



City of Carpinteria
Architectural Review Board Agenda
Thursday, February 26, 2026
Council Chamber, 5775 Carpinteria Avenue,
Carpinteria, CA 93013

5:30 PM Regular Meeting
In-Person and Virtual Participation Options

Attendance/Viewing Options:

- Attend the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave.)
- View the meeting live through the City's website (<https://carpinteriaca.gov/city-hall/agendas-meetings/>).
- View the meeting on Government Access Television Channel 21 (broadcast live).
- Call 669-900-9128 (and enter Webinar ID 847 8623 3577) to listen to the meeting.
- [Join the City's Zoom webinar by clicking here.](#) Alternatively, you can join the Zoom webinar by logging on to www.zoom.us, downloading the application, selecting "Join Meeting", and entering Webinar ID 847 8623 3577.

How to Provide Public Comments

- Provide a live public comment in City Council Chambers at City Hall (5775 Carpinteria Ave.). Please note the City has the discretion to limit the speaker's time for any meeting or agenda matter. Typically, the practice has been three minutes per speaker on each item.
- Provide a live comment through the City's Zoom webinar platform (through the link provided above). To make public comments through this platform, please use the "raise your hand" feature to notify staff that you would like to make a public comment during designated public comment times. Once it is your turn to provide a public comment, staff will unmute your microphone, and you will be given a designated amount of time to provide your comment. At the end of your comment, staff will once again mute your microphone.
- Submit a written comment (as either a general public comment or on a specific agenda item) to be distributed to Architectural Review Board by 12:00 P.M. on the day of the meeting by either submitting your comment via (1) email to PublicComment@carpinteriaca.gov, or (2) follow this link (<https://carpinteriaca.gov/city-hall/agendas-meetings>), select the meeting you want to provide a comment on, and click the Submit Comments button located on the left-hand side of the agenda portal. Please reference the agenda item to which your comment pertains. Note that written comments will not be read into the record during the meeting.

Architectural Review Board Members

Amy Blakemore
Richard E. Johnson
Richard Little
Patrick O'Connor
Lisa Woolf

Call to Order

Roll Call

Public Comment

This is a time for public comments on matters not otherwise on the agenda but within the subject matter jurisdiction of the Architectural Review Board. Comments shall be limited to 15 minutes, divided among those persons desiring to speak, but no person shall speak longer than five minutes. Persons wishing to speak on a specific item will be recognized at the time the agenda item is considered.

The City is not responsible for the content of statements made during the public comment period, or the factual accuracy of any such statements.

Project Review

If you have questions regarding any project listed below, please contact the Community Development Department at (805) 755-4410.

Review Procedure:

- Disclosure of ex parte communications
- Staff presentation
- Applicant presentation
- Public comment
- Review by ARB
- Recommendation by ARB

1. Project: Surf Cottages Condominiums, Project 25-2331-DP/CDP/ARB
Address: 4716 Seventh Street
Applicant: Eva Turenchalk, agent, for Michael Haber, Surf Cottage LLC
Planner: Megan Musolf

Request of Eva Turenchalk, agent, for Michael Haber, Surf Cottage LLC, to consider Project 25-2331-DP/CDP/ARB for preliminary review of a proposal to remodel and add a second story to an existing single-family dwelling, and construct a new two-story two-unit building, to create a total of three condominium units on the property. The resulting single-family residence would be 2,141 square feet with a maximum height of 23 feet 9 inches, and the two new units would be 1,968 and 1,966 square feet, respectively, with a maximum building height of 25 feet 8 inches. A two-car garage would be constructed for each unit and one on-site guest parking space would be provided. The project would include all new hardscaping and landscaping, including relocating the existing curb cut and driveway off Seventh Street. The property is a 10,998 square foot (0.25 acre) parcel zoned Planned Residential Development (PRD-15) and shown as APN 003-301-020, addressed as 4716 Seventh Street. This item was continued from the January 29, 2026 ARB agenda.

Other Business

Consent Calendar

Items on the consent calendar are considered to be routine and are normally enacted by one unanimous vote of the Architectural Review Board. If you wish to speak on a consent calendar item, please do so during the public comment period provided at the beginning of this item.

2. None

Matters Referred by the Planning Commission / City Council

Matters Presented by Staff

Matters Presented by Boardmembers

Attendance of Boardmembers for the Next Meeting

Adjournment

Notes

For those projects that do not require Planning Commission approval, recommendations for preliminary approval by the Architectural Review Board will be forwarded to the Community Development Director for a decision. Those Community Development Director decisions that are appealable pursuant to CMC §14.12.020(2) may be appealed to the Planning Commission. Appeals must be filed with the City Clerk within 10 calendar days of the Director's action.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this meeting, please contact Lorena Esparza in the Community Development Department at (805) 755-4410 (LorenaE@carpinteriaca.gov) or the California Relay Service at (866) 735-2929. Notification 2 business days prior to the meeting will enable the City to make reasonable arrangements for accessibility to this meeting.

This agenda was posted on February 19, 2026 in the Community Development Department, on the City Hall Public Notices Board, and on the City Website.

**CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of February 26, 2026**

Agenda Item #1

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 25-2331-DP/CDP/ARB **Planner:** Megan Musolf
Address: 4716 Seventh Street
APNs: 003-301-020
Zoning: Planned Residential Development (PRD-15)
Applicant: Eva Turenchalk, Turenchalk Planning Services, Inc, agent, for Surf Cottages, LLC, Applicant

Project Review: ☐ Conceptual
☒ Preliminary (Continued)
☐ Final

PROJECT DESCRIPTION

This is a preliminary review of a request for a Development Plan and Coastal Development Permit to remodel and add a garage and second story addition to an existing single-family dwelling, and to construct a new two-story, two-unit condominium building with attached garages, for a total of three condominium units on the property.

The existing single-family dwelling is single-story, 1,270 square feet, and has four bedrooms. The second story addition would be 871 square feet, for a total floor area of 2,141 square feet and maximum building height of 23 feet 9 inches. The interior remodel and addition would keep the number of bedrooms at four, and increase the number of bathrooms from two to four. The front door would be moved from the north façade to the street-facing (west) façade. The new attached garage for this unit would be 420 square feet and hold two cars. The garage door would face inward to the driveway and new motorcourt.

The new condominium building would consist of two units, each with an attached garage to park two cars. Each unit would have its own laundry facilities. The maximum building height would be 25 feet 8 inches. Unit A, which is located closer to the street, would be 1,968 square feet, 3 bedrooms and 3 bathrooms, with a 412-square foot garage. It would feature a small street-facing entryway porch and a 100-square foot second floor balcony overlooking Seventh Street. Unit B, located toward the rear of the lot, would be 1,966 square feet, 3 bedrooms and 2.5 bathrooms, with a 488-square foot garage. Part of Unit B's garage would function as storage space. Unit B's entryway and small front porch is oriented inwards to the driveway/motorcourt.

New landscaping and permeable paving is proposed in all shared common areas. One paved guest parking space would be provided on-site. The telephone pole located at the front center of the property would be removed and utilities placed underground.

Preliminary architectural plans are included in Attachment A. Story poles were erected for the proposed structures on January 16, 2026. Photographs of the story poles are included as Attachment B.

This item was continued from the ARB hearing of January 29, 2026, and some changes have been made to the proposed plans since that date.

PROJECT SETTING

The subject property is located on the north side of Seventh Street, at the intersection of Ash Avenue and Seventh Street. The 10,998-square foot lot (0.25 acre) is presently improved with a 1,270-square foot single-family dwelling and concrete driveway, built in 1961, prior to City incorporation.

The project site is located in the Downtown/Old Town Design Subarea (Community Design Subarea 2), which is the historic and current center of the City. The area around the project site is comprised of single-family and multifamily residences. Seventh Street is an important collector route as it crosses over Franklin Creek, connecting western Carpinteria and Aliso Elementary School to commercial areas in the Linden Avenue downtown core. The project site is immediately bordered by multi-unit residential developments on all sides, and a small chapel across Seventh Street to the west.

The site is zoned Planned Residential Development (PRD-15) and has a Medium Density Residential (MDR) land use designation. The site is currently in the Flood Hazard Overlay District; however, new Flood Insurance Rate Maps (FIRMs) will come into effect on June 10, 2026, and at that time the site will no longer be located within a special flood hazard area. Architectural considerations related to flood hazards are discussed more below.

Project History

A three-unit condominium project has been proposed for this site several times since 2008, each involving a remodel/expansion of the existing single-family dwelling and a new two-unit two-story building. Former iterations of the project were reviewed by the ARB on multiple occasions between 2008 and 2013, at either a conceptual or preliminary level. Initial concerns with the project (Project 08-1217- DP/CDP/TPM/ARB) included its compliance with the City's flood zone requirements, overall size, bulk and scale of the new construction, street frontage appeal, and how best to integrate the new and existing structures into one cohesive development. Over several rounds of review and redesigns, the project addressed many, but not all, of these issues. However, after review by the ARB in November 2013, the project application was closed out as an inactive case.

A second version of the project (Project 17-1883-DP/CDP/TPM) with a new designer and agent was submitted in June 2017. This application built on the progress previously made under the original application and successfully addressed the remaining outstanding issues related to flood zone compliance. The updated version of the project was reviewed by the ARB in March of 2018. The Board was generally in support of the revised project, recommending preliminary approval to the Planning Commission with comments, including:

- Further animate the existing residence's frontage (e.g., larger entry/porch, stone work, etc.)
- Consider ways to break up the side and rear elevations of the new two-story structure using varied materials and/or breaks in the wall planes
- Consider options for reducing the height of Unit "B,"
- Further define and develop some of the decorative architectural details

- Provide a two-car garage for the existing unit rather than a carport

The project was subsequently approved by the Planning Commission on June 4, 2018.

In 2020, the property and entitlements were purchased by Michael Haber, Surf Cottages, LLC, and a new project number was assigned (20-2076-DP/CDP/TPM) for tracking and billing purposes. Prompted by the COVID-19 pandemic, Assembly Bill (AB) 1561 automatically extended the permit approval expiration date to December 14, 2022. In November 2022, the applicant requested a 24-month time extension for the project due to delays in completing the permit process and commencing construction as a result of the pandemic. The request for the time extension was considered and approved by the Planning Commission on December 5, 2022, and extended the project approvals to December 14, 2024. The parcel map for the site was approved by the City Council on November 23, 2023 and filed with the County Assessor on December 19, 2023.

In late November 2024, a building permit application for the project was submitted, but was unable to be processed, as the entitlements expired before completion of plan check. The current project application was submitted to the City on February 13, 2025, with significant architectural changes from the previously entitled project, prompting new review by the ARB. The item was scheduled for hearing at the January 29, 2026 ARB meeting, but was continued to this hearing at the applicant's request.

PROJECT ANALYSIS

Carpinteria Municipal Code (CMC)

The project site is located in the Planned Residential Development (PRD-15) zone district (CMC §14.14). Permissible uses in the PRD zone district include condominiums, subject to approval of a Development Plan and Coastal Development Permit. The following table identifies the project's conformance with applicable PRD district Municipal Code requirements:

Standard	Requirement/Allowance	Proposal
Setbacks		
Front- 7 th St.	50 feet from centerline of street or 20 feet from property line, whichever is greater.	20 feet from property line.*
Side	5 feet minimum, 10 feet maximum	5 feet
Rear	15 feet minimum	15 feet
Height	30 feet max.	25 feet 8 in
Building Coverage	50% max. for dwellings (5,499 square feet)	41.6% (4,579 square feet)
Density	15 units/acre (3 units)	3 units
Common Open Space	20% of net lot area (2,197 square feet)	35% of the net lot area (3,857 square feet)
Parking	▪ Units with 2+ bedrooms: 1 covered space, plus 1 space in paved area (3 covered, 3 paved spaces) ▪ 1 guest space per 3 units (1 space)	6 garage spaces 1 uncovered guest space

**Front Setback Modification Request*

The existing single-family dwelling is set back 20 feet 3 inches from the property line, slightly more than the required minimum setback. The proposed entryway improvements to the existing single-family dwelling include two new columns to support a covered porch above the front door, which would be located within the setback. While architectural projections such as eaves may encroach into a setback up to three feet (CMC 14.50.070), structural elements such as columns or posts may not. The applicant intends to request a modification of zoning standards from the Planning Commission to accommodate the columns. Staff notes that the columns and gable help to animate the entrance, and would support the modification on the basis of innovative design (CMC 14.50.120.2) and providing an improved street frontage. Staff requests the ARB's feedback on the proposed entryway to the single-family dwelling.

Special Flood Hazard Area

Per the Flood Hazard Determination letter issued by the Public Works Department on 8/17/2025, the project site is presently in a special flood hazard area, and therefore in the Flood Hazard Overlay District (CMC 14.40). However, as noted above, the project site will be moving out of the special flood hazard area with the new FIRMs effective June 10, 2026. At that time, the project would no longer have to comply with the floodproofing and elevation requirements of CMC 15.50. As entitlements are likely to occur after June 10, the proposed plans do not incorporate additional elevation or floodproofing measures.

Design Review

The proposed remodel and addition to the single-family dwelling would significantly alter its appearance and interior floorplan to increase living space while maintaining four bedrooms in the unit. The existing house has a hip roof; the remodel would use hip roofs on the first and second story while adding a small gable for the front entrance. A small shed roof would cover the side door on the south façade. The ground floor would keep the existing eight-foot plate height, and the second story would have ten-foot plates. The second story addition would be set back from the street-facing façade, including the 100-square foot balcony. The proposed attached garage would provide covered parking for the unit, remedying an existing nonconformance on the property.

The proposed two-unit condo building comprises the majority of new building coverage on the site. Both units in the structure would have kitchen and living areas on the first floor and bedrooms on the second floor, as well as their own two-car garage. The portion of the structure closest to Seventh Street would be single-story—the second-story portion would be stepped back about 15 ½ feet from the front. The entrance to Unit A would face Seventh Street and have a small covered porch. The entrance to Unit B would be somewhat recessed into the south façade, also with a small porch, semi-sheltered by the second story above. Both entry patios would have wrought iron railings. Wooden corbels would be placed above Unit B's garage door to add interest to the street-facing façade.

Both buildings would use elements of the “modern coastal farmhouse” style, including white board-and-batten vertical siding and a charcoal grey standing seam metal roof. Both buildings would use hip roofs with small gables over the entryways. A one-foot-tall white trim board would separate the first

and second stories, providing a horizontal break in the vertical siding. Windows would feature sleek black aluminum frames and simple white trim, and would be divided into multiple panes. All garage doors would consist of opaque glass panes with black frames and white trim. Each unit's front door, as well as the pedestrian garage door on the west elevation for Unit B, would be wooden and painted black. Front doors would also have an upper window pane. Glass, black-framed double doors would be used on the balconies of Unit A and the single-family home, as well as for the back doors at the rear of Unit B. Exterior doors and garage doors would be flanked by light fixtures with deep brown ("matte mulberry," see sheet E1.00) sconces, shielded downward. There are no exterior lights proposed on the northernmost or southernmost facades, which would be immediately adjacent to neighboring residences. A new fence is proposed on the southern side property line, which would consist of a 2-foot concrete block wall with a 4-foot white vinyl fence on top, mirroring the form of the existing fence on the northern side property line.

Proposed elevations are provided on sheets A3.00 and A3.01, and colors and materials are shown on Sheet CB1, of Attachment A. The fence detail is shown on Sheet A1.00.

New landscaping and hardscape improvements are also proposed. All landscaped areas would be considered part of the common area. All existing vegetation on site has been sparsely maintained and is proposed to be removed. White Mexican bush sage and Texanum waxleaf privet bushes are proposed along the front property line, and basket grass is proposed along the side property lines. A "little gem" magnolia tree is proposed at each front corner of the site. Two rain gardens are proposed in front of Unit A and the single-family dwelling, which would aid on-site stormwater detention and have plantings around them (Basket grass and flax lily). Small lawns are proposed adjacent to each unit, but would not be considered "private yards." The common area at the rear of the property would feature a jacaranda tree with additional bush sage and waxleaf privet. The common driveway through the center of the project, including the guest parking space, would be constructed from permeable pavers. The proposed landscaping improvements can be found on Sheets L-1 through L-4 in Attachment A.

Previously Approved Design

The prior version of this project that received preliminary approval from the ARB (March 2018) and was approved by the Planning Commission (June 2018) utilized more of an Arts and Crafts style with an earthy color and material palette (see Figure 1 below). It also involved an exterior remodel to the single-family unit, but did not include a second story addition to the structure. Exterior materials for both the new building and single-family remodel included stone veneer along the base of the buildings, smooth beige stucco, and "sandstone beige" hardi-plank lap siding on the second story of the two-unit building. The roofs were asphalt shingle, and eaves on the new building featured exposed rafter tails. The windows on the new building included more decorative elements than the currently proposed project, such as transom windows and more detailed trims. Overall, the proposed project has shifted from a semi-craftsman-style with beige and brown tones to a more greyscale modern style with sleek windows and doors and a single exterior material in white.



Figure 1. Eastern (front) elevation of previous project reviewed by the ARB, March 2018

The Board’s comments on the proposed colors and materials, bulk and placement of new structures, and landscaping plan for the proposed project would be appreciated.

General Plan/Coastal Plan Neighborhood Policies

Land Use Element

Objective LU-3: *Preserve the small beach town character of the built environment of Carpinteria, encouraging compatible revitalization and avoiding sprawl development at the City’s edge.*

Policy LU-3a: *New development shall occur contiguous to existing developed areas of the city. Higher density in certain residential neighborhoods and for residential uses in commercial districts shall be provided as a means to concentrate development in the urban core consistent with zoning designations, particularly where redevelopment of existing structures is proposed.*

Policy LU-3f: *Encourage the remodeling and revitalization of neighborhoods and commercial areas in accordance with principles established in the Community Design Element.*

This is an infill project proposed on a larger residential lot located in the downtown area of Carpinteria. The project meets the density requirements of the zone and is similar in density to surrounding lots; it would be located between a property with three condominiums and a property with two detached rental units. The project would update the existing single-family dwelling, which shows significant signs of wear and age, and utilize the rest of the lot for additional housing units. It would also remove the existing sparsely maintained vegetation on site and install new landscaping and hardscaping with improved curb appeal. As such, staff feels that the proposal is consistent with the above objective and policies.

Citywide Community Design Element Objectives & Policies

The Community Design Element of the City's General Plan/Coastal Plan contains both general overarching citywide design policies and specific subarea policies. The project site is in Design Subarea 2 (Downtown/Old Town District).

Objective CD-1: *The size, scale and form of buildings and their placement on a parcel should be compatible with adjacent and nearby properties and with the dominant neighborhood or district development pattern.*

The proposed project involves remodeling and adding a second story to an existing single-story residence, and constructing two new two-story attached residences on the same property, thereby creating a three-unit condominium development. The general courtyard layout around a central driveway (providing access to parking) is similar to other multifamily housing developments within the City, including the three-unit development immediately adjacent to the project site on the west. The sizes of the new three-bedroom units appear reasonably in line with other newer three-bedroom units in the City.

The proposed height of the new building, at approximately 25 feet 8 inches would not be significantly taller than nearby two-story residences. Plate heights and roof pitches are within acceptable ranges and complement the roof pitch found on surrounding residences. The three rooflines and slight wall pane variation with the garage help break up the new building's north elevation, the project's "bulkiest" facade. The portions of each building closest to the front property line would be single-story, with second-story masses set back from the street; however, the project does not similarly set back second-story portions from the side property lines.

The proposed project reflects multiple previous design iterations that the ARB provided feedback on with regards to the height and bulk of the new structure; however, previous iterations did not propose a second-story addition to the existing dwelling, and utilized a significantly different color and material palette. The previous project version used multiple different exterior materials to help visually break up the north elevation on the proposed two-unit building, which was otherwise relatively flat and mostly two-story. The current proposal would use the same exterior material across both the new building and the remodeled single-family dwelling, which may exaggerate building mass. Additionally, the proposed second story addition to the single-family dwelling further increases the total building mass on the site. Staff would appreciate the Board's input on the currently proposed materials, bulk, and massing of the project.

Objective CD-2: *Architectural designs based on historic regional building types should be encouraged to preserve and enhance the unique character of the City.*

The existing residence is a relatively plain example of a 1950s single-family home. The new project proposes to renovate the single-family home and construct the new condo building in a modern style, drawing some elements from a "coastal farmhouse" style. The proposed project mirrors some elements from small coastal cottages seen elsewhere in the downtown, particularly the vertical siding and gabled entrances, albeit placing them on a larger structure and applying clean, contrasting colors (white

exterior, black details). Overall, the style is more contemporary than other residences in the surrounding area. The Board's comments on neighborhood compatibility would be appreciated.

Objective CD-3: *The design of the community should be consistent with the desire to protect views of the mountains and the sea (California Coastal Act of 1976 §30251).*

Public views of the sea from this location are minimal given the relatively flat elevation between Seventh Street and the ocean. To the extent any public ocean views are present down Ash Avenue, they would not be impacted by this project given its location on the north side of Seventh Street at the terminus of Ash Avenue.

Mountain views in the Downtown and Beach Neighborhoods are best characterized as glimpses between structures, except for along the north-south running streets where vistas towards the mountains are generally unobstructed. The existing neighboring buildings and landscaping to the west and north largely obscure any current mountain views over the subject property. The proposed development would slightly further reduce these views. Any revisions to the project which reduce the overall building height and/or size/scale of the second floors may help maintain any existing public mountain views over the subject property.

Objective CD-5: *The streets of neighborhood interiors should be designed to be the “living rooms” of the neighborhood, where children and adults can safely play or walk. The design and details of streets, frontages and buildings should support this objective.*

Policy CD-5a. *Main entrances to homes should be oriented to the street. Entry elements such as porches, stoops, patios and forecourts are encouraged. Such entry elements should be selected for their compatibility with the adjacent houses and the general neighborhood pattern.*

Policy CD-5b. *Garages should not dominate views from any public street.*

Policy CD-5d: *Houses within a neighborhood may vary in materials and style, but strong contrasts in scale, color and roof forms should generally be avoided.*

Objective CD-10: *Areas with attractive frontage designs should be maintained. New development should be carefully planned with frontage areas which maintain and enhance the quality of Carpinteria's streetscape.*

This project proposes to move the front entrance of the existing single-family dwelling and to place the entrance to new “Unit A” such that both face the street. Each front entrance would feature a small gable with a small patio or stoop. While the project features three garages, only one garage door would face the street, and it would be on the back portion of the property. The project proposes to remove the existing chain link fence along the street frontage, move the driveway and replace the segment of sidewalk, remove the telephone pole and underground the utilities, and install all new landscaping, all of which would improve the street frontage of this site in comparison to the existing condition.

The proposed project would somewhat contrast with surrounding residences due to its proposed color and materials; the bright white vertical siding and standing seam metal roof are not reflected in existing

nearby structures. However, the roof form and building articulation facing the street would be similar to other buildings on the street. The front setback would be in line with neighboring residences. Staff would appreciate the ARB's comments on neighborhood compatibility and proposed colors and materials for the project.

Policy CD-13b: *Lighting shall be low intensity and located and designed so as to minimize direct view of light sources and diffusers and to minimize halo and spillover effects.*

The proposed exterior light fixture appears to be night-sky friendly. The ARB's comments on the proposed exterior light would be appreciated. The cut sheet for the proposed exterior light fixture is included on Sheet E1.00 of Attachment A.

Subarea 2 Design Objectives & Policies

Objective CDS2-1: *Preserve and strengthen the visual and physical connections between the downtown, beach, the salt marsh, mountains, and the other neighborhoods and districts in the city.*

Policy CDS2-a: *Ensure that new intensified land uses within the Downtown remain consistent with the city's "small beach town" image.*

CDS2 Implementation Policy 14: *Residential streets within the subarea should generally have narrow vehicle pavement. The curb-to-curb dimension should be as small as possible within the existing right-of-way to provide ample sidewalks and space for street tree plantings.*

CDS2 Implementation Policy 18: *Hedges, walls and picket fences between 30 inches and 42 inches in height are encouraged on the frontage line. Sideyard walls should step down to no more than 42 inches in height within the front yard setback area.*

The project proposes to intensify the existing residential use on the lot, up to a similar density as surrounding properties. The three-unit project is consistent with the mix of single- and multi-family residences between Franklin Creek and Linden Avenue, and would be similar in height or slightly taller than nearby two-story residences. The proposed project would not impact any clear viewsheds of the ocean or mountains. The driveway on Seventh Street is proposed to be moved toward the center of the property but would not be noticeably widened. While there is no parkway for street trees along Seventh Street, the landscaping plan does propose two trees on the front corners of the property, which would add to the pleasant streetscape for pedestrians. Waxleaf privet bushes and White Mexican bush sage are proposed along the front property line, helping delineate the public and private realm.

SUMMARY OF ISSUES

- Exterior colors and materials;
- Bulk and massing along the side property lines, and across entire property;
- Landscaping and hardscape plan, including the proposed plant list; and
- Proposed exterior light fixture for night-sky friendly compliance.

RECOMMENDATION

The Board should receive public testimony and provide comments to the applicant and staff. If the Board finds the proposed project consistent with the applicable design criteria, the Board should recommend preliminary approval to the Planning Commission.

ATTACHMENTS

Attachment A- Preliminary Architectural Plans, Updated 2/12/26

Attachment B- Story Pole Photographs

Attachment A

Preliminary Architectural Plans
Updated 2/12/26

GENERAL REQUIREMENTS

DIVISION 1 - GENERAL REQUIREMENTS

A. CONTRACTOR RESPONSIBILITIES

- WORK FOR THIS CONTRACT INCLUDES FURNISHING OF ALL LABOR, MATERIALS, APPLIANCES, TRANSPORTATION AND SERVICES REQUIRED FOR SATISFACTORY CONSTRUCTION OF THIS PROJECT. THE INTENT OF DRAWINGS AND SPECS IS TO INCLUDE ALL LABOR, MATERIALS AND SERVICES NECESSARY FOR THE COMPLETION OF ALL WORK SHOWN DESCRIBED OR REASONABLY IMPLIED, BUT NOT LIMITED TO THE EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS.
- GENERAL CONTRACTOR SHALL MAINTAIN ONE SUPERINTENDENT ON SITE AT ALL TIMES. SUPERINTENDENT SHALL WORK EXCLUSIVELY ON OWNER'S PROJECT FROM START OF CONSTRUCTION THROUGH RECEIVING CERTIFICATE OF OCCUPANCY, AND WILL PROVIDE OWNER WITH TELEPHONE ACCESS 24 HRS. A DAY.
- VERIFY DRAWINGS AND CONDITIONS WITH ACTUAL FIELD CONDITIONS IN EACH SPECIFIC AREA OF WORK. INSPECT RELATED AND ADJACENT SURFACES; REPORT ALL CONDITIONS THAT SHALL PREVENT EXECUTION OF THIS SPECIFIC WORK TO THE DESIGNER.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON JOB SITE BEFORE STARTING ANY CONSTRUCTION. ALL DIMENSIONS ON DRAWINGS AND "IN-FIELD" TAKE PRECEDENCE OVER SCALE.
- IT IS THE CONTRACTOR RESPONSIBILITY TO INSURE THAT THE INSTALLATION METHODS AND MATERIALS CONFORM TO ALL APPLICABLE BUILDING CODE REQUIREMENTS. THE MATERIALS SPECIFIED ARE INTENDED TO MEET CODE. ANY DISCREPANCY BETWEEN BUILDING CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER BY THE CONTRACTOR PRIOR TO PROCEEDING WITH ANY WORK.

- NOTWITHSTANDING ANY OMISSIONS, IT SHALL BE THE SOLE DUTY AND RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE ACTUAL CONSTRUCTION DETAILS AND FABRICATE AND INSTALL SAID DESIGN IN ACCORDANCE WITH ACCEPTED GOOD PRACTICE AND PROCEDURE AND TO LET THE DESIGNER KNOW AT THE TIME OF BIDDING IF SAID DRAWINGS AND DETAILS ARE NOT PRACTICAL OR STRUCTURALLY SOUND IN THEIR INTENT AND PURPOSE.

- IF THE CONTRACTOR PERFORMS ANY WORK OR PERMITS SUB-CONTRACTORS/ SUPPLIERS TO PERFORM THEIR WORK KNOWING IT TO BE CONTRARY TO APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS WITHOUT PRIOR NOTICE TO CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY, THEREFORE, AND SHALL BEAR ALL COSTS ATTRIBUTABLE THERETO.

- UNLESS EXPRESSLY STIPULATED, NO ADDITIONAL ALLOWANCE SHALL BE MADE IN THE FAVOR OF CONTRACTOR BY VIRTUE OF ERRORS, OMISSIONS, AMBIGUITIES, DISCREPANCIES AND/OR CONFLICTS, WHICH SHOULD HAVE BEEN DISCOVERED DURING PREPARATION OF BID ESTIMATE/PROPOSAL AND DIRECTED TO OUR ATTENTION IN A TIMELY MANNER.

B. PERMITS

ALL PERMITS AND INSPECTIONS REQUIRED, UNLESS SPECIFIED OTHERWISE SHALL BE OBTAINED AND PAID FOR BY THE CONTRACTOR.

C. TEMPORARY FACILITIES

ELECTRIC, WATER AND TOILET SERVICE REQUIRED IN THE PERFORMANCE OF THE CONTRACT SHALL BE FURNISHED AND PAID FOR BY THE CONTRACTOR. PROVIDE TEMPORARY TELEPHONE ON JOBSITE. THE GENERAL CONTRACTOR SHALL ALSO PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY THE FIRE DEPT. DURING CONSTRUCTION.

D. TEST AND INSPECTIONS

ALL TESTS AND INSPECTIONS OF ANY KIND REQUIRED HEREINAFTER IN THE SPECIFICATIONS, AND WHICH INVOLVE EXPENSE, SHALL BE PAID FOR BY THE CONTRACTOR AND REIMBURSED BY THE OWNER.

E. PROTECTION OF WORKPLACE AND BUILDING MATERIALS

ALL WORK IN PLACE SHALL BE ENCLOSED WITH ADEQUATE PROTECTION. PERMANENT OPENINGS USED AS THOROUGHFARES FOR THE INTRODUCTION OF WORK AND MATERIALS TO THE STRUCTURE SHALL HAVE HEADS, JAMBS, AND SILLS WELL BLOCKED AND BOARDED. REPAIR ALL DAMAGED EXISTING WORK. ALL FINISH MATERIALS SHALL BE PROTECTED AT ALL TIMES AGAINST SUBSEQUENT DAMAGE, UNTIL FINAL ACCEPTANCE BY OWNER. MATERIALS ARE 'OWNED' BY THE CONTRACTOR AND ARE THEREFORE THE CONTRACTOR'S RESPONSIBILITY UNTIL RECEIPT OF THE CERTIFICATE OF OCCUPANCY.

F. GUARANTEES

CONTRACTOR SHALL GUARANTEE THE WORK OF EACH TRADE AND THE ENTIRE WORK FOR AT LEAST ONE (1) YEAR AFTER OWNER'S ACCEPTANCE OF WORK.

G. CLEANING

THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL REMOVE ALL DIRT AND RUBBISH CAUSED BY THEIR WORK ON A DAILY BASIS FROM THE BUILDING AND HAULED AWAY PERIODICALLY FROM THE SITE. CONTRACTOR SHALL INSPECT SLAB THROUGHOUT AND BE RESPONSIBLE FOR PREPARATION OF CARPET, VINYL COMPOSITION TILE, OR ANY OTHER FLOORING. ALL FLOORS AND MILLWORK SHALL BE THOROUGHLY CLEANED AND FREE OF ANY CONSTRUCTION DEBRIS/DUST.

H. PROGRESS

THE CONTRACTOR SHALL CAUSE THE WORK TO BE DILIGENTLY PURSUED TO ENTIRE COMPLETION. SHOULD HE FAIL TO SUPPLY WORKMAN OR MATERIALS OR FAIL TO MAKE TIMELY ARRANGEMENTS, WHICH MAY BE REQUIRED FOR PROGRESS, THEN THE CONTRACTOR SHALL PROVIDE EVIDENCE SATISFACTORY TO THE OWNER THAT SAID DEFICIENCIES ARE DUE TO CAUSES BEYOND THE CONTRACTOR'S CONTROL. UNLESS HE PROVIDES SUCH EVIDENCE, THE OWNER SHALL HAVE THE RIGHT, AFTER TWO DAYS WRITTEN NOTICE, TO MAKE SUCH ARRANGEMENTS AND SUPPLY SUCH WORKMAN AND MATERIALS AT THE CONTRACTOR'S EXPENSE. THE SAME RELATIONSHIP SHALL EXIST BETWEEN THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS.

I. SITE CONDITION / OWNER'S RESPONSIBILITY

THE SITE IS TO BE RECEIVED AS IS FROM THE OWNER. ALL WORK FOR THE COMPLETION OF THIS PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL UTILITY CONNECTIONS ARE EXISTING, INCLUDING GAS, WATER AND ELECTRIC METERS. ALL PROJECT WORK WITH PUBLIC AGENCIES AND SERVICE DEPARTMENTS IS TO BE COORDINATED BY THE CONTRACTOR.

J. CHANGE ORDERS

CONTRACTOR TO INDICATE COST OF MARK-UPS FOR BOTH MATERIAL AND LABOR IN WRITTEN FORM FOR CHANGE ORDERS PRIOR TO COMMENCING ANY WORK. SUBMITTALS MUST BE PRESENTED IN A TIMELY MANNER TO ALLOW THE OWNER 2 DAYS TO REVIEW AND APPROVE, AND SO AS TO NOT DELAY ANY CONSTRUCTION.

K. SUBMITTALS

BEFORE INSTALLATION, CONTRACTOR TO PROVIDE DESIGNER WITH SUBMITTALS (SAMPLES AND/OR PRODUCT DATA AS APPLIES) FOR ALL INTERIOR FINISHES EXCEPT GYPSUM WALL BOARD AND ANY OWNER FURNISHED ITEMS, LIGHT FIXTURES, DOOR AND WINDOW HARDWARE AND FRAMES, AND CEILING SYSTEMS U.N.O.

L. COMPLETION AND DELIVERY

ALL FINISH MATERIALS INCLUDING CARPET, TILE, WOODWORK, PAINT WHEN INSTALLED SHALL BE PRESENTED IN A 'BRAND NEW' CONDITION. ALL GLASS SHALL BE WASHED CLEAN AT COMPLETION. ANY DEFICIENCY IN THE FINISH MATERIAL AND/OR INSTALLATION, PEELING, FADING, FRAYED EDGES, CRACKING, IMPROPER DYE-LOT MATCHING, ETC. SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REPAIR OR REPLACE IMMEDIATELY.

PROJECT NOTES

SPECIAL HAZARDS

- CLASS A ROOF COVERING IS REQUIRED FOR ALL BUILDINGS LOCATED IN MOUNTAIN FIRE DISTRICT.
- AN APPROVED SEISMIC SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
- WATER HEATER SHALL BE STRAPPED TO THE WALL (UPC SEC. 507.3).
- GAS WATER HEATER MUST NOT BE PLACED IN A CLOSET USED FOR ANY OTHER PURPOSE, OR IN ANY ROOM USED FOR BATHING OR SLEEPING PURPOSES, OR UNDER A STAIRWAY OR LANDING.
- GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED (91.2406.4) AT THE FOLLOWING LOCATIONS:
 - INGRESS/EGRESS DOORS, PANELS IN SLIDING/SWINGING DOORS, DOORS AND ENCLOSURES FOR SHOWERS AND TUBS.
 - GLAZING IN ANY WALL ENCLOSING THESE COMPONENTS WITHIN 5' OF STANDING SURFACE AND WITHIN 2' OF CLOSED DOOR.

- THE CONSTRUCTION SHALL NOT RESTRICT A 5' CLEAR AND UNOBSTRUCTED ACCESS TO ANY POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN 10' OF ANY POWER LINES - WHETHER OR NOT THE POWER LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

FIRE PROTECTION DISTRICT NOTES

- ALL NEW BUILDINGS/STRUCTURES SHALL BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. PRIOR TO INSTALLATION, PLANS FOR THE PROPOSED FIRE SPRINKLER SYSTEM SHALL BE DESIGNED BY A QUALIFIED PERSON AND SUBMITTED TO THE FIRE PREVENTION BUREAU FOR APPROVAL.
- INSTALL SMOKE DETECTORS PER 2000 UBC AND CURRENT NEC CODES.
- APPLICATION FOR ADDRESSING OF NEW BUILDINGS SHALL BE SUBMITTED TO SANTA BARBARA COUNTY FIRE DEPARTMENT, FIRE PREVENTION DIVISION.
- VISIBLE STREET ADDRESS MUST BE POSTED AT THE DRIVEWAY AND ON THE BUILDINGS. NUMBERS SHALL BE A 4" HIGH MINIMUM ON A CONTRASTING BACKGROUND.
- ROOF ACCESS MUST MEET THE REQUIREMENTS OF THE CARPINTERIA MUNICIPAL CODE.
- FOR ACCESS WHEN ACCESS WAYS ARE GATED, A FIRE DISTRICT APPROVED KEY BOX SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION. PRIOR TO INSTALLATION, THE FIRE DISTRICT SHALL APPROVE LOCATION AND TYPE.
- PUBLIC FIRE HYDRANTS SUPPLYING THE REQUIRED FIRE FLOW WITHIN THE REQUIRED DRIVING DISTANCE FROM THE STRUCTURES SHALL BE PROVIDED. PLAN MUST INDICATE THE LOCATION OF THE HYDRANT NEAREST THE PROJECT ADDRESS.
- PER CARPINTERIA-SUMMERLAND FIRE DISTRICT ORDINANCE NO. 2003-01 PERTAINING TO FEES AND SERVICE CHARGES, A PERMIT APPLICATION FEE IS ASSESSED ON ALL PLAN REVIEWS.
- PURSUANT TO CSFPD ORDINANCES NO. 92-02 AND CARPINTERIA CITY ORDINANCE NO. 599 PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE CSFPD MITIGATION FEE MUST BE PAID.
- ANY FUTURE CHANGES, INCLUDING FURTHER DIVISION, INSTENSIFICATION OF USE OR INCREASE IN HAZARD CLASSIFICATION, MAY REQUIRE ADDITIONAL CONDITIONS TO COMPLY WITH APPLICABLE FIRE DISTRICT DEVELOPMENT STANDARDS.

GRADING AND FOUNDATION

SEE GRADING PLANS AND STRUCTURAL SHEETS FOR ADDITIONAL NOTES AND REQUIREMENTS.

- ALL FOOTINGS SHALL BE FOUNDED IN UNDISTURBED NATURAL SOIL PER CODE.

- IN THE EVENT EXCAVATIONS REVEAL EXPANSIVE SOILS, ALL FOOTINGS SHALL COMPLY WITH THE THE PROVISIONS FOR EXPANSIVE SOIL CONDITIONS AS FOLLOWS:
 - DEPTH OF FOOTINGS BELOW THE NATURAL AND FINISH GRADES SHALL NOT BE LESS THAN 24" FOR EXTERIOR AND 18" FOR INTERIOR FOOTINGS
 - EXTERIOR WALL AND INTERIOR BEARING WALLS SHALL BE ON CONT. FOOTINGS
 - CONCRETE FLOOR SLABS ON GRADE SHALL BE PLACED ON A 4-INCH FILL OF COURSE AGGREGATE OR ON A TWO INCH SAND BED COVERED MOISTURE BARRIER. THE SLABS SHALL BE AT LEATS 3-1/2 INCHES THICK AND SHALL BE REINFORCED WITH 1/2 DIAMETER DEFORMED REINFORCING BARS. REBARS SHALL BE SPACED AT INTERVALS NOT EXCEEDING 16 INCHES EACH WAY.
 - THE SOIL BELOW AN INTERIOR CONCRETE SLAB SHALL BE SATURATED WITH MOISTURE TO A DEPTH OF 18 INCHES PRIOR TO PLACING THE CONCRETE.

DRAINAGE

- ALL ROOF AND PAD DRAINAGE SHALL BE CONDUCTED TO THE STREET IN AN ACCEPTABLE MANNER.
- UTILIZE DISCONNECTING DOWNSPOUTS THAT EXTEND THE DISCHARGE FROM GUTTERS A MINIMUM OF 48" FROM THE FOOTING.
- WHENEVER POSSIBLE, CAPTURE THE "FIRST FLUSH" OF WATER DURING STORM EVENTS IN RAIN BARRELS AND IRRIGATION STORAGE TANKS.

WATER DISTRICT NOTES

- THERE ARE NO SYSTEM LIMITATIONS TO SERVICE THE PROPOSED CONSTRUCTION.
- PROPERTY IS CURRENTLY SERVICED BY THREE 3/4" WATER METERS. TWO OF THE METERS ARE SERVED BY ONE SERVICE LINE. INDIVIDUAL SERVICES LINES SHALL BE INSTALLED BY THE DISTRICT AT THE COST OF THE OWNER. PRIOR TO APPROVAL OF BUILDING PERMITS.

SOLAR CALCULATION

2.37 KW/m2 IS NEEDED PER UNIT
TOTAL SOLAR PANEL REQUIRED: 2.37 KW x 1000 W x 1 MODULE = 7.9 MODULES
FOR EACH UNIT
1KW 300W
8 MODULES x 17.5F = 136.5F
1 MODULE

RESIDENTIAL REQUIREMENTS

- SEE SHEET A 2.01 FOR ADDITIONAL PROJECT NOTES AND REQUIREMENTS.
- ALL HABITABLE ROOMS, EXCEPT BATHROOMS, KITCHENS, AND LAUNDRIES REQUIRE NATURAL LIGHT BY MEANS OF EXTERIOR WINDOWS OR SKYLIGHTS @ 1/10 THE FLOOR AREA OF THE ROOM OR 10 SF MINIMUM, WHICHEVER IS GREATER. (CBC 1203.2)
- ALL HABITABLE ROOMS, EXCEPT BATHROOMS, KITCHENS, AND LAUNDRIES REQUIRE NATURAL VENTILATION BY MEANS OF OPENABLE WINDOWS @ 1/20 THE FLOOR AREA OF THE ROOM OR 5 SF MINIMUM. NATURAL VENTILATION MAY BE SUBSTITUTED WITH MECHANICAL VENTILATION.)
- BATHROOMS REQUIRE NATURAL VENTILATION @ 1/20 THE FLOOR AREA OR 1.5 SF MIN. AND MAY BE SUBSTITUTED WITH MECHANICAL VENTILATION PROVIDING 5 AIR CHANGES PER HOUR. BATHROOMS SHALL HAVE 3 SF MIN. OF WINDOW AREA.
- INSULATION SHALL BE PROVIDED AS FOLLOWS:
 - WALL - R-15
 - FLOOR - R-19
 - CEILING - R-30
- PROVIDE ULTRA-FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- PROVIDE 70" HIGH NON-ABSORBANT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE.
- ALL WALLS AND PARTITIONS SHALL BE EFFECTIVELY FIRE STOPPED WITH 2" MATERIAL THE FULL WIDTH OF THE STUDS OF THE FLOOR, CEILING, AND BETWEEN FLOOR AND CEILING AT INTERVALS NOT TO EXCEED 10' VERTICALLY.
- BEDROOMS TO HAVE AT LEAST ONE EMERGENCY EGRESS WINDOW. EGRESS WINDOW MUST PROVIDE A MIN. OPENING OF 20" WIDE, 24" HIGH, 5.7 SF AND 44" MAX. FROM FINISHED FLOOR.
- PROVIDE MIN. 3" OF CONCRETE BETWEEN WOOD AND EARTH FILL AT PORCHES, SLABS, ETC.
- PROVIDE SCREENED UNDER FLOOR VENT AT 1 SF PER 150 SF OF UNDER FLOOR CRAWL AREA OR PORTION THEREOF.
- PROVIDE CORROSION RESISTENT WEEP SCREED BELOW STUCCO A MINIMUM OF 4" ABOVE EARTH OR 2" ABOVE PAVED AREA.
- MINIMUM UNDER FLOOR ACCESS - 18"H x 24"W MINIMUM ATTIC ACCESS - 22" x 30"
- PROVIDE ATTIC VENTILATION AT MIN. 1/150 SF OF ATTIC AREA. PROVIDE EAVE VENTS ALONG SIDE AND REAR ELEVATIONS.
- INSULATE LAVATORY HOT WATER AND DRAIN PIPES WITH A BLACK RUBBER SLEEVE.
- OUTLETS ALONG WALL COUNTER SPACE, ISLAND AND PENINSULAR COUNTER SPACE IN KITCHENS SHALL HAVE A MAXIMUM SPACING OF 48".

- RESIDENTIAL STAIR REQUIREMENTS:
 - 8" MAX. RISER, 9" MINIMUM TREAD
 - 36" MINIMUM WIDTH, 80" MINIMUM HEADROOM AT TREAD NOSING
 - HANDRAILS 34" TO 38" HIGH ABOVE TREAD NOSING
 - HANDRAILS TO BE SMOOTH WITH NO SHARP CORNERS, 1-1/4" TO 2" WIDE
 - LESS THAN 4" CLEAR SPACING BETWEEN INTERMEDIATE RAILS
 - ENCLOSED USABLE SPACE UNDR INTERIOR STAIRS REQUIRES ONE-HOUR FORE-RESISTIVE CONSTRUCTION ON ENCLOSED SIDE.

ENERGY CONSERVATION:

- ALL EXTERIOR JOINTS, PENETRATIONS AND OPENINGS IN THE BUILDING ENVELOPE SHALL BE CAULKED AND SEALED.
- ALL DOORS AND SWINGING WINDOWS SHALL BE WEATHERSTIPPED. COLOR TO MATCH DOOR/WINDOW FRAME FINISH COLOR.
- ALL METAL WINDOWS. SLIDING GLASS DOORS SHALL BE LABELED CERTIFYING COMPLIANCE WITH SECTION 116, TABLE 1-E STANDARDS FOR DOORS AND WINDOWS, OF THE STANDARDS.
- ALL WINDOW AND SLIDING GLASS DOOR ASSEMBLIES MUST BE DUAL-PANED AND ALUMINUM FRAMED OR HAVE A MAXIMUM U-VALUE OF 0.75.
- ELECTRIC RESISTANCE HEATING IS PROHIBITED.
- NEW HEATING OR COOLING EQUIPMENT THERMOSTATICALLY CONTROLLED SHALL BE INSTALLED WITH SETBACK THERMOSTATS.
- ALL FAN SYSTEMS EXHAUSTING AIR FROM THE BUILDING ENVELOPE TO THE OUTSIDE SHALL BE PROVIDED WITH BACKDRAFT DAMPERS.
- INSTALLATION OF APPROVED ENERGY EFFICIENT SHOWERHEADS, FAUCETS, AND WATER HEATERS IS REQUIRED.
- INSULATION BLANKETS WITH A MINIMUM RATING OR R-12 SHALL BE INSTALLED ON NEW WATER HEATERS.
- INSULATION WITH A MINIMUM RATING OF R-3 SHALL BE INSTALLED ON THE FIRST FIVE FEET OF HOT WATER OUTLET PIPE IN UNCONDITIONED SPACES FOR NEW WATER HEATERS.
- RE-CIRCULTING HOT WATER PIPING IN ATTICS, GARAGES, CRAWL SPACES OR UNHEATED SPACES SHALL BE INSULATED.
- POST INSULATION COMPLIANCE CARD IN CONSPICUOUS LOCATION IN DWELLING PRIOR TO FINAL INSPECTION.
- SHADING CONSISTING OF DRAPES, BLINDS, OR EXTERIOR AWNINGS SHALL BE PROVIDED ON ALL GLAZED OPENINGS ON EAST AND WEST FACING WALLS.

LIGHTING (TITLE 24 REQUIREMENTS):

- PERMANENTLY INSTALLED LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY LUMINAIRES. UP TO 30% OF TOTAL RATED WATTAGE MAY BE LUMINAIRES THAT ARE NOT HIGH EFFICACY PROVIDED THAT THEY ARE CONTROLLED BY SWITCHES SEPARATE FROM THOSE CONTROLLING HIGH EFFICACY LUMINAIRES. WATTAGE SHALL BE THE TOTAL NOMINAL RATED WATTAGE OF THE LAMPS.
- PERMANENTLY INSTALLED LUMINAIRES IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY LUMINAIRES. PERMANENTLY INSTALLED LUMINAIRES THAT ARE NOT HIGH EFFICACY SHALL BE ALLOWED PROVIDED THAT THEY ARE CONTROLLED BY AN OCCUPANCY SENSOR CERTIFIED TO COMPLY WITH TITLE 24, SECTION 119. MOTION SENSORS SHALL NOT HAVE CONTROL THAT ALLOWS THE LUMINAIRE TO BE TURNED ON AUTOMATICALLY OR THAT HAS AN OVERRIDE ALLOWING THE LUMINAIRE TO ALWAYS BE ON.
- PERMANENTLY INSTALLED LUMINAIRES IN ALL OTHER ROOMS SHALL BE HIGH EFFICACY LUMINAIRES. PERMANENTLY INSTALLED LUMINAIRES THAT ARE NOT HIGH EFFICACY SHALL BE ALLOWED PROVIDED THAT THEY ARE CONTROLLED BY AN OCCUPANCY SENSOR CERTIFIED TO COMPLY WITH TITLE 24, SECTION 119, BY A DIMMER SWITCH, OR LOCATED WITHIN A CLOSET OF LESS THAN 70 SF.
- RECESSED LUMINAIRES INSTALLED INTO INSULATED CEILINGS SHALL BE APPROVED FOR ZERO CLEARANCE INSULATION COVER (IC MODELS) AND SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND CEILING TO BE DEEMED AIRTIGHT.

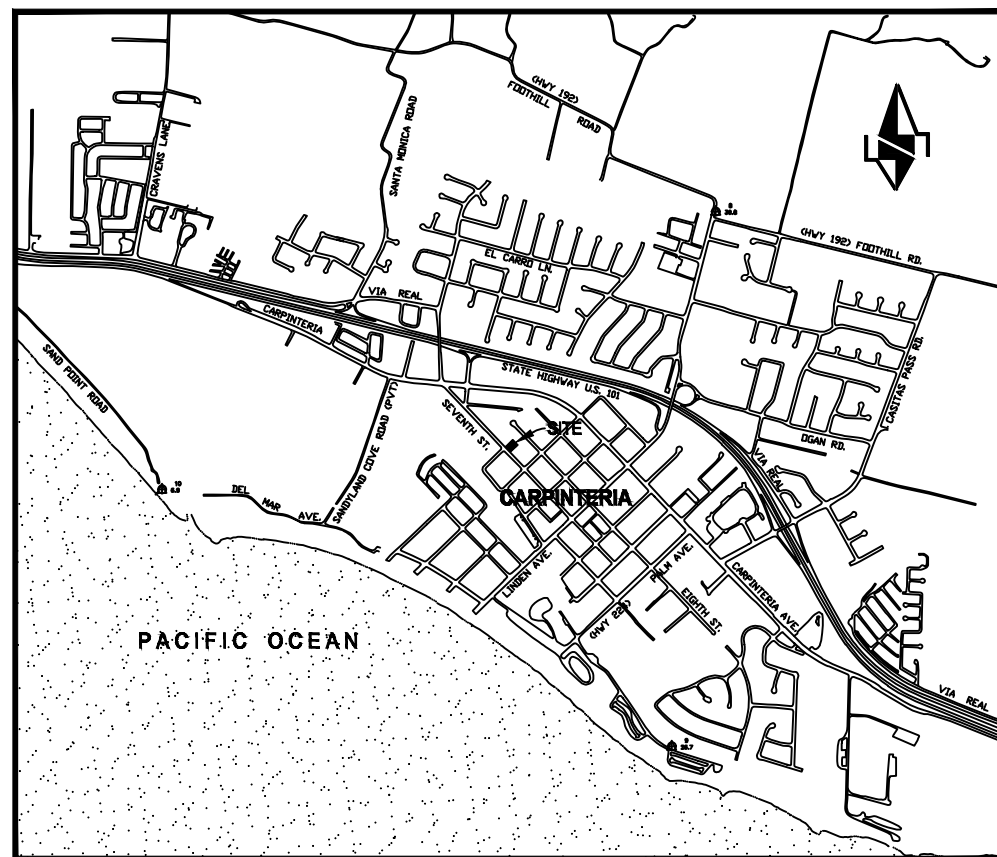
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APPLICABLE CODES

BUILDING:	CALIFORNIA BUILDING CODE, 2022 EDITION
ELECTRIC:	CALIFORNIA ELECTRIC CODE, 2022 EDITION
PLUMBING:	CALIFORNIA PLUMBING CODE, 2022 EDITION
MECHANICAL:	CALIFORNIA MECHANICAL CODE, 2022 EDITION
ENERGY	CALIFORNIA ENERGY CODE, 2022 EDITION
GREEN BLDG.	CALIFORNIA GREEN BUILDING CODE, 2022 EDITION
LOCAL:	CITY OF CARPINTERIA MUNICIPAL CODE

PROJECT LOCATION



PARCEL DATA

LEGAL ADDRESS :	4716 7TH STREET CARPINTERIA, CA 93104
OWNER :	MICHAEL HABER
A.P.N. :	003 - 301 - 020
TRACT # :	TOWN OF CARPINTERIA
BLOCK # :	48
LOT # :	7
	TOGETHER WITH ABANDONED PORTION OF ASH STREET ADJACENT SAID LOT MAP BOOK # : RACK NO. 2 / MAP BOOK NO. 4
	COUNTY OF SANTA BARBARA
ZONING USE :	PRD-15
LOT SIZE :	10,997 SF
EXISTING BLDGS. :	(1) ONE-STORY SINGLE FAMILY DWELLING

EX. NO. OF UNITS : 1

PROJECT DATA

PROJECT SCOPE : (N) 2 - ATTACHED DWELLING UNITS
W/ ATTACHED 2-CAR GARAGES PER UNIT
(N) 1 - ATTACHED 2-CAR GARAGE FOR (E) HOUSE
(N) 1 - REMODEL (E) HOUSE AND ADD 2ND FLOOR ADDITION

FIRE SPRINKLERS IS REQUIRED FOR THIS PROJECT

GAS LINE SIZING WILL BE PROVIDED TO THE INSPECTOR PRIOR TO PLUMBING INSPECTION

LOT SIZE :	10,998 SF PER SURVEY DATED JUNE, 2017			
FLOOR AREA	(E) UNIT	UNIT 'A'	UNIT 'B'	TOTAL SF
1st. FLOOR (EXISTING):	1,270 sf	0 sf	0 sf	1,270 sf
1st. FLOOR (NEW):	0 sf	908 sf	628 sf	1,536 sf
2nd. FLOOR (NEW):	871 sf	1,060 sf	1,338 sf	3,269 sf
TOTAL FLOOR AREA:	2,141 sf	1,968 sf	1,966 sf	7,345 sf
BALCONY / DECK:	99.9 sf	62 sf	0 sf	161.9 sf
PARKING (GARAGED-NEW):	420 sf	412 sf	408 sf	1,240 sf
STORAGE / LAUNDRY (NEW):	0 sf	0 sf	80 sf	80 sf

BUILDING ENVELOPE	EXISTING	ALLOWED	PROPOSED
FRONT SETBACK:	20'-2"	20'-0"	20'-0"
SIDE YARD SETBACK:	5'-0"	5'-0"	5'-0"
REAR YARD SETBACK:	53'-6"	15'-0"	15'-0"
BUILDING HEIGHT:	± 13'-6"	30'-0"	± 25'-6"

SITE COVERAGE

LOT AREA:	10,998 SF	
EX. LOT COVERAGE:		
EX. HOUSE ROOF	1,609 SF	14.63 %
EX. CONCRETE DRIVEWAY TO REMOVED	542 SF	4.93 %
EX. PERVIOUS LANDSCAPE	8,846 SF	80.44 %

PROPOSED BUILDING COVERAGE:		
EX. HOUSE REMODELED ROOF	1,609 SF	14.63 %
PROPOSED (2) CONDO BLDG. ROOF	3,442 SF	31.30 %
PROPOSED GARAGE FOR EX. HOUSE	420 SF	3.82 %
TOTAL NEW BUILDING COVERAGE	5,471 SF	49.75 %

PAVED AREA:		
NEW CONC. WALK WAY TO EX. HOUSE	82 SF	0.75%
UNIT A CONC WALK AND STEPS	55 SF	0.50%
UNIT B REAR EXTERIOR STEPS	46 SF	0.41%
TOTAL PAVED COVERAGE	183 SF	1.66 %

PERMEABLE PAVER DRIVEWAY	1,864 SF	16.95 %
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OPEN SPACE:		
PERVIOUS LANDSCAPE	3,479 SF	31.63%

OFF-STREET PARKING : 7 SPACES - 6 GARAGED / 1 GUEST

Revisions

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DESIGNS & DRAFTING

SURF COTTAGES CONDOMINIUMS
4716 SEVENTH STREET
CARPINTERIA CA. 93013

Sheet Content

GENERAL NOTE
BLDG. DATA

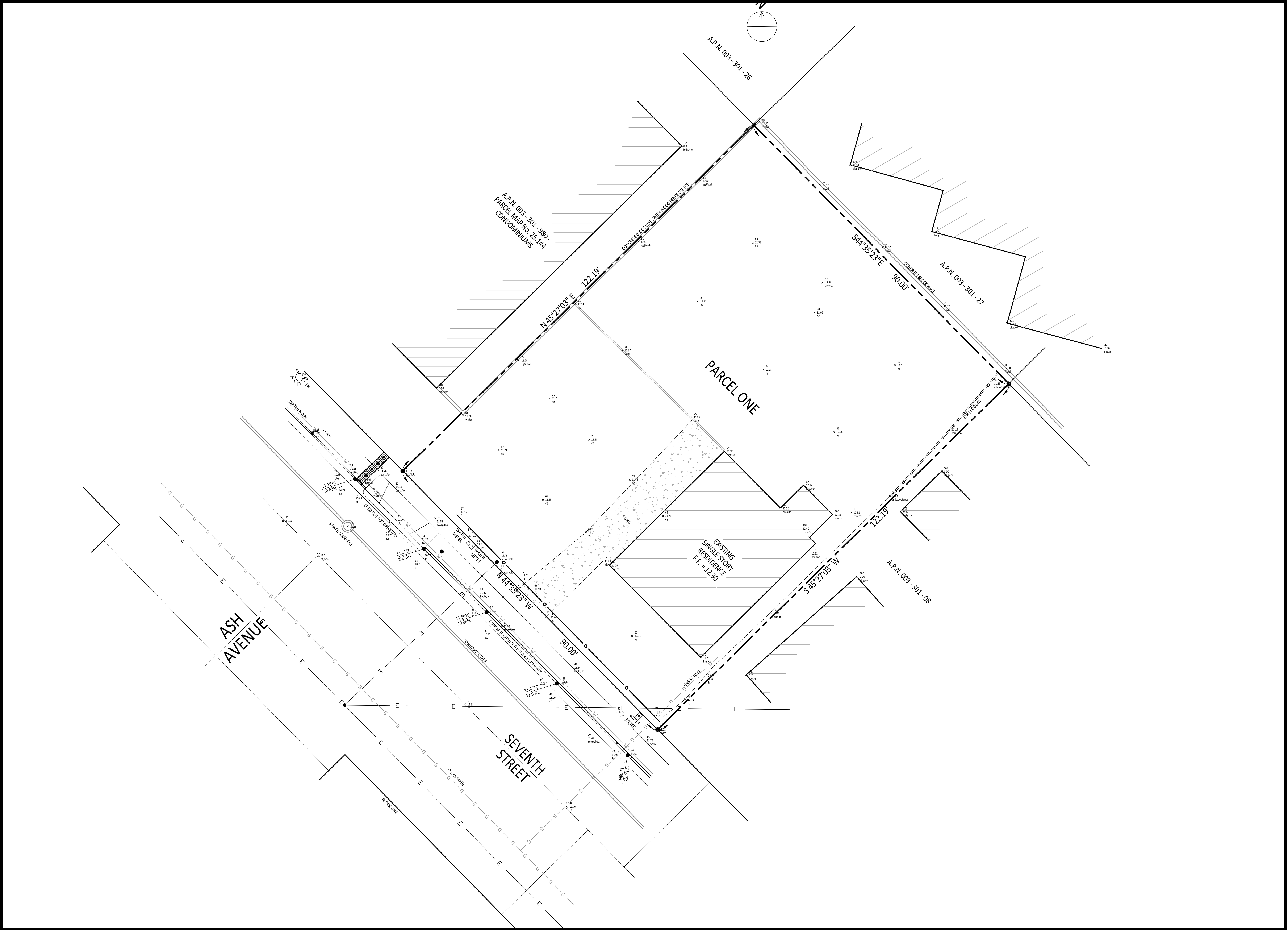
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Revisions

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DESIGNS & DRAFTING

SURF COTTAGES CONDOMINIUMS
4716 SEVENTH STREET
CARPINTERIA CA. 93013

Sheet Content

EX. SURVEY

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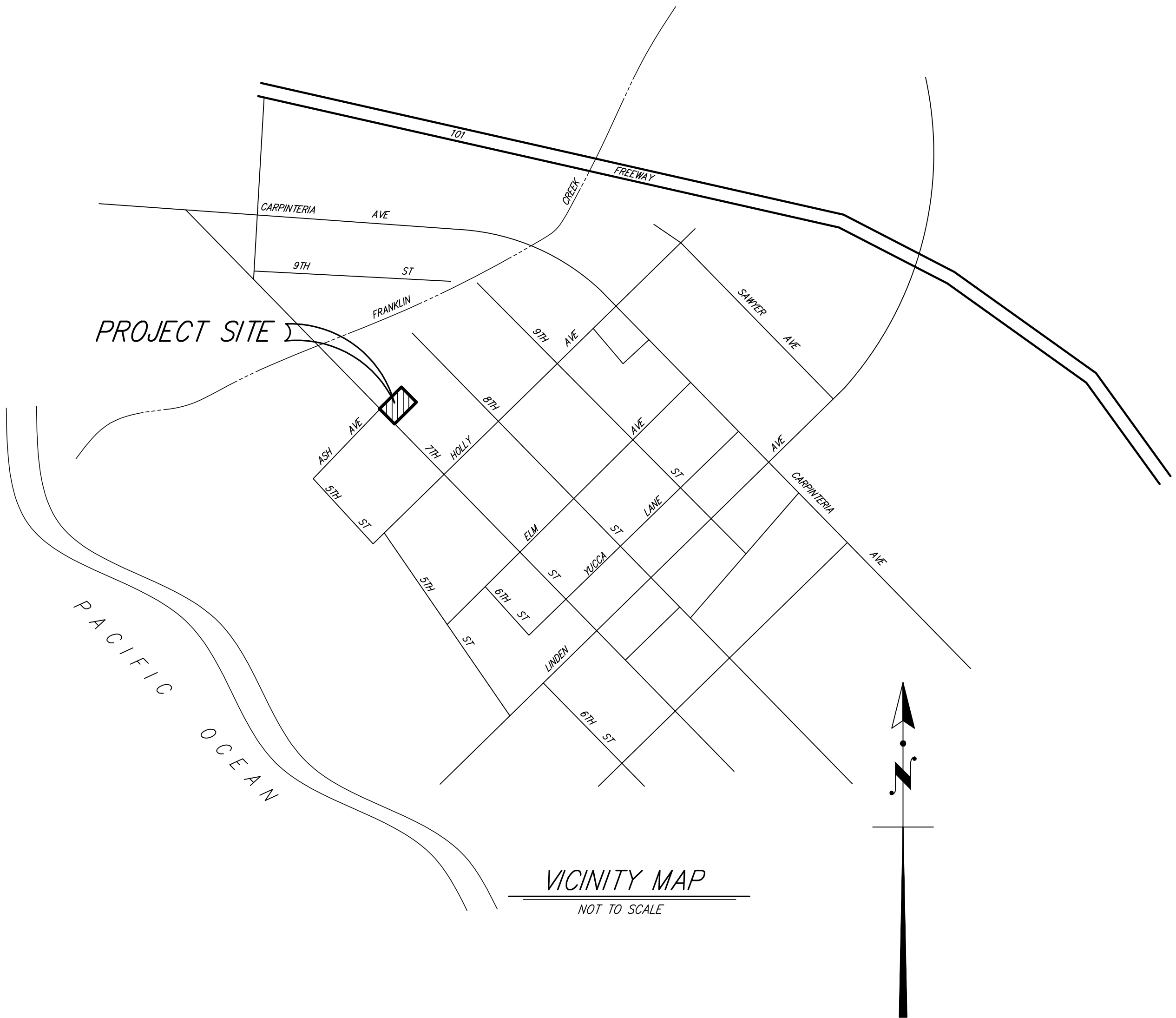
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SURF COTTAGES CONDOMINIUMS
PROJECT NO. 25-2331-DP/CDP/ARB
4716 7TH STREET, CARPINTERIA CA.

GENERAL GRADING NOTES:

1. ALL GRADING SHALL CONFORM TO CITY OF CAPINTERIA CODE AND STANDARDS AND REQUIREMENTS PERTAINING THERETO, THESE CONSTRUCTION DRAWINGS AND THE RECOMMENDATIONS OF THE SOILS ENGINEER AND ENGINEERING GEOLOGIST.
2. CONTRACTOR TO NOTIFY THE CITY GRADING INSPECTOR AND SOILS LABORATORY AT LEAST 48 HOURS BEFORE START OF GRADING WORK OR ANY PRE-CONSTRUCTION MEETING.
3. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO ADJACENT PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY DUST FROM HIS GRADING OPERATION.
4. BEFORE BEGINNING WORK REQUIRING EXPORTING OR IMPORTING OF MATERIALS, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM PUBLIC WORKS STREETS DIVISION FOR HAUL ROUTES USED AND METHODS PROVIDED TO MINIMIZE THE DEPOSIT OF SOILS ON CITY ROADS.GRADING/ROAD INSPECTORS SHALL MONITOR THIS REQUIREMENT WITH THE CONTRACTOR.
5. THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION AND TESTING DURING GRADING OPERATIONS IN THE FIELD AND SHALL SUBMIT A FINAL REPORT STATING THAT ALL EARTH WORK WAS PROPERLY COMPLETED AND IS IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS OF THE GRADING ORDINANCE.
6. AREAS TO BE GRADED SHALL BE CLEARED OF ALL VEGETATION INCLUDING ROOTS AND OTHER UNSUITABLE MATERIAL FOR A STRUCTURAL FILL, THEN SCARIFIED TO A DEPTH OF 6" PRIOR TO PLACING OF ANY FILL, UNLESS OTHERWISE NOTED IN THE SOILS REPORT CALL GRADING INSPECTOR FOR INITIAL INSPECTION.
7. A THOROUGH SEARCH SHALL BE MADE FOR ALL ABANDONED MAN-MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND THE DEPRESSION PROPERLY FILLED AND COMPACTED UNDER OBSERVATION OF THE GEOTECHNICAL ENGINEER.
8. AREAS WITH EXISTING SLOPES WHICH ARE TO RECEIVE FILL MATERIAL SHALL BE KEYED AND BENCHMARKED. THE DESIGN AND INSTALLATION OF THE KEYWAY SHALL BE PER THE GEOTECHNICAL ENGINEER'S RECOMMENDATION.
9. FILL MATERIAL SHALL BE SPREAD IN LIFTS NOT EXCEEDING 6" IN COMPACTED THICKNESS, MOISTENED OR DRIED AS NECESSARY TO NEAR OPTIMUM MOISTURE CONTENT AND COMPACTED BY AN APPROVED METHOD. FILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% MAXIMUM DENSITY AS DETERMINED BY 1957 ASTM D-1557-91 MODIFIED PROCTOR (AASHO) TEST OR SIMILAR APPROVED METHODS. SOME FILL AREAS MAY REQUIRE COMPACTION TO A GREATER DENSITY IF CALLED FOR IN THE CONSTRUCTION DOCUMENTS. SOIL TESTS SHALL BE CONDUCTED AT NOT LESS THAN ONE TEST FOR EACH 18" OF FILL AND/OR FOR EACH 500 CUBIC YARDS OF FILL PLACED.
10. CUT SLOPES SHALL NOT EXCEED A GRADE OF 2 HORIZONTAL TO 1 VERTICAL. FILL AND COMBINATION FILL AND CUT SLOPES SHALL NOT EXCEED 2 HORIZONTAL TO 1 VERTICAL. SLOPES OVER THREE FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVED PERENNIAL OR TREATED WITH EQUALLY APPROVED EROSION CONTROL MEASURES PRIOR TO FINAL INSPECTION.
11. SURFACE DRAINAGE SHALL BE PROVIDED AT A MINIMUM OF 2% FOR 5 FEET AWAY FROM THE FOUNDATION LINE OR ANY STRUCTURE.
12. ALL TREES THAT ARE TO REMAIN ON SITE SHALL BE TEMPORARILY FENCED AND PROTECTED AROUND THE DRIP LINE DURING GRADING.
13. AN EROSION AND SEDIMENT CONTROL PLAN SHALL BE REQUIRED AS PART OF THE GRADING PLAN AND PERMIT REQUIREMENTS.
14. "BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES: ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ONSITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS MUST BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED AS A SOLID WASTE. TRASH AND CONSTRUCTION RELATED SOLID WASTE MUST BE DEPOSITED INTO A COVERED WASTE RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND. SEDIMENTS AND OTHER MATERIAL MAY NOT BE TRACKED FROM TO THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITION MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO MINIMIZE EROSION BY WIND AND WATER".
15. IF GRADING OCCURS DURING NOV 1 THROUGH APR 15, NO GRADING SHALL OCCUR UNLESS APPROVED EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE. DISCHARGES OF SEDIMENT FROM THE PROJECT SITE MAY RESULT IN A STOP WORK ORDER



OWNER/APPLICANT

OWNER

MICHAEL HABER
4975 SAWYER AVENUE
CARPINTERIA, CA 93013
PHONE (323) 350-4553

APPLICANT

EVA TURENCHALK
TURENCHALK PLANNING SERVICES
231 SANTA BARBARA SHORES DRIVE
GOLETA, CALIFORNIA 93117

PROPERTY INFORMATION

APN = 003-301-020

LOT AREA : 0.25 AC

EX. BUILDING AREA: 1244 SF

YEAR BUILT: 1961

SHEET INDEX

SHEET NO.	DESCRIPTION
C1	GRADING AND DRAINAGE COVER SHEET
C2	GRADING AND DRAINAGE PLAN
C3	OFFSITE IMPROVEMENTS
C4	EROSION AND SEDIMENT CONTROL PLAN



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PREPARED BY:
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RCE 40877 EXP. 3-31-27 DATE

GRADING AND DRAINAGE COVER SHEET

SURF COTTAGES CONDOMINIUMS

4716 7TH STREET CARPINTERIA CA.

CITY OF CARPINTERIA

PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION

APPROVED

COUNTY ENGINEER DATE,20

SCALE

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HORZ. _____

PROJ. NO. _____

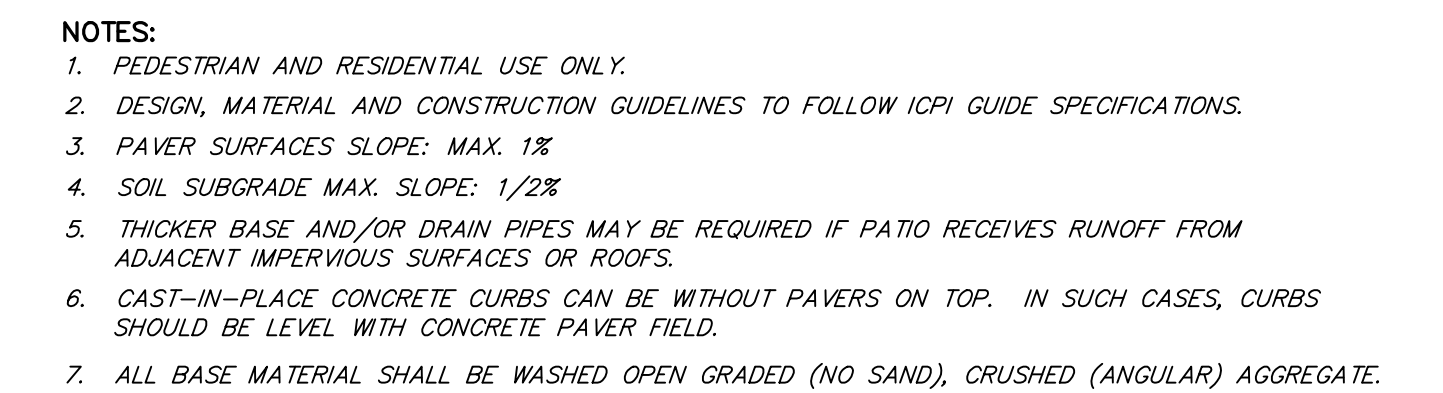
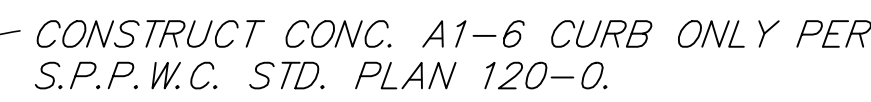
SHT. **C1** OF **4** SHT'S

DWG. NO.

FS = FINISH SURFACE
FG = FINISH GRADE
TW = TOP OF WALL
RET = RETAINING
INV = INVERT
FL = FLOWLINE
HP = HIGH POINT
POC = POINT OF CONNECTION
DN = DOWN

-
- EXISTING RETAINING WALL
 PROPOSED RETAINING WALL
 PROPOSED DECK FOOTING
 FLOWLINE
 CENTERLINE
 PROPERTY LINE
 LIMITS OF OVEREXCAVATION

A	EXISTING CONCRETE PAVEMENT TO BE REMOVED
B	CONSTRUCT PERMEABLE CONCRETE PAVERS ON DRAINWAY SEE DETAIL HEREON.
C	CONSTRUCT RETAINING WALL PER SEPARATE PERMIT
D	CONSTRUCT CONC. CURB PER DETAIL HEREON
E	INSTALL NDS 4" SPEE-D BASIN WITH GRATE
F	INSTALL 4" SDR 35 PVC DRAIN PIPE S=0.0100 MIN.
G	REMOVE EXISTING DRIVEWAY CURB CUT AND REPLACE WITH CONCRETE SIDEWALK SPWVC STANDARD PLAN 112-2
H	NEW CONCRETE CURB AND GUTTER PER SPWVC STANDARD PLAN 120-2 A2-6
I	REMOVE EXISTING SIDEWALK, CURB AND GUTTER AND REPLACE WITH CONCRETE DRIVEWAY PER SPWVC STANDARD PLAN 110-2 TYPE B W=16"
J	EX. FENCE TO BE REMOVED
K	NEW SIDEWALK UNDERDRAIN PER COUNTY OF SANTA BARBARA STANDARD DETAIL 3-060
L	
M	EXISTING WATER METER TO BE VERIFIED FOR CAPACITY.
N	NEW RESIDENTIAL SEWER CONNECTION PER CARPINTERIA SANITARY DISTRICT STANDARD
O	FLOOD VENTS < 12" ABOVE FINISH GRADE: 1 SQ. IN. PER 1 SQ. FT. OF FLOOR AREA.
P	EXISTING TELEPHONE POLE TO BE REMOVED AND ELECTRICAL TO BE UNDERGROUND
Q	NEW UNDERGROUND ELECTRICAL SERVICE CONDUIT



SCALE: 1" = 1'-0"

DRAWING NO.	ICPI-77a
SCALE	NO SCALE



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RCE 40877 EXP. 3-31-27

GRADING AND DRAINAGE PLAN

4716 7TH STREET CARPINTERIA CA.

PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION

APPROVED

COUNTY ENGINEER

DATE _____ 20____

SCALE

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HORZ. $1'' = 10'$

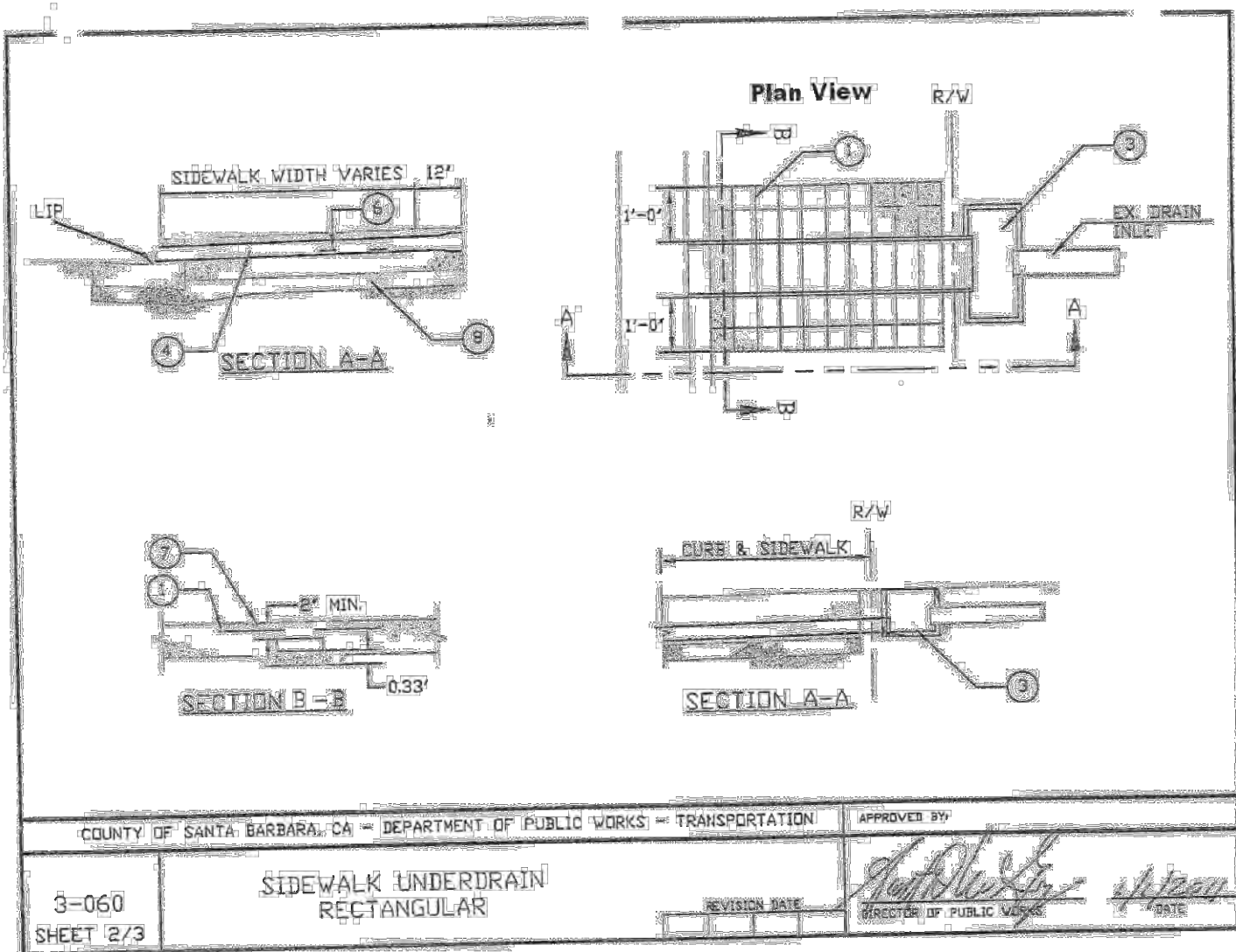
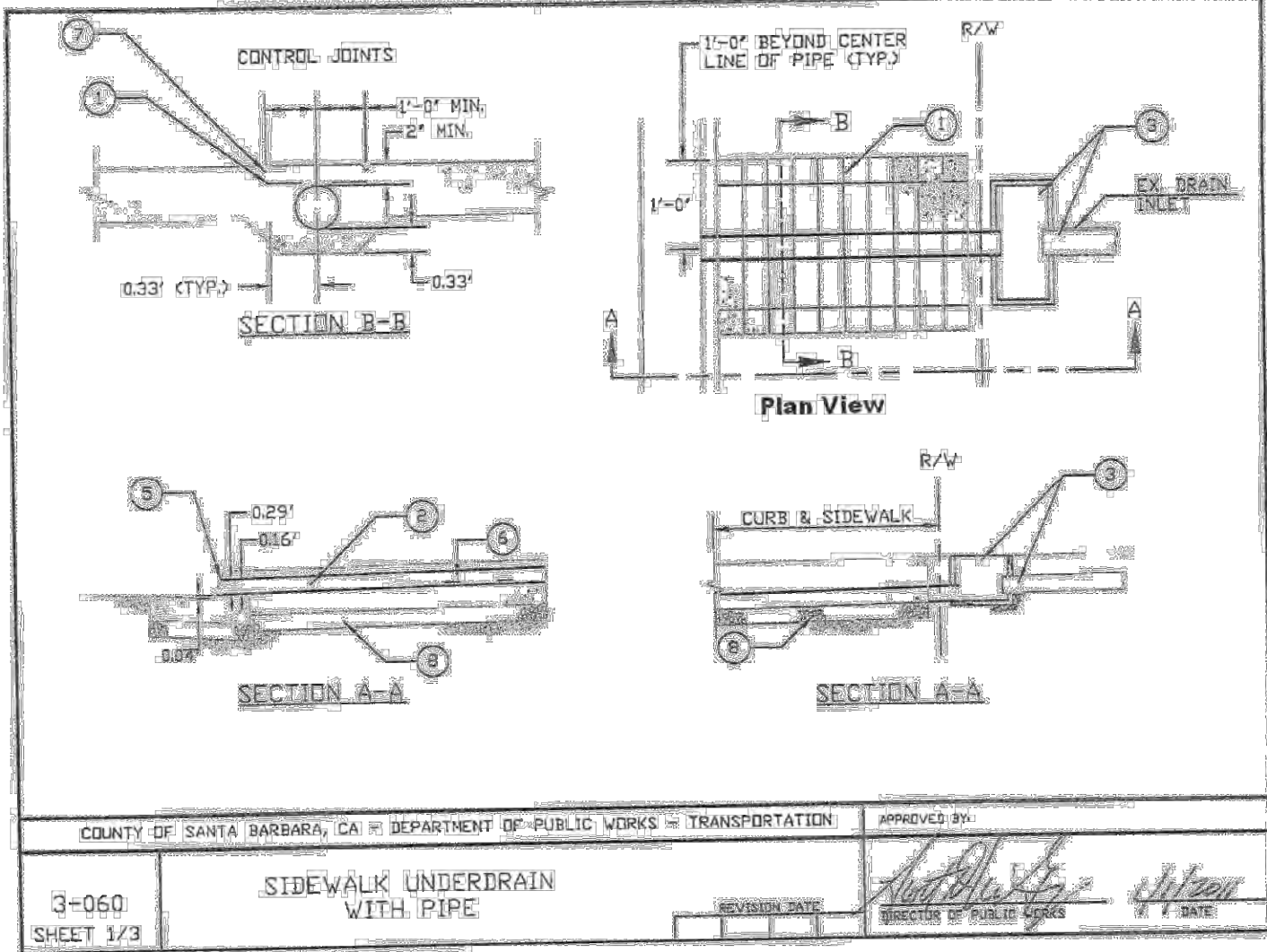
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SHT C2 OF 4 SHTS

DWG. NO.

GENERAL NOTES

- ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CARPINTERIA SANITARY DISTRICT STANDARDS, AND CURRENT APPLICABLE CITY OF CARPINTERIA STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS, THE 2022 CALIFORNIA BUILDING CODE AND THE CITY OF CARPINTERIA MUNICIPAL CODE.
- AT LEAST TWO (2) WORKING DAYS PRIOR TO COMMENCING ANY EXCAVATION, THE CONTRACTOR SHALL CALL THE REGIONAL NOTIFICATION CENTER (UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA - U.S.A.) AT 811 OR 1-800-422-4133 TO OBTAIN INQUIRY IDENTIFICATION NUMBER AND TO REQUEST THE UTILITY OWNERS TO MARK OR OTHERWISE INDICATE THE LOCATION OF THEIR SUBSURFACE FACILITIES. THE CONTRACTOR SHALL DETERMINE THE LOCATION AND DEPTH OF ALL UTILITIES, INCLUDING SERVICE CONNECTIONS, WHICH HAVE BEEN MARKED BY THE RESPECTIVE OWNERS AND WHICH MAY AFFECT OR BE AFFECTED OPERATIONS. THE CONTRACTOR SHALL TAKE DUE PRECAUTIONARY MEASURES TO PROTECT ALL UTILITIES AND ALL STRUCTURES FOUND ON THE SITE.
- THROUGHOUT ALL PHASES OF CONSTRUCTION, INCLUDING SUSPENSION OF WORK, UNTIL FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL KEEP THE SITE CLEAN AND FREE FROM RUBBISH AND DEBRIS. THE CONTRACTOR SHALL ALSO ABATE DUST NUISANCE BY CLEANING, SWEEPING AND SPRINKLING WITH WATER.
- ALL DAMAGE CAUSED TO PUBLIC STREETS AND PRIVATE PROPERTY SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR.
- THE LOCATIONS OF EXISTING SUBSTRUCTURES HAVE BEEN TAKEN FROM RECORDS AVAILABLE AND THEIR APPROXIMATE LOCATIONS ARE SHOWN ON THE PLANS TO THE EXTENT THE INFORMATION IS KNOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE LOCATION OF ALL SUBSTRUCTURES WHICH MAY BE SUBJECT TO DAMAGE BY REASON OF HIS OPERATIONS. THE FACT THAT ANY UTILITY IS INCORRECTLY SHOWN, OR NOT SHOWN, SHALL NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO PROTECT SUCH A UTILITY FROM DAMAGE. THE CONTRACTOR'S ATTENTION IS DRAWN TO THE POSSIBLE EXISTENCE OF IRRIGATION LINES, ELECTRICAL OR COMMUNICATION CABLE OR CONDUIT, AND SEWER, WATER OR DRAINAGE PIPES IN THE WORK AREA AND WHICH IS NOT SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR SUBSTRUCTURES CONCERNED BEFORE STARTING WORK.
- A PRECONSTRUCTION CONFERENCE OF ALL INTERESTED PARTIES SHALL BE HELD PRIOR TO ANY CONSTRUCTION.
- BITUMINOUS PAVEMENT TO BE JOINED SHALL BE SAWCUT AND TRIMMED TO CLEAN STRAIGHT EDGES.
- ASPHALT CONCRETE SHALL BE C2-AR-4000 OR C2-AR-8000.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ALL SURVEY MONUMENTATION AND CONTROL POINTS DISTURBED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL PROVIDE A SMOOTH RIDING SURFACE TRANSITION AT THE ENDS OF AC OVERLAY WITH A LENGTH EQUAL TO TEN FEET FOR EVERY INCH DIFFERENCE BETWEEN SURFACES.
- STREET NAME SIGNS AND TRAFFIC SIGNS REMOVED DURING CONSTRUCTION SHALL BE RE-INSTALLED AT LOCATIONS SPECIFIED BY ENGINEER.
- TACK COAT SHALL BE APPLIED TO ALL SAWCUT AC SECTIONS AND COLD-MILLED AC SURFACES PRIOR TO ADJACENT AC APPLICATIONS.
- BUILDINGS ARE SERVED BY SANITARY SEWER SYSTEM (PRIVATE).
- A SEPARATE PUBLIC WORKS PERMIT IS REQUIRED FOR ALL PROPOSED WORK IN THE PUBLIC RIGHT-OF-WAY (PROW) REQUIRES A PUBLIC WORKS SUBMITTAL.



- OTHER NOTES:
1. 6" x 16" IN. SPACING GALVANIZED MESH SHALL EXTEND 1'-0" BEYOND CENTERLINE OF PIPE OR SHALL EXTEND 1'-0" BEYOND OUTER EDGE OF RECTANGULAR CAST IRON CONDUIT.
 2. 3" PVC PIPE, SCHEDULE 40 (MINIMUM) OR APPROVED EQUAL OR BETTER; PIPE SLOPE SHALL BE .02, AND SHALL BE PARALLEL WITH SIDEWALK SURFACE AND CENTERED ON CONTROL JOINTS.
 3. WHEN A DRAIN PIPE FROM A PROPERTY OWNER IS LARGER THAN 3" DIA., A CLEANOUT BOX SHALL BE USED UPSTREAM OF THE SIDEWALK DRAIN AND OUTSIDE OF THE COUNTY'S RIGHT-OF-WAY. NOTE: WHEN A SINGLE 3" MINIMUM SIZE PIPE IS USED BY THE PROPERTY OWNER, A CLEANOUT BOX IS NOT REQUIRED.
 4. 3"x12.5" (MAXIMUM) RECTANGULAR CAST IRON CONDUIT - ALHAMBRA, A-470, OR APPROVED EQUAL.
 5. CORING FACE OF CURB SHALL BE REQUIRED; NOTE: CORING IS REQUIRED WHEN MORTARING POUR IS NOT PROVIDED. DRY PACK GROUT AROUND PIPE TO FILL THE GAP.
 6. MAXIMUM ONE DRAIN PER SITE, MAXIMUM OF 12 CUBIC FEET PER SECOND FLOW RATE AND 2 FEET PER SECOND VELOCITY; MAXIMUM ALLOWED AT OUTLET.
 7. DEEP CONTROL JOINTS AT LOCATION SHOWN.
 8. 4" COMPACTED CLASS II BASE; 90% RELATIVE COMPACTION OR APPROVED NATIVE.
- CONCRETE SHALL BE CALTRANS CLASS 3 OR BETTER WITH 25% FLY-ASH.

COUNTY OF SANTA BARBARA, CA - DEPARTMENT OF PUBLIC WORKS - TRANSPORTATION

3-060 SHEET 3/3

SIDEWALK UNDERDRAIN

CAUTION: UNDERGROUND STRUCTURES

ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR THOSE SHOWN ON RECORDS EXAMINED ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTENT. THE CONTRACTOR, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, UNDERSTANDS THAT THEY AGREE TO ASSUME LIABILITY, AND TO ASSUME ANY LIABILITY FOR DAMAGE RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITIES OR STRUCTURES FOUND AT THE SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURES CONCERNED BEFORE STARTING TO WORK.



Know what's below.
Call before you dig.

GRAPHIC SCALE: 1"=10'

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RCE 40877 EXP. 3-31-27 DATE

OFFSITE IMPROVEMENTS

SURF COTTAGES CONDOMINIUMS

4716 7TH STREET CARPINTERIA CA.

CITY OF CARPINTERIA

PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION

APPROVED

COUNTY ENGINEER

DATE: 20

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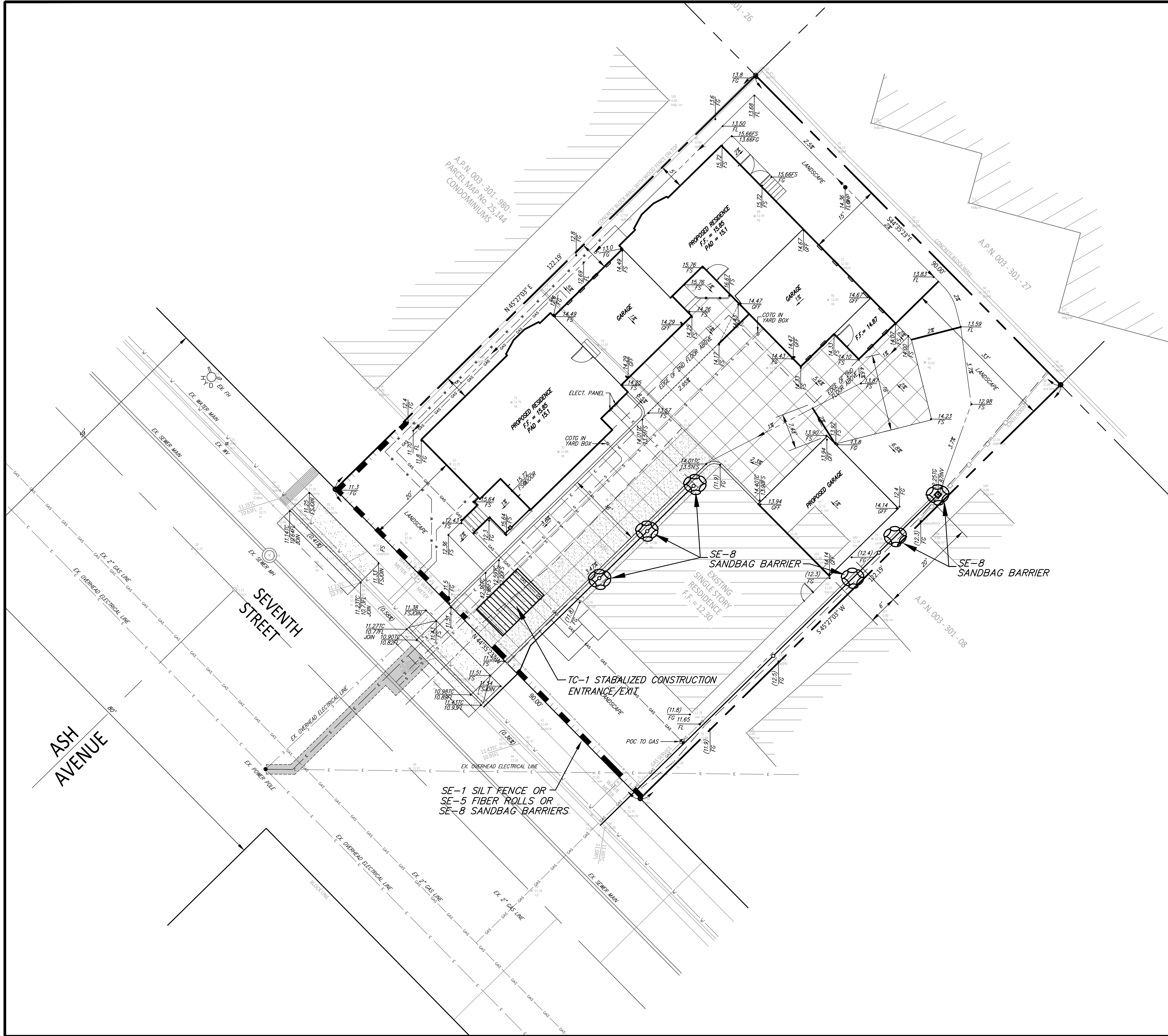
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SHT. C3 OF 4 SHT'S

DWG. NO.

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GENERAL CONDITIONS NOTES

1. GRADING AND EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED TO MINIMIZE EROSION AND SHALL INCLUDE THE FOLLOWING:
 - A. METHODS SUCH AS GEOTEXTILE FABRICS, EROSION CONTROL BLANKETS, RETENTION BASINS, DRAINAGE DIVERSION STRUCTURES, SILTATION BASINS AND SPOT GRADING SHALL BE USED TO REDUCE EROSION AND SILTATION INTO STORM DRAINS DURING GRADING AND CONSTRUCTION ACTIVITIES.
 - B. ANY SEDIMENT OR OTHER MATERIALS TRACKED OFF SITE SHALL BE REMOVED THE SAME DAY AS THEY ARE TRACKED USING DRY CLEANING METHODS.
 - C. STORM DRAIN INLETS SHALL BE PROTECTED FROM SEDIMENT-LADEN WATERS BY THE USE OF INLET PROTECTION DEVICES SUCH AS GRAVEL BAG BARRIERS, FILTER FABRIC FENCES, BLOCK AND GRAVEL FILTERS, AND EXCAVATED INLET SEDIMENT TRAPS.
2. BEST AVAILABLE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED DURING GRADING AND CONSTRUCTION ACTIVITIES. THESE MEASURES MAY INCLUDE BUT ARE NOT LIMITED TO THE USE OF SEDIMENT BASINS, GRAVEL BAGS, SILT FENCES, GEO-BAGS OR GRAVEL AND GEOTEXTILE FABRIC BOMS, EROSION CONTROL BLANKETS, COIR ROLLS, JUTE NET, AND STRAW BALES. STORM DRAIN INLETS SHALL BE PROTECTED FROM SEDIMENT- AND POLLUTANT-LADEN WATERS BY USE OF INLET PROTECTION DEVICES SUCH AS GRAVEL BAG BARRIERS, FILTER FABRIC FENCES, BLOCK AND GRAVEL FILTERS, AND EXCAVATED INLET SEDIMENT TRAPS. SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED FOR THE DURATION OF THE GRADING PERIOD AND UNTIL GRADED AREAS HAVE BEEN STABILIZED BY STRUCTURES OR VEGETATION.
3. DURING CONSTRUCTION, WASHING OF CONCRETE TRUCKS, PAINT, EQUIPMENT, OR SIMILAR ACTIVITIES SHALL OCCUR ONLY IN AREAS WHERE POLLUTED WATER AND MATERIALS CAN BE CONTAINED FOR SUBSEQUENT REMOVAL FROM THE SITE. WASH WATER SHALL NOT BE DISCHARGED TO THE STORM DRAINS, STREET, DRAINAGE DITCHES, CREEKS, OR WETLANDS. AREAS DESIGNATED FOR WASHING FUNCTIONS SHALL BE AT LEAST 100 FEET FROM ANY STORM DRAIN, WATERBODY, OR SENSITIVE BIOLOGICAL RESOURCES, INCLUDING OAK TREES AND DRAINAGE CHANNELS. THE LOCATION(S) OF THE WASHOUT AREA(S) SHALL BE CLEARLY NOTED AT THE CONSTRUCTION SITE WITH SIGNS. REVIEW PROPOSED WASHOUT LOCATION WITH PROJECT REPRESENTATIVE FOR APPROVAL PRIOR TO START OF CONSTRUCTION.
4. ALL EXPOSED SLOPES SHALL BE MULCHED AND STABILIZED PRIOR TO FINAL OBSERVATION.
5. IF NOT DIMENSIONED, LOCATION OF FINISH GRADE ELEVATIONS AND FEATURES SUCH AS SWALES, RIDGE LINES, ETC. SHALL BE DETERMINED BY SCALE FROM KNOWN POINTS SHOWN ON THE PLANS.
6. ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE HEALTH AND SAFETY LAWS, ORDINANCES, REGULATIONS, RULES, AND STANDARDS INCLUDING ALL REQUIREMENTS OF THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY AND OF CAL-OSHA.
7. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL AND SAFETY AND SHALL FURNISH, INSTALL, AND MAINTAIN SUCH FENCING, SIGNS, LIGHTS, TRENCH PLATES, BARRICADES, AND/OR OTHER PROTECTION AS IS NECESSARY FOR SAID CONTROL AND SAFETY.
8. DURING THE COURSE OF WORK, CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR OBSERVATION AND TESTING AS STIPULATED PURSUANT TO COUNTY OR OTHER JURISDICTIONS AND AS OUTLINED IN THE PROJECT SPECIFICATIONS.
9. ALL UNSUITABLE CONSTRUCTION MATERIALS AND RUBBISH AND DEBRIS SHALL BE REMOVED FROM THE JOB SITE, BE TRANSPORTED TO A SUITABLE LOCATION, AND BE DISPOSED OF IN A PROPER AND LEGAL MANNER.

EROSION CONTROL GENERAL NOTES

1. CONTRACTOR SHALL CONSTRUCT ADEQUATE EROSION CONTROL MEASURES TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM EXITING THE CONSTRUCTION SITE AND/OR ENTERING THE STORM DRAIN SYSTEM.
2. ALL EROSION CONTROL DEVICES SHALL BE CONSTRUCTED AND MAINTAINED MEETING ALL CITY, COUNTY, AND CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD STORM WATER BEST MANAGEMENT PRACTICES REQUIREMENTS.
3. CONTRACTOR SHALL ROUTINELY INSPECT AND MAINTAIN ALL EROSION CONTROL DEVICES IN WORKING CONDITION AND MAINTAIN RECORD IN ACCORDANCE WITH CITY, COUNTY, AND CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD REQUIREMENTS.
4. ERODED SEDIMENT AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
5. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
6. EROSION CONTROL PLAN SUGGESTS MINIMUM REQUIREMENTS TO PREVENT SEDIMENT OR LEAVING SITE EITHER BY WIND OR WATER, ETC., BUT NOT ALL POSSIBLE BMPs TO CONTROL SEDIMENT. CONTRACTOR SHALL ADJUST MEASURES AS REQUIRED TO CONTROL EROSION. COORDINATE SITE STABILIZATION PLANS WITH PROJECT REPRESENTATIVE.
7. NO EXCAVATION WORK WITHIN 48 HOUR OF FORECASTED RAIN EVENT GREATER THAN 30% CHANCE OF RAIN.

CONSTRUCTION BEST MANAGEMENT PRACTICES

1. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
2. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.

OTHER BMPs USED AS NEEDED

- | | |
|-------|---------------------------------------|
| EC-1 | SCHEDULING |
| SE-1 | SILT FENCING |
| SE-5 | FIBER ROLLS |
| SE-6 | GRAVEL BERM BAG |
| SE-7 | STREET SWEEPING AND VACUUMING |
| SE-8 | SAND BAG BARRIER |
| SE-10 | STORM DRAIN INLET PROTECTION |
| WE-1 | WIND EROSION CONTROL |
| TC-1 | STABILIZED CONSTRUCTION ENTRANCE/EXIT |
| TC-2 | STABILIZED CONSTRUCTION ROADWAY |
| NS-8 | VEHICLE AND EQUIPMENT CLEANING |
| NS-9 | VEHICLE AND EQUIPMENT FUELING |
| NS-10 | VEHICLE AND EQUIPMENT MAINTENANCE |
| WM-3 | STOCKPILE MANAGEMENT |
| WM-4 | SPILL PREVENTION CONTROL |
| WM-5 | SOLID WASTE MANAGEMENT |
| WM-7 | CONTAMINATE SOIL MANAGEMENT |

EROSION AND SEDIMENT CONTROL PLAN

SURF COTTAGES CONDOMINIUMS

4716 7TH STREET CARPINTERIA CA.

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RCE 40877 EXP. 3-31-27 DATE



CITY OF CARPINTERIA

PUBLIC WORKS DEPARTMENT - ENGINEERING DIVISION

APPROVED

COUNTY ENGINEER

DATE: ,20

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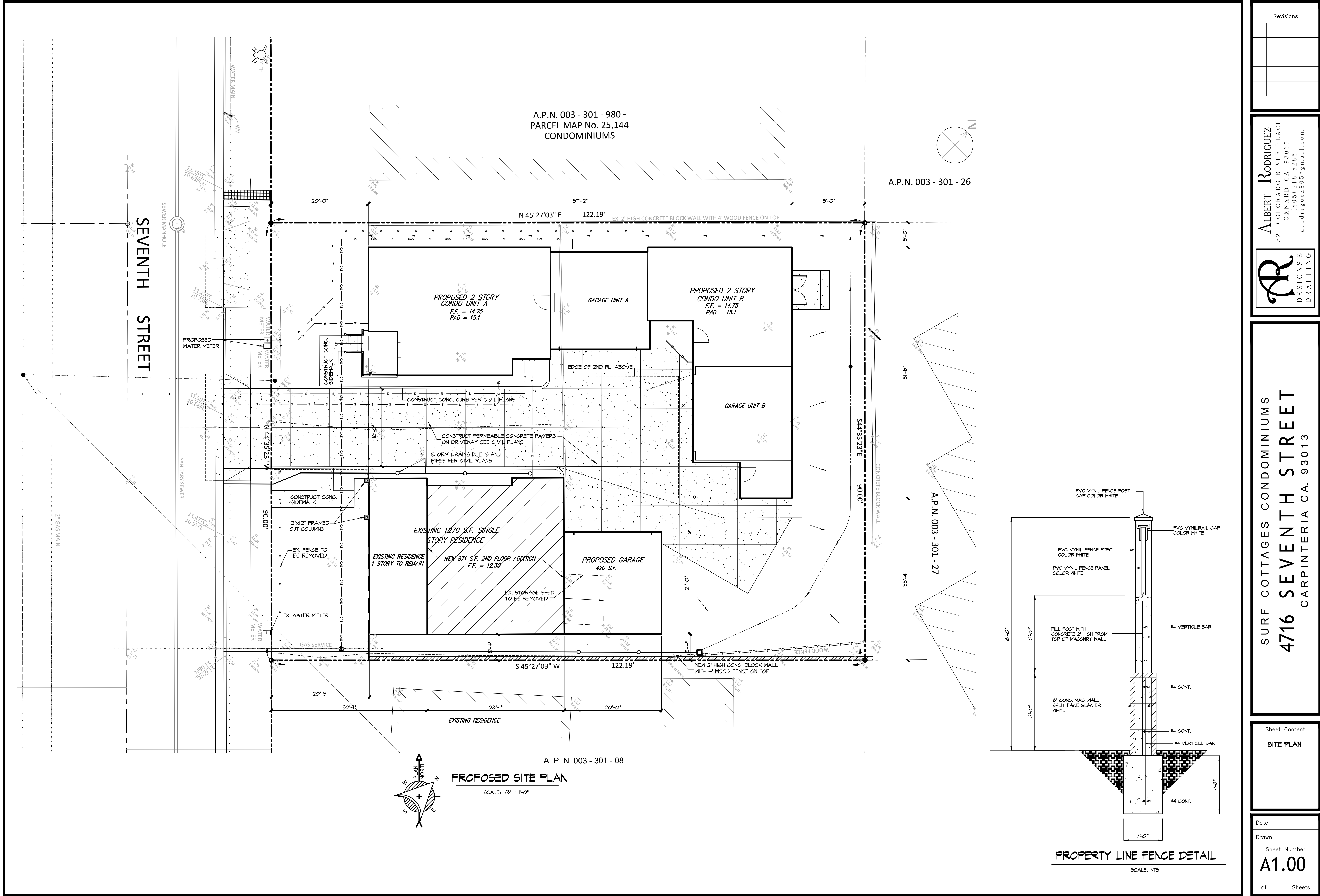
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SHT. C4 OF 4 SHTS

DWG. NO.



Revisions

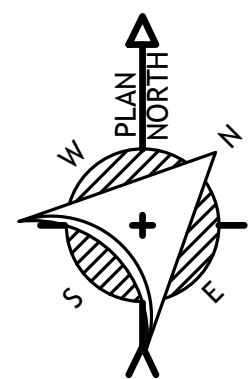
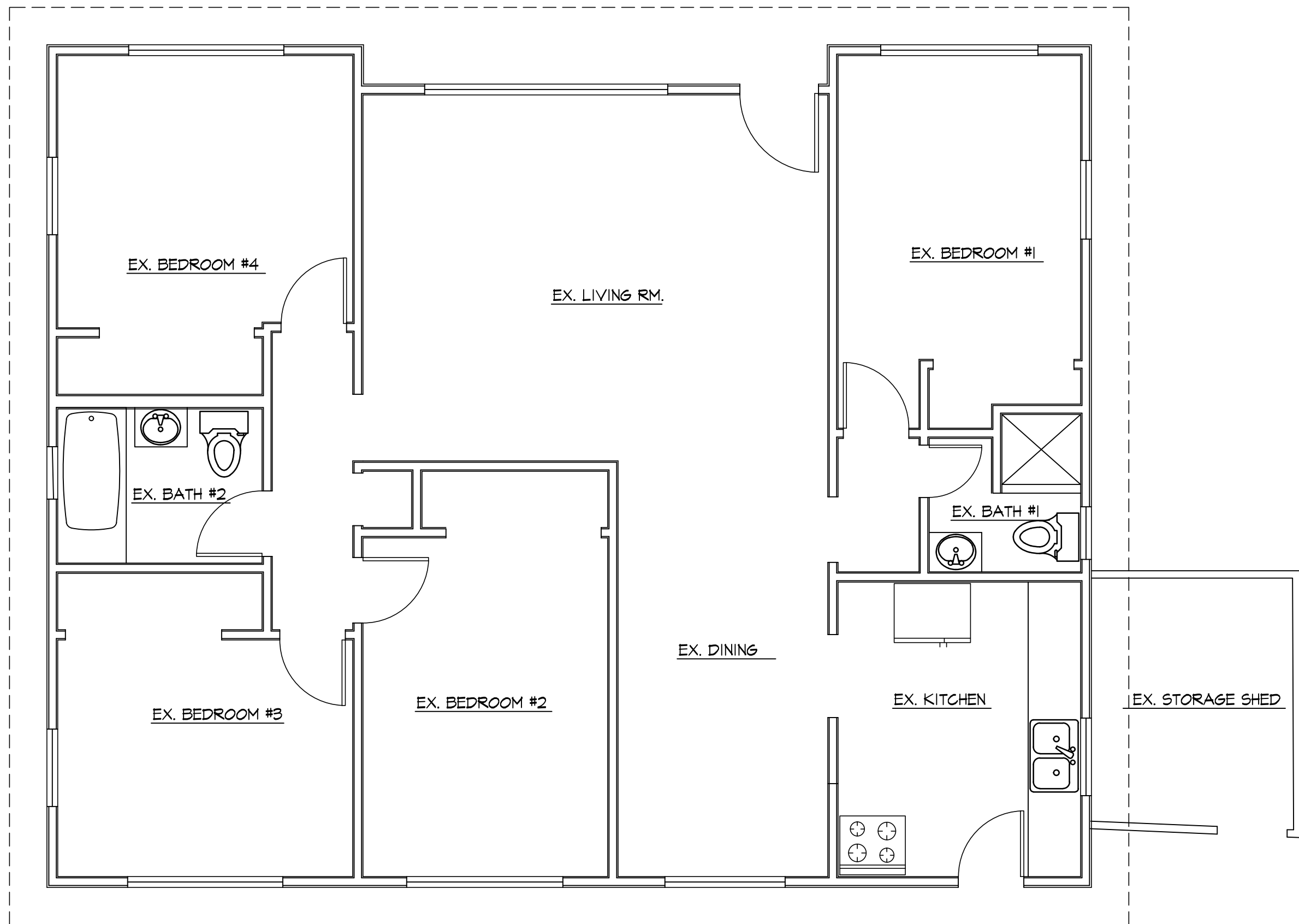
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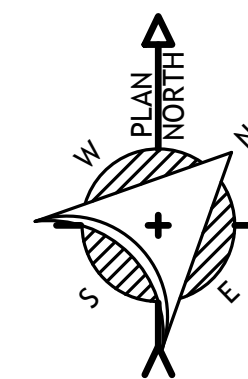
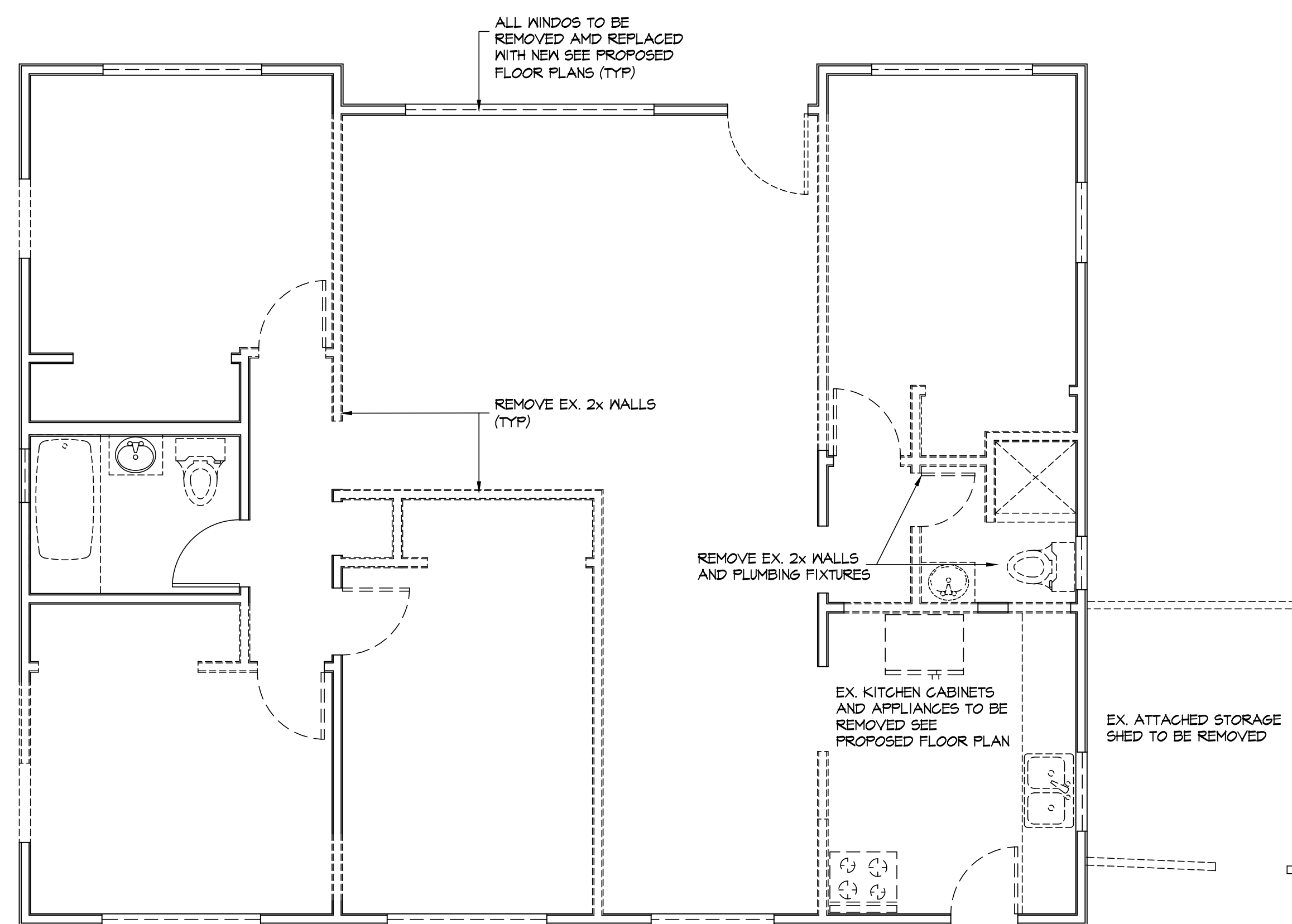
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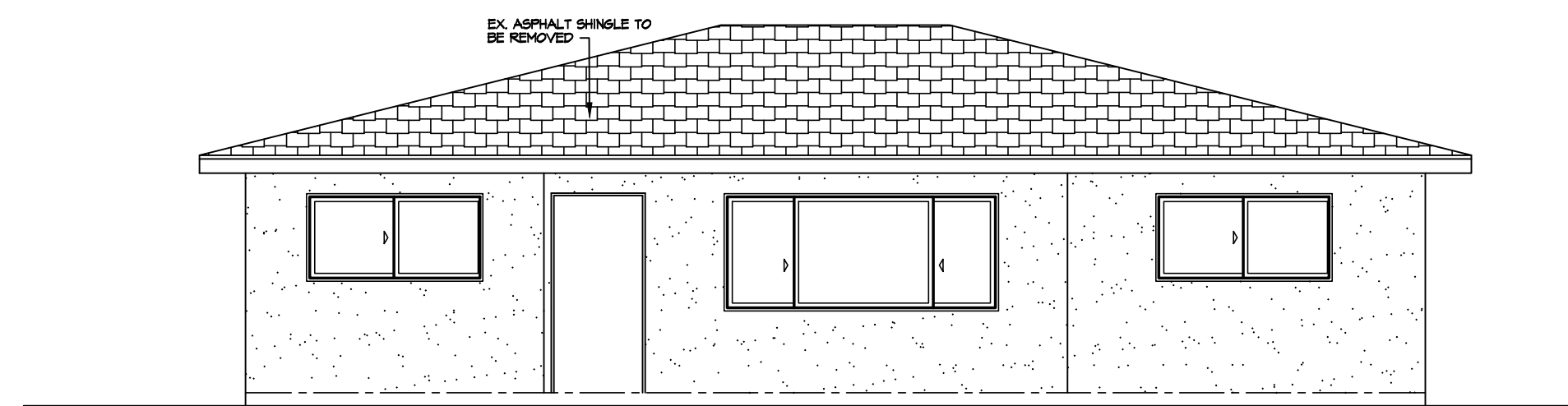
EX. HOUSE FLOOR PLAN

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



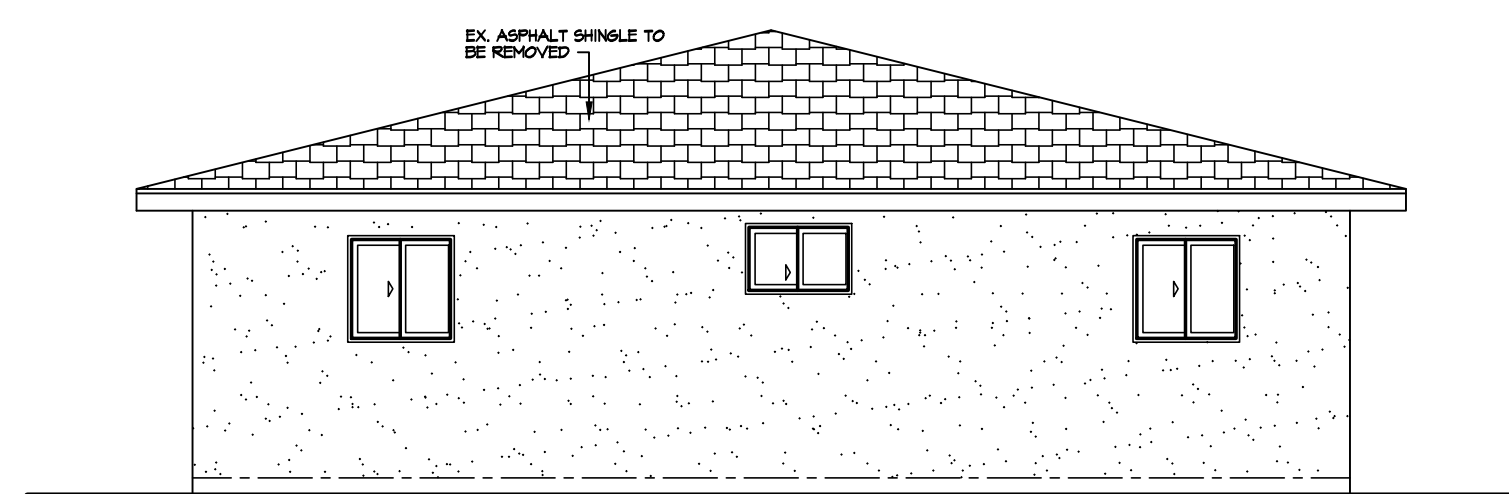
EX. HOUSE DEMO PLAN

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



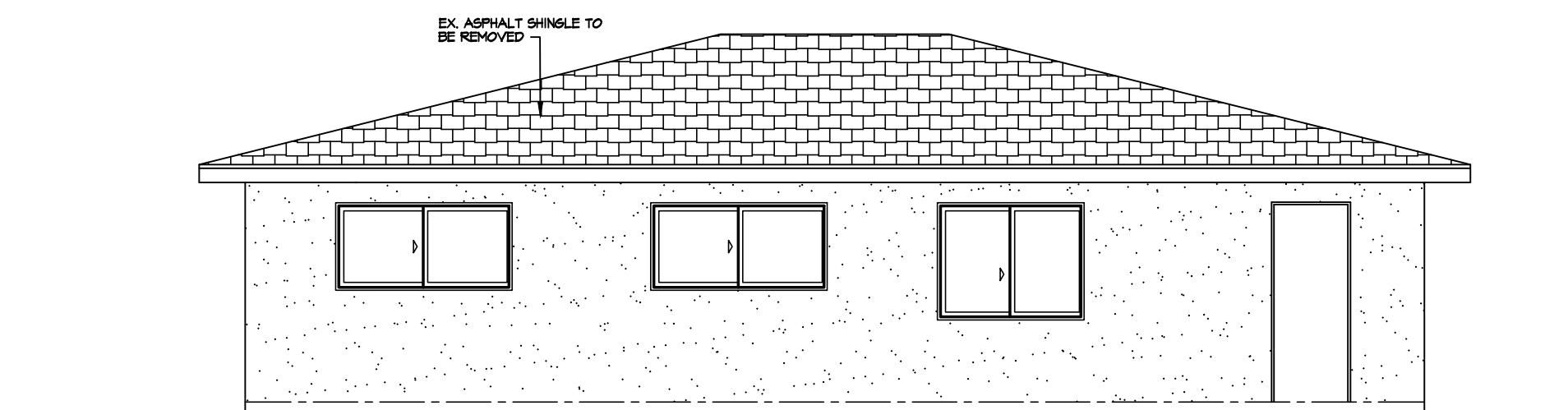
**EX. HOUSE
NORTH EXTERIOR ELEVATION**

SCALE: 3/16" = 1'-0"



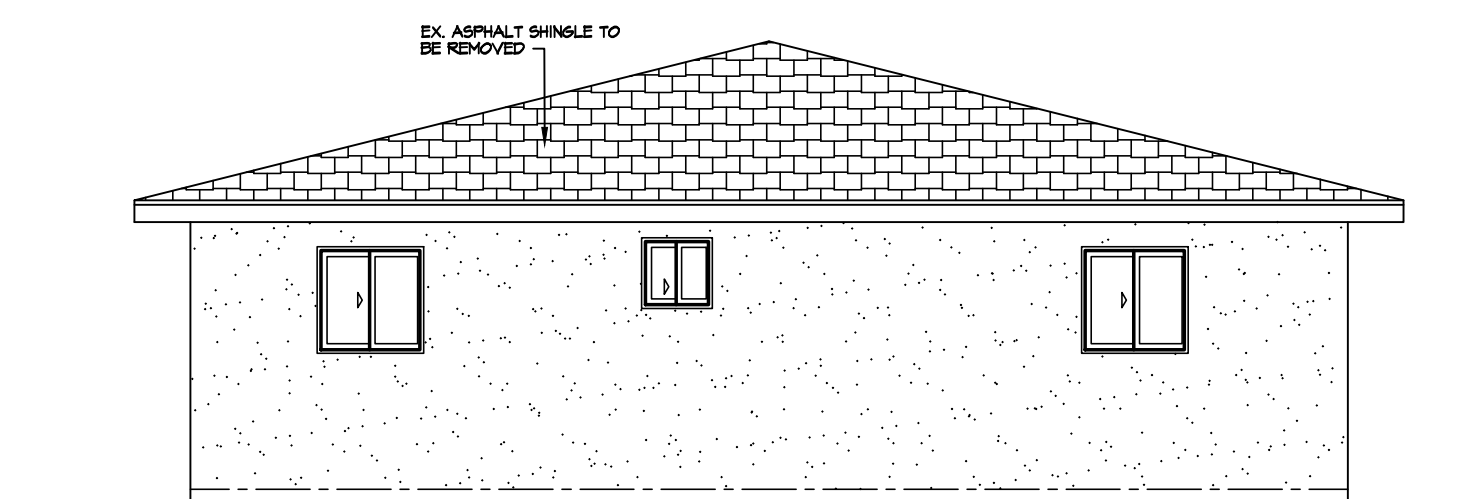
**EX. HOUSE
EAST EXTERIOR ELEVATION**

SCALE: 3/16" = 1'-0"



**EX. HOUSE
SOUTH EXTERIOR ELEVATION**

SCALE: 3/16" = 1'-0"



**EX. HOUSE
WEST EXTERIOR ELEVATION**

SCALE: 3/16" = 1'-0"

Revisions

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Sheet Content

EX. HOUSE FLOOR
PLAN, EX. HOUSE
DEMOLITION
FLOOR PLAN AND
EX. EXTERIOR
ELEVATIONS

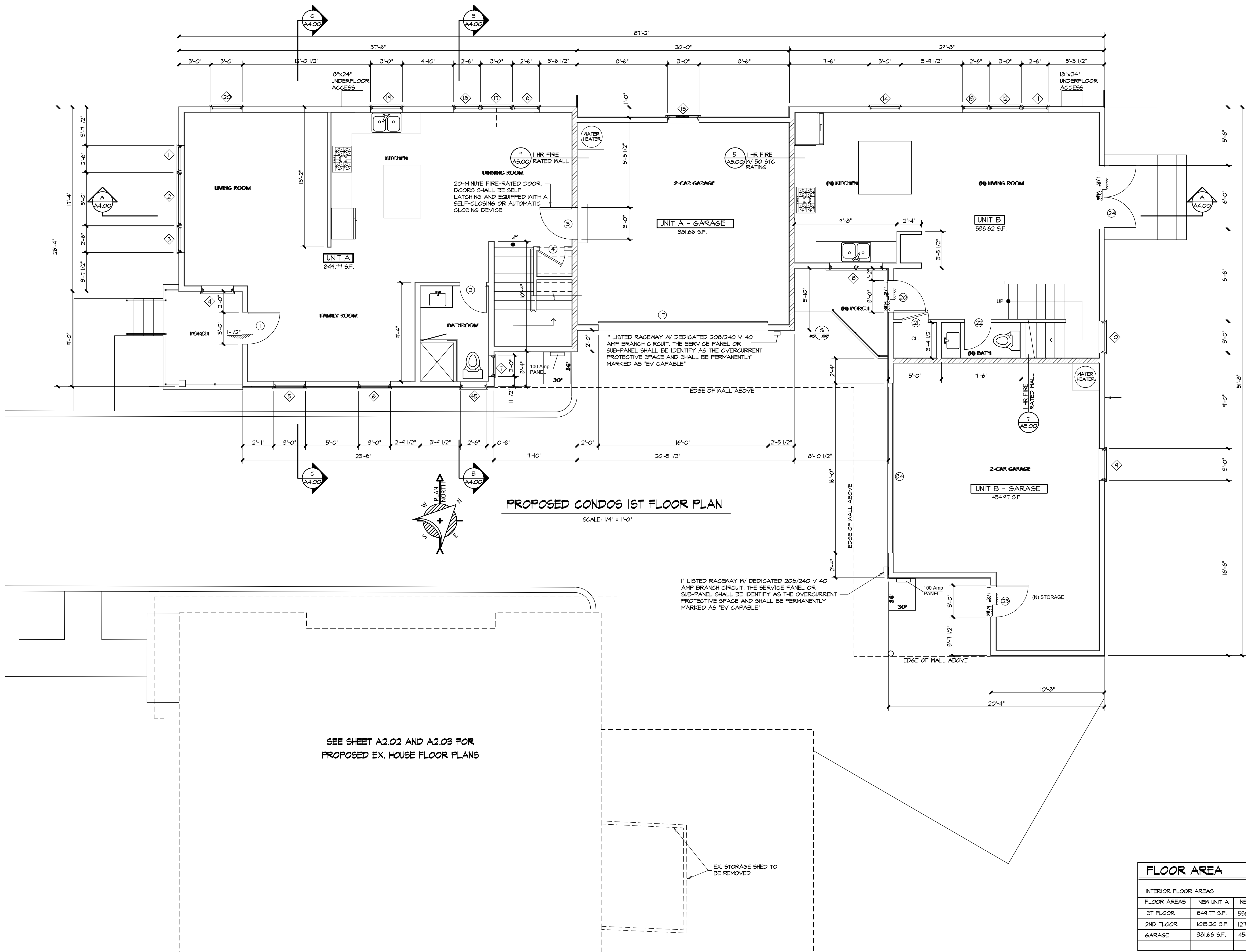
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SEE SHEET A2.02 AND A2.03 FOR
PROPOSED EX. HOUSE FLOOR PLANS

EX. STORAGE SHED TO
BE REMOVED

FLOOR AREA			
INTERIOR FLOOR AREAS			
FLOOR AREAS	NEW UNIT A	NEW UNIT B	EX. RESIDENCE
1ST FLOOR	849.77 S.F.	588.62 S.F.	1229.17 S.F.
2ND FLOOR	1015.20 S.F.	1214.22 S.F.	N/A
GARAGE	381.66 S.F.	454.91 S.F.	420 SF

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PROPOSED
CONDOS 1ST
FLOOR PLAN

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Sheets

NOTE:

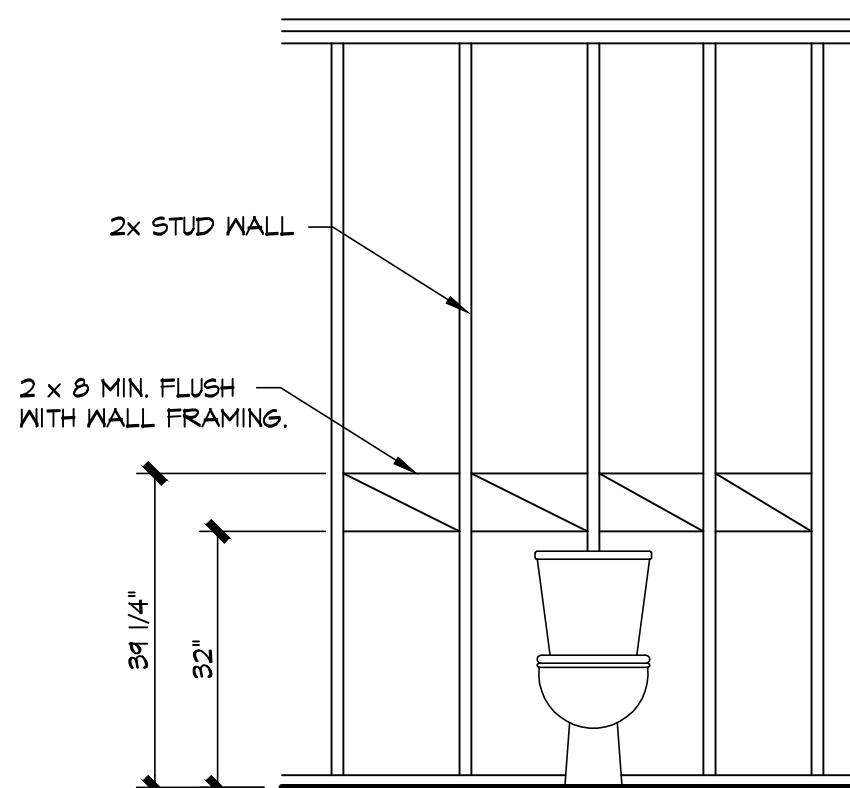
FALL PROTECTION AT EGRESS WINDOW AREA IS REQUIRED WHERE SILL HEIGHT OF AN OPENABLE WINDOW LESS THAN 24" INCHES

PLUMBING PENETRATIONS AT FIRE RATED WALLS SHALL BE SHIELDED WITH 3M FIRE BARRIER SEALANT CB 25MB.

ELECTRICAL BOX AT FIRE RATED WALLS SHALL BE WRAPPED WITH FLAME TECH PUTTY PAD

GENERAL NOTES:

- A. SEE STRUCTURAL PLANS FOR ADDITIONAL STRUCTURAL INFO.
- B. ALL DIMENSIONS ARE TO FRAMING NOT FINISH WALL.
- C. ALL GYP. BOARD AT INTERIOR WALLS TO BE 5/8".
- D. ALL EXTERIOR WALLS TO BE INSULATED PER T-24.
- E. ALL INTERIOR PAINT, PLASTER FINISHES TO BE LOW OR NO VOC.
- F. ALL CABINETS, TRIM, AND INTERIOR FINISHES TO BE OWNER SELECTED.
- G. MIN. 5/8" TYPE "X" GYPSUM BOARD APPLIED ON THE GARAGE OR CARPORT SIDE WITH HABITABLE ROOM LOCATED ABOVE (INCLUDING STRUCTURAL MEMBERS SUPPORTING THE UPPER FLOOR, CEILING, POST AND BEAM) PER CRC TABLE R302.6
- H. FIRE BLOCKING SHALL BE PROVIDED:
- IN CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS @ 10' INTERVALS ALONG WALLS.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AND THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN-LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILINGS AND FLOOR LEVELS, WITH INCOMBUSTIBLE MATERIALS.
 - AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.
- I. ALL SOLID FUEL BURNING APPLIANCES MAY BE INSTALLED ONLY IF "EPA" CERTIFIED AS REQUIRED BY THE AIR POLLUTION CONTROL BOARD. EXCEPTION B APPROVED GAS APPLIANCES, EXTERIOR FIRE PLACES STANDING ALONE AS GARDEN & BBQ APPLIANCES.
- J. CONTRACTOR TO PROVIDE BID THAT INCLUDES ALLOWANCE FOR ALL PLUMBING FIXTURES & RELATED ITEMS.
- K. ALL GAS LINES TO BE PROPERLY SIZED AND SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL AS DEFERRED SUBMITTAL UPON SELECTION OF ALL GAS EQUIPMENT AND PRIOR TO INSTALLATION OF GAS LINES.
- L. MIN. NO.26 GAGE SHEET STEEL (0.019") WITH NO OPENINGS INTO THE GARAGE FOR DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS THAT SEPARATE THE DWELLING FROM THE GARAGE. CRC R502.3.2.
- M. REFER TO KEYNOTES AND DETAILS FOR ADDITIONAL INFO.
- N. PLUMBING FIXTURES AND PLUMBING FITTINGS SHALL MEET THE STANDARDS AS OUTLINED ON SHEET T.006 PER SECTION C6BC4.303.
- O. PROVIDE EMERGENCY EXIT DOOR OR WINDOW FROM SLEEPING ROOMS. NET CLEAR WINDOW OPENING AREA SHALL BE NOT LESS THAN 5.75 SQ. FT. (EXCEPT AT GRADE FLOOR OPENING SHALL BE MIN. 5 SQ. FT.) MIN. NET WINDOW OPENING HEIGHT DIMENSION, 24" CLEAR; MIN. NET OPENING WIDTH DIM. 20" CLEAR FINISHED SILL HEIGHT MAX 44" ABOVE FLOOR.
- P. SEPARATE PERMITS ARE REQUIRED FOR ALL PLUMBING, MECHANICAL AND ELECTRICAL WORK



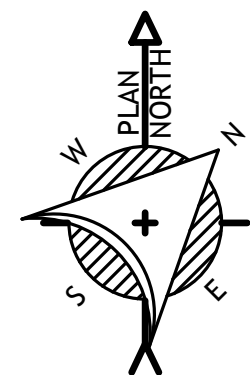
WATER CLOSET
WALL REINFORCEMENT

NOTE:

- WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
 - SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
 - BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.
- EXCEPTIONS:
- WHERE THE WATER CLOSET IS NOT PLACED ADJACENT TO A SIDE WALL CAPABLE OF ACCOMMODATING A GRAB BAR, THE BATHROOM SHALL HAVE PROVISIONS FOR INSTALLATION OF FLOOR MOUNTED FOLD-AWAY OR SIMILAR ALTERNATE GRAB BAR REINFORCEMENTS APPROVED BY THE ENFORCING AGENCY.
 - REINFORCEMENT SHALL NOT BE REQUIRED IN WALL FRAMING FOR PRE-FABRICATED SHOWER ENCLOSURES AND BATHTUB WALL PANELS WITH INTEGRAL FACTORY INSTALLED GRAB BARS OR WHEN FACTORY INSTALLED REINFORCEMENT FOR GRAB BARS IS PROVIDED.

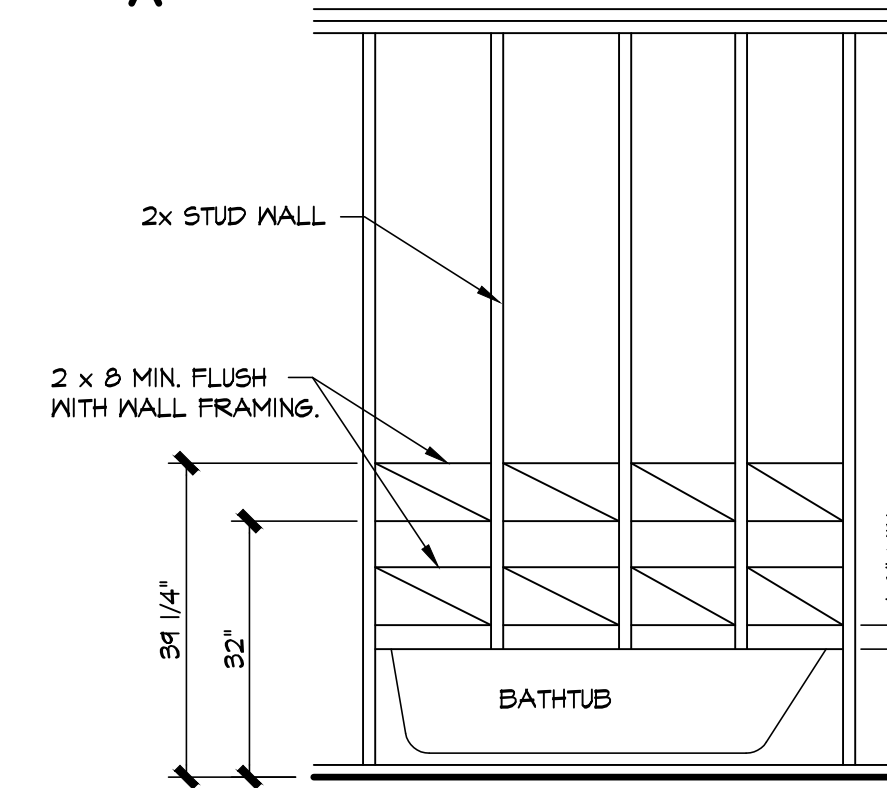
AGING IN PLACE DETAILS

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



PROPOSED CONDOS 2nd FLOOR PLAN

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



SHOWER/TUB
WALL REINFORCEMENT

- SHOWER ENCLOSURES THAT DO NOT PERMIT INSTALLATION OF REINFORCEMENT AND/OR GRAB BARS SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
- BATHTUBS WITH NO SURROUNDING WALLS, OR WHERE WALL PANELS DO NOT PERMIT THE INSTALLATION OF REINFORCEMENT SHALL BE PERMITTED, PROVIDED REINFORCEMENT FOR INSTALLATION OF FLOOR-MOUNTED GRAB BARS ADJACENT TO THE BATHTUB OR AN ALTERNATE METHOD IS APPROVED BY THE ENFORCING AGENCY.
- REINFORCEMENT OF FLOORS SHALL NOT BE REQUIRED FOR BATHTUB AND WATER CLOSETS INSTALLED ON CONCRETE SLAB FLOORS.

INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION AND MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.4

WATER FIXTURE NOTE

WATER USAGE

MAXIMUM WATER USAGE FOR NEW CONSTRUCTION, ADDITIONS AND INTERIOR ALTERATIONS WITH PLUMBING FIXTURES.

WATERS CLOSETS: _____ DUAL FLUSH 1.6/1.1 = 1.28 GPF

URINALS: _____ 0.125 GPF

SINGLE SHOWERHEADS: _____ 1.8 GPM

MAXIMUM FLOW RATE OF NOT MORE THAN 1.8 GALLONS PER MINUTE AT 80 PSI. SHOWERHEADS SHALL BE CERTIFIED TO THE PERFORMANCE CRITERIA OF THE U.S. EPA WATERSENSE SPECIFICATION FOR SHOWERHEADS. [C6BSC 4.303]

MULTIPLE SHOWERHEADS: THE COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. [C6BSC 4.303]

RESIDENTIAL LAVATORY

FAUCETS: _____ 1.2 GPM

THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI. THE MINIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GALLONS PER MINUTE AT 20 PSI.

KITCHEN FAUCETS: _____ 1.8 GPM

KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALLONS PER MINUTE AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALLONS PER MINUTE AT 60 PSI. [C6BSC 4.303]

COPPER LINES

COPPER WATER LINES SHALL BE TYPE "L" ASTM B88 - FITTINGS, REAM ALL COPPER LINES TO FULL I.D.

TUB AND SHOWER ENCLOSURE

- TUB AND SHOWER ENCLOSURES SHALL BE TEMPERED GLASS OR AN APPROVED PLASTIC.

- GLASS ENCLOSURE DOORS AND PANELS MUST BE LABELED CATEGORY II. SWING DOOR OUTWARD.
- NET AREA OF SHOWER RECEPTOR SHALL NOT BE LESS THAN 1024 SQ. IN. OF FLOOR AREA, AND ENCOMPASS 30 INCH DIAMETER CIRCLE.
- SHOWER WALLS SHALL BE CEMENT PLASTER, TILE, OR APPROVED MATERIAL TO 12 INCHES ABOVE DRAIN AT SHOWER OR TUBS WITH SHOWER.
- MATERIALS OTHER THAN STRUCTURAL ELEMENTS SHALL BE MOISTURE RESISTANT.

SHOWERS AND TUB-SHOWER COMBINATIONS

SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION FOR THE RATED FLOW RATE OF THE INSTALLED SHOWERHEAD. THESE VALVES SHALL BE INSTALLED AT THE POINT OF USE AND IN ACCORDANCE WITH ASSE 1016 OR ASME A112.18.1/CSA B125.1

BATHTUB TRAP

PROVIDE A PERMANENTLY ACCESSIBLE 12-INCH SQUARE BATHTUB TRAP ACCESS OR PROVIDE A NON-SLIP-JOINT TRAP. AS LARGE AS MOTOR AT JACUZZI TUBS.

HOSE BIBBS

HOSE BIBBS SHALL BE FITTED WITH A NON-REMOVABLE BACKFLOW DEVICE.

DOMESTIC HOT WATER INSULATION

ALL DOMESTIC HOT WATER SYSTEM PIPING CONDITIONS LISTED BELOW, WHETHER BURIED OR UNBURIED, MUST BE INSULATED AND THE INSULATION THICKNESS SHALL BE SELECTED BASED ON THE CONDUCTIVITY RANGE IN TABLE 1203-A AND THE INSULATION LEVEL SHALL BE SELECTED FROM THE FLUID TEMPERATURE RANGE BASED ON THE THICKNESS REQUIREMENTS IN TABLE 1203-A

- THE FIRST 5 FEET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK.
- ALL PIPING WITH A NOMINAL DIAMETER OF 3/4" OR LARGER.
- ALL PIPING ASSOCIATED WITH A DOMESTIC HOT WATER RECIRCULATION SYSTEM REGARDLESS OF THE PIPE DIAMETER.
- PIPING FROM THE HEATING SOURCE TO STORAGE TANK OR BETWEEN TANKS.
- PIPING BURIED BELOW GRADE.
- ALL HOT WATER FROM THE HEATING SOURCE TO THE KITCHEN FIXTURES

IN ADDITION TO INSULATION REQUIREMENTS, ALL DOMESTIC HOT WATER PIPES THAT ARE BURIED BELOW GRADE MUST BE INSTALLED IN A WATER AND NON CRUSHABLE CASING OR SLEEVE

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Sheet Content

PROPOSED
CONDOS 2ND
FLOOR PLAN

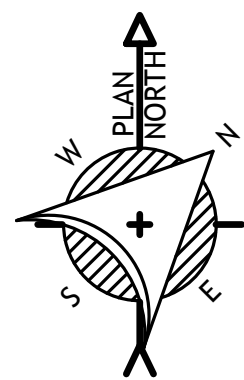
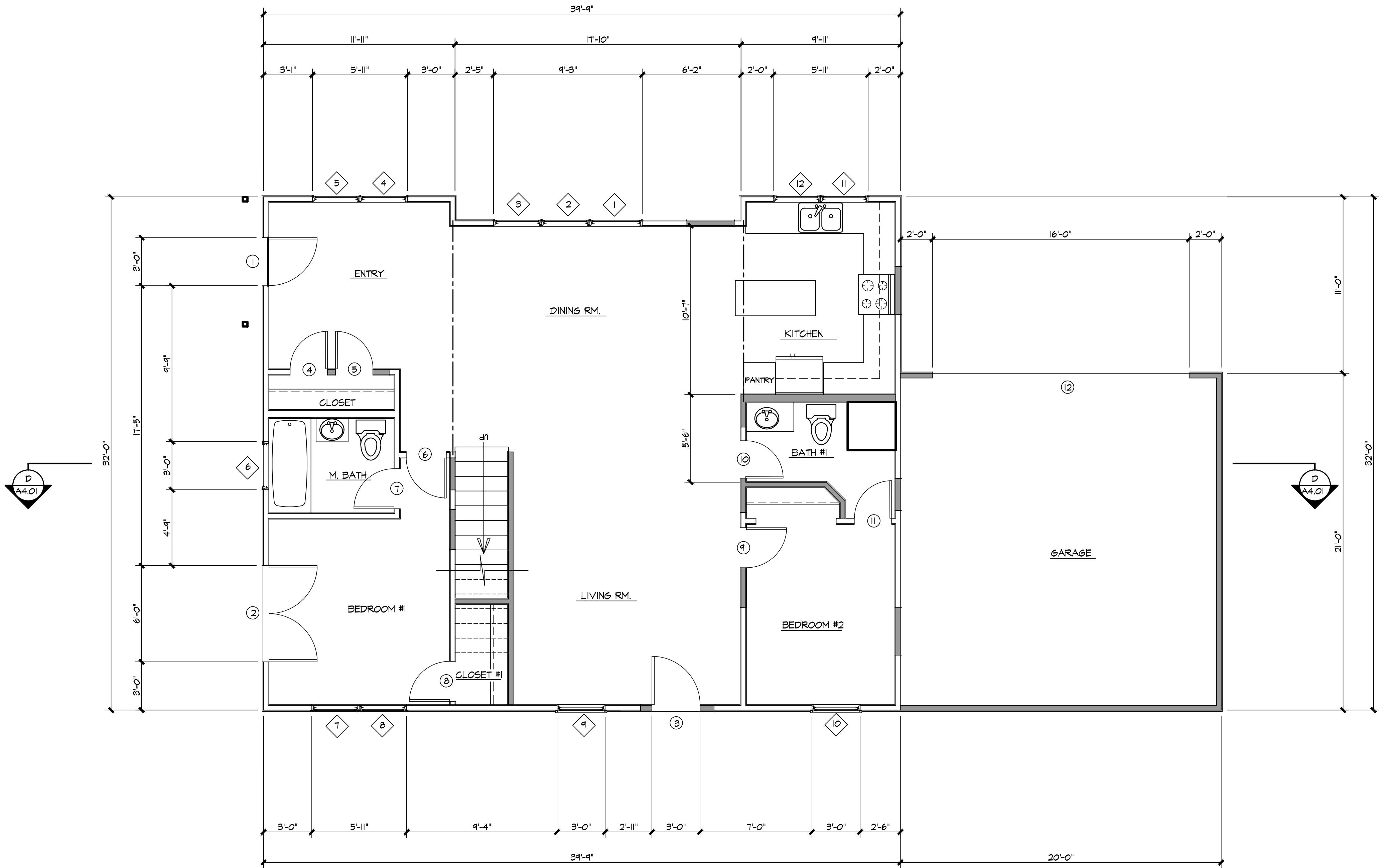
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EX. HOUSE PROPOSED 1ST FLOOR PLAN

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

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EX. HOUSE
PROPOSED 1ST
FLOOR PLAN

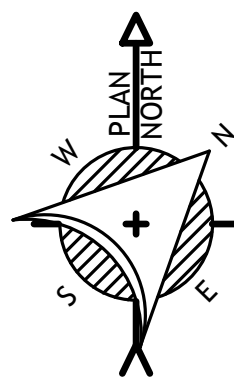
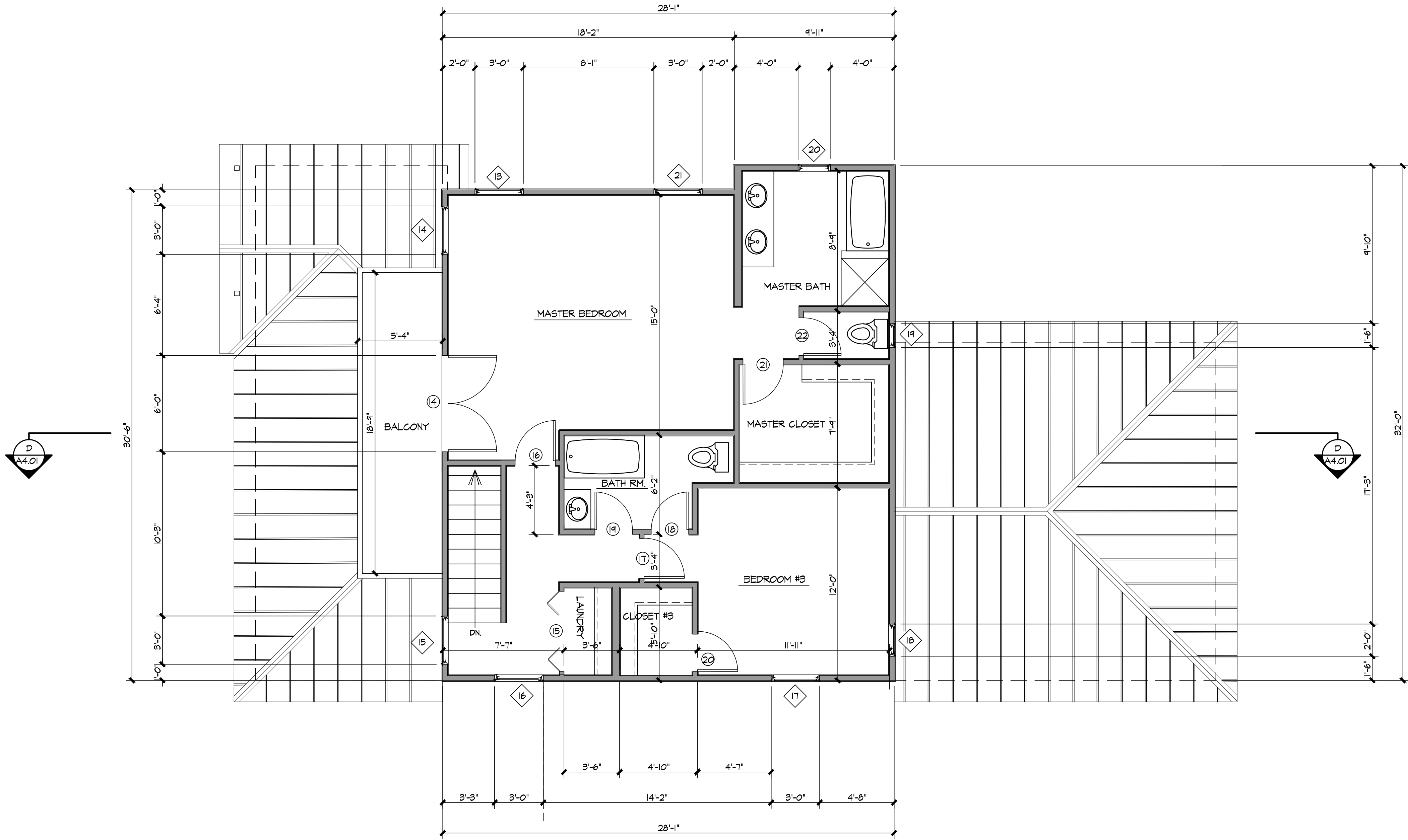
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EX. HOUSE PROPOSED 2ND FLOOR PLAN

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

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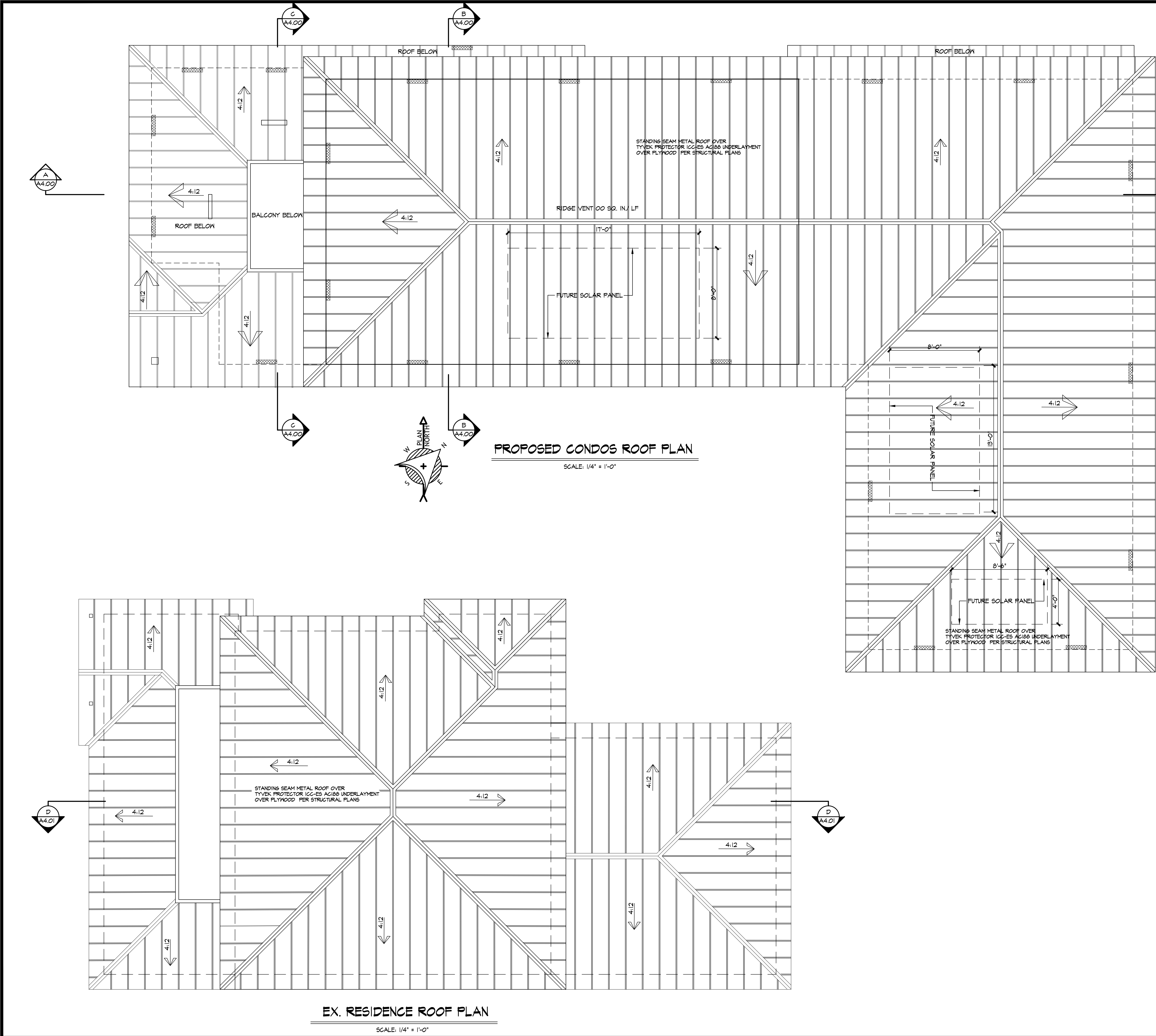
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Sheet Content
EX. HOUSE PROPOSED 2ND FLOOR PLAN

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ATTIC VENTILATION NOTES:

- ATTIC VENTILATION OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH OPENINGS OF 1/8"-1/4" IN DIMENSION. (CRC SEC. R206.1)
- WHERE EAVE VENTS ARE INSTALLED, INSULATION SHALL NOT BLOCK THE FREE FLOW OF AIR. A MIN. OF 1" OF AIR SPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND ROOF SHEATHING, TO ACCOMMODATE THE THICKNESS OF INSULATION PLUS THE REQUIRED 1" CLEARANCE. MEMBERS SIZES MAY HAVE TO BE INCREASE FOR RAFTERS-CEILING JOISTS,
- PROVIDE VENTILATION FOR ATTICS (OR ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS)
- ROOF DIAPHRAGM NAILING TO BE INSPECTED BEFORE COVERING. FACE GRAIN OF PLYWOOD SHALL BE PERPENDICULAR TO SUPPORTS.
- THE MINIMUM VENT AREA IS 1/150 OF ATTIC AREA.
THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/300 OF THE AREA OF THE SPACE VENTILATED PROVIDED THAT AT LEAST 50% AND NOT MORE THAN 80% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE THE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.

ROOF & SHEET METAL NOTES:

- PROVIDE A 4-1/2" CONTINUOUS METAL STRIP WITH A 1-1/2" DRIP, 26 GAUGE AT OVERHANG EDGE.
- PROVIDE FLASHING/COUNTER FLASHING OR STEPPED FLASHING AND WATERPROOFING AT ROOF TO WALL CONNECTION.
- WATER FROM GUTTER / DOWN SPOUT SHALL HAVE A WATER COURSE TO CONDUCT WATER TO STREET. RAIN GUTTERS & DOWN SPOUTS ARE REQUIRED
- THE CONTRACTOR SHALL FABRICATE AND INSTALL ALL SHEET METAL REQUIRED FOR A WATERTIGHT JOB. THIS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: 12" BAR FLASHING, DUCTS FROM FANS AND VENTS, WALL AND PARAPET COPINGS, VALLEY FLASHING, AND FOUNDATION KEEP SCREEDS.
- THE SHEET METAL USED FOR WALL AND PARAPET COPING SHALL BE A MINIMUM OF 22 GAUGE PRIME COATED, GALVANIZED METAL. ALL OTHER SHEET METAL SHALL BE A MINIMUM OF 26 GAUGE, PRIME COATED, GALVANIZED METAL.
- FLASHING AND COUNTERFLASHING WATERPROOFING AT ALL ROOF TO WALL CONDITIONS, AND AROUND ALL VENTS IS REQUIRED.
6. FLASH AND CAULK WOOD BEAMS AND OUT LOOKERS PROJECTING FROM EXTERIOR WALL OR ROOF SURFACE

ATTIC VENTILATION CALCULATION

UNIT A ROOF:

A. VENTILATED ATTIC AREA 1064 SF/150 = 7.09 SF - REQUIRED VENTILATION
B. 7.09 SF REQUIRED VENTILATION X 144 = 1021.44 SQ. IN.
1021.44 SQ. IN. OF ATTIC VENTILATION REQUIRED
24 LF OF RIDGE VENT - 24 x 18 SQ. IN. = 522 SQ. IN PROVIDED
8 EAVE VENTS : 8 x 71 SQ. IN. = 568 SQ. IN. PROVIDED
TOTAL VENTILATION PROVIDED = 1090 SQ. IN

UNIT B ROOF:

A. VENTILATED ATTIC AREA 1274 SF/150 = 8.49 SF - REQUIRED VENTILATION
B. 8.49 SF REQUIRED VENTILATION X 144 = 1222.56 SQ. IN.
1222.56 SQ. IN. OF ATTIC VENTILATION REQUIRED
40 LF OF RIDGE VENT - 40 x 18 SQ. IN. = 720 SQ. IN PROVIDED
8 EAVE VENTS : 8 x 71 SQ. IN. = 568 SQ. IN. PROVIDED
TOTAL VENTILATION PROVIDED = 1288 SQ. IN

LOWER ROOF UNIT A:

A. VENTILATED ATTIC AREA 341 SF/150 = 2.27 SF - REQUIRED VENTILATION
B. 2.27 SF REQUIRED VENTILATION X 144 = 326.88 SQ. IN.
326.88 SQ. IN. OF ATTIC VENTILATION REQUIRED
5 EAVE VENTS : 5 x 71 SQ. IN. = 355 SQ. IN. PROVIDED
TOTAL VENTILATION PROVIDED = 355 SQ. IN

- EAVE VENT: 2-IN X 24.25-IN SILVER GALV. STEEL SOFFIT VENT WITH INSULATION BAFFLE. NFVA = 71 SQ. IN.
- ===== RIDGE VENT 18 SQ. IN. PER LINEAL FT.

NOTE:
MINIMUM 1 INCH CLEARANCE SHALL BE PROVIDED BETWEEN THE ATTIC INSULATION AND THE ROOF SHEATHING WHERE EAVE OR CORNICE VENTS ARE INSTALLED. (R206.3 CRC)

RAIN GUTTERS AT ALL EAVES TO BE ROLLED ALUMINUM COLOR TO MATCH THE FASCIA DOWNSPOUT TO MATCH GUTTER COLOR

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PROPOSED ROOF PLANS

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NEW DOOR SCHEDULE 													
MARK	UNIT	WIDTH	HEIGHT	THICK	CORE	REMARKS	MARK		WIDTH	HEIGHT	THICK	CORE	REMARKS
1	A	3' - 0"	6' - 8"	1 - 3/4"	SOLID CORE		20	B	3' - 0"	6' - 8"	1 - 9/16"	SOLID CORE	
2	A	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE		21	B	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
3	A	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE		22	B	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
4	A	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE		23	B	3' - 0"	8 - 0"	1 - 3/8"	SOLID CORE	
5	A	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE		24	B	6' - 0"	8' - 0"	1 - 9/16"	DUAL GLASS	TEMPERED GLAZING
6	A	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE		25	B	2' - 8"	6' - 8"	1 - 3/8"	HOLLOW CORE	
7	A	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE		26	B	2' - 8"	6' - 8"	1 - 3/8"	HOLLOW CORE	
8	A	4' - 0"	6' - 8"	1 - 3/8"	HOLLOW CORE		27	B	2' - 8"	6' - 8"	1 - 3/8"	HOLLOW CORE	
9	A	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE		28	B	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
10	A	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE		29	B	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
11	A	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE		30	B	6' - 0"	6' - 8"			CLOSET SLIDER
12	A	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE		31	B	6' - 0"	6' - 8"			CLOSET SLIDER
13	A	6' - 0"	6' - 8"			CLOSET SLIDER	32	B	6' - 0"	6' - 8"			CLOSET SLIDER
14	A	6' - 0"	6' - 8"			CLOSET SLIDER	33	B	2' - 8"	6' - 8"	1 - 3/8"	HOLLOW CORE	
15	A	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE		34	B	16' - 0"	7' - 0"	2 - 1/8"	GLASS	BLACK ANODIZED ALUM. FRAME W/ LAMINATE GLASS
16	A	5' - 6"	8' - 0"	1 - 9/16"	DUAL GLASS	TEMPERED GLAZING							
17	A	16' - 0"	7' - 0"	2 - 1/8"	GLASS	BLACK ANODIZED ALUM. FRAME W/ LAMINATE GLASS							

NEW DOOR SCHEDULE AT EX. HOUSE REMODEL 					
FIRST FLOOR WINDOWS					
MARK	WIDTH	HEIGHT	THICK	CORE	REMARKS
1	3' - 0"	6' - 8"	1 - 3/4"	SOLID CORE	
2	6' - 0"	6' - 8"	1 - 3/8"	HOLLOW CORE	
3	3' - 0"	6' - 8"	1 - 3/8"	HOLLOW CORE	
4	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE	
5	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE	
6	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
7	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
8	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
9	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
10	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
11	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
12	16' - 0"	7' - 0"	2 - 1/8"	GLASS	BLACK ANODIZED ALUM. FRAME W/ LAMINATE GLASS
SECOND FLOOR WINDOWS					
MARK	WIDTH	HEIGHT	THICK	CORE	REMARKS
14	6' - 0"	6' - 8"	1 - 9/16"	DUAL GLASS	TEMPERED GLAZING
15	5' - 0"	6' - 8"	1 - 3/8"	HOLLOW CORE	BI-FOLD DOOR
16	2' - 6"	8' - 0"	1 - 9/16"	DUAL GLASS	TEMPERED GLAZING
17	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
18	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE	
19	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE	
20	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE	
21	2' - 6"	6' - 8"	1 - 3/8"	HOLLOW CORE	
22	2' - 4"	6' - 8"	1 - 3/8"	HOLLOW CORE	

WINDOW SCHEDULE 													
ALL WINDOWS ARE PELLA LIFESTYLE SERIES - ALUMINUM GLAD BLACK EXTERIOR COLOR SEACOAST FINISH													
FIRST FLOOR WINDOWS							SECOND FLOOR WINDOWS						
MARK	UNIT	SIZE (W x H)	TYPE	LOCATION	U FACTOR	SHGC	MARK	UNIT	SIZE (W x H)	TYPE	LOCATION	U FACTOR	SHGC
1	A	2'-6" x 5'-6"	CASEMENT	LIVING ROOM	0.32	0.25	21	A	3'-0" x 5'-0"	CASEMENT	WALK IN CLST.	0.32	0.25
2	A	5'-0" x 5'-6"	FIX	LIVING ROOM	0.32	0.25	22	A	5'-0" x 5'-0"	CASEMENT	MASTER BEDRM.	0.32	0.25
3	A	2'-6" x 5'-6"	CASEMENT	LIVING ROOM	0.32	0.25	23	A	3'-0" x 5'-0"	CASEMENT	MASTER BEDRM.	0.32	0.25
4	A	3'-0" x 5'-0"	CASEMENT	FAMILY ROOM	0.32	0.25	24	A	4'-0" x 1'-6"	AWNING	BATH #2	0.32	0.25
5	A	3'-0" x 5'-0"	CASEMENT	FAMILY ROOM	0.32	0.25	25	A	2'-6" x 5'-0"	CASEMENT	BEDROOM #3	0.32	0.25
6	A	3'-0" x 5'-0"	CASEMENT	FAMILY ROOM	0.32	0.25	26	A	3'-0" x 5'-0"	FIX	BEDROOM #3		
7	A	2'-0" x 4'-0"	CASEMENT	BATHROOM 1	0.32	0.25	27	A	2'-6" x 5'-0"	CASEMENT	BEDROOM #3		
8	B	5'-0" x 4'-6"	CASEMENT	KITCHEN	0.32	0.25	28	B	2'-6" x 4'-0"	CASEMENT	BATHROOM #3		
9	B	3'-0" x 5'-0"	CASEMENT	GARAGE	0.32	0.25	29	B	3'-0" x 5'-0"	CASEMENT	HALLWAY		
10	B	3'-0" x 5'-0"	CASEMENT	STAIR	0.32	0.25	30	B	5'-0" x 5'-0"	CASEMENT	MASTER BEDRM.		
11	B	2'-6" x 5'-0"	CASEMENT	LIVING ROOM	0.32	0.25	31	B	2'-6" x 5'-0"	CASEMENT	MASTER BEDRM.		
12	B	3'-0" x 5'-0"	FIX	LIVING ROOM	0.32	0.25	32	B	3'-0" x 5'-0"	FIX	MASTER BEDRM.		
13	B	2'-6" x 5'-0"	CASEMENT	LIVING ROOM	0.32	0.25	33	B	2'-6" x 5'-0"	CASEMENT	MASTER BEDRM.		
14	B	3'-0" x 5'-0"	CASEMENT	KITCHEN	0.32	0.25	34	B	4'-0" x 1'-6"	AWNING	MASTER BATHRM		
15	A	3'-0" x 5'-0"	CASEMENT	GARAGE	0.32	0.25	35	B	4'-0" x 1'-6"	AWNING	MASTER BATHRM		
16	A	2'-6" x 5'-0"	CASEMENT	DINING ROOM	0.32	0.25	36	B	3'-0" x 5'-0"	CASEMENT	STAIR		
17	A	3'-0" x 5'-0"	FIX	DINING ROOM	0.32	0.25	37	B	3'-0" x 5'-0"	CASEMENT	BEDROOM #2		
18	A	2'-6" x 5'-0"	CASEMENT	DINING ROOM	0.32	0.25	38	B	3'-0" x 5'-0"	CASEMENT	BEDROOM #2		
19	A	3'-0" x 5'-0"	CASEMENT	KITCHEN	0.32	0.25	39	B	3'-0" x 5'-0"	CASEMENT	BEDROOM #3		
20	A	3'-0" x 5'-0"	CASEMENT	LIVING ROOM	0.32	0.25	40	B	3'-0" x 5'-0"	CASEMENT	BEDROOM #3		
45	A	2'-6" x 4'-0"	CASEMENT	BATHROOM	0.32	0.25	41	A	3'-0" x 5'-0"	CASEMENT	BEDROOM #2		
							42	A	3'-0" x 5'-0"	CASEMENT	BEDROOM #2		
							43	A	2'-0" x 5'-0"	CASEMENT	LAUNDRY		
							44	A	4'-0" x 1'-6"	AWNING			

GLAZING NOTES:

THE LOCATIONS SPECIFIED IN SECTION R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATION FOR THE PURPOSE OF GLAZING. 2022 CRC R308.4.1
GLAZING IN FIXED AND OPERABLE PANELS OF SWINGS, SLIDING AND BIFOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

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 ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:

- WHERE THE GLAZING IS WITHIN 24 INCHES OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
- WHERE THE GLAZING IS ON A WALL LESS THAN 180 DEGREES (3.14 RAD) FROM THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES OF THE HINGE SIDE OF AN IN-SWINGING DOOR.

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.
- THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR.
- THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES ABOVE THE FLOOR.
- ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

EXCEPTIONS:

- DECORATIVE GLAZING.
- WHERE GLAZING IS ADJACENT TO A WALKING SURFACE AND A HORIZONTAL RAIL IS INSTALLED 34 TO 38 INCHES ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT WITHOUT CONTACTING THE GLASS AND HAVE A CROSS-SECTIONAL HEIGHT OF NOT LESS THAN 1/2 INCHES.
- OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 25 FEET 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.

GLAZING AND WET SURFACES

GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND EACH PANE IN MULTIPLE GLAZING.

EXCEPTION:

GLAZING THAT IS MORE THAN 60 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATER'S EDGE OF A BATHTUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL OR FROM THE EDGE OF A SHOWER, SAUNA OR STEAM ROOM.

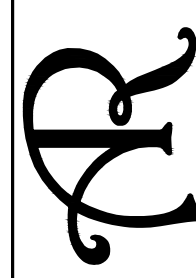
IDENTIFICATION

EACH PANE OF GLAZING INSTALLED IN HAZARDOUS LOCATIONS AS DEFINED IN SECTION R308.4 SHALL BE PROVIDED WITH A MANUFACTURER'S DESIGNATION SPECIFYING WHO APPLIED THE DESIGNATION, THE TYPE OF GLASS AND THE SAFETY GLAZING STANDARD WITH WHICH IT COMPLIES, AND THAT IS VISIBLE IN THE FINAL INSTALLATION. THE DESIGNATION SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC-FIRED, LASER ETCHED, EMBOSSED, OR BE OF A TYPE THAT ONCE APPLIED CANNOT BE REMOVED WITHOUT BEING DESTROYED.

WINDOW SCHEDULE EX. HOUSE REMODEL 					
FIRST FLOOR WINDOWS					
MARK	SIZE (W x H)	TYPE	LOCATION	U FACTOR	SHGC
1	3'-0" x 4'-0"	CASEMENT	DINING ROOM	0.32	0.25
2	3'-0" x 4'-0"	CASEMENT	DINING ROOM	0.32	0.25
3	3'-0" x 4'-0"	CASEMENT	DINING ROOM	0.32	0.25
4	3'-0" x 4'-0"	CASEMENT	ENTRY	0.32	0.25
5	3'-0" x 4'-0"	CASEMENT	ENTRY	0.32	0.25
6	3'-0" x 1'-6"	AWNING	M. BATH	0.32	0.25
7	3'-0" x 4'-0"	CASEMENT	BEDROOM #1	0.32	0.25
8	3'-0" x 4'-6"	CASEMENT	BEDROOM #1	0.32	0.25
9	3'-0" x 5'-0"	CASEMENT	LIVING ROOM	0.32	0.25
10	3'-0" x 5'-0"	CASEMENT	BEDROOM #2	0.32	0.25
11	3'-0" x 5'-0"	CASEMENT	KITCHEN	0.32	0.25
12	3'-0" x 5'-0"	CASEMENT	KITCHEN	0.32	0.25
SECOND FLOOR WINDOWS					
MARK	SIZE (W x H)	TYPE	LOCATION	U FACTOR	SHGC
13	3'-0" x 4'-6"	CASEMENT	M. BEDROOM	0.32	0.25
14	3'-0" x 4'-6"	CASEMENT	M. BEDROOM	0.32	0.25
15	3'-0" x 4'-6"	CASEMENT	STAIRS	0.32	0.25
16	3'-0" x 4'-6"	CASEMENT	STAIRS	0.32	0.25
17	3'-0" x 5'-0"	CASEMENT	BEDROOM #3	0.32	0.25
18	2'-6" x 4'-0"	CASEMENT	BEDROOM #3	0.32	0.25
19	1'-6" x 2'-0"	CASEMENT	M. BATH	0.32	0.25
20	2'-0" x 5'-0"	AWNING	M. BATH	0.32	0.25
21	3'-0" x 5'-0"	CASEMENT	M. BEDROOM	0.32	0.25

Revisions

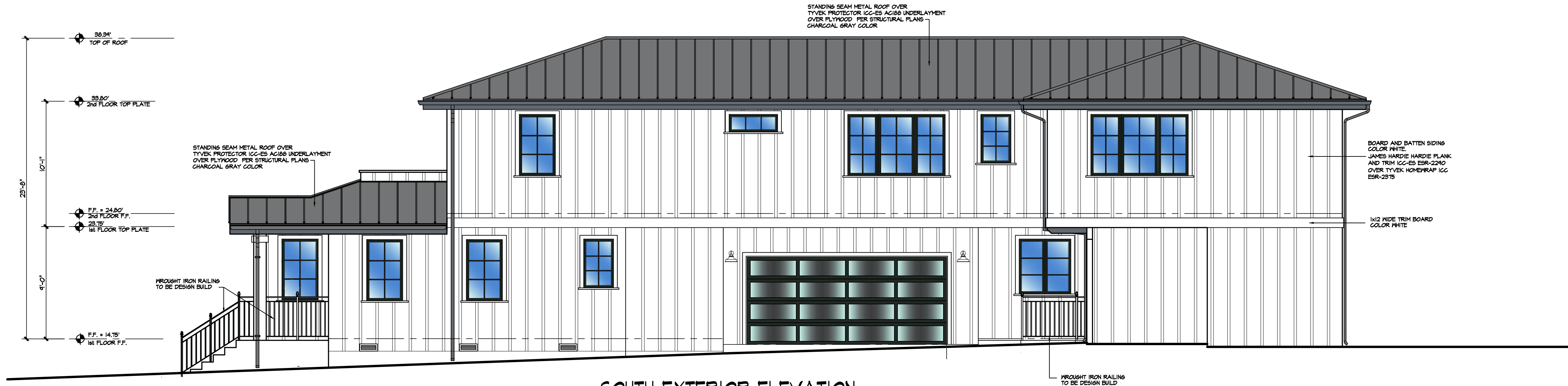
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Sheet Content
DOOR AND WINDOW
SCHEDULE

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SOUTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



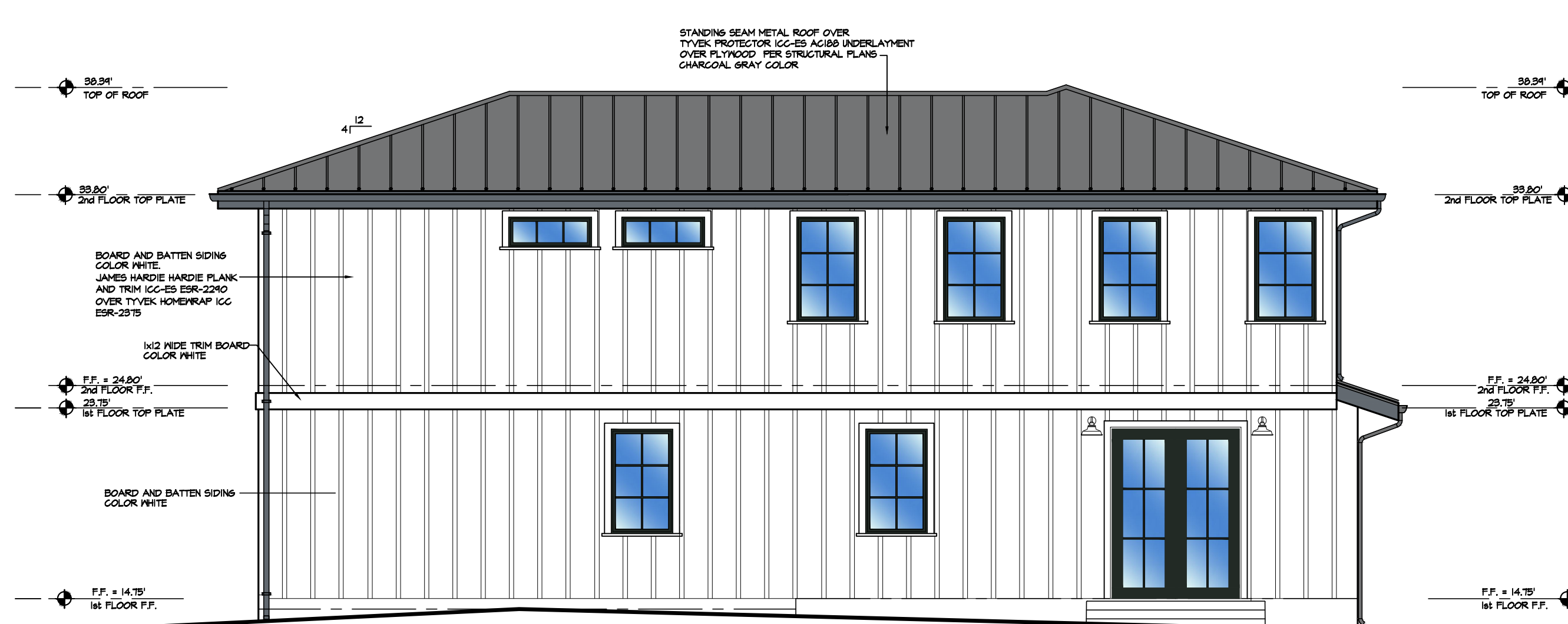
NORTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



WEST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



EAST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

Revisions

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Sheet Content

PROPOSED
CONDOS EXTERIOR
ELEVATIONS

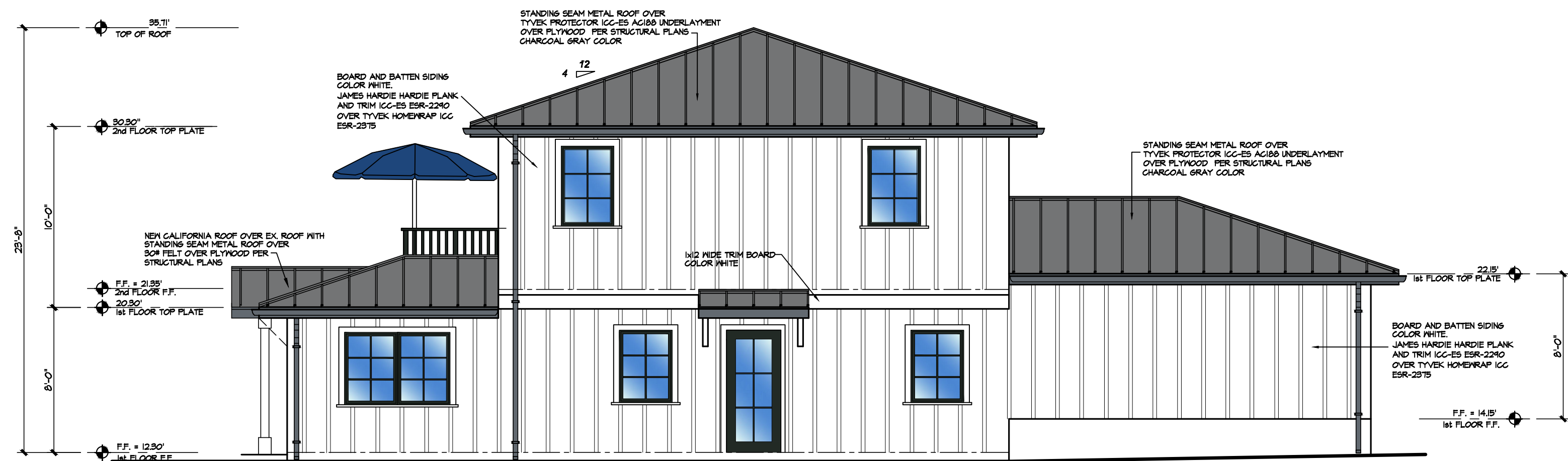
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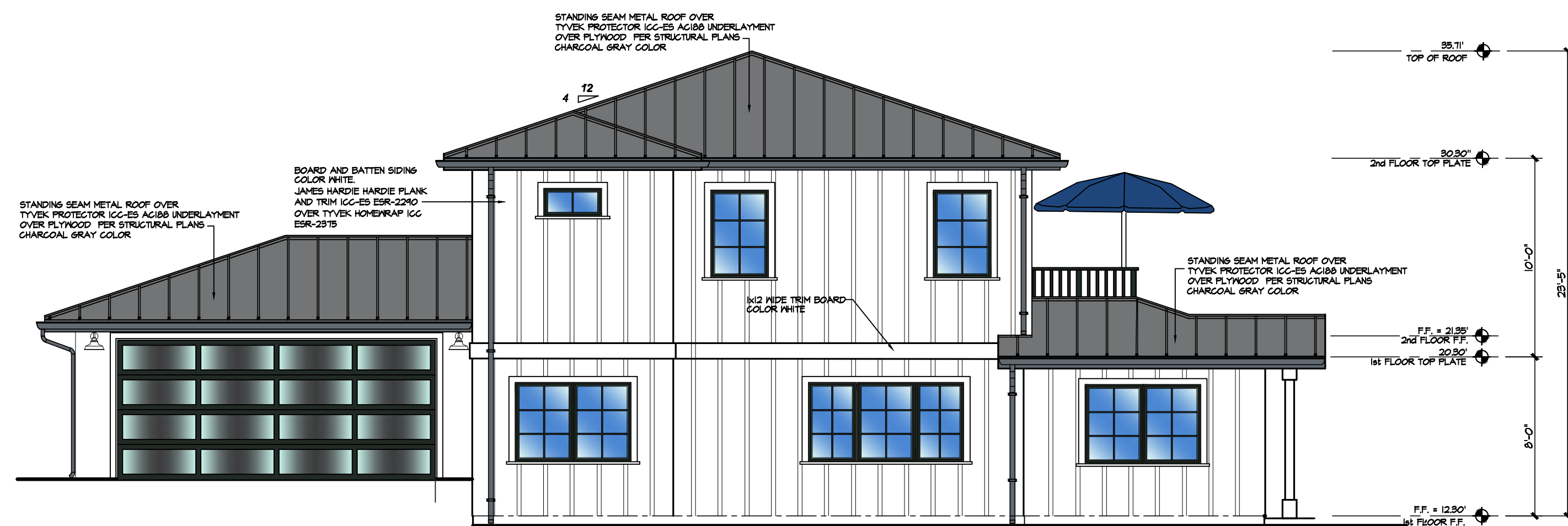
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EX. HOUSE PROPOSED
SOUTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



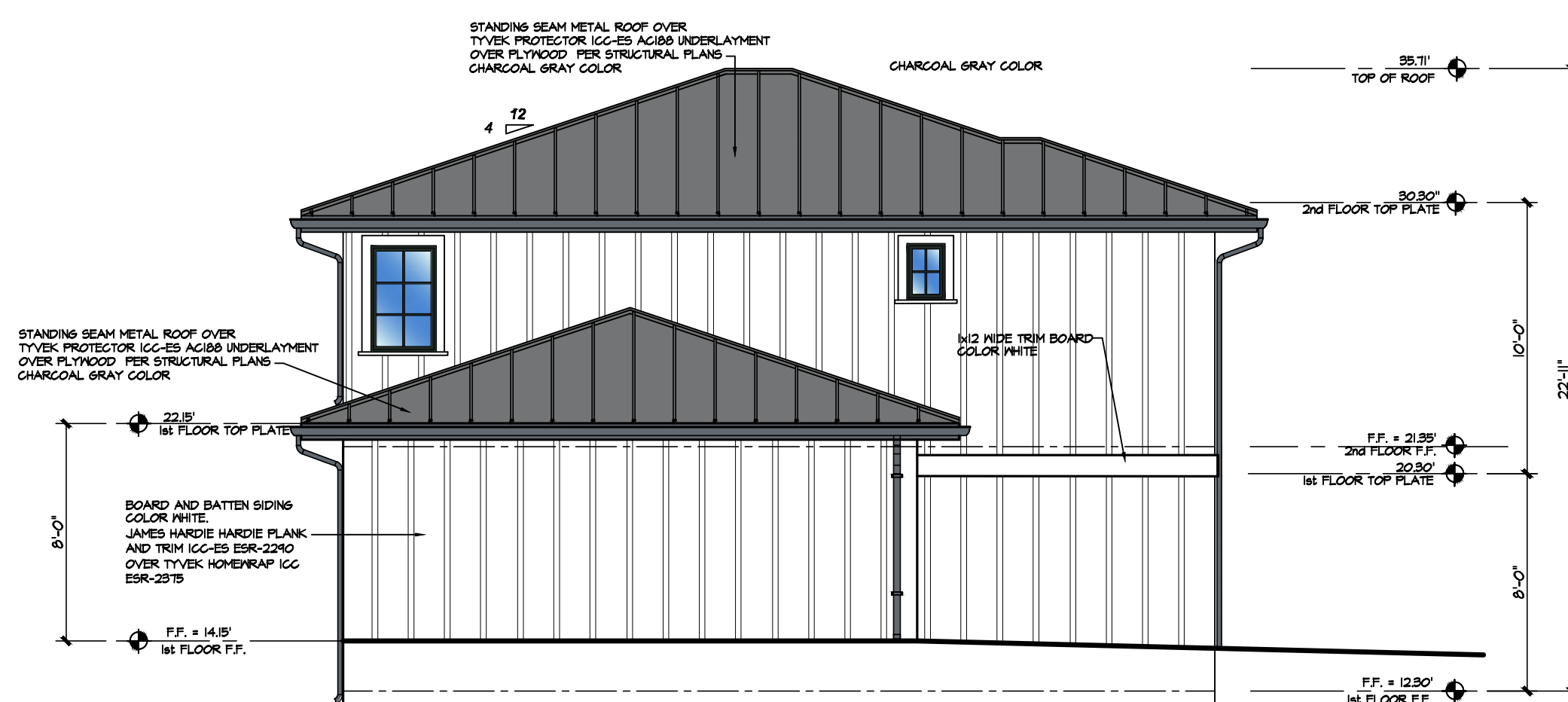
EX. HOUSE PROPOSED
NORTH EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



EX. HOUSE PROPOSED
WEST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



EX. HOUSE PROPOSED
EAST EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"

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Sheet Content

PROPOSED EX.
HOUSE EXTERIOR
ELEVATIONS

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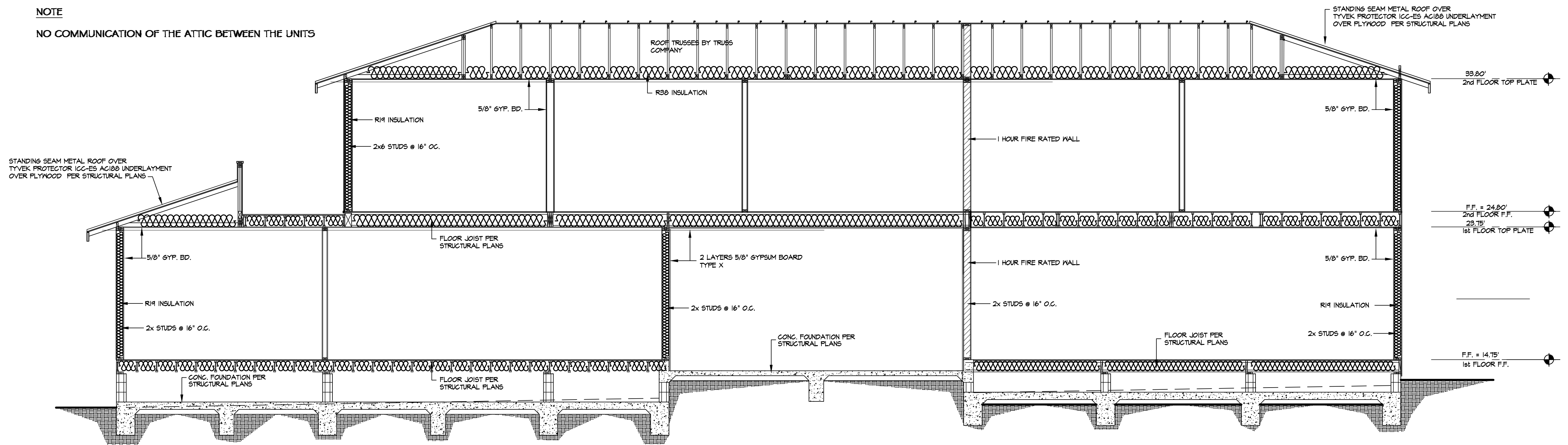
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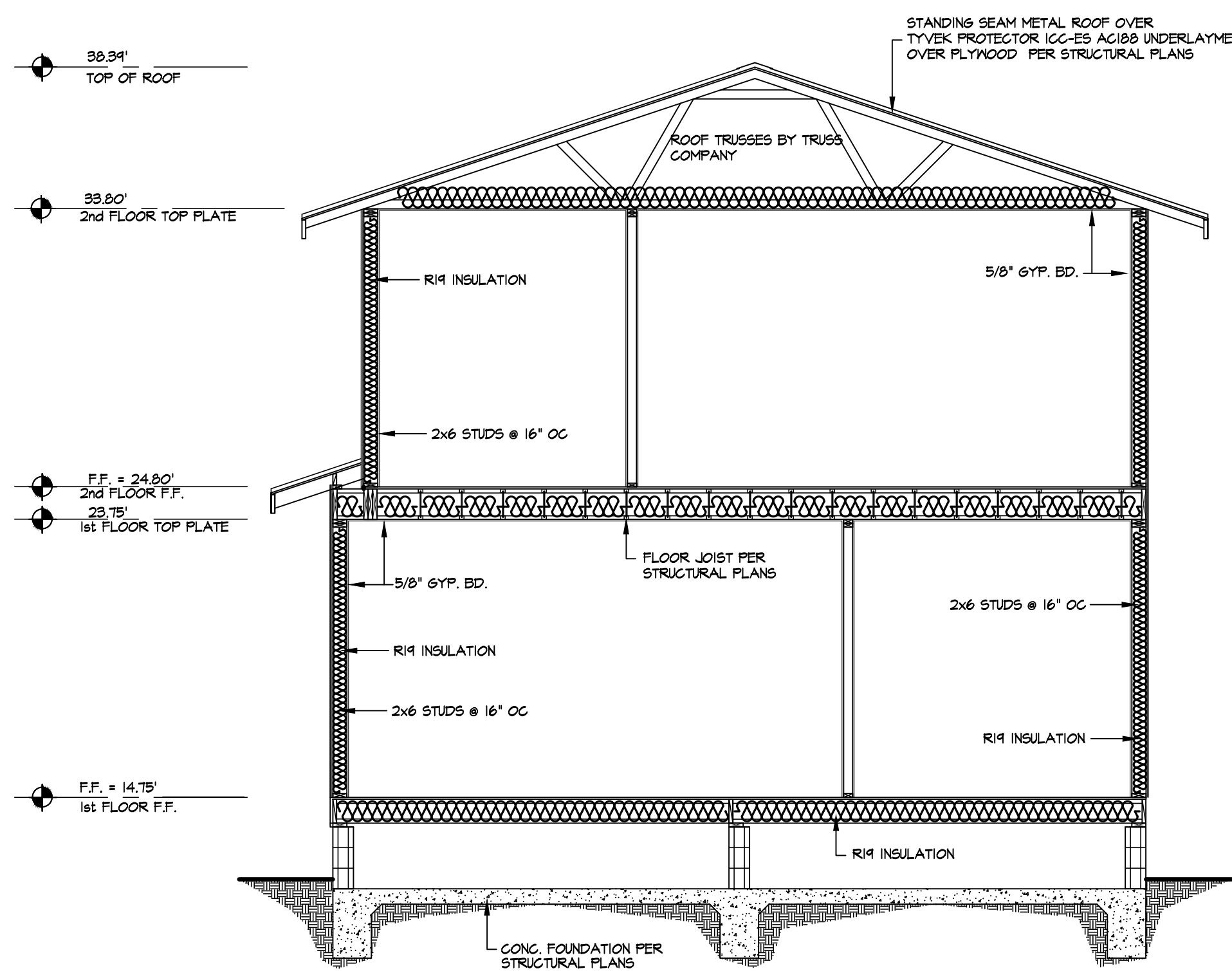
NOTE

NO COMMUNICATION OF THE ATTIC BETWEEN THE UNITS



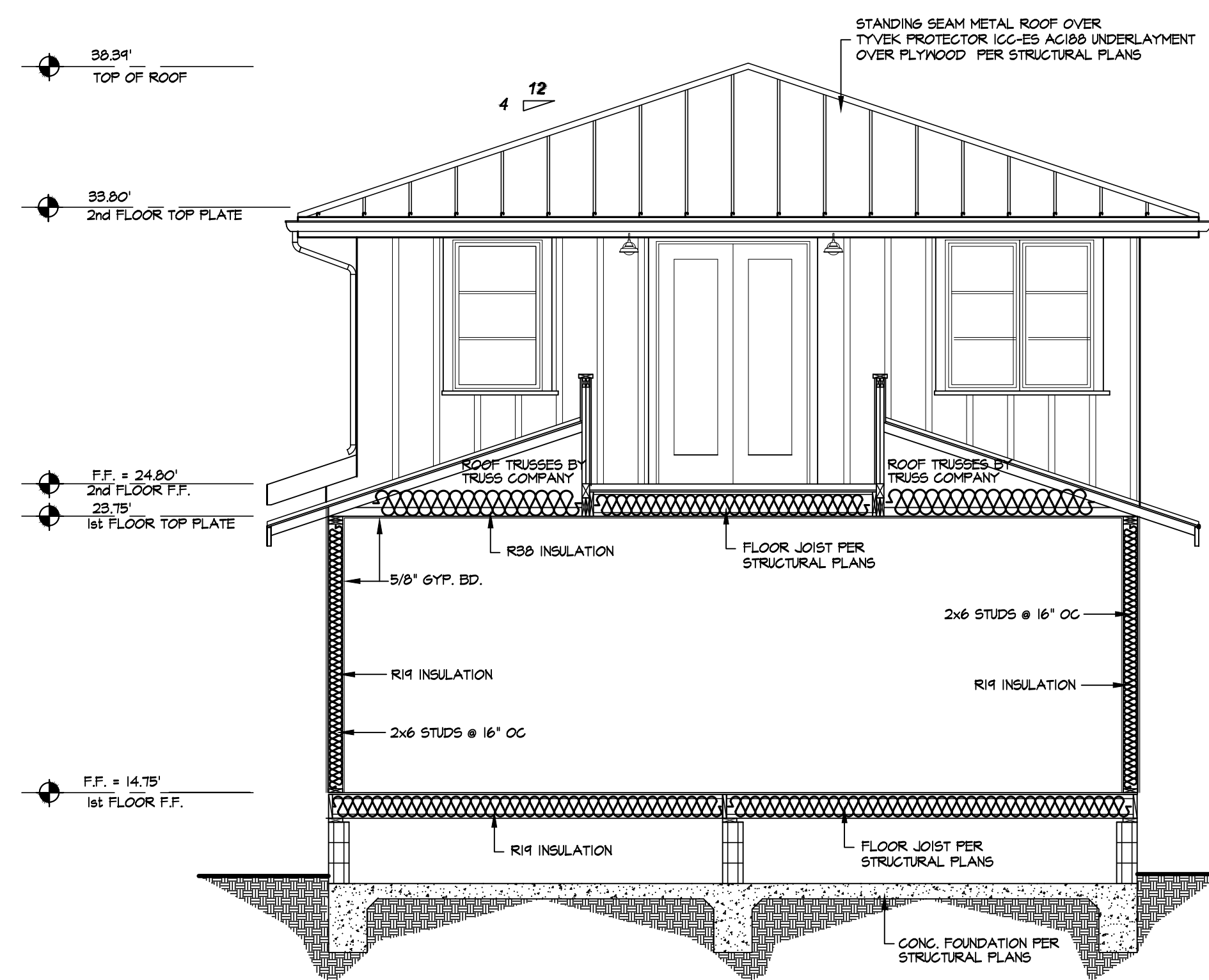
PROPOSED CONDOS BUILDING SECTION A-A

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



PROPOSED CONDOS BUILDING SECTION B-B

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



PROPOSED CONDOS BUILDING SECTION C-C

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

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PROPOSED
CONDOS BLDG.
SECTIONS

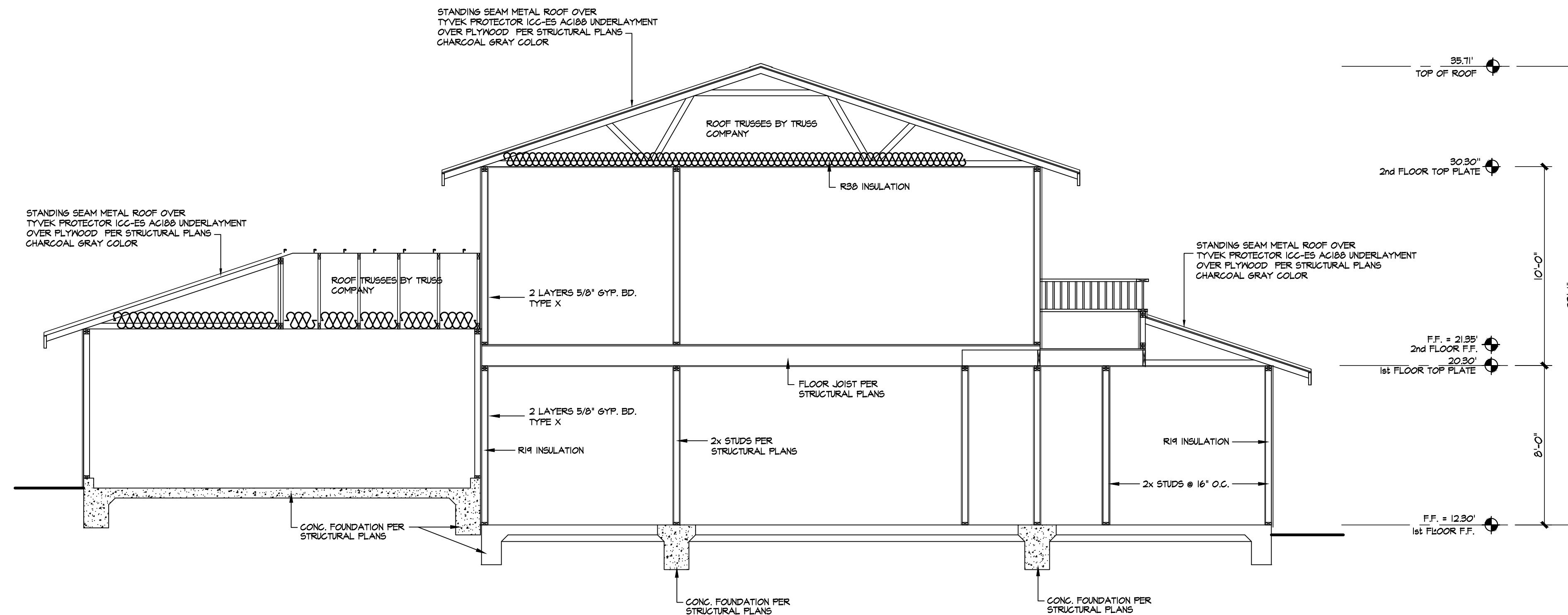
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EX. HOUSE BUILDING SECTION D-D
SCALE: 1/4" = 1'-0"

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SURF COTTAGES CONDOMINIUMS
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PROPOSED EX.
HOUSE BLDG.
SECTIONS

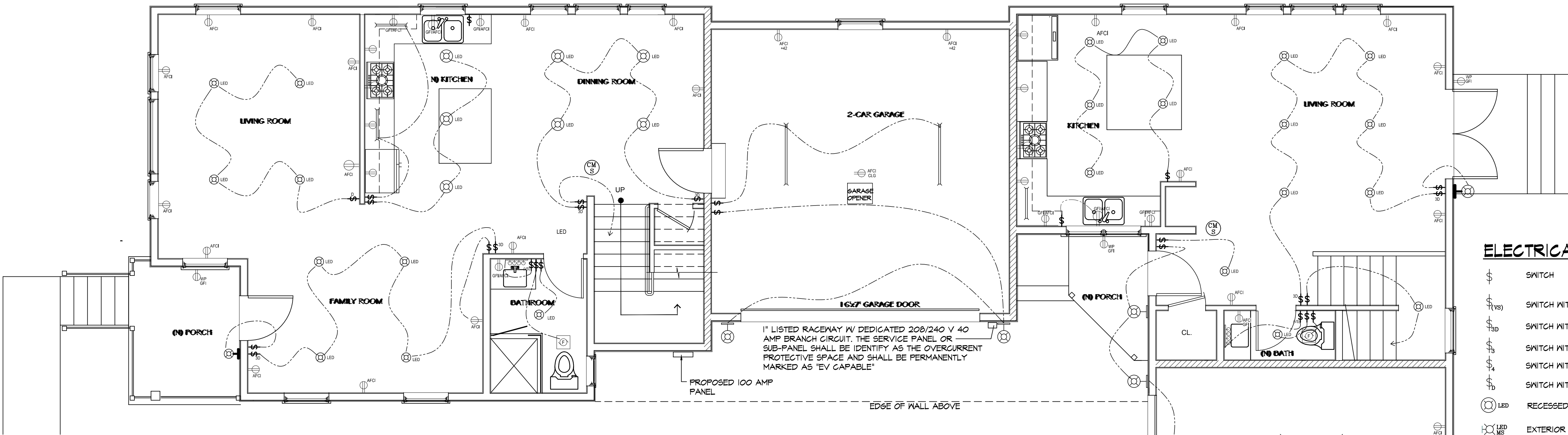
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ELECTRICAL NOTES

- A. THE LIGHTING REQUIREMENTS APPLY TO ALTERATIONS AND ADDITIONS (INCLUDING REPLACEMENTS) AS WELL AS NEWLY- CONSTRUCTED BUILDINGS. ALL NEW LUMINAIRES THAT ARE PERMANENTLY INSTALLED MUST MEET THE REQUIREMENTS OF SECTIONS 150(k), BUT EXISTING LUMINAIRES MAY STAY IN PLACE. APPLICABLE FIXTURES MUST MEET 2022 TITLE 24 HIGH-EFFICACY REQUIREMENTS
- B. UFER GROUND REQUIRED IN FOOTING PER CALIFORNIA ELECTRICAL CODE
- C. THE FOLLOWING IS THE 2014 TITLE 24 RESIDENTIAL LIGHTING CODE, QUOTED DIRECTLY FROM THE CALIFORNIA ENERGY COMMISSION'S 2022 ENERGY EFFICIENCY STANDARDS, SECTION 6.1.2 (WWW.ENERGY.CA.GOV/TITLE 24)
- D. THE RESIDENTIAL LIGHTING STANDARDS HAVE REQUIREMENTS FOR ELECTRONIC BALLASTS (SECTION 6.3.8), PERMANENTLY INSTALLED NIGHT LIGHTS (SECTION 6.3.9), LIGHTING INTEGRAL TO EXHAUST FANS (SECTION 6.3.11), AND LIGHTING SWITCHING REQUIREMENTS
- E. LUMINAIRES THAT ARE RECESSED INTO CEILINGSS SHALL HAVE AIRTIGHT HOUSINGS TO PREVENT CONDITIONED AIR ESCAPING INTO THE CEILING CAVITY OR ATTIC, OR UNCONDITIONED AIR INFILTRATING FROM THE CEILING OR ATTIC INTO THE CONDITIONED SPACE.
- F. LUMINAIRES THAT ARE RECESSED INTO INSULATED CEILINGSS ARE REQUIRED TO BE RATED FOR INSULATION CONTACT (0IG-RATEDA) SO THAT INSULATION CAN BE PLACED OVER THEM. SEE SECTIONS 6.3.9, 6.3.12, AND 6.3.13 OF THIS CHAPTER FOR ADDITIONAL INFORMATION ABOUT LUMINAIRES RECESSED INTO INSULATED CEILINGSS.
- G. ALL LIGHTING MUST BE HIGH EFFICACY ANY JAB LIGHTS MUST BE CONTROLLED BY A VACANCY SENSOR OR A DIMMER. (EXCEPTIONS CLOSETS LESS THAN 10 S.F. AND HALLWAYS.

KITCHENS

ALL LUMINAIRES IN KITCHENS SHALL BE HIGH EFFICACY.

BATHROOMS

AT LEAST ONE LUMINAIRE IN EACH BATHROOM MUST BE HIGH EFFICACY AND CONTROLLED BY VACANCY SENSOR. ALL OTHER LUMINAIRES IN A BATHROOM MUST BE HIGH EFFICACY. SEE SECTION 6.6.2 OF THIS CHAPTER FOR INFORMATION ABOUT RESIDENTIAL LIGHTING REQUIREMENTS IN BATHROOMS.

GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS

ALL LUMINAIRES MUST BE HIGH EFFICACY, AND MUST BE CONTROLLED BY A VACANCY SENSOR. SEE SECTION 6.6.3 OF THIS CHAPTER FOR INFORMATION ABOUT RESIDENTIAL LIGHTING REQUIREMENTS IN THESE ROOMS.

OTHER ROOMS

THIS CLASSIFICATION APPLIES ONLY TO ROOMS THAT ARE NOT KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, CLOSETS, OR UTILITY ROOMS. ALL INSTALLED LUMINAIRES SHALL BE HIGH EFFICACY. CLOSETS THAT ARE LESS THAN 10 FT² ARE EXEMPT FROM THIS REQUIREMENT. SEE SECTION 6.6.4 OF THIS CHAPTER FOR INFORMATION ABOUT RESIDENTIAL LIGHTING REQUIREMENTS IN THESE ROOMS.

OUTDOOR LIGHTING REQUIREMENTS

OUTDOOR RESIDENTIAL LIGHTING IS SOMETIMES SUBJECT TO THE RESIDENTIAL LIGHTING REQUIREMENTS, AND SOMETIMES SUBJECT TO THE NONRESIDENTIAL LIGHTING REQUIREMENTS. 6.5.1 OUTDOOR LUMINAIRES

ALL LIGHTING ATTACHED TO THE RESIDENCE OR TO OTHER BUILDINGS ON THE SAME LOT MUST BE HIGH EFFICACY. TABLE 150.0-A LISTS ALL QUALIFYING HIGH EFFICACY LIGHT SOURCES. NOTE THAT SOLID STATE LIGHTING (SSL) LUMINAIRES INSTALLED OUTDOORS ARE EXEMPT FROM THE GENERAL RESIDENTIAL LIGHTING REQUIREMENT THAT ALL SSL LUMINAIRES FOR RESIDENTIAL LIGHTING MUST MEET THE REQUIREMENTS OF JOINT APPENDIX JAB.

RECEPTACLES-ARC-FAULT/TAMPER/GFCI REQUIREMENTS

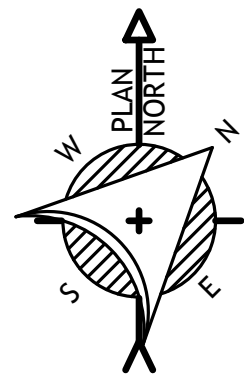
1. UNLESS IN ACCORDANCE WITH CEC 210.12 (A) EXCEPTION 1, 2, OR 3, ALL 120-VOLT, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT FAMILY ROOM, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, BEDROOMS, BATHROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT/BRANCH CIRCUIT INTERRUPTER, COMBINATION TYPE, INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT. A GENERAL NOTE ON THE ELECTRICAL PLAN IS ADEQUATE. [CEC 210.12]
2. WHERE BRANCH-CIRCUIT WIRING IS MODIFIED, REPLACED OR EXTENDED IN AREAS SPECIFIED IN CEC 210.12(A), THE BRANCH CIRCUIT SHALL BE PROTECTED 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 PLEASE NOTE THIS ON PLANS. [CEC 210.12 (B)]
3. 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). A GENERAL NOTE ON THE ELECTRICAL PLAN IS ADEQUATE. [CEC 406.12]

ELECTRICAL REQUIREMENTS (NEC)

1. A 30" WIDE X 36" DEEP UNOBSTRUCTED CLEARANCE MUST BE PROVIDED IN FRONT OF ELECTRICAL PANELS AND/OR SUB-PANELS. REVISE PLANS ACCORDINGLY. [CEC 110.26]
2. ELECTRICAL PANELS AND/OR SUB-PANELS ARE NOT PERMITTED IN THE VICINITY OF EASILY IGNITABLE MATERIAL, SUCH AS IN A CLOTHES CLOSET; THEY ARE ALSO NOT PERMITTED IN BATHROOMS OF RESIDENTIAL OCCUPANCIES. REVISE PLANS ACCORDINGLY. [CEC 240.24(D)(E)].
3. ELECTRICAL PANELS AND/OR SUB-PANELS ARE NOT PERMITTED OVER STEPS OF A STAIRWAY. REVISE PLANS ACCORDINGLY. [CEC 240.24(F)].
4. ELECTRICAL RECEPTACLE LOCATION/SPACING IS TO BE IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE. RECEPTACLES ARE REQUIRED AT WALL SPACES 2 FEET OR WIDER, NOT MORE THAN 6 FEET FROM OPENINGS, NOT MORE THAN 12 FEET ON CENTER. THESE RECEPTACLES ARE IN ADDITION TO ANY RECEPTACLE THAT IS PART OF A LUMINAIRE, APPLIANCE, CONTROLLED BY A SWITCH OR LOCATED WITHIN CABINETS OR CUPBOARDS. NOTE THAT FIXED GLAZING PANELS ARE CONSIDERED WALL SPACE FOR PURPOSES OF THIS CODE SECTION. [CEC 210.52(A)(1)(2)].
5. IN KITCHEN, PANTRIES, BREAKFAST ROOMS, DINING ROOMS AND SIMILAR AREAS, COUNTERTOP RECEPTACLES ARE REQUIRED AT EACH SECTION OF COUNTERTOP 12" OR WIDER. RECEPTACLES ARE TO BE SPACED SUCH THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" MEASURED HORIZONTALLY FROM A RECEPTACLE OUTLET IN THAT SPACE. COUNTERTOP SPACE SHALL BE CONSIDERED CONTINUOUS WHEN THE SPACE IS 12" OR DEEPER BEHIND A SINK, COUNTERTOP COOKING UNIT OR RANGE PLACED PARALLEL TO A WALL OR 18" OR DEEPER BEHIND A SINK, COUNTERTOP COOKING UNIT OR RANGE PLACED IN A CORNER CONFIGURATION (THE 18" IS MEASURED TO THE INSIDE CORNER OF THE WALL ALONG A LINE THAT IS PERPENDICULAR TO THE REAR OF THE SINK, COUNTERTOP COOKING UNIT OR RANGE). [CEC 210.52(C)].
6. PROVIDE A MINIMUM OF (1) WATERPROOF/GFCI OUTDOOR RECEPTACLE AT FRONT AND REAR OF STRUCTURE. ALL EXTERIOR OUTLETS SHALL BE WATERPROOF/GFCI OUTDOOR RECEPTACLES. [CEC 210.52 (E)(1)].
7. AT LEAST ONE RECEPTACLE OUTLET, IN ADDITION TO THOSE REQUIRED FOR SPECIFIC EQUIPMENT, SHALL BE INSTALLED IN EACH BASEMENT, IN EACH ATTACHED GARAGE, AND IN EACH DETACHED GARAGE AND/OR ACCESSORY BUILDING WITH ELECTRIC POWER. [CEC 210.52 (G)(1)].
8. IN GARAGES AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED FOR EACH CAR SPACE.[CEC 210.52 (G)(1)].
9. BRANCH CIRCUITS SUPPLYING GARAGE RECEPTACLE(S) SHALL NOT SUPPLY OUTLETS OUTSIDE OF THE GARAGE. [CEC 210.52 (G)(1)].
10. AT LEAST ONE RECEPTACLE OUTLET SHALL BE INSTALLED IN EACH HALLWAY 10 FEET OR MORE IN LENGTH (HALLWAY LENGTH SHALL BE CONSIDERED THE LENGTH ALONG THE CENTERLINE OF THE HALLWAY WITHOUT PASSING THROUGH A DOORWAY). [CEC 210.52(H)]
11. RECEPTACLE OUTLETS ARE REQUIRED WITHIN 3' OF THE OUTSIDE EDGE OF EACH BASIN AND SHALL BE LOCATED ON THE WALL OR PARTITION ADJACENT TO THE BASIN OR IN THE COUNTERTOP. COUNTERTOP RECEPTACLES MUST BE LISTED FOR THAT USE. RECEPTACLES ARE TO BE GFCI PROTECTED. [CEC 210.52]
12. PROVIDE A WATERPROOF/GFCI OUTDOOR RECEPTACLE WITHIN THE PERIMETER OF BALCONIES, DECKS AND PORCHES THAT ARE ATTACHED TO A DWELLING UNIT AND ARE ACCESSIBLE FROM THE INSIDE OF THE DWELLING UNIT WITH A USABLE AREA GREATER THAN 20 SQUARE FEET. [CEC 210.52 (E)(3)].
13. PROVIDE A GFCI 15 OR 20 AMP RECEPTACLE AT UNFINISHED BASEMENT IN ADDITION TO THOSE SPECIFIC FOR EQUIPMENT. [CEC 210.52(G)]
14. PROVIDE AIR CONDITIONING UNIT WITH ANCHORED SEISMIC STRAPPINGS ON MIN. 4" CONCRETE SLAB 3" ABOVE GRADE. INDICATE (1) 6W/1P OUTLET WITHIN 20 FEET OF UNIT AND A DISCONNECT SWITCH BY THE UNIT. [CEC 210.63]
15. ALL KITCHEN COUNTERTOP RECEPTACLES ARE TO BE GFCI PROTECTED. RECEPTACLES WITHIN 6 FEET OF THE OUTSIDE EDGE OF ANY SINK, BATHTUB OR SHOWER STALL AND LAUNDRY AREAS ARE TO BE GFCI PROTECTED. [CEC 210.8]
16. ALL RECEPTACLES IN BATHROOMS TO BE GFCI PROTECTED. [CEC 210.8]
17. RECEPTACLES ON UNDEDICATED CIRCUITS IN GARAGE AND BASEMENTS TO BE GFCI PROTECTED. [CEC 210.8]
18. TAMPER-RESISTANT RECEPTACLES ARE REQUIRED FOR RECEPTACLES THAT ARE 66" AND LESS ABOVE THE FINISHED FLOOR, AND IN ANY OF THE FOLLOWING LOCATIONS: KITCHENS, FAMILY ROOMS, DINING, LIVING ROOMS, LIBRARIES, DEN, BEDROOMS, RECREATION ROOMS, LAUNDRY, OR SIMILAR ROOMS OR WALL SPACE. RECEPTACLES IN A DEDICATED SPACE FOR A REFRIGERATOR, DISHWASHER, OR WASHER/DRYER ARE EXEMPT CEC 406.12, 210.52, & 550.13.

RECEPTACLES WET LOCATIONS

1. ALL RECEPTACLES IN DAMP OR WET LOCATIONS (WP) SHALL BE A LISTED WEATHER-RESISTANT TYPE AND BE GFCI. [CEC 406.4]



PROPOSED CONDOS 1ST FLOOR ELECTRICAL PLAN

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

1" LISTED RACEWAY W/ DEDICATED 208/240 V 40 AMP BRANCH CIRCUIT. THE SERVICE PANEL OR SUB-PANEL SHALL BE IDENTIFY AS THE OVERCURRENT PROTECTIVE SPACE AND SHALL BE PERMANENTLY MARKED AS "EV CAPABLE"

LIGHTING FIXTURES -GENEAREAL REQUIREMENTS I LOCATIONS

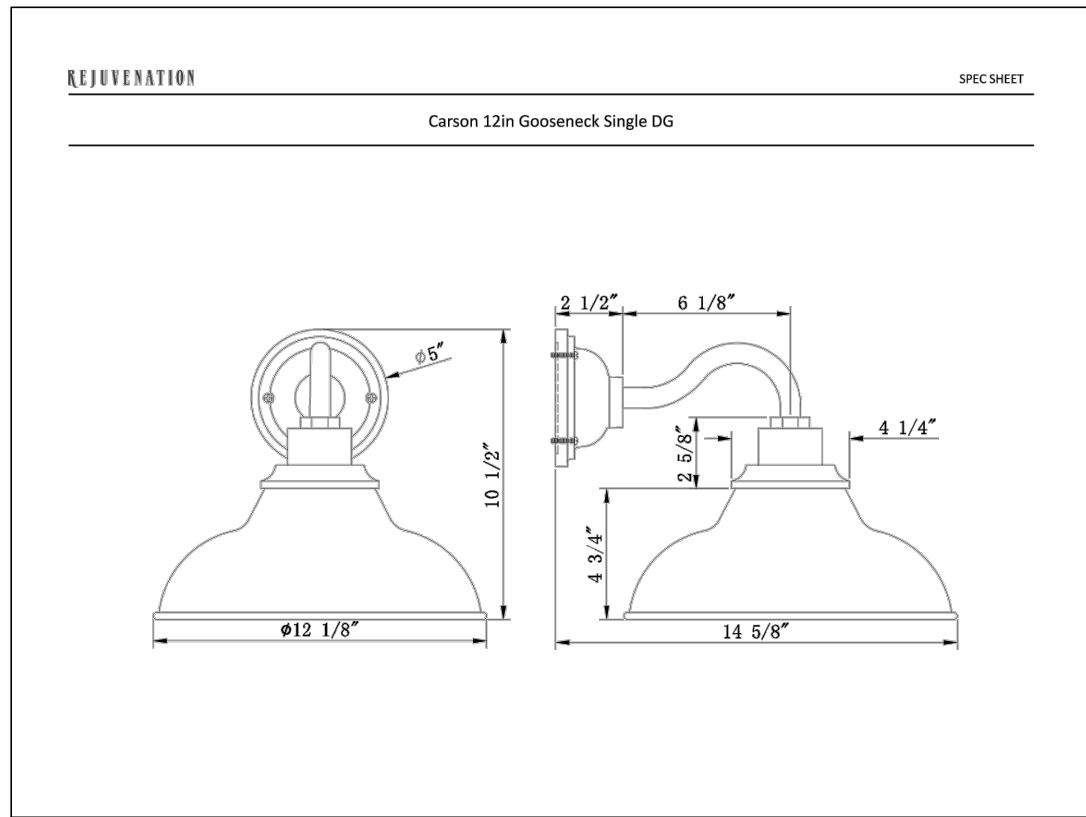
1. PROVIDE A MINIMUM OF ONE WALL SWITCH CONTROLLED LIGHTING OUTLET IN EVERY HABITABLE ROOM: BATHROOM, HALLWAYS, STAIRWAYS, ATTACHED GARAGES, DETACHED GARAGES WITH ELECTRICAL POWER AND EVERY OUTDOOR ENTRANCE OR EXIT WHICH PROVIDES GRADE LEVEL ACCESS. [CEC 210.10]
2. WHERE ONE OR MORE LIGHTING OUTLETS ARE INSTALLED AT INTERIOR STAIRWAYS, THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL. ANY LANDING LEVEL THAT INCLUDES AN ENTRY WAY WHERE THE STAIRWAY BETWEEN FLOOR LEVELS HAS SIX OR MORE RISERS SHALL ALSO BE PROVIDED WITH A SWITCH. [CEC 210.10]

LIGHTING FIXTURES -WET LOCATIONS

1. LIGHTING FIXTURES IN A HYDRO-MASSAGE TUB/SPA SHALL BE RECESSED, NONMETALLIC AND GFCI PROTECTED IF WITHIN 76" OF THE MAXIMUM WATER LEVEL.

ELECTRIC VEHICLE CHARGING STATIONS

1. NEW ONE- AND TWO-FAMILY DWELLINGS WITH ATTACHED PRIVATE GARAGES ARE TO COMPLY WITH SECTION A4.106.4.1 AND SECTION A4.106.4.1.1 OF THE CALIFORNIA GREEN BUILDING STANDARDS CODE TO FACILITATE FUTURE INSTALLATION AND USE OF EV CHARGERS. FOR EACH DWELLING UNIT, INSTALL A MINIMUM 1" INSIDE DIAMETER LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240V BRANCH CIRCUIT. RACEWAY SHALL ORIGINATE AT MAIN OR SUB PANEL AND TERMINATE IN A LISTED BOX IN CLOSE PROXIMITY TO THE PROPOSED EV CHARGER LOCATION. RACEWAYS MUST BE CONTINUOUS AT ENCLOSED, INACCESSIBLE, OR CONCEALED SPACES. SERVICE PANEL SHALL PROVIDE CAPACITY TO INSTALL 40 AMP MINIMUM DEDICATED BRANCH CIRCUIT AND SPACES RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT DEVICE, IDENTIFY THE RESERVED SPACE AND RACEWAY TERMINATION FOR FUTURE EV AS "EV CAPABLE."



ELECTRICAL KEY LEGEND

- SWITCH
- SWITCH WITH VACANCY SENSOR
- SWITCH WITH THREE-WAY DIMMER
- SWITCH WITH THREE WAY
- SWITCH WITH FOUR WAY
- SWITCH WITH DIMMER
- RECESSED LED FIXTURE
- EXTERIOR LED SCENE
W/ MOTION SENSOR AND PHOTOCELL
- LED VANITY LIGHT FIXTURE CONTROLLED BY VACANCY SENSOR CERTIFIED TO COMPLY WITH SECTION 119 (d).
- 1" x 4" RECESSED OR SURFACE-MTD LED LIGHT FIXTURE CONTROLLED BY VACANCY SENSOR CERTIFIED TO COMPLY WITH SECTION 119 (d).
- 50 CFM EXHAUST FAN DUCTED TO THE OUTSIDE WITH LED LIGHT SEE EXHAUST FAN NOTE HEREON.
- GROUND FAULT CIRCUIT INTERRUPTER OUTLET
- GROUND FAULT CIRCUIT INTERRUPTER OUTLET WITH WEATHERPROOF COVER
- ARC FAULT CIRCUIT INTERRUPTER OUTLET
- DUAL FUNCTION CIRCUIT INTERRUPTER OUTLET
- CARBON MONOXIDE ALARM
- SMOKE ALARM W/ 10 YEAR BATTERY BACKUP
- COMBINATION CARBON MONOXIDE / SMOKE ALARM

Outdoor > Outdoor Wall Lights

BESTSELLER

Carson Sconce, 12" Width

\$299 - \$339



1 of 12
Fixture Finish: Carbon

Carbon Matte White

Shade Color: Matte Mulberry

Core

DETAILS YOU'LL APPRECIATE

- Exclusive in-house design
- Copper shades feature a living finish, that with exposure to air and water will develop a beautiful patina over time—eventually transforming into a beautiful greenish hue
- Spun aluminum shade with enamel color and black rim accent
- Hardwired; professional installation recommended
- Conforms to UL standards—this product is rated for use in wet environments
- Suitable for indoor and outdoor use

PRODUCTS SPECIFICATIONS

- Lightweight aluminum fixture
- Copper shades feature a living finish, that with exposure to air and water will develop a beautiful patina over time—eventually transforming into a beautiful greenish hue
- Spun aluminum shade with enamel color and black rim accent
- Hardwired; professional installation recommended
- Conforms to UL standards—this product is rated for use in wet environments
- Suitable for indoor and outdoor use

CARE INSTRUCTIONS

- Wipe clean with a soft, dry cloth or static duster
- Always avoid the use of harsh chemicals or abrasive cleaners as they may cause damage to the fixture's finish

SHOW LESS

rejuvenation.com

OUTDOOR LIGHT FIXTURE

SCALE: NTS

Revisions

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DESIGNS & DRAFTING

SURF COTTAGES CONDOMINIUMS
4716 SEVENTH STREET
CARPINTERIA CA. 93013

Sheet Content

PROPOSED
CONDOS 1ST
FLOOR
ELECTRICAL PLAN

Date:

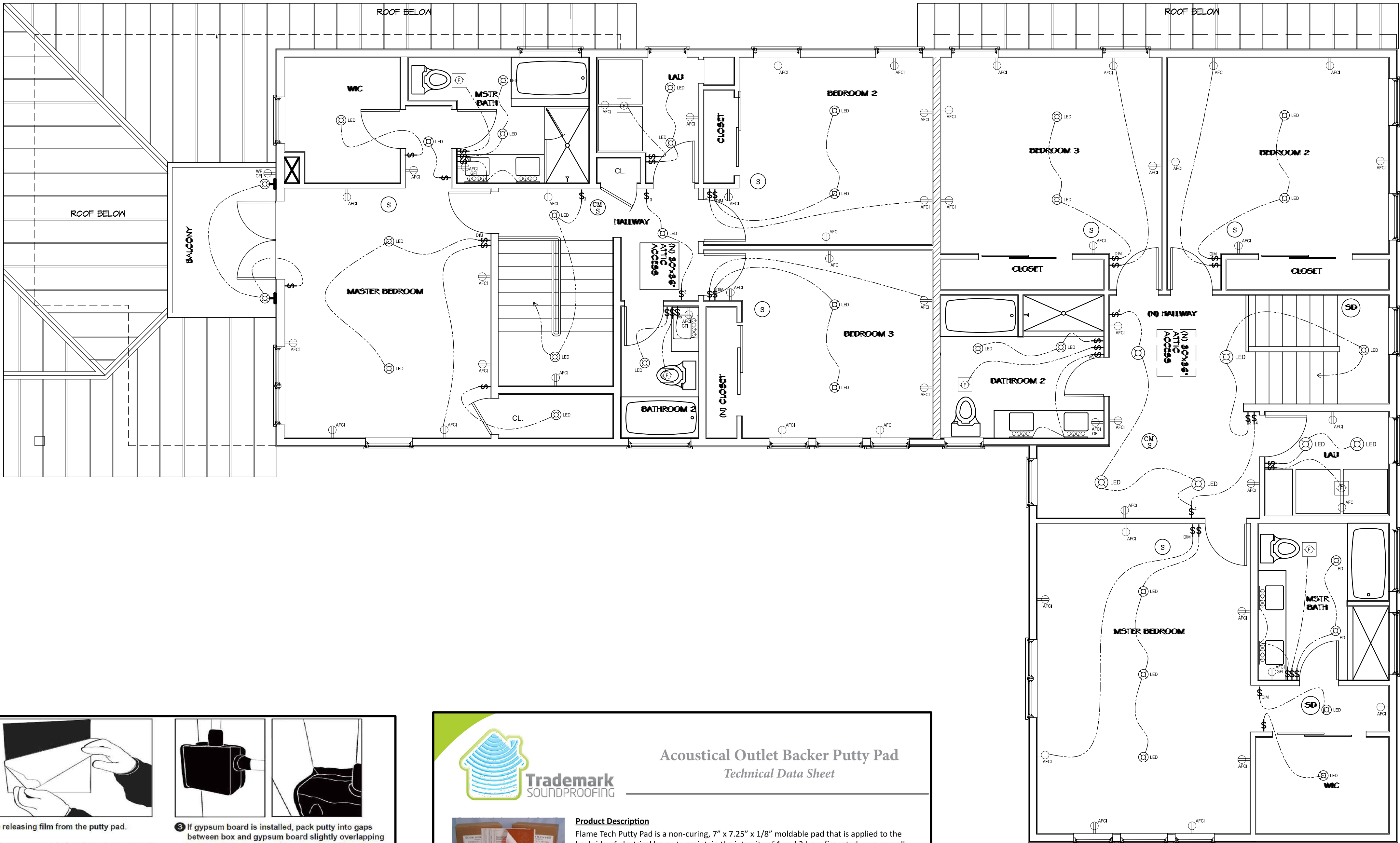
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SMOKE DETECTOR / CARBON MONOXIDE ALARMS

1. PROVIDE 120 VOLT HARD-WIRED, INTERCONNECTED SMOKE ALARMS; (WITH BATTERY BACK-UP) AT ALL NEW CONSTRUCTION PER CRC R314.3. THEY ARE TO BE PROVIDED:
- a) IN EACH SLEEPING ROOM(S).
 - b) ON THE WALL OR CEILING OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - c) MINIMUM OF (1) DETECTOR IN EACH STORY INCLUDING BASEMENTS AND HABITABLE ATTICS (WITH ALARM AUDIBLE IN SLEEPING ROOMS).
2. SMOKE ALARMS:
- SHALL BE PLACED A MIN. OF 20 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE UNLESS LISTED FOR THAT USE (EXCEPTIONS: IONIZATION SMOKE ALARMS WITH AN ALARM SILENCING SWITCH OR PHOTOELECTRIC SMOKE ALARMS MAY BE INSTALLED 10 FEET OR GREATER FROM A PERMANENTLY INSTALLED COOKING APPLIANCE. PHOTOELECTRIC SMOKE ALARMS MAY BE INSTALLED 6 FEET OR GREATER FROM A PERMANENTLY INSTALLED COOKING APPLIANCE WHERE THE KITCHEN OR COOKING AREA AND ADJACENT SPACES HAVE NO CLEAR INTERIOR PARTITIONS AND THE 10 FOOT DISTANCE WOULD PROHIBIT THE PLACEMENT OF A SMOKE ALARM. OR SMOKE DETECTOR REQUIRED BY OTHER SECTIONS OF THE CODE)
 - SHALL, WHERE POSSIBLE, NOT BE PLACED WITHIN 3 FEET HORIZONTALLY OF A DOOR TO A BATHROOM THAT CONTAINS A BATHTUB OR A SHOWER.
 - WHERE STAIRS LEAD TO OTHER OCCUPIED LEVELS, SHALL BE LOCATED SO THAT SMOKE RISING IN THE STAIRWAY CANNOT BE PREVENTED FROM REACHING THE SMOKE ALARM OR SMOKE DETECTOR BY AN INTERVENING DOOR OR OBSTRUCTION.
 - FOR BASEMENTS SHALL BE LOCATED ON THE BASEMENT CEILING NEAR THE ENTRY TO THE STAIRS.
 - FOR TRAY-SHAPED CEILINGS (COFFERED CEILINGS), SHALL BE INSTALLED ON THE HIGHEST PORTION OF THE CEILING OR ON THE SLOPED PORTION OF THE CEILING WITHIN 12 INCHES VERTICALLY DOWN FROM THE HIGHEST POINT.
 - FOR SLOPED CEILINGS WITH BEAMS RUNNING UP THE SLOPE, SHALL BE PLACED ON THE CEILING BETWEEN BEAMS.
 - FOR SLOPED CEILINGS WITH BEAMS RUNNING PARALLEL TO THE RIDGE OR FOR SLOPED CEILINGS WITH BEAM POCKETS FORMED BY INTERSECTING BEAMS, SHALL BE LOCATED AT THE BOTTOM OF THE BEAM.
3. WHEN AN ADDITION OR ALTERATION VALUATION EXCEEDS \$1,000.00, SMOKE DETECTORS ARE REQUIRED TO BE INSTALLED IN EXISTING SLEEPING ROOMS AND AREAS PROVIDING ACCESS TO SLEEPING AREAS IN ADDITION TO THOSE REQUIRED FOR NEW CONSTRUCTION (CRC R314.6). UNLESS THE REPAIR OR REMODEL DOES NOT INVOLVE THE REMOVAL OF WALL AND CEILING FINISHES AND THERE IS NO MEANS OF ACCESS BY MEANS OF AN ATTIC, BASEMENT, OR CRAWLSPACE, ALARMS ARE TO BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THAT INDIVIDUAL UNIT. SMOKE ALARMS SHALL CONTAIN A 10 YR. BATTERY BACKUP.
- THEY ARE TO BE PROVIDED IN FOLLOWING LOCATIONS:
- IN EACH SLEEPING ROOM(S).
 - ON THE WALL OR CEILING OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
 - MINIMUM OF (1) DETECTOR IN EACH STORY INCLUDING BASEMENTS AND HABITABLE ATTICS (WITH ALARM AUDIBLE IN SLEEPING ROOMS).
4. PER CRC R315, PROVIDE 120 VOLT HARD-WIRED, INTERCONNECTED CARBON MONOXIDE ALARM (WITH BATTERY BACK-UP) AT ALL NEW DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES. ALARMS ARE TO BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THAT INDIVIDUAL UNIT.
- THEY ARE TO BE PROVIDED:
- OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS
5. WHEN AN ADDITION OR ALTERATION VALUATION EXCEEDS \$1,000.00, CARBON MONOXIDE ALARM (WITH BATTERY BACK-UP) AT ALL NEW DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES (CRC R315.2). UNLESS THE REPAIR OR REMODEL DOES NOT INVOLVE THE REMOVAL OF WALL AND CEILING FINISHES AND THERE IS NO MEANS OF ACCESS BY MEANS OF AN ATTIC, BASEMENT, OR CRAWLSPACE, ALARMS ARE TO BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM SHALL ACTIVATE ALL OF THE ALARMS IN THAT INDIVIDUAL UNIT.
- THEY ARE TO BE PROVIDED:
- OUTSIDE OF EACH SEPARATE DWELLING UNIT SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOM(S) ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS

EXHAUST FANS

FOR THE PURPOSE OF HUMIDITY CONTROL, BATHROOMS CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION, SHALL BE MECHANICALLY VENTILATED AT A RATE OF 20 CFM FOR CONTINUOUS VENTILATION; OTHERWISE A RATE OF 50 CFM SHALL BE USED FOR INTERMITTENT VENTILATION. AN OPERABLE WINDOW IS NOT A PERMISSIBLE METHOD. EXHAUST AIR SHALL BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.

EXHAUST FANS PROVIDED FOR HUMIDITY CONTROL SHALL MEET THE FOLLOWING:

- ENERGY STAR COMPLIANT, AND

- CONTROLLED BY A HUMIDITY CONTROL UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, HUMIDITY CONTROL SHALL OPERATE AS FOLLOWS (C6B4.506.1):

(A) HUMIDITY CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF A GREATER THAN OR EQUAL TO 50% TO A MAXIMUM OF 80%. THE HUMIDITY CONTROL MAY UTILIZE MANUAL OR AUTOMATIC MEANS OF ADJUSTMENT AND;

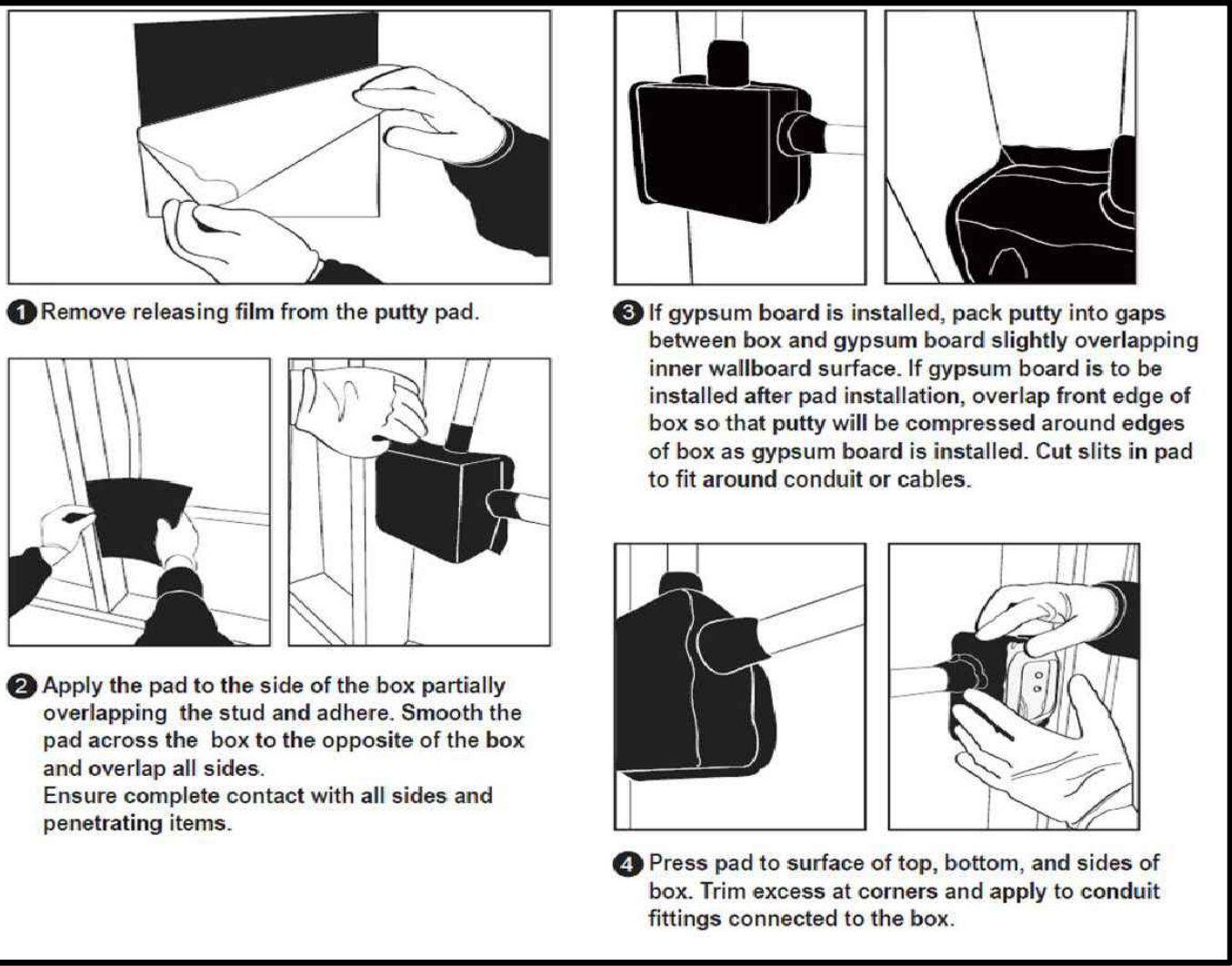
(B) A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL.

- KITCHENS SHALL BE MECHANICALLY VENTED, WHEN USED FOR INTERMITTENT VENTILATION

- A DUCTED RESIDENTIAL EXHAUST HOOD IS REQUIRED. A METAL, SMOOTH INTERIOR SURFACE DUCT REQUIRED ON VENT HOOD OR DOWN DRAFT EXHAUST VENT. ALUMINUM FLEX DUCT NOT APPROVED. PROVIDE BACK DRAFT DAMPER [CMC 504.3]

- MINIMUM 30" VERTICAL CLEARANCE TO COMBUSTIBLES FROM COOK TOP SURFACE. REDUCTION OF CLEARANCE TO 24" IS PERMITTED BY METHODS LISTED IN THE CALIFORNIA MECHANICAL CODE. [CMC 420.3.2]

- KITCHEN LOCAL EXHAUST VENTILATION REQUIRES A MINIMUM RATE OF 100CFM MEETING THE REQUIREMENTS OF ASHRAE 62.2



NOTE:
ELECTRICAL BOXES IN FIRE RATED WALLS SHALL BE WRAPPED WITH FLAME TECH PUTTY PAD

ELECTRICAL COX IN FIRE RATED WALLS

SCALE: NOT TO SCALE



Acoustical Outlet Backer Putty Pad

Technical Data Sheet



Product Description

Flame Tech Putty Pad is a non-curing, 7" x 7.25" x 1/8" moldable pad that is applied to the backside of electrical boxes to maintain the integrity of 1 and 2 hour fire rated gypsum walls. In fire conditions, Flame Tech Putty Pads expand to form an intumescent char that encloses the electrical box and seals off any openings that may allow the spread of flame, smoke, and toxic gases. Flame Tech Putty Pads have been UL tested and classified as a protective material for wall openings for up to 2 hours.

Product Features:

- Non-Curing
- Applied by hand
- 2 hour fire rating
- 49 STC Rating
- Red Color
- No Asbestos fillers
- Long Shelf Life

Material Properties

- Color: Red
- Physical State: Tacky Putty
- Flame Spread: 5
- Smoke Development: 15
- Intumescent Activation: 220° F
- STC Rating: 49*
- Cure Time: Non-Curing.
- Odor: Odorless
- Shelf Life: 24 months
- Specific Gravity: 1.48 g/cc
- Application Method: By Hand

(*Tested in a UL 411 wall assembly/section to ASTM E90)

Limitations

- Do not expose to water
- Do not use where abrasion or physical tampering may be anticipated

Application Procedures

- Remove product label from one side of pad. Align the side of the pad with the electrical box partially overlapping the stud and adhere.
- If the gypsum wallboard is already in place, pack putty into gaps between the electrical box and gypsum wall slightly overlapping the inner wallboard surface. If the wallboard is to be installed after the putty installation, overlap the front edge of the electrical box so that the putty pad will be compressed around the edges of the box as the wallboard is installed. Where cables or conduit are encountered, cut slits in the pad to fit around the obstructions.
- Press pad firmly to surface of top, bottom, and sides of the electrical box.
- Trim excess putty and apply to conduit fittings connected to box. Remove the exposed label. Putty may also be packed inside of conduit fittings to restrict the passage of smoke.

Storage and Shelf Life

When stored in a dry, unopened container in temperatures above freezing and below 120°F Flame Tech Putty Pads have a shelf life of 24 months from the date of shipment. Containers should always be kept sealed when not in use. Ensure stock is rotated.

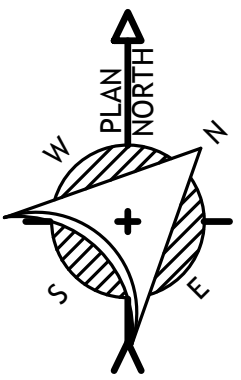
Users Please Read

Manufacturer only warrants that product will meet its specifications. Proper use and application of product is the user's responsibility as it relates to consultation of the building municipality having jurisdiction. Manufacturer offers only a purchase price refund or replacement.

1448 Horton Drive, Suite B
Monsey, New York, 10952

Phone: 845.352.3200
Fax: 845.367.4657

www.TMSoundproofing.com



PROPOSED CONDOS
2ND FLOOR ELECTRICAL PLAN

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

Revisions

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AR
DESIGNS &
DRAFTING

SURF COTTAGES CONDOMINIUMS
4716 SEVENTH STREET
CARPINTERIA CA. 93013

Sheet Content

PROPOSED
CONDOS 2ND
FLOOR
ELECTRICAL PLAN

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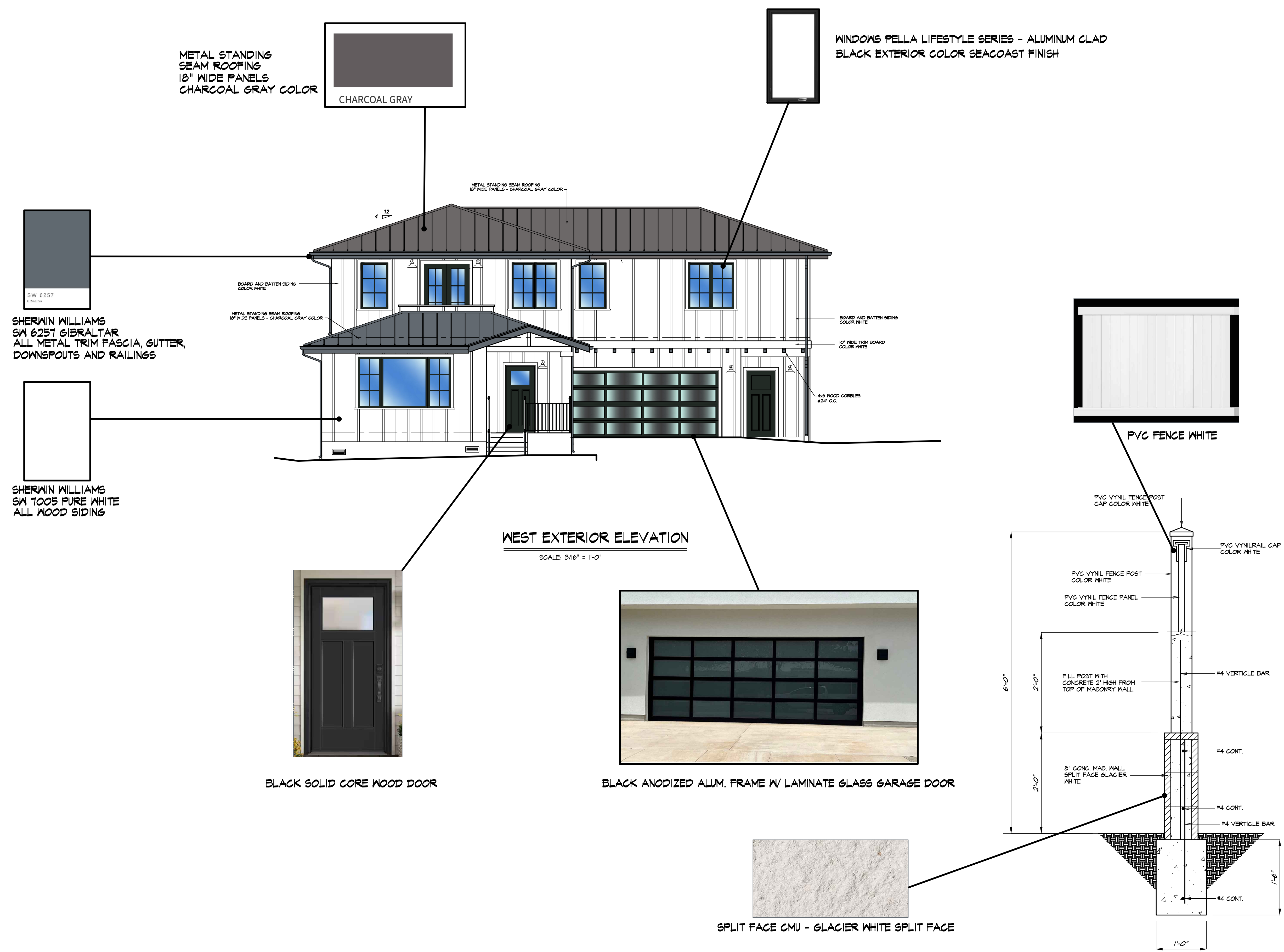
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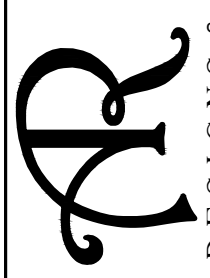
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EXTERIOR COLOR BOARD



Revisions

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 **DESIGNS & DRAFTING**

SURF COTTAGES CONDOMINIUMS
4716 SEVENTH STREET
CARPINTERIA CA. 93013

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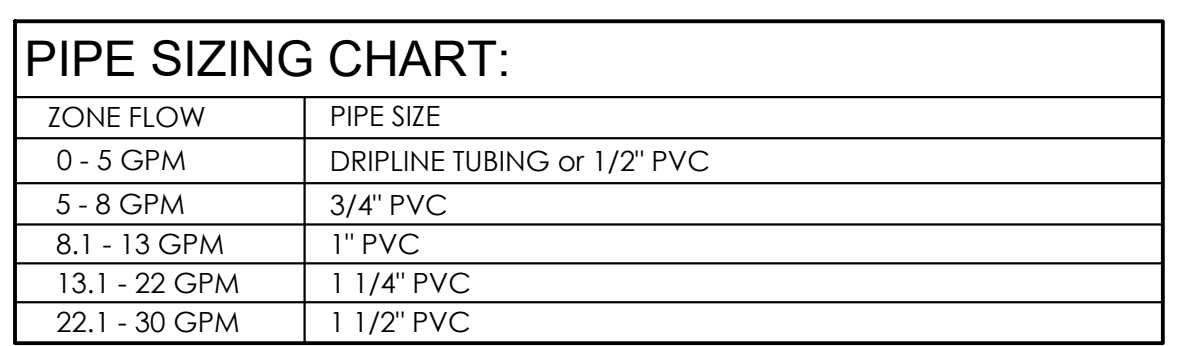
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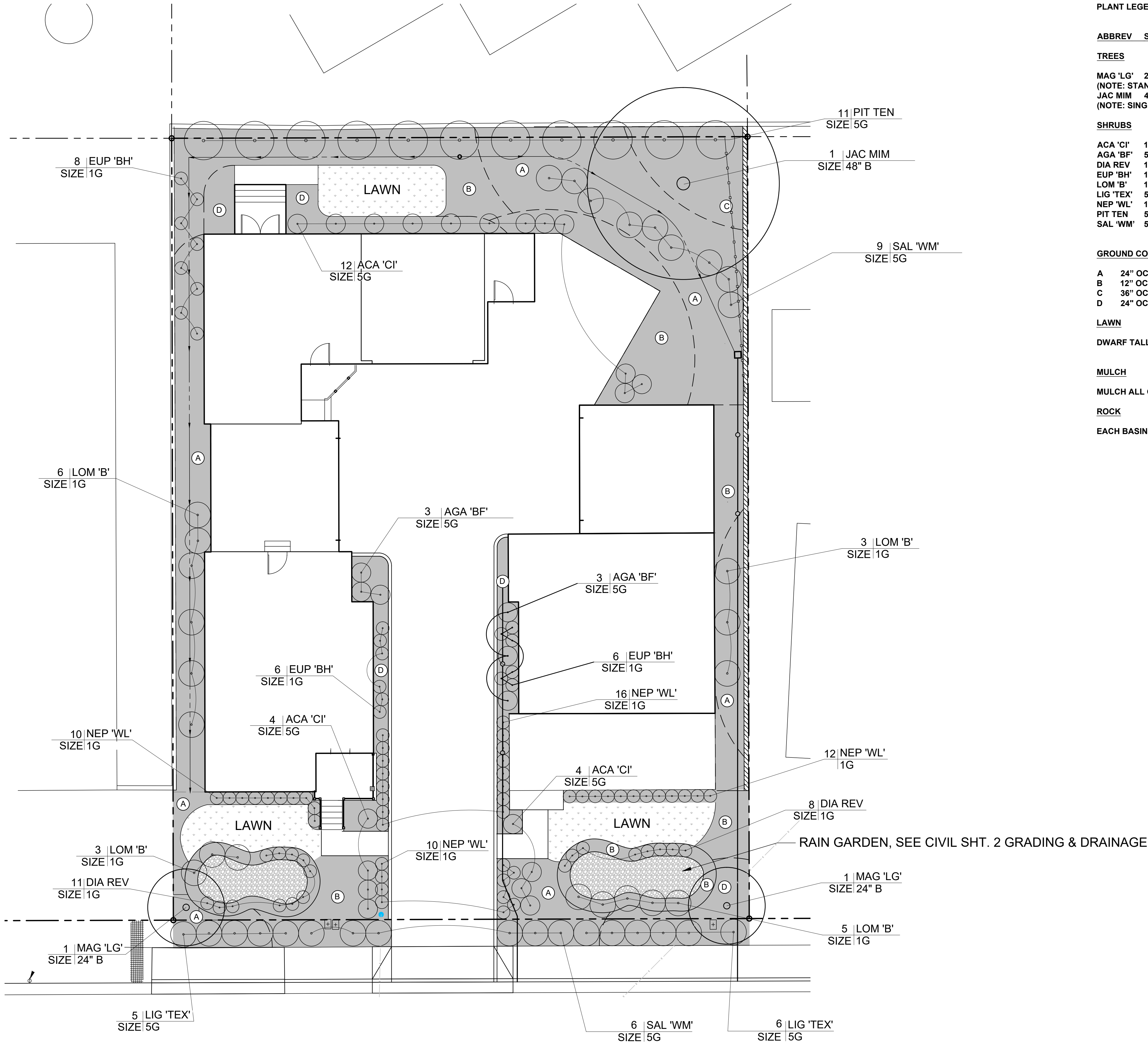
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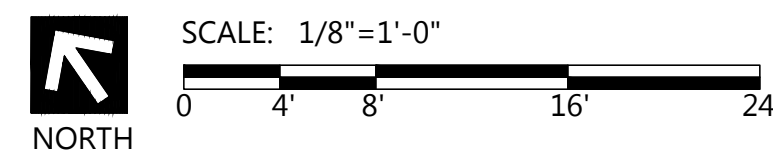


 SCALE: 1/8"=1'-0"

0 4' 8' 16' 24'



PLANT LEGEND				
ABBREV	SIZE	BOTANICAL NAME / COMMON NAME	WUCOLS RATING	
<u>TREES</u>				
MAG 'LG'	24"B	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM MAGNOLIA (NOTE: STANDARD/SINGLE TRUNK)		
JAC MIM	48" B	JACARANDA MIMOSIFOLIA / JACARANADA (NOTE: SINGLE/STANDARD TRUNK)		
<u>SHRUBS</u>				
ACA 'CI'	1G	ACACIA COGNATA 'COUSIN ITT' / COUSIN ITT WATTLE		
AGA 'BF'	5G	AGAVE BLUE FLAME / BLUE FLAME AGAVE		
DIA REV	1G	DIANELLA REVOLUTA 'LITTLE REV' / FLAX LILY		
EUP 'BH'	1G	EUPHORBIA NICAENSIS X 'BLUE HAZE' / BLUE HAZE SPRUGE		
LOM 'B'	1G	LOMANDRA LONGIFOLIA 'BREEZE' / BASKET GRASS		
LIG 'TEX'	5G	LIGUSTRUM JAPONICUM 'TEXANUM' / TEXANUM WAXLEAF PRIVET (BUSH)		
NEP 'WL'	1G	NEPETA X FAASSENII 'WALKER'S LOW' / WALKER'S LOW CATMINT		
PIT TEN	5G	PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN' / SILVER SHEEN KOHUHU		
SAL 'WM'	5G	SALVIA 'WHITE MISCHIEF' / WHITE MISCHIEF MEXICAN BUSH SAGE		
<u>GROUND COVER</u>				
A	24" OC	1G DIANELLA REVOLUTA 'LITTLE REV' / FLAX LILY		
B	12" OC	1G CAREX FLACCA 'BLUE ZINGER' / BLUE SEDGE		
C	36" OC	1G LOMANDRA LONGIFOLIA BREEZE / BASKET GRASS		
D	24" OC	1G PENSTEMON GLOXINOIDES 'FIREBIRD' / FIREBIRD PENSTEMON		
<u>LAWN</u>				
DWARF TALL FESCUE, 'BONSAI', OR APPROVED EQUAL				
<u>MULCH</u>				
MULCH ALL GROUND COVER AND PLANTER AREAS WITH 3" MINIMUM LAYER 'WALK-ON' BARK.				
<u>ROCK</u>				
EACH BASIN OF RAIN GARDENS TO BE FILLED WITH 1 - 2 " OF NOYO COBBLE				



Contour

Landscape Architecture

Gregory Ross, PLA

Landscape Architect

Registration Number:#6541

555 Chorro St. Ste B

San Luis Obispo, CA 93405

(805) 748-6732

LICENSE STAMP:

LICENSED LANDSCAPE ARCHITECT

Gregory A. Ross, PLA

Signature

06/30/23

RENEWED 12/16

12/10/20

DATE

STATE OF CALIFORNIA

THESE PLANS, SPECIFICATIONS, AND DESIGNS ARE PROPERTY OF CONTOUR LANDSCAPE ARCHITECTURE. THE USE AND PUBLICATION OF THESE PLANS, SPECIFICATIONS, AND DESIGNS SHALL BE RESTRICTED TO THE ORIGINAL SITE AND PHASE FOR WHICH THEY WERE PREPARED AND TITLE THERETO REMAINS WITH CONTOUR LANDSCAPE ARCHITECTURE. USE WITHOUT THE WRITTEN CONSENT OF CONTOUR LANDSCAPE ARCHITECTURE, IS STRICTLY PROHIBITED.

VISUAL CONTACT CONSTITUTES ACCEPTANCE OF THESE RESTRICTIONS.

PLANTING PLAN

Project Name: 7TH STREET

Address: 4716 7th St., Carpinteria, CA 93013

Owner: Michael Haber

REVISIONS:

NO.	DATE	DESCRIPTION
1		

DRAWN BY:

NH

CHECKED BY:

GR

DATE:

1/13/2026

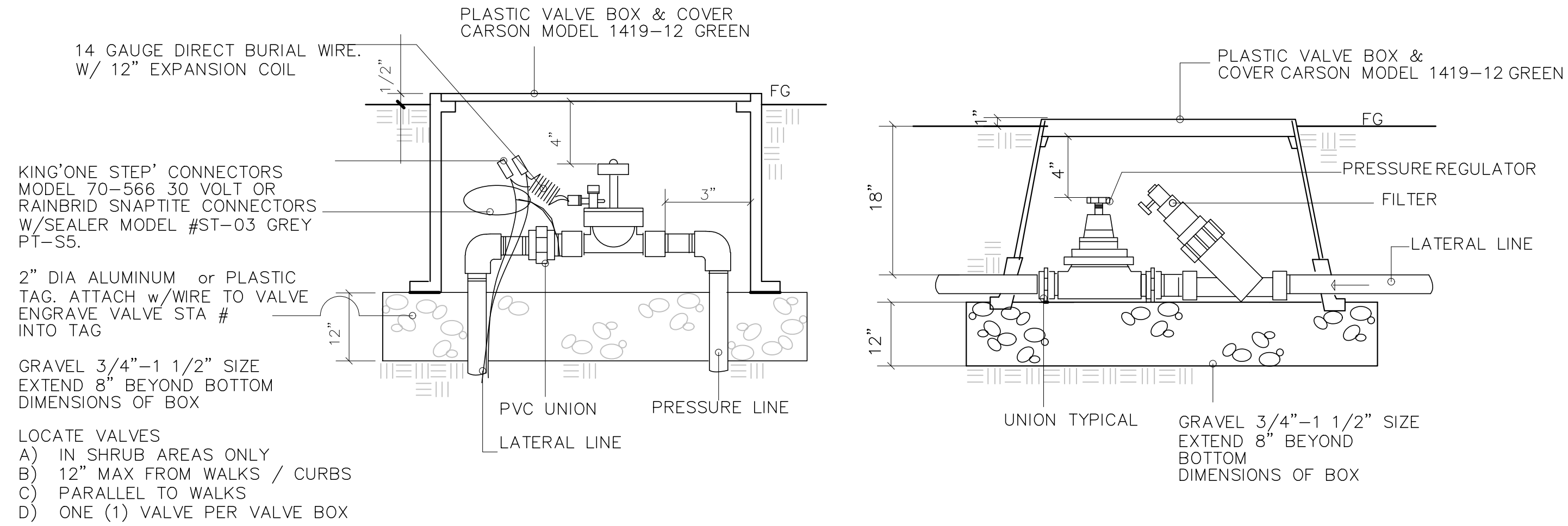
PROJECT #:

25005-7TH STREET

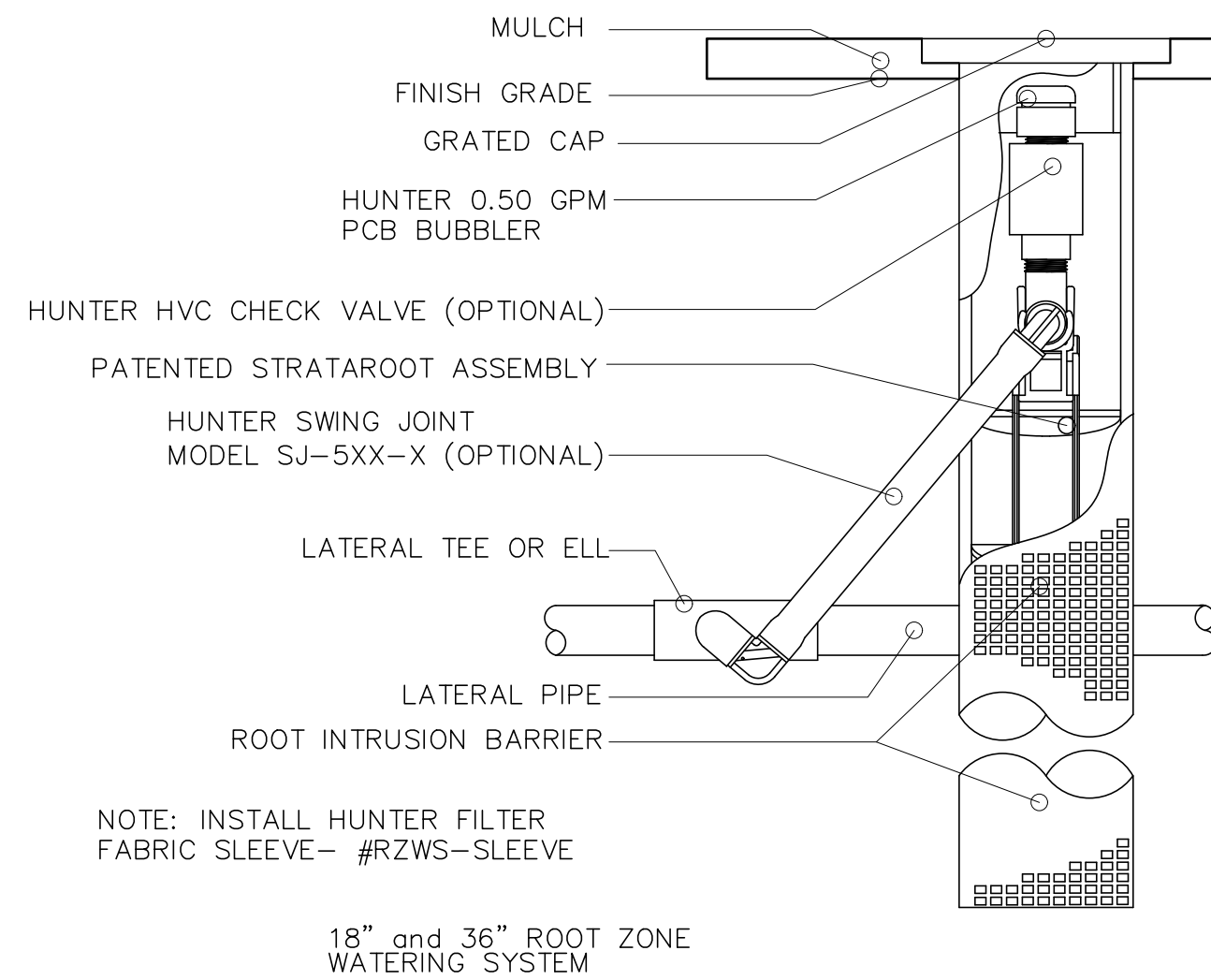
SHEET #:

L-3

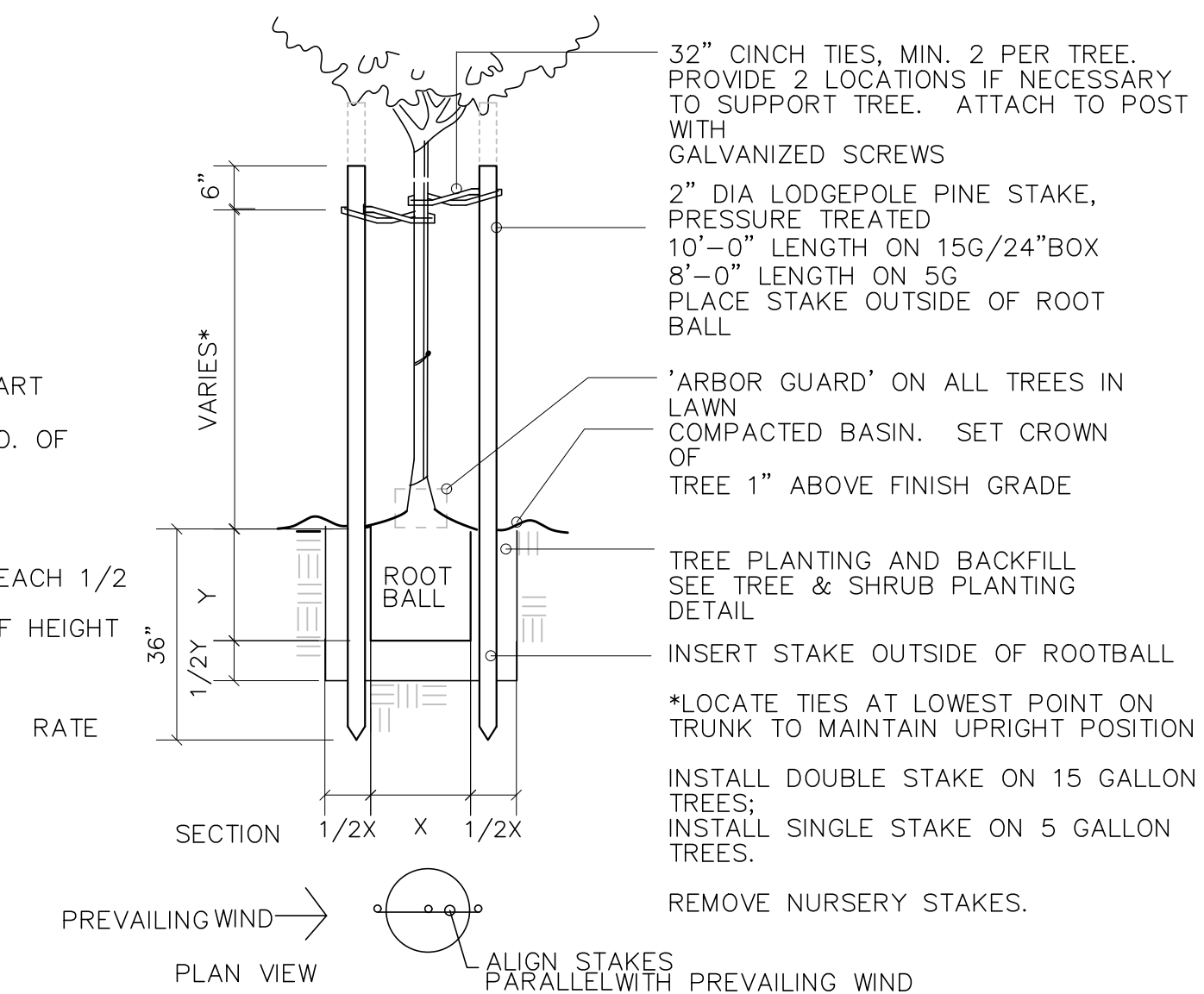
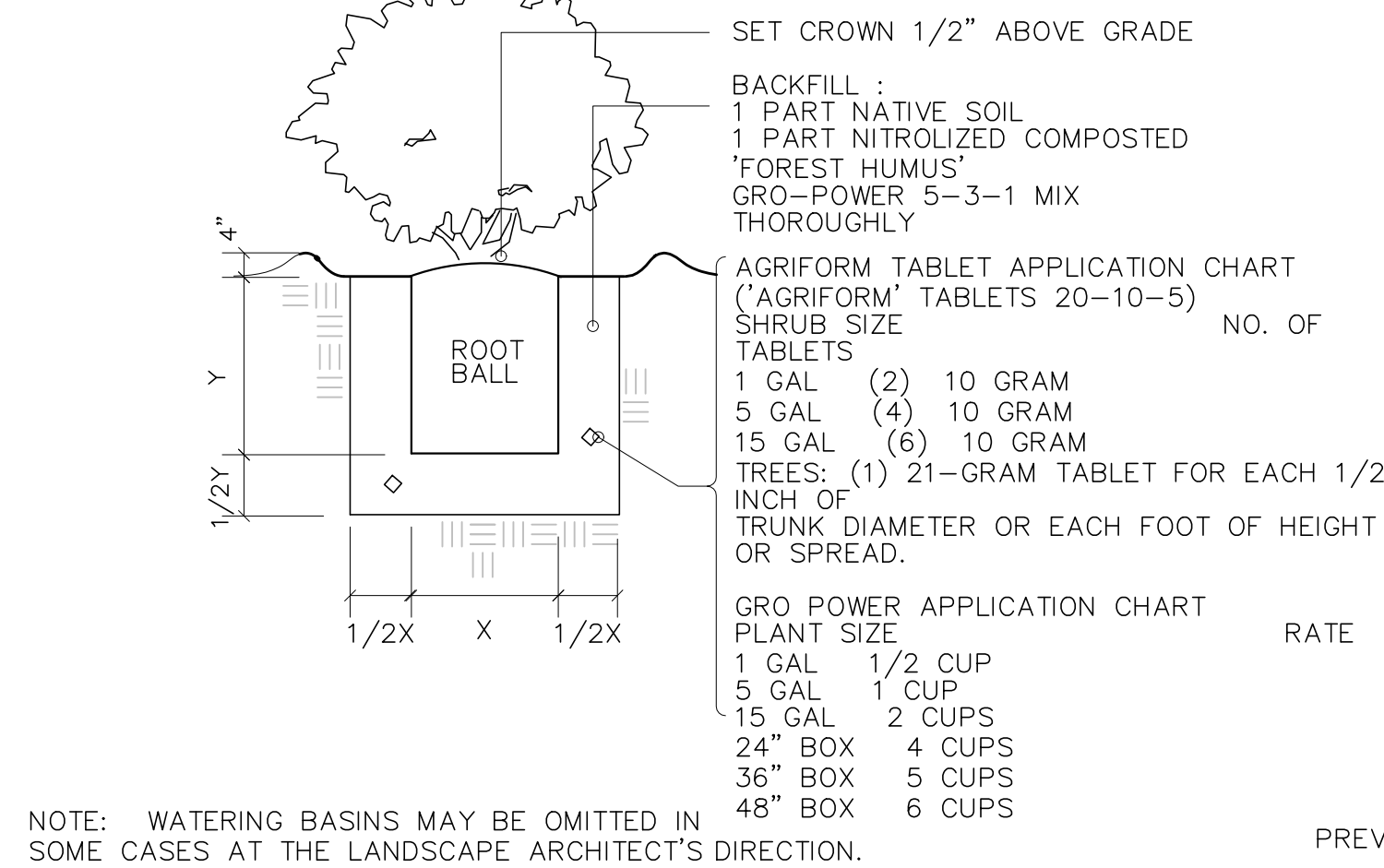
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10) FILTER AND REGULATOR



20 PRESSURE VACUUM ASSEMBLY



30 TREE PLANTING

Attachment B

Story Pole Photos taken 1/20/2026



View of front of property, 7th St.









View looking northwest at project site



View looking southeast at project site





View looking south from 8th Street

