED BY TITLE 24 APPROVED SWITCH, IE WILL AUTOMATICALLY TURN OFF WITHIN 30 MINUTES IF NO ACTIVITY FROM MOTION DETECTOR

STAIRWAYS
AT LEAST ONE LIGHT WITH WALL SWITCH, WALL SWITCH AT EA. FLOOR IF MORE THAN 5 STEPS

ATTACHED GARAGES
AT LEAST ONE GFI OUTLET AND LIGHT WITH WALL SWITCH
ALL LIGHTING TO BE HIGH EFFICACY AND ACTIVATED WITH OCCUPANCY SENSOR SWITCH THAT WILL AUTOMATICALLY TURN OFF WITHIN 30 MINUTES IF NO
ACTIVITY FROM MOTION DETECTOR
SEE "FIRE SEPARATION WALLS" FOR RECEPTACLES INSTALLED IN GARAGE/HOUSE DIVIDING WALL
EXTERIOR LIGHT FIXTURE TO BE PROVIDED AT EXTERIOR WALK-THRU DOOR

**UTILITY ROOMS** ALL LIGHTING TO BE FLUORESCENT AND ACTIVATED BY TITLE 24 APPROVED SWITCH. IE WILL AUTOMATICALLY TURN OFF WITHIN 30 MINUTES IF NO ACTIVITY FROM MOTION DETECTOR

FIRE SEPARATION WALLS
24" MIN. SPACING BETWEEN STEEL RECEPTACLE BOXES THAT ARE "BACK-TO-BACK." AREA FOR SUCH OPENINGS NOT TO EXCEED 100 SQUARE INCHES FOR ANY
100 SF OF WALL AREA SMOKE/CO DETECTORS (DUAL UNITS OKAY)
SMOKE DETECTORS MUST BE WITHIN 24" OF HIGHEST POINT IN ROOM, DETECTORS REQ. IN EACH BEDROOM, HALL OR AREA IMMEDIATELY OUTSIDE BEDROOM
(S), TOP OF STAIRS, AND A MINIMUM OF 1 DETECTOR AT EACH FLOOR. DETECTORS TO BE WIRED TOGETHER WITH BATTERY BACKUP. OKAY TO USE BATTERY
UNITS FOR REMODELS
CARBON MONOXIDE DETECTORS DETECTORS REQ. IMMEDIATELY OUTSIDE BEDROOM(S) & A MINIMUM OF 1 DETECTOR AT EACH FLOOR. DETECTORS TO BE
WIRED TOGETHER WITH BATTERY BACKUP. OKAY TO USE BATTERY UNITS FOR REMODELS

JAB REQUIREMENTS. SWITCHED LIGHT OR SWITCHED RECEPTACLE REQUIRED IN EVERY HABITABLE ROOM, SWITCHED RECEPTACLE NOT ALLOWED IN KITCHEN OR BATHROOM EXCEPT AS NOTED BELOW, ALL LIGHTING TO BE CONTROLLED BY EITHER DIMMER OR MANUAL ON/AUTOMATIC-OFF VACANCY SENSOR. AT LEAST ONE LUMINAIRE EACH BATHROOM, GARAGE, LAUNDRY ROOM & UTILITY ROOM SHALL BE CONTROLLED BY A MANUAL ON/AUTOMATIC-OFF VACANCY RECESSED LIGHT FIXTURES TO EMPLOY GASKET OR CAULKING TO SEPARATE CONDITIONED FROM NON-CONDITIONED SPACE & SHALL BE APPROVED FOR CONDITIONED SPACE & SHALL BE GHTING FIXTURES WITHIN 3-FT HORIZONTALLY OF SHOWER OR BATHTUB & 8-FT VERTICALLY OF SHOWER THRESHOLD OR BATHTUB RIM SHALL BE RATED FOR SUCH USE
MANUAL ON/AUTOMATIC-OFF VACANCY SENSORING CONTROLS REQUIRED IN OFFICES < 250 SQ FT, MULTI USE ROOMS < 1000 SQ FT, CLASSROOMS &
CONFRENCE ROOMS OF ALL SIZES
RECESSED DOWNLIGHTING IS TO CONTAIN LIGHT SOURCES THAT ARE JA8-CERTIFIED AND SHALL NOT CONTAIN SCREW BASED LAMPS AND SHALL NOT CONTAIN
LIGHT SOURCES THAT ARE LABELED "NOT FOR USE IN ENCLOSED FIXTURES" OR "NOT FOR USE IN RECESSED FIXTURES"
THE NUMBER OF ELECTRICAL BOXES LOCATED MORE THAN 5-FT ABOVE FINISHED FLOOR THAT DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL NOT
EXCEED THE NUMBER OF BEDROOMS
OUTDOOR LIGHTING PERMANENTLY MOUNTED TO A SINGLE FAMILY DWELLING OR OTHER BUILDING IN THE SAME LOT SHALL BE HIGH EFFICACY AND MUST BE
CONTROLLED BY A MOTION SENSOR W/ INTEGRAL PHOTOCONTROL CERTIFIED TO COMPLY W/ CEC

CLOSET LIGHTING
MIN. 12" CLEARANCE BETWEEN FULLY ENCLOSED FIXTURE & NEAREST POINT OF STORAGE
MIN. 6" CLEARANCE BETWEEN FLUORESCENT FIXTURE & NEAREST POINT OF STORAGE

INTERIOR RECEPTACLES
NO POINT ALONG THE FLOOR LINE IN WALL SPACE SHALL BE MORE THAN 6 FT FROM OUTLET WHEN MEASURED HORIZONTALLY, OUTLET NOT REQ. FOR WALL VILESS NOTED OTHERWISE, BOTTOM OF RECEPTACLE BOXES TO BE 15" ABOVE THE SUB-FLOOR OR SLAB VELLING UNIT BRANCH CIRCUITS THAT SUPPLY RECEPTACLES TO BEDROOMS, FAMILY ROOMS, KITCHENS, LAUNDRY ROOMS, LIVING ROOMS, DENS, ECREATION ROOMS, DINING ROOMS, CLOSETS, HALLWAYS, LIBRARIES OR SIMILAR ROOMS, SHALL BE PROTECTED BY A COMBINATION TYPE, ARC-FAULT CEPTACLES, IN KITCHENS, BEDROOMS, FAMILY ROOMS, LIVING ROOMS, DENS, RECREATION ROOMS, DINING ROOMS, CLOSETS, HALLWAYS, LIBRARIES OR SIMILAR ROOMS TO BE LISTED TAMPER RESISANT TYPE
ALL NON-LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (EXCEPTIONS:
(1) RECEPTACLES 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 CHORD-AND-PLUG CONNECTED AS PER
CEC 400.7, AND (4) NON-GROUNDING RECEPTACLES USED FOR REPLACEMENTS AS PERMITTED IN CEC 406.4 (D) (2) (A)

EXTERIOR LIGHTS
SWITCHED LIGHT REQ. AT EXTERIOR WALK-THROUGH DOORS
EXTERIOR LIGHT REQ. AT EXTERIOR WALK-THROUGH DOORS
EXTERIOR LIGHTS ATTACHED TO STRUCTURE SHALL INCORPORATE PHOTO-SENSOR OVERRIDE SO THAT LIGHTS CANNOT OPERATE DURING DAYLIGHT HOURS
EXTERIOR LIGHTS ATTACHED TO STRUCTURE SHALL TURN OFF AUTOMATICALLY WITHIN 30 MINUTES IF NOT RE-ACTIVATED BY MOTION DETECTOR
FIXTURES TO BE SHIELDED SO THAT THE LIGHT SOURCE [LAMP(S)] CANNOT BE VIEWED FROM ADJACENT PROPERTIES
PERMANENTLY MOUNTED OUTDOOR LIGHTING FIXTURES SHALL BE HIGH EFFICACY AND CONTROLLED AS NOTED BELOW:
PHOTOCELL AND MOTION SENSOR. CONTROLS THAT OVERRIDE TO "ON" SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE
MOTION SENSOR WITHIN 6 HOURS
PHOTOCELL AND AUTOMATIC TIME SWITCH CONTROL OR ASTRONOMICAL TIME CLOCK. CONTROLS THAT OVERRIDE TO "ON" SHALL NOT BE ALLOWED UNLESS
THE OVERRIDE AUTOMATICALLY RETURNS TO NORMAL OPERATION WITHIN 6 HOURS

EXTERIOR RECEPTACLES
WATERPROOF GFI (WPGFI) RECEPTACLES REQ. FRONT AND REAR. RECEPTACLES TO BE NO MORE THAN 6-1/2' ABOVE GRADE
PROVIDE AT LEAST ONE RECEPTICAL ALONG THE PERIMETER OF BALCONY, DECK, OR PORCH. ALL EXTERIOR RECEPTACLES SHALL BE (GFCI) PROTECTED

FAU ATTIC REQUIREMENTS
MINIMUM 30"X30" ATTIC ACCESS
A 120-VOLT SERVICE RECEPTACLE SHALL BE LOCATED WITHIN 25 FT OF, AND ON THE SAME LEVEL AS THE EQUIPMENT FOR MAINTENANCE
PERMANENT SWITCH CONTROLLED LIGHTING SHALL BE INSTALLED FOR MAINTENANCE, SUCH LIGHTING SHALL PROVIDE SUFFICIENT ILLUMINATION TO SAFELY
APPROACH THE EQUIPMENT AND PERFORM THE TASKS FOR WHICH ACCESS IS PROVIDED. CONTROL OF THE LIGHTING SHALL BE PROVIDED AT THE ACCESS ENTRANCE
AN UNOBSTRUCTED PASSAGEWAY WHICH IS NO MORE THAN 20 FT IN LENGTH, HAS CONTINUOUS SOLID FLOORING NOT LESS THAN 24" WIDE, AND INCLUDES A
SERVICE SPACE AT LEAST 30"X30" AT THE FRONT OR SERVICE SIDE OF THE EQUIPMENT
CHECK INSTALLATION INSTRUCTIONS FOR MINIMUM COMBUSTIBLE AIR REQUIREMENTS. ADDITIONAL ATTIC VENTILATION MAY BE NECESSARY
MAINTAIN MINIMUM 3" CLEARANCE FROM TOP, BACK & SIDES (TOTAL OF BOTH SIDES SHALL BE AT LEAST 12")
THERMOSTAT TO BE INSTALLED 40" ABOVE SUB-FLOOR OR SLAB

AC CONDENSING UNIT

WILESS NOTED OTHERWISE, PROVIDE 240V/60A CIRCUIT AT SPECIFIED LOCATION FOR CONDENSING UNIT

PROVIDE MIN 4" CONCRETE PAD WITH 3" MINIMUM CLEARANCE TO GRADE AT CONDENSING UNIT. BOLT UNIT TO SLAB WITH TITEN HD, TAPCON OR EQUIVALENT.

REFER TO MFG INSTALLATION INSTRUCTIONS FOR SPECIFIC REQUIREMENTS

IF INSTALLED IN A LOCATION SUBJECT TO POSSIBLE MECHANICAL DAMAGE, APPLIANCE SHALL BE PROTECTED WITH A BARRIER (CURB, BOLLARD, ETC)

SOUND POWER LEVEL AT PROPERTY LINE 

60 DB, A-WEIGHTED, CNEL (COMMUNITY NOISE EQUIVALENT LEVEL)

PROVIDE WEATHER-PROOF DISCONNECT SWITCH AT UNIT

UFER AT SERVICE DISCONNECT - CONNECT #4 CU GROUND ELECTRODE CONDUCTOR TO #4 FOOTING REBAR WITH A MINIMUM LENGTH OF 20-FT OR EMBED 20-LF OF #4 CU CONDUCTOR IN FOOTING. UFER TO HAVE A MINIMUM OF 2" CONCRETE ENCASEMENT.
BOND ALL METAL PIPING (COLD WATER, HOT WATER, & GAS).

TO BE COPPER WITH TYPE THHN INSULATION MINIMUM IECTS - ALL CONDUCTORS TO BE RUN IN CONDUIT ED GROUND CONDUCTOR IN ALL CONDUITS X CONDUIT CAPACITY FOR #12 AWG WIRE SHALL BE AS FOLLOWS: Ø 1/2" - (3) / Ø 3/4" - (5) / Ø 1" - (8)

EQUIPMENT & FIXTURES
ALL ELECTRICAL EQUIPMENT, LIGHTING FIXTURES, & APPLIANCES TO BE LISTED BY CODE-RECOGNIZED TESTING AGENCY
DO NOT SCALE APPLIANCE, EQUIPMENT, & CONDUIT LOCATIONS FROM DRAWING. ADJUST AS NEEDED TO FIELD CONDITIONS & CONFIRM ALL LOCATIONS WITH
CLIENT AT TIME OF ROUGH-IN
FOR EACH NEW DWELLING AND TOWNHOUSE, PROVIDE A MINIMUM I-INCH DIAMETER LISTED RACEWAY THAT CAN ACCOMMODATE A DEDICATED 208/240 VOLT
BRANCH CIRCUIT, THE PANEL OR SUBPANEL SHALL HAVE SUFFICIENT CAPACITY TO SUPPORT AT LEAST LEVEL 2 EVSE. A LABEL STATING "EV CAPABLE" SHALL
BE POSTED IN A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL AND NEXT TO THE RACEWAY TERMINATION POINT, I4.106.4.1 CGBSC]
EV SPACES WITHIN THE COMMON PARKING AREA SERVING R-OCCUPANCIES, SHALL HAVE LABELS POSTED STATING "EV CAPABLE" AT BOTH THE EV CHARGING
SPACE AND AT A CONSPICUOUS PLACE AT THE SERVICE PANEL OR SUBPANEL. THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO
SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT FULL RATED AMPERAGE BASED ON LEVEL 2 EVSE. A SEPARATE ELECTRICAL PERMIT IS REQUIRED.
[4.106.4.2 CGBSC]

MOTORS
PROVIDE DISCONNECT SWITCHES AT REMOTE MOTORS

SWITCHES
UNLESS OTHERWISE NOTED, BOTTOM OF SWITCH BOXES TO BE 38" ABOVE SUB-FLOOR OR SLAB
DOOR BELL SWITCH TO BE NO MORE THAN 48" ABOVE LANDING
VENT FANS MUST BE SWITCHED SEPARATELY FROM LIGHTING

M- MECHANICAL NOTES GENERAL
THESE NOTES CONVEY MINIMUM CONSTRUCTION REQUIREMENTS AND ARE TO BE USED WHERE
THE APPLICABLE CONDITIONS OCCUR. MORE STRINGENT REQUIREMENTS STIPULATED
ELSEWHERE WITHIN THESE DOCUMENTS OR WITHIN RELEVANT MANUFACTURER'S INSTALLATION
INSTRUCTIONS WILL SUPERSEDE
UNLESS OTHERWISE NOTED, ALL MATERIALS AND EQUIPMENT TO BE INSTALLED PER THE
APPLICABLE PROVISIONS OF THESE DOCUMENTS AND THE MANUFACTURER'S INSTALLATION
INSTRUCTIONS BATHROOM FAN
BATHROOM TO CONTAIN VENTILATION FAN CAPABLE OF THE GREATER OF 5 ROOM AIR CHANGES
PER HOUR OR 50 CFM. REQUIRED CFM (DIVIDE ROOM VOLUME - CF BY 12). UNO PER PLAN, USE
NUTONE XN80 OR XN110 (OR EQUIVALENT) AS DRIVEN BY CFM REQUIREMENTS. SONE 3 MAX.
UNO PER PLAN, FAN TO BE CONTROLLED BY LEVITON IPHS5 (HUMIDITY SENSOR AND FAN
CONTROL) OR EQUIVALENT
BACKDRAFT DAMPER REQUIRED
EXHAUST DUCT TO BE METAL, WITH SMOOTH INTERIOR, AND VENT TO EXTERIOR
DISTANCE BETWEEN DUCT TERMINATION AND OPERABLE BUILDING OPENINGS OR PROPERTY LINE
TO BE >= 3-FT VALVE, REQUIRED IMMEDIATELY BEFORE APPLIANCE CONNECTOR, TO BE WITHIN 3-TOF DRYEK

FIT MAXIMUM LENGTH FOR APPLIANCE CONNECTOR

EXHAUST DUCT TO BE METAL WITH SMOOTH INTERIOR. SCREWS NOT TO OBSTRUCT FLOW

APPROVED FLEXIBLE DUCT, WITH MAXIMUM LENGTH OF 6-FT, CKAY FOR DOMESTIC DRYERS.

FLEXIBLE DUCT NOT TO BE CONCEALED WITHIN CONSTRUCTION

4" MINIMUM DUCT DIAMETER FOR GAS DRYER OR PER INSTALLATION INSTRUCTIONS FOR TERMINATE AT EXTERIOR OF BUILDING. SCREEN-LESS BACKDRAFT DAMPER REQUIRED ERMINATION BETWEEN DUCT TERMINATION AND OPERABLE BUILDING OPENINGS OR PROPERTY LINE IT BE >= 3-FT.
IF INSTALLED IN A LOCATION SUBJECT TO POSSIBLE MECHANICAL DAMAGE, APPLIANCE SHALL BE PROTECTED WITH A BARRIER (CURB, BOLLARD, ETC)
PROVIDE MAKEUP AIR FOR THE CLOTHES DRYER. WHEN A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, A MINIMUM OPENING OF 100 SQ IN. SHALL BE PROVIDED IN THE DOOR GAS APPLIANCE VENTING (TYPE B)
CONFIRM THAT TYPE B VENT IS APPROPRIATE PER THE APPLIANCE INSTALLATION INSTRUCTIONS.
REFER TO THE TYPE B VENT SYSTEM INSTALLATION INSTRUCTIONS FOR PARTICULAR
REQUIREMENTS. AMERIVENT BY (WWW.AMERICANMETALPRODUCTS.COM) FOR EXAMPLE
THE FOLLOWING NOTES ARE MINIMUMS. MORE STRINGENT REQUIREMENTS SPECIFIED IN
APPLIANCE OR VENT SYSTEM INSTALLATION INSTRUCTIONS SUPERSEDE.
OBSERVE MINIMUM CLEARANCE OF 1° TO COMBUSTIBLE MATERIALS.
VENT SHALL HAVE A CONTINUOUS RISE OF NOT LESS THAN A 2% SLOPE.
VENTS TO EXTEND VERTICALLY, <-45 DEGREES FROM VERTICAL. EXCEPTION: ONE 60 DEGREE
OFFSET OKAY, BUT LENGTH OF HORIZONTAL RUN PLUS HORIZONTAL CONNECTORS SHALL NOT
EXCEED 75% OF THE VERTICAL HEIGHT OF THE VENT.
VENTING SYSTEM SHALL TERMINATE NOT LESS THAN 5-FT ABOVE THE HIGHEST VENT COLLAR IT
SERVES. ENTS, WITH DIAMETER <= 12", SHALL EXTEND A MINIMUM OF 12" ABOVE THE ROOF FINISH MATERIALS FOR ROOF PITCHES UP TO 6:12, ASSUMING THAT THERE ARE NO VERTICAL WALLS LOSER THAN 8-FT HORIZONTALLY. REFER TO BUILDING CODE FOR GREATER ROOF PITCHES OR PIPE DIAMETERS.
VENTS SHALL EXTEND AT LEAST 2-FT ABOVE ANY PORTION OF THE BUILDING WITHIN 10-FT HORIZONTALLY FOR INSTALLATION WHERE A VERTICAL WALL OR SIMILAR OBSTRUCTION IS CLOSER THAN 8-FT HORIZONTALLY. GAS SHUTOFF VALVE, REQUIRED IMMEDIATELY BEFORE APPLIANCE CONNECTOR, TO BE WITHIN 3-FT OF RANGE.
6-FT MAXIMUM LENGTH FOR APPLIANCE CONNECTOR.
30" MINIMUM VERTICAL CLEARANCE TO COMBUSTIBLE MATERIALS.
24" MINIMUM VERTICAL CLEARANCE TO RANGE HOOD OR PER INSTALLATION INSTRUCTIONS.
MINIMUM HORIZONTAL CLEARANCES PER INSTALLATION INSTRUCTIONS. RANGE HOOD
MIN 100 CFM PER 10,000 APPLIANCE BTUS
EXHAUST DUCT TO BE METAL WITH SMOOTH INTERIOR. SCREWS NOT TO OBSTRUCT FLOW.
SCHEDULE 40 PVC DUCT FOR DOWNDRAFT OKAY FOR INSTALLATION BENEATH CONCRETE SLAB.
JOINTS TO BE SOLVENT CEMENTED. BACKFILL TRENCH WITH SAND OR GRAVEL. NO MORE THAN 1"
OF 6" DIAMETER PVC FITTING MAY PROTRUDE ABOVE THE SLAB.
BACKDRAFT DAMPER REQUIRED AT DUCT TERMINATION.
DISTANCE BETWEEN DUCT TERMINATION AND OPERABLE BUILDING OPENINGS OR PROPERTY LINE
TO RF >= 3.FT FAU ATTIC REQUIREMENTS

ATTIC ACCESS TO BE A MINIMUM OF 30"X22" OR SIZE NECESSARY TO FACILITATE INSTALLATION OR SUBSEQUENT REPLACEMENT OF THE EQUIPMENT; WHICHEVER IS GREATER.

A 120-VOLT SERVICE RECEPTACLE SHALL BE LOCATED WITHIN 25 FT OF, AND ON THE SAME LEVEL AS THE EQUIPMENT FOR MAINTENANCE.

PERMANENT SWITCH CONTROLLED LIGHTING SHALL BE INSTALLED FOR MAINTENANCE. SUCH LIGHTING SHALL PROVIDE SUFFICIENT ILLUMINATION TO SAFELY APPROACH THE EQUIPMENT AND PERFORM THE TASKS FOR WHICH ACCESS IS PROVIDED. CONTROL OF THE LIGHTING SHALL BE PROVIDED AT THE ACCESS ENTRANCE.

AN UNOBSTRUCTED PASSAGEWAY WHICH IS NO MORE THAN 20 FT IN LENGTH, HAS CONTINUOUS SOLID FLOORING NOT LESS THAN 24" WIDE. AND INCLUDES A SERVICE SPACE AT LEAST 30"X30" AT THE FRONT OR SERVICE SIDE OF THE EQUIPMENT.

UNLESS INDICATED OTHERWISE IN INSTALLATION MANUAL, INCREASE VENTILATING AREA FOR ATTIC FAU AT 2 SQ IN1,000 BTU, W/MIN. INCREASE OF 200 SQ IN. OR ADD COMBUSTION AIR INTAKE PER FAU MFG INSTALLATION INSTRUCTIONS.

UNLESS NOTED OTHERWISE IN INSTALLATION INSTRUCTIONS, MAINTAIN MINIMUM 3" CLEARANCE FROM TOP, BACK & SIDES (TOTAL OF BOTH SIDES SHALL BE AT LEAST 12").

IF INSTALLED IN A LOCATION SUBJECT TO POSSIBLE MECHANICAL DAMAGE, APPLIANCE SHALL BE PROTECTED WITH A BARRIER (CURB, BOLLARD, ETC) CONDENSING UNIT LESS NOTED OTHERWISE, PROVIDE 240V/60A CIRCUIT AT SPECIFIED LOCATION FOR NDENSING UNIT CONDENSING UNIT
PROVIDE MIN 4" CONCRETE PAD WITH 3" MININUM CLEARANCE TO GRADE AT CONDENSING UNIT.
BOLT UNIT TO SLAB WITH TITEN HD, TAPCON OR EQUIVALENT. REFER TO MFG INSTALLATION
INSTRUCTIONS FOR SPECIFIC REQUIREMENTS
IF INSTALLED IN A LOCATION SUBJECT TO POSSIBLE MECHANICAL DAMAGE, APPLIANCE SHALL BE
PROTECTED WITH A BARRIER (CURB, BOLLARD, ETC)
SOUND POWER LEVEL AT PROPERTY LINE < 53 DB, A-WEIGHTED, CNEL (COMMUNITY NOISE

15 EQUIVALENT LEVEL)
PROVIDE WEATHER-PROOF DISCONNECT SWITCH AT UNIT FRESH AIR INTAKE
BROAN HEAT RECOVERY VENTILATION UNIT HRV SERIES OR EQUIVALENT
UNIT TO OPERATE CONTINUOUSLY & RUN IN PARALLEL WITH FAU (INSTALLATION METHODOLOGY
MUST NOT REQUIRE FAU FAN TO RUN. SEE MFG INSTALLATION INSTRUCTIONS)
UTILIZING PROGRAMMABLE THERMOSTATIC CONTROL (HONEYWELL VISIONPRO IAQ OR
EQUIVALENT) CONFIGURE VENTILATION FOR CONTINUOUS CONTROL
THE FOLLOWING NOTICE TO BE POSTED IN A VISIBLE LOCATION & SUGGESTED TO BE LOCATED
INSIDE THE FAU EQUIPMENT CLOSET DOOR AND/OR ON THE INSIDE OF THE COAT CLOSET DOOR:
TO MAINTAIN MINIMUM LEVELS OF OUTSIDE AIR VENTILATION REQUIRED FOR GOOD HEALTH, THIS
HOUSE INCORPORATES A FRESH AIR VENTILATION SYSTEM THAT SHOULD BE ON AT ALL TIMES
WHEN THE BUILDING IS OCCUPIED, UNLESS THERE IS SEVERE OUTDOOR AIR CONTAMINATION.
THE CONTROL IS AVAILABLE AT THE THERMOSTAT PROGRAMMABLE CONTROLLER'.
SIZE & ADJUST CFM PER BELOW REGISTERS, GRILLES, & DIFFUSERS
SUPPLY DISCHARGE AIR NOT TO BE DIRECTED TOWARD OCCUPIED ZONE
AS MUCH AS IS PRACTICAL, FLOOR OR LOW SIDEWALL SUPPLIES TO BE LOCATED AT EXTERIOR
WALLS AND DISCHARGE AIR STRAIGHT UP THE WALLS. VELOCITY OF DISCHARGE AIR SHOULD BE

7.2

WALLS AND DISCHARGE AIR STRAIGHT OF THE WALLS. VELOCITY OF DISCHARGE AIR PARALLEL TO SUFFICIENT TO REACH CEILING.
AS MUCH AS IS PRACTICAL, HIGH INTERIOR SIDEWALL SUPPLIES TO DISCHARGE AIR PARALLEL TO THE CEILING AND TOWARDS EXTERIOR WALLS.
AS MUCH AS IS PRACTICAL, CEILING SUPPLIES SHOULD DISCHARGE AIR PARALLEL TO THE CEILING AND TOWARDS EXTERIOR WALLS. SUPPLIES SHOULD BE CLOSE ENOUGH FOR AIR TO REACH JNLESS NOTED OTHERWISE, HART & COOLEY 300 SERIES OR COMPARABLE PRODUCT TO BE

FLEX DUCTS
UNLESS NOTED OTHERWISE, HART & COOLEY F118 SERIES DUCT OR COMPARABLE TO BE USED FOR FLEX DUCT. GAS PIPING - UNDER SLAB
GAS PIPING FOR KITCHEN ISLAND RANGE-OVEN, SHALL BE INSTALLED WITHIN AN APPROVED
SLEEVE, INCLUDING THE REQUIRED VENT. THE PENETRATION SHALL BE SEALED WITH SEALANT.
(PER CBC)
> SEE DETAIL ON THIS SHEET

FABRICATE ALL DUCTS PER SMACNA 'LOW VELOGITY AND DUCT CONSTRUCTION' STANDARDS. USE
S'AND DRIVERS FOR JOINTS, 'PITTSBURG' SEAMS. SEAL JOINTS WITH APPROVED SEALER.
FABRICATE DUCTS WITH GALVANIZED SHEET METAL.
PROVIDE TURNING VANES IN ALL 90 DEGREE ELBOW SUPPLY AND RETURN AIR DUCTS
PLUMBING CONTRACTOR TO PROVIDE CONDENSATE DRAIN PIPE COPPER TYPE M' WITH 4" DEEP TRAP TO APPROVED RECEPTOR
ALL FIRE DAMPERS SHALL BE STATE FIRE MARSHALL APPROVED WITH LISTING NUMBER
ALL HVAC EQUIPMENT ANDD DUCTS SHALL BE INSTALLED PER 'SMACNA' SEISMIC RESTRAINT INSTALLATION METHODS
ALL LAY-IN T-BAR CEILING DIFFUSERS SHALL BE TITUS, MODEL PCS, WITH ROUND NECK AND 19.2
PERFORATED, OR FOLIA! PERFORATED, OR EQUAL
ALL SIDEWALL REGISTERS SHALL BE TITUS MODEL 300-RS OR EQUAL
ALL SIDEWALL REGISTERS SHALL BE TITUS MODEL 300-R OR EQUAL
ALL GYP BOARD MOUNTED EXHAUST GRILLES SHALL BE TITUS MODEL 300-R OR EQUAL
ALL RETURN AIR GRILLES TO MATCH DIFFUSERS
ALL COMBUSTIBLE MATERIALS SHALL HAVE A FLAME SPREAD < 25, SMOKE SPREAD < 50
ALL DUCTS EXPOSED TO OUTDOORS SHALL BE LINED WITH FIBERGLASS LINER, 2° THICK CSG
ULTRALINER (R8). ATTACH LINER WITH DISC AND SPINDLES AND ADHESIVE
ALL INSULATED DUCTWORK LOCATED INDOORS SHALL BE WRAPPED WITH 1° DUCT WRAP (R4).
ATTACH BLANKET WITH #10 SOFT ANNEALED WIRE AT 12° OC
USE OF FLEXIBLE DUCT IN PLACE OF SPIRAL DUCT IS PERMITTED AT CONNECTION TO DIFFUSER
OR GRILLE WITH MAX LENGTH OF 7'. ALUMINUM FLEX DUCT IS NOT ALLOWED
THERMOSTATS ARE TO BE LOCATED 36" TO 48" ABOVE FINISHED FLOOR
CONTRACTOR TO VERIFY EQUIPMENT VOLTAGE PRIOR TO ORDER
AN AIR BALANCE TEST WILL BE REQUIRED TO CONFIRM PROPER OUTSIDE AIR MIX PER BE
PROTECTED WITH A BARRIER (CURB, BOLLARD, ETC) 20.3

**WATER SUPPLY**BALL TYPE SHUT-OFF VALVE TO BE INSTALLED BETWEEN SERVICE WATER METER AND WATER PRESSURE REDUCING WATER PRESSURE REDUCING VALVE WITH INTEGRAL BY-PASS CHECK VALVE AND STRAINER TO BE INSTALLED AT BUILDING WATER SUPPLY INLET. VALVE SHALL BE ACCESSIBLE FOR CLEANING AND ADJUSTMENT WITHOUT REMOVAL OF PIPE OR VALVE. BUILDING'S POTABLE WATER SUPPLY SYSTEM STATIC PRESSURE NOT TO EXCEED 80 PSI.

COPPER TUBE USED IN WATER SUPPLY SYSTEM TO HAVE A MINIMUM WEIGHT OF TYPE L OR K. COPPER TUBING TO BE INSTALLED WITHOUT JOINTS WHERE POSSIBLE. JOINTS SHALL BE BRAZED AND FITTINGS ARE TO BE WROUGHT COPPER. PIPE TO BE A MINIMUM OF 12" BELOW GRADE.

APPROVED PEX PLUMBING SYSTEMS IS TO BE INSTALLED BY WORKERS FAMILIAR WITH THE REQUIREMENTS FOR THE DADTICIL AR SYSTEM SELECTED. PARTICULAR SYSTEM SELECTED.
PIPE THAT IS WITHIN 1" OF JOIST OR STUD EDGE SHALL BE PROTECTED WITH NAIL PLATE.

INSTALL PEX (ZURN) HOT & COLD WATER MANIFOLDS
INSTALL HOT WATER MANIFOLD AS CLOSE AS POSSIBLE TO HOT WATER HEATER, BUT NO CLOSER THAN 18"
RUN DEDICATED 1/2" LINES TO EA BATHTUB
RUN DEDICATED 1/2" LINES TO WASHER
RUN DEDICATED 3/8" LINE TO EA FIXTURE

PIPE INSULATION
IF SPECIFIED PER PLUMBING PLAN, INSULATE ALL HOT WATER PIPE
INSULATION TO BE PROTECTED FROM DAMAGE, INCLUDING THAT DUE TO SUNLIGHT, MOISTURE, EQUIPMENT
MAINTENANCE, & WIND
INSULATION CONDUCTIVITY RANGE OF 0.24-0.28 BTU-INCH PER HOUR PSF PER °F

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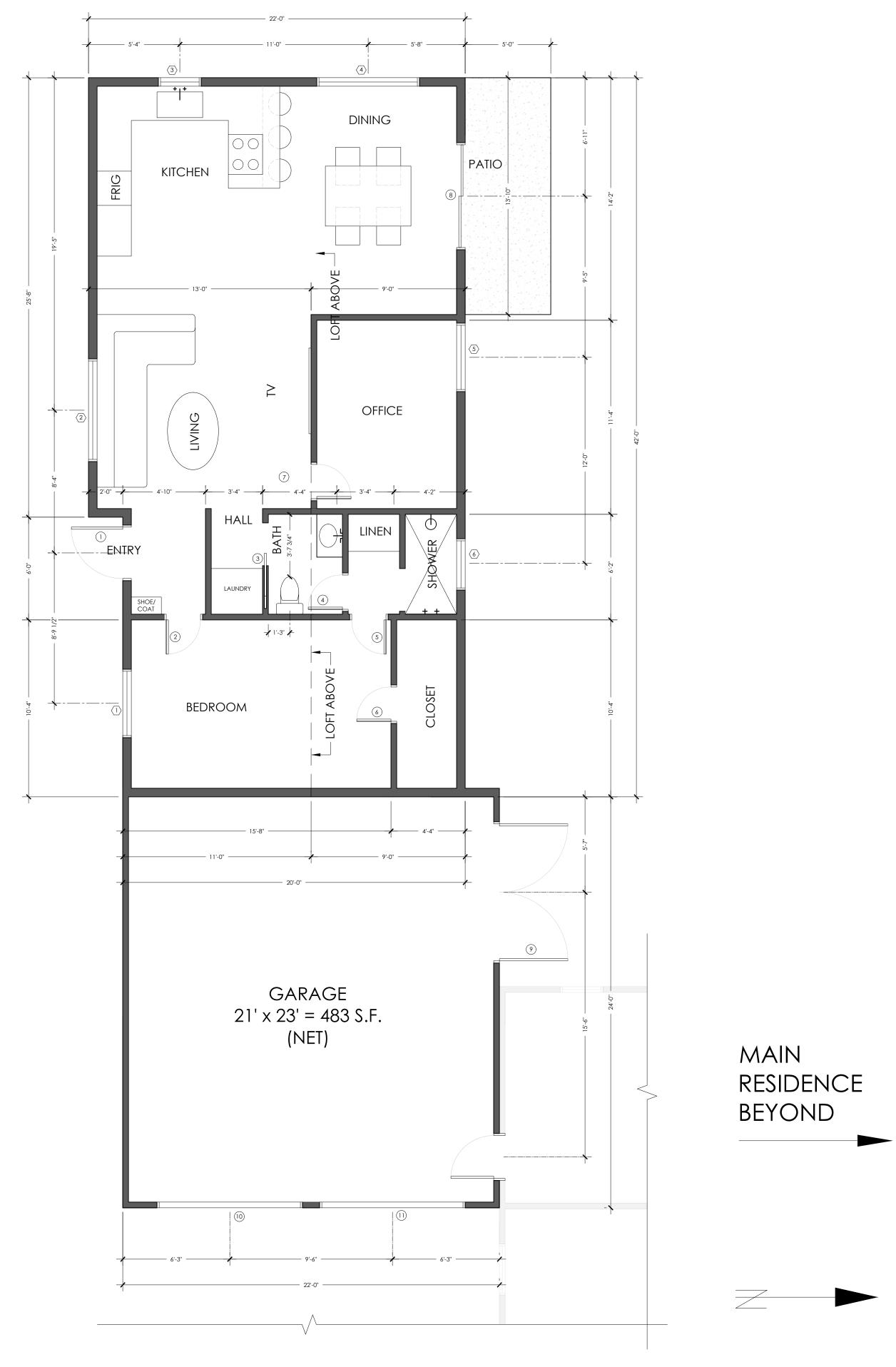
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	WINDOW SCHEDULE								
	TYPE	W	Н	U-FACTOR	SHGC	NOTES			
1	CSMNT	4'-0''	4'-0''						
2	DBL CSMNT	6'-0"	4'-0''						
3	CSMNT	2'-0''	4'-0''						
4	DBL CSMNT	6'-0''	4'-0''						
5	CSMNT	4'-0''	3'-0''						
6	TRANSOM	3'-0"	2'-0"						
7	TRANSOM (5)	4'-0''	2'-0"						

DOOR SCHEDULE								
	TYPE	W	Н	U-FACTOR	SHGC	NOTES		
1	ENTRY	3'-0"	6'-8"					
2	BDRM	2'-6"	6'-8''					
3	BTH POCKET	2'-6"	6'-8"					
4	BTH INT	2'-0"	6'-8''					
5	BTH INT	2'-6"	6'-8"					
6	CLST INT	2'-6"	6'-8"					
7	OFFICE	2'-6"	6'-8"					
8	EXT FRNCH	6'-0"	6'-8"					
9	DBL FRNCH	8'-0"	8'-0''					
10	GARAGE DOOR	8'-6"	10'-0''					
11	GARAGE DOOR	8'-6"	10'-0''					

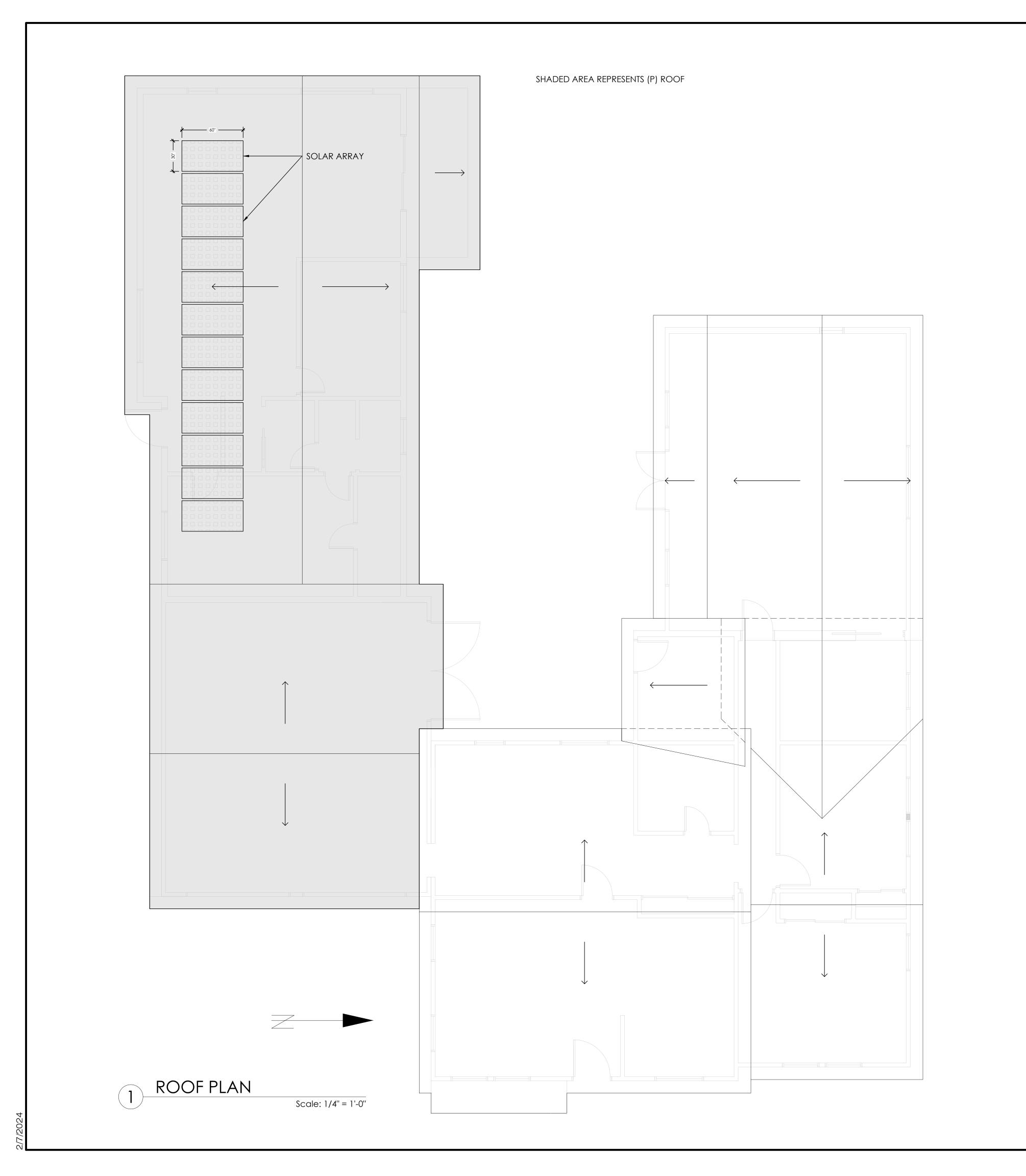


1 FLOOR PLAN

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

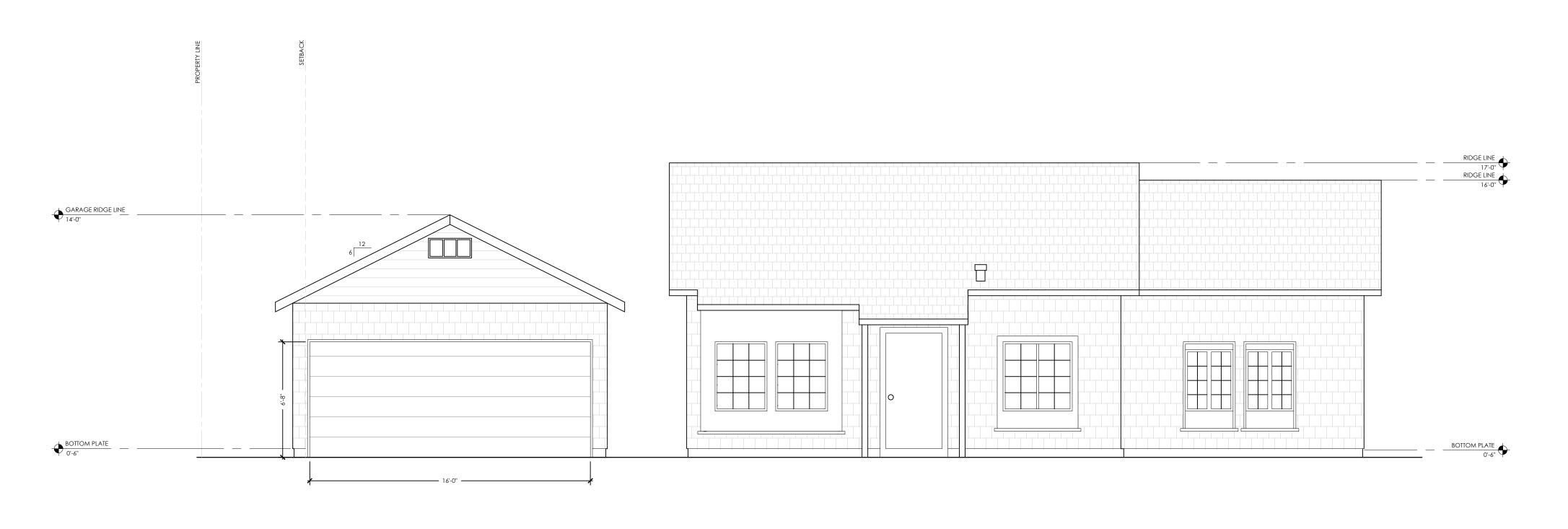
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GARAGE RENOVATION

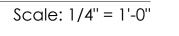


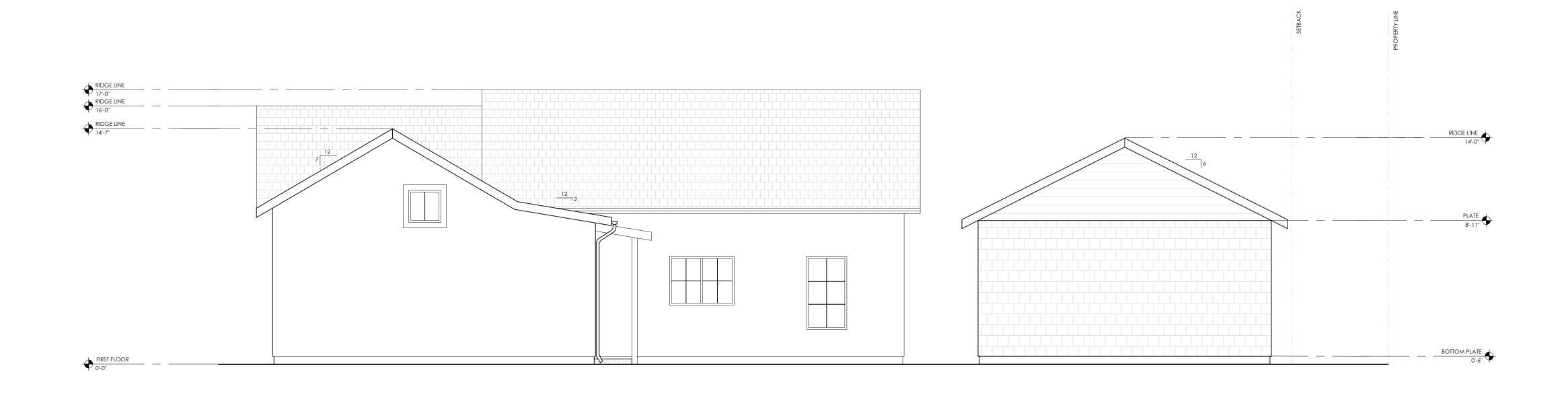
STEVE & JENNY BELINSKI RESIDENCE 201 PALISADES SANTA BARBARA, CA 93109





1 EXISTING EAST ELEVATION

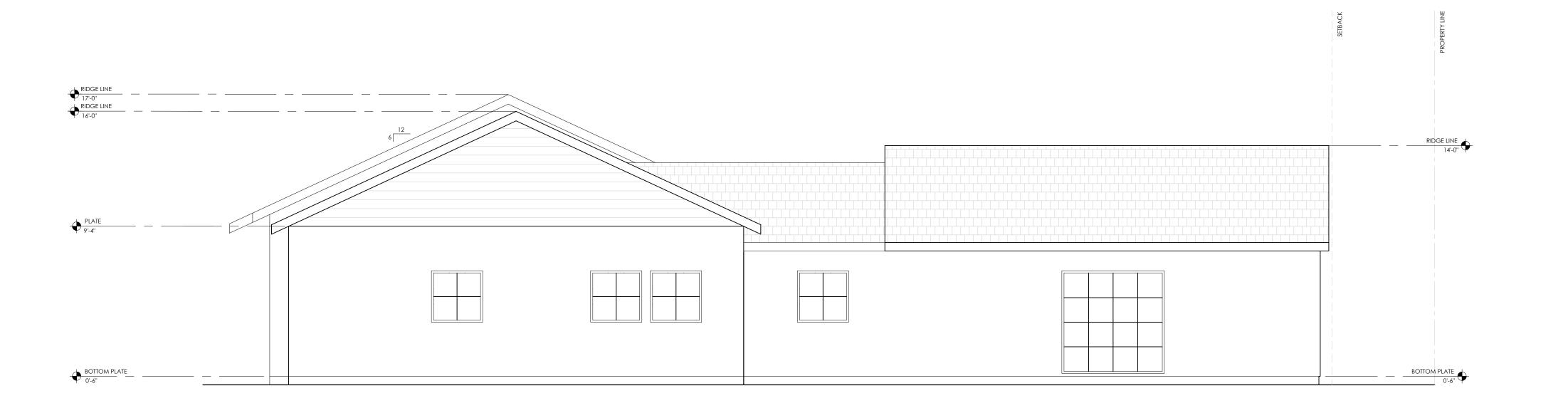




2 EXISTING WEST ELEVATION

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





4 EXISTING NORTH ELEVATION

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

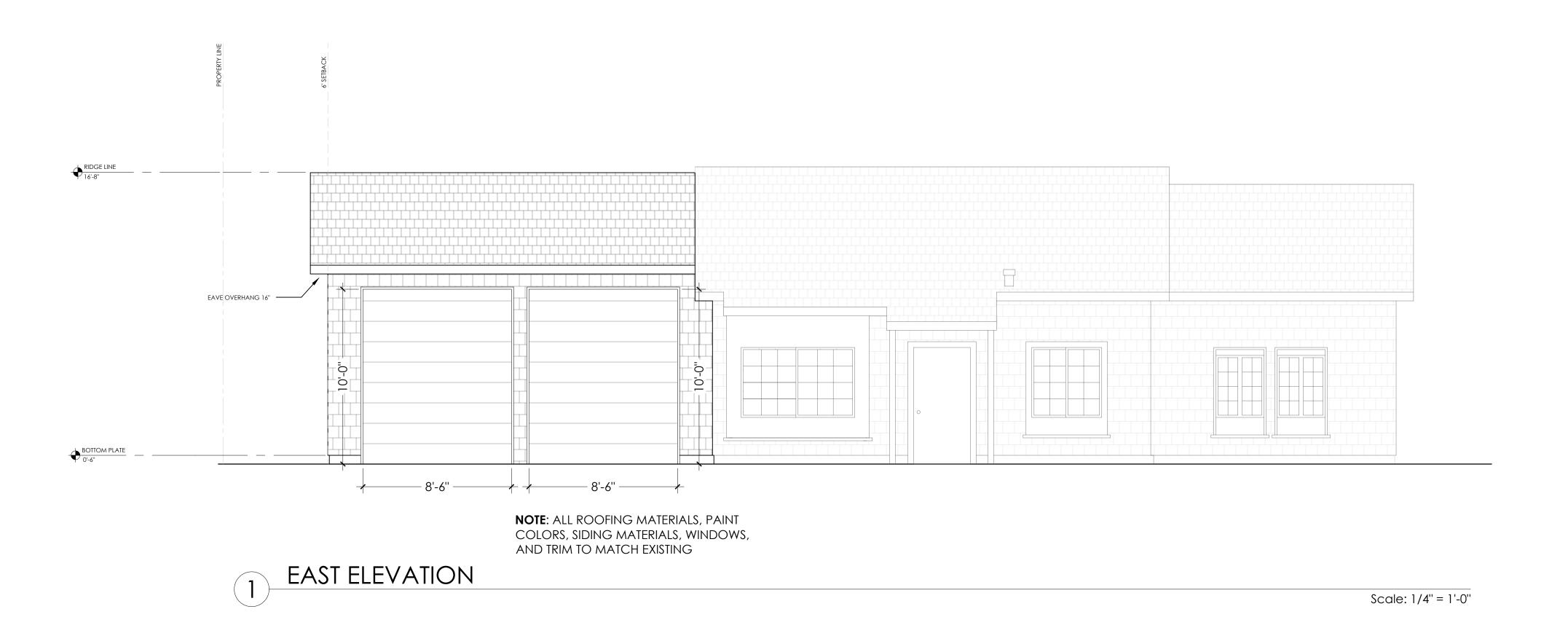
Scale: 1/4" = 1'-0"

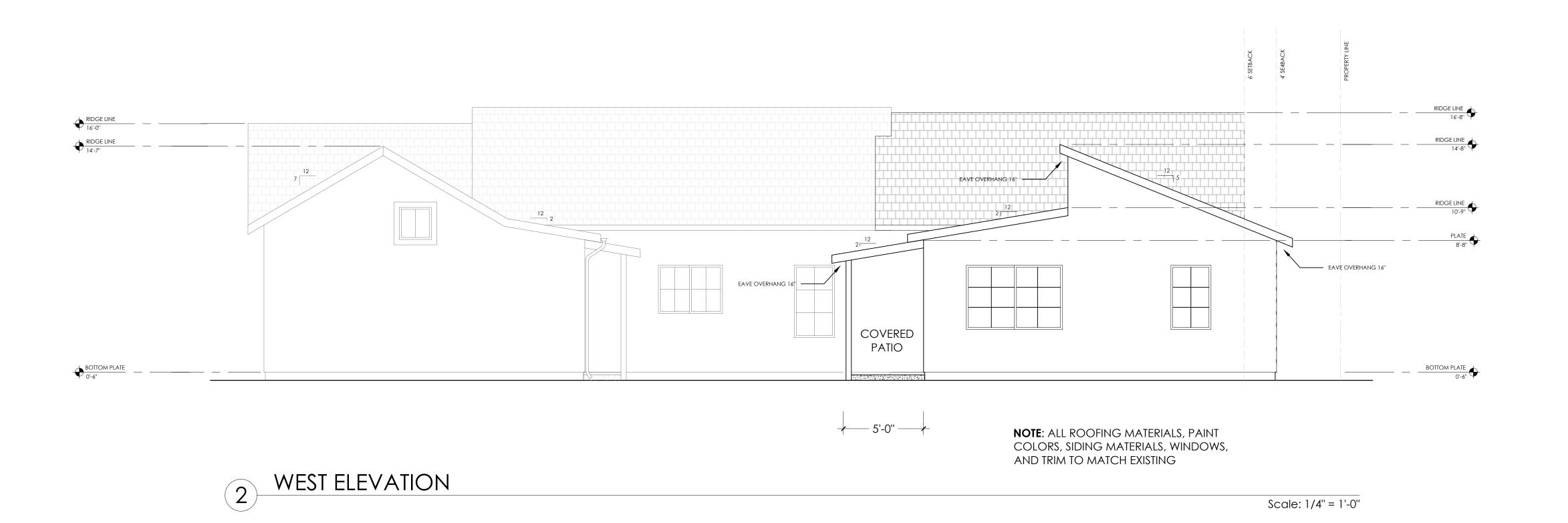
THE HAROLD JOHN POWELL 27 WEST ANAPAMU STREET SUITE 368 SANTA BARBARA, CA

O A A

STEVE & JENNY BELINSKI RESIDENCE 201 PALISADES SANTA BARBARA, CA 93109

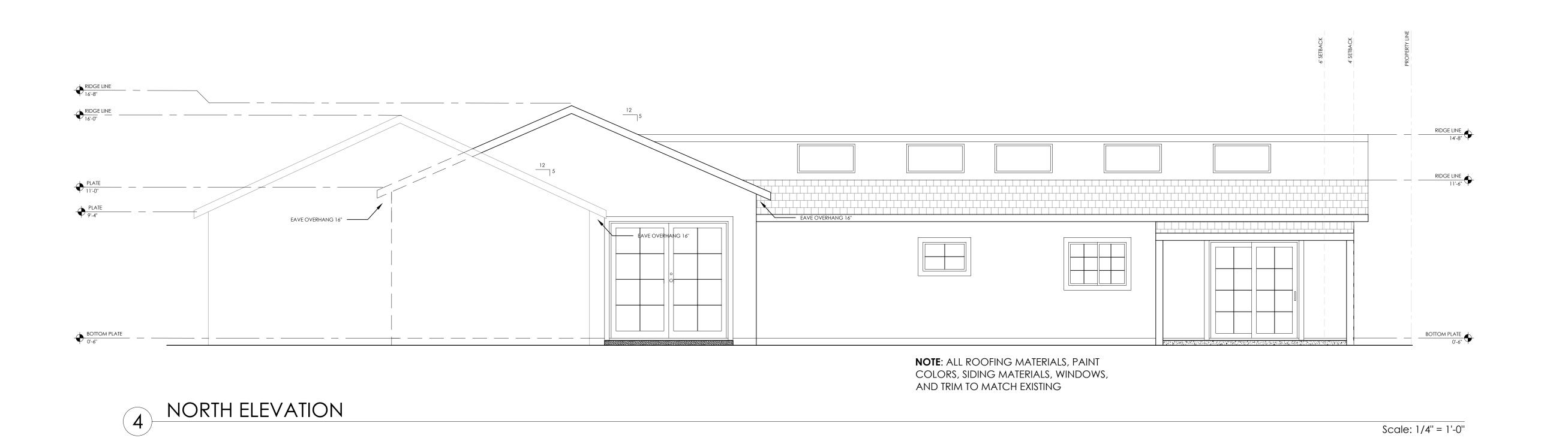
Δ4.1





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

STEVE 201 PAI SANTA





MAIN RESIDENCE BEYOND ——— LOFT ABOVE BEDROOM 2X6 CEILING JOIST @ 16" O.C. LIVING GARAGE KITCHEN/DINING THRU TO OFFICE THRU TO CLOSET ---- 4" SLAB ON GRADE FOOTINGS NOT TO SCALE FOOTINGS NOT TO SCALE

2 SECTION 'B'

₽ SHO

BATH

FOOTINGS NOT TO SCALE

LNDRY

→ MAIN RESIDENCE BEYOND

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

- GARAGE BEYOND

1 SECTION 'A'

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



1. EAST ELEVATION - FRONT OF PROPERTY



2. SOUTH ELEVATION - FRONT SECTION OF HOUSE



3. SOUTH ELEVATION - REAR SECTION OF HOUSE



4. SOUTH ELEVATION - AT PROPERTY LINE



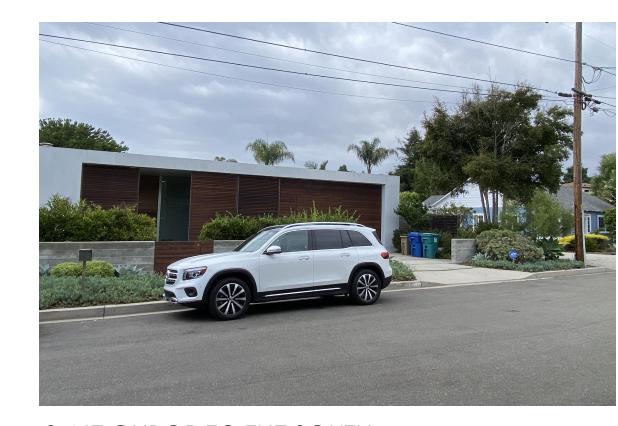
5. WEST ELEVATION - BACK OF PROPERTY



6. NORTH ELEVATION



7. NEIGHBOR TO THE NORTH



8. NEIGHBOR TO THE SOUTH



9. PROPERTIES ACROSS THE STREET



10. STREETSCAPE FROM NORTH LOOKING SOUTH



11. STREETSCAPE FROM SOUTH LOOKING NORTH