



City of Carpinteria
Architectural Review Board Agenda
Thursday, March 12, 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: Aliso School Kindergarten Building, Project #25-2329-DP/CDP/ARB
Address: 4545 Carpinteria Avenue
Applicant: Jason Kaff, CUSD Assistant Superintendent
Planner: Megan Musolf

Request of Robert Robles, agent and architect, for Jason Kaff, Carpinteria Unified School District Assistant Superintendent, for final review of a proposed new kindergarten classroom building. The proposed building would replace the five portable structures removed from the site. The building would be 6,467 square feet and would consist of four classrooms, one staff and five student restrooms, and a raised courtyard area. The maximum height of the new building would be 27 feet 10 inches. Existing playgrounds would remain. The adjacent parking area would be partially re-striped to accommodate ADA-compliant parking spaces and the required fire truck turning radius, resulting in a net loss of five spaces. New landscape and hardscape would be installed around the proposed building. The project site, Aliso School campus, is 7.79 acres, zoned Community Facility (CF) and is addressed as 4545 Carpinteria Avenue, APNs 003-230-011, 003-230-018, and 003-230-016.

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 March 5, 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 March 12, 2026**

Agenda Item #1

**COMMUNITY DEVELOPMENT DEPARTMENT
PROJECT REVIEW**

Project: 25-2329-DPR/CDP/ARB
Address: 4545 Carpinteria Ave
APN: 003-230-018, 003-230-016, and 003-230-011
Zoning: Community Facility (CF)
Applicant: Robert Robles for Jason Kaff, CUSD

Planner: Megan Musolf

Project Review: ☐ Conceptual
☐ Preliminary
☒ Final

PROJECT DESCRIPTION

This is a final review of a proposal to construct a new single-story, 6,467 square foot building on the eastern side of the Aliso Elementary School campus, consisting of four classrooms, a courtyard, five student restrooms, and one staff restroom. All existing portable classroom structures would be removed from the campus—to date, five been removed to accommodate the new building, and two are to be removed on the west side of the campus. The maximum building height would be 27’ 10”, at the top of the cupolas. The project would require approximately 700 cubic yards of cut, and 600 cubic yards of fill, with a net export of 100 cubic yards. The eastern school parking lot would be partially re-striped to accommodate new proposed paving and landscaping, and to meet fire access requirements, resulting in a net loss of five spaces. The site would be accessed via existing driveways off of Seventh Street. The proposed building is intended to accommodate the school’s kindergarten grade. It would be oriented to face west (inward to the campus and grass field) and would form a “C” shape. All classroom doors would face inward to the central courtyard. Existing adjacent playground areas would remain to serve students in the proposed building.

Architectural, civil, and landscape plans approved by the Division of State Architect (DSA) are provided as Attachment A. Colors and materials are provided on Sheet A5.0.

PROJECT HISTORY

In 2017, the Planning Commission reviewed and approved a Development Plan/Coastal Development Permit (DP/CDP) application for an Aliso School Master Plan, funded by Measure U (2014), which envisioned a new parking and drop-off layout for the school and removal of portable classroom structures to be replaced by modular (but permanent) buildings. After purchasing and installing some modular classroom buildings at Carpinteria Middle School and Canalino Elementary School, CUSD pursued a different route for Aliso School, opting instead for a single built-in-place classroom facility that could contain all kindergarten instruction and student facilities. Accordingly, the proposed project reflects a revision to the previously-approved Master Plan.

Preliminary ARB Review

The proposed kindergarten building and associated site improvements were reviewed by the ARB On July 31, 2025 (see [Attachment C](#) for an excerpt of the preliminary plans). Staff presented the project as a combined preliminary-final review. The ARB made the following comments and recommendations for the building:

- The building felt “institutional,” “bulky,” and “sterile.”
- The Board suggested methods to soften the building’s appearance, including recessing the windows more and adding trim or tile around them, placing a tile pattern on blank façades, and incorporating other small architectural details that would not greatly increase the project cost.
- The architecture should incorporate more “whimsy,” as a building meant for young children.
- The Board had varying comments regarding the cupolas.¹ Feedback included that the cupolas’ proportions felt off and that they were too “heavy,” or that they were out of place on the proposed building. A Boardmember suggested introducing variation in style to incorporate “whimsy”.
- Comments on plant choices: Tipuana Tipu trees damage pavement, Chinese evergreen elms drop considerable litter, Heuchera are easily trampled by children, and salvia look “leggy” after blooming (recommended a more “self-cleaning” plant).

The ARB felt that the project was not suited for a combined preliminary/final review, and voted 5-0 to recommend preliminary approval of the project to the Planning Commission, with their comments attached. A copy of the minutes from the July 31, 2025 ARB meeting is included as [Attachment B](#).

Planning Commission Review

The plans were updated prior to Planning Commission review in response to the ARB’s comments. As there were no additional architectural changes made following Planning Commission, these changes are discussed below under Project Analysis.

The Planning Commission reviewed the project at their October 6, 2025 meeting. At the meeting, no public comment letters were submitted. Public comment was made by Patrick O’Connor expressing concern about the Division of the State Architect (DSA) review process, and on-site traffic management shown in the approved Master Plan but not in the proposed project. The Planning Commission expressed support for replacing the aging portable classrooms and supported the project. The Commission approved the project on a 3-0-2 vote (Benefeld and La Fevers absent), with one new Condition of Approval that if the exterior architecture were to change during the DSA approval process, the project would return to the ARB for an additional hearing. A copy of the draft minutes from the October 6, 2025 Planning Commission meeting is included as [Attachment D](#).

Project Processing for Public School Facilities

The project is part of a public school facility, placing the authority for building plan check and building permits on the California Division of the State Architect (DSA). The DSA reviewed the project for compliance with State safety regulations and building codes, including stormwater management and

¹ The project architect clarified at the July 31, 2025 ARB meeting that the cupolas are not skylights/do not let natural light in; instead, they house ventilation equipment.

water-efficient landscaping requirements, and approved the project on October 28, 2025. Due to its location in the Coastal Zone and a Special Flood Hazard Zone, the project requires a Coastal Development Permit (PC approved 10/6/25) and Engineering Permit (Public Works approved grading permit 2/23/26) from the City. City staff worked with the project applicant team to allow preliminary grading and site preparation to begin prior to Final ARB Review in order to ensure the project stays on schedule and within CUSD's bond-funded budget.

PROJECT ANALYSIS

Overall, staff is supportive of the project and believes it has adequately addressed the ARB's previous comments. Changes made in response to the ARB's comments are outlined below.

Design Review

The proposed kindergarten building would incorporate many of the same design features of the existing built-in-place Aliso School buildings. Colors and materials for the proposed building would match existing buildings: white plaster exterior walls ("Instant Classic," eggshell finish), blue green-colored window trim and doors ("Oasis Blue," eggshell finish), aqua-tinted window glass, and red clay mission tile roofing. The building's base would be a light grey cement plaster ("Riverbed," eggshell finish), providing some contrast with the dominant white plaster on the exterior walls. Differing from the existing buildings, the project would feature hip roofs instead of gable roofs, and would have four square cupolas, one above each classroom. Each cupola would have a louver on each side, covered by a square grille painted to match the red tile roof ("Red Hook," eggshell finish). The center classrooms would have a covered walkway with colonnades supporting overhead rafters that would extend over the classroom entrances.

The proposed kindergarten building would be elevated above the existing grade consistent with flood control and safety standards. The building consists of three sections that form a "C" shaped structure surrounding a common raised platform courtyard. The new classrooms are accessed from the surrounding at-grade areas of the schoolgrounds by two new ramps, one from the north, and one from the south that meet with the new courtyard at the center. The northern- and southern-most building sections would each have one classroom and the larger connecting section would have two classrooms, plus a staff restroom and additional student restroom. Each of the four classrooms would have two exterior doors facing into the courtyard. Each classroom's restroom would have a small, opaque clerestory window.

The building's northernmost and southernmost exterior walls would feature a large, recessed rectangular window with a decorative curved head. On the western elevation, simple metal railings with pickets and larger rectangular plastered posts would line the side of the ramp located away from the wall. The same metal railing would enclose the courtyard adjacent to the ramp below.

The project proposes new hardscape and landscaping on all sides of the kindergarten building. Proposed landscaping would incorporate a mixture of shrubs, ornamental grasses, and groundcovers, with trees planted near building corners. Seven existing trees within the new building footprint would be removed. Two planters in the courtyard would incorporate greenery into the raised outdoor portion of the proposed building. Three pole-mounted exterior lights are proposed and would match the existing exterior lights on the Aliso campus.

ARB Comments Addressed

ARB members noted the building felt “institutional,” “bulky,” and “sterile.” Suggested to soften the building’s appearance— recess the windows more, add trim or tile around them, place a tile pattern on blank façades, or incorporate other small architectural details that would not greatly increase the project cost. Incorporate more “whimsy,” for a building meant for young children.

In response, cornices and corbels have been added to the top of the large windows on the west elevation and the two outermost windows on the east elevation, reducing the “sterile” feel (see Attachment A Sheet A 3.0). A tile pattern with green and brown tones was added to the west elevation between the windows, and at the front center of the ramp, helping to break up larger blank surfaces. Concrete grilles on the cupolas and bathroom windows, previously the same white color as the primary exterior paint, were switched to a terra-cotta color to match the roof and add more contrast.

The ARB provided varying comments regarding the cupolas, including that the cupolas’ proportions felt off and that they were too “heavy,” or that they were out of place on the proposed building. A Boardmember suggested introducing variation in style between the cupolas.

In response, the footprint of each cupola was reduced (5’ 2” wide to 4’ 6” wide) and height was increased slightly (27’ 4” to 27’ 10”), lessening the perceived massing on the roof and making the cupolas feel less “plopped on.” The cupola roof material was switched to standing seam metal with a brass finial at the top. The differing colors and materials add additional character to the cupolas, lessening the “institutional” and bulky feel to the structures (see Attachment A Sheet A 5.0 for colors and finishes).

Comments on plant choices: Tipuana tipu trees damage pavement, Chinese evergreen elms drop considerable litter, coral bells are easily trampled by children, and marine blue sage look “leggy” after blooming (recommended a more “self-cleaning” plant).

In response, Tipuana tipu and Chinese evergreen elm trees were removed from the landscaping plan, and Marina arbutus and Brisbane box trees were added. The sage shrubs were also removed, and replaced with dwarf bottlebrush (see Attachment A Sheet L2). The applicant opted to maintain the coral bells, noting that they would only be planted in raised planters, along the ramp frontage, or on the rear side of the building, placing them outside the pedestrian path of travel and unlikely to be stepped on. The applicant additionally confirmed that all selected plants are drought-tolerant and low-maintenance, and have been reviewed and approved by CUSD. Ongoing, seasonally appropriate maintenance will remain part of campus operations.

In summary, Staff feels the project has adequately responded to ARB comments. Small but noticeable changes (tile details, grille colors, cupola sizes and roof materials) have added interest and character, while keeping costs for CUSD low.

The Board should comment on the design and architecture of the proposed structure, as well as the selection of landscape and hardscape materials, and the exterior lighting fixtures.

SUMMARY OF ISSUES

- Response to Preliminary ARB comments
- Final colors and materials

RECOMMENDATION

The Board should receive public comment and provide comments on the identified issue areas. If the Board finds that the project has adequately responded to previous ARB comments, and that the plans are adequate for final review, the Board should recommend final approval to the Community Development Director.

ATTACHMENTS

- Attachment A- Final Architectural, Civil, and Landscape Plans, approved by DSA
Attachment B- ARB Meeting Minutes from July 31, 2025
Attachment C- Excerpt from Plans Presented at Preliminary ARB Hearing (Superseded)
Attachment D- Planning Commission Meeting Minutes from October 6, 2025 (Draft)

Attachment A:
Final Architectural, Civil, and
Landscape Plans, approved
by DSA

PARKING RATIO CALCULATION

(E) TOTAL STANDARD STALLS: (30) SPACES
TOTAL ACCESSIBLE STALLS: (2) SPACES (INCLUDES ONE VAN ACCESSIBLE)
ACCESSIBLE PARKING STALLS REQUIRED PER CBC TABLE 11B-208.2 =
(2) MINIMUM (O.K. (2) PROVIDED)

ALLOWABLE BUILDING AREA ANALYSIS (2022 CBC)

AREA	OCC GROUP	CONST TYPE	FIRE SPRINKLERS (AFSS)	STORIES (NOTE #1)	BLDG HEIGHT (FT) (NOTE #2)	A ¹ (SF) (NOTE #3)	TOTAL BLDG AREA (SF) (NOTE #4)	TOTAL EXT. WALL FOOTPRINT AREA (SF) (NOTE #5)
NEW KINDERGARTEN BUILDING "H"	E	V-B	YES	1	18.1	9,500	7,563 [O.K. < 9,500]	6,403

NOTES:
1. NUMBER OF STORIES ABOVE GRADE PLANE.
2. VERTICAL DISTANCE FROM GRADE PLANE TO AVERAGE HEIGHT OF HIGHEST ROOF SURFACE.
3. A¹ = TABULAR BUILDING AREA PER STORY (CBC TABLE 506.2).
4. INCLUDES AREAS WITHIN THE HORIZONTAL PROJECTION OF THE ROOF ABOVE, AS DEFINED IN CBC SECTION 202 "AREA, BUILDING".
5. SEE "CODE PLAN GENERAL NOTE" #1.

MINIMUM PROJECTION DISTANCE (2022 CBC TABLE 705.2)

FIRE SEPARATION DISTANCES (FSD) ARE GREATER THAN 5 FEET (SEE "CODE PLAN" BELOW)
PER CBC TABLE 705.2, MINIMUM DISTANCE FROM REAL OR ASSUMED PROPERTY LINE TO PROJECTION IS 40-INCHES [O.K. >40-INCHES PROVIDED, SEE "CODE PLAN" BELOW]

FIRE HYDRANT FLOW TEST SUMMARY

MARK	CARPINTERIA CITY HYDRANT #	FIRE FLOW (GPM @ 20 PSI DERIVED FROM TESTING)	SEE
Q.1	FH NO. 182	1,637	2 G1.0

OCCUPANT LOAD & EXIT CALCULATIONS

SEE "CODE FLOOR PLAN": 1 G2.0

FIRE HAZARD ZONE CLASSIFICATION

THIS SCHOOL CAMPUS IS NOT WITHIN A DESIGNATED FIRE HAZARD SEVERITY ZONE (FHSZ) AND THE PROJECT IS NOT REQUIRED TO MEET THE REQUIREMENTS OF CBC CHAPTER 7A FOR WILDLAND INTERFACE AREA (WIFA)

CODE PLAN GENERAL NOTES

- THE "EXT. WALL FOOTPRINT AREA" IS DEFINED AS THE AREA CALCULATED BY MEASURING TO THE OUTSIDE FACES OF EXTERIOR WALLS OF THE BUILDING ENVELOPE.
- THE PARKING LOT SERVING NEW KINDERGARTEN BUILDING "H" IS AN EXISTING PARKING LOT THAT IS CURRENTLY SERVING THE EXISTING KINDERGARTEN RELOCATABLE CLASSROOM BUILDINGS THAT ARE TO BE REMOVED FROM CAMPUS AND/OR DEMOLISHED (SEE SHEET A1.0 FOR MORE INFO).
- WASTE MANAGEMENT COMPANY: UTILIZE A WASTE MANAGEMENT COMPANY THAT CAN PROVIDE VERIFIABLE DOCUMENTATION THAT THE PERCENTAGE OF CONSTRUCTION AND DEMOLITION WASTE MATERIAL DIVERTED FROM LANDFILL COMPLIES WITH CAL-GREEN SECTION 5408. NOTE: THE OWNER OR CONTRACTOR SHALL MAKE THE DETERMINATION IF THE CONSTRUCTION AND DEMOLITION WASTE MATERIAL WILL BE DIVERTED BY A WASTE MANAGEMENT COMPANY.
- WASTE STREAM REDUCTION ALTERNATIVE: THE COMBINED WEIGHT OF NEW CONSTRUCTION DISPOSAL THAT DOES NOT EXCEED TWO POUNDS PER SQUARE FOOT OF BUILDING AREA MAY BE DEEMED TO MEET THE 65 PERCENT MINIMUM REQUIREMENT.

CODE PLAN KEYNOTES

- LINE OF BUILDING FOOTPRINT TO FACE OF EXTERIOR WALLS
- AGGREGATE OF OPENINGS ON THIS WALL IS 15% (UNDER 45% MAX) THEREFORE IT COMPLIES W/ CBC TABLE 705.8
- THIS WALL REPRESENTS THE "WORST-CASE" (I.E. SHORTEST) FIRE SEPARATION DISTANCE SINCE THE DISTANCE IS GREATER THAN 10 FEET, FIRE-RATED EXTERIOR WALLS ARE NOT REQUIRED AS PER CBC TABLE 705.1. NO OPENINGS ON THIS WALL (UNDER 45% MAX) THEREFORE IT COMPLIES W/ CBC TABLE 705.8
- FIRE SEPARATION DISTANCE IS GREATER THAN 30 FT, THEREFORE THERE ARE NO LIMITS TO OPENINGS ON THIS WALL (PER CBC TABLE 705.8)
- KINDERGARTEN BUILDING SAFE DISPERSAL AREA OF 1,200 SF (200 OCCUPANTS x 6 SF/OCCUPANT = 1180 MIN AREA)
- UNDERGROUND 4" Ø FIRE SERVICE SUPPLY PIPE TO WATER MAIN IN STREET (SEE FIRE PROTECTION & CIVIL DWGS.)
- FIRE SPRINKLER BACKFLOW PREVENTION DEVICE AND FIRE DEPARTMENT CONNECTION (SEE FIRE PROTECTION & CIVIL DWGS.)
- FIRE TRUCK TURNING SWITCHBACK PER CARPINTERIA-SUMMERLAND FIRE PROTECTION DISTRICT STANDARDS
- KNOX-BOX FOR FIRE DEPARTMENT ACCESS THROUGH GATE (MOUNT TO EMBEDDED GATE POST)
- UNDERGROUND 4" Ø PIPE TO KINDERGARTEN BUILDING AUTOMATIC FIRE SPRINKLER SYSTEM (SEE FIRE PROTECTION & CIVIL DWGS.)
- <NOT USED>
- 4" HT. x 6" Ø CONC-FILLED GALV STEEL PIPE BOLLARD W/ 24" Ø x 5" DEEP CONCRETE BASE (TO PROTECT BFD ASSEMBLY). TYP OF (4) BOLLARDS SHALL BE SPACED 3' O.C. MIN & 4 FT. O.C. MAX. PER CFC SECTION 312.2. PROVIDE MIN 3 FT. CLR BETWEEN BOLLARDS & FDC.

SCOPE-OF-WORK:
NEW KINDERGARTEN
CLASSROOM BUILDING
(BUILDING "H")

CARPINTERIA AVE.

[Re: City Condition #10]:

APPLICANT SHALL BE RESPONSIBLE FOR MAINTAINING THE PREMISES IN A CLEAN AND ORDERLY CONDITION AT ALL TIMES. THIS INCLUDES, BUT IS NOT LIMITED TO:

- All trash/soil shall be properly disposed of in the appropriate receptacles provided on site. The applicant shall regularly inspect the perimeter of the site to ensure that trash is not leaving the premises to wind or runoff.
- The parking lot shall be cleaned on a regular basis. Cleaning activities shall include the removal of litter, spot cleaning of oil, fuel and other automotive leaks/vacuum sweeping and pressure washing when necessary.
- All structures and improvements on site shall maintain a tidy appearance and be kept in good working order, and
- All site landscaping shall be adequately maintained.

[Re: City Condition #9]:
LOCATION OF EXISTING ENCLOSED TRASH/RECYCLING ENCLOSURE SERVING PROJECT/ CAMPUS

DESIGN PROFESSION IN GENERAL RESPONSIBLE CHARGE STATEMENT:

The POT identified in these construction documents meets the requirements of the current applicable California Building Code (CBC) accessibility provisions for path of travel requirements for alterations, additions and structural repairs. As part of the design of this project, the POT was examined and any elements, components or portions of the POT that were determined to be non-compliant with the CBC have been identified and the corrective work necessary to bring them into compliance has been included within the scope of this project's work through details, drawings and specifications incorporated into these construction documents. Any noncompliant elements, components or portions of the POT that will not be corrected by this project based on valuation threshold limitations or a finding of unreasonable hardship are indicated in these construction documents.

During construction, if POT items within the scope of the project represented as CBC compliant are found to be nonconforming beyond reasonable construction tolerances, the items shall be brought into compliance with the CBC as a part of this project by means of a construction change document.

(Ref. DSA PR 15-01)

DSA CAMPUS MAP LEGEND

- 2 = CODE PLAN KEYNOTE
- FSD = FIRE SEPARATION DISTANCE
- Q. # = FIRE HYDRANT (SEE FIRE HYDRANT SCHEDULE FOR EXISTING HYDRANTS)
- = SECTION OR DETAIL CALLOUT:
IF DETAIL IS NOTED "SIM" THEN CONDITION IS SIMILAR TO THE REFERENCED DETAIL.
IF DETAIL IS NOTED "SIM OPP" THEN CONDITION IS SIMILAR TO THE REFERENCED DETAIL, ONLY REVERSED OPPOSITE HAND.
IF DETAIL IS NOTED "TYP" THEN CONDITION IS TYPICAL (OCCURS THROUGHOUT PROJECT).
- DETAIL OR SECTION NUMBER
- SHEET WHERE DETAIL APPEARS
- ACCESSIBLE PATH-OF-TRAVEL (P.O.T.):
ACCESSIBLE PATH-OF-TRAVEL AS INDICATED ON PLAN IS A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAXIMUM SLOPE. OR VERTICAL LEVEL CHANGES NOT EXCEEDING 1/4" MAXIMUM, AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP-RESISTANT. CROSS SLOPE DOES NOT EXCEED 2% AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5% UNLESS OTHERWISE INDICATED. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". ARCHITECT SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
- = NEW BUILDING FOOTPRINT (IN SCOPE-OF-WORK)
- = EXISTING BUILDING (NOT A PART OF SCOPE-OF-WORK)
- = ACCESSIBLE HIGH-LOW DRINKING FOUNTAIN LOCATION
- = FIRE TRUCK ACCESS (20' MIN. FIRE CODE)

DSA CAMPUS MAP & BLDG "H" CODE PLAN (ALISO ELEMENTARY)

1" = 30'-0"

ADSA

810

FIRE & LIFE SAFETY SITE CONDITIONS SUBMITTAL

Division of the State Architect (DSA) documents referenced within this publication are available on the DSA Forms or DSA Publications webpages.

To facilitate the Division of the State Architect's (DSA) fire and life safety plan review of project site conditions, DSA requires the design professional to provide the following information at time of project submittal for projects consisting of construction of a new campus, construction of new building(s), additions to existing buildings, and for site alternate design means for fire department emergency vehicle access, and fire suppression water supply.

Information associated with compliance items 1 through 3 below is to be provided for all project types indicated above. Information associated with items 4 through 7 is to be completed when an alternate means is utilized. Acknowledgement by the school district and signature from the Local Fire Authority (LFA) is only required when an alternate design means is being requested.

The Project Information and Fire & Life Safety Information sections are to be completed for all projects and imaged onto the fire access site plan. When an alternate design/means is proposed, all sections on pages 1 and 2 are to be completed and imaged on the fire access site plan.

For additional information refer to the instructions at the end of this form and DSA Policy PL 09-01: Fire Flow for Buildings.

PROJECT INFORMATION			
School District/Owner: Carpinteria Unified School District			
Project Name/School: Kindergarten Classroom Building/ Aliso Elementary School			
Project Address: 4545 Carpinteria Ave. Carpinteria, CA 93013			
FIRE & LIFE SAFETY INFORMATION			
1. Has a fire hydrant flow test been performed within the past 12 months? (If yes, provide a copy of the test data.)	Yes ☒ No ☐		
2. Was the fire hydrant water flow test performed as part of this LFA review?	Yes ☐ No ☒		
3. Is the project located within a designated fire hazard severity zone (FHSZ) as established by Cal-Fire? (If yes, indicate FHSZ classification below.)	Yes ☐ No ☒		
Refer to the following website for FHSZ locations: http://legis.fire.ca.gov/FHSZ/	Moderate ☐ High ☐ Very High ☐		
Wildland Interface Area (WIFA) (If any designations are checked, project design must meet the requirements of CBC Chapter 7A.)	WIFA ☐		

DGS DSA 810 (revised 12/29/20) DIVISION OF THE STATE ARCHITECT DEPARTMENT OF GENERAL SERVICES STATE OF CALIFORNIA Page 1 of 4

DSA 810 FIRE & LIFE SAFETY SITE CONDITIONS SUBMITTAL

CONDITION MEANS AND METHODS RESOLUTION	ALTERNATE ACCEPTED
4.	Yes No N/A N/R
Emergency vehicle access roadways do not meet CFC requirements.	☐ ☐ ☒ ☐
4a. Acceptable Alternate: Emergency vehicle and personnel access as proposed by the project architect is acceptable for providing fire suppression and protection of life and property.	☐ ☐ ☒ ☐
5. Fire Hydrants: Number and spacing does not meet CFC requirements.	☐ ☐ ☒ ☐
5a. Acceptable Alternate: Number of fire hydrants and spacing as proposed by the project architect is acceptable for fire suppression and protection of life and property.	☐ ☐ ☒ ☐
6. Fire Hydrants: Water flow and pressure are less than CFC minimum.	☐ ☐ ☒ ☐
6a. Acceptable Alternate: The available flow and pressure is acceptable for providing fire suppression and protection of life and property.	☒ ☐ ☐ ☐
7. Location of fire department connection(s) serving fire sprinkler systems or standpipe systems does not meet CFC requirements.	☐ ☐ ☒ ☐
7a. Acceptable Alternate: The location of fire department connection serving the fire sprinkler system and/or standpipe system is acceptable for providing fire suppression and protection of life and property.	☒ ☐ ☐ ☐

School District Acceptance of Acceptable Design Alternates

By signing this form, the school district acknowledges and accepts the proposed design as an alternative to California Building Code (CBC) and California Fire Code (CFC) minimum requirements, as indicated by one or more of the conditions indicated at items 4a, 5a, 6a or 7a, for providing fire and life safety protection of life and property.

Accepted by: Diana F. Rigby Title: Superintendent

Signature: Diana F. Rigby Date: 1/8/2025

LOCAL FIRE AUTHORITY (LFA) INFORMATION

LFA Agency Name: Carpinteria-Summerland Fire Protection District
LFA Review Official: Michael LoMonaco
Title: Fire Marshal Work Phone: (805) 698-0816
Work Email: m.lomonaco@csfd.net

LFA Reviewer's Signature: Michael LoMonaco Date: 1/7/2025

DGS DSA 810 (revised 12/29/20) DIVISION OF THE STATE ARCHITECT DEPARTMENT OF GENERAL SERVICES STATE OF CALIFORNIA Page 2 of 4

Annual Fire Hydrant Flow Test

Date: 10/4/2024

Location: Aliso Elementary School
4545 Carpinteria Ave.
Carpinteria, CA 93013

Location	Static	Residual	Orifice	Pitot	Flow	Flow @ 20 PSI
Corner Santa Ynez Ave. & Carpinteria Ave.	80 PSI					
Corner Reynolds Ave. & 7th St.	Flow	50 PSI	2.5 in	45 PSI	1126 GPM	1637 GPM

Comments:
The hydrant(s) have (1) 4-1/2" outlet and (2) 2-1/2" outlets

Inspected By:
Michael Hoban
White Fire Protection
Witnessed By:
Brian King
Affiliation:
Carpinteria Valley Water District

FIRE FLOW TEST (FIRE HYDRANT, 7th St.)

IDENTIFICATION STAMP DIV. OF THE STATE ARCHITECT		
APP: 03-124988 INC.		
SS ☒	FLS ☒	ACS ☒
REVIEWED FOR		
DATE: <u>10/28/2025</u>		

ALISO ELEMENTARY SCHOOL
KINDERGARTEN CLASSROOM BUILDING
4545 CARPINTERIA AVE CARPINTERIA, CA 93013
FOR
CARPINTERIA UNIFIED SCHOOL DISTRICT

ROBERT ROBLES ARCHITECTURE INC
416 Ocean Drive
Oxnard, CA 93035
Tel 805.382.6700

CONSULTANT NAME/ ADDRESS:

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DATE: <u>04/24/2024</u>	RR
DRAWN BY: <u>RR</u>	RR
CHECKED BY: <u>RR</u>	RR
PROJECT NUMBER: <u>2302</u>	
REVISIONS	
NO.	DATE BY
ENGINEER'S STAMP & SIGNATURE	ARCHITECT'S STAMP & SIGNATURE

SHEET TITLE:
DSA CAMPUS MAP & CODE PLAN
SHEET NUMBER:

G1.0

ANNOTATED FOR CITY CONDITIONS

KINDERGARTEN CLASSROOM BUILDING

ALISO ELEMENTARY SCHOOL

SANTA BARBARA COUNTY, CALIFORNIA

LIST OF SYMBOLS:

AC	ASPHALTIC CONCRETE
ACP	ASBESTOS CEMENT PIPE
AB	AGGREGATE BASE
BC	BEGIN CURVE
BCR	BEGIN CURB RETURN
BD	BASEMENT DRAIN
BFV	BUTTERFLY VALVE
BM	BENCHMARK
BV	BALL VALVE
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CIP	CAST IRON PIPE
CJ	CRACK CONTROL JOINT
CL	CLASS
CL OR CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CTV	CABLE TELEVISION
DIP	DUCTILE IRON PIPE
D	DRAIN
E	ELECTRICAL
DI	DROP INLET
EC	END CURVE
ECR	END CURB RETURN
EG	EXISTING GRADE
EJ	EXPANSION JOINT
EL	ELEVATION
EPV	EDGE OF PAVEMENT
EV	END VERTICAL CURVE
EW	EACH WAY
EX	EXISTING
FD	FLOOR DRAIN
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL OR FL	FLOWLINE
FLG	FLANGE
FS	FINISH SURFACE
G	GAS
GB	GRADE BREAK
GM	GAS METER
GSP	GALVANIZED STEEL PIPE
GSV	GAS VALVE
GV	GATE VALVE
HB	HOSE BIB
HP	HIGH POINT
INV	INVERT
L	CURVE LENGTH
LF	LINEAL FEET
MH	MANHOLE
MJ	MECHANICAL JOINT
NIC	NOT INCLUDED IN CONTRACT
OC	ON CENTER
OCEW	ON CENTER EACH WAY
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION (OF CURVE TANGENTS)
PI OR PI	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PVC	POLYVINYL CHLORIDE
PV	PLUG VALVE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RG	RETAINING GLAND
RSJ	ROUGH SURFACE JOINT
RW	RIGHT-OF-WAY
S	SEWER
SD	STORM DRAIN
SL	STREET LIGHT
ST STL	STAINLESS STEEL
STA	STATION
STD DTL	STANDARD DETAIL
T	TELEPHONE
T BLK	THRUST BLOCK
TB	TOP OF BERM
TC	TOP OF CURB
TCN	TOP OF CONCRETE
TD	TOP OF DIKE
TF	TOP OF FOOTING
TG	TOP OF GRATE
TI	TRAFFIC INDEX
TL	TRAFFIC LIGHT
TP	TOP OF PAVEMENT
TYP	TYPICAL
TW	TOP OF WALL
VCP	VITRIFIED CLAY PIPE
VPI	VERTICAL POINT OF INTERSECTION (OF VERTICAL CURVE TANGENTS)
W	WATER
W	WITH
WD	WALL DRAIN
WM	WATER METER
WV	WATER VALVE
Δ	DELTA (CURVE CENTRAL ANGLE)
±	APPROXIMATELY
%	PERCENT
<	LESS THAN
>	GREATER THAN

LEGEND:

DESCRIPTION	EXISTING	PROPOSED
CENTERLINE		
EDGE OF A.C. PAVEMENT		
ELEVATION	100.00 OR 100.00	100.00
CONCRETE PAVEMENT		
A.C. PAVEMENT		
PROPERTY LINE		
RIGHT-OF-WAY LINE		
EASEMENT LINE		
CONTOURS (MAJOR)	10	10
CONTOURS (MINOR)	12	12
BENCH MARK		
TREE CANOPY		
APPROX. SAW CUT LINE		
LIMIT OF GRADING LINE		
GRADE BREAK LINE		
FLOW LINE		
SLOPE LINE		
FENCE		
RETAINING WALL		
WATER		
SEWER		
STORM DRAIN		
POWER		
GAS		
TELEPHONE		
CABLE TV		
MANHOLE		
CLEANOUT		
WATER METER & LATERAL		
FIRE HYDRANT		
THRUST BLOCK		
FITTING		
STREET LIGHT		

ESTIMATED EARTHWORK QUANTITIES:

CUT: 700 CUBIC YARDS
FILL: 600 CUBIC YARDS
NET: 100 CUBIC YARDS (EXPORT)

NOTE: SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS AND LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISH GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES.

CONTRACTOR SHALL ACCEPT OR CONFIRM EXISTING TOPOGRAPHIC INFORMATION, SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S) AND MAKE HIS OWN INTERPRETATIONS AND CONCLUSIONS WITH RESPECT THERETO, AND SHALL PERFORM AN INDEPENDENT EARTHWORK ESTIMATE ON WHICH TO BASE HIS BID. ONCE GRADING IS STARTED, THE TOPOGRAPHIC INFORMATION HAS BEEN ACCEPTED BY CONTRACTOR.

NOTE REGARDING DISCOVERED ARCHAEOLOGICAL REMAINS:

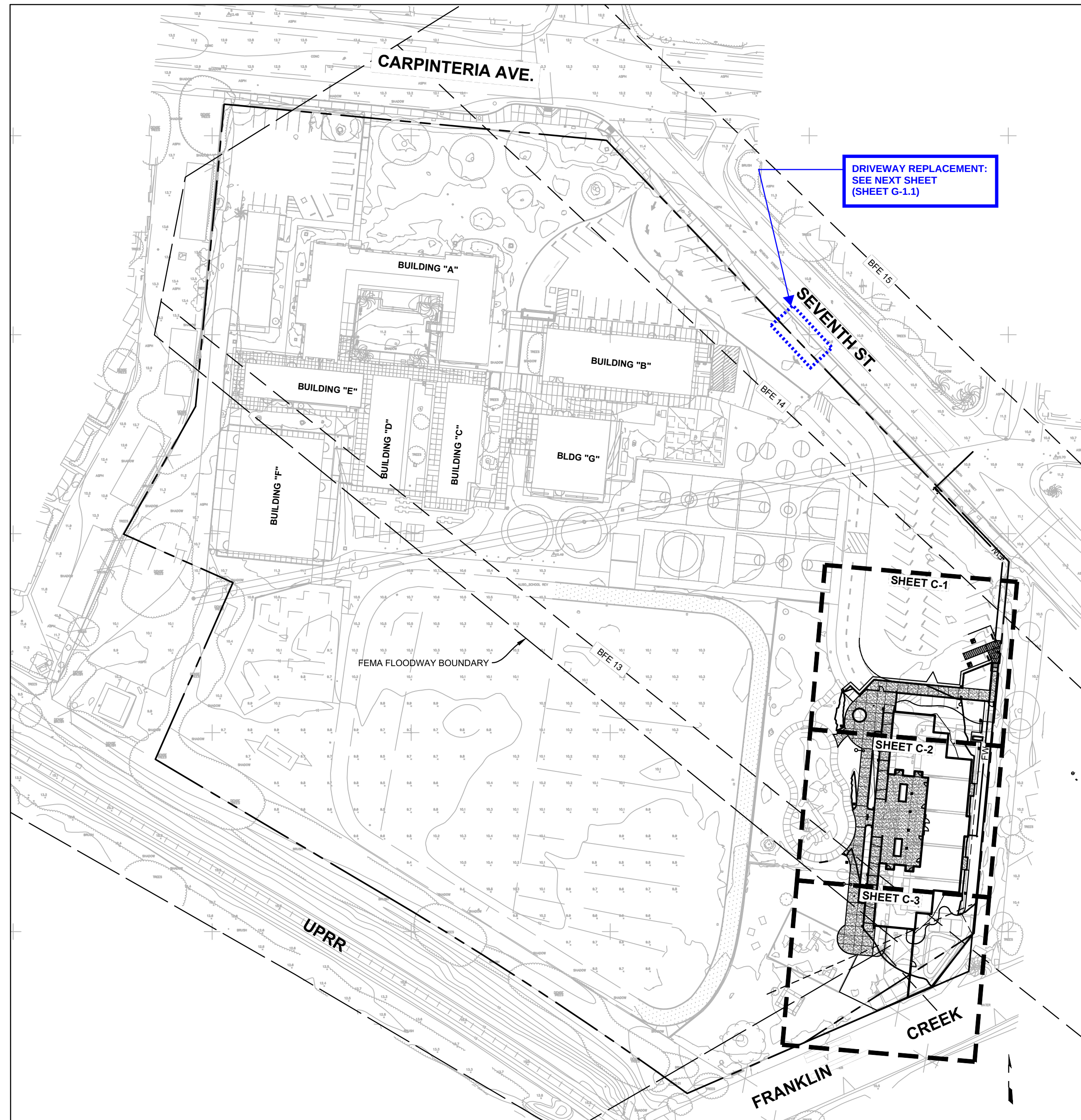
In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a CDO-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines and funded by the applicant.

[Re: City Condition #13]

NOTE REGARDING NOISE GENERATED BY CONSTRUCTION:

Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded to CDO's satisfaction and shall be located a minimum of 50 feet from occupied residences and, during days school is in session, from classroom buildings.

[Re: City Condition #23]



USE OF PLANS

THIS DRAWING IS PROVIDED IN AN ELECTRONIC FORMAT (ON COMPUTER DISK) AS A COURTESY IF REQUESTED BY THE USER. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE SIGNED HARD COPY PREPARED FOR THE PROJECT CONSTITUTES OUR PROFESSIONAL WORK PRODUCT AND THE HARD COPY MUST BE REFERRED TO FOR THE CORRECT DESIGN INFORMATION. THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT SCOPE AND SITE SPECIFICALLY IDENTIFIED HEREON AT THE TIME THESE PLANS ARE SIGNED. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, USE OF ANY PART OF THESE PLANS, INCLUDING ANY NOTE OR DETAIL, FOR ANY UNAPPROVED OR REVISED PROJECT SCOPE, OR FOR ANY OTHER PROJECT AT THIS OR ANY OTHER SITE. USER AGREES TO INDEMNIFY AND HOLD HARMLESS F&A FOR ALL COSTS AND DAMAGES IF USED.

USE OF ELECTRONIC INFORMATION

ELECTRONIC INFORMATION MAY BE PROVIDED BY THE ENGINEER FOR CONVENIENCE. UNDER NO CIRCUMSTANCES SHALL DELIVERY OF ELECTRONIC FILES FOR USE BY OTHERS BE DEEMED A SALE BY THE ENGINEER AND THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESS OR IMPLIED, OF MERCHANTABILITY AND FITNESS FOR ANY PARTICULAR PURPOSE. IN NO EVENT SHALL THE ENGINEER BE LIABLE FOR INDIRECT OR CONSEQUENTIAL DAMAGES AS A RESULT OF THE USE OR REUSE OF THE ELECTRONIC FILES BY OTHERS.

ELECTRONIC INFORMATION IS INTENDED TO PROVIDE INFORMATION SUPPLEMENTAL AND SUBORDINATE TO THE CONSTRUCTION CONTRACT DOCUMENTS. LAYOUT AND CONSTRUCTION OF PROJECT ELEMENTS SHALL BE BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS WHICH SHALL CONTROL OVER ELECTRONIC INFORMATION. USER IS RESPONSIBLE FOR CONFIRMING LOCATION OF PROPOSED IMPROVEMENTS BASED ON DIMENSIONS AND INFORMATION INCLUDED ON THE CONSTRUCTION CONTRACT DOCUMENTS. INCONSISTENCIES BETWEEN THE ELECTRONIC INFORMATION AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION PRIOR TO CONSTRUCTION.

PROJECT ELEMENTS SUCH AS MANHOLES, CATCH BASINS, UTILITY VAULTS, VALVE ASSEMBLIES, STAIRS, RAMPS, WALLS, ETC. ARE SHOWN SCHEMATICALLY IN THE ELECTRONIC INFORMATION AND CONSTRUCTION OF THESE ELEMENTS SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION NOTES AND DETAILS PRESENTED OR REFERENCED IN THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS. IMPROVEMENTS CONSTRUCTED BASED ON ELECTRONIC INFORMATION AND IN CONFLICT WITH THE DRAWING DIMENSIONS DETAILS, AND THE CONSTRUCTION CONTRACT DOCUMENTS SHALL BE REMOVED AND CONSTRUCTED IN THE PROPER LOCATION AND DIMENSIONS AT CONTRACTOR'S SOLE EXPENSE.

DIGITAL DRAWINGS ARE TYPICALLY A COMPILATION OF DRAWINGS FROM A NUMBER OF SOURCES AND, AS SUCH, THERE IS INFORMATION IN THE ELECTRONIC FILE ISSUED BY THE ENGINEER THAT WAS NOT DEVELOPED BY THE ENGINEER AND IS NOT AUTHORIZED BY THE ENGINEER FOR USE BY OTHERS. ELECTRONIC INFORMATION PROVIDED BY THE ENGINEER SHALL ONLY BE APPLICABLE FOR IMPROVEMENTS DESIGNED BY THE ENGINEER AND WHICH ARE SPECIFICALLY DESIGNATED BY CONSTRUCTION NOTES AND/OR DETAILS ON THE SIGNED AND SEALED CONTRACT DOCUMENTS.

IF DIGITAL FILES ARE OBTAINED WITH THE INTENT TO USE THEM FOR PROJECT STAKING, THEY SHALL ONLY BE USED BY A QUALIFIED ENGINEER OR LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA. DIGITAL INFORMATION SHALL ONLY BE USED FOR STAKING HORIZONTAL LOCATION OF PROPOSED IMPROVEMENTS AFTER IT HAS BEEN CONFIRMED WITH THE SIGNED AND SEALED CONSTRUCTION CONTRACT DOCUMENTS.

THE DIGITAL DRAWINGS ARE NOT INTENDED TO BE USED DIRECTLY FOR CONTROL OF CONTRACTOR'S GRADING OPERATIONS WITHOUT STAKING BY ENGINEER OR LAND SURVEYOR. THE INTERSECTION OF PROPOSED CUT AND FILL SLOPES WITH EXISTING GRADE IS APPROXIMATE WHERE SHOWN ON THE DRAWINGS AND SHALL BE CONFIRMED BY FIELD STAKING. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT SLOPES IN CONFORMANCE WITH THE SPECIFIED AND DETAILED REQUIREMENTS CONTAINED IN THE CONTRACT DOCUMENTS.

HORIZONTAL DATUM:

CCS ZONE V, NAD 1983.

VERTICAL DATUM:

NAVD 1988.

CAUTION! CONFIRM BENCHMARK DATA AND CONDITION WITH PROJECT SURVEYOR (SIMPSON LAND SURVEYING COMPANY) PRIOR TO USE.

TOPOGRAPHY:

EXISTING TOPOGRAPHY COMPILED BY AERIAL PHOTOGRAPHY DATED 2/10/2016, SUPPLEMENTED BY FIELD SURVEY(S) BY SIMPSON LAND SURVEYING COMPANY DATED AUGUST 2018.

SURVEY MONUMENT PROTECTION:

PROTECT AND PRESERVE, IN PLACE, ALL SURVEY MONUMENTS AND BENCHMARKS. DO NOT DISTURB, MOVE, OR RELOCATE MONUMENTS OR BENCHMARKS WITHOUT THE PRIOR REVIEW AND APPROVAL BY THE AGENCY HAVING JURISDICTION OVER THE MONUMENT OR BENCHMARK. THE CONTRACTOR SHALL CONTRACT WITH A LICENSED SURVEYOR FOR MONUMENTS REQUIRING DISTURBANCE OR REMOVAL, AND THE SURVEYOR SHALL RESET THE MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR PURSUANT TO BUSINESS AND PROFESSIONAL CODE SECTION 8771.

FEMA NOTES:

EFFECTIVE BFE FOR NEW BUILDING PER FEMA FIRM MAPS. FINISH FLOOR ELEVATION SET 1-FOOT ABOVE FEMA BASE FLOOD ELEVATION.

SHEET INDEX	
SHEET NO.	GENERAL DESCRIPTION
1	G-1 TITLE SHEET
2	D-1 DEMOLITION PLAN
3	C-1 SITE IMPROVEMENT PLAN
4	C-2 SITE IMPROVEMENT PLAN
5	C-3 SITE IMPROVEMENT PLAN
6	U-1 UTILITY PLAN
7	CD-1 DETAILS
8	CD-2 DETAILS
9	EC-1 EROSION CONTROL PLAN

IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-124988 INC:
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 10/28/2025

ALISO ELEMENTARY SCHOOL
KINDERGARTEN CLASSROOM BUILDING
4545 CARPINTERIA AVE CARPINTERIA, CA 93013
FOR
CARPINTERIA UNIFIED SCHOOL DISTRICT



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DATE: 08/26/2025
DRAWN BY: CY
CHECKED BY: RS
PROJECT NUMBER: 2302

REVISIONS

NO.	DATE	BY

ENGINEER'S STAMP & SIGNATURE
ARCHITECT'S STAMP & SIGNATURE

ROBERT A. SCHMITZ
No. 71335
CIVIL
STATE OF CALIFORNIA

ROBERT ROBLES
C-30795
REN. 12/31/21
CIVIL
STATE OF CALIFORNIA

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:

G-1

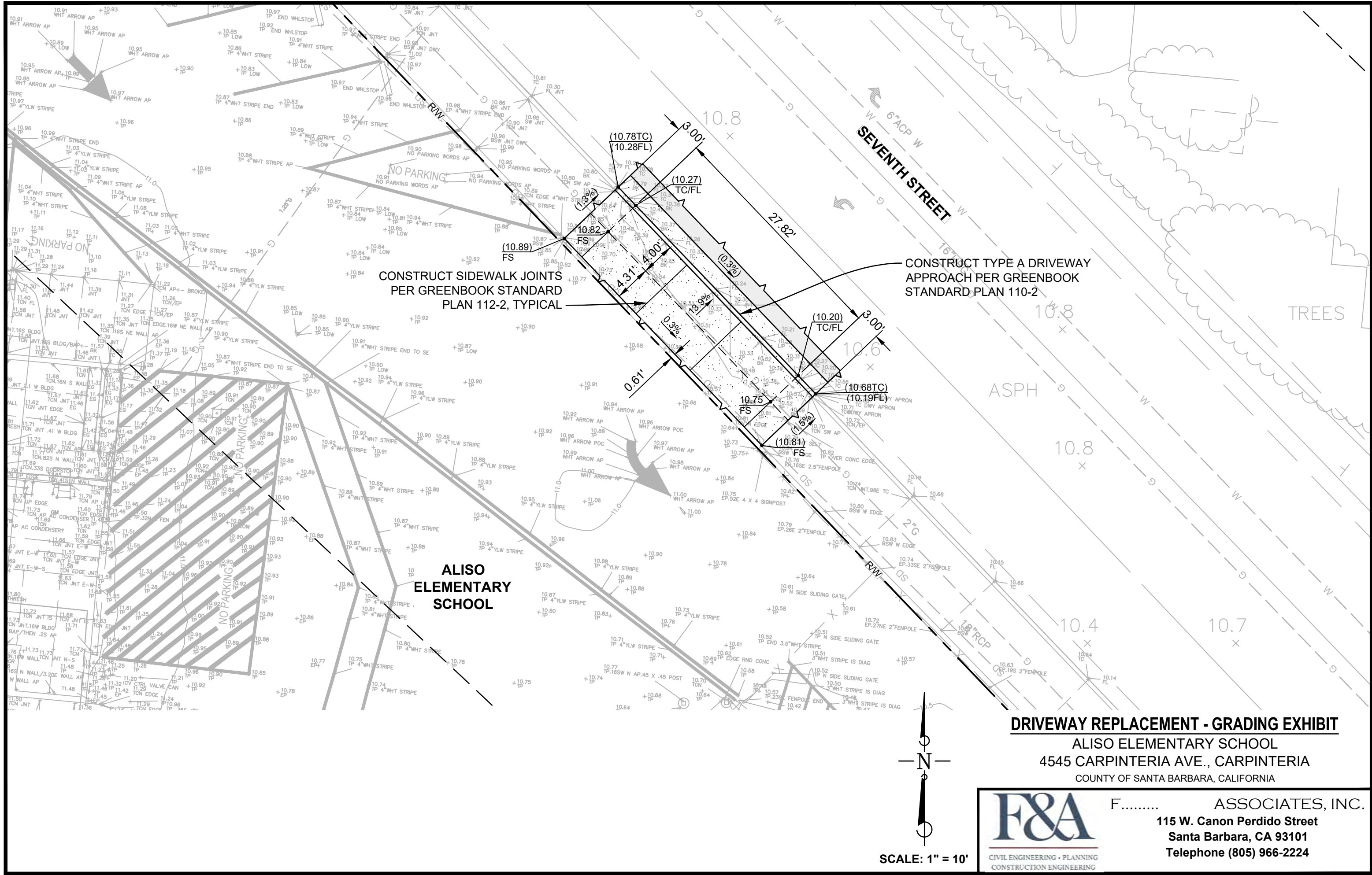
1 OF 9

IMPORTANT NOTICE

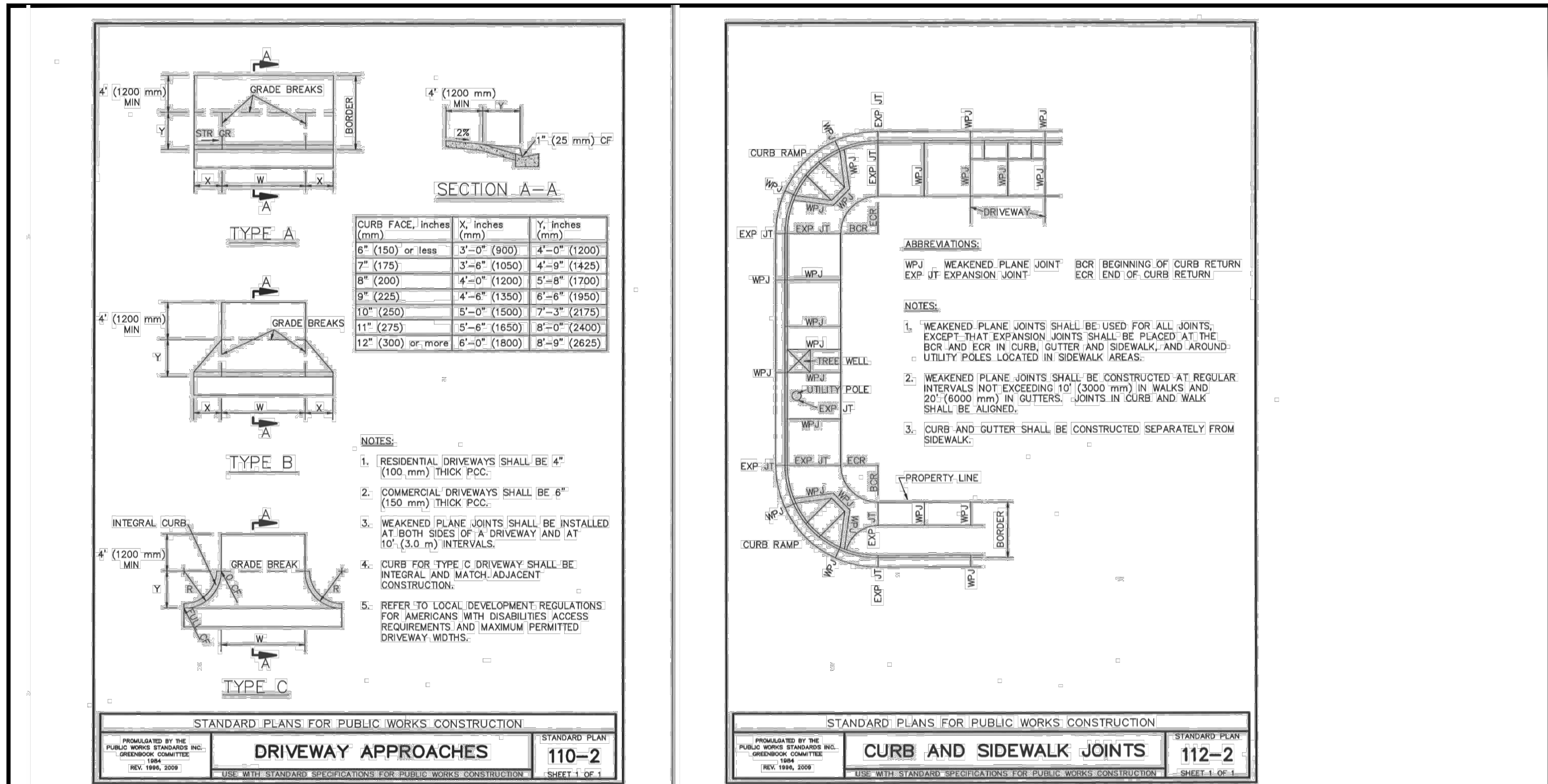
ALL UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.



Know what's below.
Call before you dig.



PLOTTED: Tuesday, November 25, 2025 10:32:51 AM 1558_14_DRIVEWAY EXHIBIT.DWG W.O. 15058



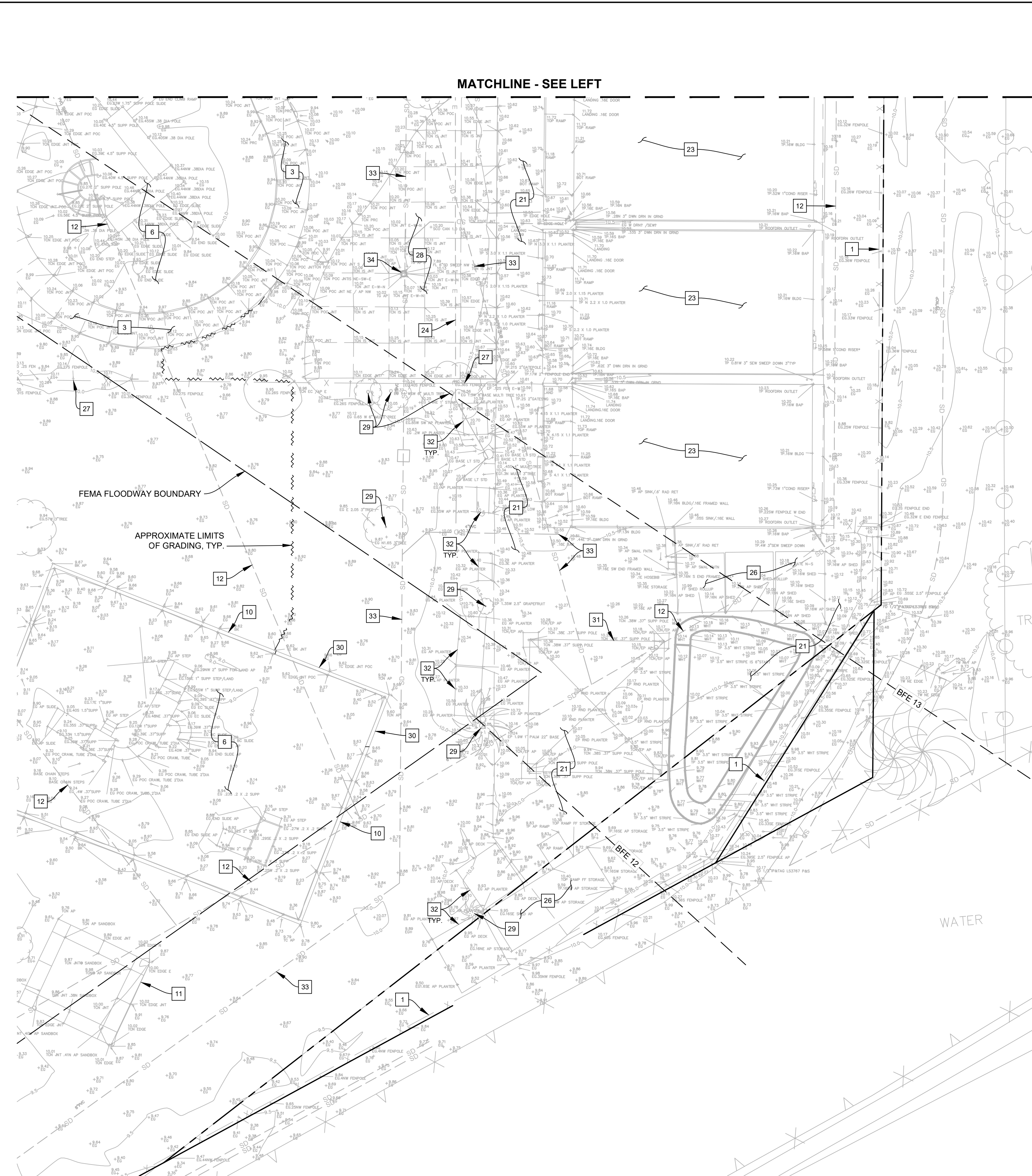
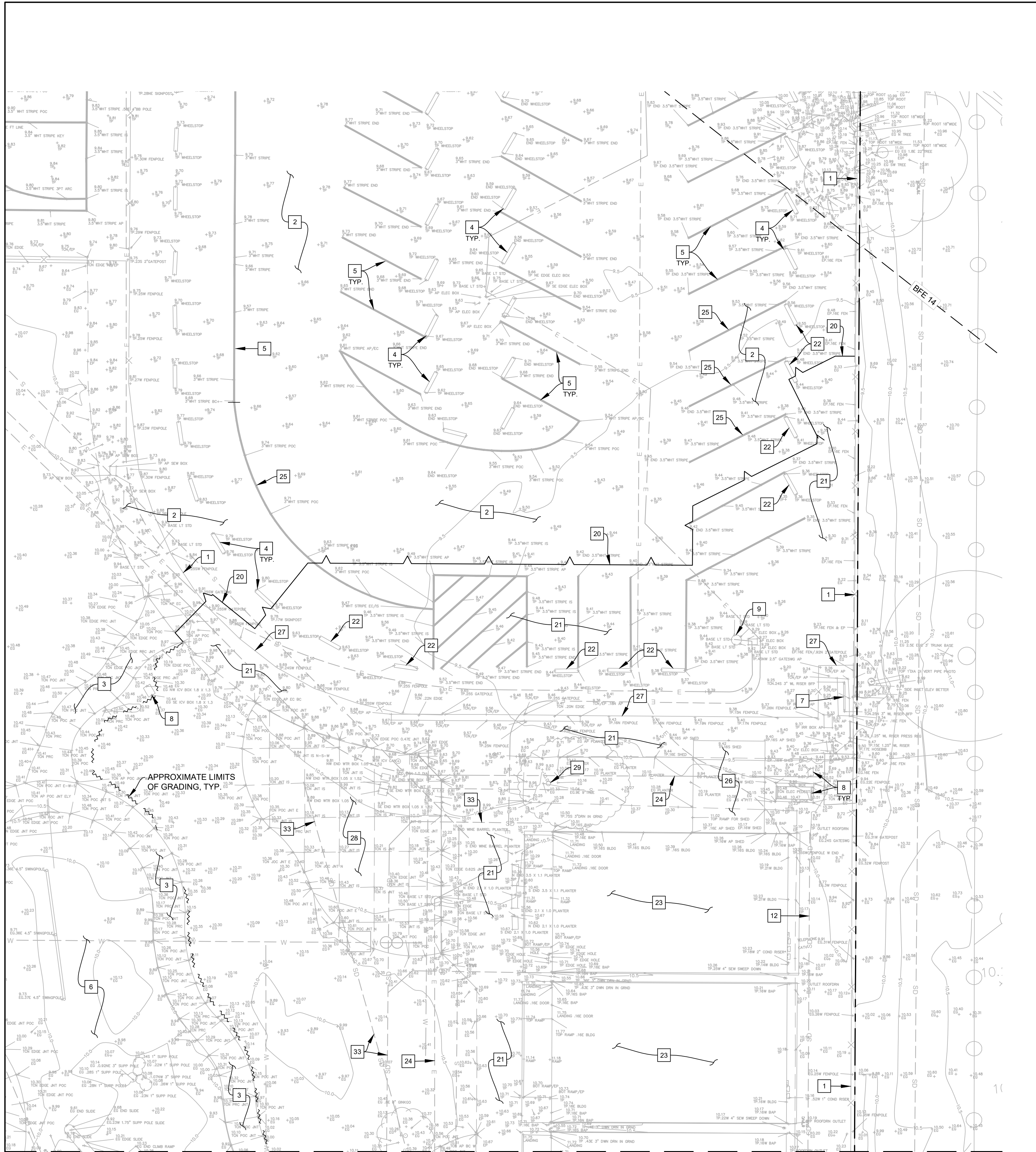
DRIVEWAY REPLACEMENT - DETAILS
ALISO ELEMENTARY SCHOOL
4545 CARPINTERIA AVE., CARPINTERIA
COUNTY OF SANTA BARBARA, CALIFORNIA

F&A FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERING • PLANNING
CONSTRUCTION ENGINEERING
115 W. Canon Perdido Street
Santa Barbara, CA 93101
Telephone (805) 966-2224

PLOTTED: Tuesday, November 25, 2025 10:32:52 AM 1558_14_DRIVEWAY EXHIBIT.DWG W.O. 15058

SHEET NUMBER:

G-1.1



IDENTIFICATION STAMP
DIV. OF THE STATE ARCHITECT
APP: 03-124988 INC:
REVIEWED FOR:
SS ☒ FLS ☒ ACS ☒
DATE: 10/28/2025

ALISO ELEMENTARY SCHOOL
KINDERGARTEN CLASSROOM BUILDING
4545 CARPINTERIA AVE CARPINTERIA, CA 93013
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ROBERT ROBLES
ARCHITECTURE
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416 Ocean Drive
Oxnard, CA 93035
Tel 805.382.6700

CONSULTANT NAME/ ADDRESS:
F&A
FLOWERS & ASSOCIATES, INC.
CIVIL ENGINEERING • PLANNING
CONSTRUCTION ENGINEERING
115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101
PHONE: 805.964.2234

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whenever without the written permission of Robert Robles Architecture, Inc.

DATE: 08/26/2025
DRAWN BY: CY
CHECKED BY: RS
PROJECT NUMBER: 2302

REVISIONS
NO. DATE BY
ENGINEER'S
STAMP & SIGNATURE
ARCHITECT'S
STAMP & SIGNATURE

SHEET TITLE:
DEMOLITION PLAN
SHEET NUMBER:
D-1
2 OF 9
ANNOTATED FOR CITY CONDITIONS

LANDFILL DIVERSION MEASURES:

Sixty-five percent (65%) or more of all construction and demolition debris generated shall be diverted from the landfill, as mandated by Carpinteria Municipal Code. Demolition and/or excess construction materials shall be separated onsite for reuse/recycling or proper disposal (e.g., concrete asphalt). During demolition and grading, separate bins for recycling of construction materials and brush shall be provided onsite.

(Re: City Condition #25)

DUST CONTROL MEASURES:

Dust generated by the development activities shall be kept to a minimum with a goal of retaining dust on the site by following the dust control measures listed below. During clearing, grading, earth moving, excavation or transportation of cut or fill materials, water trucks or sprinkler systems shall be used to prevent dust from leaving the site and to create a dust after each day's activities cease.

a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this shall include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency shall be required whenever the winds speed exceeds 15 miles per hour. Reclaimed water should be used whenever possible.

b. Minimize amount of disturbed area.

c. If importation, exportation and stockpiling of fill material is involved, soil stockpiled for more than two days shall be covered, kept moist or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.

d. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.

(Re: City Condition #14)

BIRD NESTING MEASURES:

If vegetation clearing, including but not limited to tree removals, or other project construction is to be initiated during the bird breeding season (March 1 through September 15 and December 1 through July 1 for raptors), a pre-construction survey shall be conducted by a qualified ornithologist or biological monitor approved by or working directly for the City. The survey shall include an area of 500 feet from the proposed construction. If raptors are observed nesting within 500 feet of construction/grading areas, or if other bird species are observed nesting within 300 feet of construction/grading areas, the breeding habitat/area site shall be buffered from construction activities by a fence and the buffer area shall not be disturbed until the nest becomes inactive.

(Re: City Condition #16)

GENERAL CONSTRUCTION NOTES THIS SHEET:

- A. REFER TO LEGEND, LIST OF SYMBOLS AND OTHER PLAN BASIS AND PLAN USE INFORMATION ON SHEET G-1.
- B. REFER TO SEPARATELY BOUND SPECIFICATIONS FOR ADDITIONAL CONSTRUCTION INFORMATION AND REQUIREMENTS.
- C. PROTECT EXISTING UTILITIES WITHIN WORK AREA. NOTIFY UNDERGROUND SERVICE ALERT AT LEAST 2 WORKING DAYS IN ADVANCE OF BEGINNING EXCAVATION AT 1-800-422-4133. REFER TO PLUMBING PLANS FOR DETAILS.
- D. PROTECT EXISTING SCHOOL INFRASTRUCTURE WITHIN WORK AREA. INVESTIGATE WITH DISTRICT AND SCHOOL STAFF THE LOCATIONS OF EXISTING BURIED CONDUITS, PIPELINES AND STRUCTURES WITHIN WORK AREA IN ADVANCE OF BEGINNING GRADING OR TRENCHING.
- E. EXISTING BURIED CONDUITS / PIPES / STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THE DRAWINGS. BASED ON RECORD INFORMATION OR INPUT FROM OTHERS. THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE (SCHEMATIC) ONLY AND, MOST LIKELY, OTHERS EXIST WHICH HAVE NOT BEEN SHOWN. INVESTIGATE, LOCATE AND MARK ALL EXISTING BURIED CONDUITS, PIPES AND STRUCTURES PRIOR TO START OF GRADING OR TRENCHING. PROTECT AND MAINTAIN IN SERVICE ALL SUCH FACILITIES UNTIL OTHERWISE APPROVED IN WRITING BY OWNER.
- F. HORIZONTAL LOCATIONS OF EXISTING BURIED CONDUITS / PIPES / STRUCTURES AS SHOWN ON THE DRAWINGS OR AS MARKED IN THE FIELD ARE APPROXIMATE ONLY. VERTICAL LOCATIONS ARE NOT KNOWN. BEFORE BEGINNING TRENCHING OR GRADING, LOCATE AND EXPOSE ALL BURIED CONDUITS / PIPES / STRUCTURES WHICH CROSS OR OTHERWISE MAY CONFLICT WITH NEW IMPROVEMENTS OR WHICH ARE TO BE JOINED BY NEW CONSTRUCTION AND HAVE HORIZONTAL AND VERTICAL LOCATIONS DETERMINED BY SURVEY. PROVIDE RESULTS OF THIS INVESTIGATION AND SURVEY TO ENGINEER FOR REVIEW BEFORE WORK IS COMMENCED. ALLOW FIVE (5) WORKING DAYS FOR REVIEW; MORE TIME MAY BE REQUIRED DEPENDING ON COMPLETENESS OF INFORMATION PROVIDED AND ON EXTENT OF CONFLICTS, IF ANY.
- G. IF SCHOOL-OWNED ELECTRICAL CONDUITS ARE SUSPECTED OF BEING IN THE WORK AREA BUT CANNOT BE LOCATED, ATTEMPT TO HAVE SCHOOL OPERATIONS / MAINTENANCE STAFF SHUT OFF POWER TO THOSE CONDUITS DURING EXCAVATION. TIMING AND DURATION OF SHUT-OFFS MUST BE APPROVED IN ADVANCE BY SCHOOL ADMINISTRATION SO AS NOT TO ADVERSELY IMPACT SCHOOL AND EXTRA CURRICULAR ACTIVITIES.
- H. RETAIN A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL AND VERTICAL CONTROL, FOR LAYOUT OF THE WORK, FOR SURVEYING LOCATIONS OF EXISTING BURIED PIPELINES, CONDUITS AND STRUCTURES, AND FOR GRADE CORROBORATION WHERE REQUIRED DURING CONSTRUCTION.
- I. DEMOLISH AND REMOVE EXISTING OBJECTIONABLE MATERIAL FROM THE WORK AREA AND DISPOSE OF AS NECESSARY TO COMPLETE THE WORK, WHETHER OR NOT SPECIFICALLY CALLED FOR ON THE DRAWINGS.
- J. WHETHER OR NOT SPECIFICALLY CALLED FOR ON THE DRAWINGS, PROTECT FROM DAMAGE ALL EXISTING FEATURES WITHIN AND IN THE VICINITY OF THE WORK AREA WHICH ARE NOT TO BE ALTERED BY PROPOSED WORK.
1. DOCUMENT THE EXISTING CONDITION AND PROVIDE SUCH DOCUMENTATION TO OWNERS CONSTRUCTION REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. PROTECT DURING CONSTRUCTION FROM PHYSICAL AND ESTHETIC DAMAGE INCLUDING CRACKING, SCRAPING, DEFORMING, SOILING, AND SPATTER FROM PAINT, CONCRETE OR ASPHALT EMULSION.
3. RESTORE TO PRE-CONSTRUCTION CONDITION AND APPEARANCE TO SATISFACTION OF DISTRICT AT NO ADDITIONAL COST TO DISTRICT.

DEMOLITION NOTES:

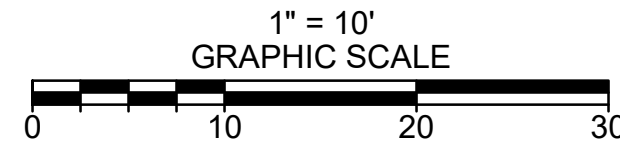
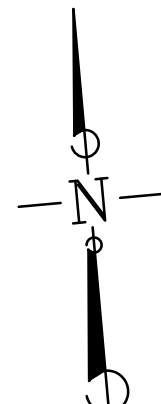
(NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN SQUARE ON DRAWING)

INVESTIGATIONS / PROTECTIONS:

1. PROTECT EXISTING FENCE AND / OR GATE TO REMAIN.
2. PROTECT EXISTING AC PAVEMENT TO REMAIN.
3. PROTECT EXISTING CONCRETE PAVEMENT TO REMAIN.
4. PROTECT EXISTING WHEEL STOP TO REMAIN.
5. PROTECT EXISTING PAVEMENT MARKINGS TO REMAIN.
6. PROTECT EXISTING PLAYGROUND STRUCTURE AND SURFACE TO REMAIN.
7. PROTECT EXISTING BACKFLOW PREVENTER TO REMAIN.
8. PROTECT EXISTING UTILITY TO REMAIN. RAISE LIDS TO PROPOSED FINISH SURFACE WHERE APPLICABLE.
9. PROTECT EXISTING LIGHT AND FOOTING TO REMAIN.
10. PROTECT EXISTING CONCRETE CURB TO REMAIN.
11. PROTECT EXISTING SANDBOX TO REMAIN.
12. PROTECT EXISTING STORM DRAIN TO REMAIN. SURVEY INVERT ELEVATIONS OF STRUCTURES AND PROVIDE RESULTS TO ENGINEER PRIOR TO BEGINNING TRENCHING.
- 13-19 NOT USED.

REMOVALS:

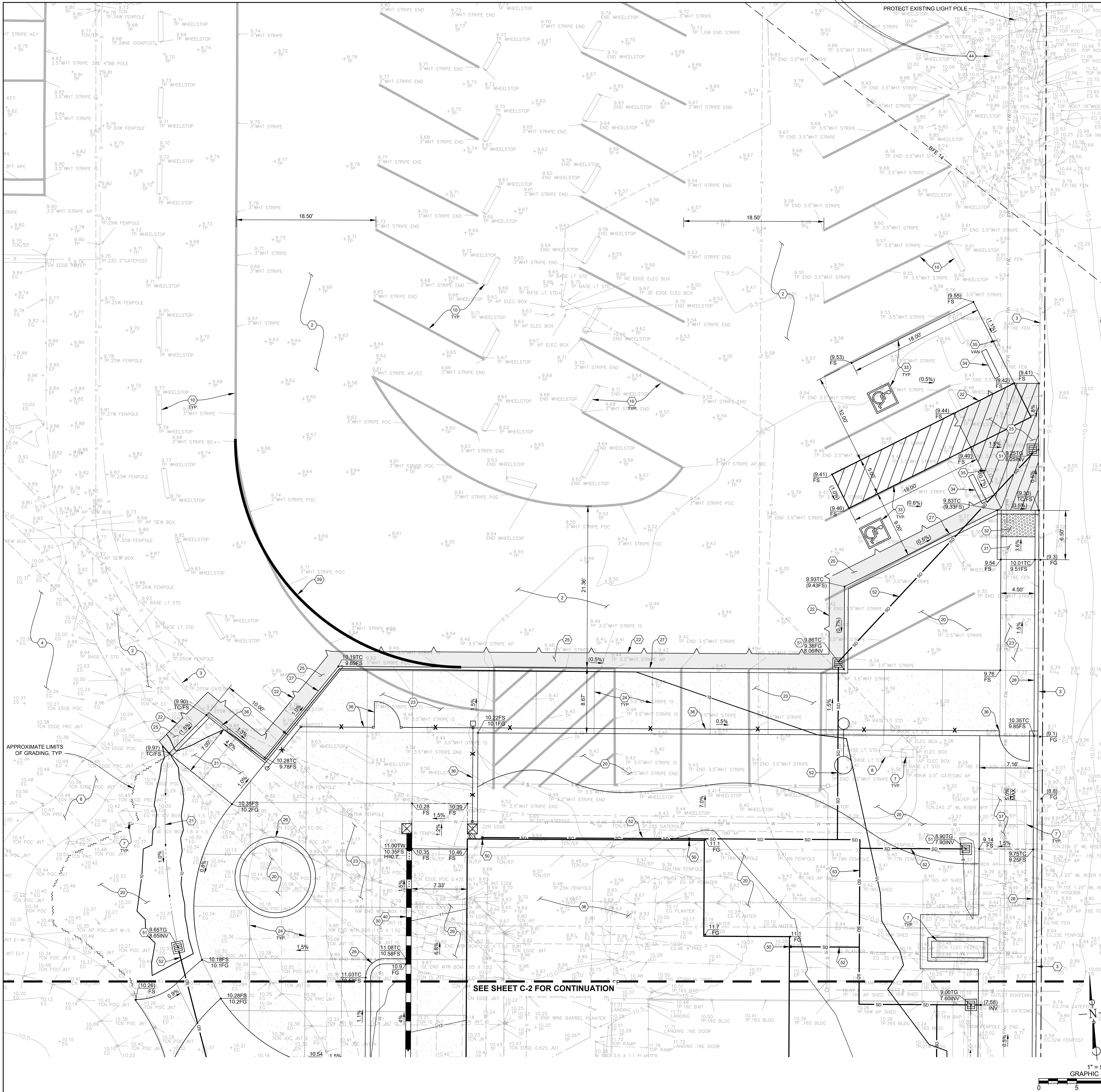
20. CONSTRUCT SAWCUT LINE AS SHOWN ON PLAN AND PER DETAIL 1 / C.D.1. PROTECT EXISTING EDGE OF PAVEMENT IMPROVEMENTS TO REMAIN UNTIL CONSTRUCTION OF CONFORMING IMPROVEMENTS (TYPICAL).
21. DEMOLISH AND REMOVE EXISTING AC PAVEMENT.
22. DEMOLISH AND REMOVE EXISTING WHEEL STOP. PATCH AC PAVEMENT AS NECESSARY.
23. DEMOLITION AND REMOVAL OF EXISTING STRUCTURE AND ALL ASSOCIATED RAMPS, STAIRS, AND / OR HANDRAILS. (N.I.C.)
24. EXISTING ELECTRICAL AND / OR COMMUNICATION LINE REMOVALS TO BE COORDINATED WITH ARCHITECT.
25. SANDBLAST AND REMOVE EXISTING PAVEMENT MARKINGS.
26. REMOVAL OF EXISTING STORAGE SHED. (N.I.C.)
27. DEMOLISH AND REMOVE EXISTING FENCE AND/OR GATE.
28. DEMOLISH AND REMOVE EXISTING CONCRETE PAVEMENT.
29. EXISTING TREE TO BE REMOVED.
30. DEMOLISH AND REMOVE EXISTING CONCRETE CURB TO LIMITS SHOWN ON PLAN.
31. DEMOLISH AND REMOVE EXISTING SHADE STRUCTURE AND FOOTINGS.
32. DEMOLISH AND REMOVE EXISTING PLANTERS.
33. REMOVE AND/OR ABANDON EXISTING STORM DRAIN.
34. DEMOLISH AND REMOVE EXISTING CATCH BASIN.



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CALL TOLL FREE 1-800-422-4133



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- RETAIN A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL AND VERTICAL CONTROL FOR LAYOUT OF THE WORK. FOR SURVEYING LOCATIONS OF EXISTING BURIED PIPELINES, CONDUITS AND STRUCTURES, AND FOR GRADE CONFIRMATION WHERE REQUIRED DURING CONSTRUCTION.
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 - PROTECT EXISTING LIGHT AND FOOTING TO REMAIN.
 - PROTECT EXISTING CONCRETE CURB TO REMAIN.
 - PROTECT EXISTING PAVEMENT MARKINGS AND WHEEL STOPS TO REMAIN.
- 11-19 NOT USED.
- SITE IMPROVEMENTS**
- GRADE UNPAVED AREAS WITHIN LIMITS OF DISTURBANCE TO FINISH GRADES, FLOWLINES AND CONTOURS PER PLAN AND TO PROVIDE SMOOTH TRANSITION BETWEEN NEW AND EXISTING IMPROVEMENTS. SEE LANDSCAPE ARCHITECT'S PLANS FOR PLANTING PLAN.
 - CONSTRUCT GRADED SWALE TO GRADES AND ELEVATIONS SHOWN ON PLAN.
 - CONSTRUCT SAVICUT LINE WHERE SHOWN ON PLAN PER DETAIL 1 / CD-1. PROTECT EXISTING EDGE OF A.C. OR CONCRETE IMPROVEMENTS TO REMAIN UNTIL CONSTRUCTION OF CONFORMING IMPROVEMENTS (TYPICAL).
 - CONSTRUCT CONCRETE PER DETAIL 2 / CD-1 (TYPICAL). MATCH EXISTING COLOR AND/OR FINISH.
 - CONSTRUCT JOINTS IN CONCRETE WALKWAY SURFACING PER DETAIL 3 / CD-1. WHERE SHOWN ON PLAN, ALL JOINTS SHOWN ARE CONSTRUCTION OR CONTROL JOINTS UNLESS DESIGNATED EXPANSION JOINT (EJ).
 - CONSTRUCT A.C. PAVEMENT STRUCTURAL SECTION PER DETAIL 4 / CD-1. PROVIDE TEMPORARY REDWOOD BEAMER FOR PAVING WHERE EDGE IS NOT CONTAINED BY CONCRETE.
 - CONSTRUCT 6" CONCRETE PLANTER CURB PER DETAIL 5 / CD-1.
 - CONSTRUCT 6" CURB PER DETAIL 6 / CD-1.
 - CONSTRUCT CONCRETE RETAINING CURB TO ELEVATIONS SHOWN ON PLAN PER DETAIL 10 / SHEET CD-1.
 - CONSTRUCT CONCRETE RAMP AS SHOWN ON PLAN AND PER DETAIL 2 / CD-1. CONSTRUCT HANDRAIL PER ARCHITECT'S PLANS AND SPECIFICATIONS.
 - CONSTRUCT GUARDRAIL PER ARCHITECT'S PLANS AND SPECIFICATIONS. SEE SHEET A3.0 FOR DETAILS.
 - CONSTRUCT CONCRETE CURB RAMP PER DETAIL 8 / CD-1.
 - CONSTRUCT 3" WIDE DETECTABLE PARKING PAVERS PER SPECIFICATIONS AND DETAIL 9 / CD-1.
 - CONSTRUCT TYPICAL ACCESSIBLE PARKING STALL PAVEMENT MARKINGS AND STRIPING AS SHOWN ON PLAN AND PER DETAILS 10 & 11 / CD-1.
 - INSTALL WHEEL STOP PER DETAIL 10 / CD-1.
 - INSTALL ADA ACCESSIBLE PARKING SIGNS PER DETAIL 11 / CD-2.
 - CONSTRUCT FENCE AND / OR GATE PER ARCHITECT'S PLANS AND SPECIFICATIONS.
 - CONSTRUCT O.G. PATH PER DETAIL 12 / CD-2.
 - CONSTRUCT BUILDING PER ARCHITECT'S PLANS AND SPECIFICATIONS.
 - CONSTRUCT 4" WIDE WHITE PAVEMENT STRIPING AS SHOWN ON PLANS.
 - CONSTRUCT CMU RETAINING WALL TO ELEVATIONS SHOWN ON PLAN AND PER STRUCTURAL ENGINEER'S PLANS AND SPECIFICATIONS. SEE ARCHITECT'S ELEVATIONS ON SHEET A3.0.
 - INSTALL WATER BOTTLE FILLER PER ARCHITECT'S PLANS AND SPECIFICATIONS.
 - CONSTRUCT 6" TO 8" CURB TRANSITION ACROSS 2 LINEAR FEET AS SHOWN ON PLAN.
 - CONSTRUCT CONCRETE PAD PER DETAIL 2 / CD-1 WITH EDGE STEPMALL PER DETAIL 16 / CD-2.
 - CONSTRUCT 6" BOLLARDS PER ARCHITECT'S PLANS AND SPECIFICATIONS.
 - CONSTRUCT PLANTER WALL PER ARCHITECT'S PLANS AND DETAIL 9 / A1.1.
 - 46-49 NOT USED.

STORM DRAIN

- CONSTRUCT ROOF DRAIN PER ARCHITECT'S PLANS AND SPECIFICATIONS. CONSTRUCT CONNECTION TO STORM DRAIN PER DETAIL 13 / CD-2.
- CONSTRUCT 12" X 12" CAST-IN-PLACE CATCH BASIN TO ELEVATIONS SHOWN ON PLAN AND PER DETAIL 14 / CD-2. GRATE OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
- CONSTRUCT 4" HOPE STORM DRAIN LINE WITH MINIMUM 0.5% SLOPE IN TRENCH PER DETAIL 15 / CD-2.
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- CONSTRUCT CONNECTION TO EXISTING STORM DRAIN PIPE WITH BITTINGS AS NECESSARY. VERIFY LOCATION OF EXISTING STORM DRAIN PIPE AND INVERT ELEVATIONS PRIOR TO CONNECTION. NOTIFY ENGINEER OF CONFLICTS IF ANY.

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DATE: 10/28/2025

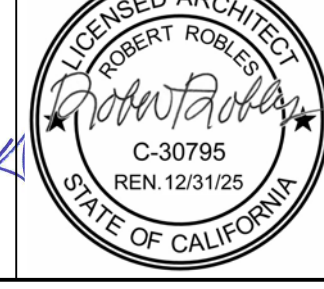
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FOR
CARPINTERIA UNIFIED SCHOOL DISTRICT

ROBERT ROBLES
ARCHITECTURE
INC.
416 Ocean Drive
Oxnard, CA 93035
Tel 805.382.6700

CONSULTANT NAME/ ADDRESS:
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CIVIL ENGINEERING • PLANNING
CONSTRUCTION ENGINEERING
115 W. CANON PERDIDO STREET
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PHONE: 805.964.2234

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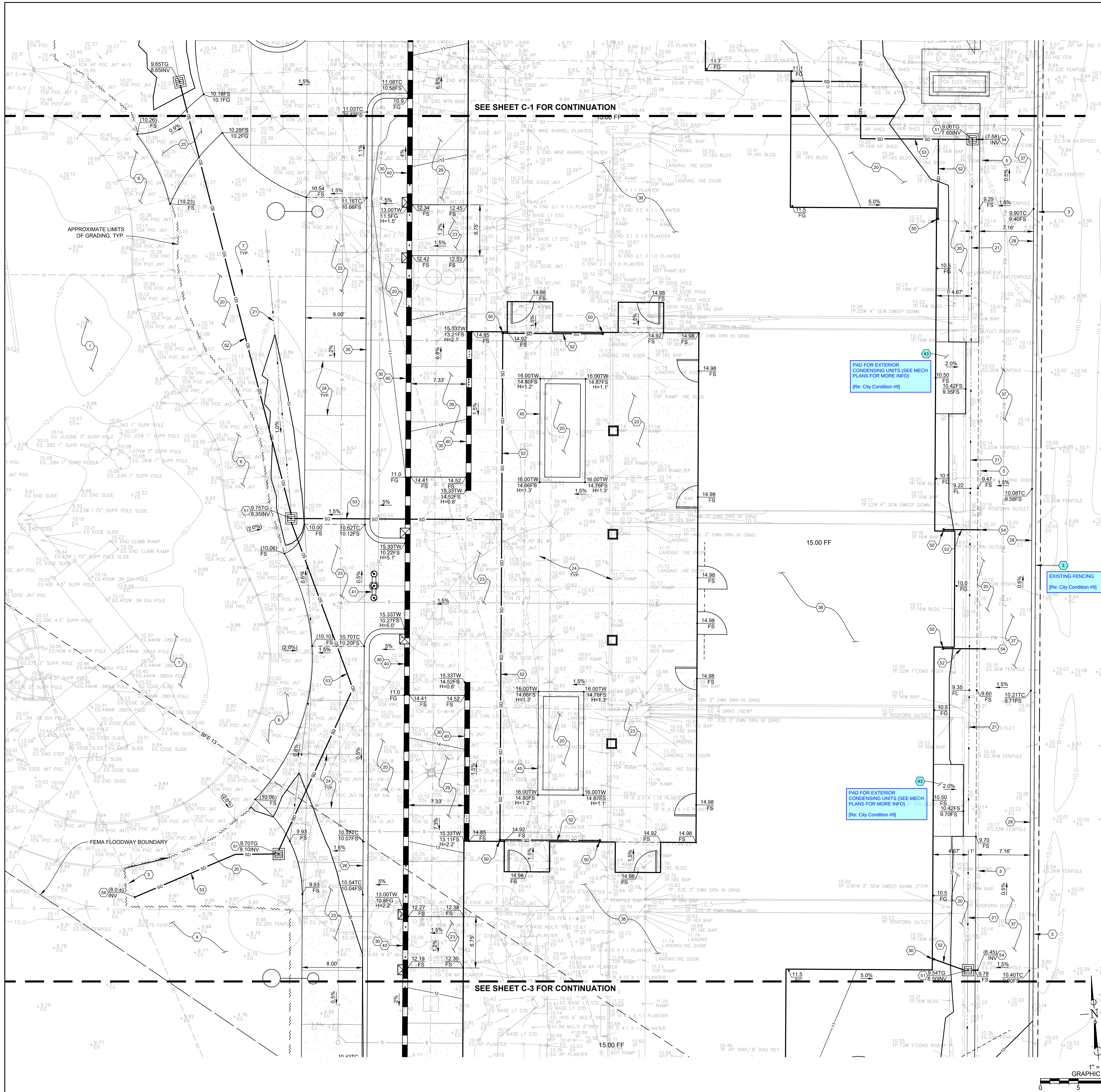
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PLAN

SHEET NUMBER:

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FOR
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416 Ocean Drive
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Tel 805.382.6700

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115 W. CANON PERDIDO STREET
SANTA BARBARA, CA 93101
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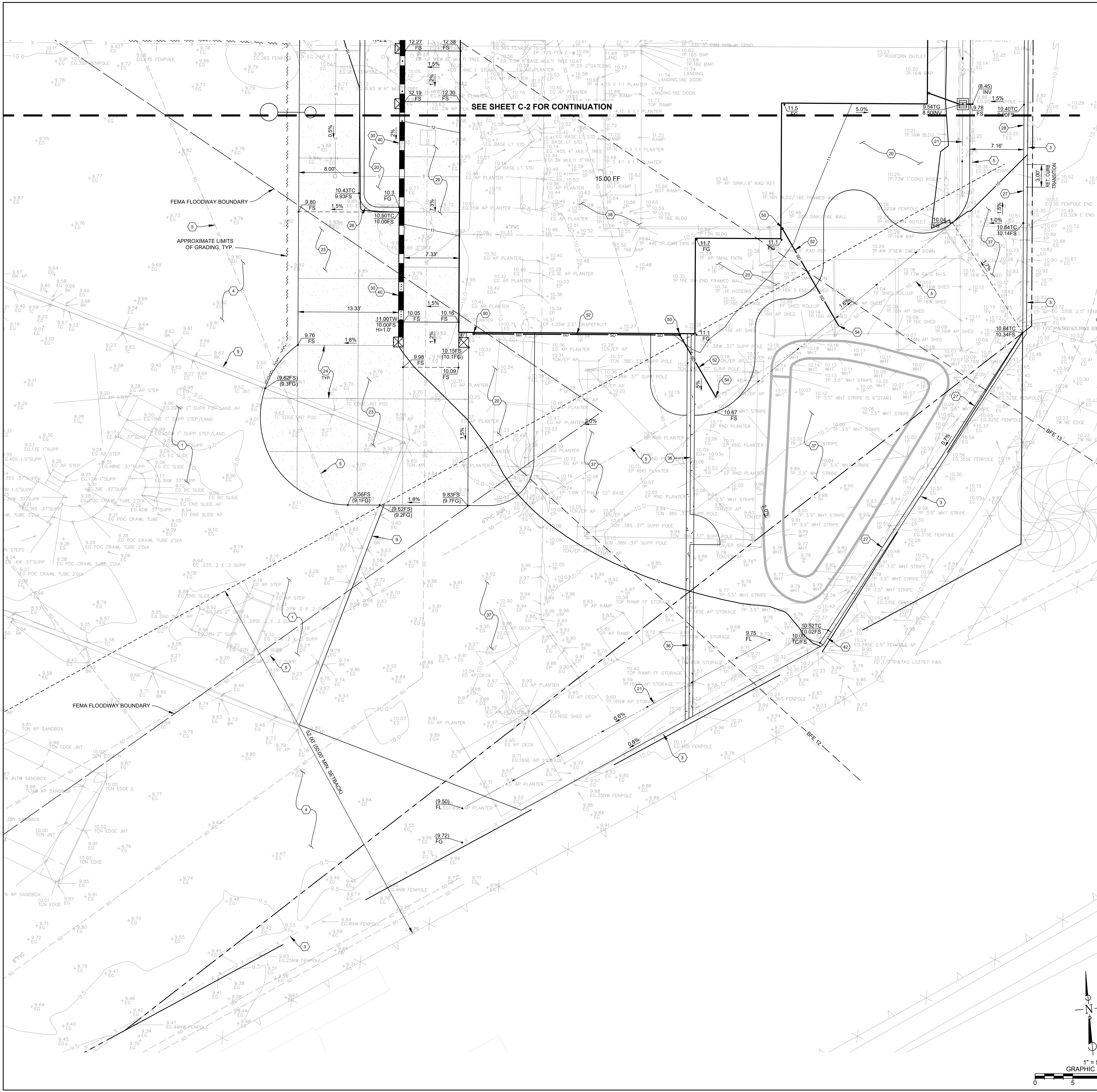
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 - PROTECT EXISTING PAVEMENT MARKINGS AND WHEEL STOPS TO REMAIN.
- SITE IMPROVEMENTS**
 - GRADE UNPAVED AREAS WITHIN LIMITS OF DISTURBANCE TO FINISH GRADES, FLOWLINES AND CONTOURS PER PLAN AND TO PROVIDE SMOOTH TRANSITION BETWEEN NEW AND EXISTING IMPROVEMENTS. SEE LANDSCAPE ARCHITECT'S PLANS FOR PLANTING PLAN.
 - CONSTRUCT GRADE SWALE TO GRADES AND ELEVATIONS SHOWN ON PLAN.
 - CONSTRUCT SAVICUT LINE WHERE SHOWN ON PLAN PER DETAIL 1 / CD-1. PROTECT EXISTING EDGE OF A.C. OR CONCRETE IMPROVEMENTS TO REMAIN UNTIL CONSTRUCTION OF CONFORMING IMPROVEMENTS (TYPICAL).
 - CONSTRUCT CONCRETE PER DETAIL 2 / CD-1 (TYPICAL). MATCH EXISTING COLOR AND/OR FINISH.
 - CONSTRUCT JOINTS IN CONCRETE WALKWAY SURFACING PER DETAIL 3 / CD-1. WHERE SHOWN ON PLAN; ALL JOINTS SHOWN ARE CONSTRUCTION OR CONTROL JOINTS UNLESS DESIGNATED EXPANSION JOINT (EJ).
 - CONSTRUCT A.C. PAVEMENT STRUCTURAL SECTION PER DETAIL 4 / CD-1. PROVIDE TEMPORARY REDWOOD BEAMER OR CURB WHERE EDGE IS NOT CONTAINED BY CONCRETE.
 - CONSTRUCT 6" CONCRETE PLANTER CURB PER DETAIL 5 / CD-1.
 - CONSTRUCT 6" CURB PER DETAIL 6 / CD-1.
 - CONSTRUCT CONCRETE RETAINING CURB TO ELEVATIONS SHOWN ON PLAN PER DETAIL 10 ON SHEET CD-1.
 - CONSTRUCT CONCRETE RAMP AS SHOWN ON PLAN AND PER DETAIL 2 / CD-1. CONSTRUCT HANDRAIL PER ARCHITECT'S PLANS AND SPECIFICATIONS.
 - CONSTRUCT GUARDRAIL PER ARCHITECT'S PLANS AND SPECIFICATIONS. SEE SHEET A3.0 FOR DETAILS.
 - CONSTRUCT CONCRETE CURB RAMP PER DETAIL 8 / CD-1.
 - CONSTRUCT 3" WIDE DETECTABLE WARNING PAVERS PER SPECIFICATIONS AND DETAIL 9 / CD-1.
 - CONSTRUCT TYPICAL ACCESSIBLE PARKING STALL PAVEMENT MARKINGS AND STRIPING AS SHOWN ON PLAN AND PER DETAILS 10 & 11 / CD-1.
 - INSTALL WHEEL STOP PER DETAIL 10 / CD-1.
 - INSTALL ADA ACCESSIBLE PARKING SIGNS PER DETAIL 11 / CD-2.
 - CONSTRUCT FENCE AND / OR GATE PER ARCHITECT'S PLANS AND SPECIFICATIONS.
 - CONSTRUCT D.G. PATH PER DETAIL 12 / CD-2.
 - CONSTRUCT BUILDING PER ARCHITECT'S PLANS AND SPECIFICATIONS.
 - CONSTRUCT 4" WIDE WHITE PAVEMENT STRIPING AS SHOWN ON PLANS.
 - CONSTRUCT CMU RETAINING WALL TO ELEVATIONS SHOWN ON PLAN AND PER STRUCTURAL ENGINEER'S PLANS AND SPECIFICATIONS. SEE ARCHITECT'S ELEVATIONS ON SHEET A3.0.
 - INSTALL WATER BOTTLE FILLER PER ARCHITECT'S PLANS AND SPECIFICATIONS.
 - CONSTRUCT 6" TO 8" CURB TRANSITION ACROSS 2 LINEAR FEET AS SHOWN ON PLAN.
 - CONSTRUCT CONCRETE PAD PER DETAIL 2 / CD-1 WITH EDGE STEPMALL PER DETAIL 16 / CD-2.
 - CONSTRUCT 6" BOLLARDS PER ARCHITECT'S PLANS AND SPECIFICATIONS.
 - CONSTRUCT PLANTER WALL PER ARCHITECT'S PLANS AND DETAIL 9 / A1.1.
- 46-49NOT USED.

STORM DRAIN

- CONSTRUCT ROOF DRAIN PER ARCHITECT'S PLANS AND SPECIFICATIONS. CONSTRUCT CONNECTION TO STORM DRAIN PER DETAIL 13 / CD-2.
- CONSTRUCT 12" X 12" CAST-IN-PLACE CATCH BASIN TO ELEVATIONS SHOWN ON PLAN AND PER DETAIL 14 / CD-2. GRATE OPENINGS SHALL BE PLACED SO THAT THE LONG DIMENSION IS PERPENDICULAR TO THE DOMINANT DIRECTION OF TRAVEL.
- CONSTRUCT 4" HOPE STORM DRAIN LINE WITH MINIMUM 0.5% SLOPE IN TRENCH PER DETAIL 15 / CD-2.
- CONSTRUCT 6" HOPE STORM DRAIN LINE WITH MINIMUM 0.5% SLOPE IN TRENCH PER DETAIL 16 / CD-2.
- CONSTRUCT CONNECTION TO EXISTING STORM DRAIN PIPE WITH BITTINGS AS NECESSARY. VERIFY LOCATION OF EXISTING STORM DRAIN PIPE AND INVERT ELEVATIONS PRIOR TO CONNECTION. NOTIFY ENGINEER OF CONFLICTS (IF ANY).

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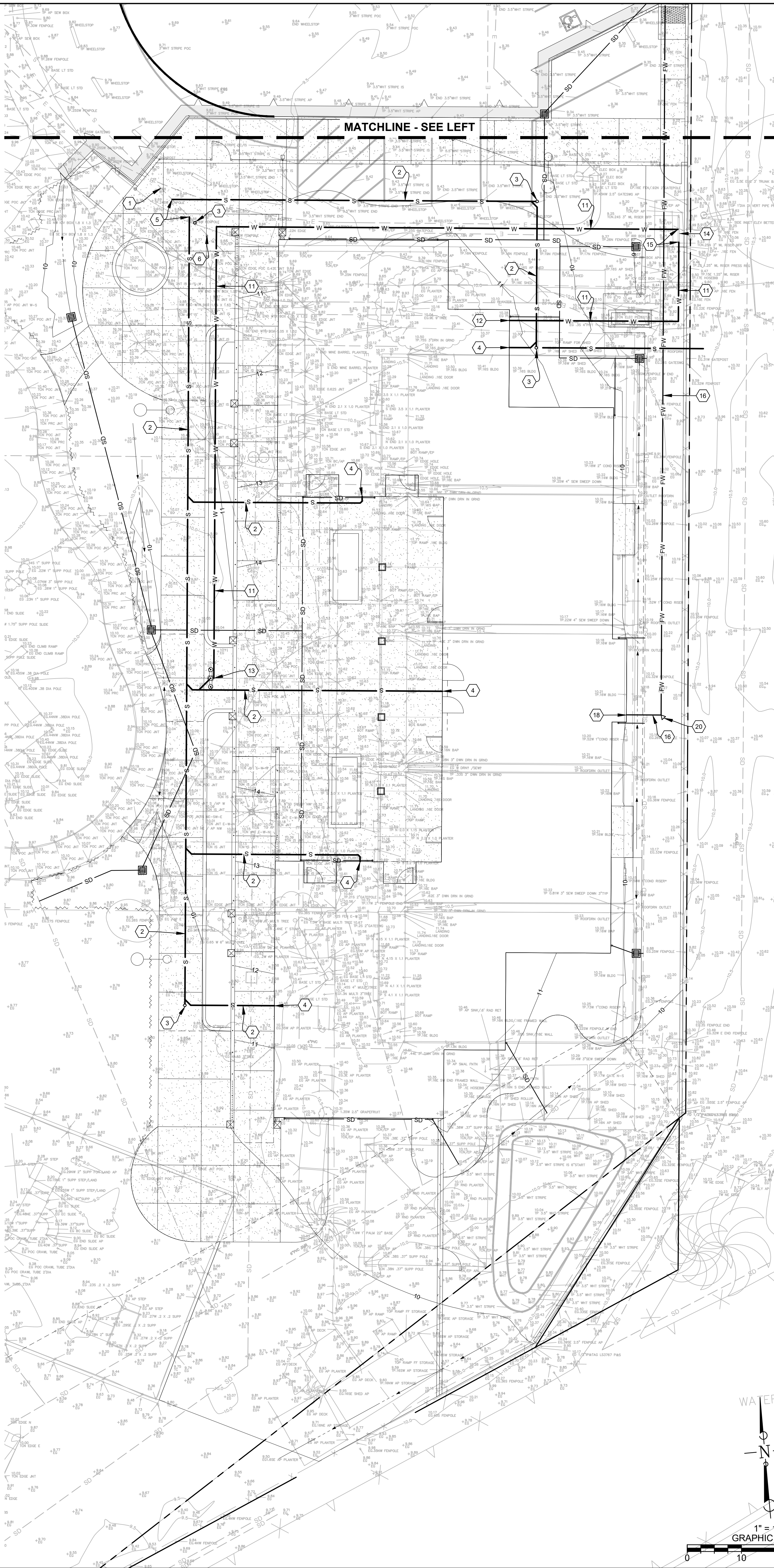
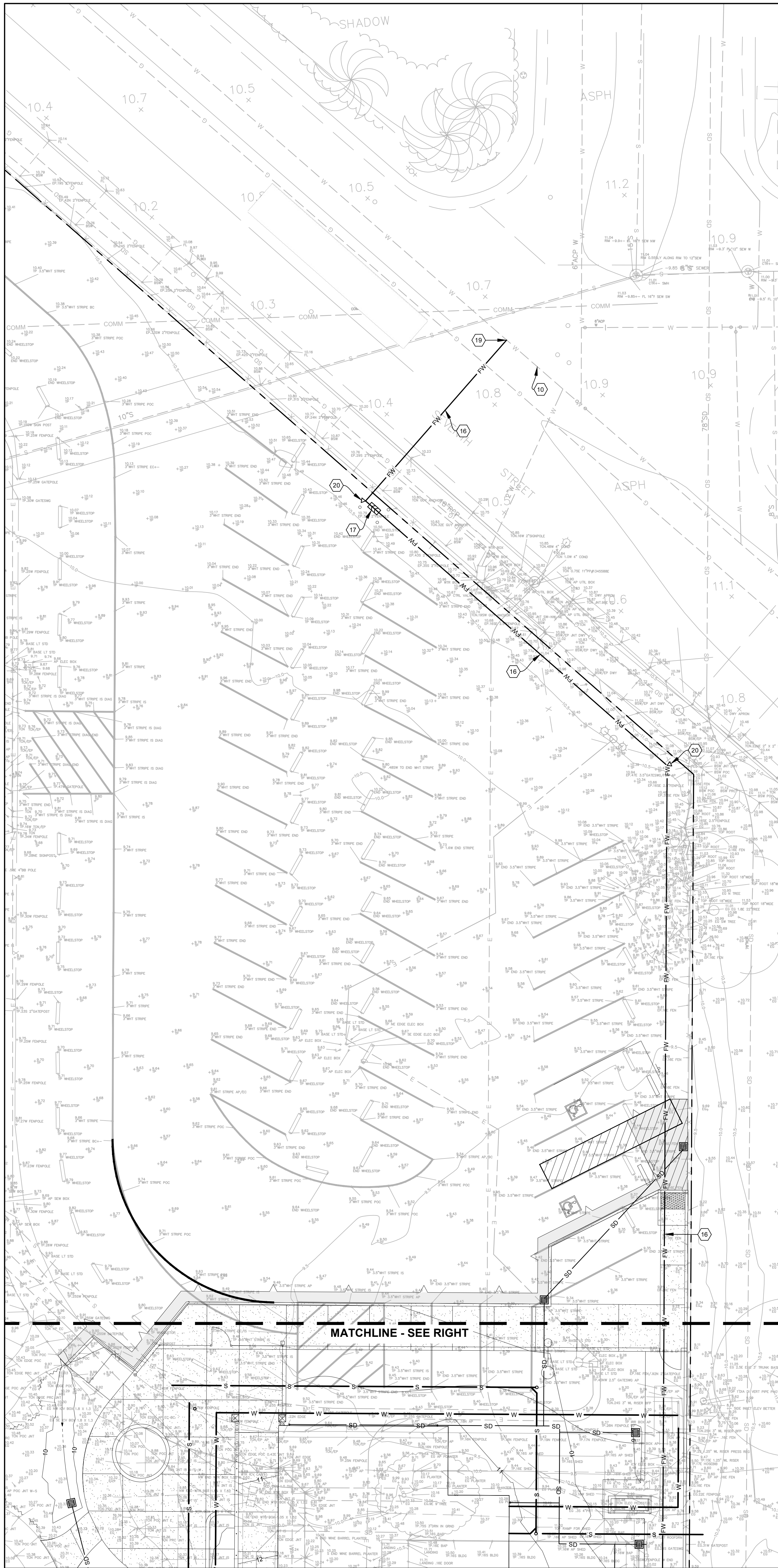
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SHEET TITLE:
**SITE IMPROVEMENT
PLAN**

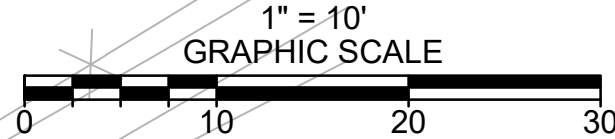
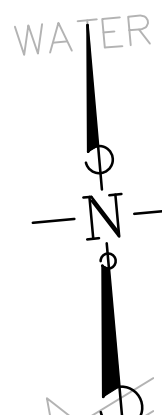
SHEET NUMBER:
C-3



- GENERAL CONSTRUCTION NOTES THIS SHEET:**
- A. REFER TO LEGEND, LIST OF SYMBOLS AND OTHER PLAN USE INFORMATION ON SHEET G-1.
 - B. PROTECT EXISTING UTILITIES WITHIN WORK AREA. NOTIFY UNDERGROUND SERVICE ALERT AT LEAST 2 WORKING DAYS IN ADVANCE OF BEGINNING EXCAVATION AT 1-800-422-4133.
 - C. EXISTING BURIED CONDUITS/PIPES/STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THE DRAWINGS BASED ON RECORD DRAWING INFORMATION OR INPUT FROM OTHERS. THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE (SCHEMATIC) ONLY AND, MOST LIKELY, OTHERS EXIST WHICH HAVE NOT BEEN SHOWN. INVESTIGATE, LOCATE AND MARK ALL EXISTING BURIED CONDUITS, PIPES AND STRUCTURES PRIOR TO START OF GRADING OR TRENCHING. PROTECT AND MAINTAIN IN SERVICE ALL SUCH FACILITIES UNTIL OTHERWISE APPROVED IN WRITING BY OWNER.
 - D. HORIZONTAL LOCATIONS OF EXISTING BURIED CONDUITS/PIPES/STRUCTURES AS SHOWN ON THE DRAWINGS OR AS MARKED IN THE FIELD ARE APPROXIMATE ONLY. VERTICAL LOCATIONS ARE NOT KNOWN. BEFORE BEGINNING TRENCHING OR GRADING, LOCATE AND EXPOSE ALL BURIED CONDUITS/PIPES/STRUCTURES WHICH CROSS OR OTHERWISE MAY CONFLICT WITH NEW IMPROVEMENTS OR WHICH ARE TO BE JOINED BY NEW CONSTRUCTION AND HAVE HORIZONTAL AND VERTICAL LOCATIONS DETERMINED BY SURVEY. PROVIDE RESULT OF THIS INVESTIGATION AND SURVEY TO ENGINEER FOR REVIEW BEFORE WORK IS COMMENCED. ALLOW FIVE (5) WORKING DAYS FOR REVIEW. MORE TIME MAY BE REQUIRED DEPENDING ON COMPLETENESS OF INFORMATION PROVIDED AND ON EXTENT OF CONFLICTS, IF ANY.
 - E. IF SCHOOL-OWNED ELECTRICAL CONDUITS ARE SUSPECTED OF BEING IN THE WORK AREA BUT CANNOT BE LOCATED, ATTEMPT TO HAVE SCHOOL OPERATIONS/MAINTENANCE STAFF SHUT OFF POWER TO THOSE CONDUITS DURING EXCAVATION. TIMING AND DURATION OF SHUT-OFFS MUST BE APPROVED IN ADVANCE BY SCHOOL ADMINISTRATION SO AS NOT TO ADVERSELY IMPACT SCHOOL AND EXTRA CURRICULAR ACTIVITIES.
 - F. RETAIN A LICENSED LAND SURVEYOR TO STAKE HORIZONTAL AND VERTICAL CONTROL FOR LAYOUT OF THE WORK. FOR SURVEYING LOCATIONS OF EXISTING BURIED PIPELINES, CONDUITS AND STRUCTURES, AND FOR GRADE CONFIRMATION WHERE REQUIRED DURING CONSTRUCTION.

- SPECIFIC CONSTRUCTION NOTES THIS SHEET:**
(NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN HEXAGON ON DRAWING)
- SEWER SYSTEM**
- 1. PROTECT EXISTING SEWER LINE.
 - 2. CONSTRUCT SDR 35 SEWER LINE WITH 1.0% MIN. SLOPE IN TRENCH PER DETAIL 15 / CD-2. SIZE PER PLUMBING PLANS.
 - 3. CONSTRUCT SEWER CLEAN OUT PER PLUMBING PLANS.
 - 4. CONNECT SEWER LINE TO BUILDING PER PLUMBING PLANS.
 - 5. JOIN EXISTING SEWER LINE WITH APPROPRIATE FITTINGS AS NECESSARY. VERIFY LOCATION AND INVERT ELEVATION IN FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS.
 - 6. REMOVE AND / OR ABANDON EXISTING SEWER LINE.
 - 7-9. NOT USED.
- WATER SYSTEM**
- 10. PROTECT EXISTING WATER LINE.
 - 11. CONSTRUCT PVC WATER LINE IN TRENCH PER DETAIL 17 / CD-2. SIZE PER PLUMBING PLANS.
 - 12. CONNECT WATER LINE TO BUILDING PER PLUMBING PLANS.
 - 13. CONNECT WATER LINE TO DRINKING FOUNTAIN PER PLUMBING PLANS.
 - 14. PROTECT EXISTING PRV STATION TO REMAIN.
 - 15. JOIN EXISTING WATER LINE AT PRV STATION WITH APPROPRIATE FITTINGS AS NECESSARY.
 - 16. CONSTRUCT 4" PVC C900 DR18 FIRE WATER LINE IN TRENCH PER DETAIL 17 / CD-2. MINIMUM COVER 36". REMOVE AND REPLACE EXISTING IMPROVEMENTS IN KIND AS NECESSARY FOR FIRE WATER LINE CONSTRUCTION.
 - 17. CONSTRUCT BACKFLOW PREVENTER PER DETAIL 18 / CD-2.
 - 18. CONSTRUCT FIRE WATER LINE TO SPRINKLER RISER AT BUILDING PER FIRE WATER PLANS.
 - 19. CONSTRUCT CONNECTION TO EXISTING WATER MAIN PER CARPINTERIA VALLEY WATER DISTRICT STANDARD DETAILS.
 - 20. CONSTRUCT BEND AS SHOWN ON PLAN WITH THRUST BLOCK PER DETAIL 19 / CD-2.

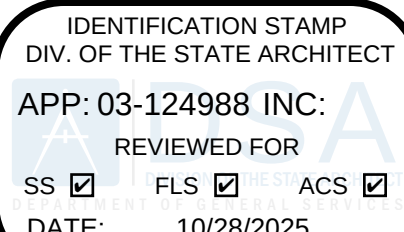
*SEE SHEETS C-1 THROUGH C-3 FOR STORM DRAIN IMPROVEMENTS.



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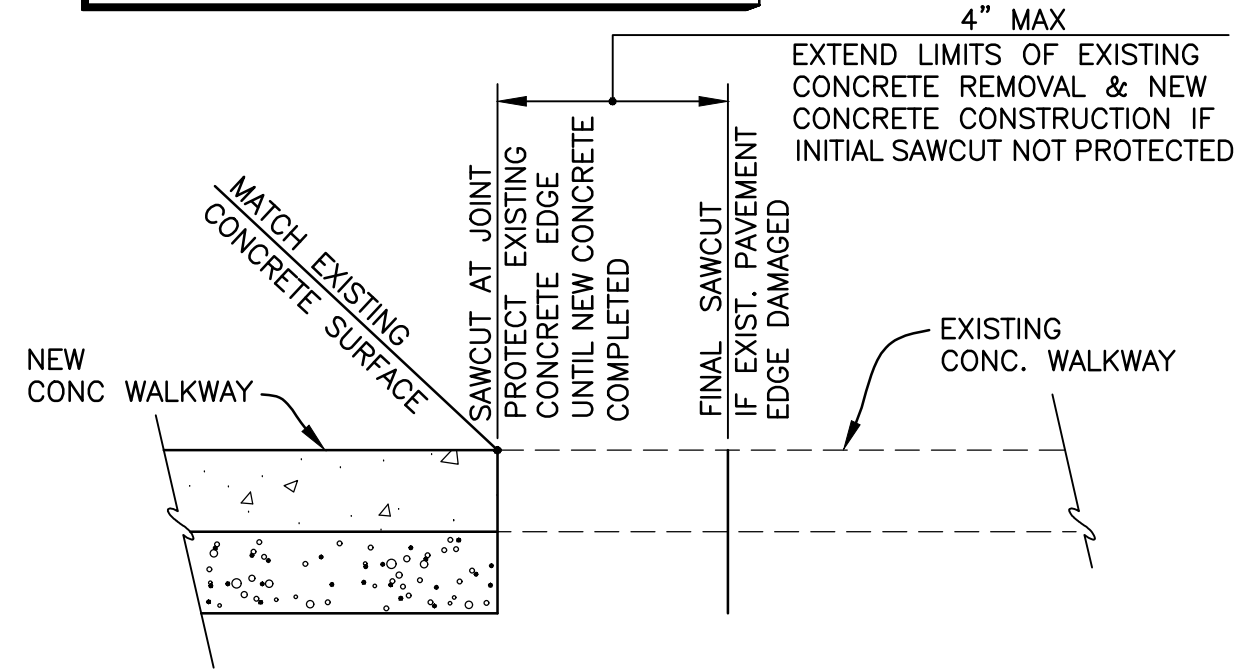
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SHEET TITLE:
UTILITY PLAN

SHEET NUMBER:
U-1

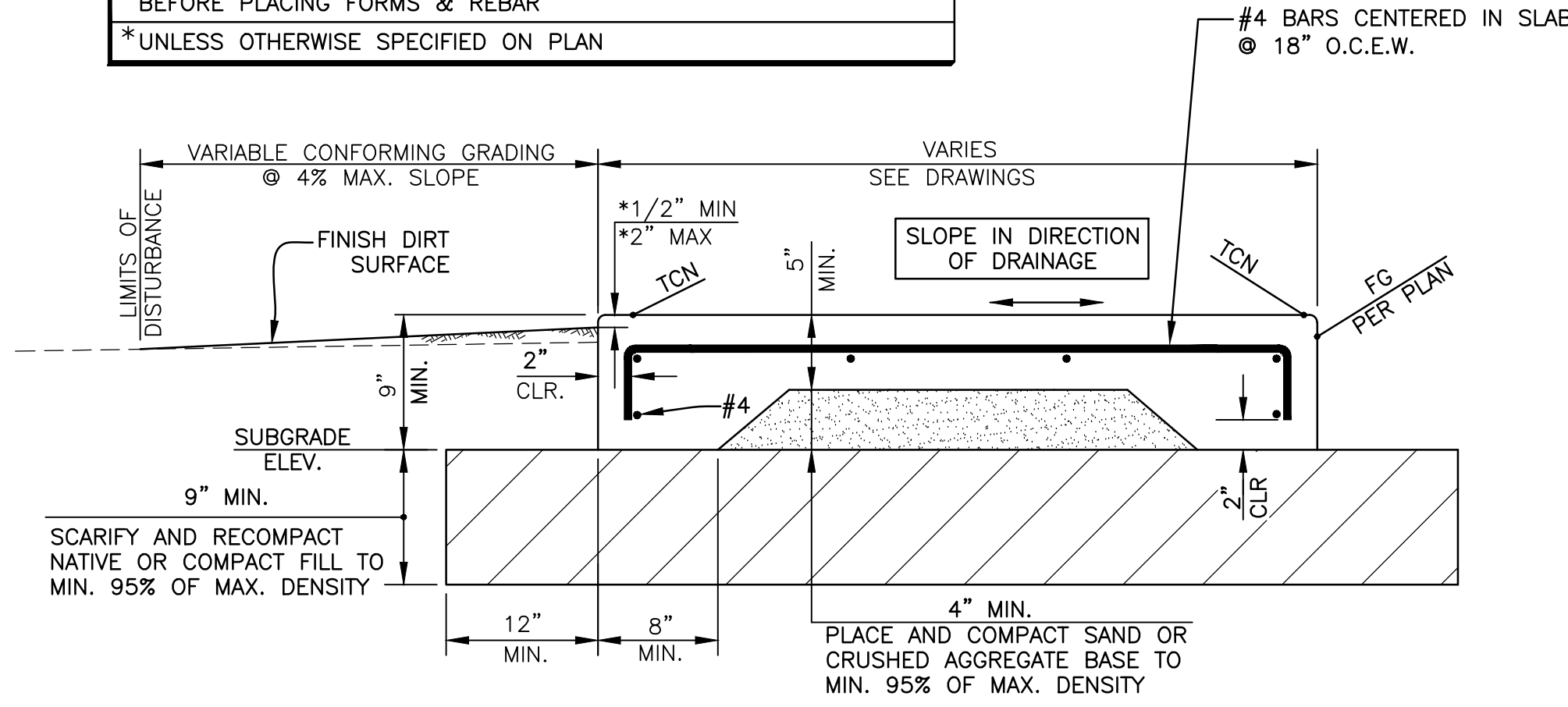
6 OF 9

NOTE:
AT END OF SAWCUT, DO NOT OVERCUT INTO EXISTING CONCRETE TO REMAIN. STOP SAW SHORT AND USE DRILL TO COMPLETE CUT.



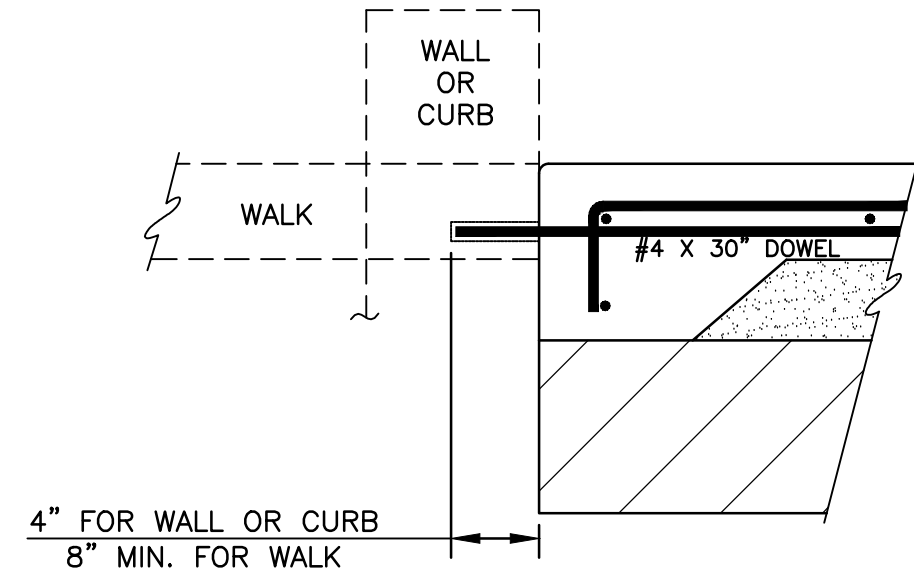
1 SAWCUT DETAIL
NOT TO SCALE

CONSTRUCT CONCRETE PER SPECIFICATIONS
THICKENED EDGE IS ON ALL SIDES UNLESS OTHERWISE NOTED
CONSTRUCT $\frac{1}{2}$ " RADIUS ROUNING ON ALL EXPOSED CORNERS
FORM ALL SIDES
CONSTRUCT JOINTS PER SPECIFICATIONS AND AS SHOWN ON PLANS
CONSTRUCT BROOM FINISH TRANSVERSE TO PATH OF TRAVEL:
MEDIUM BROOM WHERE WALK SLOPE IS 5% OR LESS, HEAVY BROOM WHERE SLOPE IS GREATER THAN 5%.
HAVE GEOTECHNICAL ENGINEER REVIEW & APPROVE SUBGRADE BEFORE PLACING FORMS & REBAR
*UNLESS OTHERWISE SPECIFIED ON PLAN



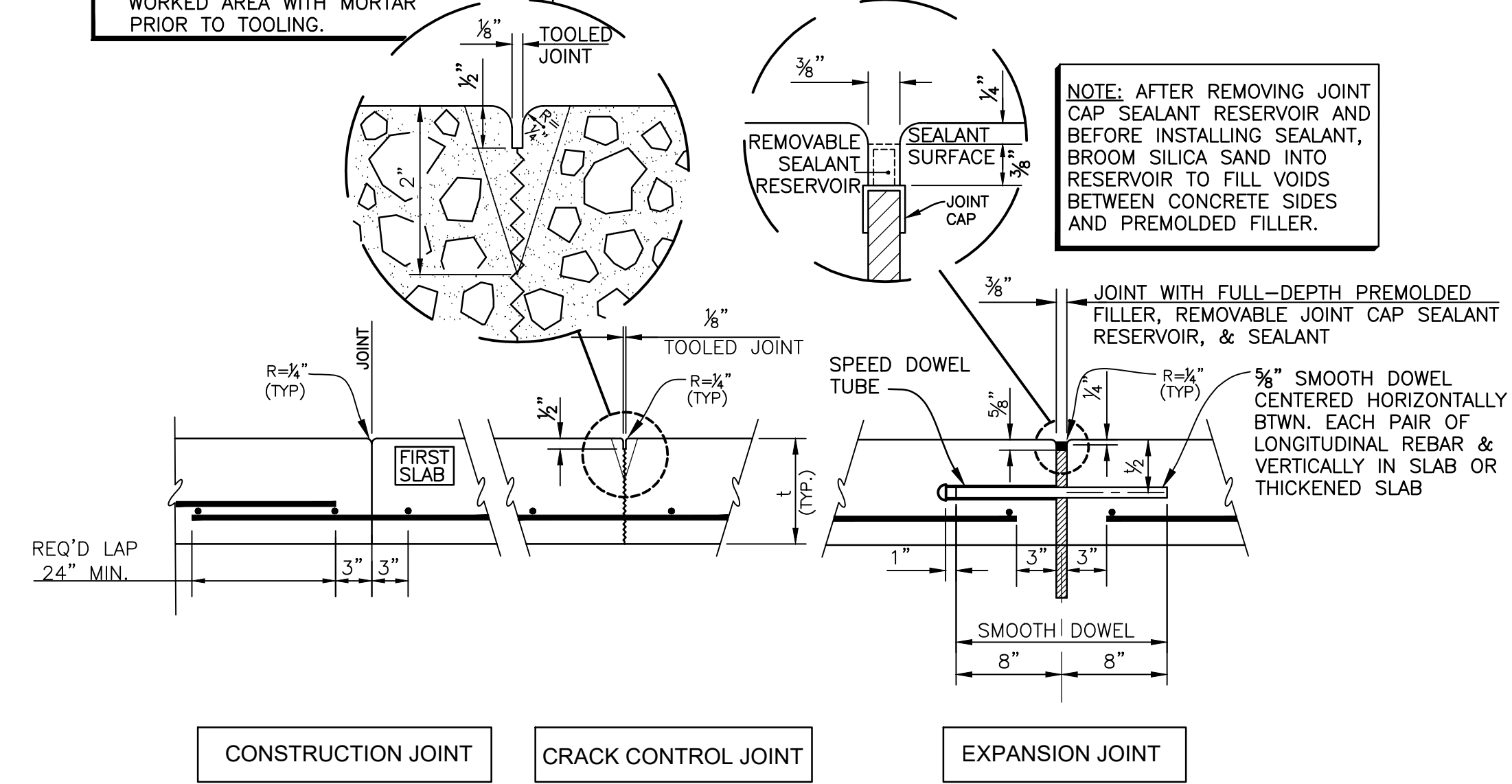
2 WALKWAY WITH THICKENED EDGE DETAIL
NOT TO SCALE

IF JOINING EXISTING WALKWAY OR IF ADJACENT TO EXISTING OR PROPOSED STRUCTURE OR CURB, DRILL & EPOXY GROUT (SIMPSON SET-XP ADHESIVE, ICC NO. ESR-2508, OR EQUIVALENT) #4 DOWEL INTO $\frac{3}{4}$ " DIA HOLE AT 18" O.C. IN WALK, OR 36" O.C. IN STRUCTURE, OR CURB.
WHERE CALLED FOR ON DRAWINGS, CONSTRUCT EXPANSION JOINT BETWEEN WALKWAY AND EXISTING OR PROPOSED STRUCTURE PER 3/CD-1 WITH FIXED END OF DOWEL INTO WALKWAY OR STRUCTURE



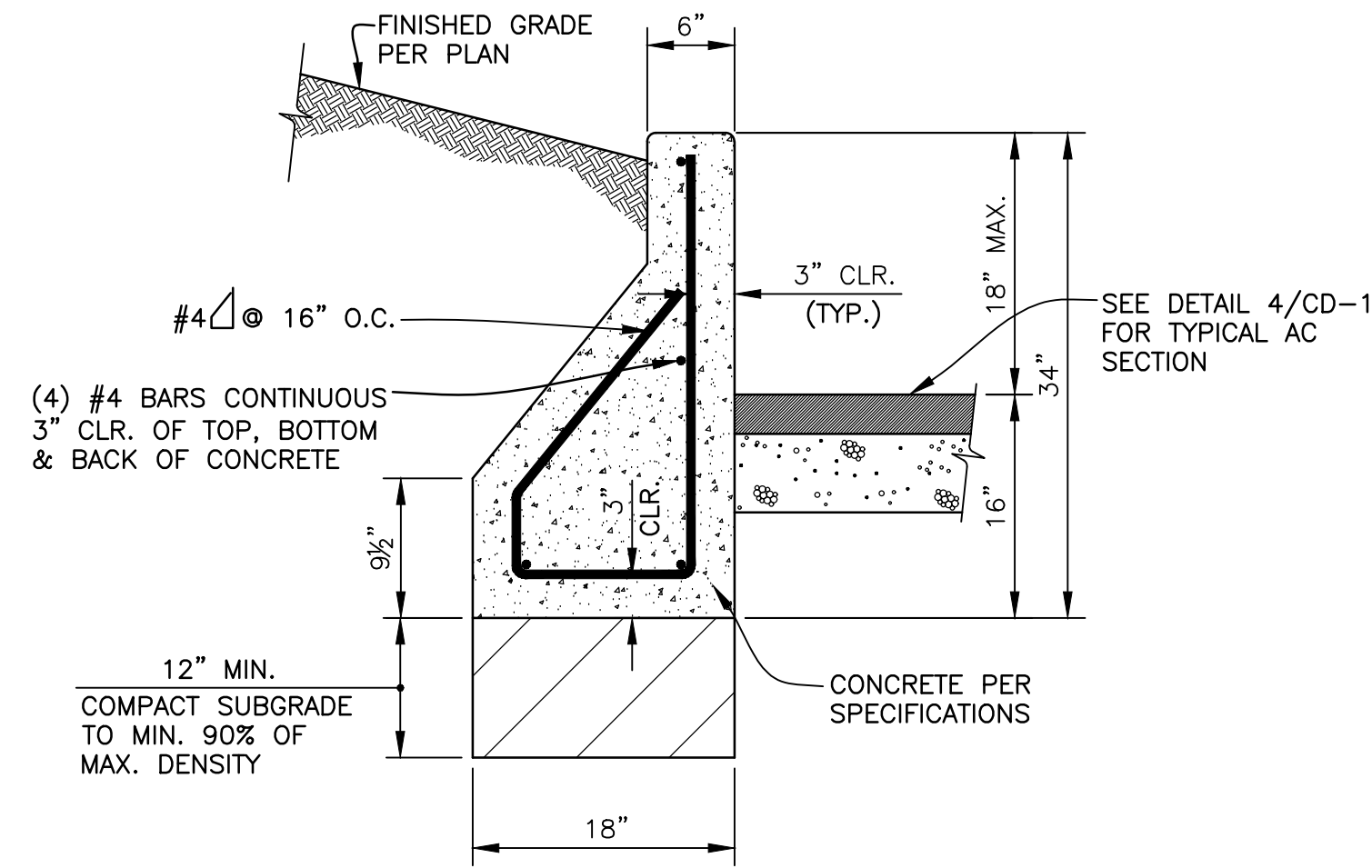
3 IF ADJACENT TO STRUCTURE / EXIST. WALK
NOT TO SCALE

1. MARK JOINT LOCATIONS ON FORMS.
2. AFTER PRELIMINARY TROWELING, WORK THE CONCRETE USING A STRAIGHT EDGE TO CREATE A DIVISION IN THE COARSE AGGREGATE TO A DEPTH OF 2 INCHES.
3. REFLOAT THE CONCRETE TO FILL THE WORKED AREA WITH MORTAR PRIOR TO TOOLING.

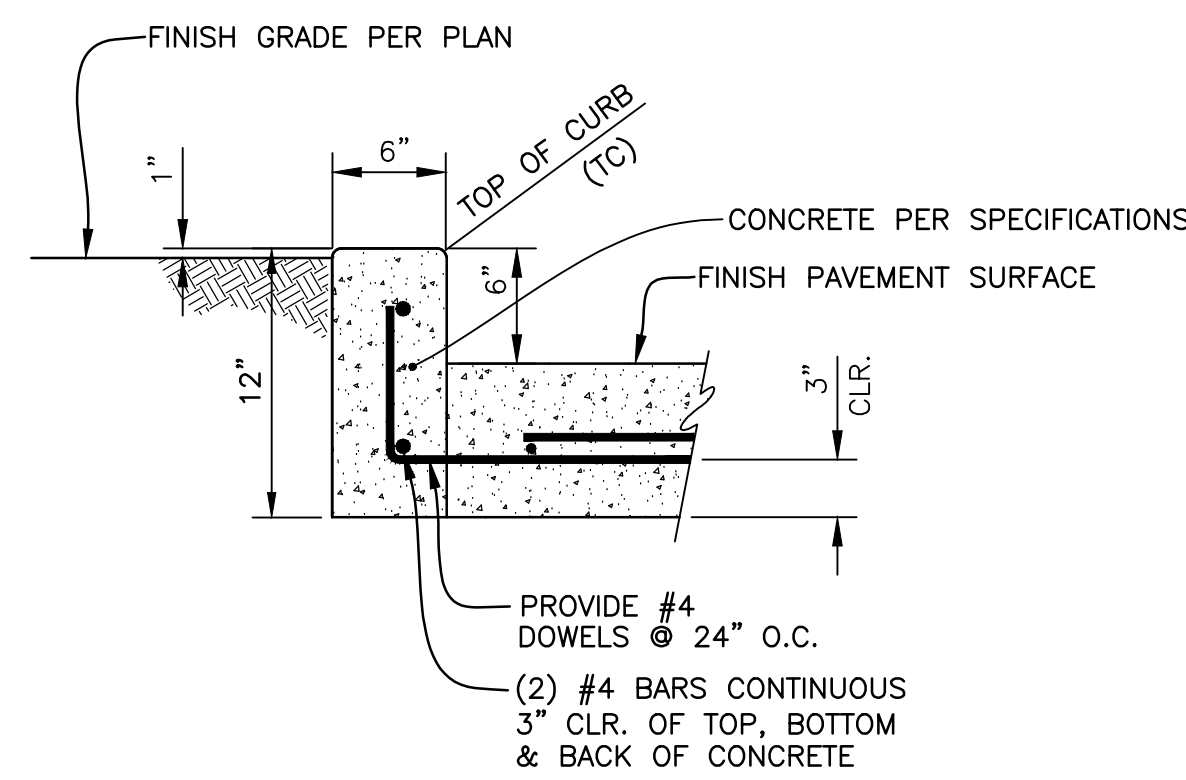


4 REINFORCED CONCRETE WALKWAY JOINTS DETAIL
NOT TO SCALE

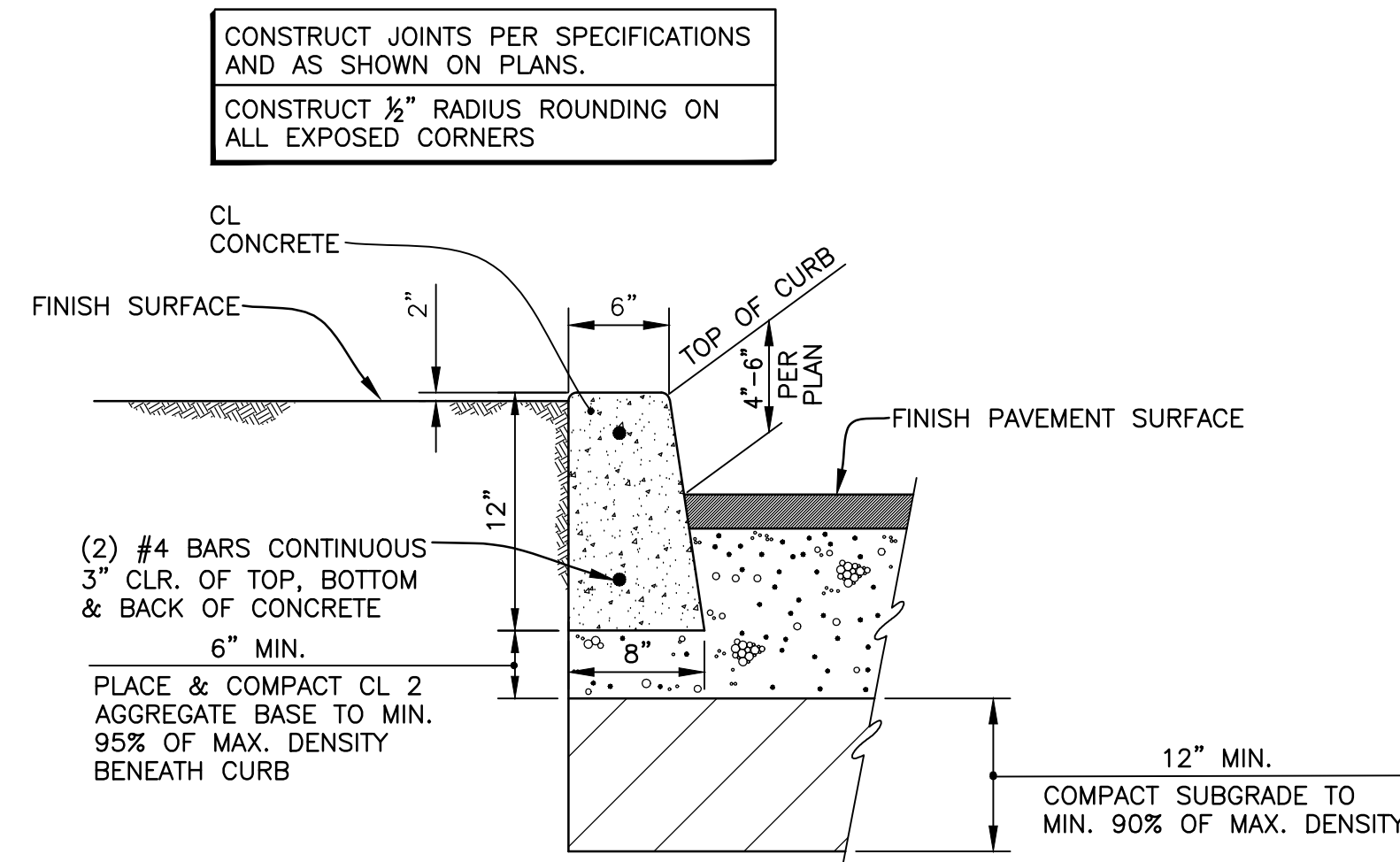
CONSTRUCT JOINTS PER SPECIFICATIONS AND AS SHOWN ON PLANS.
CONSTRUCT $\frac{1}{2}$ " RADIUS ROUNING ON ALL EXPOSED CORNERS



5 TYPICAL A.C. PAVEMENT REPLACEMENT SECTION
NOT TO SCALE

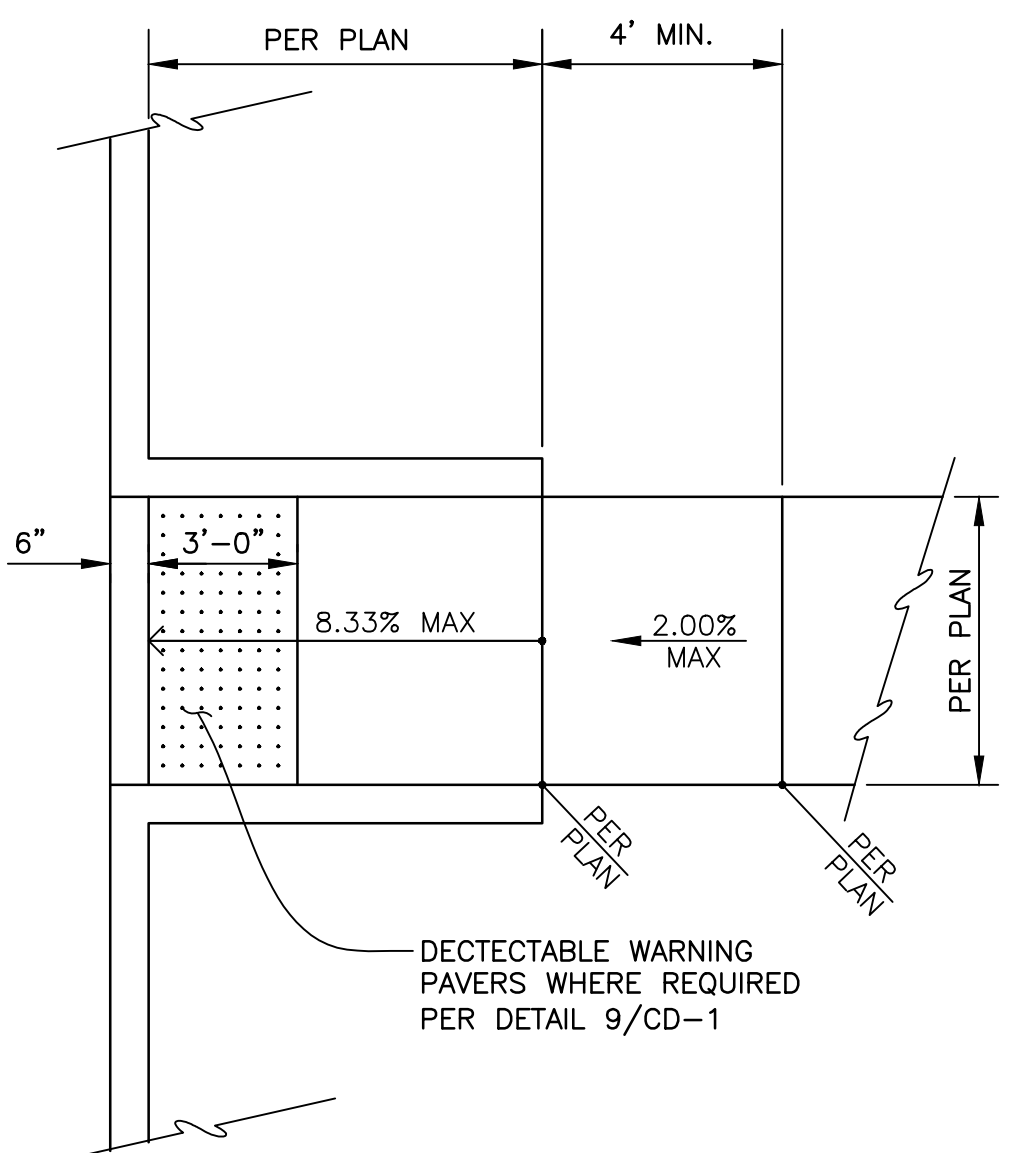


6 TYPICAL PLANTER CURB DETAIL
NOT TO SCALE

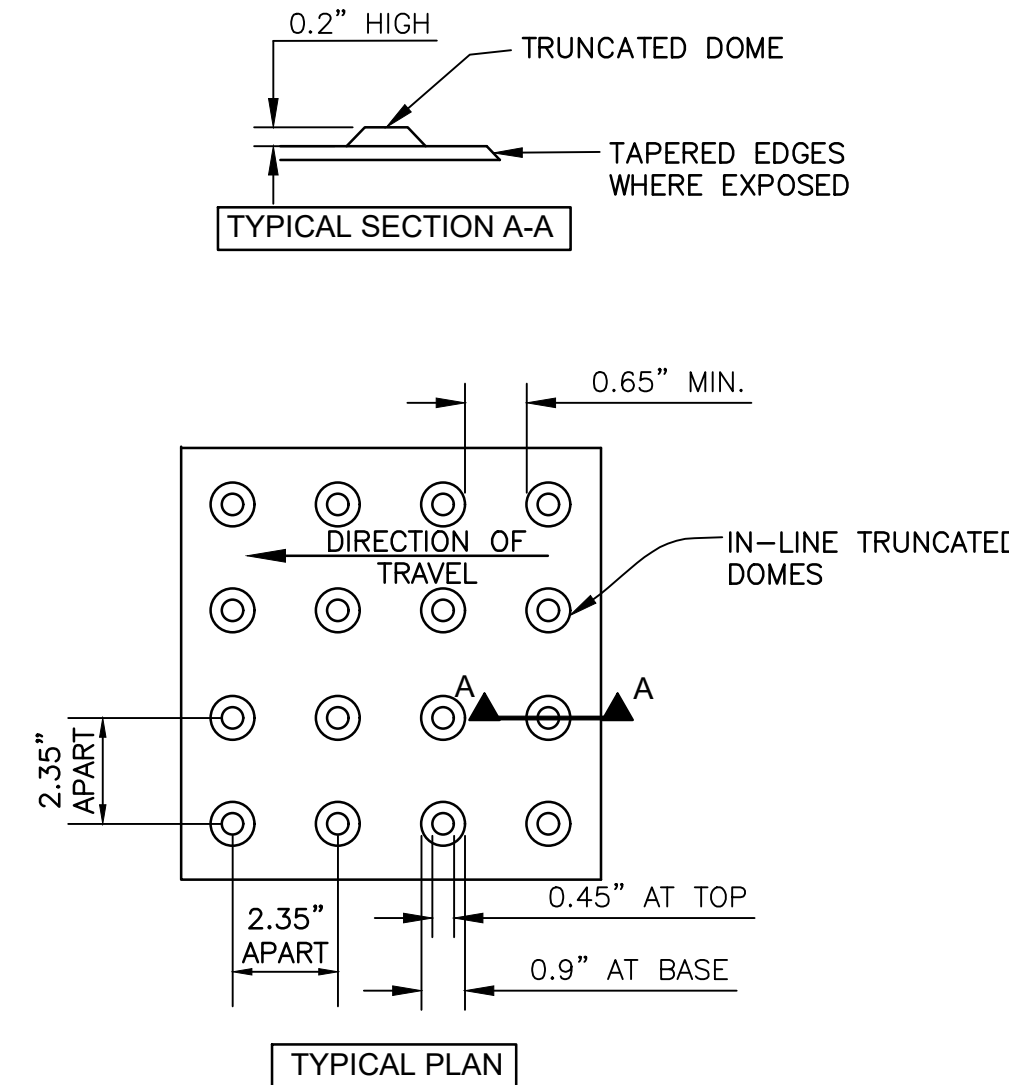


7 CONCRETE CURB DETAIL
NOT TO SCALE

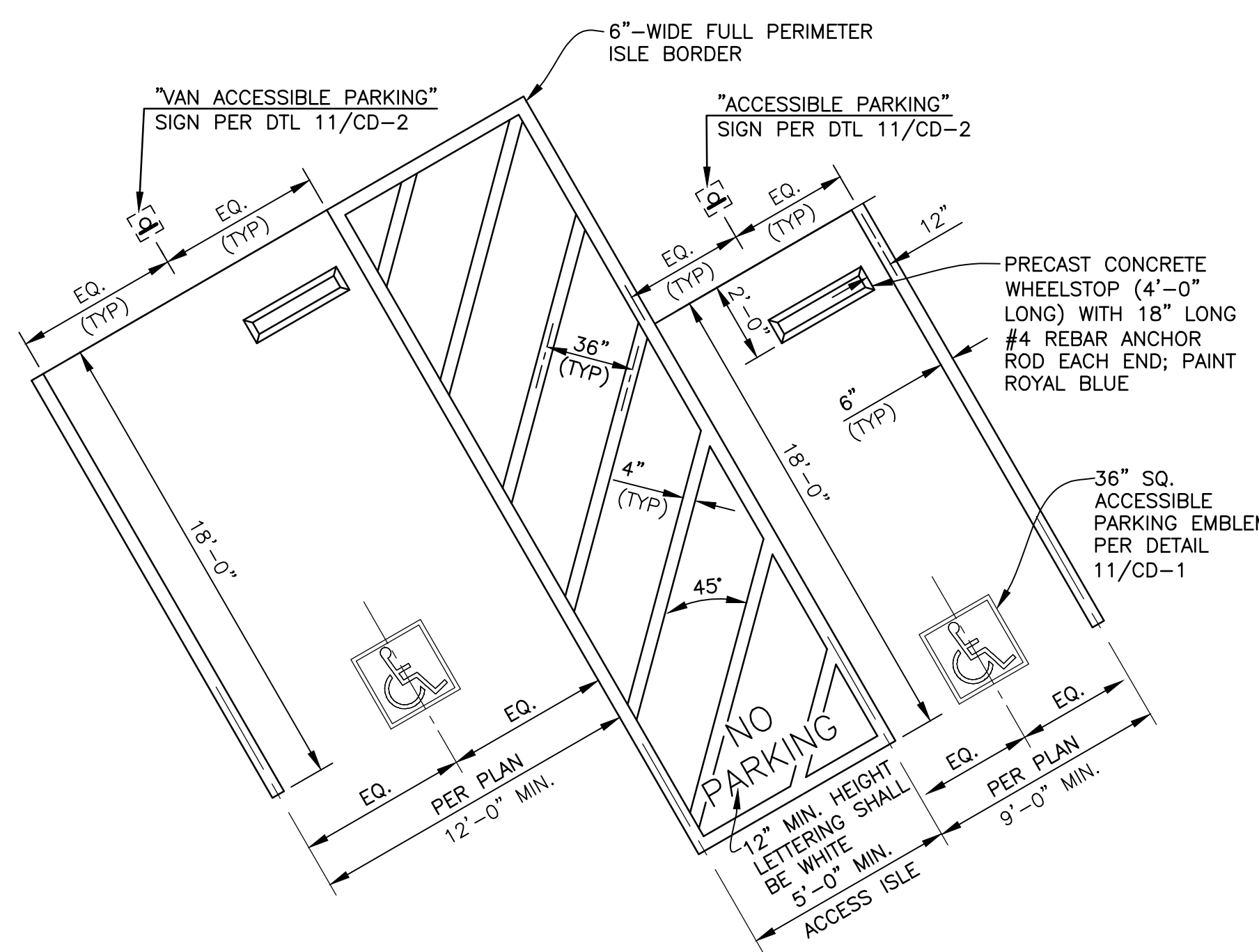
7 VARIABLE HEIGHT CURB DETAIL
NOT TO SCALE



8 TYPICAL CURB RAMP DIAGRAM
NOT TO SCALE

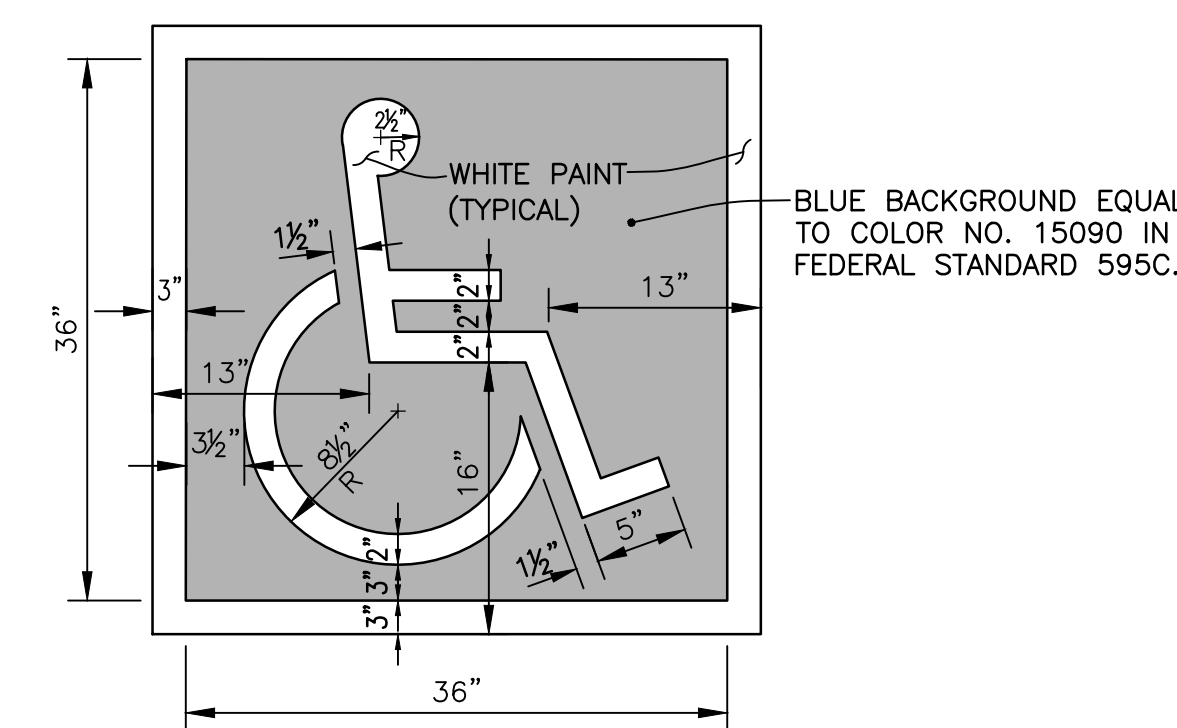


9 TRUNCATED DOME DETAIL
NOT TO SCALE



10 TYPICAL ACCESSIBLE PARKING STALL LAYOUT DETAIL
NOT TO SCALE

CONSTRUCT 2 COATS OF TRAFFIC PAINT PER SPECIFICATIONS.
LOCATE SYMBOL CENTER AT REAR OF STALL WHERE SHOWN ON PLAN.



11 ACCESSIBLE PARKING STALL EMBLEM DETAIL
NOT TO SCALE

NOTE: ALL ADA FACILITIES TO BE INSTALLED IN CONFORMANCE WITH PROVISIONS PUBLISHED IN CBC (LATEST EDITION).

NOTE: DETECTABLE WARNING SURFACES SHALL BE YELLOW AND APPROXIMATE 33538 OF SAE AMS-STD-595A.

ISLE BORDER STRIPES SHALL BE 6\"-WIDE; ISLE CROSS STRIPES AND STALL STRIPES SHALL BE 4\" WIDE IN CONFORMANCE WITH CBC, LATEST EDITION.
ALL BORDER STRIPING SHALL BE COLOR: BLUE (COLOR NO. FS 15090 IN FEDERAL STANDARD 595C). \"NO PARKING\" LETTERING AND HATCHED LINES SHALL BE COLOR: WHITE TO CONTRAST WITH ISLE SURFACE.

NOTE: ALL ADA FACILITIES TO BE INSTALLED IN CONFORMANCE WITH PROVISIONS PUBLISHED IN CBC, LATEST EDITION.

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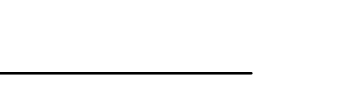
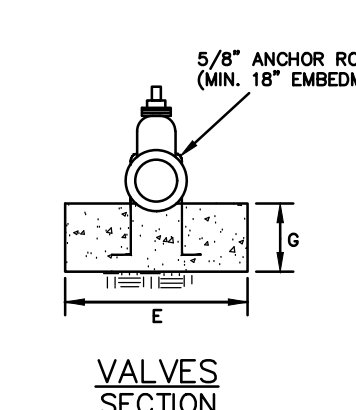
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DETAILS

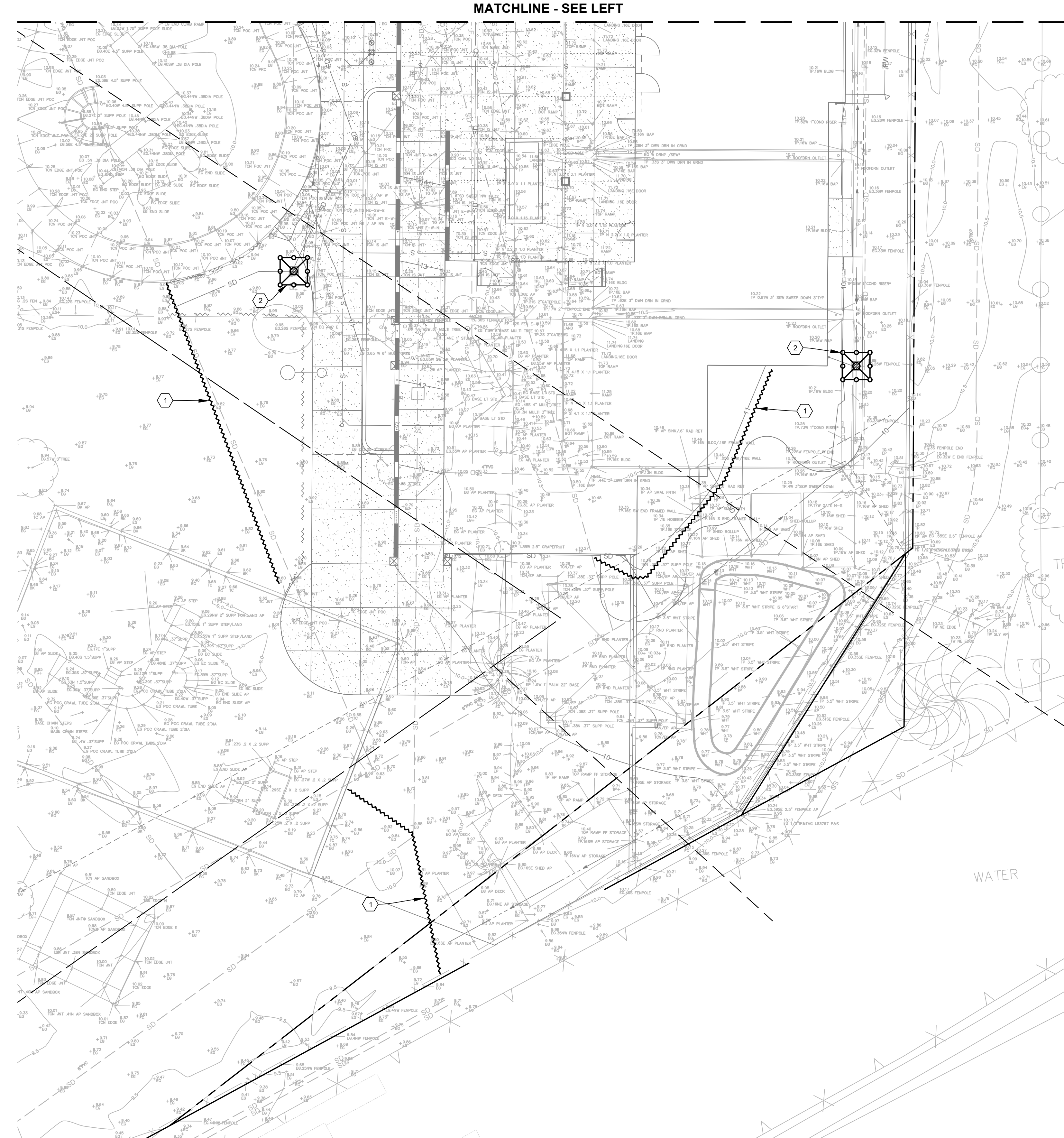
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CD-1
7 OF 9
W.O. 1558



NOTES:

1. THE VALUES IN TABLE 1 ABOVE FOR SIZE OF THRUST BLOCK ARE BASED ON A TEST PRESSURE OF 2500 PSI AND SOIL BEARING CAPACITY OF 1000 PSI. A HIGHER SOIL BEARING PRESSURE MAY BE USED, IF THE PROJECT ENGINEER SUBMITS TO THE DISTRICT A PROJECT PREPARED BY A LICENSED GEOTECHNICAL ENGINEER INDICATING THAT THE NATIVE SOILS AT THE PROJECT SITE HAVE A HIGHER SOIL BEARING PRESSURE.
2. THE PROJECT ENGINEER SHALL SUBMIT CALCULATIONS FOR THRUST BLOCK SIZES OTHER THAN THOSE RECOMMENDED ABOVE. DIMENSIONS OF THRUST BLOCKS SHALL BE AS SHOWN.
3. CONCRETE MAX SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI.
4. THRUST BLOCKS SHALL BE INSTALLED TO THE DIMENSIONS & CONFIGURATIONS AS SHOWN.
5. THRUST BLOCKS SHALL BE POURED SOLIDLY AGAINST AN UNDISTURBED NATIVE SOIL.
6. JOINTS LOCATED AGAINST THE FIVE FITTINGS SHALL NOT EXTEND BEYOND THE JOINTS, AND A MIN. 3" CLEARANCE SHALL BE MAINTAINED FROM BOLTS.
7. JOINTS SHALL BE WRAPPED WITH 2 LAYERS OF 35 LB/MILITARE TENSILE TAP WRAP BEFORE POURING CONCRETE.
8. UNLESS APPROVED OTHERWISE BY THE OWNER INSPECTOR, WOOD FORMS SHALL BE USED FOR FORMING THRUST BLOCKS EXCEPT ON BEARING FACE OF BLOCKS.
9. ANCHOR RODS AT VALVES AND VERTICAL BENDS SHALL BE EPOXY COATED.





IRRIGATION SPECIFICATIONS

PART 1: GENERAL

1.01 SCOPE OF WORK

- A. All labor, materials, tools and the transportation and performance of all the work required as indicated on the drawings and specifications and reasonably incidental to:
1. Connection to water supply.
 2. Backflow device and gate valves.
 3. Irrigation mains, laterals and couplings.
 4. Automatic controllers, master valve, electric control valves and wiring.
 5. Quick coupler valves.
 6. Drip irrigation.
 7. Pressure reducer.
 8. All related trenching and backfilling.
- 1.02 REQUIREMENTS
- A. **Examine all sections** of the specifications and drawings for work related to this section.
- B. **Install irrigation system** in accordance with all applicable codes and regulations including the local agency Water Efficient Landscape Ordinance.
- C. **Contractor shall check** static pressure at the irrigation point of connection to the water supply before beginning work and notify Landscape Architect in writing of the pressure available.
- D. **Contractor shall notify** the Landscape Architect 48 hours in advance when each work phase is ready to be inspected. The Landscape Architect is not responsible for delay caused by failure of the Contractor to give prior notice for inspections.
- E. **Contractor shall provide** two copies of an "As-Built" plan of the irrigation system prior to final acceptance of work. One copy shall be laminated with vinyl film, reduced in size if necessary and placed in controller box, and one copy shall be provided to the Owner or Landscape Architect as applicable.
- F. **As-Built record drawing shall delineate** hydrozones. Using the notations on the valve stations callouts on the plan the contractor shall color code the As-Built Drawing to identify low, medium, and high plant factor hydrozones, before laminating and placing in controller.
- G. **All work under this section** will be guaranteed for a period of one year from final approval of work. Any damages caused by the irrigation system shall be the responsibility of the Contractor.
- H. **The Contractor shall maintain** continuous power and water supply to all facilities that are directly or indirectly affected by this construction, unless other arrangements are made with the Owner for temporary shut-offs.
- I. **The Contractor shall protect** the public health, safety and welfare during all phases of the work.

PART 2: PRODUCTS

2.01 MATERIALS

- A. **All materials shall be as indicated** on the plan, irrigation schedule and as specified herein.
- B. **Plastic Fittings:** shall be schedule 40 PVC.
- C. **Control wires:** shall be solid copper conductors, 600 volt AC, Type UF-AWG,UL approved for direct burial. Common wire to be #12 size; pilot wires to be #14 size.
- D. **Tracer Wire:** All water pressure lines to be installed with #14 tracer wire except where control wires are located adjacent to pressure lines.
- E. **Standards for emission devices:** All irrigation heads, orifices and nozzles shall meet the requirements of the ANSI standard, ASABE/ICC 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard", with a distribution uniformity low quarter of .65 or higher using the protocol defined in ASABE/ICC 802-2014.

PART 3: INSTALLATION

3.01 GENERAL

- A. **All installation shall be** per plan, details and as specified herein.
- B. **Landscape water meter:** Unless specified otherwise on the irrigation plans or related discipline plans, the irrigation system shall connect to a landscape water meter separate from the domestic water meter.

3.02 TRENCHING AND PIPING

- A. **Trenching next to existing trees:** Hand dig all trenches within the canopy dripline of existing trees. Do not cut any roots 2 inches in diameter or over. All cuts shall be clean, using sharp cutting tools. Contractor shall observe and comply with any and all limitations on activities within the tree canopy of existing trees as stipulated by any Tree Protection Plan for the project.
- B. **Piping under paving:** All mains and laterals required under paving shall be in PVC sleeves, on a minimum of 6-inch deep sandy base under pipe, prior to paving.
- C. **Horizontal clearance:** All irrigation lines shall have 12 inches of horizontal clearance from lines of other trades.
- D. **Trench depth:** Pressure line minimum depth to be 18 inches Under paving pressure line shall be 24-inch minimum depth. Lateral line minimum depth to be 12 inches. Under paving lateral line minimum depth shall be 24 inches.
- E. **Joints:**
1. All pipe to be cut square.
 2. Remove all burrs.
 3. Remove all soil, grease, and moisture to form clean dry surface.
 4. Apply primer per manufacturer's printed specifications to all piping.
 5. Apply cement with correct applicator and quantity per manufacturer's specifications per pipe size.
 6. Allow for minimum manufacturer's specifications for various pipe sizes.
 7. Allow for minimum manufacturer's set before moving pipe.
 8. Allow for minimum manufacturer's cure time before application of water pressure.
- F. **Dissimilar materials:** Provide dielectric fittings between dissimilar materials.
- G. **Threaded fittings:** Teflon tape or "Rectorseal" soft set pipe dope shall be used on all threaded fittings. Wrap threads no more than twice with teflon tape. Do not overtighten fittings.
- H. **Mark capped ends of pressure lines** with a 4x4 redwood stake 18 inches long set directly in front of the end of the pipe. Top of stake to be one inch above grade.

3.03 WIRING AND MASTER VALVE

- A. **Control wire placement:** Wires shall be placed under irrigation mains wherever practical and taped to main at 5 foot intervals. Where wires do not parallel pipes, they shall be buried a minimum of 12 inches, taped at 5 foot intervals, and should run along walks or building edges wherever practical. Control lines under paving shall be in PVC conduit 24 inches deep.
- B. **Single wires:** All controller-to-valve runs shall be single, individual wires, one for each valve.
- C. **Connection to valves:** Connect control wires to valves using Rainbird Model ST-03 wire connectors and PT-S5 sealer or equals. Wire should be installed so that a loop encircles the valve. Provide slack so that it can be cut and reconnected as necessary.
- D. **Valve identification:** Attach a 2-inch diameter aluminum or plastic identification tag with the valve/station numbers shown on plans.
- E. **Valve sequence:** Connect control wires to controller in sequential order according to valve/station numbers as shown on plans.

- F. **Master valve:** Unless otherwise specified on the Irrigation Plans or details, install a master valve as a "normally closed" valve.

3.04 TESTING AND INSPECTION

- A. **Pre-Construction:** An initial pre-construction meeting shall be initiated by the Contractor and shall be held on-site. The Contractor, Project Foreman, Landscape Architect and owner's representative shall be present.
- B. **General:** The Contractor shall not allow nor cause any of his work to be covered or enclosed until it has been inspected and approved by the Landscape Architect. Should any of his work be enclosed or covered before such inspection or test, he shall uncover the work at his own expense, and after it has been inspected, tested and approved, shall make all repairs with like materials necessary to restore all his work and that of other Contractors to its original condition.
- C. **Pressure test:** After completion of the piping system and prior to back-filling and installation of the sprinkler heads, the entire system shall be thoroughly flushed under pressure to remove dirt, scale or other material from the lines. The pressure lines shall then be tested at full pressure for 2 hours with couplings exposed and pipe sections center loaded. Provision shall be made to bleed the lines of air. Should any leaks develop, the system shall be retested following repair. The pressure test must be made in the presence of the Landscape Architect.
- D. **Repairs:** The use of caulking or cement to repair leaks is prohibited.

3.05 HEAD LAYOUT AND OPERATION

- A. **Layout:** Adjust layout as necessary to meet job conditions and to coordinate installation with work under other sections. Head locations and adjustments shall be set to achieve full and uniform coverage of the areas intended to be watered, with minimum overspray of walks and roadways. Add heads at no added cost as stipulated in notes on the Irrigation Schedule, to accommodate unforeseen conditons, providing head to head coverage of all areas.
- B. **Head coverage:** After sprinkler heads are installed, the system shall be inspected for adequacy and even and complete distribution of water. Any defects discovered shall be immediately repaired.
- C. **Operation:** No planting shall occur until the irrigation system and automatic controller are fully operative and have been inspected and approved by the Landscape Architect.

3.06 BACKFILLING

- A. **Compaction:** After the work has been inspected and approved, backfill all trenches with fine earth materials and tamp to 90 percent compaction. All trenches shall be left flush with adjoining grade in a firm undraining condition. Flooding of trenches shall not be permitted.

3.07 DRIP SYSTEM

- A. **Inline Tubing Placement:** Netafim Techline CV tubing placement shall be in parallel rows spaced per plan designation for each valve circuit using the table on the plan to install the correct number of parallel rows for the width of planting area. Maximum tube run lengths shall not exceed the manufacturer's specified maximum lengths for tube type, pressure and flow rate. Install supply header, exhaust header and manual flush valves consistent with plans, details and manufacturer specification.
- B. **Alternate layout:** In line tubing supply header configuration and lateral line connections are schematic. It is recognized that field conditions at time of installation may preclude strict conformity with the plan. Alternate layouts such as center feed grid layout, branching laterals & joining laterals illustrated in manufacturer literature may be employed to achieve optimal function.
- C. **Tubing in Small or Irregular Areas:** Netafim Techline "Lite" layout configuration (parallel meandering continuous tubing may be employed to achieve optimal function.
- D. **In Line Tubing on Slopes:** Install check valves per manufacturer's details to limit downslope drainage.

3.08 CLEANUP

- A. Remove all excess materials and other debris from the site. Sweep all paved areas of soil, leaves and other material. Rake clean all landscaped areas.

PLANTING SPECIFICATIONS

PART 1: GENERAL

1.01 SCOPE OF WORK

- A. All labor, materials, tools and the transportation and performance of all the work required as indicated on the drawings and specifications and reasonably incidental to:
1. Furnishing all plant material.
 2. Soil preparation and finish grading.
 3. Pre-emergent herbicide application.
 4. Planting and fertilizing trees, shrubs and ground covers.
 5. Staking trees.
 6. Weed control.
 7. Clean up.
 8. Establishment period.
- 1.02 REQUIREMENTS
- A. **Related work:** Examine all sections of the specifications and drawings for work related to this section.
- B. **Verification of job conditions:** Contractor shall verify actual job conditions and report any discrepancies between the plans and actual conditions immediately to the Landscape Architect, refraining from doing any work in said areas until given approval to do so. It is the responsibility of the Contractor to coordinate his work with other trades, and be familiar with the locations of drain lines, utility lines and other subsurface improvements that could affect the planting work.
- C. **Obstruction to planting operations:** If rock, plaster, concrete debris, electrical cables, conduits or utility lines are encountered and cause conflict with planting operations, notify the job superintendent and Landscape Architect to arrange relocation or cleanup work.
- D. **Materials receipts:** The Contractor shall submit materials receipts to the Landscape Architect to verify quantities of all materials used. Materials receipts shall include all soil amendments 2.02 C and D.
- E. **Guarantee:** The Contractor shall repair or replace any or all work, together with any adjacent work which may be displaced by so doing, that may prove to be defective in its workmanship or material one year for all shrubs and trees, from the end of the establishment period, unusual abuse or neglect excepted.
- F. **Inspection notice:** The Contractor must give 48 hour prior notice to the Landscape Architect when materials or work are ready to be inspected. The Landscape Architect is not responsible for delays if the Contractor fails to give advance notice for inspection.
- G. The Contractor shall maintain continuous power and water supply to all facilities that are directly or indirectly affected by this construction, unless other arrangements are made with the Owner for temporary shut-offs.
- H. The Contractor shall protect the public health, safety and welfare during all phases of the work.

PART 2: MATERIALS

2.01 PLANT MATERIAL

- A. **Grade:** Quality and size shall conform to the State of California Grading Code of Nursery Stock, No. 1 grade. Nursery grown stock only shall be used.
- B. **Unacceptable material:** All plant material overgrown and root bound, too recently canned, or damaged rootballs, diseased, unhealthy or badly shaped are considered unacceptable and shall be removed from the site.

- C. **Inspection and Substitutions:** Plants shall be the varieties and sizes shown on the plan. No substitutions shall be used without the written approval of the Landscape Architect. The Landscape Architect shall inspect and approve or reject plant material prior to installation.

- D. **Plant acclimatization:** All plants shall be nursery grown under climatic conditions similar to this project site.

- E. **Care of plants:** Contractor shall adequately protect the plants on site from sun and wind damage before planting. Precautions shall be taken to protect plants newly installed or stored on site from frost damage.

2.02 SOIL AMENDMENTS

- A. **Requirement for soil testing to determine soil amendment specification:** To comply with the State of California Model Water Efficient Landscape Ordinance, if required by local code, soil testing may be required to determine the appropriate level of soil amendments for the project. Because the site will be mass graded and/or import soil used to achieve finish grades, the specification below under 2.02 C and D is to be used for bidding purposes as a reasonable baseline applicable to most site conditions where mass grading occurs.

The contractorshall follow the agronomist recommendation in the soil test, using in no case less than 4 cu.yd amendment per 1,000 sq.ft, except if the site soils have 6% or greater organic matter by weight no amendment is required.

If applicable under local ordinance, the contractor shall perform soil testing in a minimum of three locations on the graded site in locations where planting area grades are finished. For residential tracts 15% or approximately 1 in 7 new lots shall be tested.

- B. **Soil test requirements:** Sampling shall be done in accordance with testing lab protocol at the depth for intended plants. The soil analysis shall include soil texture, infiltration rate based on soil texture, infiltration rate table, pH, total soluble salts, sodium, percent organic matter by weight, and agronomist amendment recommendations for "ornamental plants".

The contractor shall supply the Landscape Architect / Owner with two (2) copies of the soils analysis and recommendations.

Fertilizers

1. "Agriform" slow release 20-10-5 tablets in 21 gram size as shown on details.
2. "GRO-POWER" slow release 12-8-8 fertilizer at 10 lbs./1000 sq. ft. for ground cover areas.
3. Planting Hole Backfill Mix: "GRO-POWER" 5-3-1 fertilizer at 15 lbs./cu. yd. of mix in all planting hole backfill.

D. Organic Amendments:

1. "Forest Humus" composted bark mixture by Sequoia Products, or equal, conforming, to the following minimum certified test standards in all planting areas at 6.25 cu. yd. per 1000 sq. ft. (2" layer):
 - a. Free from herbicide residue
 - b. average nutrient content 2.0 to 5.0
 - c. average nutrient ratio 3.0 to 5.0
 - d. C/N ratio less than 13.0
 - e. Ammonium nitrate ratio less than 100, pH 6.5-7.5
 - f. Ash to organic matter ratio 35%; OM minimum, 65%; ash maximum
 - g. Soluble nutrients and salts (EC5 d.w.) less than 3.0 h. Particle size greater than 6.3mm: zero (0).

E. Mulches:

1. Bark Mulch: Products typically sold as "shredded walk-on bark" comprised of shredded and composted forest bark, or recycled wood product free from weeds and soil, plastic, metal, and paper debris, and certified free from levels of chlorine, salts or boron in levels that are harmful to ornamental plants, in 3 inch minimum layer in all ground cover and shrub planting areas. Fine shredded "gorilla hair" mulch is not acceptable.

PART 3: EXECUTION

3.01 COMBINATION OF MATERIALS

- A. **Mixing:** All materials shall be thoroughly mixed for uniformity.

3.02 SOIL PREPARATION

- A. **Finish grades:** Coordinate soil preparation work with the requirements for finish grading following in sub-section 3.03 - FINISH GRADING.
- B. **Weed and debris removal:** All areas to be planted shall be cleared of all weeds and debris prior to soil preparation and finish grading. Dispose of weeds and debris legally off-site.
- C. **Herbicide application:** Apply a systemic, translocative post-emergent herbicide approved of by the Landscape Architect to all weeds in planting areas prior to cultivation. Do not cultivate until all weeds are dead.
- D. **Contaminated soil:** Do not perform any soil preparation work in areas where soil is contaminated with cement, plaster, paint or other construction substances. Notify job superintendent and Landscape Architect to arrange for clean up. Contractor shall be responsible for removing and replacing soil to a depth of 12 inches in any planting areas contaminated by soil steriliant applied prior to asphaltic concrete paving placement.
- E. **Spreading amendments:** Soil amendments shall be applied to planting areas at specified rates and inspected and approved by Landscape Architect prior to cultivation, or the Contractor shall prepare a test plot under the supervision of the Landscape Architect using the specified amounts of amendment, which shall serve as an approved basis of comparison for the remainder of the soil preparation work.
- F. **Cultivation:** Cultivate amendment into the soil using tilling method to a minimum depth of six inches. Cultivation shall produce a uniform, well-mixed, loose, friable planting soil. Rake smooth to conform to finish grading requirements.

3.03 FINISH GRADING

- A. **Work by others:** Grades shall be established under work of other sections to within 1/10 foot, plus or minus, of required finish grades.
- B. **Verify existing grades:** Contractor shall verify that grades are to within 1/10 foot, plus or minus, of finished grades before performing finish grading and planting. Notify the Landscape Architect prior to commencing soil preparation work if existing grades are not to within 1/10 foot by others, or assume responsibility for conditions as they exist.
- C. **Conformance to site grading plan:** Finish grades shall conform to the site grading plan. The finish grades of all planting areas shall be 1" maximum and 1/2" minimum below sidewalk or curb grades. All planting areas shall have positive drainage.
- D. **Finish grading approval:** Landscape Architect shall inspect the final grades for conformance to the design intent communicated on the drawings and give approval prior to any planting operations.

3.04 TREE AND SHRUB PLANTING

- A. **General:** Do not plant until the irrigation system is fully operative and approved.
- B. **Location:** Locate trees and shrubs in the field as shown on the plans. The Landscape Architect reserves the right to approve the locations of trees and shrubs prior to planting unless waived in writing to the Contractor. Any alterations to locations shown on the plan must be approved by the Landscape Architect.
- C. **Planting holes:** Excavate holes of circular outline with vertical sides, per the planting details. Scarily sides of hole in clay soils.
- D. **Impervious soils:** Where impervious soils are encountered in excavating planting holes, notify the Landscape Architect at once before continuing work.
- E. **Placement of plants:**
1. Cans shall be removed carefully to avoid damaging the rootball.
 2. Set shrubs and trees in holes so that the top of rootball is slightly higher (1/2" maximum) than grade.
 3. Form neat and uniform circular basins around plants, conforming to contours of the ground. Basins shall be 2 feet in diameter for 1 gallon stock and 3 feet in diameter for 5 gallon stock and larger.
 4. Backfill and stake per drawings and details. Top dress with "GRO-POWER" 5-3-1 fertilizer.
 5. Prune plants as directed by Landscape Architect to correct damage or awkward forms.
 6. Water thoroughly after planting.

3.05 EXISTING PLANTING TO REMAIN

- A. **Protection:** No storing of materials or equipment shall occur within the dripline of existing trees.
- B. **Pruning:** Perform trimming and pruning to achieve attractive balanced forms as directed by Landscape Architect using standard arborist practices.

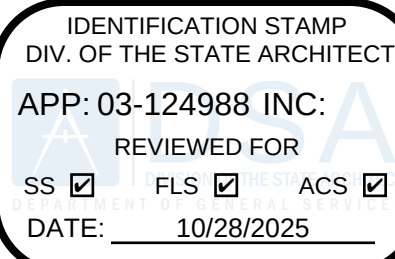
3.06 CLEAN UP

- A. **Removal of debris:** Remove all cans, surplus material and other debris from the site. Flush or sweep all paved areas of soil, leaves or other material. Neatly rake and dress all planting areas.
- B. **Dust removal:** Rinse foliage of plant materials as often as needed to remove dust generated by work.

3.07 ESTABLISHMENT PERIOD AND WELO DOCUMENTATION

- A. **Commencement of establishment period:** The establishment period shall begin after all work has been satisfactorily completed and granted final completion notice by the Owner. The establishment period shall be 120 days.
- B. **Responsibility of Contractor:** During the establishment period, the Contractor shall maintain all planting areas in a weed free condition, performing pest control, pruning, fertilizing and replacement of dead or unhealthy plants as necessary to establish a healthy, vigorous and attractive planting.
- C. **Replacement of dead plants:** All plants and ground covers that may die during the establishment period shall be replanted immediately. Waiting to replant until the end of the establishment period is not acceptable.
- D. **MWELo Section 492:** Provide 8.5x 11 format written documents complying with CALGreen MWELo sections 492.10 and 492.11: Irrigation controller schedule for appropriate seasons, and schedule of tasks and frequency for ongoing maintenance of the the planting and irrigation.

END OF SECTION



ALISO ELEMENTARY SCHOOL
KINDERGARTEN CLASSROOM BUILDING
4545 CARPINTERIA AVE CARPINTERIA, CA 93013
FOR
CARPINTERIA UNIFIED SCHOOL DISTRICT



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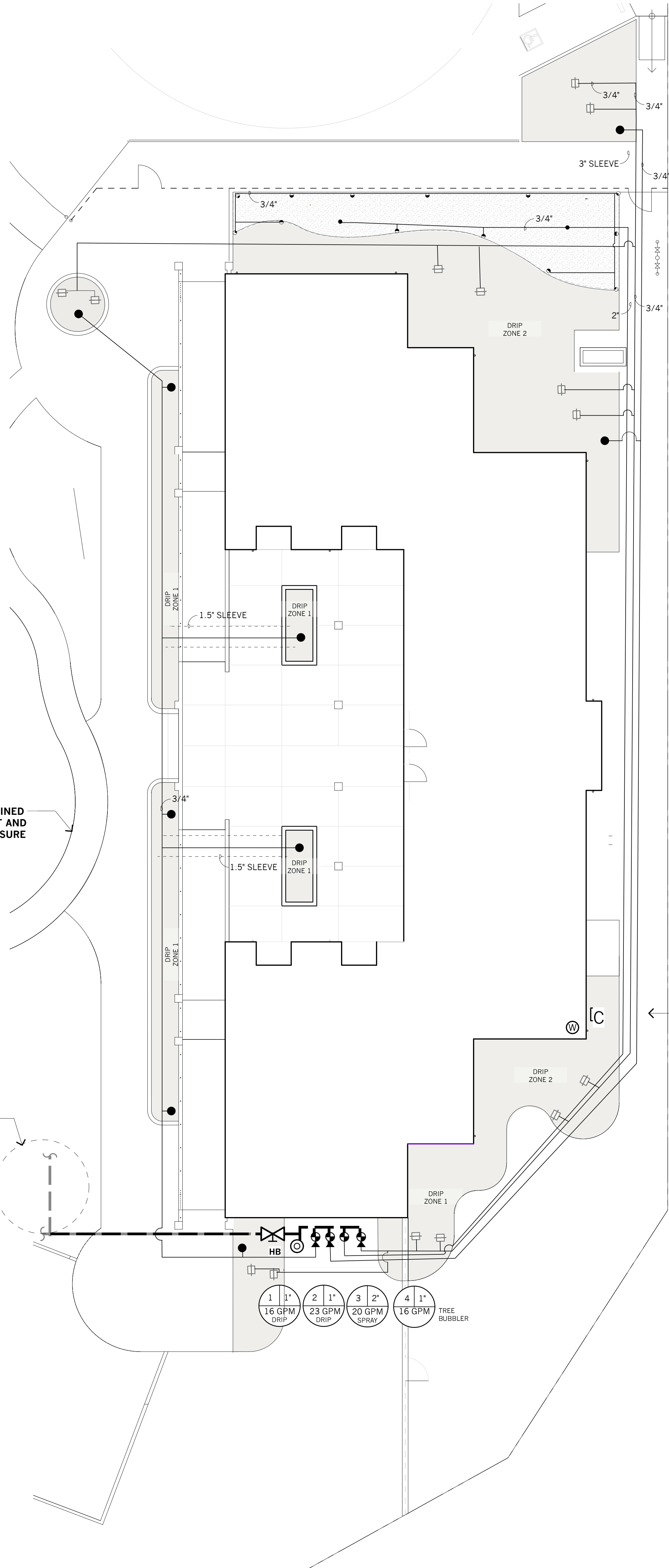
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PROJECT NUMBER:	FIRMA 22407 #2302		
REVISIONS			
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SHEET TITLE:	
LANDSCAPE SPECIFICATIONS	
SHEET NUMBER:	
LO	



EXISTING LATERAL AND TURF ROTOR RETAINED
ALONG EXISTING LAWN EDGE. RESET AND
OR REPLACE MATCHING AS NEEDED TO ENSURE
HEAD TO HEAD COVERAGE, TYPICAL.

APPROXIMATE LOCATION OF EXISTING 3"
IRRIGATION MAIN LINE. CONTRACTOR SHALL
POTHOLE TO LOCATE CAP AND RECONNECT AS
SHOWN.



IRRIGATION SCHEDULE

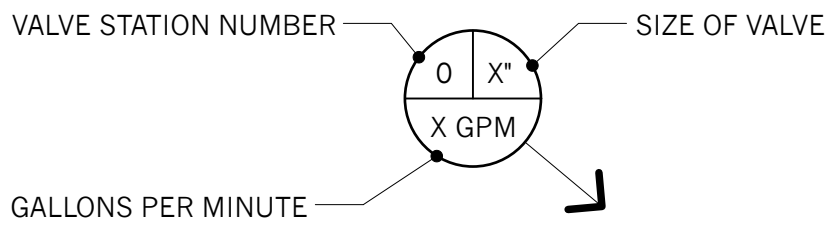
Ⓢ	CONTROLLER	WEATHERTRAK	OptiFlow 6 station (1) KIT REMOTE	Dtl. 13, L4.0
Ⓜ	WEATHER STATION	WEATHERTRAK	WS-100-WIRELESS	INSTALL PER SPECS AND MANUFACTURER
Ⓢ	ELECTRIC CONTROL VALVE	IRRITROL	700 SERIES ULTRAFLOW, size per plan	Dtl. 10, L4.0
▶	PRESSURE REGULATOR (DRIP) FILTER (DRIP)	WILKINS	500 YSBR SERIES	Dtl. 20, L4.0
		AG PRODUCTS	#4E, Size to match Valve	Dtl. 20, L4.0
■	DRIPLINE	NETAFIM	TECHLINE CV ON SURFACE DRIPLINE, TLCV6-24-05	Dtl. 30-32, L4.0
Ⓢ	TREE BUBBLER	HUNTER	DEEP ROOT WATERING SYSTEM	
Ⓢ	SHRUB SPRAY POP-UP	RAINBIRD	5006 SS 25'50' w. 3/4 inlet	
Ⓢ	QUICK COUPLER VALVE	RAINBIRD	33DRC w/33K	Dtl. 21, L4.0
Ⓢ	SHUTOFF VALVE	NIBCO	T-FP-600A BRASS BALL VALVE	Dtl. 21 L4.0
Ⓢ	PVC BALL VALVE	SPEARS	TU2000-2-0408 TRUE UNION	
—	PRESSURE LINE	SCHEDULE 40 PCV, 18\" DEEP, 2\" SIZE - contractor shall pothole to locate tie in to Existing		Dtl. 12, L4.0
—	LATERAL LINE	CLASS 200 PVC, 12\" DEEP		Dtl. 12, L4.0
—	DRIP PVC LATERAL	CLASS 200 PVC W/ DRIP TUBE ADAPTER		Dtl. 31, L4.0
---	PVC SLEEVE	SCHEDULE 40 PVC, 2x LINE SIZE, OR AS NOTED		
HB	HB	HOSE BIB POST MOUNT Locate: South Eastern Planter per plan		Dtl 1 Below

IRRIGATION OPERATING PRESSURE

1. MAXIMUM CIRCUIT FLOW: 32 GPM
2. MINIMUM CALCULATED OPERATING PRESSURE: 90 PSI

NOTIFY OWNER IN WRITING OF STATIC PRESSURE AT POINT OF CONNECTION
BEFORE START OF CONSTRUCTION.

VALVE CALLOUT SYMBOL



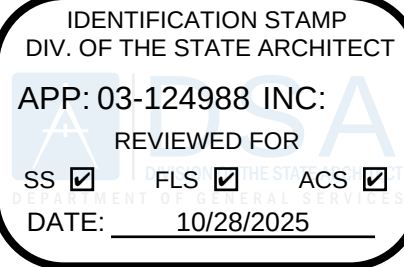
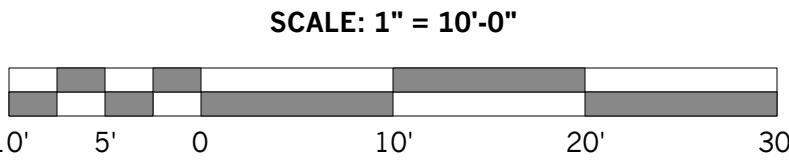
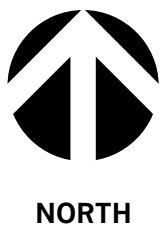
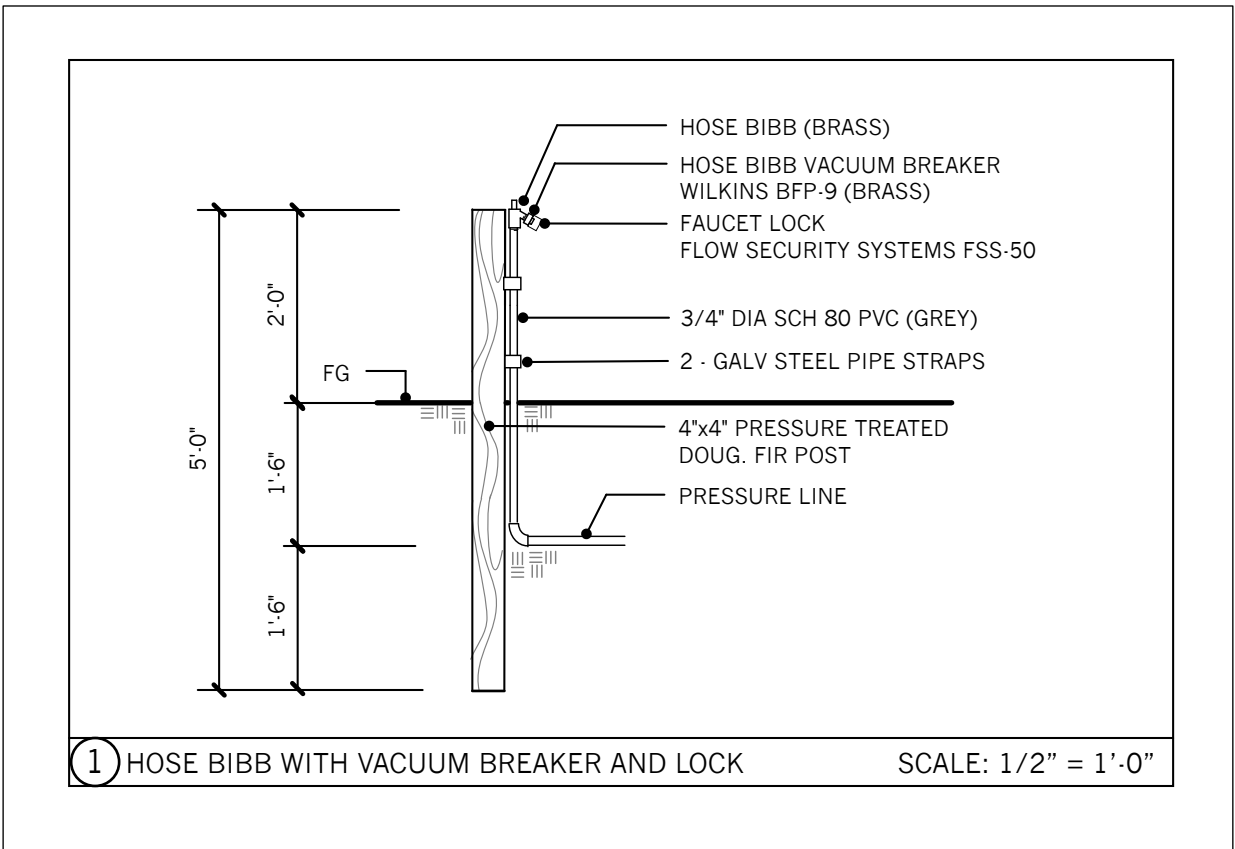
GENERAL NOTES

1. SLEEVE UNDER ALL PAVING PER SPECIFICATIONS.
2. LATERAL & MAINLINE LOCATIONS ARE SCHEMATIC. LOCATE PIPING IN PLANTER ADJACENT TO PAVING EDGE.
3. CONTRACTOR TO INSTALL APPROPRIATE SERIES NOZZLE AT EACH POP-UP HEAD FOR AREA TO BE COVERED. I.E. 15' AREA USE 15 NOZZLE; 12' AREA USE 12 NOZZLE; 10' AREA USE 10 NOZZLE.
4. ALL SURFACE DRIPLINE TO BE SPACED 18\" ON CENTER OR PER MANUFACTURER'S SPECIFICATION.

LATERAL LINE PIPE SIZING CHART:

0 - 8 GPM:	3/4\" DIA.
8-12 GPM:	1\" DIA.
12-22 GPM:	1-1/4\" DIA.
22-30 GPM:	1-1/2\" DIA.
30-50 GPM:	2\" DIA.

LATERAL LINE PIPE SIZES TO BE DETERMINED BY
CONTRACTOR USING MANUFACTURER'S
PERFORMANCE FLOWS AT 30 PSI.
SIZE PIPE SO AS NOT TO EXCEED 4 FEET PER
SECOND VELOCITY IN ANY PIPE SEGMENT.



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IRRIGATION PLAN

SHEET NUMBER:

L1

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KINDERGARTEN CLASSROOM BUILDING
4545 CARPINTERIA AVE CARPINTERIA, CA 93013
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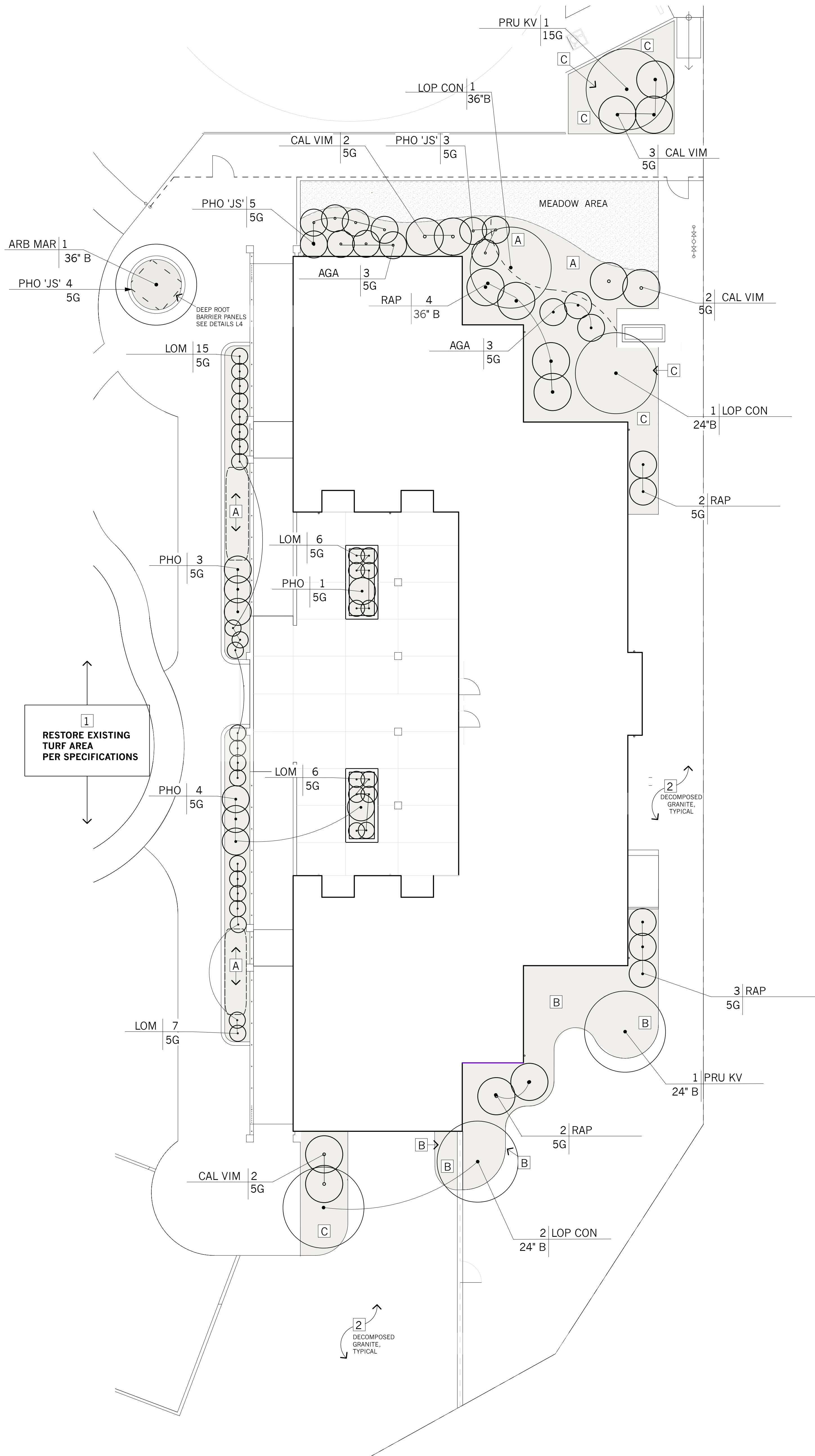
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PLANTING PLAN

SHEET NUMBER:

L2



PLANT LIST

ID	SIZE	BOTANICAL NAME	COMMON NAME
TREES			
LOP CON	24\"BOX	LOPOHOSTEMON CONFERTA	BRISBANE BOX
PRU KV	15G	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	FLOWERING CHERRY
ARB MAR	36\" BOX	ARBUTUS MARINA	MARINE ARBUTUS
SHRUBS			
AGA	5G	AGAPANTHUS AFRICANUS	LILY OF THE NILE
CAL VIM	5G	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLEBRUSH
LOM	5G	LOMONDRA LONGIFOLIA 'NYALLA'	NYALLA MAT RUSH
RAP	5G	RAHPIOLEPIS 'BALLERINA'	INDIAN HAWTHORNE
PHO	5G	PHORMIUM 'JACK SPRAT'	DWARF PHORMIUM

GROUND COVER			
'A'	1G 2 FT O.C.	HEUCHERA	CORAL BELLS
'B'	1G 2 FT O.C.	CISTUS SUNSET	SUNSET ROCKROSE
'C'	1G 1.5 FT O.C.	BOUTELOUA PENDULA	GRAMA GRASS

WALK ON BARK MULCH
MULCH ALL GROUND COVER AND PLANTER AREAS WITH 3\" MINIMUM LAYER. DECORATIVE ROCK
AIR VOL BLOCK: 3/4\" CALIFORNIA GOLD

MEADOW GRASS - non mowable turf
NON-MOWABLE TURF ; CREEPING RED FESCUE
SPECIES APPROVED BY DISTRICT AUGUST 2024

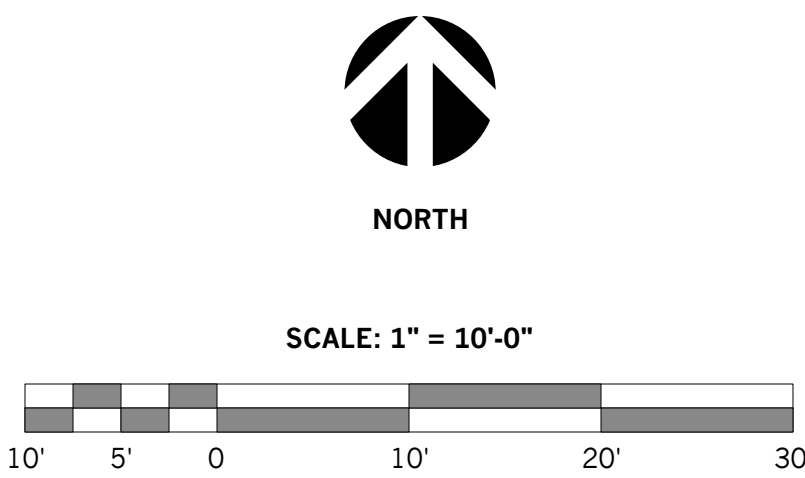
1 EXISTING TURF RESTORATION ZONE
RESTORATION OF EXISTING LANDSCAPE AREA SHALL OCCUR AT THE EXISTING LAWN AREA ADJACENT TO CLASSROOM 'J'
AND THE PROPOSED PROJECT SITE. REMOVE ALL WEEDS. OVERSEED THE LAWN AREA WITH
TURF MIX: Kentucky Bluegrass 75% and Fescue Blend 20%.
CONTRACTOR SHALL INSPECT THE AREA PRIOR TO BIDDING

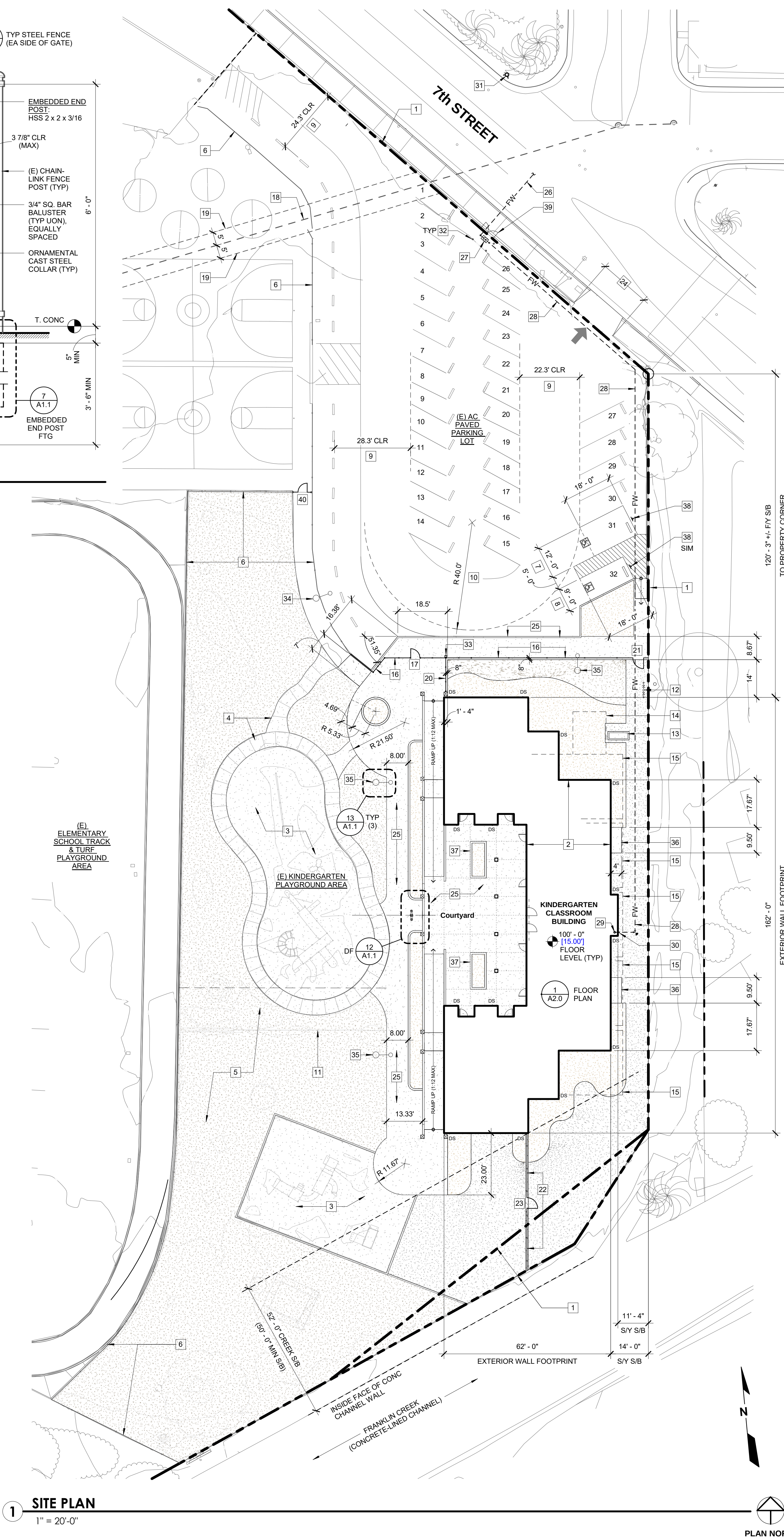
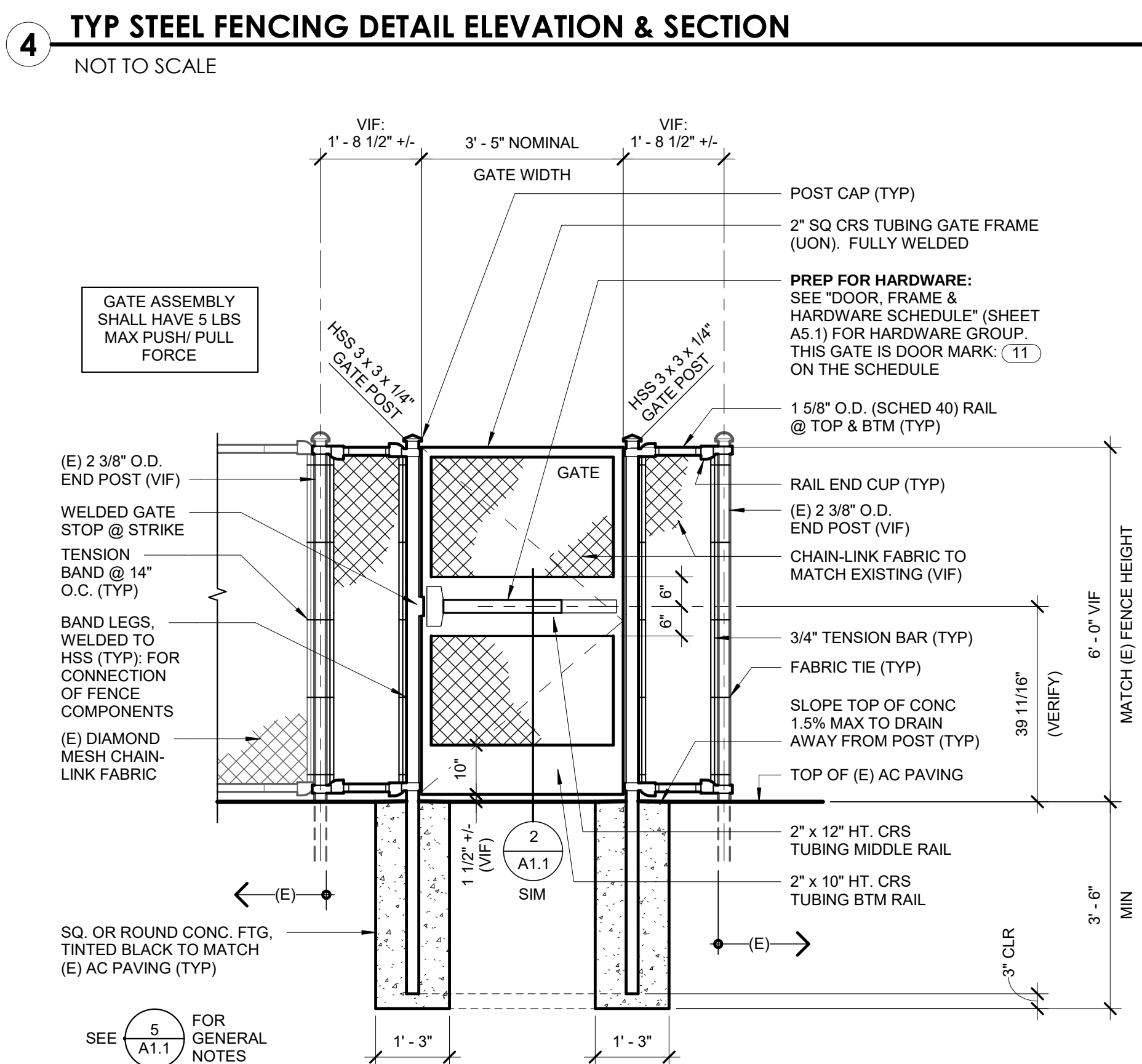
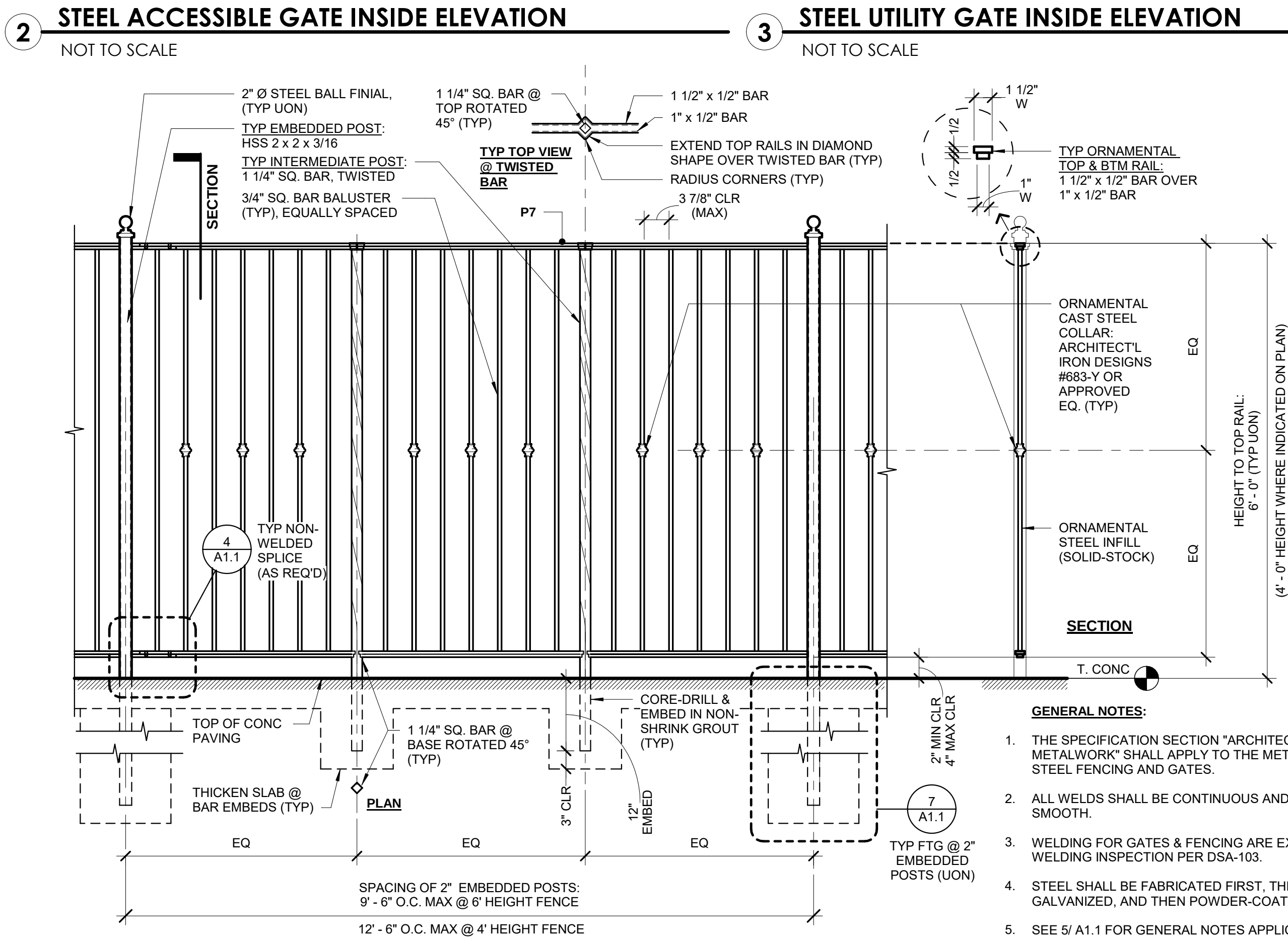
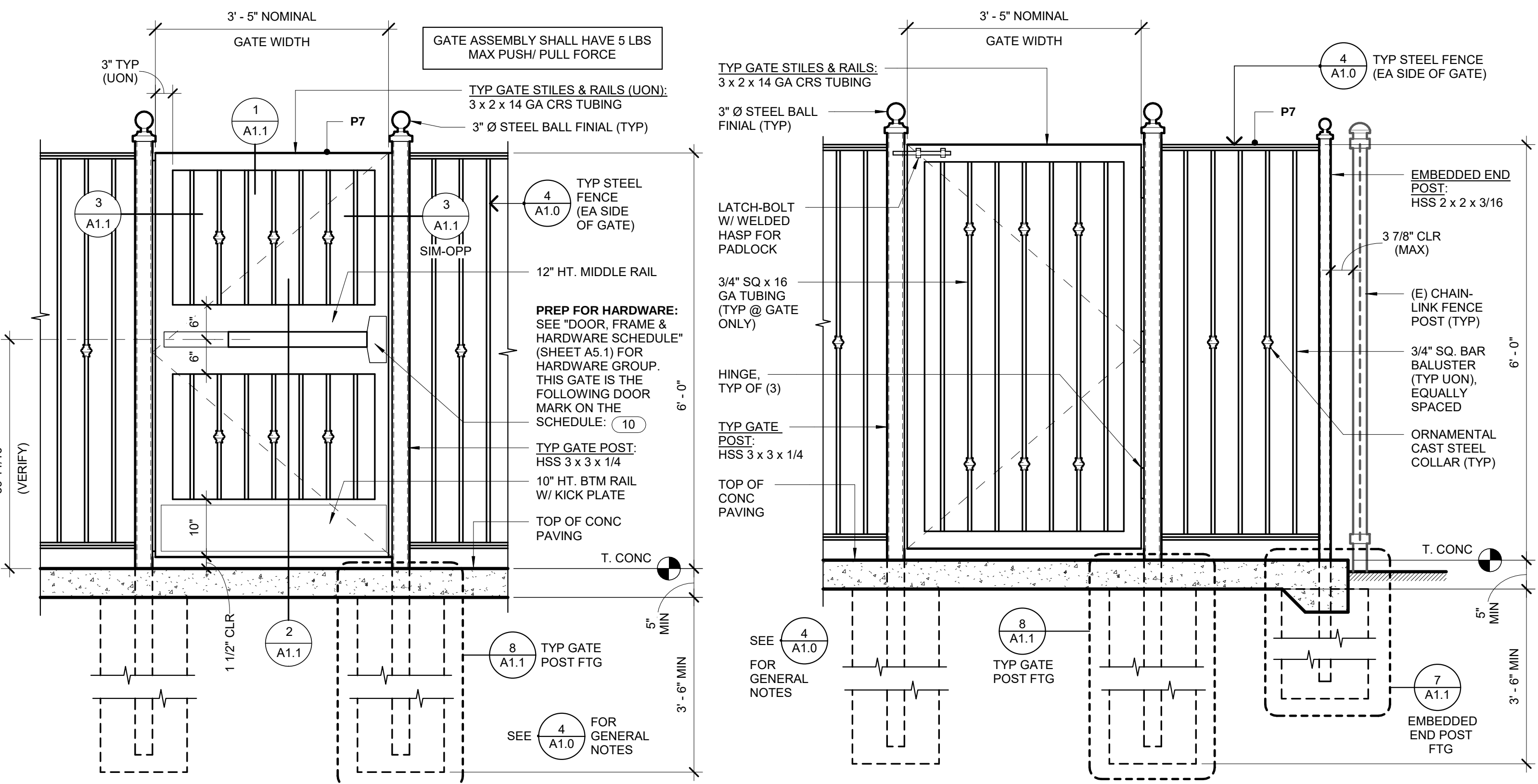
2 DECOMPOSED GRANITE
3\" MINIMUM LAYER. DECOMPOSED GRANITE.

- NOTES**
1. PLANT LIST IS FOR CONVENIENCE ONLY. IN CASE OF DISCREPANCY BETWEEN THE PLAN AND THE SCHEDULE, THE PLAN SHALL PREVAIL.
 2. DEEP ROOT BARRIER SHALL BE PLACED AT ALL TREE LOCATIONS IN RAISED PLANTER AND WHERE TRUNK IS WITHIN 7.5' FROM CURB OR WALK. SEE DETAIL 42, SHEET L3.0

LEGEND
G = GALLONS
B = BOX

LANDSCAPE AREA STATISTICS:
NEW LANDSCAPE AREA = 456 SF
RESTORATION OF EXISTING LANDSCAPE = 2,400 SF





- ### 2 SITE PLAN KEYNOTES
- PROPERTY LINE
 - BUILDING "EXTERIOR WALL FOOTPRINT" SHOWN DARK HEAVY LINES
 - (E) KINDERGARTEN PLAYGROUND AREA TO REMAIN (NO CHANGE)
 - (E) CONC PAVING TO REMAIN
 - (E) TURF PLAYGROUND TO REMAIN
 - (E) CHAIN-LINK FENCE TO REMAIN
 - VAN-ACCESSIBLE PARKING SPACE (SEE CIVIL DRAWINGS)
 - ACCESSIBLE PARKING SPACE (SEE CIVIL DRAWINGS)
 - FIRE TRUCK ACCESS
 - FIRE TRUCK TURNING SWITCHBACK PER CARPINTERIA-SUMMERLAND FIRE PROTECTION DISTRICT STANDARDS
 - (E) FENCE TO BE DEMOLISHED
 - (E) WATER SERVICE BACKFLOW PREVENTION DEVICE ASSEMBLY TO REMAIN
 - (E) ELECTRICAL SERVICE SWITCHGEAR TO REMAIN
 - (E) STORAGE SHED TO BE REMOVED FROM CAMPUS AND/OR DEMOLISHED (N.I.C.)
 - (E) 960 SF KINDERGARTEN RELOCATABLE CLASSROOM BUILDING TO BE REMOVED FROM CAMPUS AND/OR DEMOLISHED (N.I.C.)
 - 6' HEIGHT STEEL FENCING PER DETAIL 4/ A1.0
 - STEEL ENTRANCE GATE PER DETAIL 2/ A1.0
 - (E) 10" SEWER LINE
 - (E) 10' WIDTH SANITATION DISTRICT EASEMENT (APPROXIMATE LOCATION)
 - 4' HEIGHT STEEL FENCING PER DETAIL 4/ A1.0
 - STEEL UTILITY (NON-ACCESSIBLE) GATE PER DETAIL 3/ A1.0
 - 4' HEIGHT CHAIN-LINK FENCE PER DETAIL 5/ A1.1
 - CHAIN-LINK UTILITY (NON-ACCESSIBLE) GATE. PROVIDE GATE TO FIT WITHIN NOMINAL 4' GATE POST CENTERS. GATE SHALL BE OF FULLY-WELDED CONSTRUCTION OUT OF 1-1/2" O.D. (SCHED 40) FRAME & PROVIDED WITH LATCH W/ PADLOCK HASP. GATE POSTS SHALL BE 3.50" O.D. (SCHED 40). ALSO SEE DETAIL 5/ A1.1 FOR CHAIN-LINK FENCE STANDARDS.
 - (E) DRIVEWAY
 - CONC PAVING. TYP (SEE CIVIL)
 - UNDERGROUND 4" Ø FIRE SERVICE SUPPLY PIPE TO WATER MAIN IN STREET (SEE FIRE PROTECTION & CIVIL DWGS)
 - FIRE SPRINKLER BACKFLOW PREVENTION DEVICE AND FIRE DEPARTMENT CONNECTION (SEE FIRE PROTECTION & CIVIL DWGS)
 - UNDERGROUND 4" Ø PIPE TO KINDERGARTEN BUILDING AUTOMATIC FIRE SPRINKLER SYSTEM (SEE FIRE PROTECTION & CIVIL DWGS). PATCH AC PAVING FULL DEPTH & BACKFILL PIPEZONE AS REQUIRED BY CIVIL DWGS
 - 4" Ø FIRE SPRINKLER RISER INSIDE ROOM #8 (SEE FLOOR PLAN AND FIRE PROTECTION DWGS)
 - FIRE SPRINKLER SYSTEM MAIN DRAIN LOCATION (SEE FIRE PROTECTION DRAWINGS)
 - (E) FIRE HYDRANT #182
 - 4' HT. x 6" Ø CONC-FILLED GALV STEEL PIPE BOLLARD W/ 24" Ø x 5' DEEP CONCRETE BASE (TO PROTECT BFPO ASSEMBLY). TYP OF (3). BOLLARDS SHALL BE SPACED 9' O.C. MIN & 4 FT O.C. MAX. PER GFC SECTION 312.2. PROVIDE MIN 3 FT. CLR BETWEEN BOLLARDS & FDC.
 - KNOX-BOX FOR FIRE DEPARTMENT ACCESS THROUGH GATE (MOUNT TO EMBEDDED GATE POST)
 - (E) POLE-MOUNTED LIGHT FIXTURE MANUFACTURED BY BEGA
 - POLE-MOUNTED LIGHT FIXTURE TO MATCH EXISTING (TYP OF 3). SEE REFERENCED DETAIL FOR MORE INFO.
 - CONCRETE PAD FOR CONDENSING UNITS (SEE MECHANICALS)
 - PLANTER WALL PER DETAIL 9/ A1.1 (TYP). SEE SHEET A2.1 FOR DIMENSIONS/ LAYOUT.
 - ACCESSIBLE PARKING STALL SIGN PER DETAIL 10/ A1.1
 - UNDERGROUND DBL-LEAF UTILITY GATE AT (E) CHAIN-LINK FENCE. FOR FIRE DEPARTMENT ACCESS (PER THE REQUIREMENTS OF THE LOCAL FIRE MARSHAL).
 - GATE AT (E) CHAIN-LINK FENCING PER DETAIL 5/ A1.0

- ### NOTE REGARDING NOISE GENERATED BY CONSTRUCTION:
- Stationary construction equipment that generates noise which exceeds 65 dBA at the project boundaries shall be shielded to CDD's satisfaction and shall be located a minimum of 50 feet from occupied residences and, during day school is in session, from classroom buildings.
- [Re: City Condition #23]
- ### BIRD NESTING MEASURES:
- If vegetation clearing, including but not limited to tree removals, or other project construction is to be initiated during the bird breeding season (March 1 through September 15 and December 1 through July 1 for raptors), a pre-construction survey shall be conducted by a qualified ornithologist or biological monitor approved by or working directly for the City. The survey shall include an area of 500 feet from the proposed construction. If raptors are observed nesting within 500 feet of construction/grading areas, or if other bird species are observed nesting within 500 feet of construction/grading areas the breeding habitat/ nest site shall be buffered from construction activities by a fence and the buffer area shall not be disturbed until the nest becomes inactive.
- [Re: City Condition #16]
- ### SITE PLAN GENERAL NOTES
- FLOOR LEVEL ELEVATION 100' - 0" IS THE PROJECT DATUM (REFERENCE FLOOR ELEVATION). SEE CIVIL PLANS FOR CORRESPONDING ABSOLUTE ELEVATION AT FLOOR LEVEL. ABSOLUTE FLOOR LEVEL ELEVATION ABOVE SURROUNDING GRADE IS DETERMINED BY FLOODZONE BASE FLOOD ELEVATIONS IN FEMA-FIRM FLOODMAP IN EFFECT AT THE TIME OF PLAN REVIEW SUBMITTAL TO THE DIVISION OF THE STATE ARCHITECT.
 - NOTE REGARDING DISCOVERED ARCHAEOLOGICAL REMAINS:**
In the event archaeological remains are encountered during grading, work shall be stopped immediately or redirected until a CDD-qualified archaeologist and Native American representative are retained by the applicant to evaluate the significance of the find pursuant to Phase 2 investigations of the City Archaeological Guidelines. If remains are found to be significant, they shall be subject to a Phase 3 mitigation program consistent with City Archaeological Guidelines and funded by the applicant.
- [Re: City Condition #13]
- ### SITE PLAN LEGEND
- 2 = SITE PLAN KEYNOTE
- 1 = SECTION OR DETAIL CALLOUT:
IF DETAIL IS NOTED "SIM" THEN CONDITION IS SIMILAR TO THE REFERENCED DETAIL.
IF DETAIL IS NOTED "SIM OPP" THEN CONDITION IS SIMILAR TO THE REFERENCED DETAIL, ONLY REVERSED OPPOSITE HAND.
IF DETAIL IS NOTED "TYP," THEN CONDITION IS TYPICAL, (OCCURS THROUGHOUT PROJECT).
- 1 = REFERENCE ELEVATION (DATUM = 100' - 0" AT FLOOR LEVEL)
SEE "SITE PLAN GENERAL NOTES," NOTE #1, FOR MORE INFORMATION
- DS = DOWNSPOUT (SEE 1/ A2.2 FOR MORE INFO)
(E) = EXISTING
FY = FRONT YARD
FW = FIRE (SERVICE) WATER
SB = SETBACK
SY = SIDE YARD
TYP = TYPICAL



ALISO ELEMENTARY SCHOOL KINDERGARTEN CLASSROOM BUILDING

4545 CARPINTERIA AVE CARPINTERIA, CA 93013

FOR CARPINTERIA UNIFIED SCHOOL DISTRICT



CONSULTANT NAME/ ADDRESS:

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DATE: 04/24/2024
DRAWN BY: RR
CHECKED BY: RR
PROJECT NUMBER: 2302

REVISIONS		
NO.	DATE	BY

ENGINEER'S STAMP & SIGNATURE: [Blank]

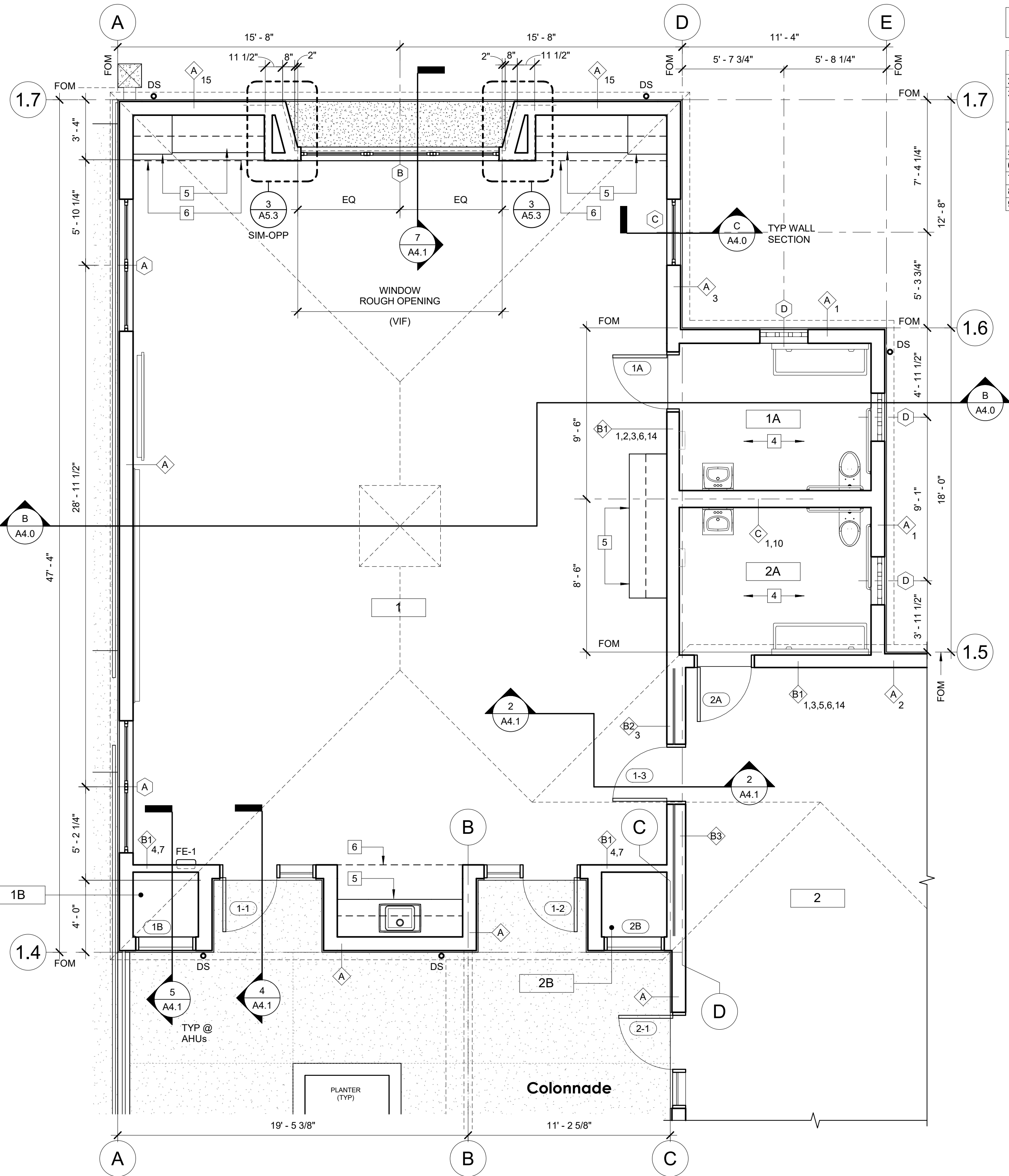
ARCHITECT'S STAMP & SIGNATURE: [Stamp: Robert Robles Architecture, Inc., State of California, C-30795, Ren 12/31/25]

SHEET TITLE:
SITE PLAN, SITE DETAILS

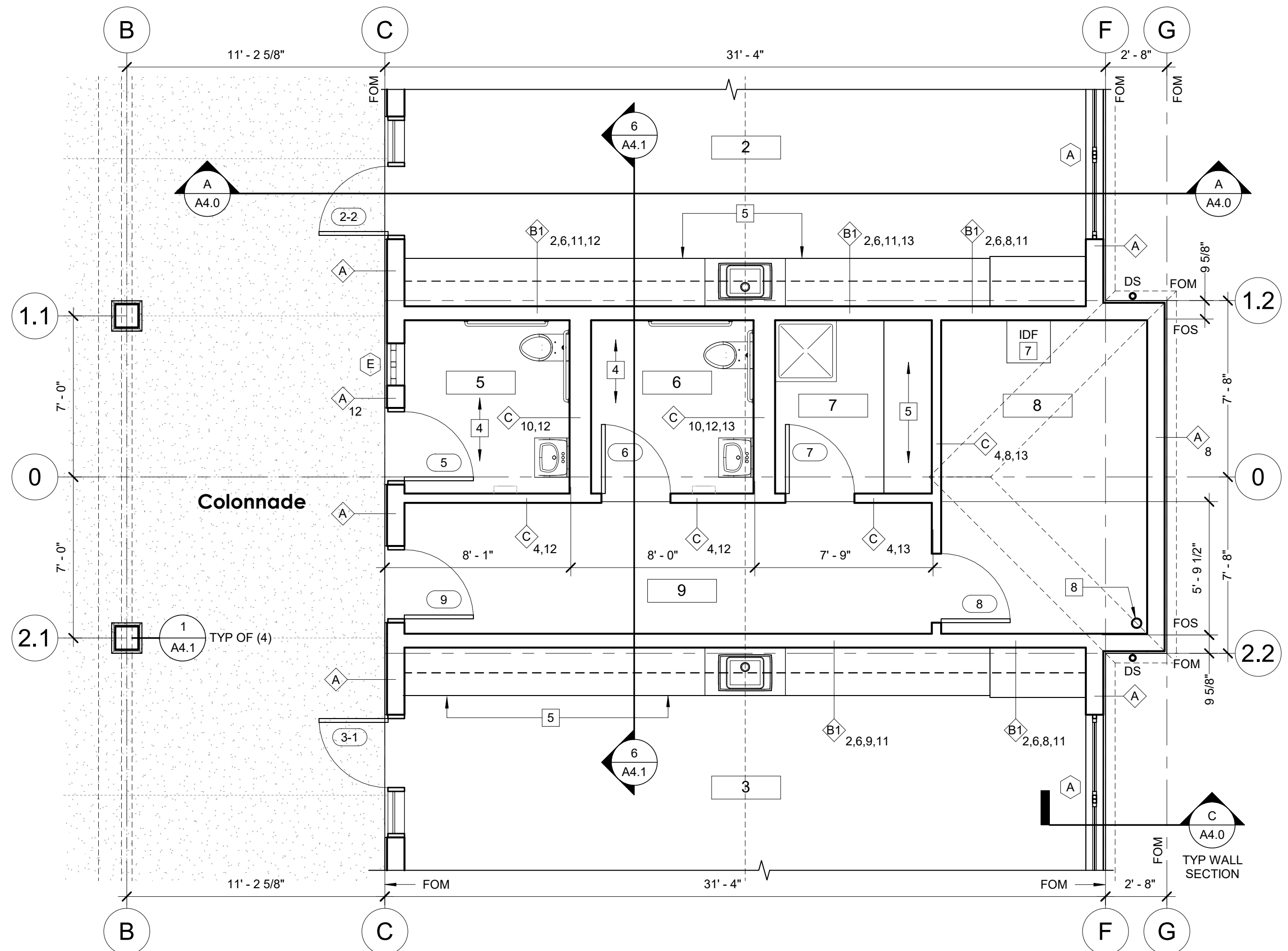
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A1.0

OF

ANNOTATED FOR CITY CONDITIONS

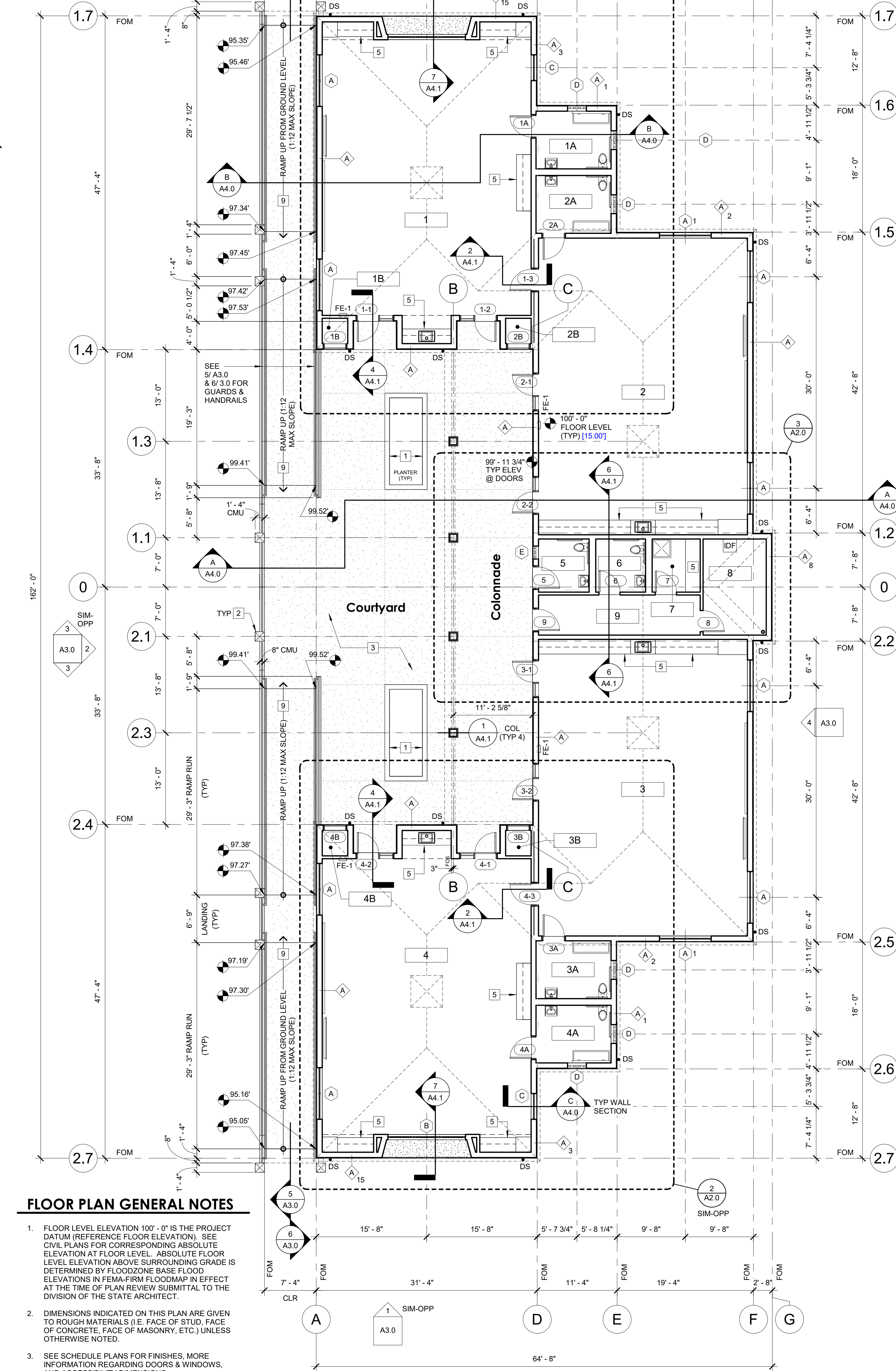


2 ENLARGED FLOOR PLAN
1/4" = 1'-0"



3 ENLARGED FLOOR PLAN
1/4" = 1'-0"

#	KEYNOTES (FLOOR PLANS)
1	PLANTER WALL PER DETAIL 9/A1.1 (TYP). SEE SHEET A2.1 FOR DIMENSIONS/LAYOUT.
2	GUARD COLUMN (TYP OF 10)
3	CONCRETE PAVING (SEE CIVIL). ALIGN & CONSTRUCT CONTROL JOINTS AS SHOWN ON THIS PLAN AND PER CIVIL PLANS.
4	SEE SCHEDULE PLANS (SHEET A5.0) FOR ACCESSIBILITY DIMENSIONS & REFERENCES TO DETAILS.
5	BUILT-IN FIXED CASEWORK (SEE SHEET A5.0 FOR MORE INFO).
6	LINE OF CEILING SOFFIT OVERHEAD
7	IDF. SEE SHEET A5.0 FOR DETAIL REFERENCE.
8	4" Ø FIRE SPRINKLER RISER (SEE FIRE PROTECTION DWGS)
9	CONC RAMP (SEE CIVIL)



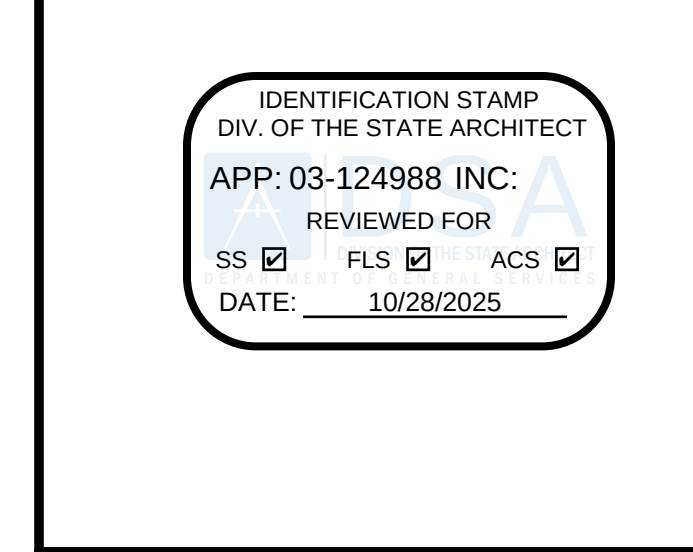
1 FLOOR PLAN
1/8" = 1'-0"

Room Number	Room Name
1	Classroom
1A	Child Restroom
1B	AHU
2	Classroom
2A	Child Restroom
2B	AHU
3	Classroom
3A	Child Restroom
3B	AHU
4	Classroom
4A	Child Restroom
4B	AHU
5	Child Restroom
6	Staff Restroom
7	Custodian
8	Elect-I.T.
9	Hall

- WALL TYPES**
- SOME ASSEMBLIES MAY BE MODIFIED BY "WALL TYPE NOTES"
 - IF WALL TYPE NOT SHOWN, USE WALL TYPE THAT IS CONSISTENT WITH SIMILAR APPLICATION
 - FOR WALL FINISHES, SEE SCHEDULE PLANS & ROOM FINISH SCHEDULE
 - SEE BUILDING SECTIONS & DETAILS FOR ADDITIONAL INFORMATION
 - SEE STRUCTURAL FOR STEEL STUD FRAMING DETAILS & STRUCTURAL REQUIREMENTS
 - ALL WALLS ARE NON-RATED (NO FIRE RATED WALLS PRESENT IN THIS PROJECT)
- A EXTERIOR WALL (TYPICAL)**
(WALL EXTENDS TO UNDERSIDE OF ROOF FRAMING)
7/8" CEMENT PLASTER W/ METAL LATH
1" RIGID INSULATION
AIR & WATER BARRIER (AWB), FLUID-APPLIED
1/2" FRT PLYWOOD SHTG (SEE STRUCT.)
6" C-STUDS @ 16" O.C. (SEE STRUCT.)
R-19 BATT INSULATION (UNFACED)
5/8" ABUSE-RESISTANT GYPSUM BOARD
- B1 INTERIOR WALL (FULL HEIGHT)**
(WALL EXTENDS TO UNDERSIDE OF ROOF FRAMING)
5/8" ABUSE-RESISTANT GYPSUM BOARD @ CLASSROOM SIDE OF WALL
DRYWALL AIR BARRIER (DAB) TO TIE-IN W/ CEILING DAB
C-STUDS @ 16" O.C. (SEE STRUCT.)
BATT INSULATION
WALL FINISH PER REFERENCED "WALL TYPE NOTE"
- B2 INTERIOR WALL (FULL HEIGHT)**
(WALL EXTENDS TO UNDERSIDE OF ROOF FRAMING)
5/8" ABUSE-RESISTANT GYPSUM BOARD @ CLASSROOM SIDE OF WALL
1/2" SHTG (SEE STRUCT.)
3 5/8" C-STUDS @ 16" O.C. (SEE STRUCT.)
BATT INSULATION
- B3 INTERIOR WALL (FULL HEIGHT)**
(WALL EXTENDS TO UNDERSIDE OF ROOF FRAMING)
5/8" ABUSE-RESISTANT GYPSUM BOARD @ CLASSROOM SIDE OF WALL
6" C-STUDS @ 16" O.C. (SEE STRUCT.)
BATT INSULATION
1/2" SHTG (SEE STRUCT.)
- C INTERIOR WALL (PARTIAL HEIGHT)**
(WALL EXTENDS TO UNDERSIDE OF CEILING FRAMING)
5/8" ABUSE-RESISTANT GYPSUM BOARD (UON)
C-STUDS @ 16" O.C. (SEE STRUCT.)
BATT INSULATION (FOR SOUND ATTENUATION)
5/8" ABUSE-RESISTANT GYPSUM BOARD (UON)

- WALL TYPE NOTES**
- MODIFIES THE ASSEMBLIES OF "WALL TYPES"
 - RESTROOM-SIDE FINISH IS CERAMIC TILE WAINSCOT OVER 5/8" BACKER BOARD TO NOMINAL 5' AFF. 5/8" ABUSE-RESISTANT MOISTURE-RESISTANT GYP BOARD FROM TOP OF TILE TO CEILING
 - 1/2" CLASSROOM-SIDE SHEAR PANEL THIS WALL (SEE STRUCT.)
 - AT PORTIONS OF WALL WHERE INTERIOR SHEAR PANEL NOT CALLED-OUT BY STRUCTURAL, INSTALL 1/2" GYP BD TO FURR-OUT THE WALL (SO THAT THE INTERIOR FINISH IS IN ONE PLANE).
 - 3-5/8" C-STUDS THIS WALL
 - 1/2" SHEAR PANEL BOTH SIDES OF THIS WALL (SEE STRUCT.)
 - 6" C-STUDS THIS WALL
 - 5/8" GYP BD FINISH @ AHU-SIDE OF WALL
 - ROOM #6 SIDE OF FINISH IS 3/4" NON-STRUCTURAL FRT PLYWOOD SHTG TO ADJACENT CEILING "LID" (TO 8'-8" AFF). FASTEN PLWOOD TO STUDS W/ #10 SMS @ 12" O.C. EDGES & FIELD
 - ROOM #6 SIDE OF FINISH IS 5/8" ABUSE-RESISTANT GYP BD
 - 10" C-STUDS THIS WALL
 - 5/8" GYP BD FINISH FROM 8'-8" AFF TO UNDERSIDE OF ROOF SHTG
 - RESTROOM-SIDE FINISH IS CERAMIC TILE OVER 5/8" BACKER BOARD (FULL HEIGHT TO FINISH CEILING)
 - ROOM #7 SIDE OF FINISH IS 5/8" MOISTURE RESISTANT GYP BD (FULL HEIGHT TO FINISH CEILING)
 - AT RESTROOMS #1A, #2A, #3A & 4A: THE DAB STARTS AT THE RESTROOM CEILING LEVEL AND RUNS UP & OVER THE RESTROOM-SIDE OF WALL AND TIES INTO DAT AT CLASSROOM CEILING
 - CONT DRYWALL AIR BARRIER (DAB) FROM FLOOR TO CEILING TIE-IN THIS WALL.

- FLOOR PLAN LEGEND**
- 101 = ROOM NUMBER
 - 2 = KEYNOTE (FLOOR PLANS)
 - 0 = STRUCTURAL GRID LINE
 - 101 = DOOR NUMBER (PER DOOR SCHEDULE SHEET A5.1)
 - 11 = WINDOW TYPE (PER SHEET A5.1)
 - WALL TYPE (SEE "WALL TYPES" THIS SHEET)
 - WALL TYPE NOTE (MODIFIES WALL TYPE)
 - FIRE EXTINGUISHER CABINET/ FIRE EXTINGUISHER DESIGNATION PER SPECS
 - SECTION OR DETAIL CALLOUT:
 - IF DETAIL IS NOTED "SIM," THEN CONDITION IS SIMILAR TO THE REFERENCED DETAIL.
 - IF DETAIL IS NOTED "SIM OPP," THEN CONDITION IS SIMILAR TO THE REFERENCED DETAIL, ONLY REVERSED OPPOSITE HAND.
 - IF DETAIL IS NOTED "TYP," THEN CONDITION IS TYPICAL (OCCURS THROUGHOUT PROJECT).
 - EXTERIOR ELEVATION CALLOUT:
 - EXTERIOR ELEVATION NUMBER
 - SHEET WHERE DETAIL APPEARS
 - REFERENCE ELEVATION (DATUM = 100'-0" AT FLOOR LEVEL) SEE "FLOOR PLAN GENERAL NOTES," NOTE #1, FOR MORE INFORMATION
 - DS = DOWNSPOUT (SEE 1/A2.2 FOR MORE INFO)
 - (E) = EXISTING
 - FOM = FACE OF MASONRY
 - OPP = OPPOSITE HAND
 - SIM = SIMILAR
 - TYP = TYPICAL



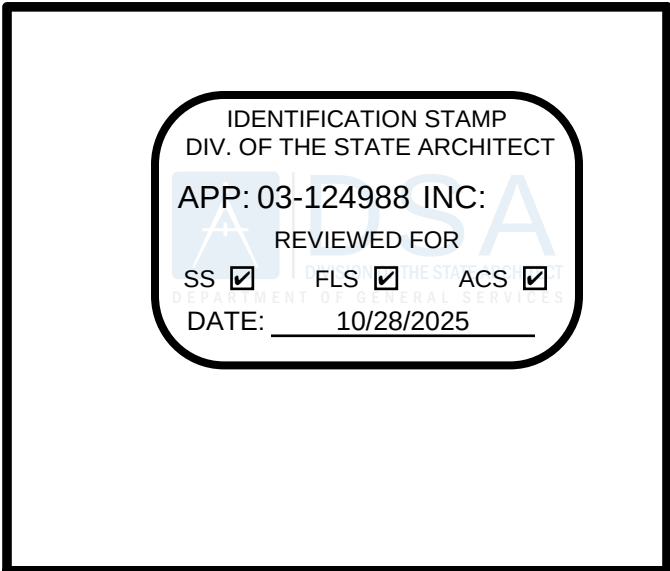
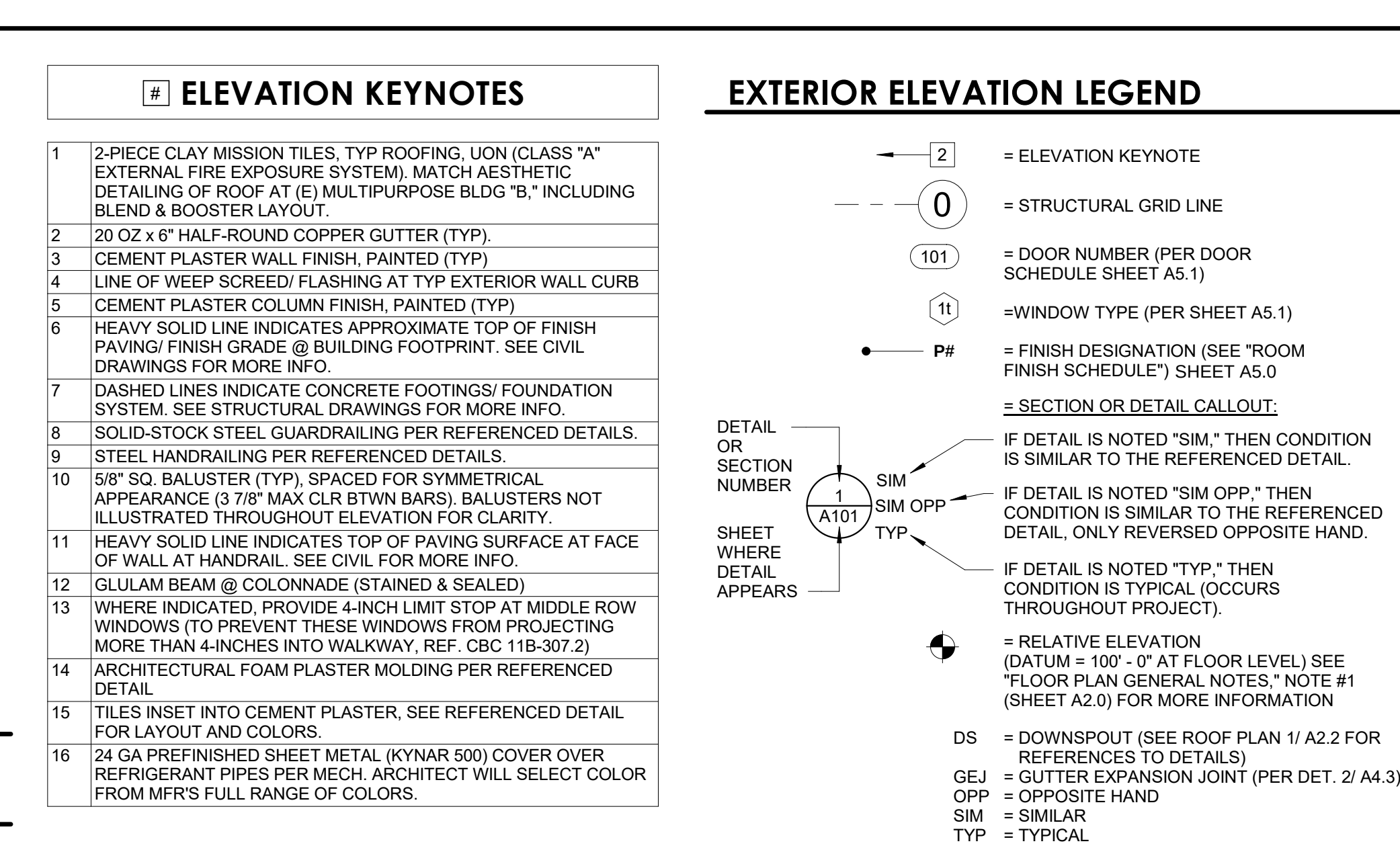
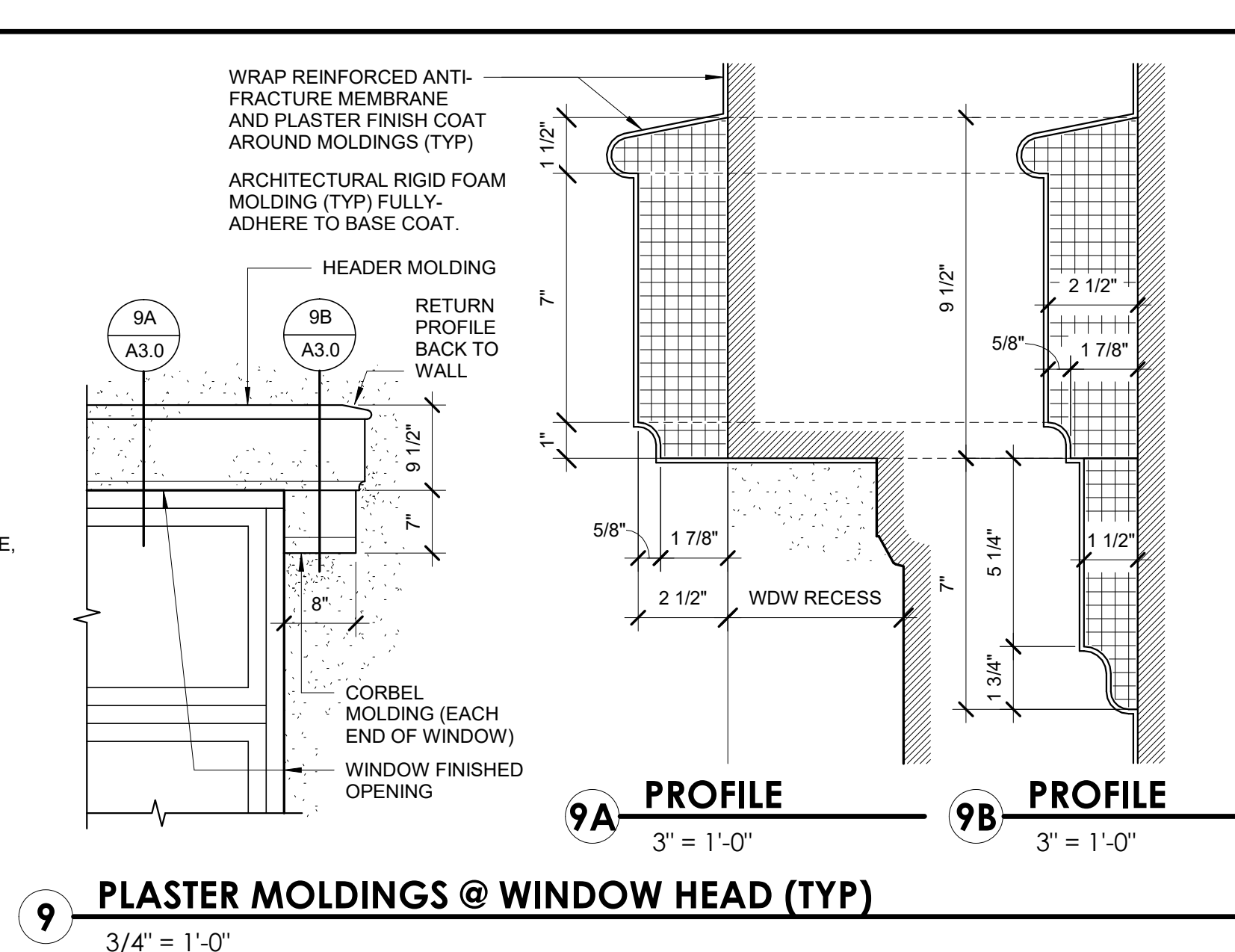
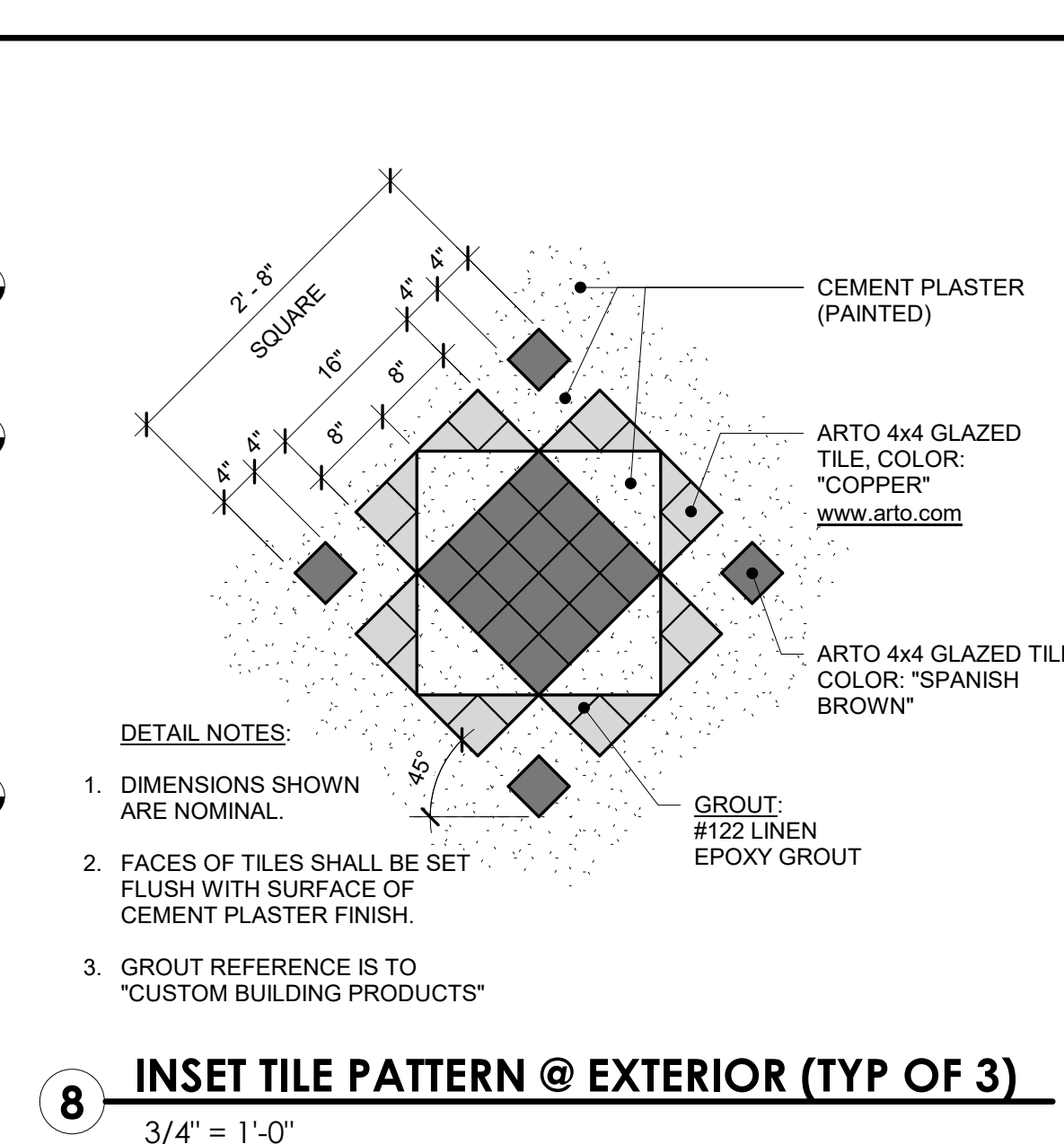
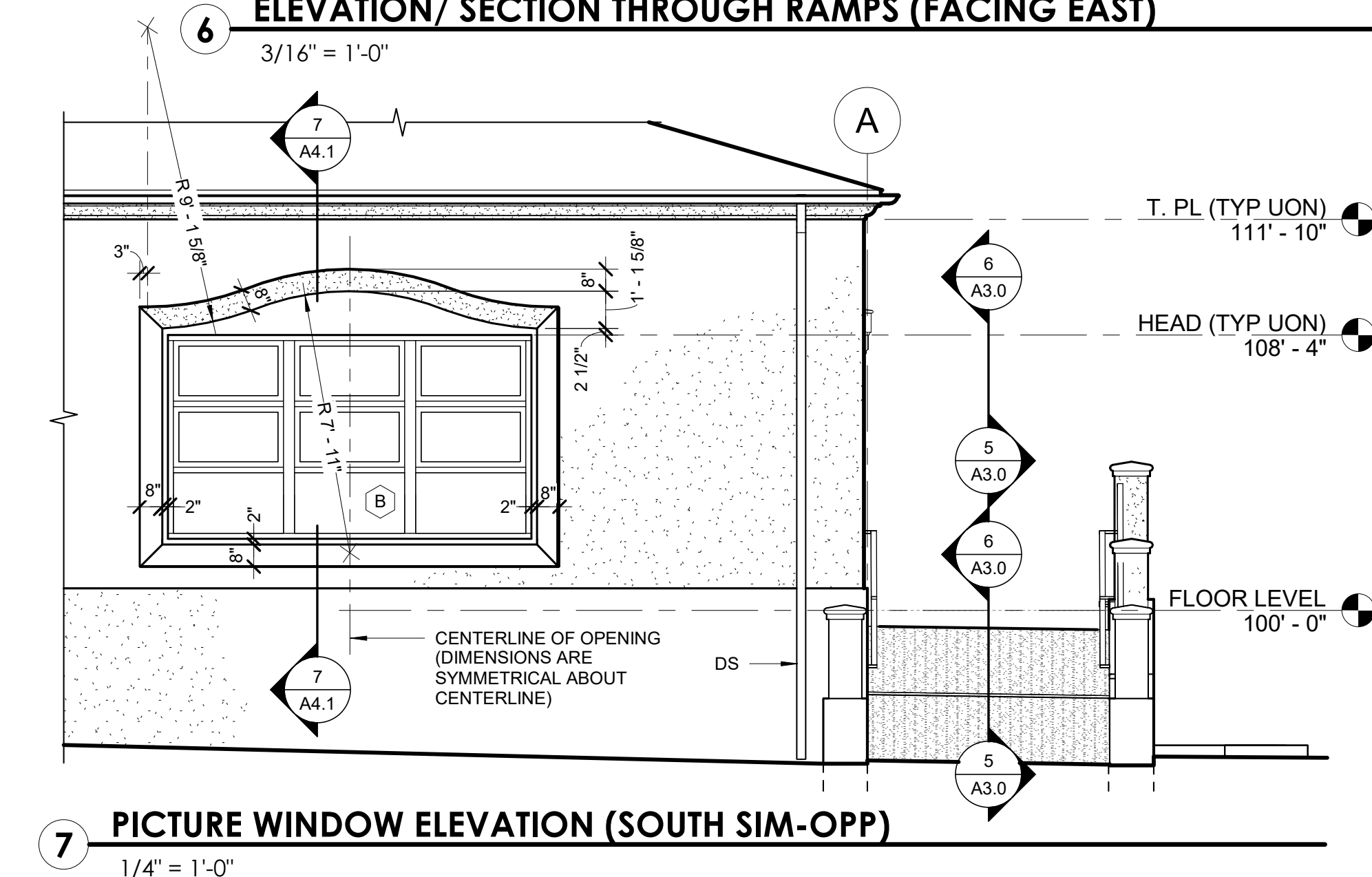
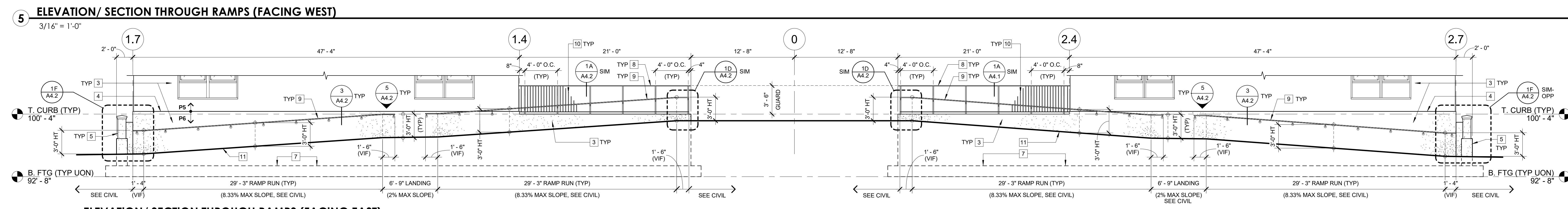
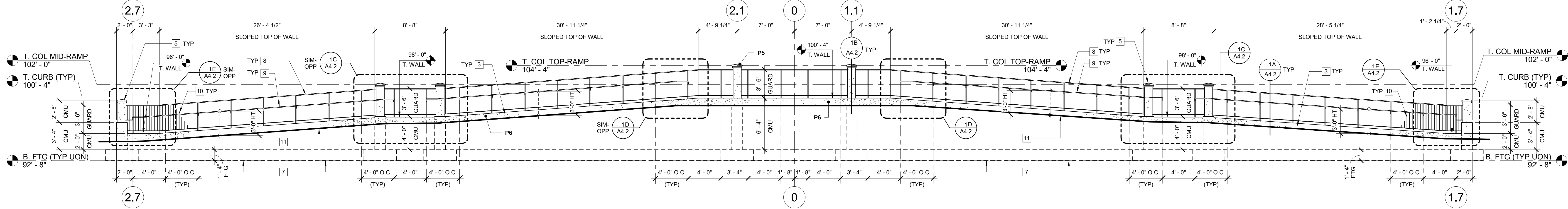
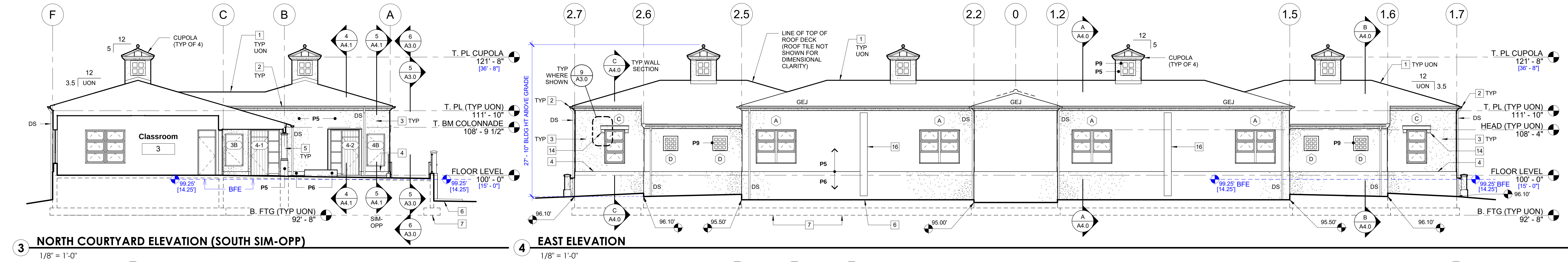
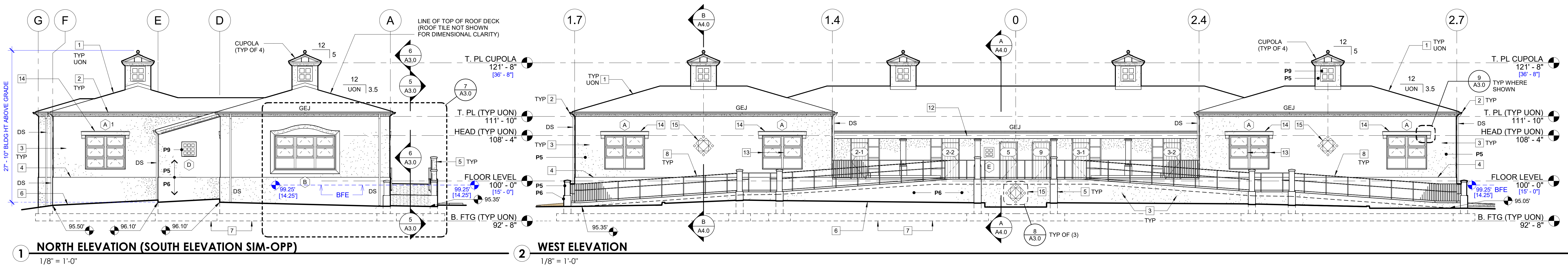
**ALISO ELEMENTARY SCHOOL
KINDERGARTEN CLASSROOM BUILDING**
4545 CARPINTERIA AVE CARPINTERIA, CA 93013
FOR
CARPINTERIA UNIFIED SCHOOL DISTRICT



CONSULTANT NAME/ ADDRESS:

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DATE:	04/24/2024	RR
DRAWN BY:	RR	
CHECKED BY:	RR	
PROJECT NUMBER:	2302	
REVISIONS		
NO.	DATE	BY
ENGINEER'S STAMP & SIGNATURE	ARCHITECT'S STAMP & SIGNATURE	

SHEET TITLE:
FLOOR PLANS
SHEET NUMBER:
A2.0
OF



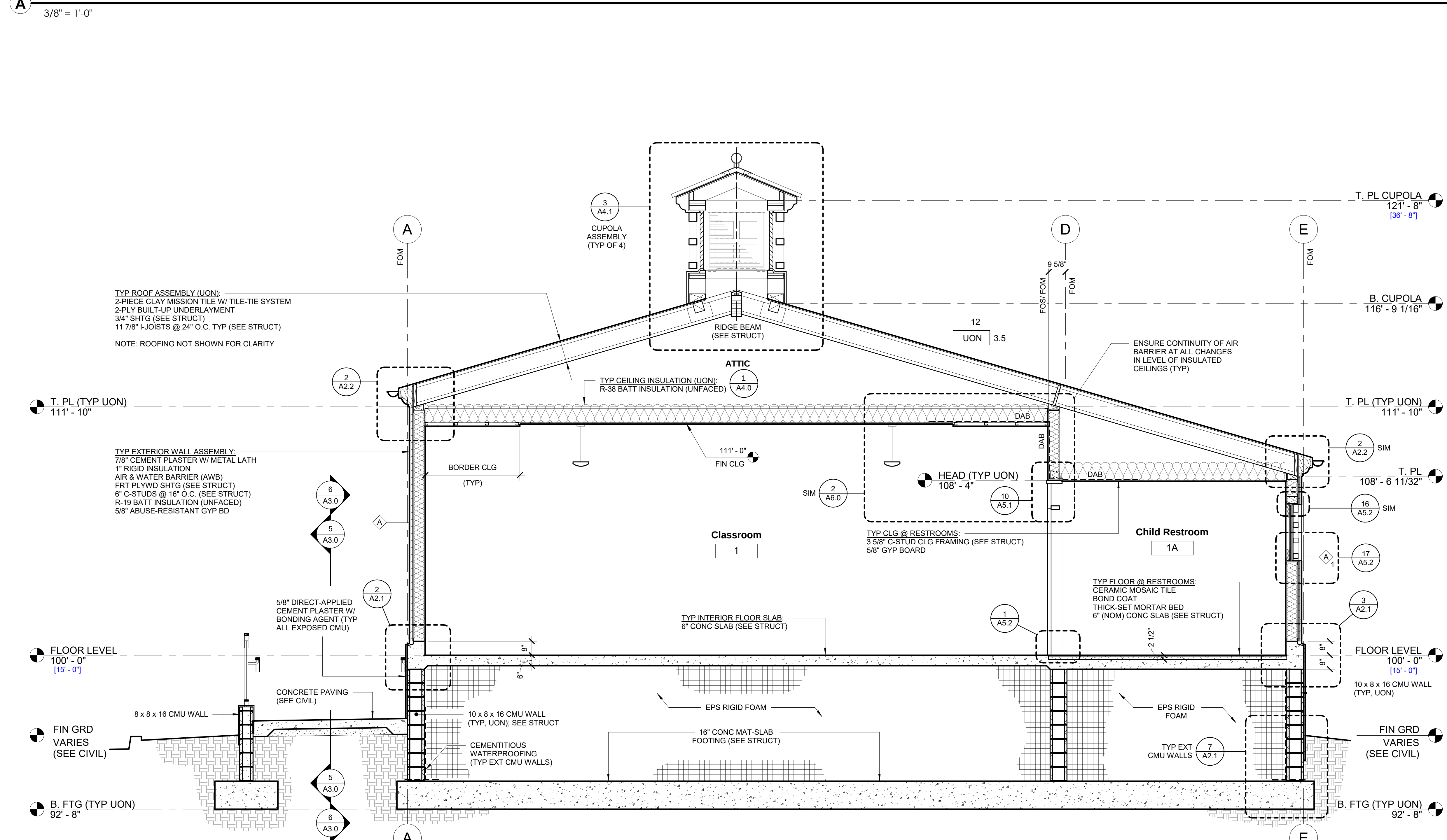
ALISO ELEMENTARY SCHOOL
KINDERGARTEN CLASSROOM BUILDING
4545 CARPINTERIA AVE CARPINTERIA, CA 93013
FOR
CARPINTERIA UNIFIED SCHOOL DISTRICT



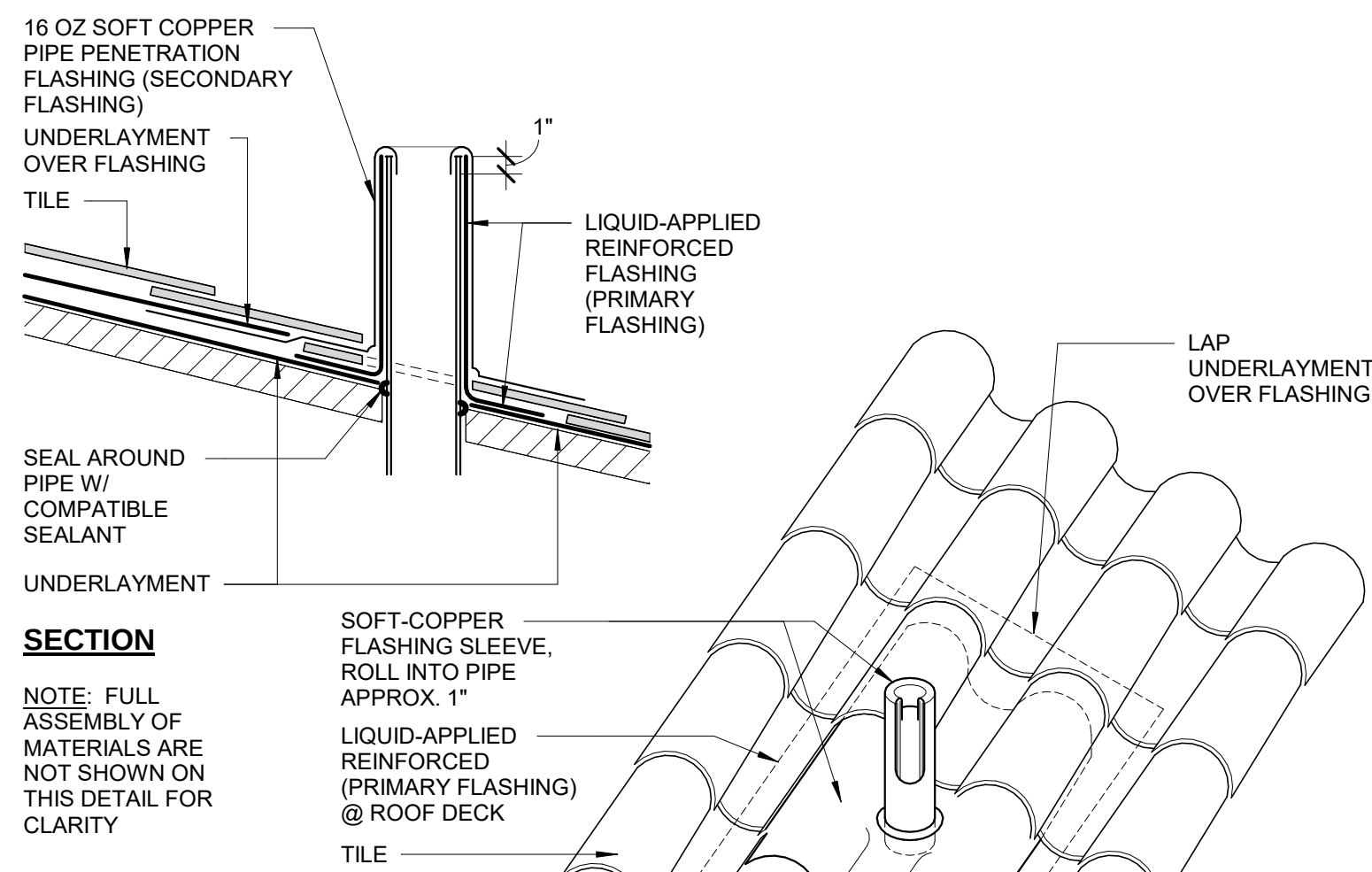
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DATE:	04/24/2024	
DRAWN BY:	RR	
CHECKED BY:	RR	
PROJECT NUMBER:	2302	
REVISIONS		
NO.	DATE	BY
ENGINEER'S STAMP & SIGNATURE	ARCHITECT'S STAMP & SIGNATURE	
		

SHEET TITLE:
**EXTERIOR
ELEVATIONS**
SHEET NUMBER:
A3.0
OF

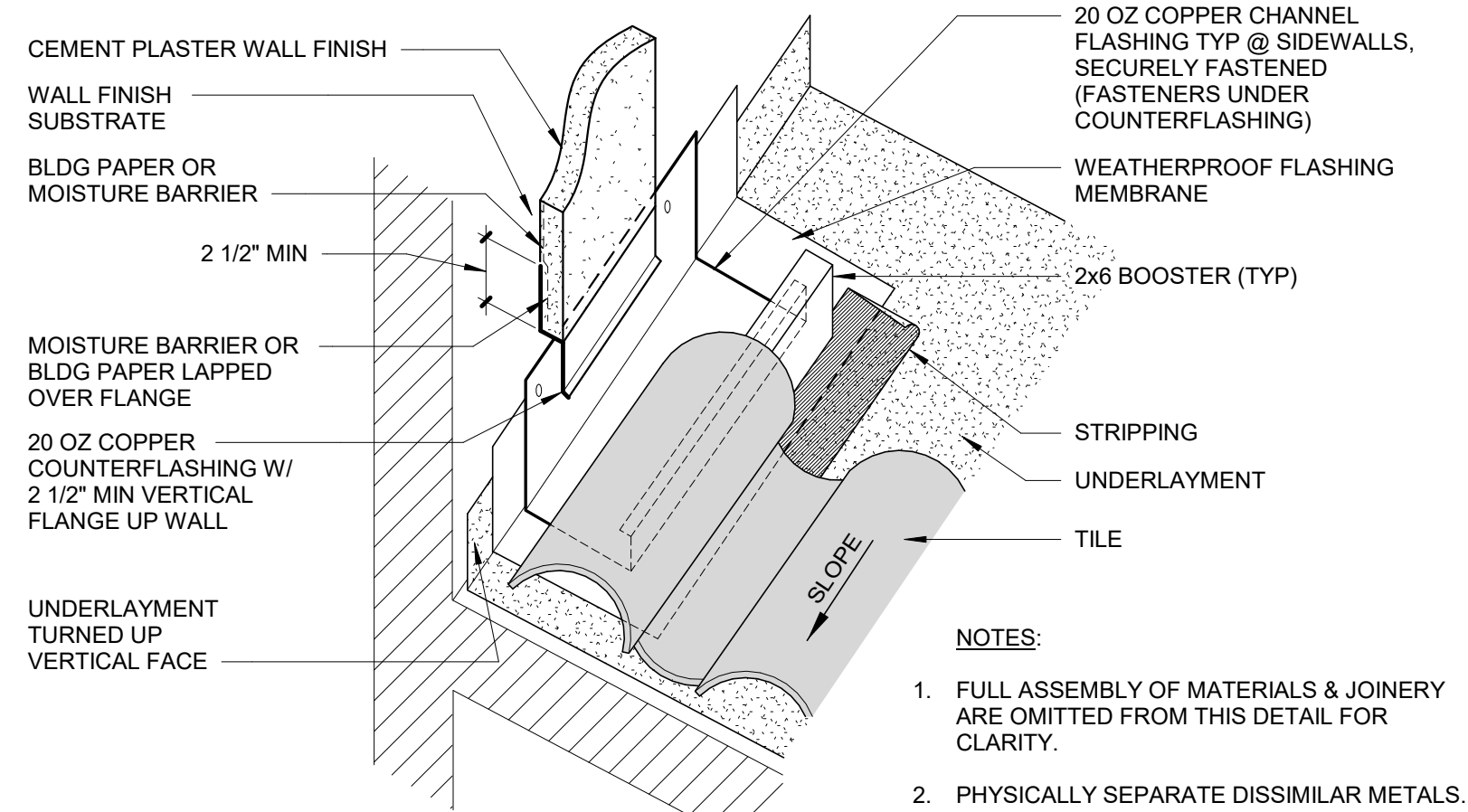






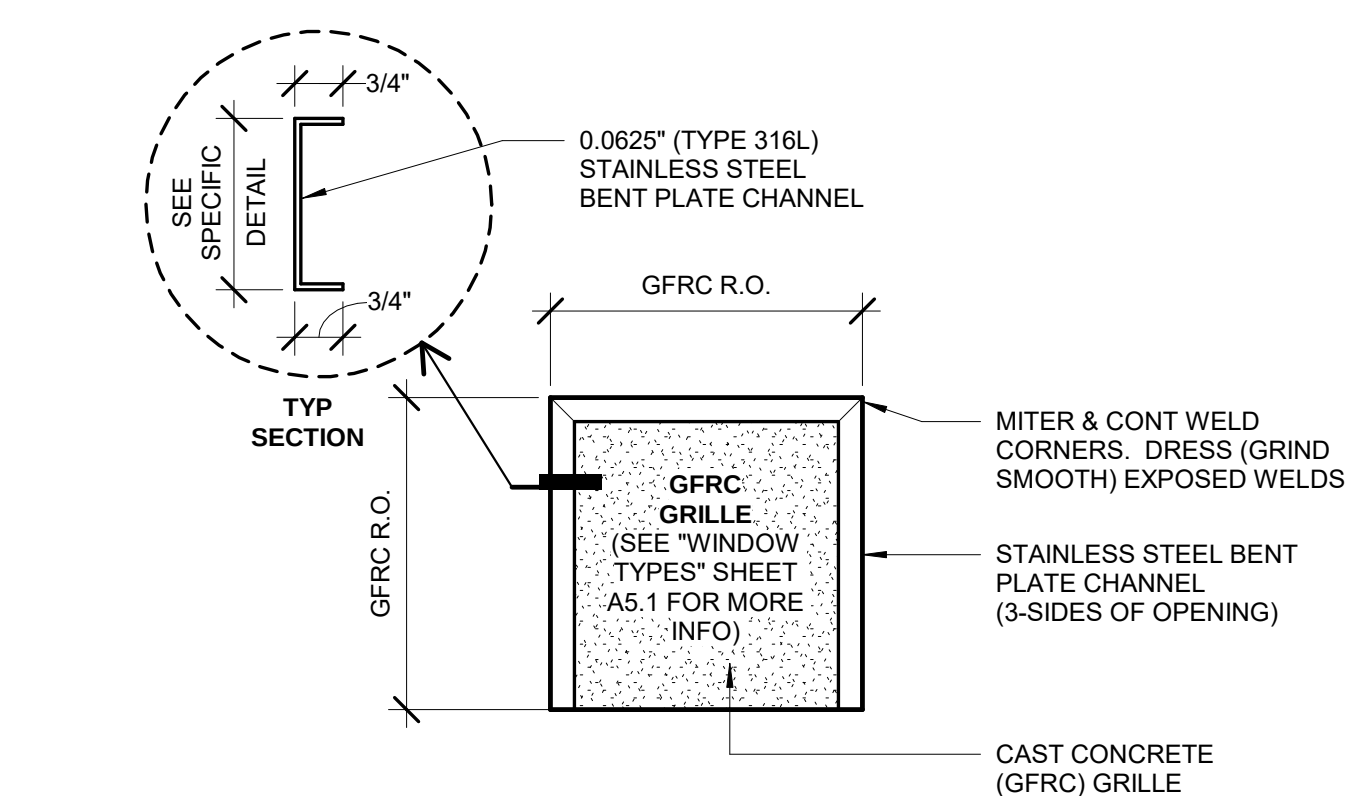
9 PLUMBING VENT FLASHING (TYP)

NOT TO SCALE



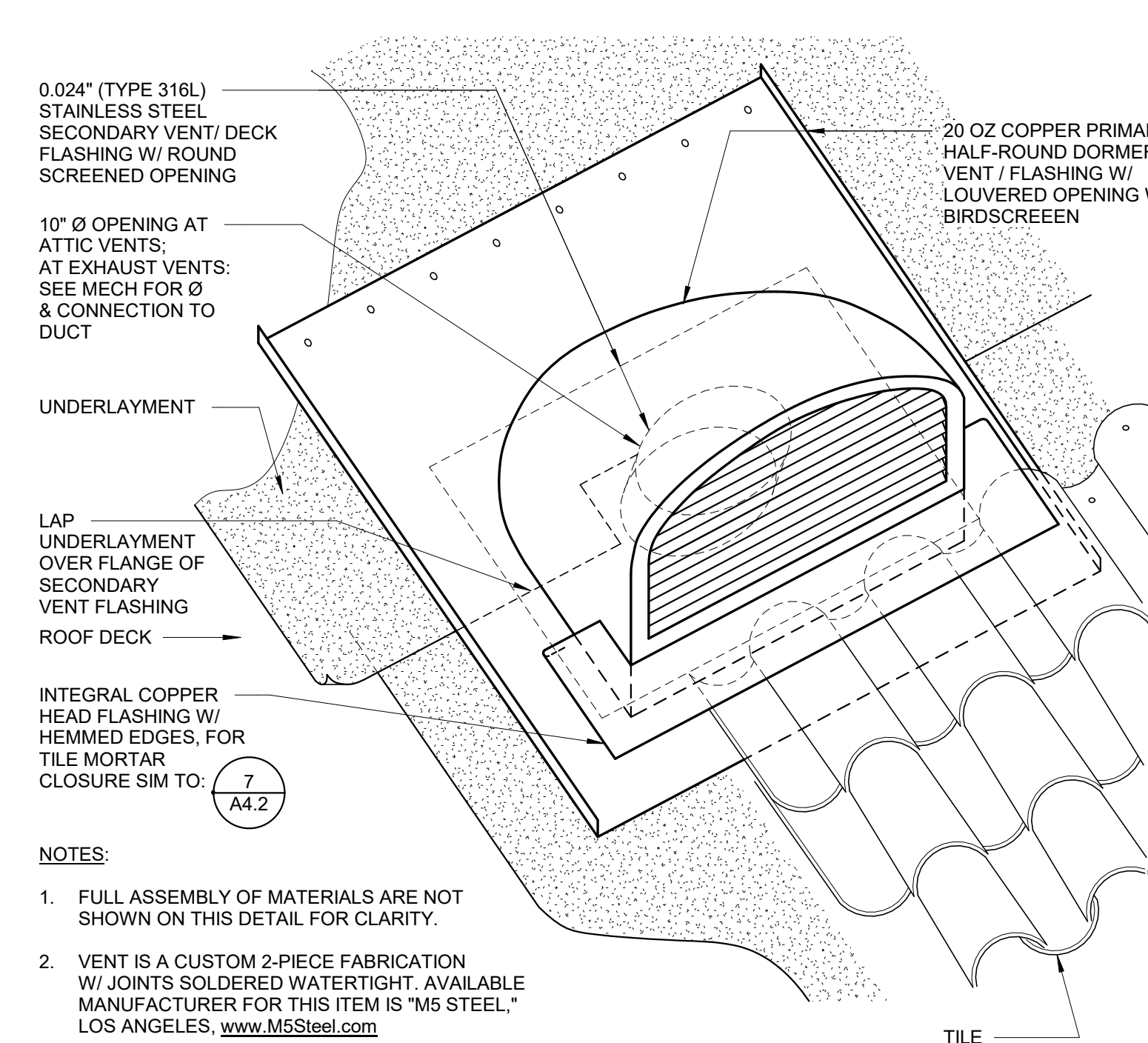
10 SIDEWALL FLASHING (TYP)

NOT TO SCALE



11 BENT PLATE FRAME FOR GFRG GRILLE (TYP)

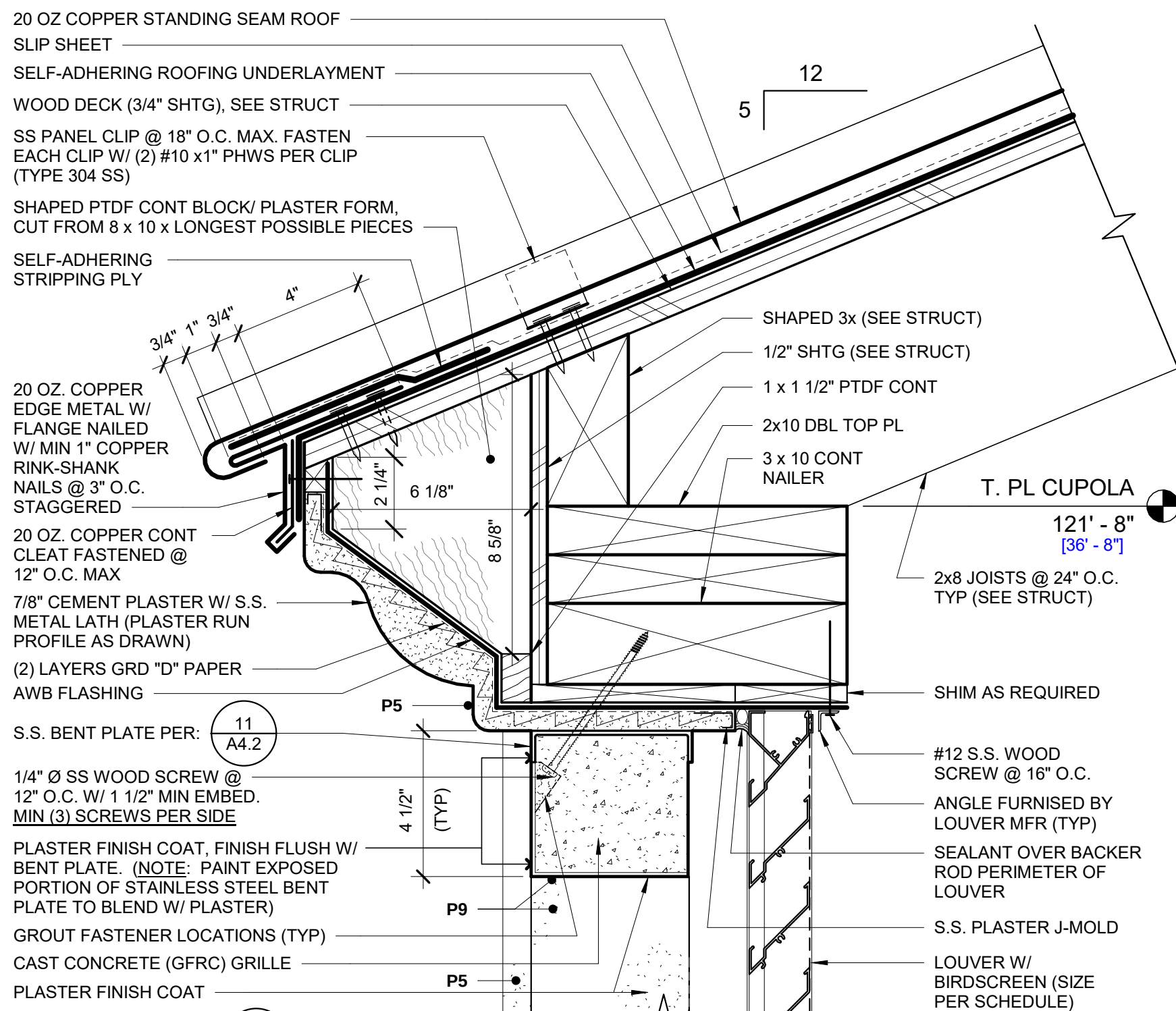
NOT TO SCALE



- NOTES:**
- FULL ASSEMBLY OF MATERIALS ARE NOT SHOWN ON THIS DETAIL FOR CLARITY.
 - VENT IS A CUSTOM 2-PIECE FABRICATION W/ JOINTS SOLDERED WATERTIGHT. AVAILABLE MANUFACTURER FOR THIS ITEM IS "MS STEEL," LOS ANGELES, www.MSSteel.com
 - VERIFY CONDITIONS IN FIELD AND PROVIDE DETAILED SHOP DRAWINGS FOR THE ARCHITECT'S REVIEW.
 - PHYSICALLY SEPARATE FROM DISSIMILAR METALS SUCH AS GALVANIZED STEEL.
 - SEAL AS REQUIRED TO PREVENT WATER INTRUSION.

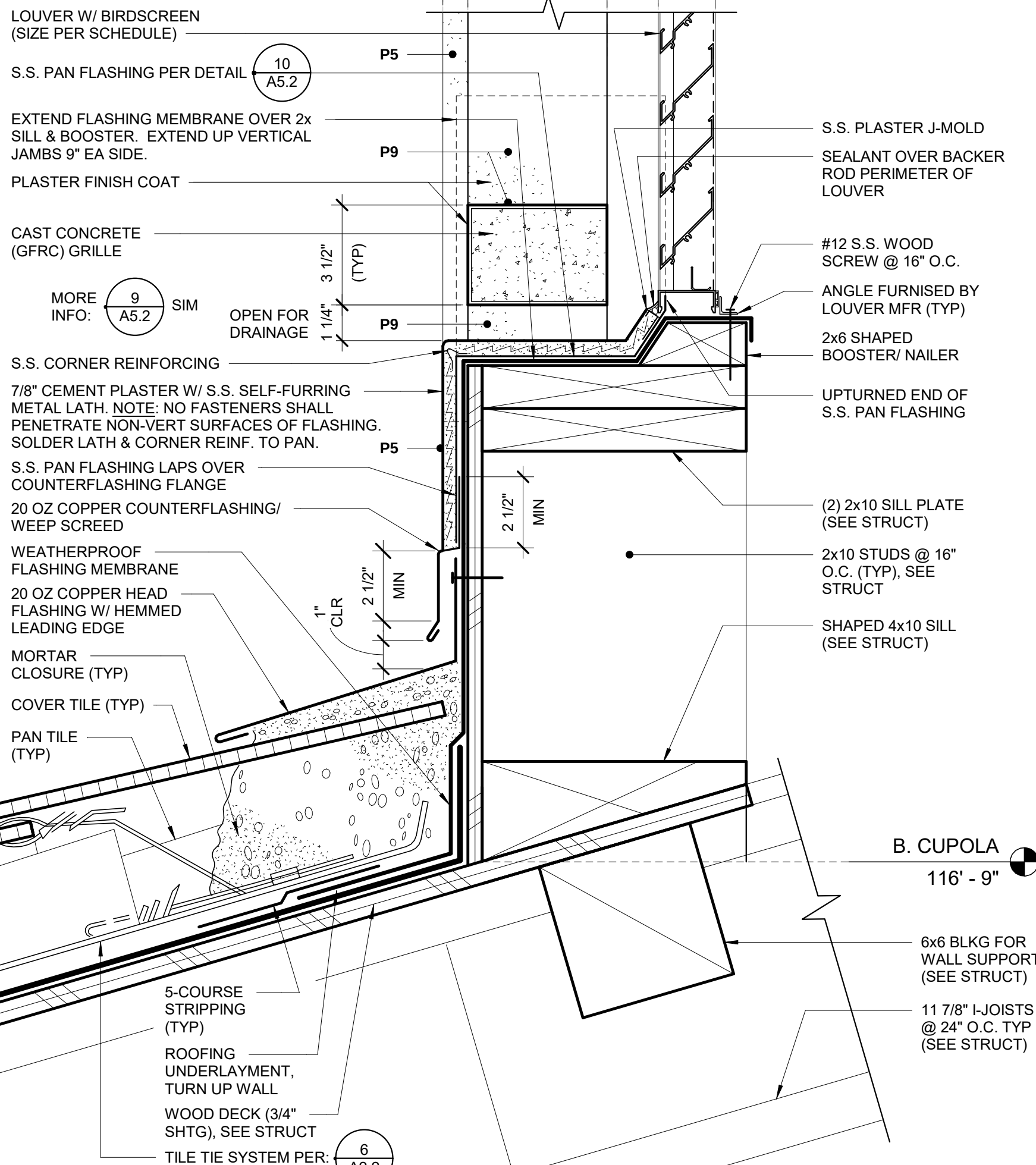
12 HALF-ROUND ATTIC VENT, EXHAUST VENT SIM (TYP)

NOT TO SCALE



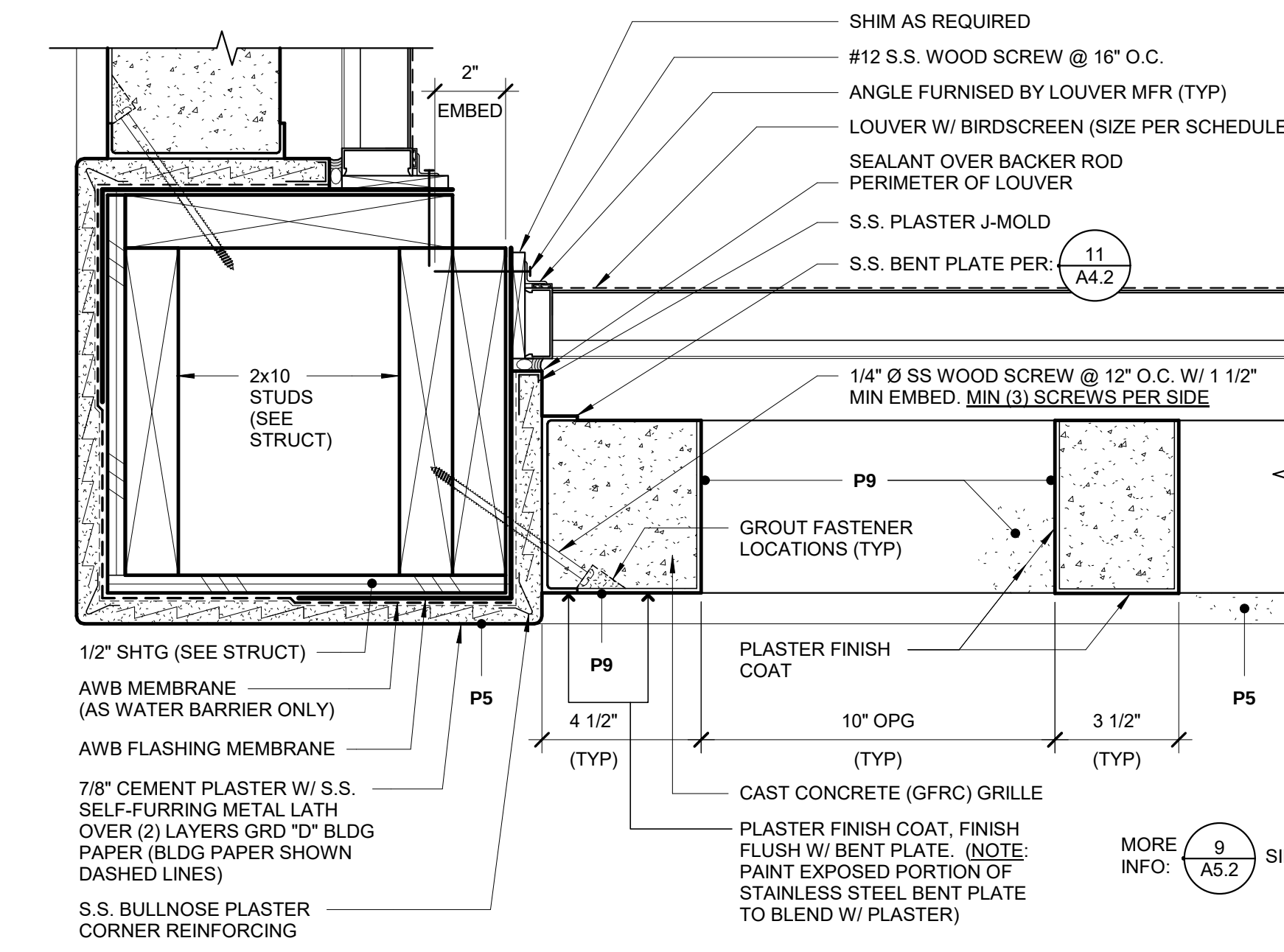
6 DETAIL SECTION @ CUPOLA LOUVER HEAD (TYP)

3\"/>



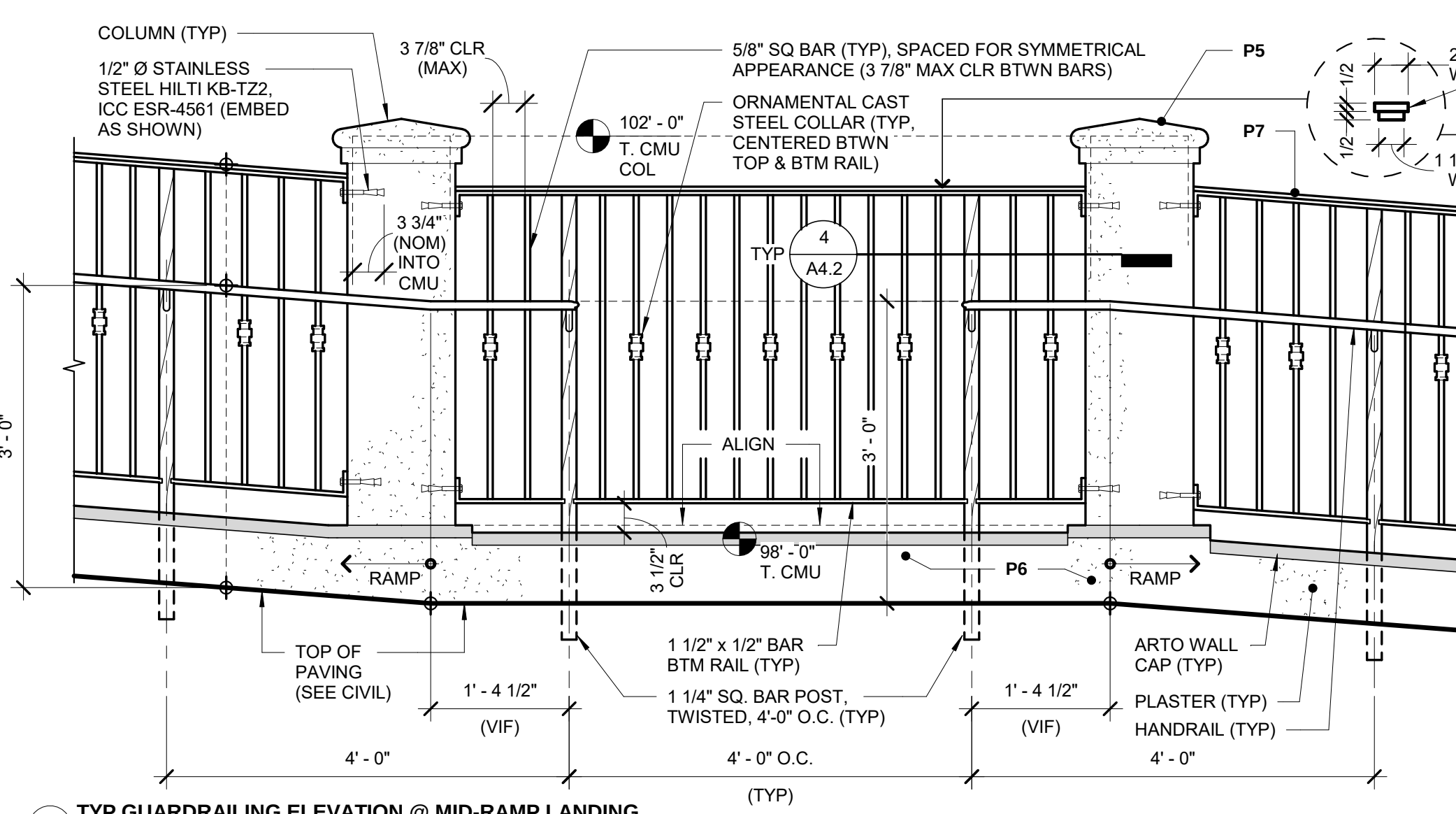
7 DETAIL SECTION @ CUPOLA LOUVER SILL (TYP)

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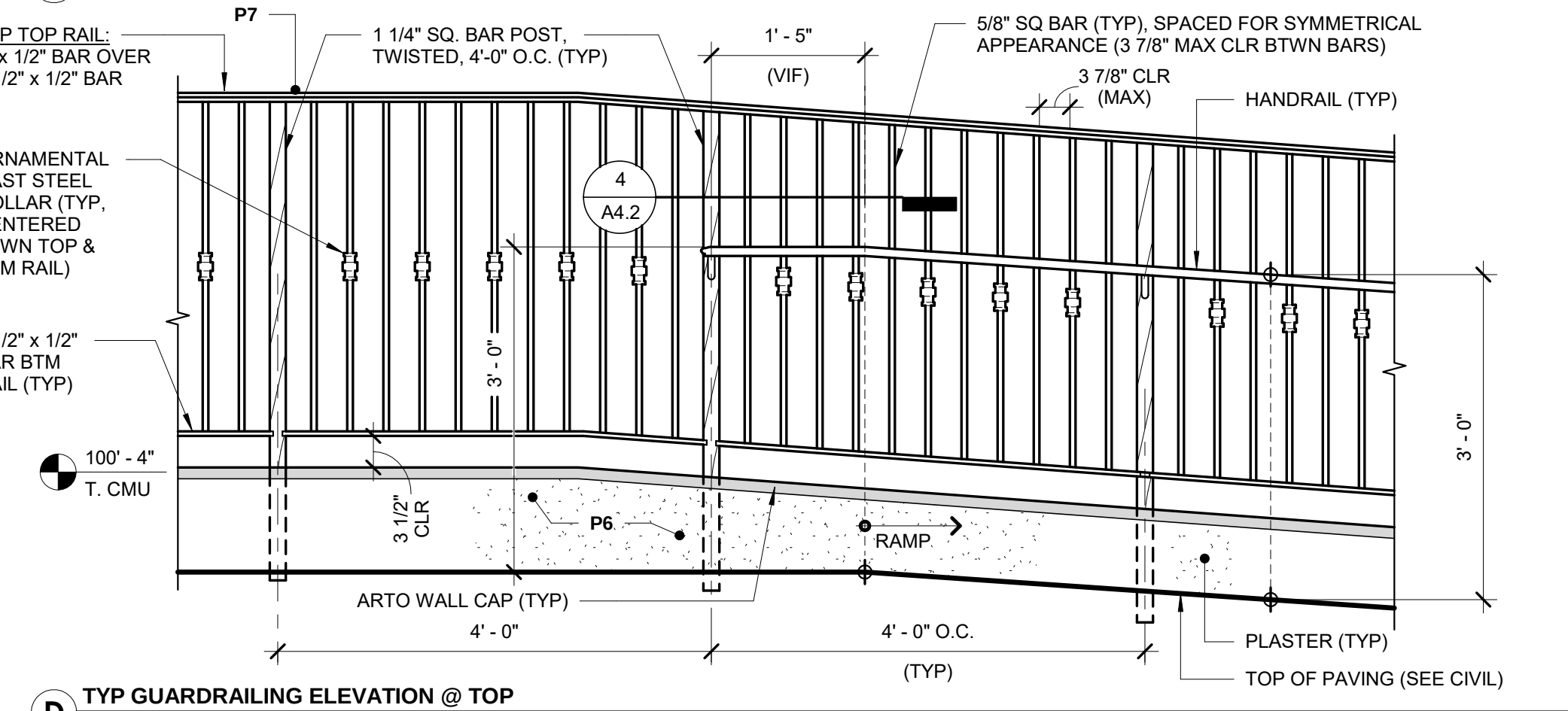


8 DETAIL SECTION @ CUPOLA LOUVER JAMB (TYP)

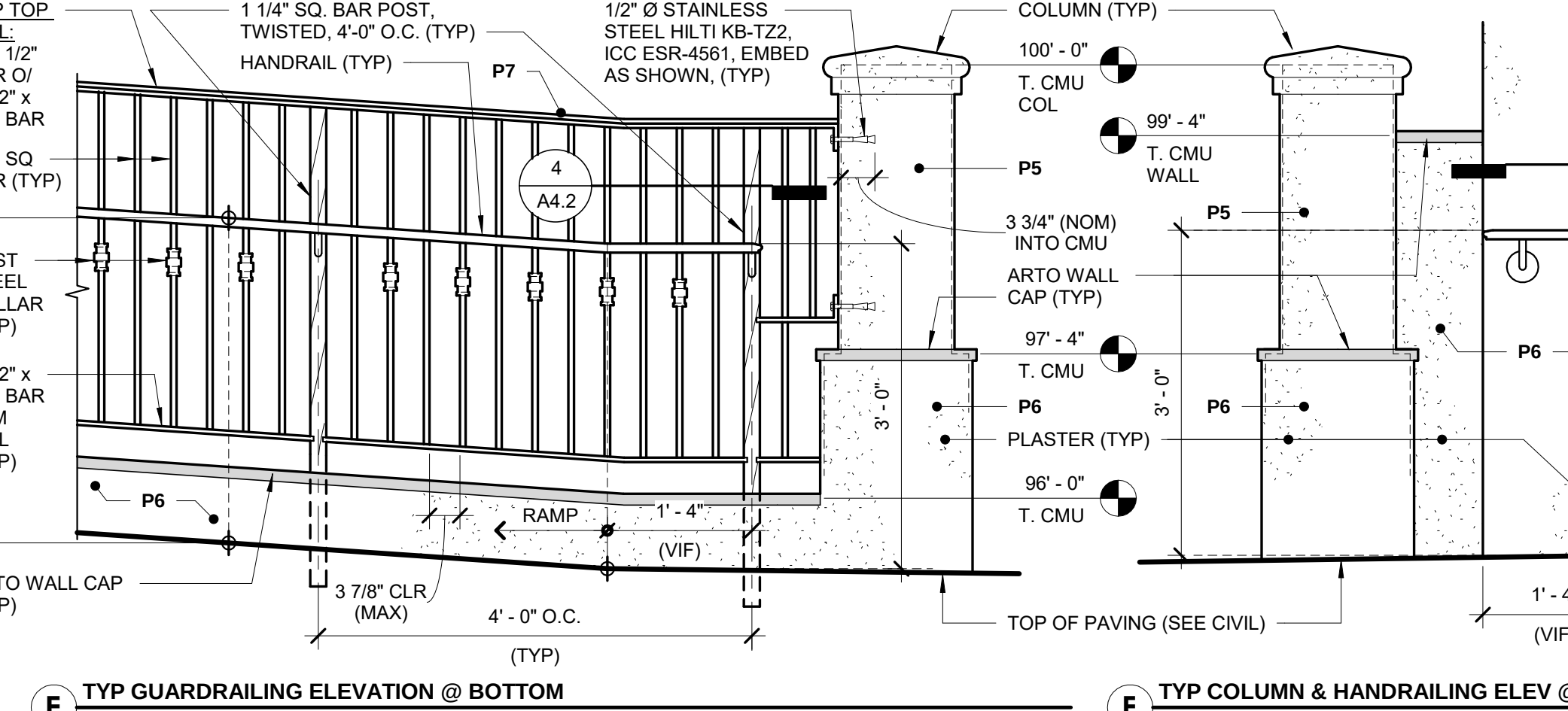
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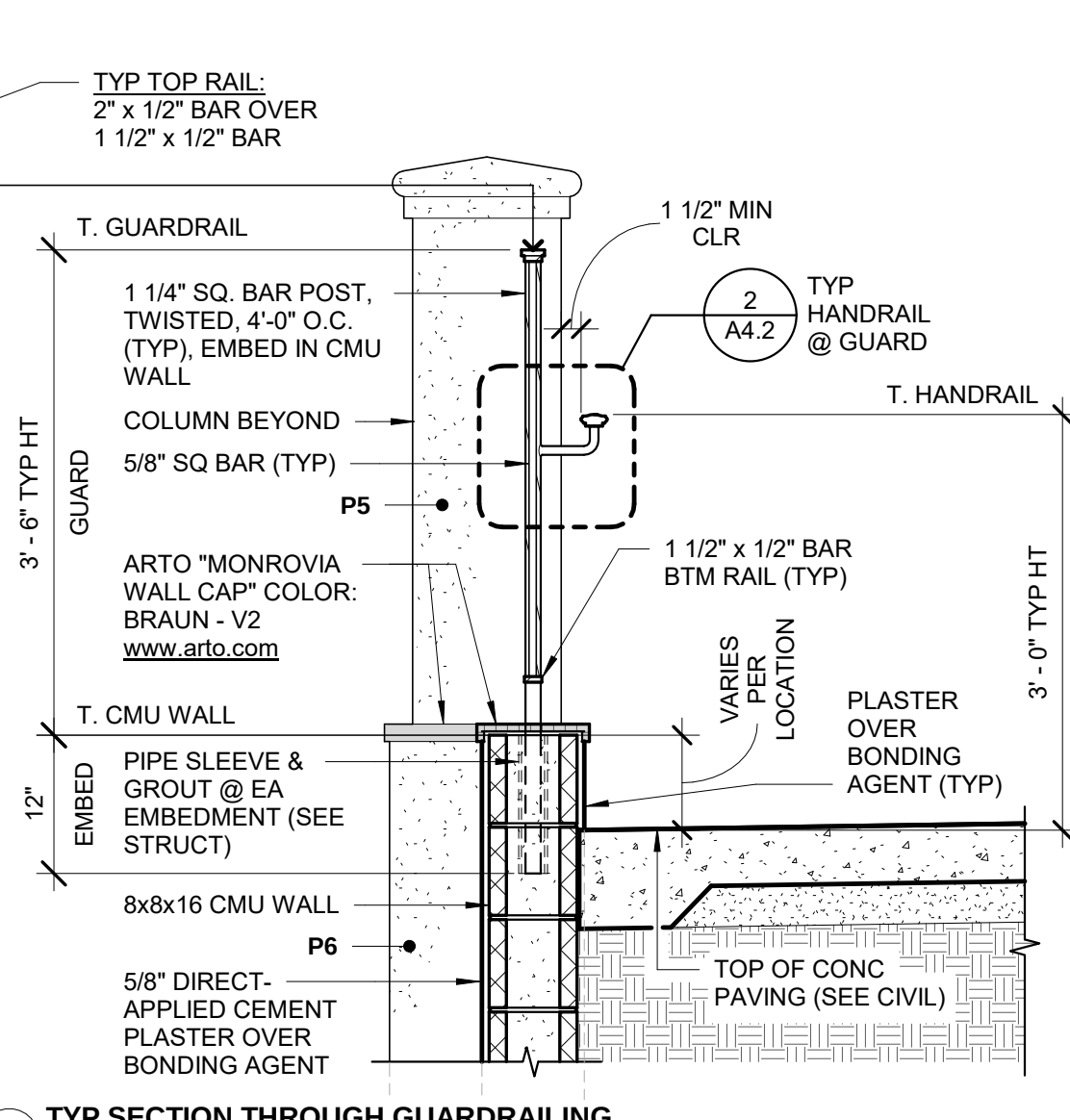
C TYP GUARDRAILING ELEVATION @ MID-RAMP LANDING



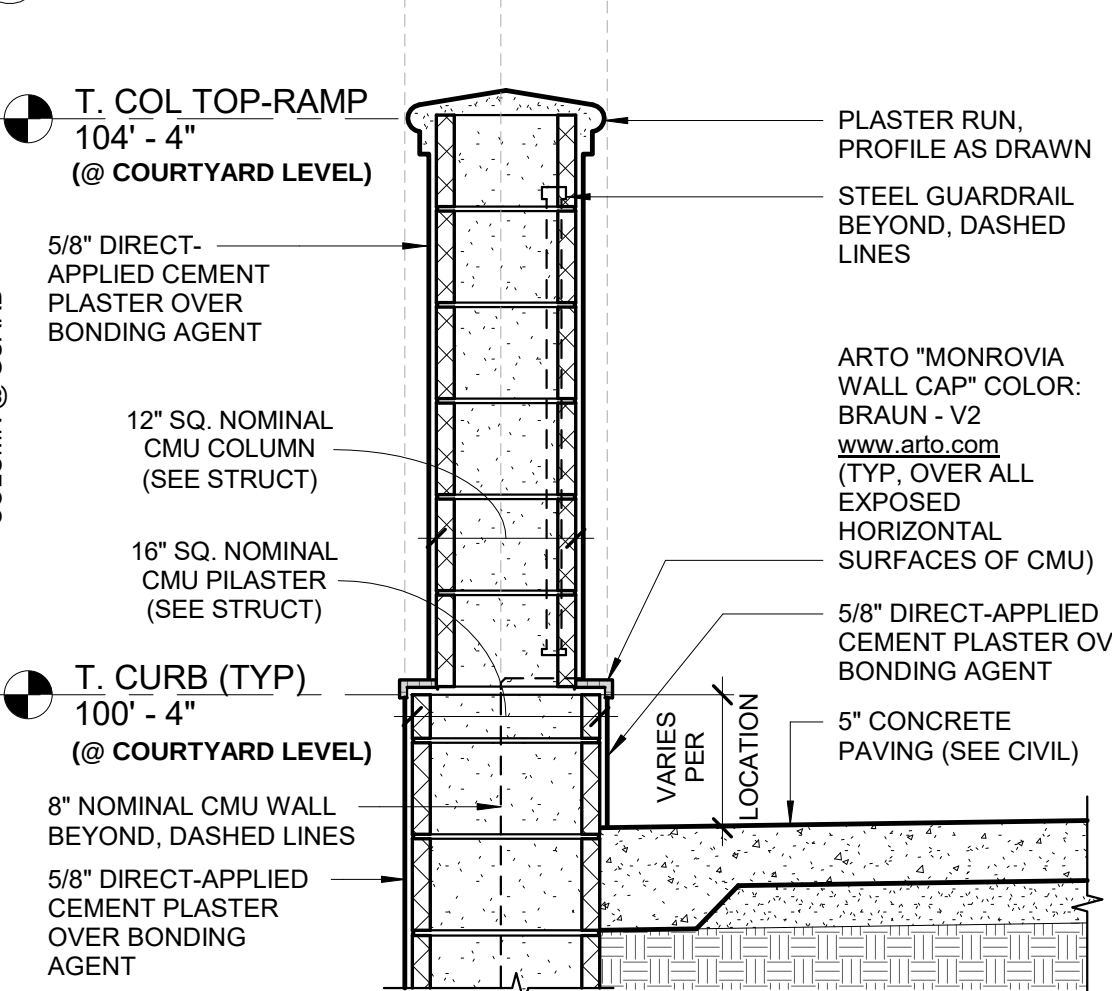
D TYP GUARDRAILING ELEVATION @ TOP



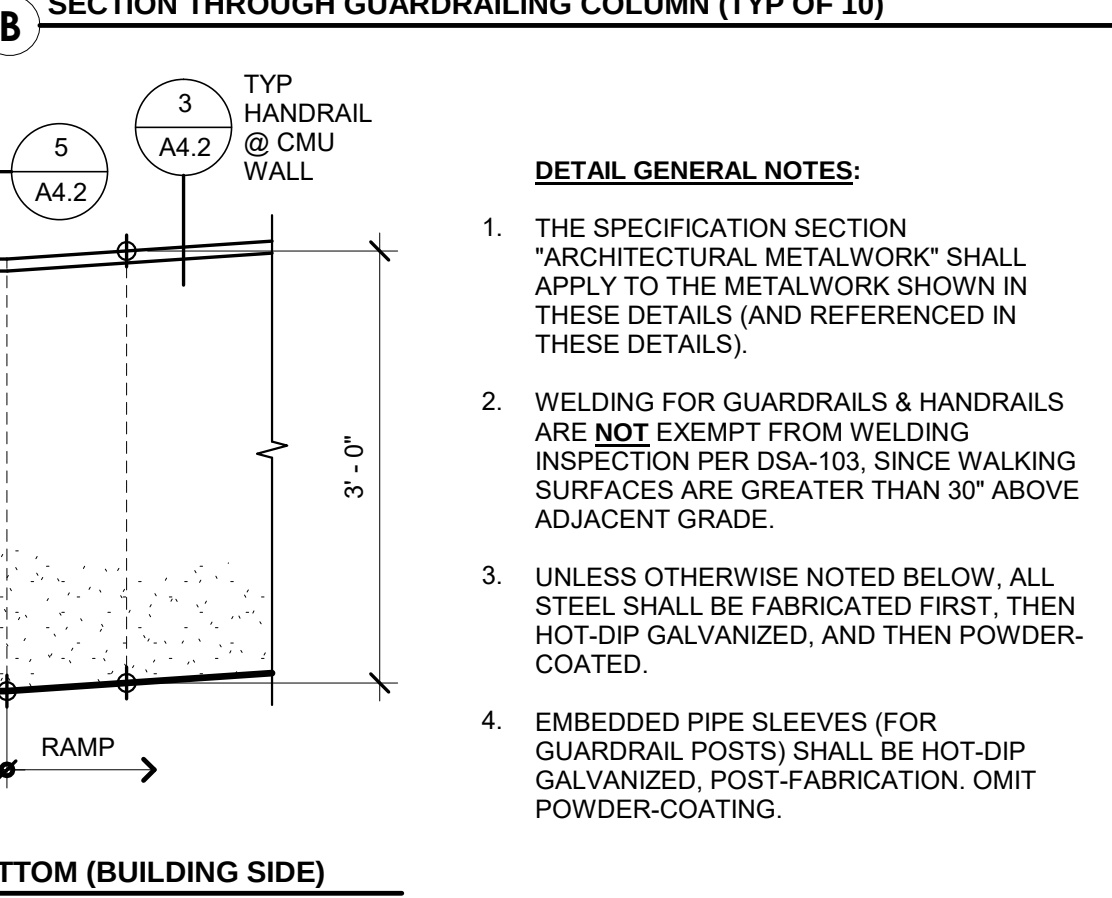
E TYP GUARDRAILING ELEVATION @ BOTTOM



A TYP SECTION THROUGH GUARDRAILING

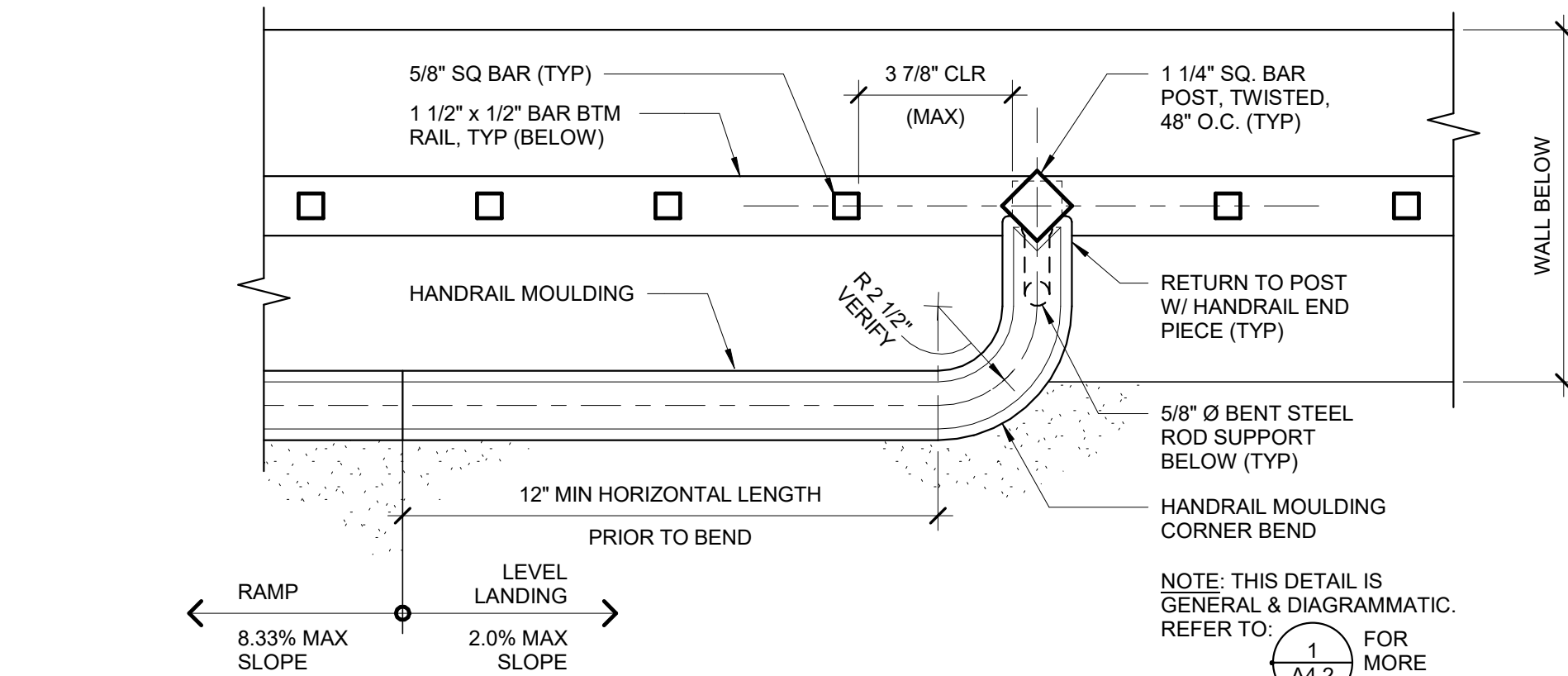


B SECTION THROUGH GUARDRAILING COLUMN (TYP OF 10)



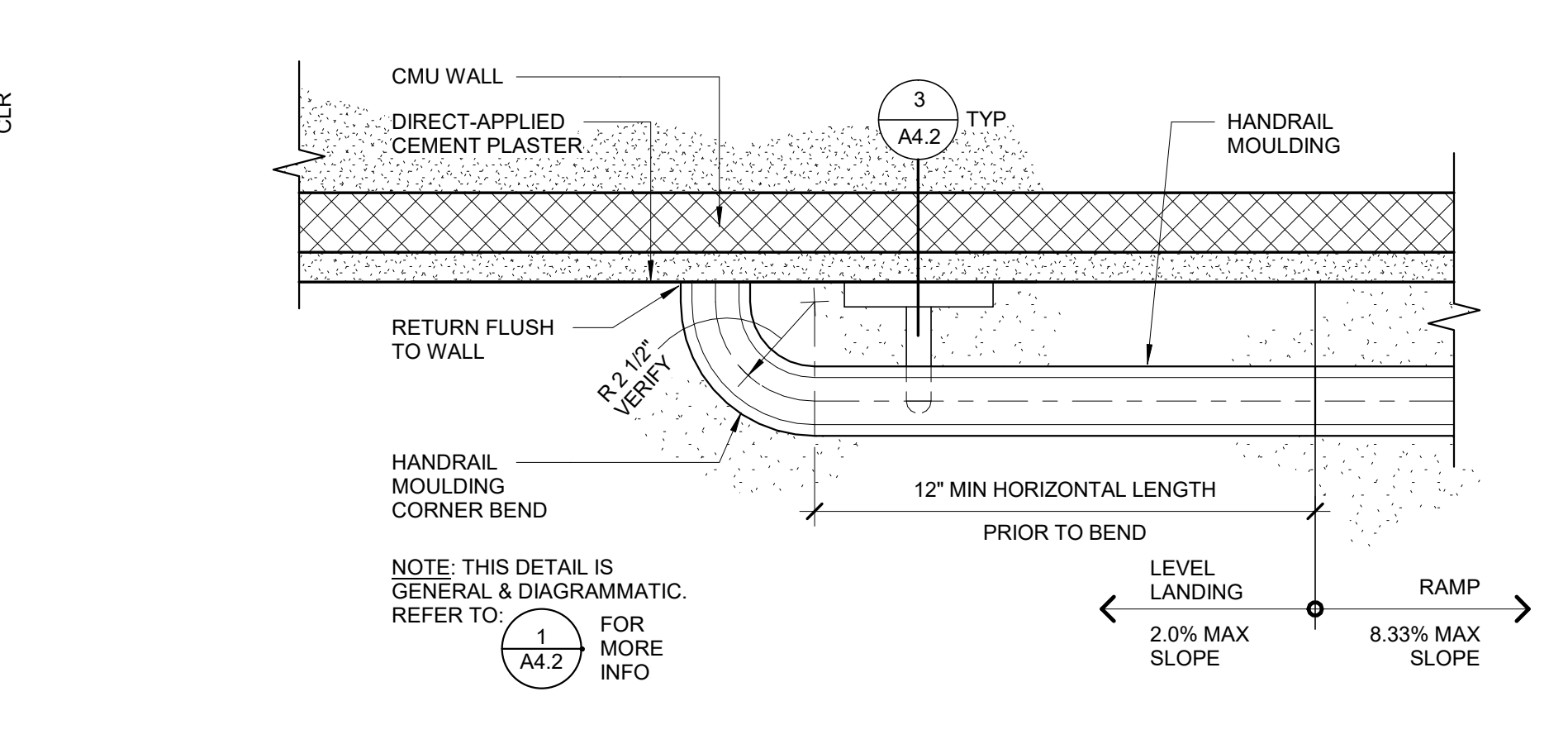
1 TYP GUARDRAILING & COLUMN DETAILS

NOT TO SCALE



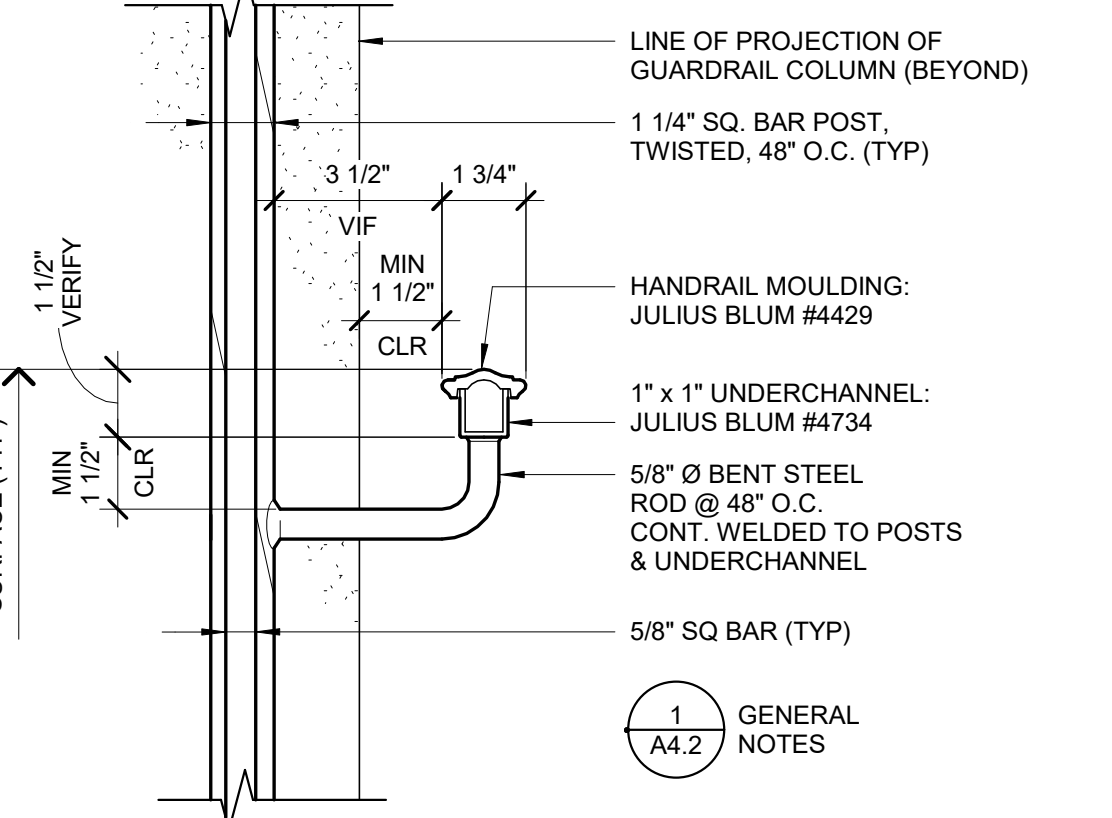
4 TYP HANDRAIL EXTENSION @ GUARD (TOP VIEW)

NOT TO SCALE



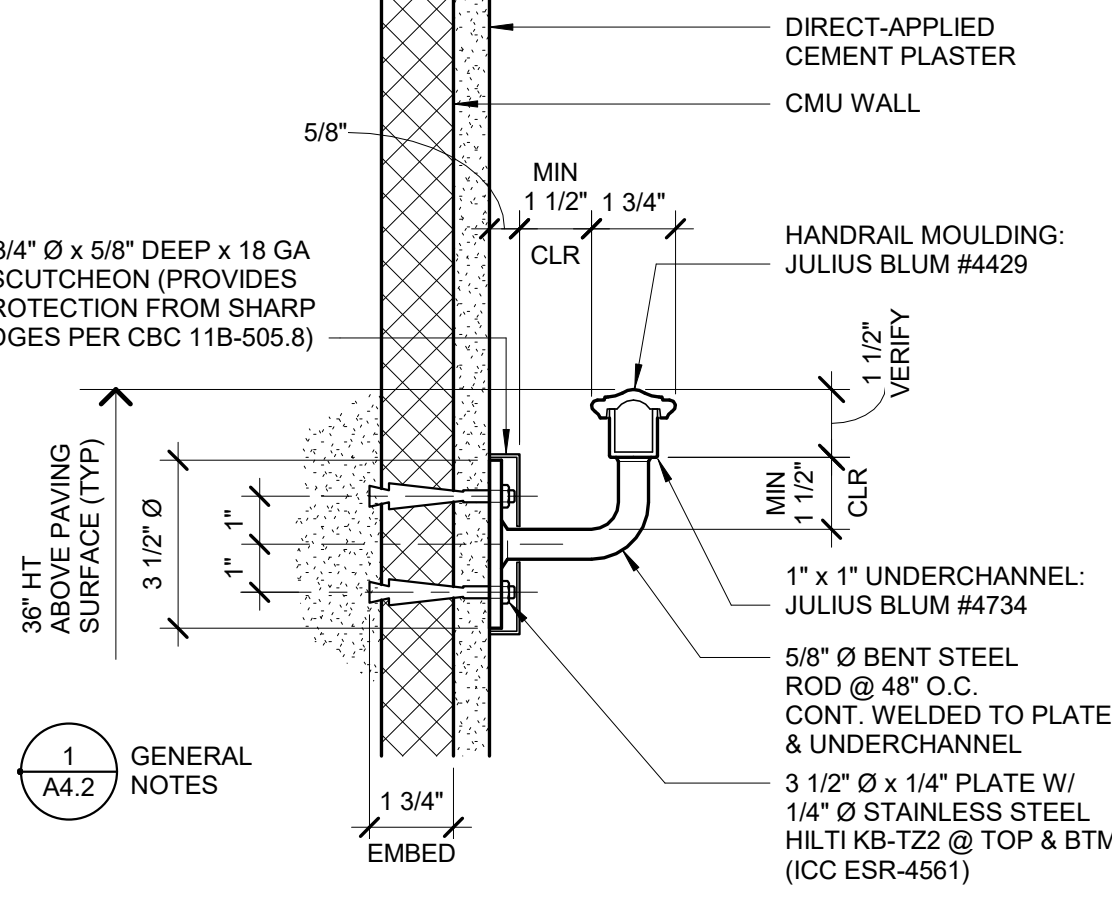
5 TYP HANDRAIL EXTENSION @ CMU WALL (TOP VIEW)

NOT TO SCALE



2 HANDRAIL @ GUARD (TYP)

NOT TO SCALE



3 HANDRAIL @ CMU WALL (TYP)

NOT TO SCALE

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DIV. OF THE STATE ARCHITECT
APP: 03-124988 INC.
REVIEWED FOR
SS ☒ FLS ☒ ACS ☒
DATE: 10/28/2025

ALISO ELEMENTARY SCHOOL KINDERGARTEN CLASSROOM BUILDING 4545 CARPINTERIA AVE CARPINTERIA, CA 93013 FOR CARPINTERIA UNIFIED SCHOOL DISTRICT

ROBERT ROBLES ARCHITECTURE INC.
416 Ocean Drive
Oxnard, CA 93035
Tel 805.382.6700

CONSULTANT NAME/ ADDRESS:

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DATE: 04/24/2024
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PROJECT NUMBER: 2302

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NO.	DATE	BY

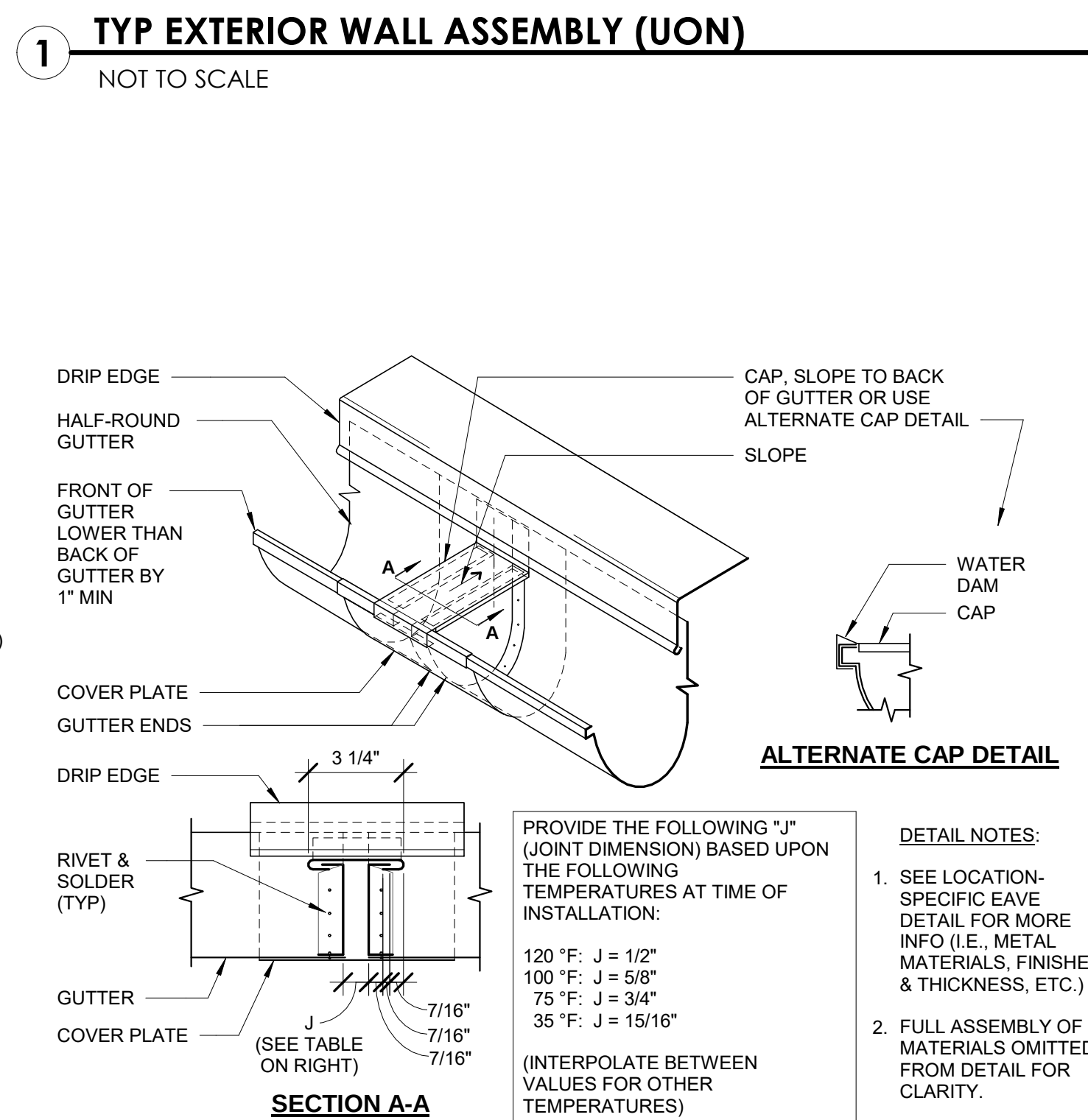
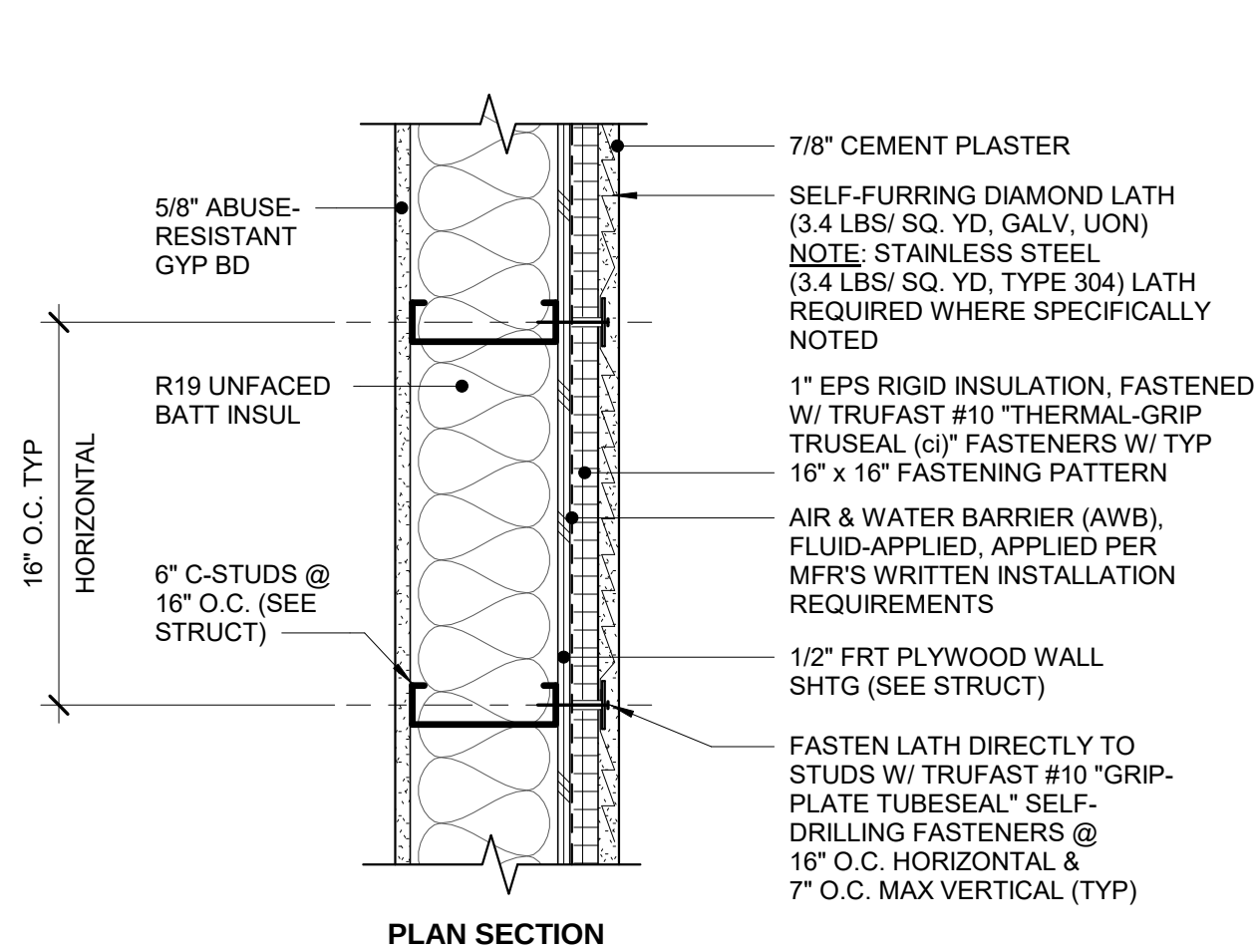
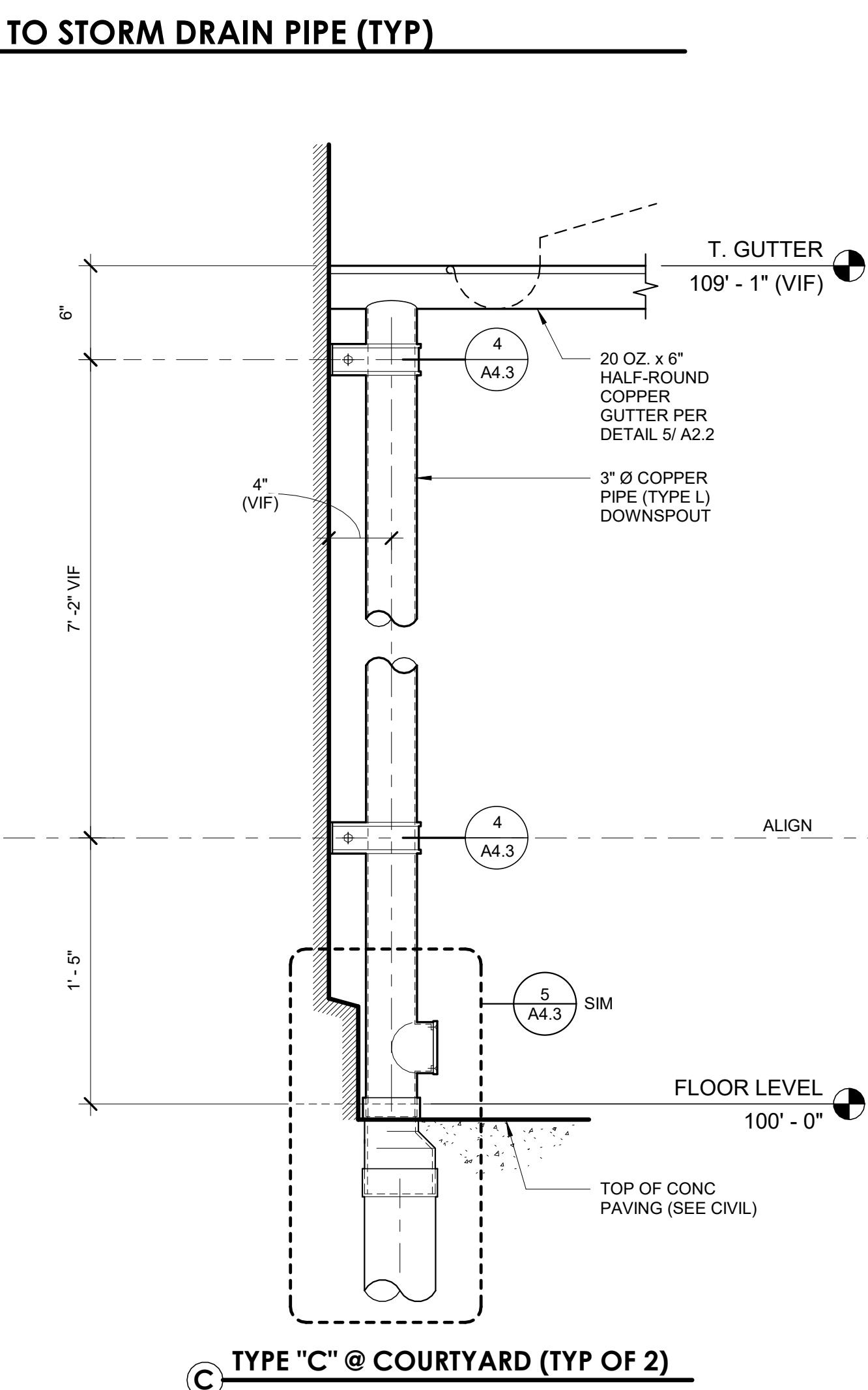
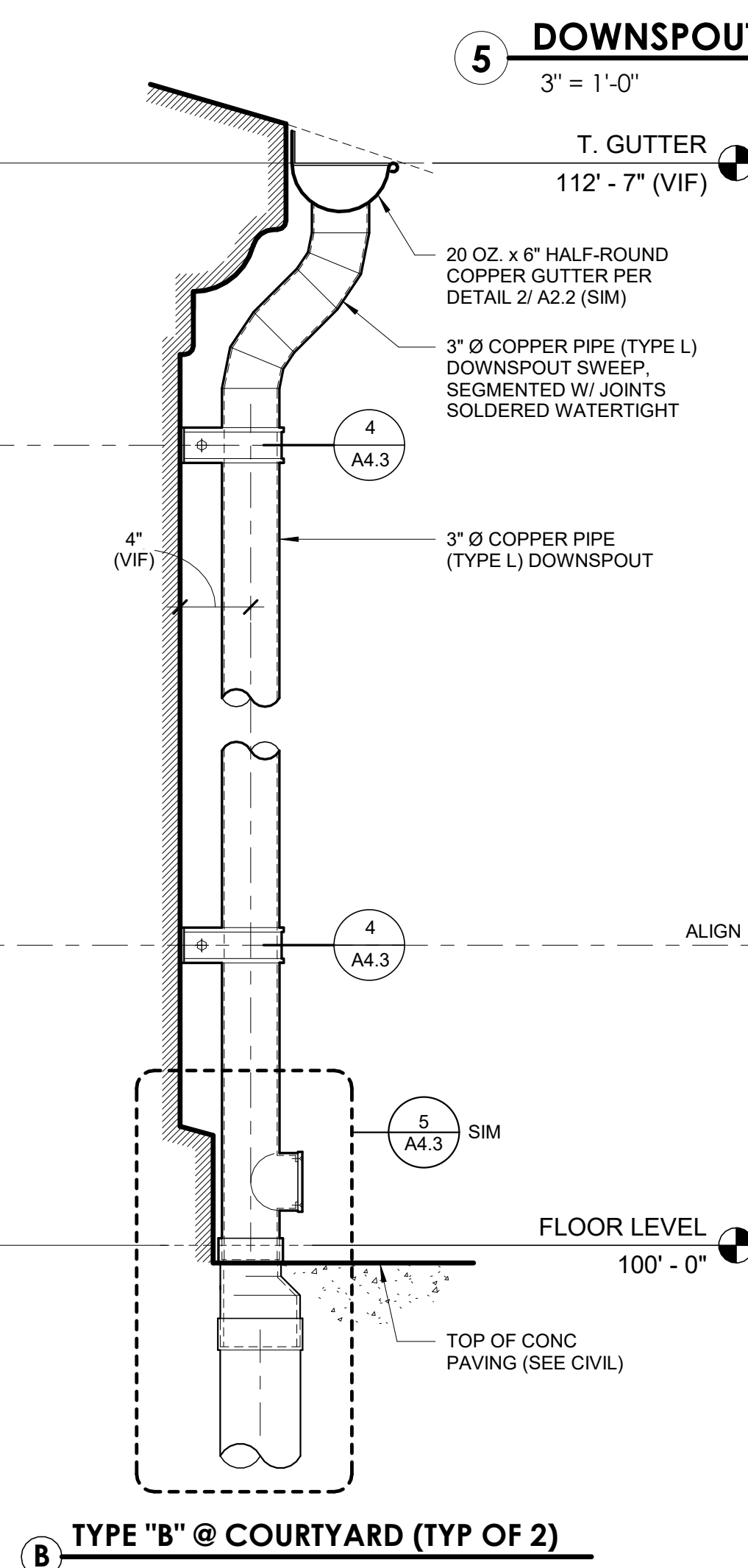
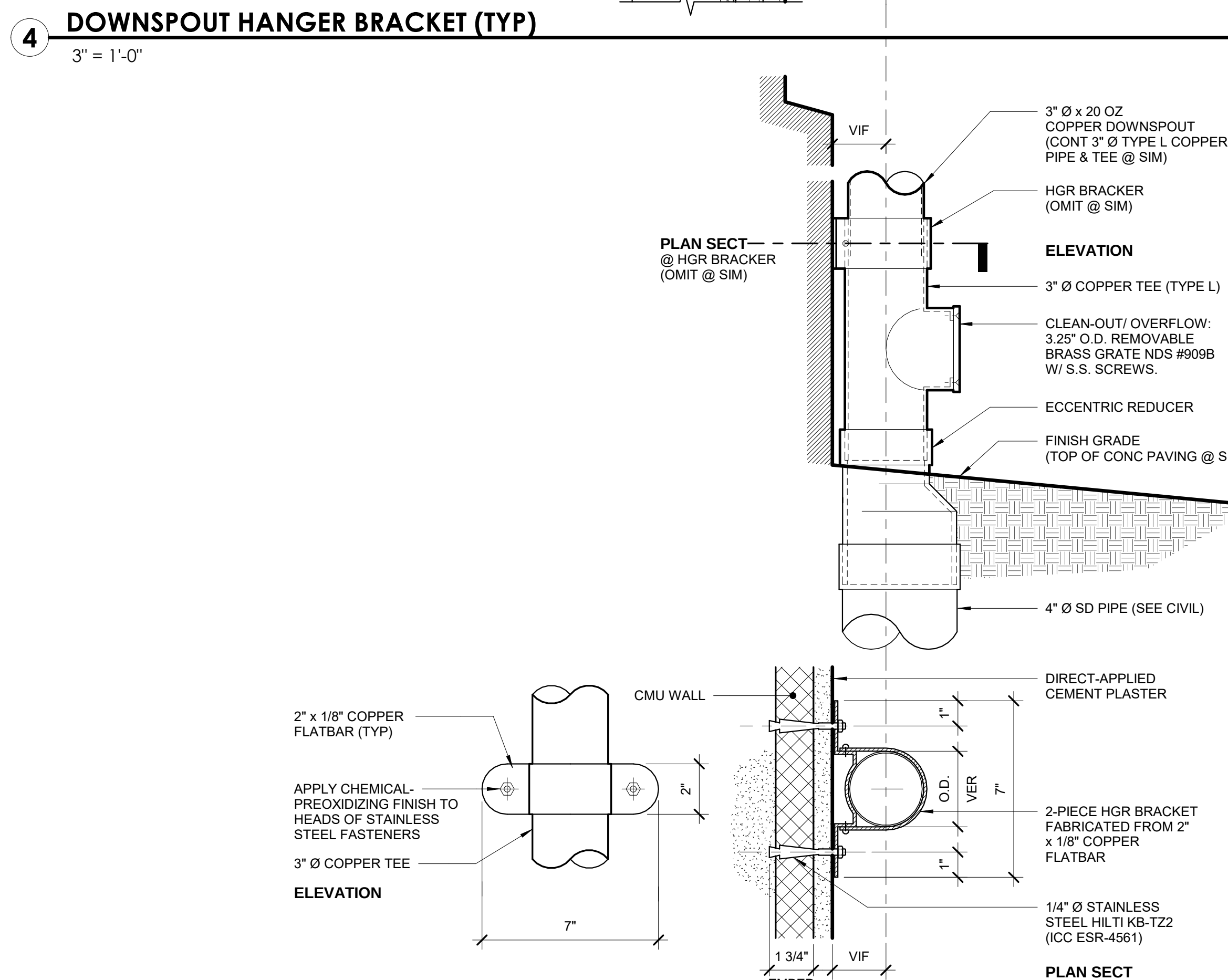
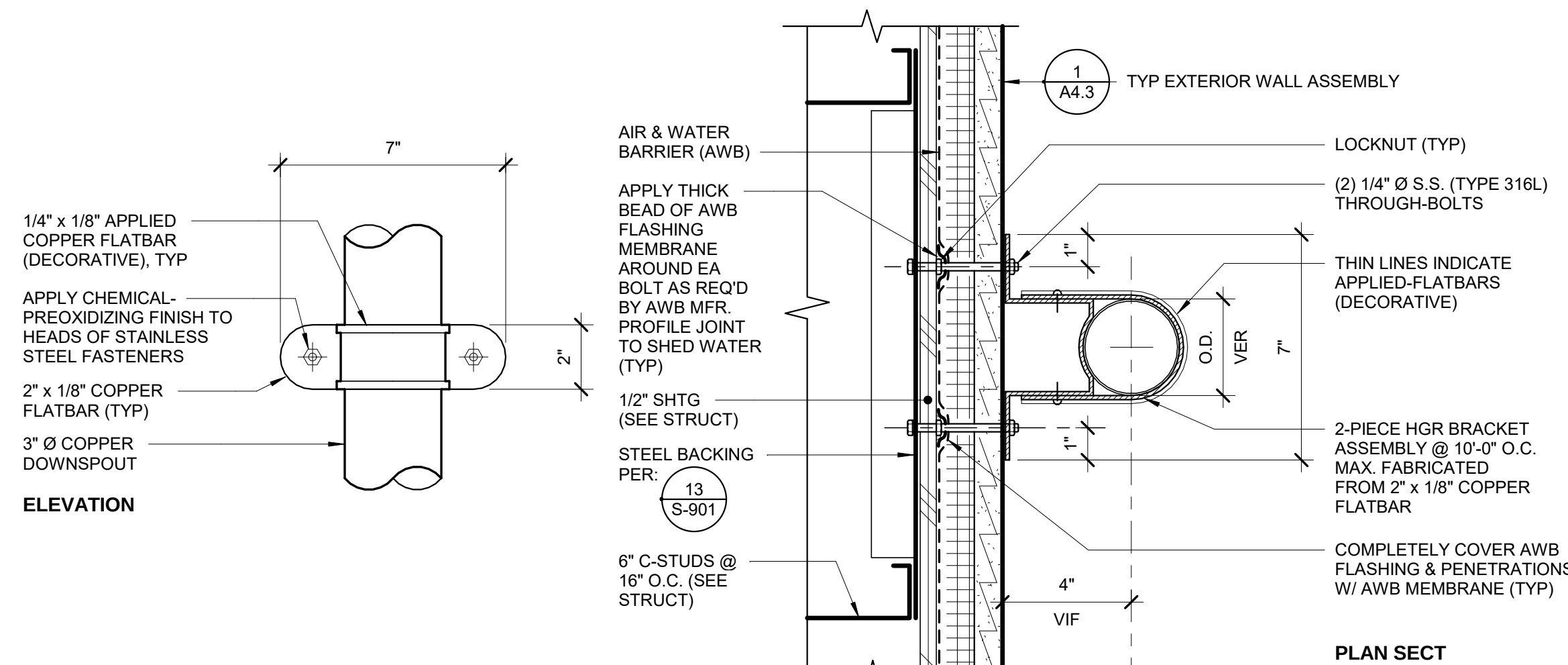
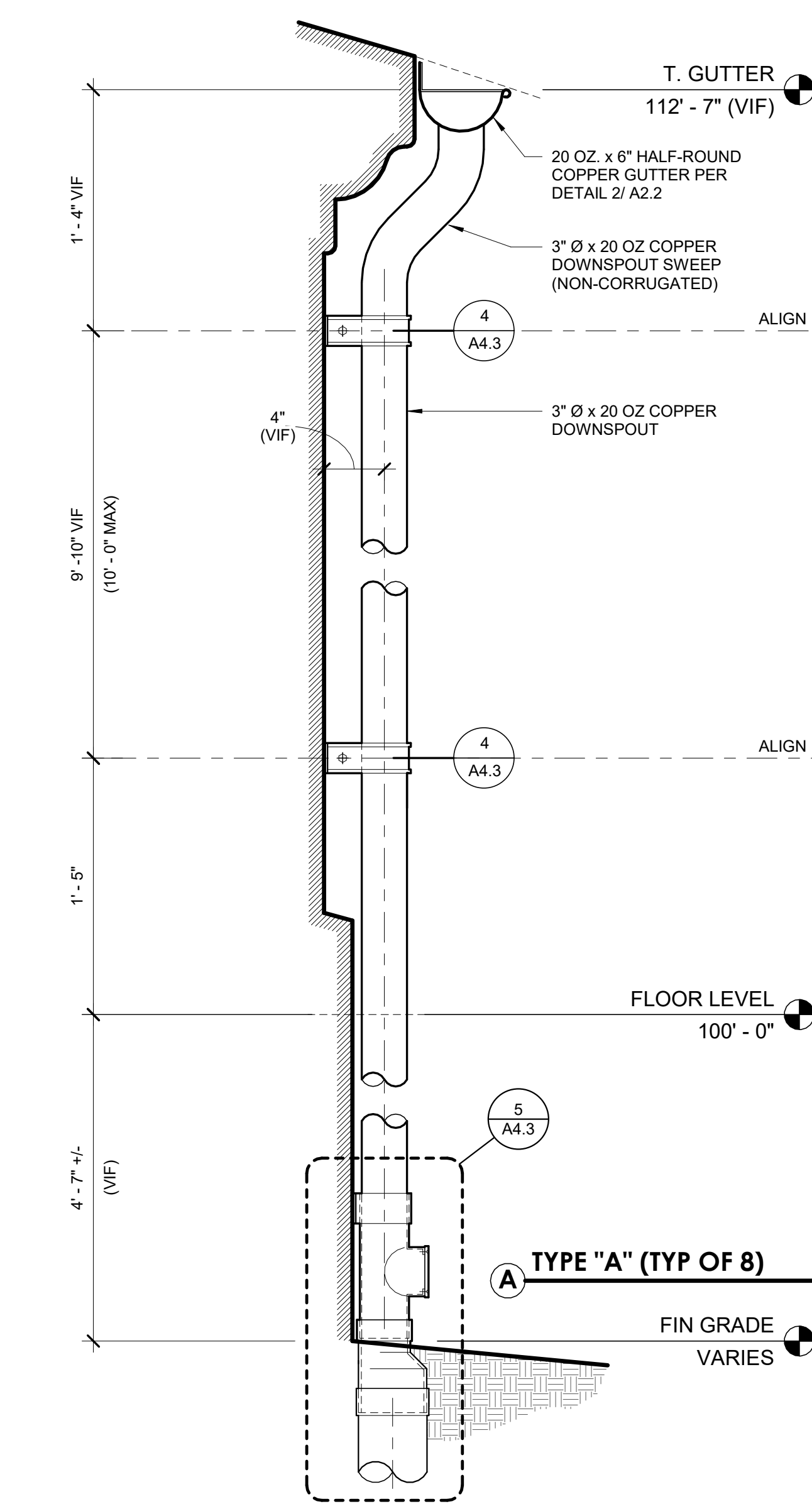
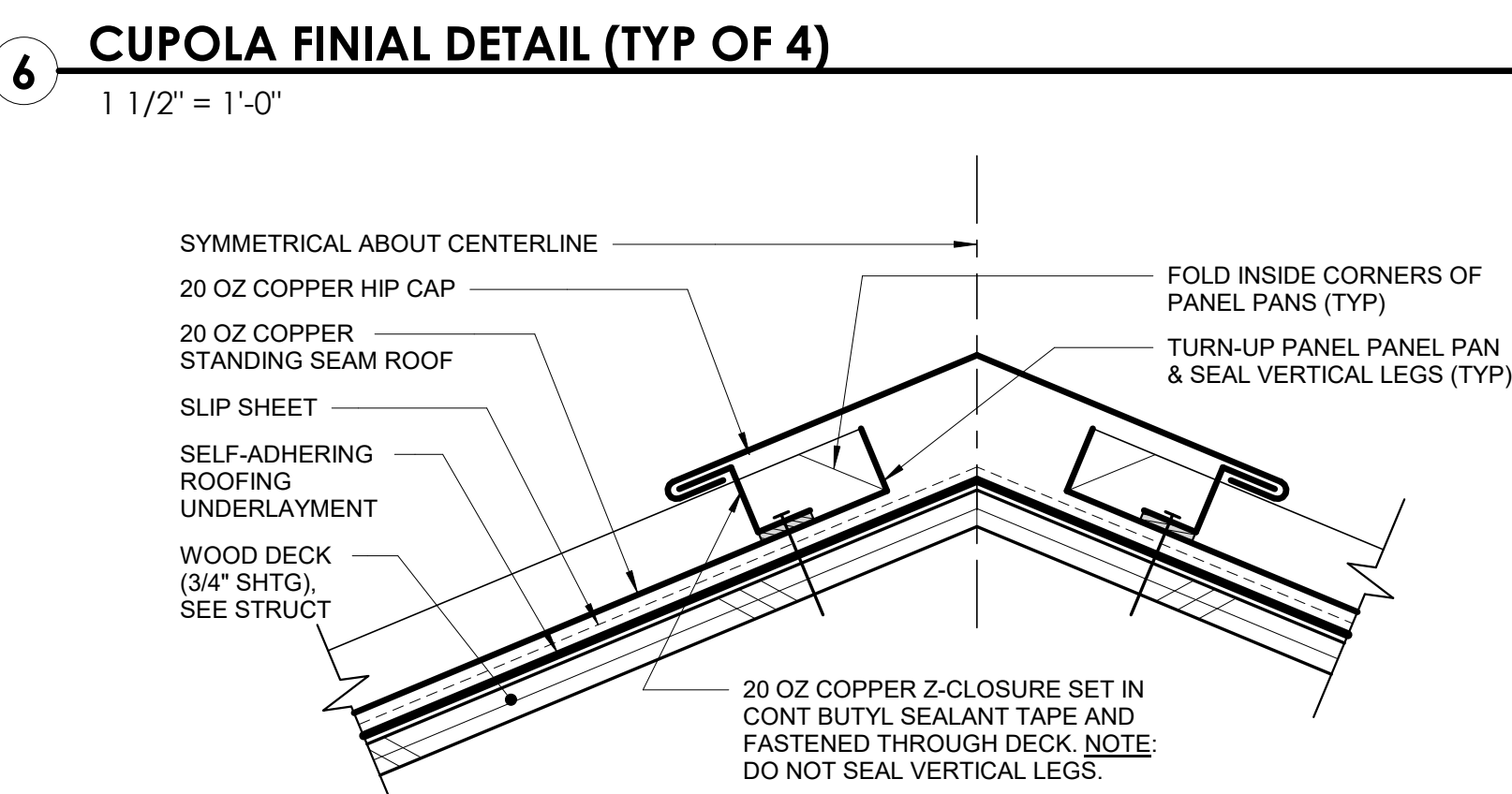
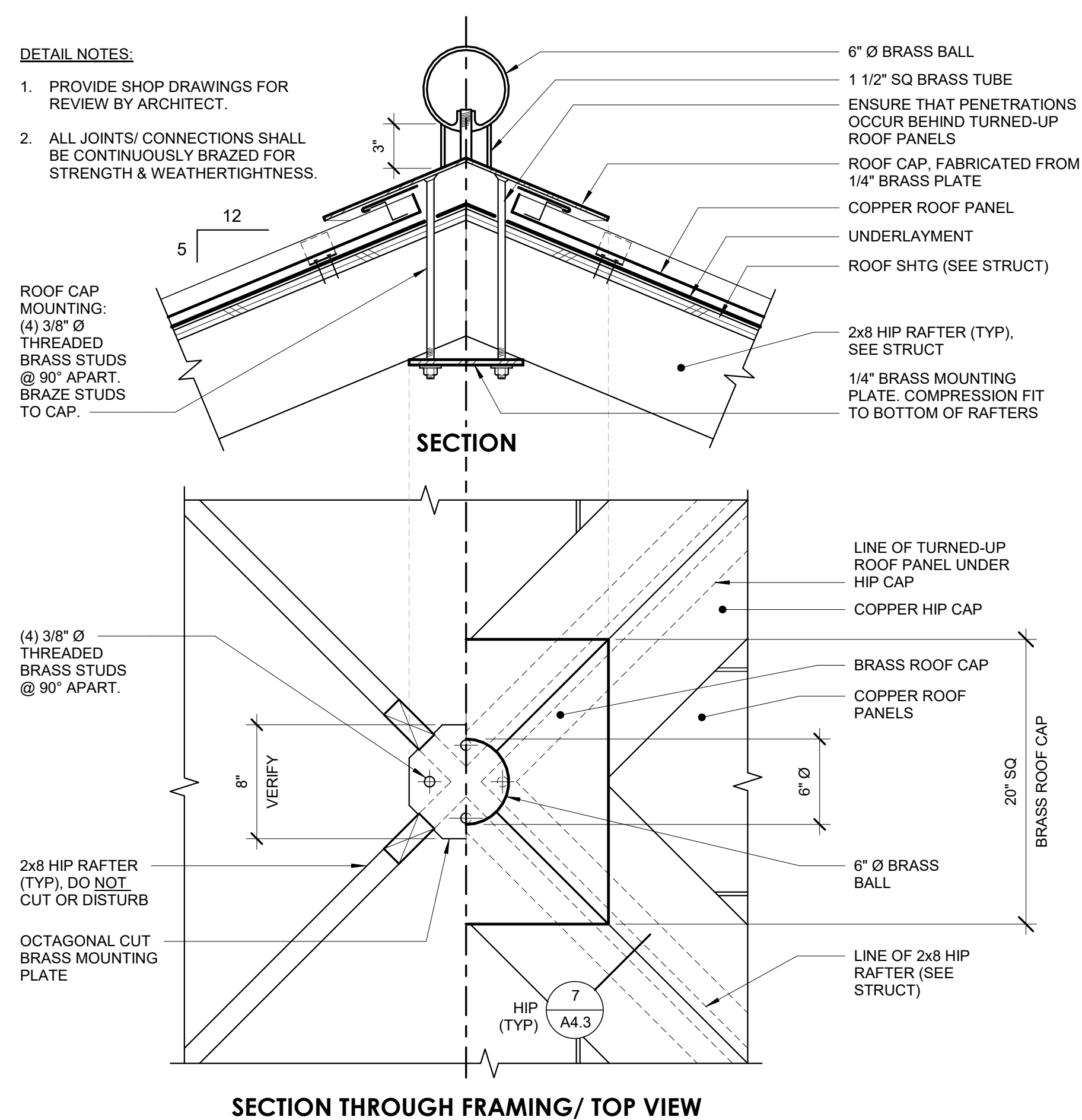
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ARCHITECT'S
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C-30795
REN 12/31/25
STATE OF CALIFORNIA

SHEET TITLE:

SECTIONS & DETAILS

SHEET NUMBER:

A4.2
OF



**ALISO ELEMENTARY SCHOOL
KINDERGARTEN CLASSROOM BUILDING**

4545 CARPINTERIA AVE CARPINTERIA, CA 93013

CARPINTERIA UNIFIED SCHOOL DISTRICT

**ROBERT ROBLE
ARCHITECTURAL
INC**

**416 Ocean Drive
Oxnard, CA 93035
Tel 805.382.6700**

CONSULTANT NAME/ ADDRESS:

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PROJECT NUMBER: _____

04/24/2023

23

REVISIONS

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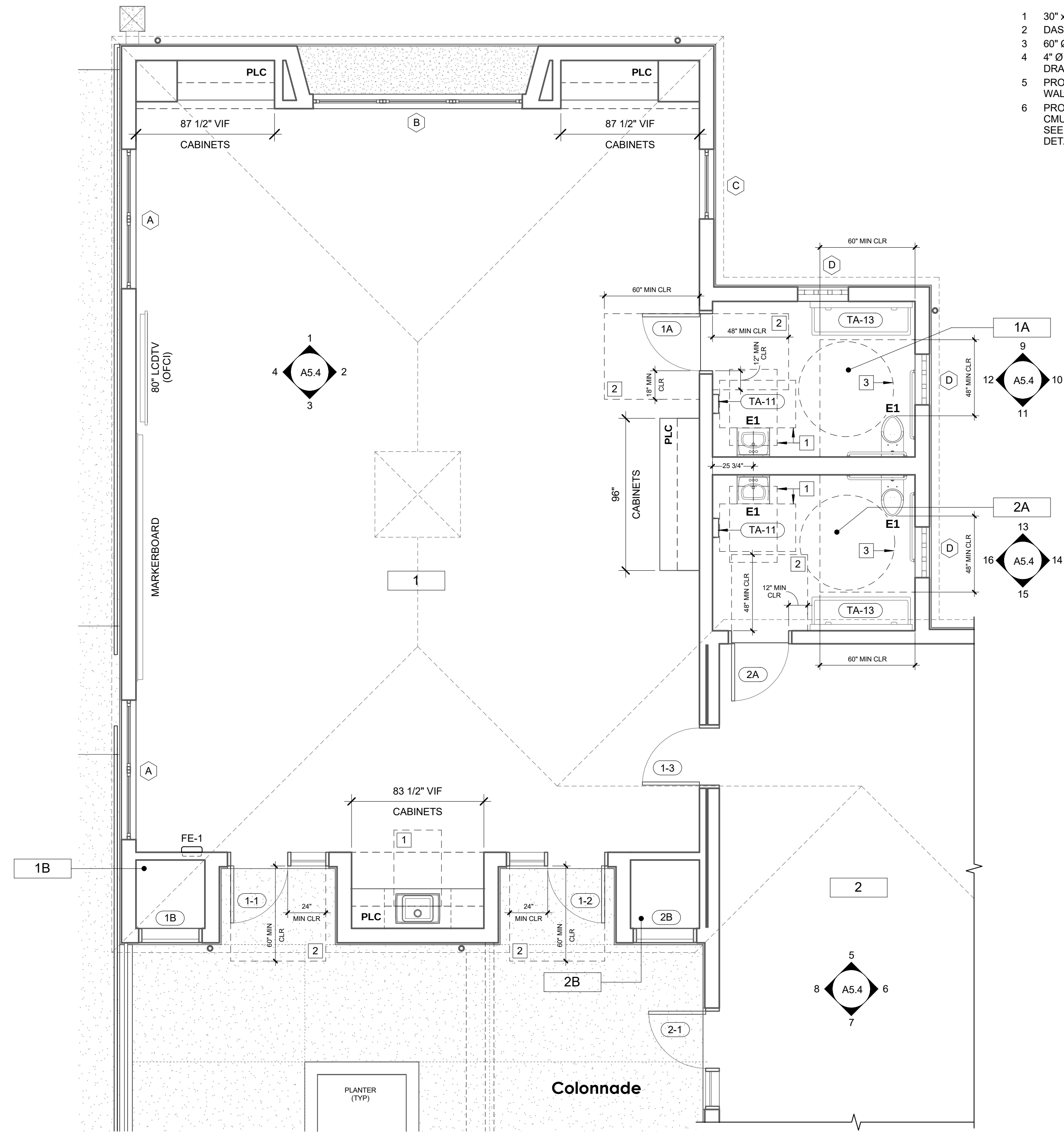
EXP 12/31/2025

STATE OF CALIF.

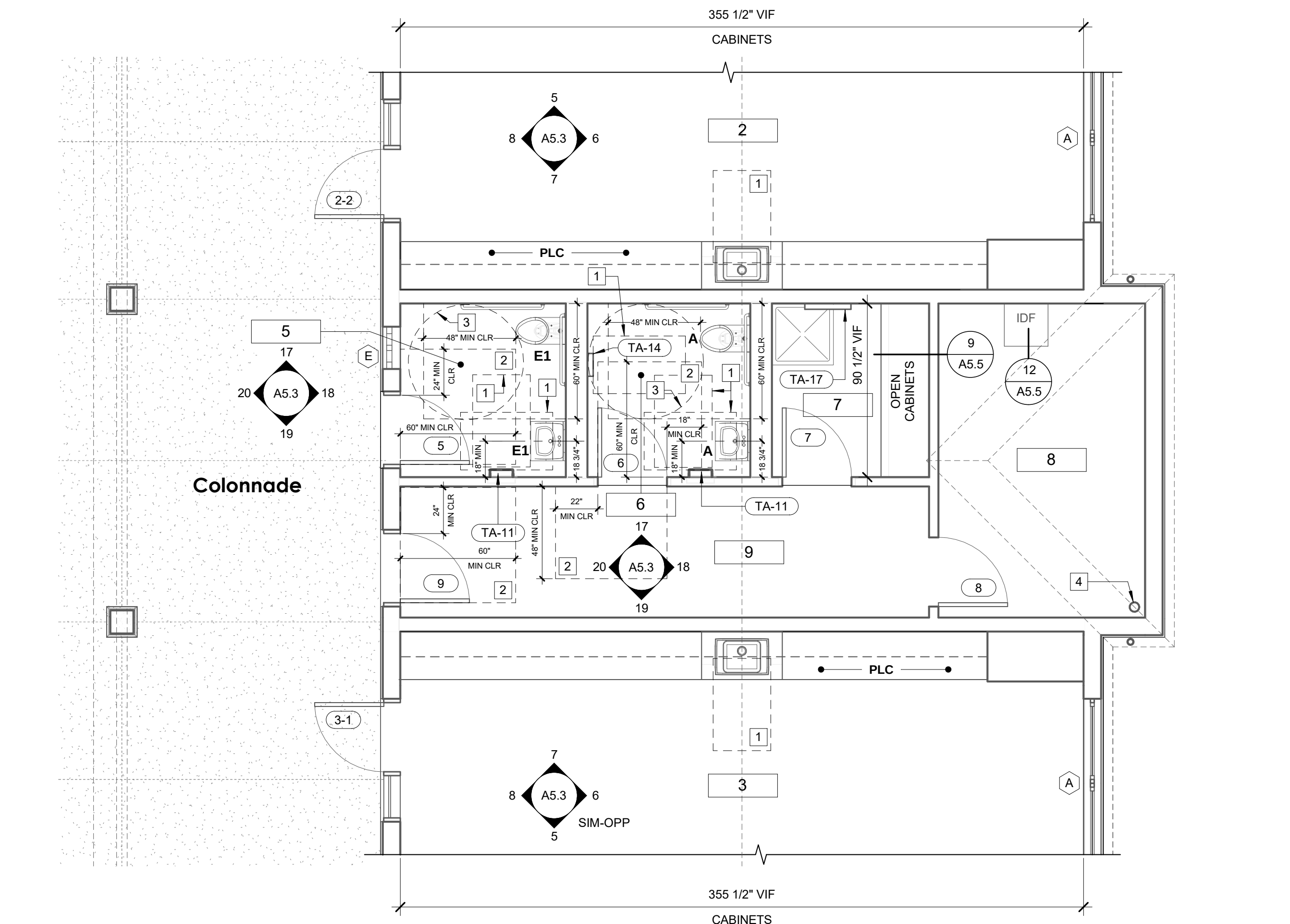
SHEET TITLE:	
DETAILS	
SHEET NUMBER:	
A4.3	
OF	

SCHEDULE PLAN KEYNOTES

- 30" x 48" WHEELCHAIR CLEAR FLOOR AREA
- DASHED LINES INDICATE CLEAR FLOOR AREA AT DOOR
- 60" Ø WHEELCHAIR TURNING CIRCLE
- 4" Ø FIRE SPRINKLER RISER (SEE FIRE PROTECTION DRAWINGS)
- PROVIDE ARTO "MONROVIA WALL CAP" AT CMU PLANTER WALLS PER DETAIL 9/ A1.1
- PROVIDE ARTO "MONROVIA WALL CAP" ALONG THE BASE OF CMU GUARDWALLS & CMU COLUMNS ALONG GUARDWALLS. SEE EXTERIOR ELEVATION/ SECTIONS 2/ A3.0 & 6/ A5.0 FOR DETAIL REFERENCES.

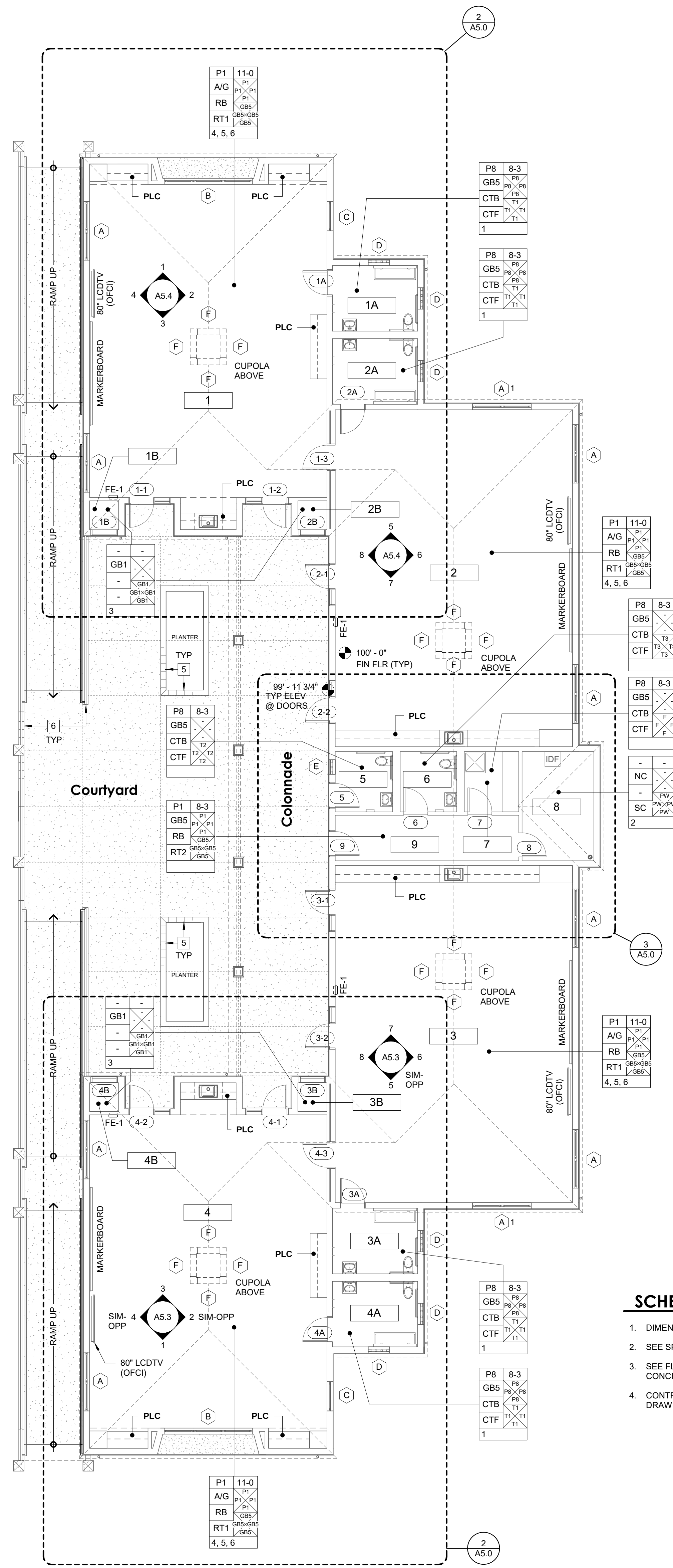


2 ENLARGED SCHEDULE PLAN
1/4" = 1'-0"



3 ENLARGED SCHEDULE PLAN
1/4" = 1'-0"

1 SCHEDULE PLAN
1/8" = 1'-0"



ROOM FINISH SCHEDULE

NOTE: SEE "WALL TYPES" & SECTIONS FOR MORE INFORMATION ON ASSEMBLIES

CEILING FINISHES

- A/G "ATC" W/ "GB" BORDER PER REFLECTED CEILING PLAN & SECTIONS
 ATB ACOUSTICAL TILE CEILING (12" x 12"), PREPAINTED, OVER MIN "GB3" FINISH
 GB 5/8" GYPSUM BOARD CEILING, LEVEL 5 (SMOOTH) FINISH
 NC NO CEILING (OPEN TO ROOF STRUCTURE ABOVE)

BASE FINISHES

- CTB CERAMIC TILE COVE BASE; MARAZZI MOROCCAN CONCRETE, 6x12 COVE BASE P36C0TB, COLOR: OCHRE MC55
 RB RESILIENT BASE (4" HT); BURKE #508 "TWEEDE"

FLOOR FINISHES

- CTF CERAMIC FLOOR TILE OVER THICK-SET MORTAR BED. SEE TYPICAL DETAIL 15/ A5.5 FOR PATTERNS/ COLORS.
 RT1 39.53" x 39.53" NORA NORAMENT SATURA RUBBER TILES (MULTICOLOR LAYOUT) SEE DETAIL 16/ A5.5 FOR PATTERNS/ COLORS.
 RT2 39.53" x 39.53" NORA NORAMENT SATURA RUBBER TILE COLOR: #5102 GRUS
 SC SEALED CONCRETE

WALL FINISHES/ MISC. FINISHES

- NOTE: WALL FINISHES ARE FULL-HT (EXTENDED UP TO CEILING) UON
 T1 THIN-SET CERAMIC WALL TILE (HEIGHT PER INT. ELEV.) OVER 5/8" CEMENT BACKER BOARD. COLORS AND PATTERNS PER TYP DET. 25/ A5.4
 T2 THIN-SET CERAMIC WALL TILE OVER 5/8" CEMENT BACKER BOARD. COLORS AND PATTERNS PER DET. 26/ A5.4
 T3 THIN-SET CERAMIC WALL TILE OVER 5/8" CEMENT BACKER BOARD. COLORS AND PATTERNS PER DET. 27/ A5.4
 F FIBER-REINFORCED PLASTIC (FRP) OVER "GM2" FULL-HT; COLOR: TBD
 GM2 5/8" MOISTURE-RESISTANT GYP BD W/ LEVEL 2 FINISH
 GM5 5/8" ABUSE-RESISTANT & MOISTURE-RESISTANT GYPSUM BOARD, LEVEL 5 FINISH
 GB1 5/8" GYPSUM BOARD, LEVEL 1 FINISH
 GB2 5/8" GYPSUM BOARD, LEVEL 2 FINISH
 GB3 5/8" GYPSUM BOARD, LEVEL 3 FINISH
 GB5 5/8" GYPSUM BOARD (ABUSE-RESISTANT), LEVEL 5 (SMOOTH) FINISH
 PL1 PLAM BASE CABINETS (TYP); FORMICA #06996-26 "PECAN WALNUT" (OILED WD TEXT.)
 PL2 PLAM UPPER CABINETS (TYP); WILSONART #15518 "SPRUCE VELVET" (ULTRA MATTE)
 PLC PLAM COUNTERTOPS & SPLASHES (TYP); WILSONART #4946-38 "NATURAL COTTON" (FINE VELVET FINISH)
 PW 3/4" FRT PLYWOOD WALL FINISH
 P PAINT COLOR DESIGNATIONS:
 P1 INTERIOR WALLS & CEILINGS; COLOR: DEW341 "SWISS COFFEE" (EGGSHELL)
 P2 INTERIOR ACCENT (OPAQUE WOODWORK CASEWORK/ DOORS/ DOOR FRAMES); COLOR: DE5196 "BALL OF STRING" (SEMI-GLOSS)
 P3 EXTERIOR (DOORS & DOOR FRAMES, TYP UON); COLOR: BENJAMIN MOORE 2049-20 "OASIS BLUE" (SEMI-GLOSS)
 P4 EXTERIOR (DOORS & DOOR FRAMES, WHERE NOTED); COLOR: DUNN-EDWARDS DET672 "INSTANT CLASSIC" (EGGSHELL)
 P5 EXTERIOR CEMENT PLASTER BODY; COLOR: DUNN-EDWARDS DET672 "INSTANT CLASSIC" (EGGSHELL)
 P6 EXTERIOR (CEMENT PLASTER BASE); COLOR: DUNN-EDWARDS DET672 "RIVERBED" (EGGSHELL)
 P7 POWDER COATING (ARCHITECTURAL METALWORK SPEC); COLOR: CUSTOM TO MATCH ARCHITECT'S SAMPLE
 P8 INTERIOR (RESTROOM WALLS & CEILINGS); COLOR: DEW341 "SWISS COFFEE" (SEMI-GLOSS)
 P9 EXTERIOR (GFRC GRILLES); COLOR: DUNN-EDWARDS DE6091 "RED HOOK" (EGGSHELL)
 RS ROLLER SHADE (MECHO SHADE) 1550 SERIES (3% OPEN); FABRIC: 1566 "EGGSHELL," TYP @ ALUM WINDOWS
 VWP VINYL WALL (TACKABLE) PANELS W/ CORK BACKING OVER MIN "GLB3" FINISH; COLOR: KL490 "RECTORY"

FINISH NOTES

- EXTEND "T1" FINISH UP TO NOMINAL 5' - 0" AFF. "GM5" FINISH FROM TOP OF "CTW" TO CEILING. SEE INTERIOR ELEVATIONS FOR MORE INFO.
- "PW" EXTENDS TO TOP OF ADJACENT CEILING "LID" (TO 8' - 8" AFF). "GB1" FINISH ABOVE TO UNDERSIDE OF ROOF SHGT.
- "GB1" EXTENDS TO "GB1" CEILING FINISH APPLIED TIGHT TO UNDERSIDE OF ROOF FRAMING.
- PROVIDE "RS" @ ALL ALUMINUM WINDOWS.
- MINIMUM "GB2" FINISH REQUIRED WHERE GYP BD IS SUBSTRATE FOR MARKERBOARDS.
- INTERIOR HARDWOOD TRIM PAINTED "P2."

SCHEDULE PLAN GENERAL NOTES

- DIMENSIONS INDICATED ON SCHEDULE PLANS ARE GIVEN TO FACE OF FINISH (FOF) MATERIALS. UON.
- SEE SPECIFIC INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION.
- SEE FLOOR PLANS/ DIMENSION PLANS FOR LAYOUT DIMENSIONS TO ROUGH FRAMING (FOS), FACE OF CONCRETE (FOC), AND FACE OF MASONRY (FOM).
- CONTRACTOR SHALL COORDINATE THEIR REVIEW OF THESE DRAWINGS WITH ELECTRICAL AND MECHANICAL DRAWINGS FOR APPLICABLE PLUMBING, MECHANICAL, AND ELECTRICAL INFORMATION.

SCHEDULE PLAN LEGEND

- 101 = ROOM NUMBER
 2 = SCHEDULE PLAN KEYNOTE
 101 = DOOR NUMBER (PER DOOR SCHEDULE SHEET A5.1)
 TA-XX = TOILET ACCESSORY NUMBER (SEE "TOILET ACCESSORY KEY," SHEET A5.6)
 11 = WINDOW TYPE (PER SHEET A5.1)
 P# = FINISH DESIGNATION (SEE "ROOM FINISH SCHEDULE")
 FE-X = FIRE EXTINGUISHER CABINET/ FIRE EXTINGUISHER PER SPECS
 A2 = INTERIOR ELEVATION; SHEET WHERE ELEVATION APPEARS
 2 = INT. ELEV. NO.
 = PLAN, ELEV. SECTION OR DETAIL CALLOUT:
 IF DETAIL IS NOTED "SIM," THEN CONDITION IS SIMILAR TO THE REFERENCED DETAIL.
 IF DETAIL IS NOTED "SIM OPP," THEN CONDITION IS SIM. TO THE REFERENCED DETAIL & REVERSED OPPOSITE HAND.
 IF DETAIL IS NOTED "TYP," THEN CONDITION IS TYPICAL (OCCURS THROUGHOUT PROJECT).
 = TOILET ACCESSORY KEY:
 NOMINAL CEILING HT.
 CEILING PAINT FINISH
 CEILING FINISH
 BASE FINISH
 FLOOR FINISH
 FINISH NOTES
 = ROOM FINISH CALLOUT:
 (SEE "ROOM FINISH SCHEDULE" THIS SHEET)
 WALL PAINT FINISH
 WALL FINISH

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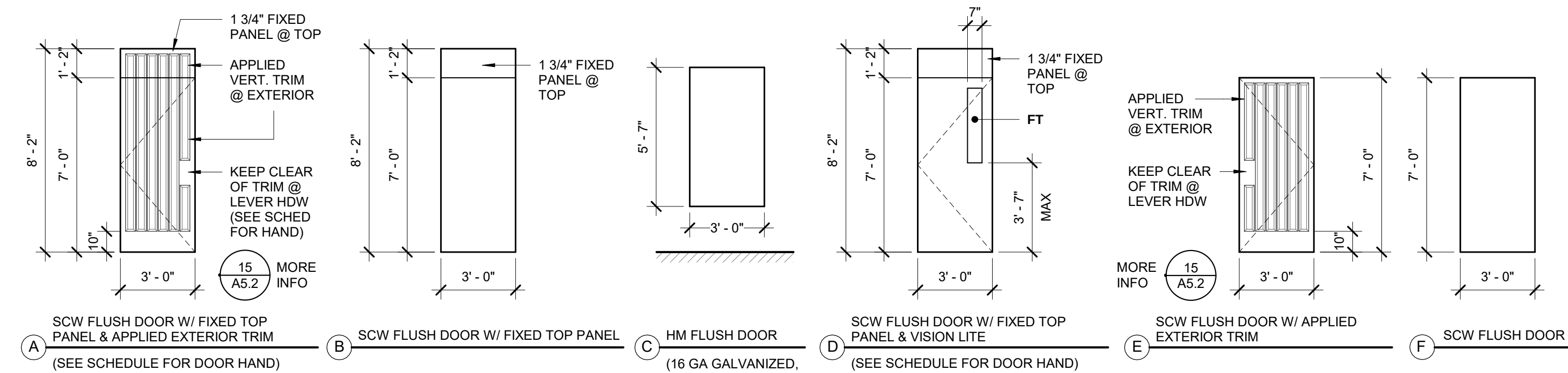
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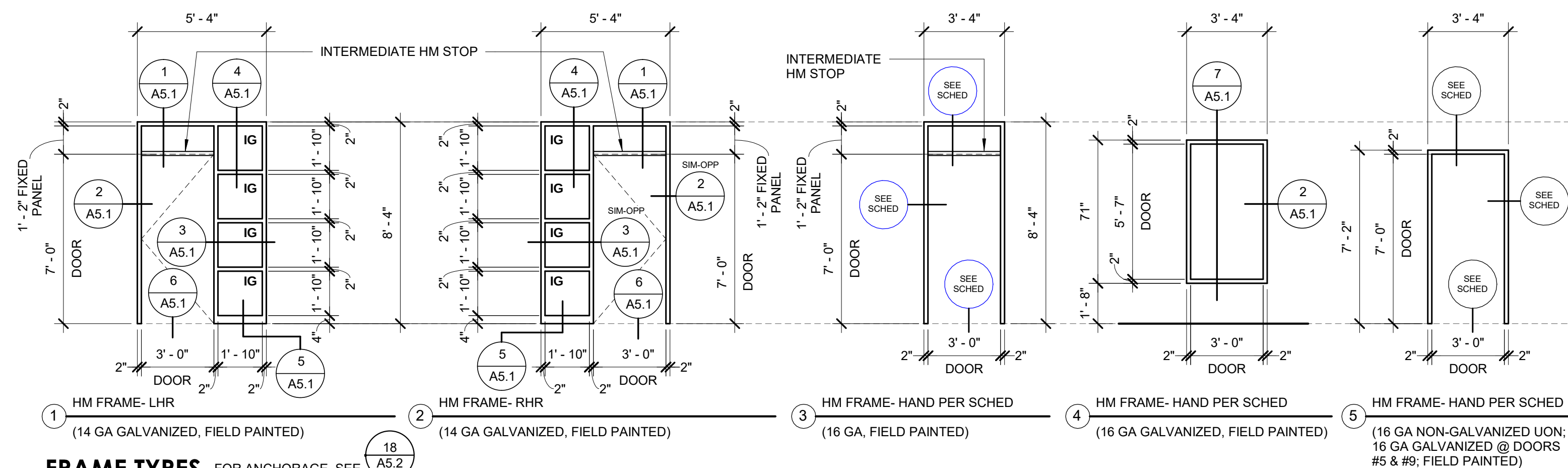
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SCHEDULE PLANS, ROOM FINISH SCHEDULE
 SHEET NUMBER:
A5.0
 OF

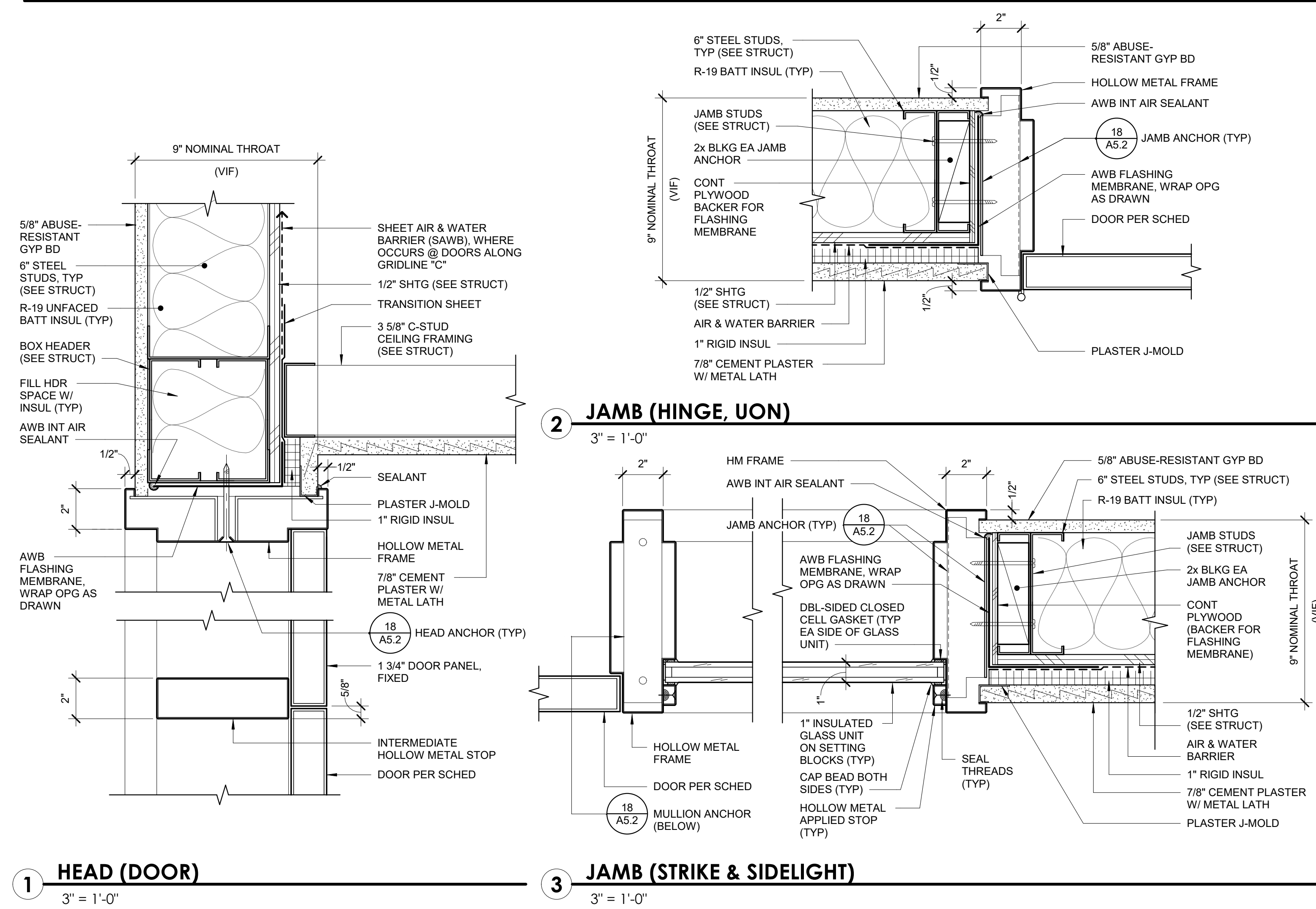
DOOR, FRAME, & HARDWARE SCHEDULE																					
Mark	Hand	DOOR				FRAME				FIRE RATING	HARDWARE			DETAILS			Panel Signs	Notes			
		Width	Height	Thick	Door Matrl	Door Type	Door Glass Type	Door Finish	Frame Matrl		Frame Type	Frame Glass	Frame Finish	Function	Finish	Group			Head	Jamb	Sill
1-1	LHR	3'-0"	7'-0"	1 3/4"	SCW	A	-	P3	HM	1	IG	P3	NR	ENTRANCE-PANIC	613	01	1/ A5.1	2/ A5.1 & 3/ A5.1	6/ A5.1	3, 6, 7, 8	5
1-2	RHR	3'-0"	7'-0"	1 3/4"	SCW	A	-	P3	HM	2	IG	P3	NR	ENTRANCE-PANIC	613	01	1/ A5.1	2/ A5.1 & 3/ A5.1 (SIM-OPP)	6/ A5.1	3, 6, 7, 8	5
1-3	LH	3'-0"	7'-0"	1 3/4"	SCW	D	FT	P2	HM	3	-	P2	NR	DBL CYL	613	02	8/ A5.1	9/ A5.1	-	7, 8	-
1A	LHR	3'-0"	7'-0"	1 3/4"	SCW	B	-	P2	HM	3	-	P2	NR	PRIVACY-INDICATOR	613/ 626	03	10/ A5.1	11/ A5.1	1/ A5.2	4, 5B	1
1B	LHR	3'-0"	5'-7"	1 3/4"	HM	C	-	P4	HM	4	-	P4	NR	DEADBOLT ONLY (NO LEVER)	626	04	7/ A5.1	2/ A5.1	7/ A5.1	-	2, 3
2-1	LHR	3'-0"	7'-0"	1 3/4"	SCW	A	-	P3	HM	1	IG	P3	NR	ENTRANCE-PANIC	613	01	1/ A5.1	2/ A5.1 & 3/ A5.1	6/ A5.1	3, 6, 7, 8	5
2-2	RHR	3'-0"	7'-0"	1 3/4"	SCW	A	-	P3	HM	2	IG	P3	NR	ENTRANCE-PANIC	613	01	1/ A5.1	2/ A5.1 & 3/ A5.1 (SIM-OPP)	6/ A5.1	3, 6, 7, 8	5
2A	LHR	3'-0"	7'-0"	1 3/4"	SCW	B	-	P2	HM	3	-	P2	NR	PRIVACY-INDICATOR	613/ 626	03	10/ A5.1	11/ A5.1	1/ A5.2	4, 5B	1
2B	RHR	3'-0"	5'-7"	1 3/4"	HM	C	-	P4	HM	4	-	P4	NR	DEADBOLT ONLY (NO LEVER)	626	04	7/ A5.1	2/ A5.1	7/ A5.1	-	2, 3
3-1	LHR	3'-0"	7'-0"	1 3/4"	SCW	A	-	P3	HM	1	IG	P3	NR	ENTRANCE-PANIC	613	01	1/ A5.1	2/ A5.1 & 3/ A5.1	6/ A5.1	3, 6, 7, 8	5
3-2	RHR	3'-0"	7'-0"	1 3/4"	SCW	A	-	P3	HM	2	IG	P3	NR	ENTRANCE-PANIC	613	01	1/ A5.1	2/ A5.1 & 3/ A5.1 (SIM-OPP)	6/ A5.1	3, 6, 7, 8	5
3A	RHR	3'-0"	7'-0"	1 3/4"	SCW	B	-	P2	HM	3	-	P2	NR	PRIVACY-INDICATOR	613/ 626	03	10/ A5.1	11/ A5.1	1/ A5.2	4, 5B	1
3B	LHR	3'-0"	5'-7"	1 3/4"	HM	C	-	P4	HM	4	-	P4	NR	DEADBOLT ONLY (NO LEVER)	626	04	7/ A5.1	2/ A5.1	7/ A5.1	-	2, 3
4-1	LHR	3'-0"	7'-0"	1 3/4"	SCW	A	-	P3	HM	1	IG	P3	NR	ENTRANCE-PANIC	613	01	1/ A5.1	2/ A5.1 & 3/ A5.1	6/ A5.1	3, 6, 7, 8	5
4-2	RHR	3'-0"	7'-0"	1 3/4"	SCW	A	-	P3	HM	2	IG	P3	NR	ENTRANCE-PANIC	613	01	1/ A5.1	2/ A5.1 & 3/ A5.1 (SIM-OPP)	6/ A5.1	3, 6, 7, 8	5
4-3	RH	3'-0"	7'-0"	1 3/4"	SCW	D	FT	P2	HM	3	-	P2	NR	DBL CYL	613	02	8/ A5.1	9/ A5.1	-	7, 8	-
4A	RHR	3'-0"	7'-0"	1 3/4"	SCW	B	-	P2	HM	3	-	P2	NR	PRIVACY-INDICATOR	613/ 626	03	10/ A5.1	11/ A5.1	1/ A5.2	4, 5B	1
4B	RHR	3'-0"	5'-7"	1 3/4"	HM	C	-	P4	HM	4	-	P4	NR	DEADBOLT ONLY (NO LEVER)	626	04	7/ A5.1	2/ A5.1	7/ A5.1	-	2, 3
5	RH	3'-0"	7'-0"	1 3/4"	SCW	E	-	P3	HM	5	-	P3	NR	PRIVACY-INDICATOR	613/ 626	05	2/ A5.2	3/ A5.2	4/ A5.2	4, 5B	1
6	LH	3'-0"	7'-0"	1 3/4"	SCW	F	-	P2	HM	5	-	P2	NR	PRIVACY-INDICATOR	613/ 626	06	5/ A5.2 SIM	5/ A5.2	6/ A5.2	4, 5A	1
7	LH	3'-0"	7'-0"	1 3/4"	SCW	F	-	P2	HM	5	-	P2	NR	STOREROOM	613/ 626	07	5/ A5.2 SIM	5/ A5.2	6/ A5.2	7, 8	1
8	RH	3'-0"	7'-0"	1 3/4"	SCW	F	-	P2	HM	5	-	P2	NR	STOREROOM	613	08	5/ A5.2 SIM	5/ A5.2	-	7, 8	-
9	RH	3'-0"	7'-0"	1 3/4"	SCW	E	-	P3	HM	5	-	P3	NR	CLASSROOM SECURITY	613	09	2/ A5.2 SIM	3/ A5.2 SIM	6/ A5.1	5C, 8	-
10	RHR	3'-5"	6'-0"	2"	HDGS	SEE 2/ A1.0	-	P7	HDGS	SEE 2/ A1.0	-	P7	-	ENTRANCE-PANIC	613	10	1/ A1.1	3/ A1.1	2/ A1.1	-	7
11	LHR	3'-5"	4'-0"	2"	HDGS	SEE 5/ A1.0	-	SEE 5/ A1.0	HDGS	SEE 5/ A1.0	-	SEE 5/ A1.0	-	ENTRANCE-PANIC	626	11	-	-	-	-	7



DOOR TYPES



FRAME TYPES



ABBREVIATIONS

(ALSO SEE SHEET G0.1)
 NR = HOLLOW METAL (STEEL)
 HM = NON-RATED
 SCW = SOLID CORE WOOD
 HDGS = HOT-DIP GALVANIZED STEEL

GENERAL DOOR & HARDWARE NOTES

- SEE SPECS FOR HARDWARE GROUPS & MORE INFO.
- ALL DOORS SHALL SWING TO MAXIMUM DEGREE POSSIBLE (EVEN IF SWING IS SHOWN AS 90° ON PLAN).
- ALL EXTERIOR DOORS SHALL HAVE SEALS/ WEATHERSTRIPPING ALL SIDES.
- ALL CLOSERS SHALL BE HOLD-OPEN TYPE PER CUSD'S TYPICAL MAINTENANCE STAFF PRACTICE.
- FLOOR STOPS MUST NOT BE PLACED WITHIN THE PATH-OF-TRAVEL AND SHALL NOT PROJECT MORE THAN 4 INCHES FROM WALLS.
- TYPICAL DOOR HARDWARE FINISH: GENERALLY, BHMA 613 (DARK OXIDIZED SATIN BRONZE) EXCEPT AS NOTED ON THE SCHEDULE.

GLASS

FT = 1/4" FLOAT GLASS, FULLY TEMPERED, CLEAR
 IG = INSULATED GLASS, FULLY TEMPERED (SEE SPECS)

NOTES

- "SPLIT" HARDWARE FINISHES: 613 (EXTERIOR, FOR CONSISTENT APPEARANCE) & 626 (INTERIOR OF ROOM, FOR SANITARY PURPOSES). 626 OR 630 FINISH ON ALL HARDWARE VISIBLE FROM INSIDE OF ROOM. BALANCE OF HARDWARE IS 613 FINISH.
- 626 FINISH ON HARDWARE FOR THIS DOOR (FOR INCONSPICUOUS EXTERIOR APPEARANCE, TYP @ HVAC CLOSETS).
- NO CLOSER THIS DOOR.
- <NOT USED>
- SHUSH CLOSER FUNCTION REQUIRED THIS DOOR.
- <NOT USED>
- PROVIDE HYDRAULIC HINGE/ CLOSER: "MAMMOTH-180" MANUFACTURED BY LOCINOX

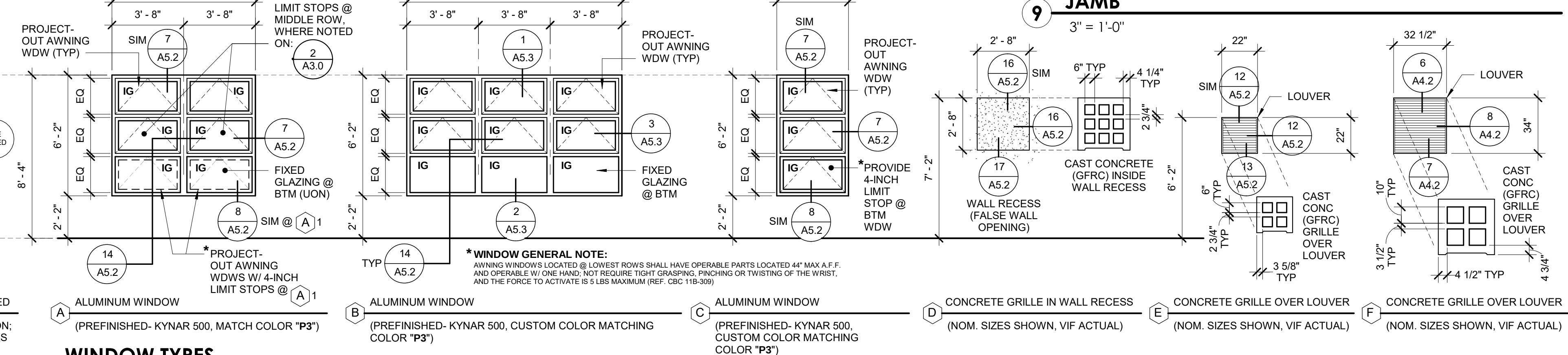
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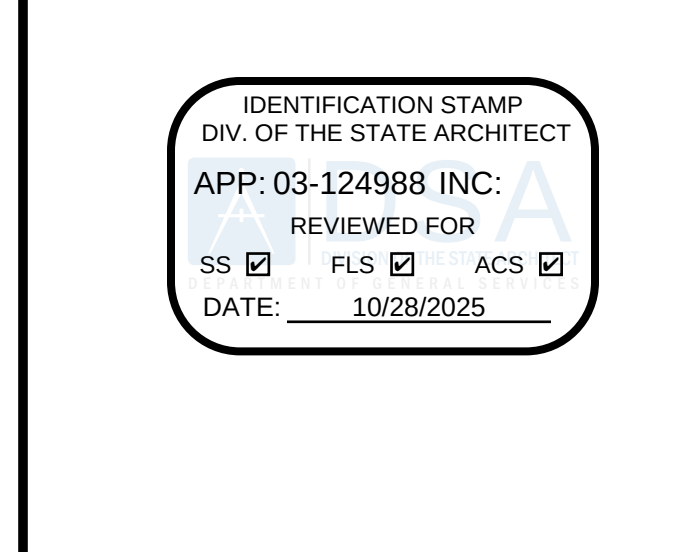
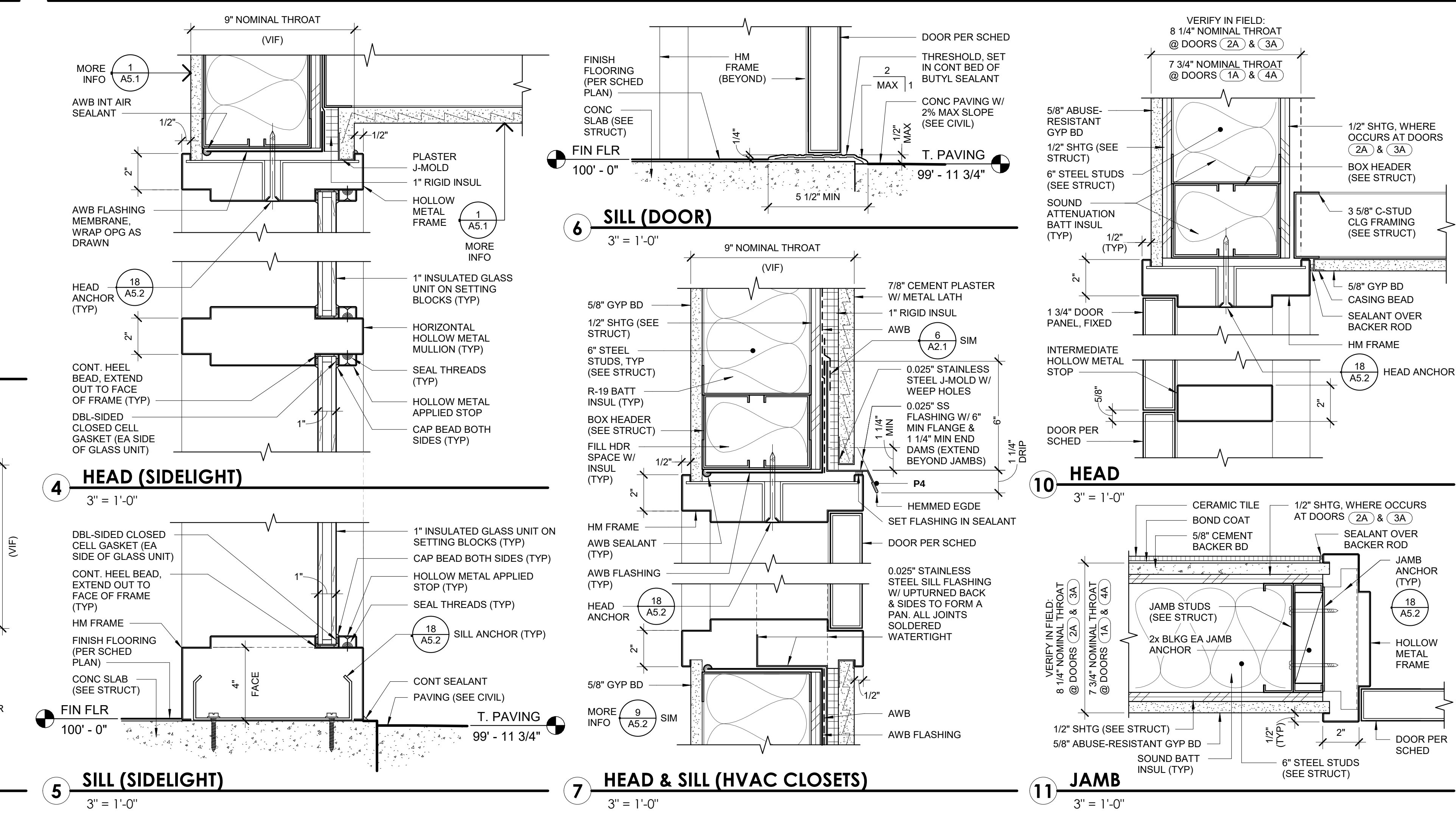
FINISHES

SEE ROOM FINISH SCHEDULE

WINDOW TYPES



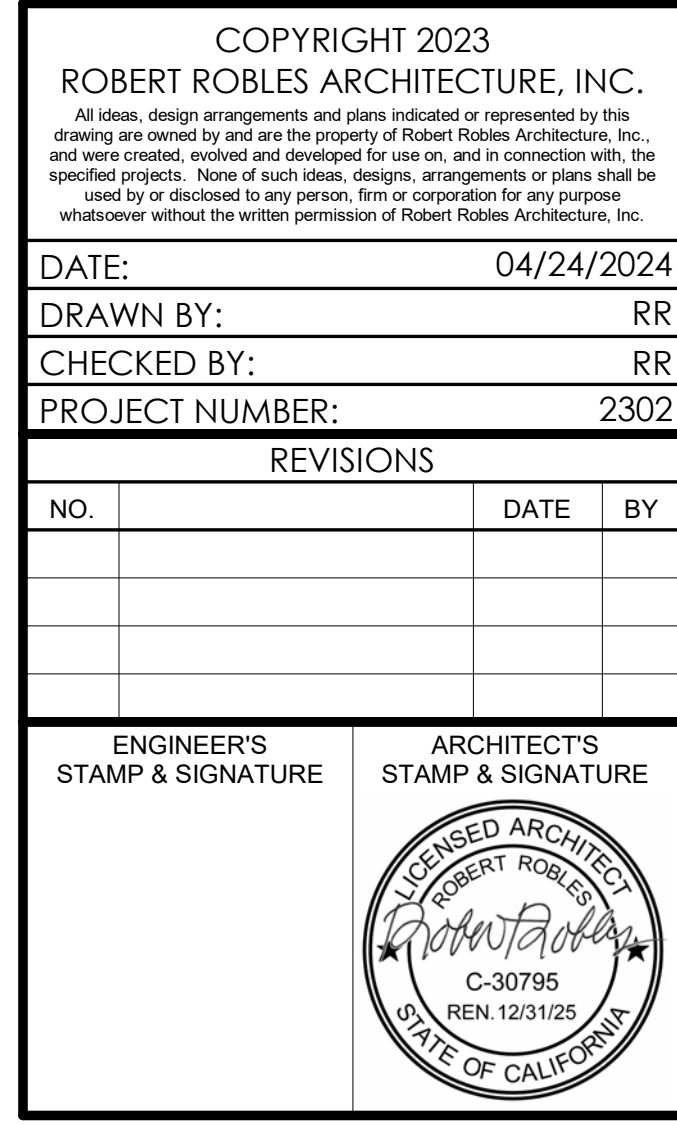
WINDOW TYPES



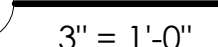
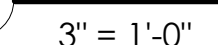
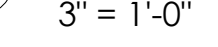
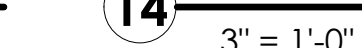
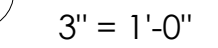
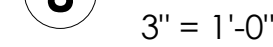
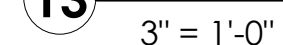
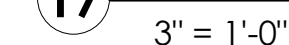
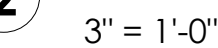
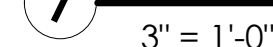
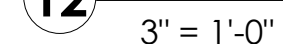
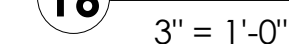
ALISO ELEMENTARY SCHOOL
 KINDERGARTEN CLASSROOM BUILDING
 4545 CARPINTERIA AVE CARPINTERIA, CA 93013
 FOR
 CARPINTERIA UNIFIED SCHOOL DISTRICT

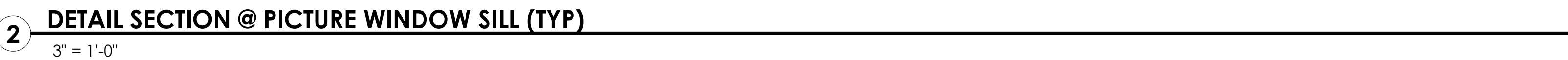
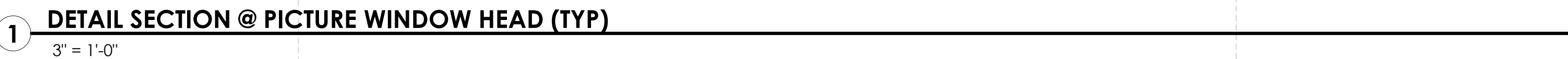
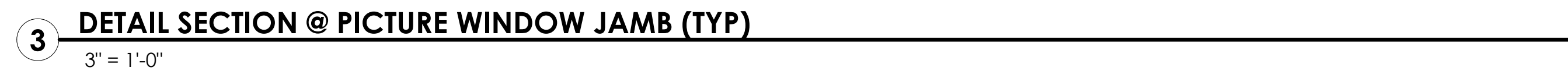


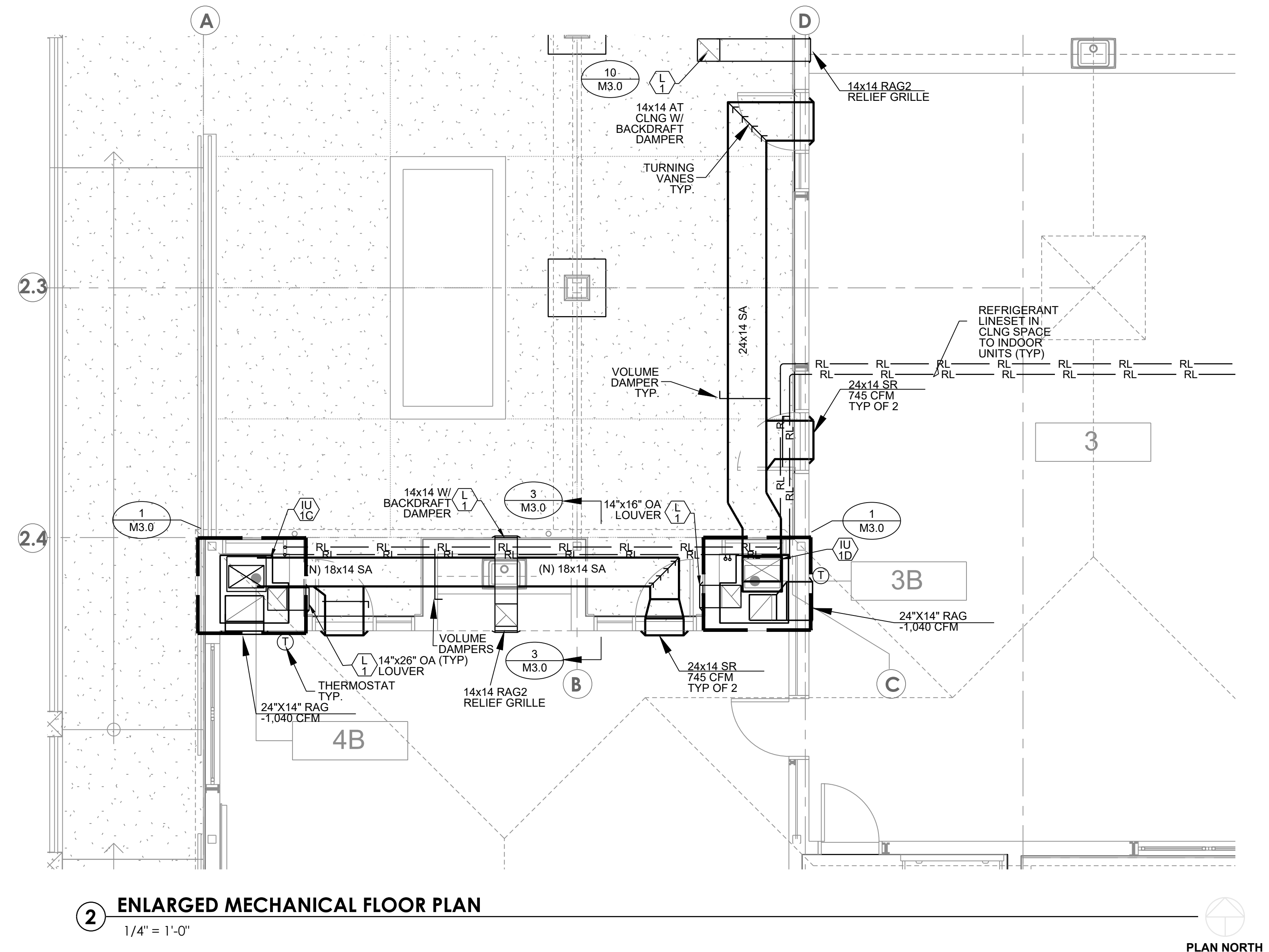
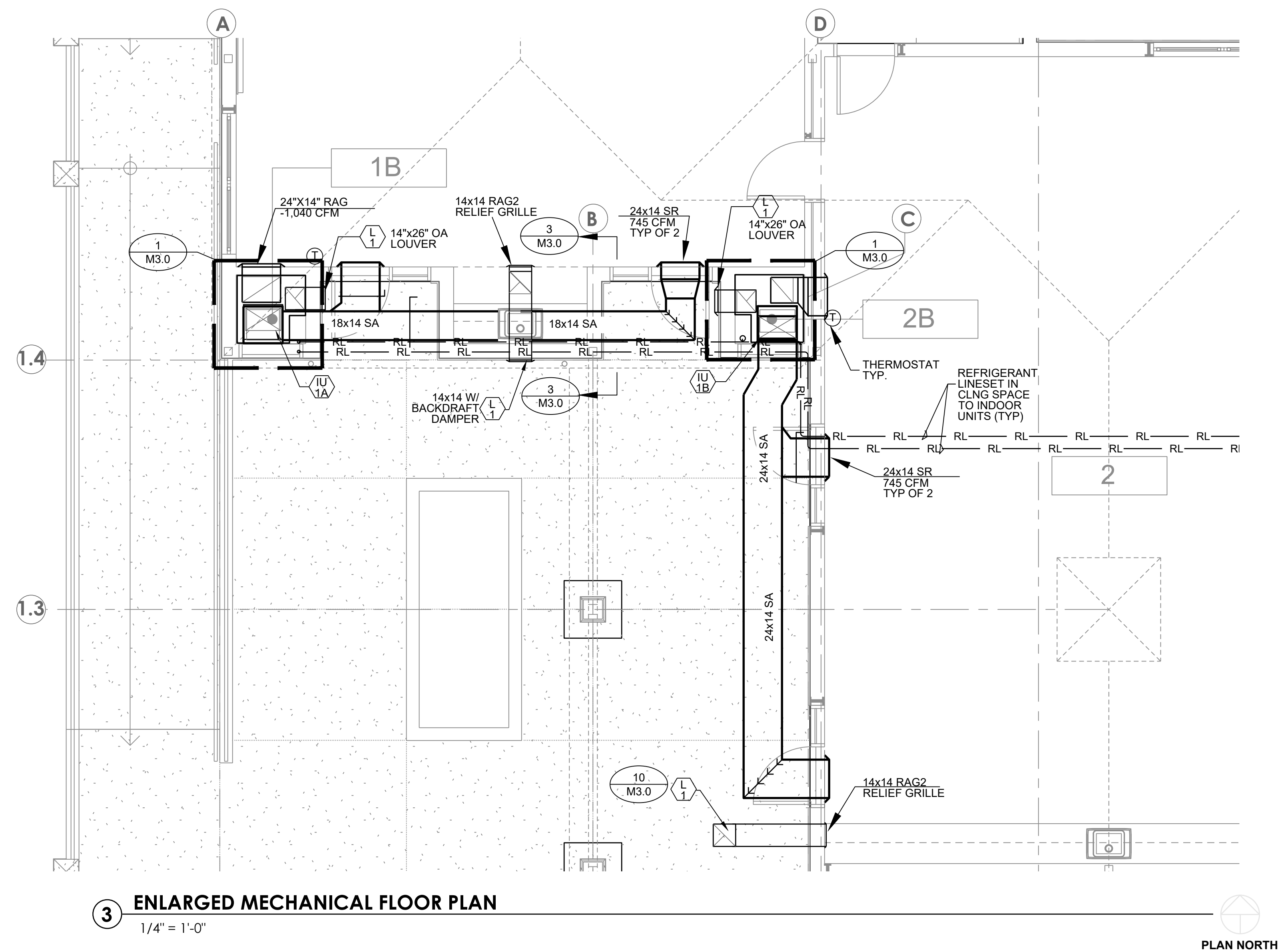
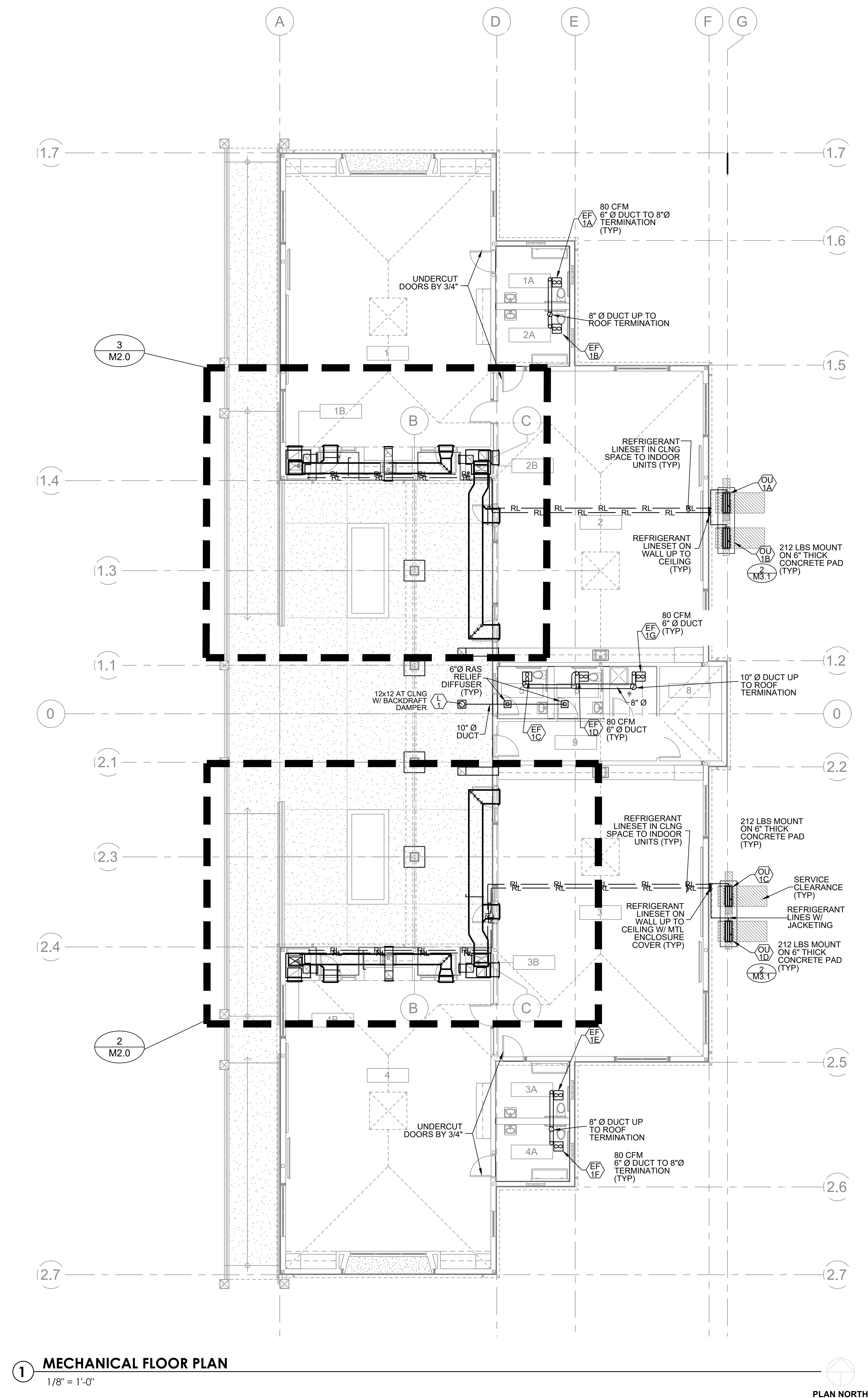
CONSULTANT NAME/ ADDRESS:



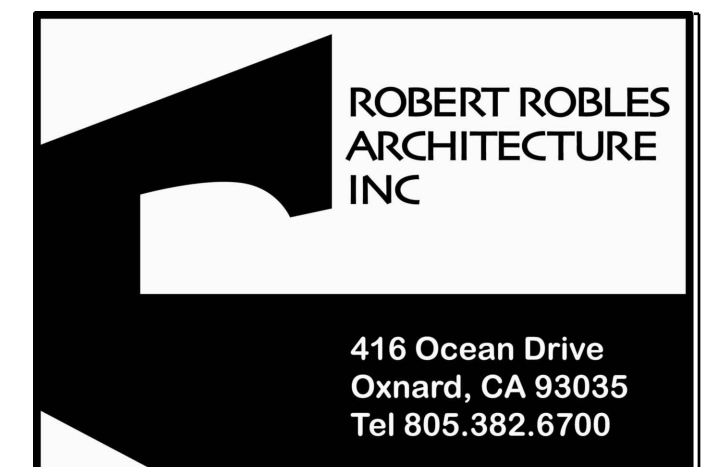
SHEET TITLE:
DOOR & WINDOW SCHEDULES, DETAILS
 SHEET NUMBER:
A5.1
 OF







**ALISO ELEMENTARY SCHOOL
KINDERGARTEN CLASSROOM BUILDING
4545 CARPINTERIA AVE CARPINTERIA, CA 93013
FOR
CARPINTERIA UNIFIED SCHOOL DISTRICT**



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DATE:			
DRAWN BY:		JS	
CHECKED BY:		HM	
PROJECT NUMBER:		2302	
REVISIONS			
NO.		DATE	BY
ENGINEERS STAMP & SIGNATURE		ARCHITECTS STAMP & SIGNATURE	
			

SHEET TITLE: MECHANICAL PLAN	
SHEET NUMBER: M2.0	OF

Attachment B:
ARB Meeting Minutes of
July 31, 2025

Boardmember Wolf said she thought it was a great design. She asked whether the pool would be drained and where the water would be directed. Staff stated that pool draining would be subject to the requirements of the City of Carpinteria Municipal Code.

ACTION: Motion by Vice-Chair O’Conner, seconded by Chair Blakemore to recommend preliminary approval and that the applicant come back for final review with the architectural details addressed in the Boardmember comments.

VOTE: 5-0

- 3) Project: Aliso School Kindergarten Building, Project #25-2329-DP/CDP/ARB
Address: 4545 Carpinteria Ave
Applicant: Jason Kaff, CUSD Assistant Superintendent
Planner: Megan Musolf

Request of Jonathan Leech, Dudek, agent on behalf of Carpinteria Unified School District (CUSD), to consider Project #25-2329-DP/CDP/ARB for preliminary/final review of a proposed new kindergarten building. All seven portable classroom structures on the Aliso School campus would be removed and the proposed kindergarten building would replace the five portable classroom structures currently used for kindergarten instruction. The proposed building would be 6,467 square feet and would consist of four classrooms, one staff and five student restrooms, and a raised courtyard area. The maximum height of the new building would be 27 feet, 4 inches above finished grade. Existing playgrounds would remain. The adjacent parking area would be partially re-striped to accommodate ADA-compliant parking spaces and the required fire truck turning radius, resulting in a net loss of five spaces. New landscape and hardscape would be installed around the proposed building. The project site, Aliso School campus, is 7.79 acres, zoned Community Facility (CF) and is addressed as 4545 Carpinteria Avenue, APNs 003-230-011, 003-230-018, and 003-230-016.

Ex Parte Communications Disclosure: O’Connor spoke to the representatives of the Aliso School about the School’s Master Plan. He also reached out to Chair Blakemore about the school project.

Staff Comments:

Megan Musolf provided the staff presentation and described the site plan, floor plan, and zoning analysis for the project. Boardmember Little asked to confirm that the five portable buildings on the proposed project site had already been removed. Robert Robles, project architect, confirmed that they had been.

Vice Chair O’Connor noted that the proposed project was a significant departure from the 2017 Aliso School Master Plan, and asked why. He noted that combined preliminary/final approval of the project seemed like a reach and additional review is warranted. He wondered why the proposed shift to on-site traffic flow proposed in the 2017 Master Plan was not incorporated in the proposed project. Mr. Robles explained that since 2017, CUSD had implemented several of the modular structures included in the 2017 Master Plan at other campuses, and determined that a stick-built structure would be more valuable. He noted the proposed project comprises a separated kindergarten area because the youngest students benefit from some separation from the rest of the elementary students. Due to financial constraints, CUSD is unable to complete the traffic flow improvements at this time, but intends to in

the future. Chair Blakemore commented that the traffic flow proposed in the Master Plan could still be implemented with the proposed project in place.

Chair Blakemore commented that questions and concerns about the proposed project may have been better suited for a conceptual review. Staff noted that the item was brought as a preliminary/final hearing to help move the project along swiftly, but that the project could be brought back for additional review at the Board's direction.

Applicant Comments:

Mr. Robles gave a presentation covering the architectural and design background for the project, including the addition of the proposed courtyard and cupolas. He provided some photos of architecture that inspired the project. He clarified that the proposed cupolas do not have windows and are for ventilation.

Boardmember Woolf remarked that the cupolas looked very different from the rest of the building and wondered why changing tables would be provided in the kindergarten classroom restrooms. Diana Rigby, CUSD Superintendent, responded that the school provides support for students with special needs. Boardmember Woolf asked if there are any federal or state requirements for design features that allow the building to be shut down/locked completely for safety reasons. Mr. Robles highlighted the voice-evac systems and noted that the fencing around the kindergarten site would have locked gates to prevent students from getting out or outsiders from entering.

Boardmember Little asked where the students previously accommodated in the portable structures will go to learn. Superintendent Rigby replied that due to declining enrollment, the students can be accommodated elsewhere on the Aliso campus. Boardmember Little inquired why a new classroom building is proposed if enrollment is currently declining. Superintendent Rigby replied that the Carpinteria population is expected to grow in the future, and the proposed project would serve the community for the next 50+ years. Mr. Robles added that the proposed project results in a net decrease in the number of classrooms on the campus.

Vice Chair O'Connor noted that the Division of the State Architect (DSA) reviews this project and asked for confirmation that the civil plans direct on-site drainage away from Franklin Creek. Ms. Musolf confirmed that Public Works reviewed the plans and found them adequate, and reiterated that DSA will also review the plans for stormwater compliance. Vice Chair O'Connor asked for confirmation that neighbors had received notice of the project. Ms. Musolf confirmed that the project had been properly noticed.

Chair Blakemore identified the existing perimeter chain-link fencing and asked if improved fencing could be included as part of the project. Mr. Robles said his team would discuss that option.

Public Comments: None.

Boardmember Discussion:

Boardmember Johnson commented that the proposed building looked institutional and sterile, and that adding some details would not greatly add to the construction cost. He said it was unfortunate the cupolas did not provide natural light into the building, and said their proportions should be studied, as

they feel “heavy” and “cumbersome.” Maybe two cupolas could be a different style to add “whimsy” to a building for children. He suggested the following improvements:

- Extend the exterior crown molding down further on the wall.
- Recessing the windows more and adding trim or tile all the way around.
- Extend roof cap tile over the gutters.
- Place a tile pattern on blank façade spaces, such as a boat or other decorative design.
- Additional landscaping to screen the building and break up massing.
- Reduce overall scale/mass to make it less “institutional” feeling.

Boardmember Woolf said the project is a great improvement for CUSD and that asking for too many changes would throw it over-budget.

Boardmember Little agreed with Boardmember Johnson’s comments that the building felt heavy and massive. He likes the cupolas. He asked for softening elements, but overall likes the style. He asked for landscaping that requires little maintenance and will not die after a short time.

Vice Chair O’Connor agreed with the prior comments and felt that the project needed to return to the ARB for another review.

Chair Blakemore gave comments on the proposed landscaping:

- If *Tipuana Tipus* are used, they should not be near concrete/paving.
- Chinese evergreen elms drop considerable litter, so place away from areas that must be kept clean.
- *Heuchera* (coral bells) will be trampled easily, recommend removing.
- Recommend finding an alternative to *salvia*, which look “leggy” after blooming; find a more self-cleaning plant.

She noted that the landscaping plan was not ready for final approval.

Architecturally, Chair Blakemore agreed with Boardmember Johnson’s comments about the scale of the cupolas seeming off— they are “romantic” but seem “plopped on.” Agrees that windows could be given more depth.

ACTION: Motion by Boardmember O’Connor, seconded by Boardmember Johnson, to recommend preliminary approval of the project with the Board’s comments addressed.

VOTE: 5-0

- 4) Project: ~~Burgess-Birk Residence Remodel & Addition, Project 25-2328-CUP/CDP/ARB~~
 Address: ~~748 Maple Avenue~~
 Applicant: ~~Dylan Chappell, architect, for Gordon Burgess and Selena Burgess-Birk~~
 Planner: ~~Syndi Souter~~

~~Request Dylan Chappell, architect, for Gordon Burgess and Selena Burgess-Birk, to consider Project 25-2328-CUP/CDP/ARB for preliminary review of a proposal to construct additions totaling 1,916 square-feet to an existing 997 square-foot single-family residence. The resultant~~

Attachment C:
Excerpt from Plans
Presented at Preliminary
ARB Hearing (Superseded)

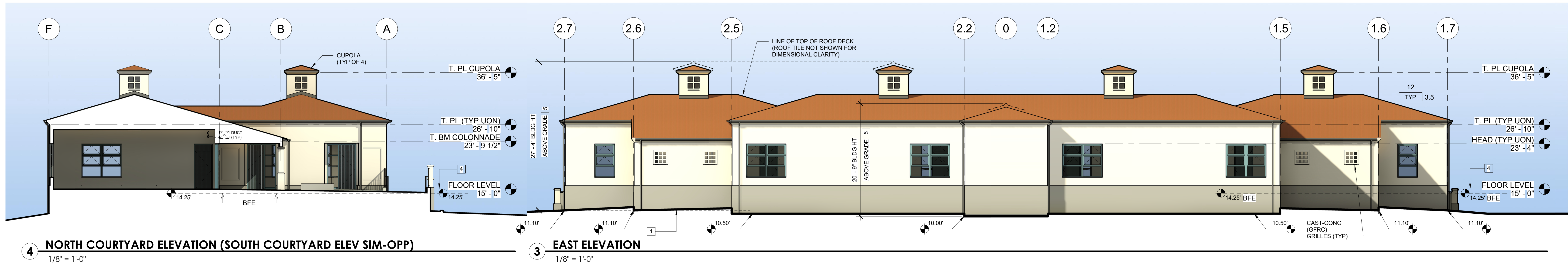
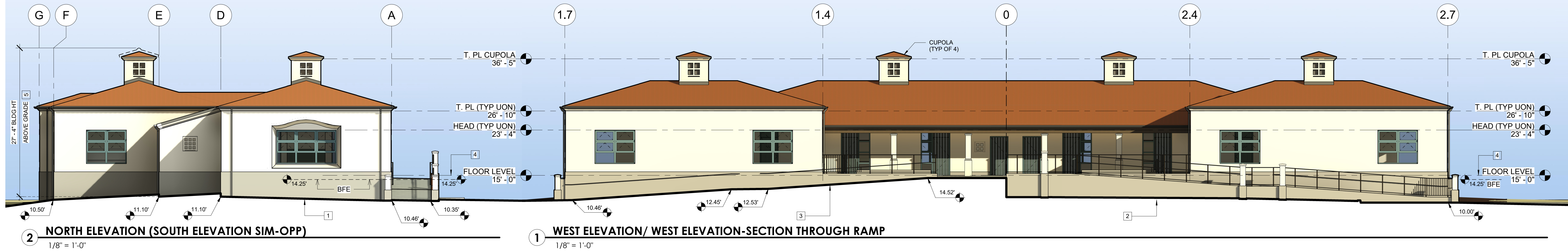


ILLUSTRATION OF FRONT FACE OF BUILDING



ILLUSTRATION OF FRONT & WEST FACES OF BUILDING



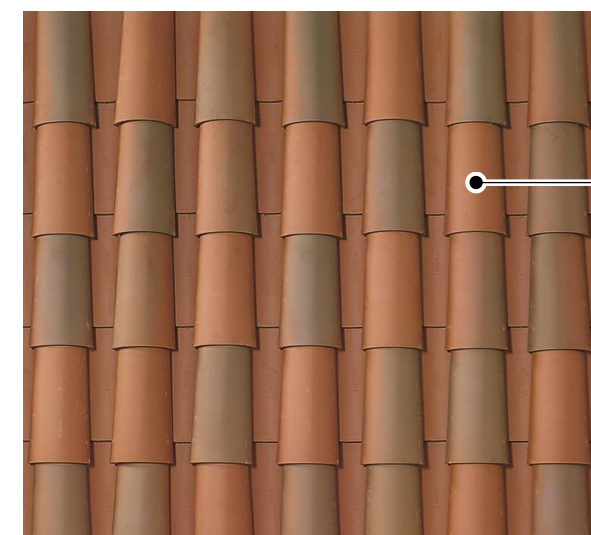
ILLUSTRATION OF WEST FACE OF BUILDING

EXTERIOR ELEVATION KEYNOTES

- LINE OF BUILDING FOOTPRINT AT GRADE LEVEL
- LINE OF FRONT OF RAMP WALL AT GRADE LEVEL
- LINE OF RAMP
- SEE "FLOOR PLAN GENERAL NOTES," NOTE #1 (SHEET A2) FOR MORE INFORMATION
- BUILDING HEIGHT AT SUCH PORTION OF BUILDING, DETERMINES MINIMUM SETBACK FROM PROPERTY LINES (REFERENCE CITY OF CARPINTERIA ZONING ORDINANCE 14.34.070.2) SEE SHEET A2 FOR MORE INFORMATION.

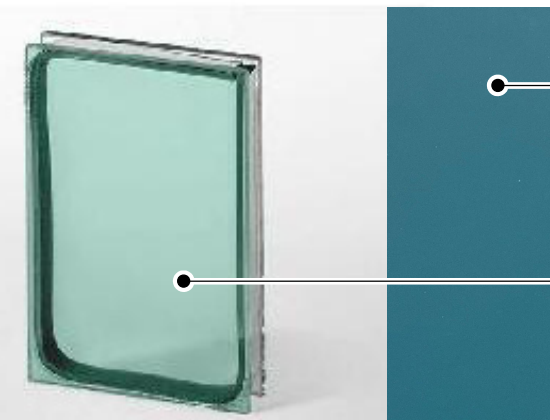


GUTTERS, DOWNSPOUTS & EXPOSED SHEET METAL:
20 OZ NATURAL PATINA
COPPER OR 24 GA KYNAR 500
PREFINISHED METAL
MATCHING METAL SALES
"WEATHERED COPPER (W50)"
<https://www.metalclips.us.com/gutter-charts-color-guides/>



2-PIECE CLAY MISSION TILE TO MATCH EXISTING PRESENT ON CAMPUS:
U.S. TILE (WESTLAKE ROOFING ROYAL SOLUTIONS) "EL CAMINO" BLEND
<https://westlakeroofing.com/us-site/>

METALWORK COLOR



EXTERIOR DOORS, FRAMES & WINDOWS:
MATCHING EXISTING DOOR & WINDOW COLOR PRESENT ON CAMPUS: BENJAMIN MOORE 2049-20 "OASIS BLUE"

GLAZING:
AQUA-TINTED GLASS MATCHING EXISTING PRESENT ON CAMPUS: VITRO ARCHITECTURAL GLASS "SOLEXXA"

WINDOW & DOOR COLORS

MATERIALS LEGEND

CLAY TILE ROOFING
2-PIECE MISSION TILE TO MATCH EXISTING ON CAMPUS (TILES NOT RENDERED ON DRAWING FOR DIMENSIONAL CLARITY)
SEE 5/ A3 FOR MORE INFO.

METALWORK
GUTTERS, DOWNSPOUTS, GUARDRAILS, HANDRAILS (COPPER OR COPPER-COLORED PREFINISH)
SEE 6/ A3 FOR MORE INFO.

EXTERIOR LUMBER
BEAM AND ROUGH SAWN
RAFTER TAILS AT COLONNADE
EAVE CONDITION ONLY

CEMENT PLASTER (BODY COLOR)
MATCHING EXISTING CAMPUS PAINT COLOR/ DUNN-EDWARDS DET672 "INSTANT CLASSIC"

WINDOW & DOOR FRAMES, GLASS
BLUE-GREEN WINDOW/ DOOR FRAMES & AQUA TINTED GLASS TO MATCH EXISTING CAMPUS COLOR
SEE 7/ A3 FOR MORE INFO.

WOOD DOORS
EXTERIOR DOORS W/ BLUE-GREEN PAINT TO MATCH EXISTING CAMPUS COLOR
SEE 7/ A3 FOR MORE INFO.

CEMENT PLASTER (BASE COLOR)
PAINT COLOR: DUNN-EDWARDS DEC767 "RIVERBED"

EXTERIOR ELEVATION LEGEND

- 2 = EXTERIOR ELEVATION KEYNOTE
- 0 = STRUCTURAL GRID LINE
- ELEVATION (DATUM = 15' - 0" AT FLOOR LEVEL) SEE "FLOOR PLAN GENERAL NOTES," NOTE #1 (SHEET A2) FOR MORE INFORMATION
- DIMENSION IS ABSOLUTE ELEVATION COORDINATED W/ CIVIL PLAN
- BFE = BASE FLOOD ELEVATION
- OPP = OPPOSITE
- SIM = SIMILAR

CDP SUBMITTAL
DOCUMENTS

05/30/2025

ALISO ELEMENTARY SCHOOL
KINDERGARTEN CLASSROOM BUILDING
4545 CARPINTERIA AVE CARPINTERIA, CA 93013
FOR
CARPINTERIA UNIFIED SCHOOL DISTRICT

ROBERT ROBLES
ARCHITECTURE
INC
416 Ocean Drive
Oxnard, CA 93035
Tel 805.382.6700

CONSULTANT NAME/ ADDRESS:

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DATE: 04/24/2024
DRAWN BY: RR
CHECKED BY: RR
PROJECT NUMBER: 2302
REVISIONS
NO. DATE BY
ENGINEER'S STAMP & SIGNATURE
ARCHITECT'S STAMP & SIGNATURE
C-30795
REN 12/31/25
STATE OF CALIFORNIA

SHEET TITLE:
SCHEMATIC
DESIGN EXTERIOR
VIEWS

SHEET NUMBER:

A3

OF

Attachment D:
Planning Commission
Meeting Minutes from
October 6, 2025 (Draft)

meeting of August 4, 2025, resulting in lack of a quorum. MOTION Upon a motion by Commissioner Moyer, seconded by Commissioner Van Antwerp, the Planning Commission voted unanimously by voice vote to postpone the item to the November meeting due to lack of a quorum.	
NEW PUBLIC HEARING 2) Aliso School Kindergarten Building Planner: Megan Musolf Project: 25-2329-DPR/CDP Address: 4545 Carpinteria Avenue Hearing on the request of Carpinteria Unified School District to consider Project 25-2329-DPR/CDP (application filed on January 17, 2025) for approval of a Development Plan Revision and Coastal Development Permit to amend the Aliso School Master Plan to allow a new single-story 6,467 square foot classroom building on the eastern side of the Aliso Elementary School campus, and the removal of portable structures on the west side of the campus under the provisions of the Community Facility (CF) zone district; and to approve an Exemption pursuant to §15302, §15304, and §15314 of the California Environmental Quality Act (CEQA) Guidelines. The application involves APNs 003-230-018, -011, and -016, addressed as 4545 Carpinteria Avenue. DISCLOSURE OF EX-PARTE COMMUNICATIONS – None Assistant Planner Megan Musolf presented the staff report. She said staff is recommending adoption of Resolution PC-25-009, thereby approving Project 25-2329-DPR/CDP and accepting a categorical exemption pursuant to CEQA Guidelines as listed in the staff report. In response to commissioners' questions, she provided additional details about tree removal, fill and the flood plain. PUBLIC HEARING OPENED Jonathan Leech, planning agent for Carpinteria Unified School District, explained the original master plan's intent was to replace decaying temporary portables with prefabricated Gen 7 modular classrooms. Following installation of the modular classrooms on other CUSD campuses, the district identified conventional buildings were preferable for Aliso School. A different design would also allow for kindergarteners to be	NEW PUBLIC HEARING

separated from the main student body. He noted permanent structures would tie in with the campus design better, and this version would allow for preservation of existing play areas (more economical). Regarding sea level rise, he said it has been factored into the new FEMA mapping, and this design includes more fill than the main buildings, which are at a higher elevation than the project site. Half a foot of sea level rise is expected.

Patrick O'Connor, resident of district 5 and Architectural Review Board (ARB) member, expressed support and said reviews are important for buildings that are landmarks. He noted the Division of the State Architect (DSA) has final say, but he is not sure of the review order and who can supersede. He stated the Master Plan had significant on-site traffic control that is no longer in this design. He recommended having as much traffic as possible on campus as opposed to the streets.

Chair Allen asked for details about the traffic control, and O'Connor said it was originally designed so all the drop-offs and pick-ups can occur in the campus parking lot. Mr. O'Connor thinks as a vision this could still be accomplished but not on the current timeline and funding available. He recommended the Planning Commission keep an eye on that for future phases.

Chair Allen asked if the state architectural review can supersede our ARB review.

Assistant Planner Musolf answered that the City issues the planning permits, which include design review and ensure coastal and development plan requirements are met, while DSA issues the final building permits. In addition, Condition of Approval #5 states staff shall conduct a site inspection to ensure COAs have been met and the project is constructed per the approved plans. She said the City has some say over the approved architecture, but she is not sure what the process would look like should there be a discrepancy between the City-approved project and DSA-approved plans.

Architect Robert Robles explained that traffic control is included in future phases but replacing old buildings is the first priority. He said they paid close attention to the ARB's design suggestions and did their best to incorporate all of them. As for architectural revisions, he explained DSA doesn't examine planning issues the way the City does; however, structural safety and disability access are under its jurisdiction. He said they are 95% through the review process and there have been no comments affecting architecture, planning or setbacks, with only internal comments related to the structure and the meeting of structural, fire safety and disability regulations.

PUBLIC HEARING CLOSED

Commissioner Van Antwerp asked if we could strengthen Condition 5, and Chair Allen suggested to staff if there are architectural revisions that the project be brought back for a report. Assistant Planner Musolf said a Condition of Approval can be added to state that if architectural changes are made to the exterior of the building, the project must be brought back to the ARB for review.

Commissioner Moyer said he has never been in favor of modular classrooms, which he described as an aesthetic nightmare. He added this will be a better adaptation for saving the structures in case of a catastrophic flood, noting they are next to the worst creek in Carpinteria. He commented that the schools have been under a lot of pressure lately, and as an advocate of public education, he would like to see this move as quickly as possible.

Commissioner Van Antwerp says she agrees with Moyer but continues to be concerned about the flooding. She noted we have over forty conditions and four special condition letters and asked if it would make sense to look at an independent drainage certification.

Assistant Planner Musolf explained the stormwater plan will be under the purview of the Division of the State Architect but it complies with the City's stormwater policies.

Commissioner Moyer says he doesn't want to condition the project any further or make it any more expensive for the applicant than it is now.

Chair Allen added that we should not add a condition for flooding in the absence of evidence that we should do something different.

Commissioner Van Antwerp said it is an excellent project. She described the school's heritage as unquestionable and said she likes to see what is happening there.

Chair Allen said he is in favor and sees it moving forward. He commented that in many cases a school district project wouldn't be appearing before the Planning Commission, but it does in Carpinteria.

MOTION

Commissioner Moyer moved, and Commissioner Van Antwerp seconded, to adopt Resolution PC-25-2009, thereby approving Project 2329-DPR/CDP/ARB to amend the Aliso School Master Plan and construct a new Kindergarten building to replace portable classroom structures and

make associated improvements, including parking lot configuration, hardscape and landscape, and accept a categorical exemption pursuant to California Environmental Quality Act (CEQA) Guidelines and include §15302, §15304, and §15314, plus a revision to Condition of Approval #5 such that the project must return to an ARB hearing if architectural changes are made by the State. The motion passed unanimously by the following roll call vote: Commissioner Van Antwerp voted yes, Commissioner Moyer voted yes, and Chair Allen voted yes.	
OTHER BUSINESS – None	OTHER BUSINESS
MATTERS PRESENTED Chair Allen announced the Carpinteria Open Space Management Advisory Board will be meeting tomorrow afternoon at 2 p.m. He said it will be a walk-through of the Rincon Bluffs Reserve and the public is invited.	MATTERS PRESENTED
DIRECTOR'S REPORT 1) City Calendar for the month of October 2025 2) Planning Activity Reports of September 30, 2025 3) Building Permit Report as of September 30, 2025 Principal Planner Mindy Fogg reviewed distributed materials and upcoming projects. Highlights included that the Chevron decommissioning project on appeal will be considered this Wednesday at the Coastal Commission hearing. She said its staff is recommending there is no substantial issue for an appeal, and if the Coastal Commission agrees, the city's Planning Commission and City Council recommendations are final. Regarding county housing rezones, she said they have been postponed and will be agendaized in the November Coastal Commission meeting in Sacramento on November 5, 6, and 7th. City staff will possibly be attending via Zoom or in person. With respect to the hearing, she said the deadline for written public comment is October 30th, the Friday before the hearing. She also reported the General Plan Update Committee (GPUC) met in September to review public comments related to it, and another meeting will take place on the 20th to consider them before finalizing draft policies. Chair Allen asked that the Planning Commission see the General Plan Update before release of the final draft or EIR. He said sometimes there are major legislative issues affecting it and staff should consider a final hearing before approval.	DIRECTOR'S REPORT