# Architectural Review Board
# Meeting Agenda

**Thursday, December 14, 2023 at 5:30 p.m.**
City of Carpinteria, Council Chamber
5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person Meeting

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**Attendance:**

- Attend the in-person meeting in City Council Chambers at City Hall (5775 Carpinteria Ave).

**Public Comments:**

- Provide a live public comment during the in-person meeting 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.
- Submit a written comment (as either a general public comment or on a specific agenda item) to be distributed to the 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) the **eComment** link on the City's agenda website (https://carpinteriaca.gov/city-hall/agendas-meetings). Please reference the agenda item to which your comment pertains. Note that written comments will not be read into the record during the meeting.

As the situation with COVID-19 continues to evolve, the City will provide updates on any changes to this policy as soon as possible. The public is referred to the City's website at www.carpinteriaca.gov for the latest COVID-19 policies and information. The City of Carpinteria thanks you in advance for taking all precautions to prevent spreading the COVID-19 virus.

**Architectural Review Boardmembers:**

Brad Stein, Chair
Amy Blakemore, Vice Chair
Richard E. Johnson
Richard Little
Patrick O'Connor

**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: Scerni New Residence, Project 22-2184-DP/VM/CDP
   Address: 4610 Fourth Street
   Applicant: Jeremy Roberts, architect, for Gregg and Beth Scerni
   Planner: Syndi Souter

   Request of Jeremy Roberts, architect for Gregg and Beth Scerni, to consider Project 22-2184-DP/VM/CDP for final review of a proposal to construct a new 2,257 square-foot two-story single-family dwelling with an 838 square-foot partially-covered deck, and a detached 504 square-foot two-car garage with a storage loft. The maximum height of the proposed residence would be 29.38 feet and the maximum height of the proposed garage would be 22.5 feet. The property is a 11,556 square-foot parcel zoned Planned Residential Development (PRD-20), and shown as APN 003-431-005, addressed as 4610 Fourth Street.

2. Project: Zins Condominium Triplex, Project 21-2083-DP/CDP
Address: 4905 Eighth Street
Applicant: Dylan Chappell, architect, for Jerry and Lisa Zins
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Jerry and Lisa Zins, to consider Project 21-2083-DP/CDP for final review of a request to demolish an existing single-story 1,124 square-foot single family residence and construct a new 5,822 square-foot two-story condominium triplex with an attached five-car garage. The property is an 8,391 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-311-011, addressed as 4905 Eighth Street.

3. Project: Bono Duplex Addition & Remodel, Project 23-2237-CUP/CDP/ARB
Address: 4788 & 4792 Dorrance Way
Applicant: Dylan Chappell, architect, for Brandon Bono
Planner: Syndi Souter

Request of Dylan Chappell, architect for Brandon Bono, to consider Project 23-2237-CUP/CDP/ARB for preliminary review of a proposal to construct a new 371 square-foot second-story addition to the existing 1,781 square-foot single-story duplex and to convert the existing 354 square-foot carport into a two-car garage. The resultant duplex would be 1,798 square feet in size with an attached 354 square-foot two-car garage, for a total size of 2,152 square feet. The maximum height of the duplex would be 21 feet above existing grade. The property is a 4,400 square-foot parcel zoned Planned Residential Development (PRD-20), and shown as APN 003-435-006, addressed as 4788 and 4792 Dorrance Way.

4. Project: The Row Business Park Landscape Improvements, 23-2257-DPR/CDP
Address: 4185 – 4198 Carpinteria Avenue
Applicant: Sam Maphis, Landscape Architect, for Carpinteria Business Park Partners
Planner: Brian Banks

Request of Sam Maphis, Landscape Architect, for Carpinteria Business Park Partners to consider Project 23-2257-DPR/CDP for preliminary review of a request to complete new and rehabilitated landscape and hardscape improvements to The Row business park. Landscape improvements would include a comprehensive refurbishment of the existing landscape planter areas along the Carpinteria Avenue frontage and within the parking areas along the rear and side of each building. Also proposed is a new eight-foot wall along the Highway 101 frontage, pedestrian access improvements to join existing building access paths to the bikeway and sidewalk, and new bike parking areas. The 4.11-acre project site is zoned Commercial Planned Development with Residential Overlay (CPD/R) shown as APN 004-031-017, -018 and -019, and addressed as 4185 – 4198 Carpinteria Avenue.

**OTHER BUSINESS**

**CONSENT CALENDAR**

5. Action Minutes of the Architectural Review Board Meeting of October 26, 2023

**MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL**

**MATTERS PRESENTED BY STAFF**

**MATTERS PRESENTED BY BOARDMEMBERS**

**ATTENDANCE OF BOARDMEMBERS FOR THE NEXT MEETING**

**ADJOURNMENT**

**The next regular Architectural Review Board meeting will be held on Thursday, January 11, 2024.**

**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 Thursday, December 7, 2023 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 December 14, 2023**

***Agenda Item #1***

## COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

**Project:** 22-2184-DP/CDP/VM/ARB
**Address:** 4610 Fourth Street
**APN:** 003-431-005
**Zoning:** Planned Residential Development (PRD-20)
**Applicant:** Jeremy Roberts for Gregg and Beth Scerni

**Planner:** Syndi Souter

**Project Review:**
☐ Conceptual
☐ Preliminary
☑ Final

### PROJECT DESCRIPTION

This is a final review of a proposal to construct a new 2,257 square-foot two-story single-family dwelling with an 838 square-foot partially-covered deck, and a detached 504 square-foot two-car garage with a storage loft. The maximum roof ridge height of the proposed residence would be 29.38 feet, and the maximum roof ridge height of the proposed garage would be 22.54 feet, both measured from existing grade. The project would include new landscaping and hardscape. Access would be via a new ribbon driveway off of Fourth Street. The project also includes an "as-built" covered front porch on the existing residence and improvements to the existing one-car garage.

Final architectural plans are included in Attachment A.

### PROJECT HISTORY

On May 12, 2022, the Architectural Review Board (ARB) reviewed a conceptual proposal for this property (Project #22-2141-CON). The scope of the concept was very similar to the current proposal and included a new 2,257 square-foot two-story single-family residence with an 838 square-foot partially covered deck, and a detached 504 square-foot two-car garage with a storage loft. At the meeting, one verbal public comment was made regarding the size and location of the proposed chimney. The Board's reaction to the conceptual proposal was generally positive, with comments to move the new garage back towards the rear property line and add taller landscaping elements for variation in screening the new residence from the street.

The current formal application proposal received preliminary review by the ARB on April 27, 2023. For that meeting, the plans were revised to incorporate the comments from the conceptual review with the garage relocated towards the rear property line and larger trees added to the landscaping plan. One public comment letter was submitted from an anonymous neighbor that expressed concerns about the height of the proposed residence, the size of the storage loft in the garage, impacts to mountain views, and consistency with the small beach town character. The Board was supportive of the revised project, and praised the applicants for utilizing a raised floor foundation instead of a raised fill pad to mitigate potential flooding hazards. The Board had two main comments: 1.) to add an "eyebrow" trellis or other roof feature over the windows on the west elevation to animate the façade, and 2.) to use Arbutus marina (Marina Strawberry Tree) in the front yard instead of manzanita trees. At that meeting, the Board voted 3-0 to grant a recommendation for preliminary approval to the Planning Commission.

The Planning Commission reviewed the project at their September 5, 2023 meeting. The plans were updated to address the ARB's comments prior to the meeting. At the meeting, the Planning Commission voted 4-0 (Benefield recused) to approve the project as presented.

Copies of the May 12, 2022 and April 27, 2023 ARB Meeting Minutes are included as Attachment B, and excerpted sheets from the Preliminary Architectural Plans are included as Attachment C.

## PROJECT ANALYSIS

The following revisions have been made to the final plans in response to the ARB's comments:

1. The three manzanita trees have been replaced with Arbutus marina. See Sheet A1.3.
2. A faux roof eave has been added over the first-floor windows on the western elevation to break up the façade. The same detail was already proposed on the south elevation of the detached garage, so element also helps to visually tie the proposed structures together. See Sheets A3.2 and A3.3.
3. The cut sheets for the proposed exterior light fixtures are shown on Sheet A3.2. The fixtures appear to be night-sky compliant.

The details for the project can be found on Sheets A5.1 through A6.1. Overall, staff is supportive of the project as proposed and believe it has satisfactorily responded to the ARB's previous comments.

**The Board's comments on the revisions to the plans in response to their preliminary review comments would be appreciated.**

## SUMMARY OF ISSUES

- Revised western elevation;
- Revised landscaping plan;
- Proposed exterior light fixtures, including night-sky compliance; and
- Architectural style, detailing, and materials.

## RECOMMENDATION

The Board should receive public comment and provide feedback on the issues raised. If the Board finds the project to have adequately responded to the Board's previous comments and the plans to be appropriately developed for final review, then the Board should recommend final approval to the Community Development Director.

## ATTACHMENTS

Attachment A- Final Architectural Plans
Attachment B- ARB Meeting Minutes from May 12, 2022 and April 27, 2023
Attachment C- Excerpted Sheets from the Preliminary Architectural Plans (Superseded)

# Attachment A
## Final Architectural Plans

Scerni New Residence
Final ARB Review
December 14, 2023

## SCOPE OF WORK:

1) NEW SINGLE FAMILY RESIDENCE OF APPROXIMATELY 2,257 SQUARE FEET WITH THREE BEDROOMS AND THREE BATHROOMS
2) REMOVE AND REPLACE EXISTING DETACHED GARAGE OF APPROXIMATELY 432 SQUARE FEET
3) NEW DETACHED 2 CAR GARAGE OF APPROXIMATELY 564 SQUARE FEET WITH STORAGE LOFT
4) PHOTOVOLTAIC SYSTEM TO BE INSTALLED ON THE SOUTH AND EAST FACING GARAGE ROOF SLOPES (4 KW)

## EXTERIOR MATERIAL LEGEND:

| | | | | | |
|---|---|---|---|---|---|
| ROOF | CONCRETE CONCRETE TILE MANUFACTURER: EAGLE ROOFING PRODUCTS MODEL: 7/8 SHAKE COLOR: CHARCOAL | WALLS | JAMES HARDIE: PANEL VERTICAL SIDING WITH HARDIE TRIM BATTEN BOARDS AND BAND SMOOTH SIDING FINISH SIDING COLOR: | EXTERIOR WOOD / TRIM: | JAMES HARDIE TRIM ARCTIC WHITE |
| | | | | MANUFACTURER: WINDOW: | KOLBE ULTRA SERIES WINDOWS ARCTIC WHITE TO MATCH JAMES HARDIE COLOR |
| | | | | MANUFACTURER: DOOR: | KOLBE ULTRA SERIES DOORS ARCTIC WHITE TO MATCH JAMES HARDIE COLOR |
| | | | | FINISH: METAL WORK: MANUFACTURER: DOOR: | AS PER WORK CUSTOM BUILT DOORS ARCTIC WHITE TO MATCH JAMES HARDIE COLOR |

## USE OF DOCUMENTS:

1. THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNTIL THE GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT HAVE APPROVED THE DOCUMENTS AND ISSUED THE REQUIRED BUILDING PERMITS FOR CONSTRUCTION.
2. ONCE THE PERMITS FOR CONSTRUCTION HAVE BEEN ISSUED, THE CONTRACTOR SHALL RETURN ANY CONSTRUCTION DOCUMENTS, WHICH WERE PROVIDED FOR BIDDER'S PRICING PRIOR TO RECEIVING FINAL APPROVAL FROM THE GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT, TO THE ARCHITECT AT:

ROBERTS DESIGN GROUP ARCHITECTURE + INTERIORS, INC.
420 KINSTON COURT
SANTA BARBARA, CA 93111

WHERE THE GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT HAVE APPROVED THE CONSTRUCTION DOCUMENTS AND ISSUED THE PERMIT FOR CONSTRUCTION, UPDATED SETS SHALL BE RE-ISSUED TO THE CONTRACTOR FOR CONSTRUCTION. THE CONTRACTOR SHALL PROMPTLY INVOICE FOR PRICING AS NECESSARY PRIOR TO RETURNING THE CONTRACTOR CONSTRUCTION BASED ON THE APPROVED AND PERMITTED DOCUMENTS.

## VICINITY MAP:

## NOTIFICATIONS TO ARCHITECT:

(MINIMUM REQUIRED NOTIFICATIONS)

1. PRIOR TO GRADING
2. CONSTRUCTION OF BUILDING FOUNDATION
3. AFTER REINFORCING STEEL HAS BEEN PLACED AND PRIOR TO POURING CONCRETE
4. PRIOR TO FRAMING ALL EXTERIOR WALLS WITH FINAL NAILING OF EXTERIOR SHEATHING. THE WINDOW AND DOOR HEAD HEIGHT ALIGNMENTS
5. COMPLETION OF ELECTRICAL ROUGH INSTALLATION AND PRIOR TO FRAMING INSPECTION (RELOCATION OF ELECTRICAL BOXES AT THIS TIME WILL BE SUBJECT TO ADDITIONAL COST TO THE OWNER)
6. PRIOR TO THE INSTALLATION OF THE FIRE SPRINKLER SYSTEM TO VERIFY THE LOCATIONS OF THE SPRINKLER HEADS
7. PRIOR TO COVERING OR HAVING INSULATION INSTALLED AND PRIOR TO ANY DRYWALL INSTALLATION
8. PRIOR TO DRYWALL INSTALLATION
9. PRIOR TO FINAL COVERING OF ROOFING

NOTE:

THE ABOVE DOES NOT RELIEVE THE CONTRACTOR FROM MAKING OTHER ROUTINE NOTIFICATIONS REQUIRED BY THE BUILDING DEPARTMENT OR CONSULTANTS

## REQUIRED SPECIAL INSPECTIONS:

1. TESTS AND INSPECTIONS OF CONCRETE CONSTRUCTION
   A. AS REQUIRED BY THE CONSULTANTS LISTED ON THE APPROVED CONSTRUCTION DOCUMENTS AND AS REQUIRED BY THE BUILDING DEPARTMENT TO BE FAMILIAR WITH THE SPECIFIC REQUIREMENTS FOR INSPECTIONS, INSPECTIONS AND OBSERVATIONS AND
   B. ENSURE THAT THE CONSULTANTS' DRAWINGS & SPECIFICATIONS, DIRECTIVES, INSPECTIONS ETC. ARE FOLLOWED.
2. TESTING AND INSPECTION OF STEEL FRAMING OCCURS
3. HIGH-STRENGTH BOLTS: REQUIRED - STEEL FRAMING OCCURS

## REVISIONS / CLARIFICATIONS:

| DATE | DESCRIPTION |
|---|---|

## PROJECT INFORMATION:

| | |
|---|---|
| ZONED: | PRD-20 |
| A.P.N.: | 003-431-005 |
| LOT AREA: | 11,556.35 SQ.FT. / 0.27 AC. |
| HIGH FIRE (SBCO ORD. #4495): | NO |
| FIRE SPRINKLER SYSTEM | YES (PROPOSED) |
| OCCUPANCY | R3 / U1 |
| TYPE OF CONSTRUCTION | V-B |

| SQUARE FOOTAGES | NET | GROSS |
|---|---|---|
| EXISTING: | | |
| EXISTING RESIDENCE: | | 1,747 S.F. |
| EXISTING DETACHED GARAGE: | | 432 S.F. |
| PROPOSED RESIDENCE: MAIN LEVEL | 1,416 S.F. | 1,563 S.F. |
| PROPOSED RESIDENCE: UPPER LEVEL | 690 S.F. | 794 S.F. |
| TOTAL | 2,106 S.F. | 2,357 S.F. |
| PROPOSED RAISED DECK: | | 838 S.F. |
| PROPOSED DETACHED GARAGE: | | 564 S.F. |

## DRAWING INDEX:


C COVER SHEET

ARCHITECTURAL:

A0.1 GENERAL NOTES / ABBREVIATIONS
A0.2 SITE / HORIZONTAL CONTROL
A0.3 SITE / HORIZONTAL CONTROL
A0.4 COLOR / MATERIAL BOARD
A0.5 CONDITION OF APPROVAL
A0.6 CONDITION OF APPROVAL
A0.7 CONDITION OF APPROVAL
A0.8 CONDITION OF APPROVAL
A0.9 CONDITION OF APPROVAL
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A0.11 CONDITION OF APPROVAL
A0.12 CONDITION OF APPROVAL
A0.13 CAL GREEN REQUIREMENTS
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A0.15 SOLAR REPORT
A0.16 SOLAR REPORT
A0.17 SOLAR REPORT
A0.18 SOLAR REPORT
A0.19 SOLAR REPORT
A0.20 SOLAR REPORT
A0.21 SOLAR REPORT
A0.22 ACCESSIBILITY
A0.23 ACCESSIBILITY

A1.1 OVERALL SITE PLAN (1/8" = 1'-0")
A1.2 OVERALL SITE PLAN CONSTRUCTION AREA CALCULATIONS (1/8" = 1'-0")
A1.3 LANDSCAPE PLAN (1/8" = 1'-0")
A1.4 LANDSCAPE / HARDSCAPE CALCULATIONS (1/8" = 1'-0")
A1.5 WATER EFFICIENT LANDSCAPE WORKSHEET
A1.6 SOILS ANALYSIS REPORT
A1.7 IRRIGATION PLAN AND HYDROZONE PLAN (1/8" = 1'-0")

A2.1 FOUNDATION PLAN / FIRST FLOOR (1/4" = 1'-0")
A2.2 FLOOR PLANS - RESIDENCE MAIN LEVEL (1/4" = 1'-0")
A2.3 FLOOR PLANS - RESIDENCE UPPER LEVEL (1/4" = 1'-0")
A2.4 ROOF PLAN / SIDING (1/4" = 1'-0")
A2.5 FOUNDATION PLAN / ROOF PLAN / ROOF PLAN - GARAGE (1/4" = 1'-0")

A3.1 PROPOSED EXTERIOR ELEVATIONS - RESIDENCE (1/8" = 1'-0")
A3.2 PROPOSED EXTERIOR ELEVATIONS - RESIDENCE (1/8" = 1'-0")
A3.3 PROPOSED EXTERIOR ELEVATIONS - GARAGE (1/8" = 1'-0")

A4.1 PROPOSED BUILDING SECTIONS (1/4" = 1'-0")
A4.2 PROPOSED BUILDING SECTIONS (1/4" = 1'-0")
A4.3 PROPOSED BUILDING SECTIONS (1/4" = 1'-0")
A4.4 PROPOSED BUILDING SECTIONS (1/4" = 1'-0")
A4.5 PROPOSED BUILDING SECTIONS (1/4" = 1'-0")
A4.6 WALL DETAILS
A4.7 PROPOSED BUILDING SECTIONS (1/4" = 1'-0")
A4.8 PROPOSED BUILDING SECTIONS (1/4" = 1'-0")
A4.9 PROPOSED BUILDING SECTIONS (1/4" = 1'-0")

A5.1 CONSTRUCTION DETAILS (1 1/2" = 1'-0")
A5.2 CONSTRUCTION DETAILS (1 1/2" = 1'-0")
A5.3 CONSTRUCTION DETAILS (1 1/2" = 1'-0")
A5.4 CONSTRUCTION DETAILS (1 1/2" = 1'-0")
A5.5 CONSTRUCTION DETAILS (1 1/2" = 1'-0")
A5.6 CONSTRUCTION DETAILS (1 1/2" = 1'-0")

A6.1 WINDOW AND DOOR FLASHING / MATERIALS
A6.2 ADOBE WINDOW AND DOOR INFORMATION
A6.3 ADOBE WINDOW AND DOOR INFORMATION
A6.4 ADOBE WINDOW AND DOOR INFORMATION
A6.5 ADOBE WINDOW AND DOOR TITLE 24
A6.6 MILLWORK BI-FOLD DOOR INFORMATION

STRUCTURAL:

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S0.2 GENERAL NOTES

S1.1 TYPICAL DETAILS
S1.2 TYPICAL DETAILS

S2 FOUNDATION MAIN LEVEL FRAMING PLAN

S3 UPPER LEVEL FLOOR FRAMING PLAN

S4 ROOF FRAMING PLAN
S4.0 CEILING JOIST PLAN

S7.0 DETAILS
S7.2 DETAILS
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S7.4 DETAILS

S8.1 DETAILS
S8.2 DETAILS
S8.3 DETAILS
S8.4 DETAILS

S9.1 DETAILS

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M1.1 MAIN LEVEL MECHANICAL PLAN
M1.2 UPPER LEVEL MECHANICAL PLAN

ELECTRICAL:

E0.0 ELECTRICAL NOTES AND PANEL SCHEDULE
E0.1 SINGLE LINE AND LOAD CALCULATIONS

E1.0 MAIN LEVEL POWER PLAN
E1.1 UPPER LEVEL POWER PLAN
E1.2 DETACHED GARAGE POWER PLAN

PLUMBING:

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P0.1 PLUMBING DETAILS
P0.2 PLUMBING DETAILS

P1.0 PLUMBING SITE PLAN

P2.0 FOUNDATION PLUMBING PLAN

P2.1 MAIN LEVEL PLUMBING PLAN

P2.2 UPPER LEVEL PLUMBING PLAN

P2.3 ROOF LEVEL PLUMBING PLAN


## DIRECTORY:

OWNER:
ROBERT AND CHRISTINE SCERNI
4610 4TH STREET
CARPINTERIA, CA 93013
PHONE: (805) 877-0331
CONTACT: ROBERT SCERNI

ARCHITECT:
ROBERTS DESIGN GROUP ARCHITECTURE + INTERIORS, INC.
420 KINSTON COURT
SANTA BARBARA, CA 93111
PHONE: (805) 967-8668
CONTACT: ROBERTS AVALOS

CIVIL ENGINEER:
HOFFMAN CIVIL ENGINEERING
4474 TELEPHONE ROAD, SUITE 1
VENTURA, CA 93003
PHONE: (805) 642-7220
CONTACT: MARK HOFFMAN, JR.

COASTAL HAZARD ANALYSIS REPORT:
GEOSOILS, INC.
5741 PALMER WAY
CARLSBAD, CA 92010
PHONE: (760) 438-3155
CONTACT: JOHN W. SWITZER

STRUCTURAL:
THOMPSON STRUCTURAL ENGINEERS
1336 E. LA SIESTA
SANTA BARBARA, CA
PHONE: (805) 563-6311
CONTACT: TOM THOMPSON

MECHANICAL/PLUMBING:
CONSULTING WEST ENGINEERS
340 VIA COLINAS STE. 102
WESTLAKE VILLAGE, CA 91362
PHONE: 818-889-1927
CONTACT: REYES AVALOS

WATER PURVEYOR:
MARINO ENGINEERING
421 E. YANONALI STREET
SANTA BARBARA, CA 93103
PHONE: 805-963-1850

SURVEYOR:
HENRY LAND SURVEYING
619 OVERVIEW DRIVE
OJAI, CA 93023
PHONE: 805-218-6124
CONTACT: JEREMY HENRY

## CORRELATION & INTENT OF CONST. DOC.:

THE INTENT OF THE CONTRACT DOCUMENTS IS TO DIRECT THE GENERAL DESIGN INTENT OF THE PROJECT AND IS TO INCLUDE THE LABOR AND MATERIALS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK BY THE CONTRACTOR. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. HOWEVER, BY THE CONTRACTOR SHALL BE REQUIRED TO THE EXTENT CONSISTENT WITH THE CONTRACT DOCUMENTS AND AS REASONABLY INFERABLE FROM THEM AS BEING NECESSARY TO PRODUCE THE INDICATED RESULT FOR A COMPLETE PROJECT. IN THE EVENT OF A DISCREPANCY OR CONFLICT WITHIN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF THE DISCREPANCY OR CONFLICT PRIOR TO THE EXECUTION OF THE CONTRACT FOR CONSTRUCTION WITH THE OWNER.

ALL CONSTRUCTION SHALL COMPLY WITH CURRENT 2022 CRC, CEC, CMC, CPC, 2019 CALIFORNIA ENERGY CODE, AND 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN), AND ANY OTHER LOCAL ORDINANCE AND REGULATION CURRENTLY ENFORCED HAVING JURISDICTION OVER THE PROJECT.

## CONDITIONS OF APPROVAL: IMPORTANT

THE CONDITIONS OF APPROVAL FOR THE CITY OF CARPINTERIA PLANNING COMMISSION PERMIT DATED CANNOT BE ISSUED BY THE BUILDING DEPARTMENT. COPIES OF THE CONDITIONS ARE ATTACHED TO THE PLANS. CONTRACTORS AND SUBCONTRACTORS MUST BE FAMILIAR WITH THE CONDITIONS OF APPROVAL PERTAINING TO THEIR WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL CONDITIONS OF APPROVAL PERTAINING TO THE ACTIVITIES OF SUBCONTRACTORS ARE BROUGHT TO THE ATTENTION OF AND FOLLOWED BY THOSE SUBCONTRACTORS. PLEASE NOTE: THERE ARE SPECIFIC REQUIREMENTS REQUIRED TO BE MET BEFORE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. THESE INCLUDE, BUT ARE NOT LIMITED TO, FINAL SITE CONDITION INCLUDING LANDSCAPING, CONSTRUCTION FENCING, COMPLETION OF WASTE MANAGEMENT AND FEES AS LISTED IN CONDITION OF THE PROJECT. THESE ARE NOT ALL INCLUSIVE.

| NO. | DATE | ISSUE / DESCRIPTION |
|---|---|---|
| 01 | | |

SCERNI RESIDENCE

4610 4TH STREET
CARPINTERIA, CA 93013

SHEET NAME:

COVER SHEET

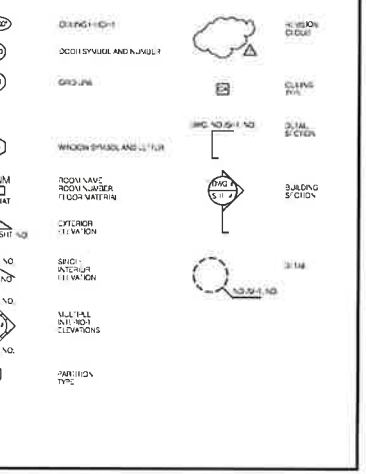
PROJECT NO: 2400

SHEET NO: C

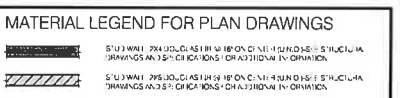
## ABBREVIATIONS

| | | | |
|---|---|---|---|
| ADJ | ADJACENT | N.I.C | NOT IN CONTRACT |
| ADJ | ADJUSTABLE | OC | ON CENTER |
| ALUM | ALUMINUM | OSB | ORIENTED STRAND BOARD |
| A/V | AUDIO VISUAL | PLAM | PLASTIC LAMINATE |
| BD | BOARD | PREFAB | PREFABRICATED |
| BDRM | BEDROOM | PL | PLATE |
| BLK | BLOCK | PLAS | PLASTER |
| BLKG | BLOCKING | PLYWD | PLYWOOD |
| BOM | BEAM | PNL | PANEL |
| BTL | BATH | POL | POLISHED |
| BOT | BOTTOM | PR | PAIR |
| BOW | BOTTOM OF WALL | PT | PAINT |
| BRICK SI | BRICK ASSET | PWDR | POWDER |
| C.I | CAST IRON | R | RADIUS |
| CAB | CABINET | R | RISE |
| CSMT | CASEMENT | RAD | REFRIGERATOR |
| CTR | CENTER | REC | RECESSED |
| CTR | CHROME | REFR | REFRIGERATOR/FREEZER |
| CL | CENTERLINE | REINF | REINFORCING |
| CLG | CEILING | RES | RESILIENT |
| CLK | CAULK | RWD | REDWOOD SHEET |
| CLO | CLOSET | S/S | STAINLESS STEEL |
| CMU | CONCRETE MASONRY UNIT | SCHED | SCHEDULE |
| CO | CONVENIENCE OUTLET | SEC | SECTION |
| CONC | CONCRETE | SECR | SECURITY |
| CONST | CONSTRUCTION | SF | SQUARE FEET/FOOTAGE |
| CONT | CONTINUOUS | S | SHELF |
| CPT | CARPET | SHLVS | SHELVES |
| CT | CERAMIC TILE | SHWR | SHOWER |
| D | DRYER | SIM | SIMILAR |
| DIM | DIMENSION | SPECS | SPECIFICATIONS |
| DH | DOOR HARDWARE | SPKR | SPEAKER |
| DTR | DOORS | SPL | SPLASH |
| DS | DOWNSPOUT | SQ IN | SQUARE INCHES |
| DTL (D) | DETAIL (D) | SS | STAINLESS STEEL |
| DW | DISHWASHER | STD | STANDARD |
| E | EXISTING | STL | STEEL |
| ELEC | ELECTRIC | STR | STORE |
| ELEV | ELEVATION | STO | STORAGE |
| EQ | EQUAL | SURF | SURFACE |
| EXIST | EXISTING | SW | SWITCH |
| EXP | EXPOSED | TBD | TO BE DETERMINED |
| FIN | FINISH | TEL | TELEPHONE |
| FP | FIREPLACE | THRHLD | THRESHOLD |
| FRT | FRONT | TIL | TILE |
| FRPR | FIREPROOFING | TOW | TOP OF WALL |
| FUR | FURRING | TR | TREAD |
| GA | GAGE | TV | TELEVISION |
| GALV | GALVANIZED | TYP | TYPICAL |
| GALV | GALVANIZATION | UC | UNDER COUNTER |
| GFI | GROUND FAULT INTERRUPTER | V | VANITY |
| GL | GLAZING | VCT | VINYL COMPOSITION TILE |
| GM | GALVANIZED NAIL | VCR | VIDEO CAMCORDER |
| GSM | GALVANIZED SHEET METAL | VEN | VENEER |
| GRID | GRID | VERT | VERTICAL |
| GS | GUESS | VIF | VERIFY IN FIELD |
| GYP BD | GYPSUM BOARD | VIF | VERIFY IN FIELD |
| HDWD | HARDWOOD | W | WASHER |
| HDWR | HARDWARE | W/ | WITH |
| HORIZ | HORIZONTAL | W/O | WITHOUT |
| HB | HOSE BIB | WC | WATER CLOSET |
| HT | HEIGHT | WD | WOOD |
| HVAC | HEATING VENTILATING AIR CONDITIONING | WDW | WINDOW |
| | | WH | WATER HEATER |
| INSUL | INSULATION | WHPC | WASHER HOOK (PC) |
| INT | INTERIOR | WT | WEIGHT |
| JT | JOINT | | |
| LAV | LAVATORY | | |
| LT | LIGHT | | |
| MAT | MATERIAL | | |
| MIR | MIRROR | | |
| MDF | MEDIUM DENSITY FIBER | | |
| MECH | MECHANICAL | | |
| MTD | MOUNTED | | |
| MTL | METAL | | |
| MLD | MOLDING | | |
| MO | MASONRY OPENING | | |
| MTL | METAL | | |
| MW | MICROWAVE | | |

## SYMBOLS LEGEND




## MATERIAL LEGEND FOR PLAN DRAWINGS




## GENERAL NOTES

1. CONTRACTOR SHALL REFER TO CONSULTANTS DRAWINGS AND SPECIFICATIONS FOR OTHER GENERAL REQUIREMENTS AND COORDINATE THEM WITH THE ARCHITECTURAL DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY, (AND PRIOR TO BEGINNING WORK IN AREA AFFECTED) IF A DISCREPANCY IS FOUND BETWEEN CONSULTANTS DRAWINGS AND SPECIFICATIONS AND THE ARCHITECTURAL DRAWINGS AND SPECIFICATIONS.

2. EXISTING WALLS ARE DIMENSIONED TO THE FACE OF FINISH. NEW WALLS ARE DIMENSIONED TO FACE OF STUD CONFORMING TO CODE. CONTRACTOR SHALL COORDINATE WHERE NONSTANDARD DIMENSIONS ARCHITECTURAL DETAILS AND STRUCTURAL DRAWINGS TO CONFIRM THE LOCATION OF SHEAR PANELS AND THE FOUNDATIONS.

3. CONTRACTOR SHALL VERIFY THAT ALL NEW WALLS ARE STRAIGHT, PLUMB AND SQUARE.

4. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO BE CONSIDERED AS FINISH SURFACES UNLESS OTHERWISE NOTED.

5. CONTRACTOR SHALL COORDINATE WITH THE OWNER AND ARCHITECT FOR ANY DEVIATIONS AND/OR CHANGES FROM DRAWINGS THAT MAY BE REQUIRED FOR EXISTING CONDITIONS WHICH AFFECT WORK CONSTRUCTION.

6. CONTRACTOR SHALL SEAL ALL PENETRATIONS THROUGH WALLS, CEILINGS AND FLOORS WITH ACOUSTICAL SEALANT IN ORDER TO MAINTAIN THE SAME STC RATING.

7. ALL CONSTRUCTION SHALL COMPLY WITH CURRENT SPECIFIC CITY, CIVIC, CITY STATE CODES AND COUNTY ORDINANCE #4527 ALL COUNTY SUPPLEMENTS TO ORDINANCE #4527 AND 2010 CALIFORNIA CODE, AND ANY OTHER STATE AND/OR COUNTY ORDINANCE AND/OR LEGISLATION CURRENTLY IN FORCE WITHIN JURISDICTION OF THIS PROJECT.

8. THE CONTRACTOR SHALL PROVIDE A WATERTIGHT WEATHERPROOFING AS REQUIRED BY THE CURRENTLY ENFORCED CODES AND REGULATIONS. THIS CONTRACTOR SHALL FLASH AND CAULK AS NECESSARY TO MEET THESE REQUIREMENTS. ALL WINDOWS AND EXTERIOR DOORS SHALL HAVE WEATHERSTRIPPING AS REQUIRED TO MEET THIS REQUIREMENT.

9. FINISH GRADE SHALL SLOPE AWAY FROM THE BUILDING A MINIMUM OF 5" WITHIN THE FIRST 10'-0" OF HORIZONTAL DISTANCE OR PROVIDE EQUIVALENT APPROVED METHOD.

10. CONTRACTOR SHALL REVIEW ALL DRAWINGS.

11. PROVIDE SMOKE DETECTORS AS REQUIRED.

INSTALL WITHIN SLEEPING ROOMS AND ADJACENT HALLWAYS. DETECTORS MUST BE PERMANENTLY WIRED, INTERCONNECTED AND EQUIPPED WITH A BATTERY BACK UP. VERIFY LOCATIONS IN FIELD WITH ARCHITECT PRIOR TO INSTALLATION. COORDINATE WITH ELECTRICAL DRAWINGS AND SPECIFICATIONS.

12. CONTRACTOR TO VERIFY ALL SITE CONDITIONS PRIOR TO BEGINNING WORK AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE CONDITIONS THAT MAY REQUIRE MODIFICATIONS PRIOR TO BEGINNING WORK. ARCHITECT WILL

13. PROVIDE INSULATION AS SHOWN ON PLANS. IN NO CASE SHALL INSULATION BE LESS THAN REQUIRED BY THE 2010 ENERGY CALCULATIONS.

| | | |
|---|---|---|
| A. | EXTERIOR WALLS | = R21 FOIL FACED FIBERGLASS BATT INSULATION OVER SIDING |
| B. | ROOF/CEILING | = R30 FOIL FACED FIBERGLASS BATT INSULATION OVER SOLID DECKING |
| C. | INTERMEDIATE FLOORS | = R30 FOIL FACED FIBERGLASS BATT INSULATION OVER SOLID DECKING |
| D. | INTERIOR STUD WALLS | = R13 FOIL FACED FIBERGLASS BATT INSULATION OVER SOLID DECKING |
| E. | INTERIOR SOUND WALLS | = SAME AS OPEN CEILING INSULATION TO FILL ALL CAVITIES |
| F. | CRAWL SPACES (INTERFACE FOUNDATION) | = R19 R MAX 5" SX 8510 RIGID FOAM INSULATION BOARDS SPUNA |

14. CONTRACTOR SHALL OBTAIN AND MAY OBTAIN PERMITS REQUIRED IN ALL OTHER STATE JURISDICTIONS EXCEPT THIS PROJECT. CONTRACTOR SHALL ALSO ARRANGE TO ALL SPECIAL INSPECTIONS AND EXAMINATIONS REQUIRED BY THOSE AUTHORITIES AND THE CONSTRUCTION DOCUMENTS.

15. WHERE APPLICABLE, ALL HANDRAILS SHALL MEET THE FOLLOWING REQUIREMENTS:

a. HEIGHT OF HANDRAIL ABOVE NOSING OF MINIMUM 34" MAXIMUM
b. HANDRAIL CROSS SECTIONAL DIMENSION (1 1/4" MINIMUM 2" MAXIMUM)
c. HANDRAIL CLEARANCE FROM WALL 1 1/2" MINIMUM
d. NONCIRCULAR HANDRAILS SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4" AND NOT GREATER THAN 6 1/4" WITH A MAXIMUM CROSS-SECTION OF 2 1/4"
e. HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIR.
f. HANDRAILS SHALL RETURN TO A WALL, GUARD OR WALKING SURFACE OR SHALL BE CONTINUOUS TO THE NEWEL OF AN ADJACENT STAIRFLIGHT OR HANDRAIL.
g. ROOF EDGES SHALL BE STRAIGHT AND SHALL NOT PASS WITHIN HOOK
h. HEIGHT OF GUARD MEASURED ABOVE ADJACENT FINISH SURFACE

16. ROOF COVERING SHALL BE OF NON-COMBUSTIBLE MATERIAL, CLASS A.

17. FINAL MASTER PHOTOGRAPHS SHALL BE TAKEN AT MINIMUM OF TWO DIFFERENT TIMES OF THE YEAR TO SHOW BOTH DECIDUOUS AND EVERGREEN FOLIAGE.

18. ALL SKYLIGHTS SHALL BE FLASHED AND CAULKED AS REQUIRED BY MANUFACTURER'S SPECIFICATIONS. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW PRIOR TO INSTALLATION.

19. PROVIDE PRESSURE BALANCING VALVES AT ALL SHOWERS.

20. CONTRACTOR SHALL REROUTE ANY EXISTING UTILITY LINES, CONDUITS OR EQUIPMENT IN CONFLICT WITH NEW CONSTRUCTION. CONFIRM REROUTING WITH ARCHITECT PRIOR TO BEGINNING WORK IN AFFECTED AREA. CONTRACTOR SHALL NOTE SUCH REROUTING ON THE RECORD DRAWINGS.

21. WHERE PARTIAL DEMOLITION OF EXISTING WALLS IS REQUIRED, CONTRACTOR SHALL PATCH AND REPAIR WALLS SO THAT THERE IS A SMOOTH TRANSITION BETWEEN EXISTING WALL CONDITIONS WHICH REMAIN AND NEW CONSTRUCTION.

22. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, MANUFACTURER'S SPECIFICATIONS, SHOP DRAWINGS AND SAMPLES (IF REQUIRED) TO THE OWNER AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING MATERIAL OR INSTALLATION. CONSTRUCTION SHALL NOT BEGIN UNTIL THE SUBMITTAL PACKAGE IS COMPLETE AND REVIEWED BY THE OWNER AND ARCHITECT.

23. SUBMITTAL PACKAGES SHALL BE CLEARLY MARKED AND LABELED WITH THE NAME OF THE PREPARER OF THE SUBMITTAL PACKAGE, THE PROJECT NAME AND ADDRESS, PLANS, AND ANY OTHER RELEVANT INFORMATION RELATED TO THE SUBCONTRACTOR OR COMPANY RESPONSIBLE FOR THE WORK CONTAINED WITHIN THE SUBMITTAL PACKAGE.

24. SUBCONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS TO BECOME FAMILIAR WITH ANY PRODUCTS AND THEIR CORRESPONDING INSTALLATION REQUIREMENTS. SUBCONTRACTOR SHALL PROVIDE THE OWNER AND ARCHITECT WITH A SUBMITTAL PACKAGE SHOWING SHOP DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION. SHOP DRAWINGS SHALL INCLUDE DIMENSIONS AND DETAILS INCLUDING ADJACENT CONSTRUCTION AND THEIR RELATIONSHIP TO NEW CONSTRUCTION. NOTE SPECIAL COORDINATION REQUIRED. THE SUBMITTAL PACKAGE SHALL NOTE ANY DEVIATIONS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS.

25. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR MANUFACTURER'S SPECIFICATIONS, SHOP DRAWINGS AND SAMPLES (IF REQUIRED) TO THE OWNER AND ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO ORDERING MATERIAL OR INSTALLATION. CONTRACTOR SHALL KEEP THE SIGNED SAMPLES AT THE JOBSITE FOR REFERENCE DURING CONSTRUCTION. WHERE SAMPLES ARE REQUIRED, THE CONTRACTOR SHALL PROVIDE THE FOLLOWING FOR EACH SAMPLE SUBMITTED FOR CONSTRUCTION:

A. STRUCTURAL STEEL (SS)
B. MISCELLANEOUS AND OTHER STEEL WORK (SD & S)
C. CABINETRY CASEWORK AND SPECIAL MILLWORK (SD & S)
D. MEMBRANE WATERPROOFING (MS)
E. CAULKS, SEALANTS AND INSULATION MATERIAL (MS)
F. CLEAR GLASS (S + SET) (MS)
G. DECORATIVE STONE (S) BLOCK WORK (SD & S)
H. LIGHT FIXTURE SELECTIONS (MS & SD)
I. TILE AND GROUT SELECTIONS (M + A AND OWNER) (MS & S)
J. FLOORING (MS & S)
K. SHEET METAL GUTTERS AND DOWN SPOUTS (S)
L. DOORS AND WINDOWS (S.S), MS, SI
M. FINISH HARDWARE (MS & S)
N. FLOORING (MS, S)
O. MECHANICAL EQUIPMENT AND SYSTEM LAYOUT (MS & SD)
P. THERMOSTATS, MECHANICAL REGISTERS AND DIFFUSERS (MS & S)
Q. ELECTRICAL EQUIPMENT AND DEVICES (BE OUTLETS, SWITCHES ETC.) (MS)
R. PAINTS AND STAINS (MS & S)
S. FINISH WALL AND CEILING TEXTURES (S)
T. APPLIANCES (MS)
U. PLUMBING FIXTURES (MS)
V. SHOWER PAN WATERPROOF MEMBRANE (MS)
W. ANY OTHER ITEM DEEMED NECESSARY DURING THE ARCHITECTS OWN REVIEW OF DESIGN APPROVAL (MS, SD AND ETC)

### SUBMITTAL PACKAGE REQUIREMENTS

SUBMITTALS PROVIDED WITHOUT THE FOLLOWING INFORMATION WILL BE DEEMED INCOMPLETE AND WILL NOT BE REVIEWED.

A. ALL SUBMITTAL PACKAGES SHALL BE LOOSE BOUND AND HAVE A COVER SHEET INDICATING THE PREPARER OF THE SUBMITTAL PACKAGE, THE PROJECT NAME AND ADDRESS, PLANS, AND ANY OTHER RELEVANT INFORMATION RELATED TO THE SUBCONTRACTOR OR COMPANY RESPONSIBLE FOR THE WORK CONTAINED WITHIN THE SUBMITTAL PACKAGE.

B. SUBCONTRACTOR SHALL REVIEW THE CONSTRUCTION DOCUMENTS TO BECOME FAMILIAR WITH ANY PRODUCTS AND THEIR CORRESPONDING INSTALLATION REQUIREMENTS. SUBCONTRACTOR SHALL PROVIDE THE OWNER AND ARCHITECT WITH A SUBMITTAL PACKAGE SHOWING SHOP DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION. SHOP DRAWINGS SHALL INCLUDE DIMENSIONS AND DETAILS INCLUDING ADJACENT CONSTRUCTION AND THEIR RELATIONSHIP TO NEW CONSTRUCTION. NOTE SPECIAL COORDINATION REQUIRED. THE SUBMITTAL PACKAGE SHALL NOTE ANY DEVIATIONS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS.

C. THE SUBCONTRACTOR SHALL PROVIDE THE SUBMITTAL PACKAGES TO THE ORIGINAL CONTRACTOR FOR DISTRIBUTION TO THE OWNER AND ARCHITECT FOR REVIEW. ONLY WHEN THE SUBMITTAL PACKAGE IS COMPLETE AND REFLECTS THE INFORMATION CONTAINED WITHIN THE CONSTRUCTION DOCUMENTS, THE GENERAL CONTRACTOR SHALL INDICATE THIS REVIEW HAS OCCURRED AND SIGN THE SUBMITTAL PACKAGES STATING THIS PRIOR TO ISSUING THE SUBMITTAL PACKAGE TO THE ARCHITECT FOR CONSIDERATION.

D. ALL SUBMITTAL PACKAGES SHALL BE SUBMITTED TO THE ARCHITECT DURING THE WEEKLY JOB MEETING OR OTHER SPECIAL CIRCUMSTANCES AS AND IF REQUESTED UPON THE TIME ARCHITECT WILL REVIEW OR DISTRIBUTE THE SUBMITTAL PACKAGES TO THE APPROPRIATE CONSULTANTS FOR REVIEW AND COMMENT.

E. WHERE EQUIPMENT WARRANTIES AS SPECIFIED, WARRANTIES SHALL BE SIGNED BY SUPPLIER OR INSTALLER RESPONSIBLE FOR PERFORMANCE. WARRANTIES SHALL NOT LIMIT LIABILITY OR OBLIGATION NON CONFORMANCE WITH DOCUMENTS.

F. SUBMIT LIST OF MATERIALS TO BE PROVIDED FOR THIS WORK.

G. SUBMIT MANUFACTURERS SPECIFICATIONS REQUIRED TO PROVE COMPLIANCE WITH SPECIFICATIONS REQUIREMENTS.

H. SUBMIT MANUFACTURERS INSTALLATION INSTRUCTIONS.

I. SUBMIT SHOP DRAWINGS AS REQUIRED WITH COMPLETE DETAILS AND ASSEMBLY INSTRUCTIONS.

J. SUBMIT SHOP DRAWINGS SHOWING RELATIONSHIP AND INTERFACE WITH ADJACENT OR RELATED WORK.

K. PROVIDE RESUBMITTALS WHEN SUBMITTALS ARE NOT APPROVED.

L. PROVIDE PRODUCTS FROM ONE MANUFACTURER FOR EACH TYPE OF MATERIAL AS SPECIFIED. PROVIDE SECONDARY MATERIALS AS RECOMMENDED BY MANUFACTURER OF PRIMARY MATERIALS.

### SUBSTITUTIONS

A. PROVIDE PRODUCTS SPECIFIED OR APPROVED EQUAL. PRODUCTS SUBMITTED FOR SUBSTITUTION SHALL BE SUBMITTED WITH ACCEPTABLE DOCUMENTATION AND INCLUDE COSTS OF SUBSTITUTION INCLUDING RELATED WORK.

### CONVENTIONS OR ABBREVIATIONS USED

A. ANY DEVIATIONAL FROM THE SPECIFICATIONS PROVIDED WITHIN CONSTRUCTION DOCUMENTS

B. ANY DISCREPANCIES WITHIN DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO BEGINNING WORK.

C. SPECIFIED MATERIAL CHANGE IN COLOR MUST BE APPROVED BY OWNER.

D. SPECIFIED MATERIAL IS NOT ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.

E. SUBSTANTIAL ADVANTAGE IS OFFERED TO THE OWNER IN TERMS OF COST, TIME OR OTHER VALUABLE CONSIDERATION.


ROBERTS DESIGN & GROUP
ARCHITECTURE + INTERIORS INC.
1130 STATE STREET
SANTA BARBARA, CA 93101
805.884.8402 OFFICE
805.227.8092 FAX



THESE DRAWINGS AND SPECIFICATIONS AND COPIES THEREOF FURNISHED BY ROBERTS DESIGN GROUP ARE AND SHALL REMAIN THE PROPERTY OF ROBERTS DESIGN GROUP. THEY ARE TO BE USED ONLY WITH RESPECT TO THIS PROJECT AND SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH ROBERTS DESIGN GROUP. THEY ARE NOT TO BE LOANED, COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF ROBERTS DESIGN GROUP. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.


| NO | DATE | ISSUE/WORK |
|---|---|---|
| 1 | | |

SCERNI RESIDENCE

4610 4TH STREET
CARPINTERIA, CA 93013

SHEET NAME
GENERAL INFORMATION

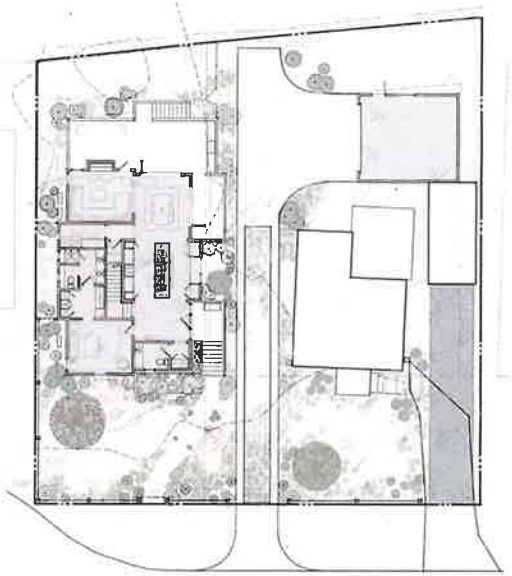
PROJECT NO 2100 | SHEET NO A0.1

ROBERTS
DESIGN

SCERNI RESIDENCE
SITE PHOTOS
APRIL 06 2022

AERIAL PHOTO OF THE NEIGHBORHOOD

PHOTOS OF THE NEIGHBORHOOD



PROPOSED SITE PLAN

SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

NEIGHBORHOOD
SITE STUDY

A0.2

ROBERTS
DESIGN
GROUP

SCERNI RESIDENCE

SITE PHOTOS

AERIAL PHOTO OF THE NEIGHBORHOOD

NEIGHBORHOOD
SITE STUDY

A0.3

PHOTOS OF THE NEIGHBORHOOD

(TYPICAL)
KOLBE WINDOWS AND
EXTERIOR DOORS

AG MILLWORK
BI-FOLD EXTERIOR
DOORS
(WHITE DOVE)

SOUTH ELEVATION

EAST ELEVATION

HARDIE SHINGLE
"STRIAGHT EDGE PANEL"
THE STATEMENT COLLECTION
(NIGHT GRAY)

OWENS CORNING
TRUDEFINITION
DURATION MAX
SHINGLE ROOFING
(MOUNTAINSIDE)

WESTERN METAL DECK
STANDING SEAM ROOFING
METAL FLASHING,
GUTTERS AND DOWNSPOUTS

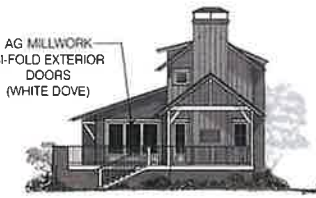
BENJAMIN MOORE
TRIM AT LOCATION
SHOWN ON EXTERIOR
ELEVATIONS
(WHITE DOVE" OC-17)

BENJAMIN MOORE
(COLOR MATCH HARDIE
THE STATEMENT COLLECTION
NIGHT GRAY)

HARDIE PANEL
"SELECT CEDAR"
THE STATEMENT COLLECTION
(NIGHT GRAY)

HARDIE TRIM
"RUSTIC GRAIN"
BATTEN BOARDS
THE STATEMENT COLLECTION
(NIGHT GRAY)

AG MILLWORK
BI-FOLD EXTERIOR
DOORS
(WHITE DOVE)



NORTH ELEVATION

WEST ELEVATION

SCERNI RESIDENCE
4610 4TH STREET
CARPINTERIA, CA. 93013

(COLOR AND MATERIAL BOARD)

AUGUST 30, 2022

ROBERTS
DESIGN
GROUP
ARCHITECTURE + INTERIORS INC
730 PRESTEN COURT
SANTA BARBARA, CA 93111
805 681 8081 OFFICE
805 227 6063 FAX

SCERNI
RESIDENCE
4610 4TH STREET
CARPINTERIA, CA. 93013

SHEET NAME
COLOR AND MATERIAL
INFORMATION

PROJECT NO.
2107

SHEET NO.
A0.4

**CITY of CARPINTERIA,** CALIFORNIA

September 12, 2023

Jeremy Roberts
ROG Architecture & Interiors
730 Kristen Court
Santa Barbara, CA 93111

Re: Notification of Planning Commission Action
Scerni New Residence; Project #22-2184-DP/CDP/VM/ARB
4610 Fourth Street, APN 003-431-005

Dear Mr. Roberts:

On September 5, 2023, the Planning Commission took action on the following item:

*Request for approval of a Development Plan and Coastal Development Permit to allow the construction of a new 2,257 square foot two-story single-family dwelling with an 838 square-foot partially-covered deck, and a detached 504 square-foot two-car garage with a storage loft. The maximum roof ridge height of the proposed residence would be 29.18 feet, and the maximum roof ridge height of the proposed garage would be 22.54 feet, both measured from existing grade. The project would include new fencing, landscaping and hardscape. Access would be via a new ribbon driveway off of Fourth Street. The project also includes minor improvements to the existing one-car garage and a request for a front setback modification to allow an "as-built" covered front porch on the existing residence to encroach up to 4.5-feet into the required front setback of 10-feet and remain as constructed.*

The Planning Commission approved the project subject to the Findings and Conditions of Approval as recommended by staff.

This decision to approve the project is appealable to the City Council. The appeal period is ten days commencing on September 6, 2023 and ending on September 15, 2023 at 5:00 p.m. An appeal must be filed in writing and must be accompanied by a filing fee of $1,330.00.

In accordance with the Carpinteria Municipal Code, the applicant shall pay Development Impact Fees (DIFs). The amount of the fees as detailed in the staff report prepared for the Planning Commission hearing is estimated to be $22,299.75 with other fees estimated to be $18,743.43. Municipal Code §15.80.090 allows residential DIFs to be collected consistent with Government

5775 CARPINTERIA AVENUE • CARPINTERIA, CA 93013-2601
(805) 684-5405 • FAX (805) 684-3304
www.carpinteria.gov

Scerni New Residence; PC Action Letter
Hearing Date: September 5, 2023
Page 2

Code section 66007(a), which states that DIFs for residential projects shall be collected on the date of final inspection or issuance of a certificate of occupancy, whichever occurs first, except as provided in Government Code section 66007(b)(1). Fee amounts are updated no less frequently than in July of each year; thus, when final fee calculations are made at the time the fees are paid, the fee amounts may vary from the estimate given at the initial development approval. Fees are always considered an estimate until the date of payment. The 90 day period during which you may file a protest regarding the imposition of these fees pursuant to Government Code §66020(a) commenced on September 6, 2023.

Conditions of Approval for the project are attached to this letter for your records. A separate copy of the last page of the Conditions of Approval is also attached. Please sign and return this page to the Community Development Department. Should you have any questions or need further information regarding this action letter or the project, please contact Syndi Sowter at (805) 755-4405 or syndi@carpinteria.gov.

Sincerely,

Nick Bobroff, Director
Community Development Department

Attachment: Planning Commission Resolution with Attachments

cc: Gregg and Beth Scerni, 4610 Fourth Street, Carpinteria, CA 93013
Brian Banks, Banks Planning, P.O. Box 50304, Santa Barbara, CA 93150
Cara Fite, 22-2184-DP/CDP/VM/ARB
10AG members

**Attachment A**
**Resolution PC-23-008**

**Scerni New Residence**
**22-2184-DP/CDP/VM/ARB**

**September 5, 2023**

RESOLUTION NO. PC-23-008

**A RESOLUTION OF THE CITY OF CARPINTERIA PLANNING COMMISSION APPROVING A DEVELOPMENT PLAN AND COASTAL DEVELOPMENT PERMIT FOR PROJECT 22-2184-DP/CDP/VM/ARB FOR THE CONSTRUCTION OF A NEW SINGLE-FAMILY RESIDENCE AND A DETACHED GARAGE. THE PROJECT IS LOCATED AT 4610 FOURTH STREET (APN 003-431-005), REQUESTED BY JEREMY ROBERTS.**

WHEREAS, the Carpinteria Planning Commission has considered an application for a Development Plan and Coastal Development Permit filed by Jeremy Roberts, Architect on behalf of Gregg and Beth Scerni on September 13, 2022, to construct a new 2,257 square foot two story single family residence and a detached 504 square foot two-car garage; and

WHEREAS, the application was subsequently deemed complete and accepted by the City as being consistent with the applicable submittal requirements on March 21, 2023; and

WHEREAS, the City of Carpinteria Architectural Review Board considered the proposed project at their April 27, 2023 meeting, wherein the project was recommended for preliminary approval; and

WHEREAS, the Planning Commission has conducted a noticed public hearing and received evidence regarding the applications for the Development Plan and Coastal Development Permit; and

WHEREAS, the Planning Commission has considered a request for a modification of the zoning district requirements for the front yard setback as specified in Chapter 14.14.060.I; and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act under Guidelines Sections 15303(a) and (e) (new construction or conversion of small structures); 15304(a), (b), (e), and (f) (minor alterations to land); and 15332 (in-fill development projects); and

WHEREAS, the Planning Commission has reviewed the policies of the General Plan Coastal Land Use Plan and the Zoning Code standards that are relevant to the project.

NOW THEREFORE, THE PLANNING COMMISSION HEREBY RESOLVES AS FOLLOWS:

1. The Development Plan, including a Modification to the PRD front setback requirement, and Coastal Development Permit are approved, making the findings for approval outlined in Exhibit 1;

RESOLUTION NO. PC-23-008
Scerni New Residence; September 5, 2023
Page 1

2. The Notice of Exemption prepared for the project is accepted as having satisfied the requirements of CEQA; and

3. The Development Plan and Coastal Development Permit consistent with the plans shown in Exhibit 2 are approved subject to the project conditions of approval set forth in Exhibit 3.

*PASSED, APPROVED AND ADOPTED* this 5th day of September 2023, by the following called vote:

AYES: Commissioners Allen, Lafevers, Mayer and Salant
NOES: Commissioner(s): None
ABSENT: Commissioner(s): None
ABSTAIN: Commissioner(s): Setterfield

Gloria Lafevers, Vice-Chair

ATTEST:

Nick Bobroff, Secretary

*I hereby certify that the foregoing Resolution was duly and regularly introduced and adopted at a regular meeting of the Planning Commission of the City of Carpinteria held the 5th day of September 2023.*

RESOLUTION NO. PC-23-008
Scerni New Residence; September 5, 2023
Page 2

**Attachment A**
**Exhibit 1:**
**Findings for Approval**

**Scerni New Residence**
**22-2184-DP/CDP/VM/ARB**

**September 5, 2023**

ATTACHMENT A
EXHIBIT 1: FINDINGS FOR APPROVAL

CITY OF CARPINTERIA PLANNING COMMISSION HEARING
PROJECT NO. 22-2184-DP/CDP/VM/ARB
SEPTEMBER 5, 2023

SCERNI NEW RESIDENCE
4610 FOURTH STREET
REQUESTED BY JEREMY ROBERTS

**FINDINGS PURSUANT TO GOVERNMENT CODE, LOCAL COASTAL PLAN, GENERAL PLAN, AND TITLE 14 OF THE CARPINTERIA MUNICIPAL CODE**

**1.0 Administrative Findings**

The Planning Commission hereby incorporates by reference as though set forth in full all Community Development Department staff reports and attachments thereto presented to the Planning Commission and all comments made or received either orally or in writing at the public hearings on this project.

**1.1 Procedures**

Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the project is for public review of the subject Development Plan and Local Coastal Development Permit has been properly conducted as follows:

a. An application for a Development Plan and Coastal Development Permit was submitted on September 13, 2022, and deemed complete and accepted by the City as being consistent with the applicable submittal requirements on March 21, 2023. Said application and all related material have been available for public review at City offices since the date of submittal.

b. The application has been evaluated and found to conform to the applicable zone district and to be consistent with the City's Local Coastal Program Land Use Plan, the Interpretive Guidelines of the Coastal Commission and the California Coastal Act.

c. The project has been reviewed by the City's Architectural Review Board at a duly noticed public meeting which included, but is not limited to, mailed notice to all property owners within 300 feet and occupants within 100 feet of the subject property.

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d. The project has been reviewed by the City's Planning Commission at a duly noticed public hearing which included, but is not limited to, mailed notice to all property owners within 300 feet and all occupants within 100 feet of the subject property and publication in the local newspaper, the Coastal View News.

**1.2 California Environmental Quality Act**

The Planning Commission finds that the project is categorically exempt from the California Environmental Quality Act pursuant to Sections 15303(a) and (e) (new construction or conversion of small structures); 15304(a), (b), (e), and (f) (minor alterations to land); and 15332 (in-fill development projects) of the Guidelines for the Implementation of the California Environmental Quality Act as the project includes only the construction of a new single family residence, detached garage, and associated grading and landscaping.

**1.3 Development Plan Findings**

Pursuant to Carpinteria Municipal Code §14.68.030(B), the Planning Commission shall determine that all of the following criteria have been met prior to approving or approving with conditions a Development Plan:

1. *The proposed development is in conformance with the provisions of the applicable zoning district, Local Coastal Plan and implementation programs, and General Plan.*

As presented in the staff report prepared for the Planning Commission hearing of September 5, 2023, and herein incorporated by reference, the project involves the construction of a new two-story single-family residence and a detached garage pursuant to Chapter 14.14, Planned Residential Development (PRD) of the City's Zoning Code. The project is in conformance with all of the applicable requirements of the Zoning District with the approval of the Modification to the front setback requirement to allow the "as-built" covered front porch on the existing residence to encroach 4.5 feet into the setback. The project has also been found to be consistent with the General Plan's applicable Land Use and Community Design Element Objectives and Policies in that the project involves the construction of a new single family residence and a detached garage that fits within the "small beach town" character of the neighborhood and the established surrounding development pattern relative to architectural style, overall size and scale, front setback distances, its pedestrian-oriented design and its discussion architectural elements including a covered front porch. The project has also been found to be consistent with the applicable objectives and policies of the Noise, Safety, and Housing Elements.

2. *The proposed development is sited and designed to avoid risks to life and property due to geologic, flood, or fire hazards and that the proposed density of development is consistent with these objectives.*

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ROBERTS
DESIGN
ARCHITECTURE + INTERIORS INC
730 KRISTEN COURT
SANTA BARBARA CA 93111
805 681 6431 OFFICE
805 227 8083 FAX

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SCERNI
RESIDENCE

4610 4TH STREET
CARPINTERIA, CA 93013

SHEET NAME
CONDITIONS OF APPROVAL

PROJECT NO. 2100 | SHEET NO. A0.5

The project site is not currently located in a flood hazard area according to the current flood insurance Rate Map ("FIRM") for the area. The project site is, however, located in an area that may become vulnerable to coastal flooding resulting from as little as 1 foot of sea level rise (SLR) according to the City's "Sea Level Rise Vulnerability Assessment and Adaptation Project" Consistent with California Coastal Commission guidance and increasingly prudent, the applicant has provided a Coastal Hazard and Sea Level Rise Discussion for the project which includes recommendations to minimize SLR impacts. Those recommendations have been incorporated into the project design.

The project has also been conditioned to require recordation of a real estate disclosure and waiver document requiring the owner to assume the risk of any damage caused by future sea level rise and to waive any claims for damages for such hazards, and to require the disclosure to any future buyers all permit conditions related to coastal hazards, property defects or vulnerabilities, including information about known current and potential future substantial ties to sea level rise. These conditions are necessary to protect public health, safety and welfare, to properly disclose to current and future owners the property's potential vulnerability to sea level rise impacts and potential coastal flooding hazards due to climate change, to safeguard valuable public coastal resources, which are of statewide importance, and to require the property owner, rather than the City, to accept responsibility for any future damages related to sea level rise.

The project site is not located in an area identified as being a high fire hazard zone. The project site is located in an area that, according to the Safety Element of the City's General Plan, Coastal Land Use Plan, has high potential for both beneficial and expansive soils. As such, the project has been conditioned accordingly to require preparation of, and compliance with, a site-specific geotechnical study to move accurately assess risks and provide recommendations for foundation design and construction. The project would result in two residential units on the property, which is well below the five units that could be permitted under the PRD-20 zoning.

3. *The proposed development will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.*

The site does not contain any environmentally sensitive habitat area nor does the project have the ability to impact fish or wildlife as it involves the construction of one new residential unit within a developed urban neighborhood. There are no known sensitive resources, native vegetation, or specimen trees that would be impacted as a result of this project. Appropriate conditions of approval are included to address and avoid potential construction-related impacts to air quality, water quality, and noise.

4. *The proposed development will not conflict with any recorded easement acquired by the public at large for access through the property or use of the property or any easements granted to any public agency or required as a condition of approval.*

There are no known recorded easements on the property for public access or public utilities. No new easements are required of the project as a condition of approval. The



project has been reviewed and conditionally approved by the Carpinteria-Summerland Fire Protection District, Carpinteria Sanitary District and Carpinteria Valley Water District.

5. *The proposed development will not adversely affect necessary community services and utilities including but not limited to traffic circulation, sewage disposal, fire protection, water supply, and police protection.*

The project does not have the potential to adversely affect these services in that these services are currently available to the surrounding residences located throughout the neighborhood and already serve the existing residence on the property. The proposed new single-family residence would not place an additional demand on community services significant enough to adversely affect the availability of these services. Agencies potentially affected by this project have been notified and have indicated an ability to serve the project.

6. *The proposed development will not be detrimental to the peace, health, safety, comfort, convenience, property values, or general welfare of the neighborhood.*

The project involves the construction of a new single-family residence and detached garage within an urbanized, residential part of the City. The proposed structures are compatible with the surrounding development in terms of size, bulk, scale, architectural style and placement on the lot and with the City's desire to preserve and enhance the "small beach town" character of the Downtown Beach Neighborhood as noted in the staff report presented to the Planning Commission, dated September 5, 2023. The proposed Modification to the front setback requirement is consistent with other setback encroachments granted in the recent past in this part of the City and the structure would not have a negative impact on other single story residences in the vicinity.

### 1.4 Development Plan Modification Findings

Pursuant to Carpinteria Municipal Code §14.55.170, in reviewing a Development Plan, the Planning Commission or City Council may consider modification of requirements of the base zoning district in which the proposed development is located, including building height, yard setback, parking, building coverage or landscaping, if it is determined that such modification is necessary to accommodate an innovative project which will result in at least one of the following public benefits:

1. *Energy efficient heating/cooling, or*
2. *Provision of affordable housing units through a mix of housing types, innovative design and construction techniques, or other means, or*
3. *Provision of a larger amount of open space or landscaping than the minimum requirements of the district*

The project is required to provide a minimum of 2,311 square feet of common open space/landscaping in order to meet the 30% minimum open space requirements of the base



zone district. As designed, the project includes 21% (2,421 square feet) of the total lot area as common open space landscaping. Most of this common landscaped area is located along the 7 foot 6 inch street frontage and can be viewed as a benefit enjoyed by the public. Additionally, the project includes private open space areas for each unit which occupy an additional 10% of the total lot area. Together, the common and private open space areas comprise 31% of the property, which is nearly double the minimum required by the base zone district. Therefore, the project provides more than the required minimum amount of open space landscaping and a significant amount of the landscaping would be located near the front of the lot so as to benefit the public, consistent with the third finding above.

Additionally, the residence, if constructed, would have to comply with the current California Title 24 residential building codes, which include the California Green Building Standards for energy efficient heating and cooling, among other energy efficiency and conservation measures. Therefore, the project can also be found to include features that allow for energy efficiency consistent with the first finding above.

### 1.5 Coastal Development Permit Finding

Pursuant to the California Coastal Act, the Administrative Regulations of the California Coastal Commission and the City's Local Coastal Program, it has been found that the permit requested may be issued based on the following findings:

1. *The proposed development is in conformity with the City's certified Local Coastal Program.*

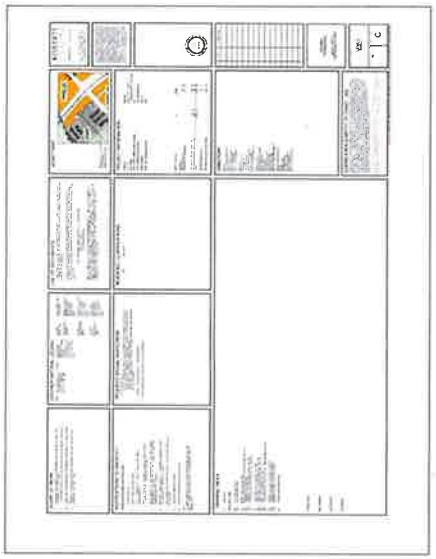
The project involves the construction of a new two-story single-family residence and a detached garage pursuant to Chapter 14.16, Planned Residential Development of the City's Zoning Code. Based on the City's Coastal Land Use Plan (CLUP), this type of use has been anticipated in the Medium Density Residential (MDR) land use district.

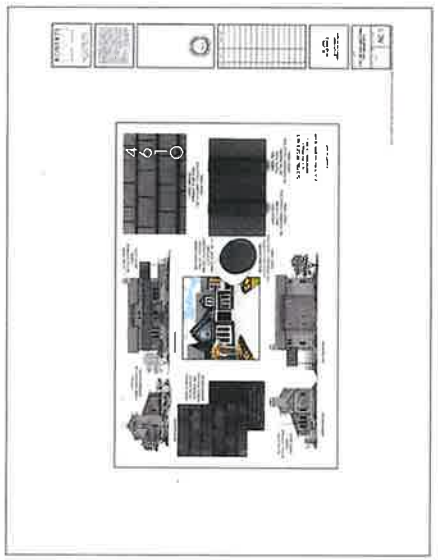
An analysis of the project's conformity with the Objectives and Policies of the City's certified Local Coastal Program is presented in the staff report prepared for the Planning Commission hearing of September 5, 2023, and herein incorporated by reference. As discussed in the staff report, with the granting of the requested Modification to the front yard setback requirement, the project would be consistent with all of the applicable development standards of the Planned Residential Development zone district. The Land Use and Community Design Elements of the City's General Plan encourage new development that is compatible with the existing surrounding development and maintains and enhances the City's "small beach town" charm. Consistent with the applicable objectives and policies of the General Plan, the residence would be of a size, scale, architectural style, layout and placement on the lot that fits the desired vision for the Downtown Beach Neighborhood. The project has also been found to be consistent with the applicable objectives and policies of the Scenic, Safety and Housing Elements of the City's General Plan/Coastal Land Use Plan. Therefore, this finding can be made.

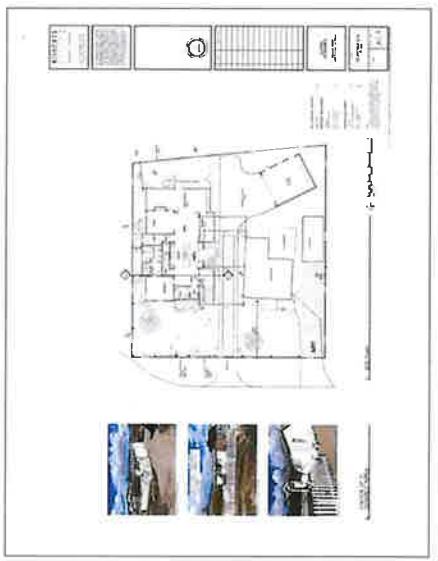
**Attachment A**
**Exhibit 2:**
**Reduced Plan Set**

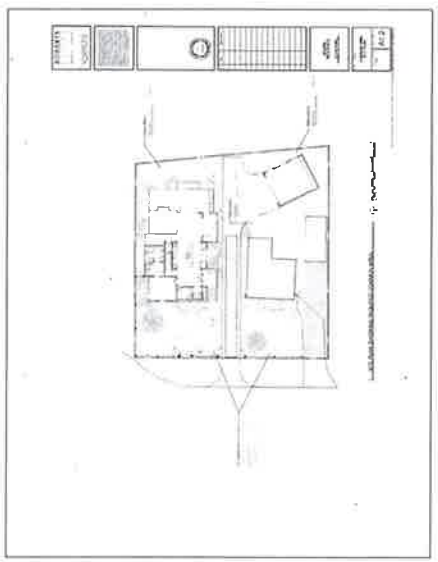
**Scerni New Residence**
**22-2184-DP/CDP/VM/ARB**

**September 5, 2023**









ROBERTS
DESIGN
Group
ARCHITECTURE + INTERIORS INC.
730 PRISTEN COURT
SANTA BARBARA, CA 93111
805.884.8420 OFFICE
805.637.6081 FAX

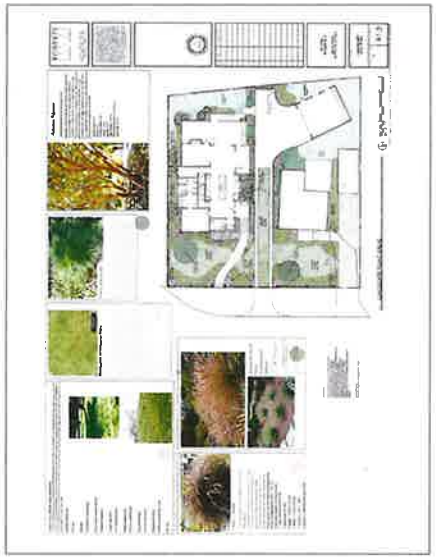
SCERNI
RESIDENCE

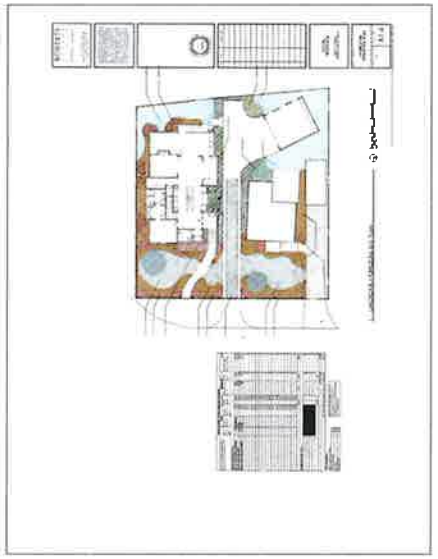
4610 4TH STREET
CARPINTERIA, CA 93013

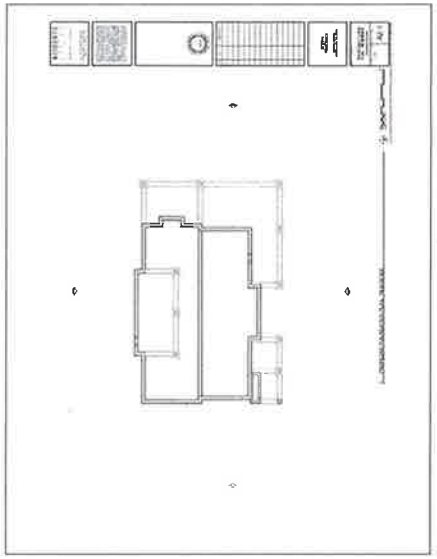
SHEET NAME
CONDITIONS OF APPROVAL

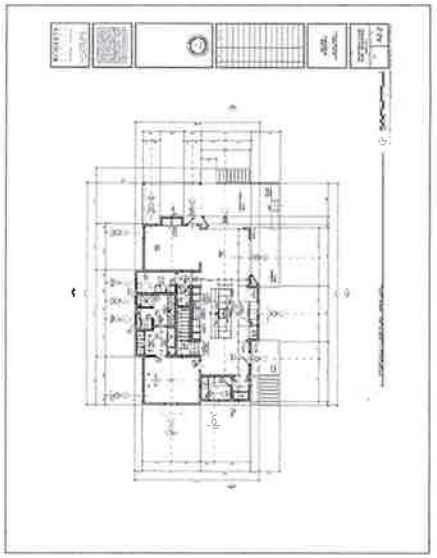
PROJECT NO. 21-001

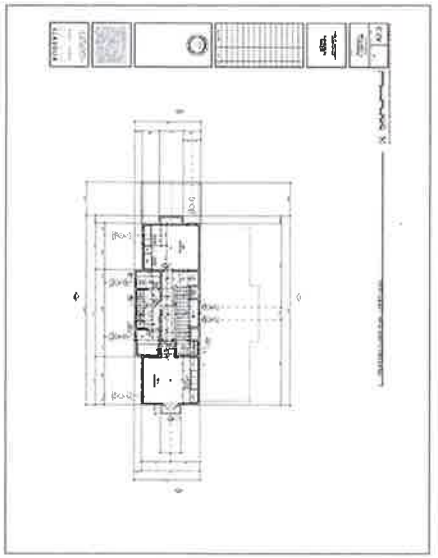
SHEET NO.
A0.6

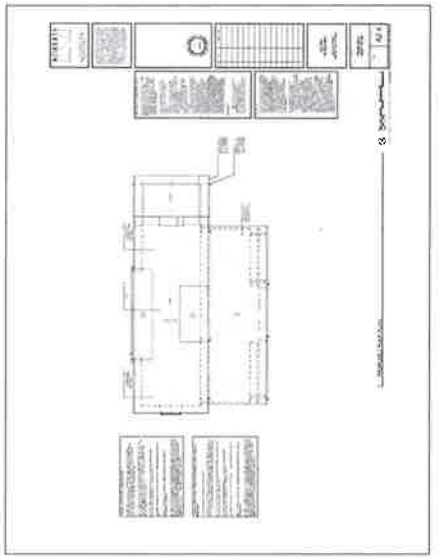


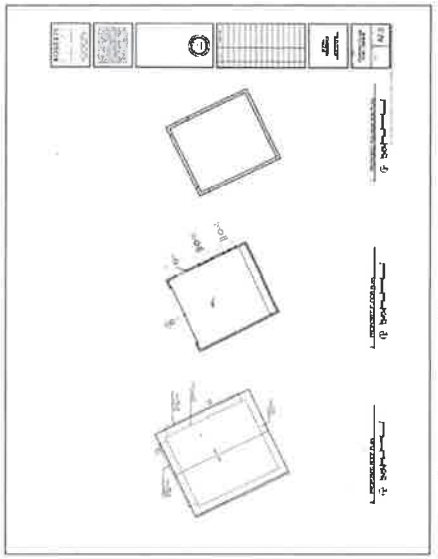













ROBERTS
DESIGN
GROUP
ARCHITECTURE + PLANNING INC.
720 KRISTEN COURT
SANTA BARBARA, CA 93111
805 884 4403 OFFICE
805 237 4053 FAX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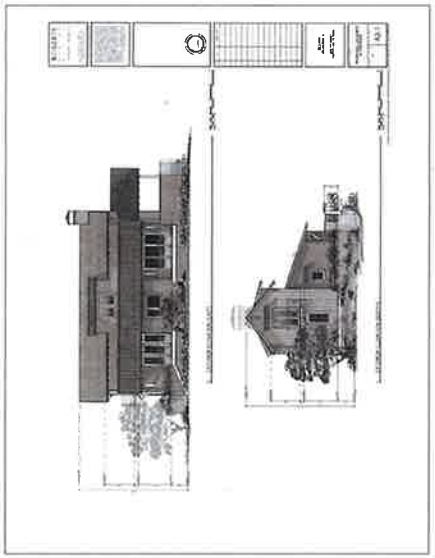
SCERNI
RESIDENCE

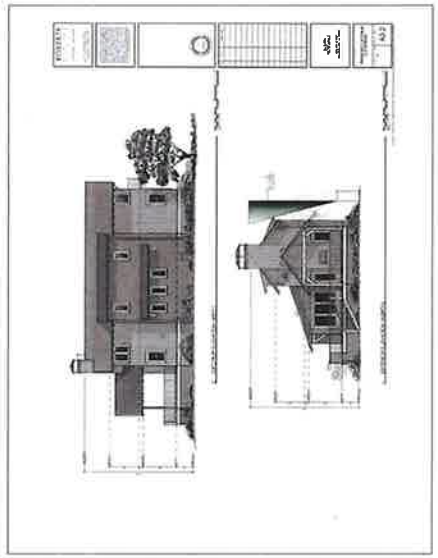
4610 4TH STREET
CARPINTERIA, CA 93013

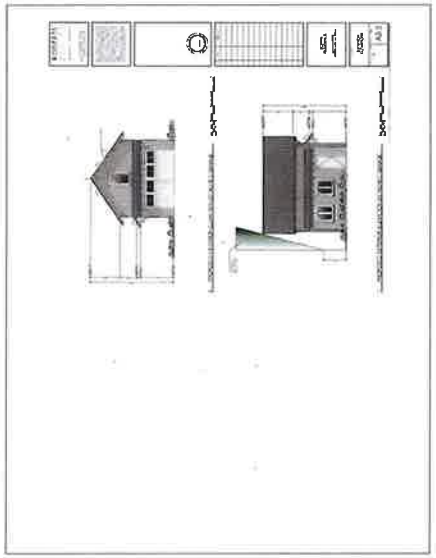
SHEET NAME:
CONDITIONS OF APPROVAL

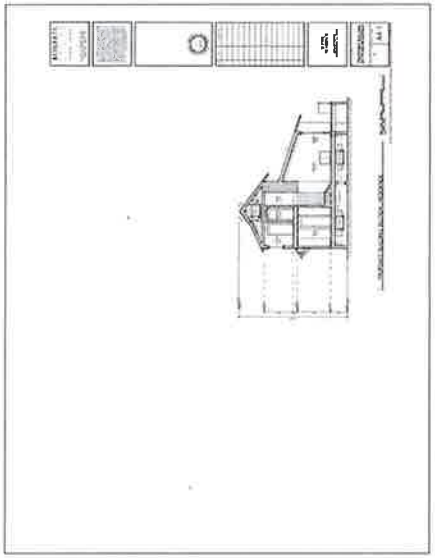
PROJECT NO: P-207

SHEET NO: A0.7









**Attachment A**
**Exhibit 3:**
**Recommended Conditions of Approval**

**Scerni New Residence**
**22-2184-DP/CDP/VM/ARB**

**September 5, 2023**

**PLANNING COMMISSION HEARING**
**PROJECT 22-2184-DP/CDP/VM/ARB**
**4610 FOURTH STREET (APN 003-431-005)**
**SEPTEMBER 5, 2023**

**ATTACHMENT A, EXHIBIT 3: CONDITIONS OF APPROVAL**
**SCERNI RESIDENCE ADDITION**

The Conditions set forth in this permit affect the title and possession of the real property that is the subject of this permit and shall run with the real property or any portion thereof. All the terms, covenants, conditions and restrictions herein imposed shall be binding upon and inure to the benefit of the owner (applicant, developer), his or her heirs, administrators, executors, successors and assigns. Upon any sale, division or lease of real property, all the conditions of this permit shall apply separately to each portion of the real property and the owner (applicant, developer) and/or possessor of any such portion shall succeed to and be bound by the obligations imposed on the owner (applicant, developer) by this permit.

**PROJECT DESCRIPTION**

1. This Development Plan and Coastal Development Permit are based upon and limited to compliance with the project description, the hearing exhibits (Attachment A, Exhibit 2 to the staff report dated September 5, 2023) and conditions of approval set forth below. Any deviations from the project description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.

   The project description is as follows:

   *Request for a Development Plan and Coastal Development Permit to allow the construction of a new 2,227 square foot two-story single family residence with an 868 square foot partially covered deck, and a detached 504 square foot two-car garage with a storage loft. The maximum roof ridge height of the proposed residence would be 29.38 feet, and the maximum roof ridge height of the proposed garage would be 22.34 feet, both measured from existing grade. The project includes improvements to the existing one-car garage and a request for a front setback modification to allow an "as-built" covered front porch on the existing residence to encroach up to 4.5 feet into the required front setback and remain as constructed. The project would also include new fencing, landscaping and hardscape. Vehicular access would be provided via a new ribbon driveway off of Fourth Street.*

   The grading, development, use, and maintenance of the property, the size, shape, arrangement, and location of structures, parking areas and landscape areas, and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans (such as Landscape Plans) must be submitted for review and approval and shall be implemented as approved by the City.



**COMMUNITY DEVELOPMENT DEPARTMENT PROJECT SPECIFIC CONDITIONS**

2. The design, scale and character of the project architecture and landscape shall be compatible and blend harmoniously with existing development and consistent with the City's "small beach town" character. **Plan Requirement and Timing:** The applicant shall submit plans for the project for final review by the Architectural Review Board prior to approval of any Building Permit for physical development. **Monitoring:** Community Development Department staff (CDD) shall review submitted plans, provide direction to the ARB regarding this navigation measure and site inspect during the construction phase.

3. All materials and colors used in construction and all landscape materials shall be as represented to the City and any deviation will require the express review of the Community Development Department.

4. Any exterior night lighting installed on the project site shall be of low intensity, low glare design, minimum height, and shall be hooded to direct light downward onto the subject parcel and prevent spill over onto adjacent parcels. **Plan Requirements:** The locations of all exterior lighting fixtures shall be reviewed and approved by CDD with input from the ARB. **Monitoring:** CDD and ARB shall review final plans for compliance with this measure prior to approval of a building permit for structures. Building Inspector shall inspect structures upon completion to ensure that exterior lighting fixtures have been installed consistent with their depiction on the final plans.

5. A building permit shall be obtained for the "as-built" covered porch on the existing residence and for the removal of the paneling and installation of a new garage door on the existing garage. **Plan Requirement and Timing:** The applicant shall submit plans to the Building Division prior to or concurrently with the plans for the new residence, and obtain a building permit for the improvements prior to or concurrently with the issuance of the building permit for the new residence. The improvements shall receive a final inspection prior to issuance of the Certificate of Occupancy on the new residence.

6. In order to adapt to future sea level rise, the construction documents shall include details to demonstrate the ability to accommodate future retrofitting for waterproofing, as needed. **Plan Requirement and Timing:** The applicant shall include the information on the plans submitted to the Building Division with the building permit application. **Monitoring:** Community Development Department staff (CDD) shall review the submitted plans and site inspect for installation prior to issuance of the Certificate of Occupancy for the new residence.



7. By acceptance of this Development Plan and Coastal Development Permit, the Applicant/Owner acknowledges and agrees, on behalf of itself and all successors and assigns:
   a. Coastal Hazards: That the site is subject to coastal hazards including but not limited to episodic and long-term shoreline retreat and coastal erosion, high seas, ocean waves, storms, tsunami, tidal scour, coastal flooding, and interaction of the same;
   b. Assume Risks: To assume the risks to the Applicant/Owner and the property that is the subject of this permit of injury and damage from such coastal hazards in connection with this permitted development;
   c. Waive Liability: To unconditionally waive any claim of damage or liability against the City, its officers, agents, and employees for injury or damage from such coastal hazards;
   d. Indemnification: To indemnify and hold harmless the City, its officers, agents, and employees with respect to the City's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such coastal hazards;
   e. Permit Intent. The intent of this permit is to allow for the approved project to be constructed and used consistent with the terms and conditions of this permit for only as long as it remains reasonably safe for occupancy and use without additional substantive measures beyond ordinary repair and/or maintenance to protect it from coastal hazards, and for only as long as the approved project remains on private property;
   f. Disclosure: All documents related to any future marketing and sale of the subject property, including but not limited to marketing materials, sales contracts, deeds, and similar documents shall notify buyers of the terms and conditions of this Development Plan Revision and Coastal Development Permit; and
   g. Property Owner Responsible: That any adverse effects to property caused by the permitted project shall be fully the responsibility of the property owner.

   **Plan Requirements/Timing:** Prior to issuance of a building permit, the Applicant/Owner shall provide to the Community Development Department a conformed copy of an executed and recorded Informational Notice containing the above "coastal hazard risk" acknowledgements, waivers, assumption of risk, and indemnity statements. CDD staff shall provide the Informational Notice. **Monitoring:** CDD staff shall confirm recordation of the Informational Notice prior to issuance of building permits for the as built construction.

8. In compliance with the Water Conservation in Landscaping Act of 2006 (Assembly Bill 1881, Laird) as amended by the May 29, 2015 Information Bulletin 2015-03 from the Department of Housing and Community Development and Chapter 15.90 of the City's Municipal Code Water Efficient Landscaping, a Landscape Documentation Package containing the following elements shall be prepared by a design professional: PROJECT



ROBERTS
DESIGN
Group
ARCHITECTURE + DEVELOPMENT
730 CHESTNUT COURT
SANTA BARBARA, CA 93111
805.884.8400 OFFICE
805.227.6553 FAX

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SCERNI
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CARPINTERIA, CA 93013

SHEET NAME
CONDITIONS OF APPROVAL

PROJECT NO
P-20

SHEET NO
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AS APPLICABLE, WATER EFFICIENT LANDSCAPE WORKSHEET, SOIL MANAGEMENT REPORT, LANDSCAPE DESIGN PLAN, IRRIGATION DESIGN PLAN, and GRADING DESIGN PLAN. The preparation of a Certificate of Completion containing the following elements shall also be prepared by a design professional: LOCATION OF INSTALLATION (per the approved plan), FINAL WORK INFORMATION, IRRIGATION SCHEDULING PERIODS, MAINTENANCE SCHEDULE, and IRRIGATION AUDIT REPORT. **Plan Requirements and Timing:** Prior to approval of a Building Permit, the applicant shall submit a Landscape Documentation Package to the CDD for review and approval. The CDD shall send a copy of the Documentation Package the Carpinteria Valley Water District. The applicant shall enter into an agreement with the City to install required landscaping and irrigation and maintain required landscaping for the life of the project. Subsequent to installation of the approved Grading, Landscape and Irrigation Plans, the applicant shall submit a Certificate of Completion to CDD for review and approval. The Landscape Documentation Package and Certificate of Completion forms are available at the CDD, and are required to be approved by the CDD prior to Occupancy Clearance. **Monitoring:** CDD shall conduct site visits to ensure installation and maintenance of landscape and irrigation.

9. All mechanical equipment including heating and air conditioning units, and trash receptacle areas, shall be completely screened from surrounding properties and shall be either enclosed within a building or parapet, or located in a fenced roof yard area. **Plan Requirements.** The location of all exterior mechanical equipment shall be depicted on a Roof and/or Mechanical Equipment Plan to be reviewed and approved by CDD with input from the ARB. **Monitoring:** CDD and ARB shall review the Roof and/or Mechanical Equipment Plan for compliance with this measure prior to approval of a Building Permit for the development. Building Inspector shall inspect structures upon completion to ensure that mechanical equipment has been installed consistent with the approved Plan.

10. Final plans shall include the location of all above ground and vaulted appurtenances including, but not limited to, utility vaults, gas meters, fire backflow prevention systems, and check valves. The location of such appurtenances shall be approved by CDD and may be required to be located and/or screened so as to minimize aesthetic impacts.

11. Applicant shall have prepared and submitted to the City a project-specific acoustical analysis demonstrating that the proposed construction techniques meet the California Noise Insulation Standards to ensure an acceptable interior noise level of 45 CNEL, or less, in habitable rooms. **Plan Requirements/Timing:** The acoustical study shall be prepared by a qualified acoustical engineer or similarly qualified individual. The preparer report shall either demonstrate that the proposed construction techniques and materials will meet the maximum noise threshold, or if not, shall recommend necessary measures to comply with this requirement. The acoustical report shall be submitted to CDD for review and approval prior to final review by the ARB. **Monitoring:** CDD staff shall be responsible for ensuring that the report is submitted and approved prior to scheduling the project for final review by the ARB.



12. The recommendations outlined in the project specific geotechnical investigation shall be followed in the construction of the subject project and the applicants shall be required to have the project engineering geologist onsite to observe all excavations prior to placement of compacted soil, gravel backfill, or rebar and concrete. **Plan Requirements/Timing:** Two copies of the preliminary foundation investigation shall be submitted with the building plans for building permit plan check. Applicable plan sheets (i.e., grading, foundation, etc.) shall be in substantial compliance with the recommendations outlined in the soils report. The project engineering geologist shall be onsite during excavation, recompaction and foundation preparation work, as applicable. **Monitoring:** Building Inspector shall review and approve building plans and shall site inspect during construction, prior to occupancy clearance.

13. In the event archaeological remains are encountered during grading, work shall be stopped immediately or restricted 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 Archaeology Guidelines. If resources 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. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permits and shall spot check in the field.

14. Construction activity shall be limited to the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** A sign stating this restriction shall be provided to the applicant and posted onsite. **Timing:** The sign shall be in place prior to the beginning of and throughout all construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.

15. All construction equipment shall be maintained in proper operating condition and fitted with standard noise reduction features (e.g., mufflers). **Timing:** During all construction activities. **Monitoring:** CDD staff shall notify the contractor of this requirement prior to construction and spot check in the field.

16. Construction materials and waste such as paint, mortar, concrete slurry, trash, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the plans submitted to the Community Development Department for review prior to issuance of a Building Permit. **Monitoring:** CDD staff shall site inspect prior to the commencement and as needed during all grading and construction activities.



17. During construction, washing of concrete trucks, paint, equipment or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, streets, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to CDD, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to issuance of a Grading or Building Permit. The washout area shall be in place and maintained throughout construction. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area.

18. 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 trash shall be provided onsite. **Plan Requirements:** This requirement shall be printed on demolition plans. Applicant shall submit a Waste Management Plan (WMP) prior to demolition and provide Public Works with a completed WMP, including receipts for recycled materials to demonstrate compliance with the City's Construction and Demolition Program's 65% mandatory diversion rate. **Timing:** Materials shall be recycled as necessary throughout demolition and grading activities. **Monitoring:** Public Works shall review and approve a completed WMP prior to issuance of a Building Permit.

19. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by CDD staff. **Plan Requirements and Timing:** Prior to Building Permit issuance, applicant shall designate and provide to CDD the name and phone number of a contact person to monitor trash/waste and organize a clean up crew. Trash control shall occur throughout all grading and construction activities. **Monitoring:** CDD shall inspect periodically throughout grading and construction activities.

20. Best available erosion and sediment control measures shall be implemented during grading and construction. Said erosion, erosion and sediment control measures may include but are not limited to use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, coir rolls, jute mat and straw bales. Storm drain inlets shall be protected from sediment-laden waters by use of inlet protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and excavated inlet sediment traps. Sediment control measures shall be maintained for the duration of the construction period. Construction entrances and exits shall be stabilized using gravel beds, mumble plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. **Plan Requirements:** An erosion and sediment control plan shall be submitted to and approved by the City prior to issuance of a Grading or Building Permit. The plan shall be designed to address erosion and sediment control during all phases of development of the site. **Timing:** The plan shall be implemented prior to the commencement of construction. **Monitoring:** Public Works shall perform site inspections throughout construction.



21. 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 crust after each day's activities cease.

   a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movements 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 wind speed exceeds 15 miles per hour. Reclaimed water should be used whenever possible.
   b. Minimize amount of disturbed area and reduce on-site vehicle speeds to 15 miles per hour or less.
   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.

**Plan Requirements:** All requirements shall be shown on the grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction activities. **Monitoring:** CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite. APCD inspectors shall respond to nuisance complaints.

22. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. **Plan Requirements:** The name and telephone number of such persons shall be provided to the APCD and the Carpinteria Community Development Department. **Timing:** The dust monitor shall be designated prior to issuance of a Grading or Building Permit. **Monitoring:** CDD shall contact the designated monitor as necessary to ensure compliance with dust control measures.



23. The following Diesel Exhaust Control Measures shall be implemented during construction activities:

   a. Diesel construction equipment meeting the California Air Resources Board's current emission standards for off-road heavy-duty diesel engines shall be used.
   b. The engine size of construction equipment shall be the minimum practical size.
   c. The number of construction equipment operation simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
   d. Construction equipment shall be maintained in tune per the manufacturer's specifications.
   e. Construction equipment operating onsite shall be equipped with two to four-degree engine timing retard or pre-combustion chamber engines.
   f. Catalytic converters shall be installed on gasoline-powered equipment, if feasible.
   g. Catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed on equipment operating onsite.
   h. Diesel powered equipment should be replaced by electric equipment whenever feasible.
   i. State law requires that idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible.

**Plan Requirements:** All requirements shall be shown on grading and building plans. **Timing:** Conditions shall be adhered to throughout all grading and construction activities. **Monitoring:** CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite.

24. The Development Plan and Coastal Development Permit does not constitute approval for the installation of new and/or repair of existing underground utilities. All modifications to, or installations of new utilities shall be under separate permit(s) from the appropriate utility providers and the Public Works Department for any work within the public right-of-way. Utility providers permission for expansion of all private resources on any portion for construction within the public right-of-way.

**DEVELOPMENT PLAN CONDITIONS**

25. Approval of the Development Plan and Coastal Development Permit shall expire one (1) year after approval by the Planning Commission unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension.

26. If the applicant requests a time extension for this permit, the permit may be revised to include updated language or revised conditions and/or mitigation measures and additional conditions and/or mitigations measures which reflect changed circumstances or additional



identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Building Permit.

27. No permits for development shall be issued except in conformance with the approved Development Plan and Coastal Development Permit. The size, shape, arrangement, use and location of buildings, walkways, parking areas and landscaped areas shall be developed in conformity with the approved Development Plan marked Attachment A, Exhibit 2, dated September 5, 2023. Substantial conformity shall be determined by the Community Development Department Director.

28. On the date a subsequent Development Plan is approved for this site, any previously approved but unbuilt plans shall become null and void.

29. To allow time for the utility companies to locate and mark their facilities for the contractor, the applicant shall telephone Underground Service Alert (USA) toll free at 1-800-227-2600 a minimum of 48 hours prior to the start of construction. For best response, provide as much notice as possible, up to 10 working days.

30. Existing and proposed easements for all utilities shall be located and described on the engineering plans or the architectural drawings prior to issuance of building permits.

**CITY RULES & REGULATIONS/LEGAL REQUIREMENTS**

31. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlargement, or rebuilding of any building, structure, or improvements, the applicant shall obtain a Building Permit. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Planning Commission. Before any Permits will be issued by the Community Development Department, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Community Development.

32. All conditions of approval and mitigation measures shall be printed in their entirety on applicable pages of construction or building plans submitted to CDD. The approved set of plans shall be retained at the construction site for review by the Building Inspector during the course of construction.

33. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions of Approval on a form acceptable to Community Development. Such form may be obtained from the CDD office.

34. Prior to issuance of a Building Permit, a Voluntary Merger shall be recorded to formally merge the property into one legal lot. The Voluntary Merger documents shall be prepared by a licensed land surveyor and will be subject to review and approval by the City Surveyor.



35. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full. Any outstanding plan check or inspection fees incurred during construction shall be paid in full prior to Occupancy clearance.

36. The applicant shall pay the statutory school fees in effect at the time of issuance of Building Permits to the Carpinteria Unified School District. **Plan Requirements and Timing:** The applicant shall submit final square footage calculations and the required fee payment to the School District prior to issuance of Building Permits. **Monitoring:** CDD shall ensure payment is made prior to issuance of a Building Permit.

37. In accordance with Chapter 15.80 of the Carpinteria Municipal Code, the applicant shall pay Development Impact Fees to the City prior to Building Permit issuance. The amount of the fees will be determined at the time permits are issued.

38. Prior to the issuance of any Building Permits, the applicant shall post a landscape security bond of $5000.00 and comply with the following requirements:

   a. All landscaping and irrigation plans shall be prepared by a State licensed landscape architect or similar professional as determined appropriate by CDD.
   b. The landscaping shall be maintained in good condition for the life of the project. After landscaping has become established a three years and found to be in good condition, the security will be released.
   c. Landscaping shall be drought tolerant, low water species.
   d. Where feasible, locally adapted native plants shall be required.
   e. Prior to Occupancy Clearance, all landscaping and planting shall be installed, and
   f. Specimen trees shall be appropriate to the site and shall be maintained in good condition so as to attain a full and healthy mature appearance.

39. Any change of use in the proposed buildings or structures shall be subject to environmental analysis and appropriate review by the City including Building Code compliance.

40. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.

41. Any and all damage or injury to public property resulting from this development, including without limitation, City streets, shall be corrected or result in being repaired and restored to its original or better condition.

42. All requirements of the City of Carpinteria (including but not limited to public improvements as defined in the City of Carpinteria Municipal Code (CMC), Section 15.16.110) and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met.

43. The standards defined within the City's adopted model Building Codes (UBC, NEC, UMC, UFC; UPC, CHC) relative to the building and occupancy shall apply to this project.



44. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of a modification application to be considered by the Planning Commission.

45. No building permits shall be issued for this project prior to meeting all required items and conditions listed herein. When not satisfied herein, all conditions shall be satisfied prior to issuance of a building permit or prior to occupancy, when allowed by the Community Development Director.

46. If, at any time, the City or Planning Commission determines that there has been, or may be, a violation of the findings or conditions of this Development Plan and Coastal Development Plan, or of the Municipal Code regulations, a public hearing may be held before the Planning Commission to review this permit. At said hearing, the Planning Commission may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety, and general welfare of the City. The applicant shall reimburse the City for all costs associated with gaining compliance with the original conditions of approval.

47. In the event that any Conditions of Approval imposing a fee, exaction, dedication or other mitigation measure is challenged by Applicant/Owner/Permittee or an action filed in a court of law or threatened to be filed within the time allowed to bring such action, the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the entire project shall be reviewed by the City and substitute Conditions of Approval may be imposed.

48. The owner/applicant ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claim") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Development Plan and Coastal Development Permit (the "Project"), or any condition attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, permits, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to this approval becoming valid. These commitments of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.



ROBERTS
DESIGN
GROUP
ARCHITECTURE + INTERIORS, INC.
320 PRISIDIO COURT
SANTA BARBARA, CA 93111
805 884 8400 OFFICE
805 227 8082 FAX

SCERNI
RESIDENCE

4610 4TH STREET
CARPINTERIA, CA. 93013

CONDITIONS OF
APPROVAL

PROJECT NO
P-20

SHEET NO
A0.9

INFORMATION, WATER EFFICIENT LANDSCAPE WORKSHEET, SOIL MANAGEMENT REPORT, LANDSCAPE DESIGN PLAN, IRRIGATION DESIGN PLAN, AND GRADING DESIGN PLAN. The preparation of a Certificate of Completion containing the following elements shall also be prepared by a design professional: STATEMENT OF COMPLIANCE (per the approved plan), FINAL WATER EFFICIENT LANDSCAPE WORKSHEET, IRRIGATION SCHEDULE, MAINTENANCE SCHEDULE, and IRRIGATION AUDIT REPORT. **Plan Requirements and Timing:** Prior to approval of a Building Permit, the applicant shall submit a Landscape Documentation Package to the CDD for review and approval. The CDD shall send a copy of the Documentation Package the Carpinteria Valley Water District. The applicant shall enter into an agreement with the City to install required landscaping and irrigation and maintain required landscaping for the life of the project. Subsequent to installation of the approved grading, Landscape and Irrigation Plans, the applicant shall submit a Certificate of Completion to CDD for review and approval. The Landscape Documentation Package and Certificate of Completion forms are available at the CDD, and are required to be approved by the CDD prior to Occupancy Clearance. **Monitoring:** CDD shall conduct site visits to ensure installation and maintenance of landscape and irrigation.

9. All mechanical equipment including heating and air conditioning units, and trash receptacle areas, shall be completely screened from surrounding properties and shall be either enclosed within a building or parapet, or located in a fenced rear yard area. **Plan Requirements:** The location of all exterior mechanical equipment shall be depicted on a Roof and/or Mechanical Equipment Plan to be reviewed and approved by CDD with input from the ARB. **Monitoring:** CDD and ARB shall review the Roof and/or Mechanical Equipment Plan for compliance with this measure prior to approval of a Building Permit for the development. Building Inspector shall inspect structures upon completion to ensure that mechanical equipment has been installed consistent with the approved Plan.

10. Final plans shall include the locations of all above ground and vaulted appurtenances including, but not limited to, utility vaults, gas meters, fire backflow prevention systems, and check valves. The location of such appurtenances shall be approved by CDD and may be required to be located and/or screened so as to minimize aesthetic impacts.

11. Applicant shall have a prepared and submitted to the City a project specific acoustical analysis demonstrating that the proposed construction techniques meet the California Noise Insulation Standards to ensure an acceptable interior noise level of 45 CNEL or less in habitable rooms. **Plan Requirements/Timing:** The acoustical study shall be prepared by a qualified acoustical engineer or similarly qualified individual. The proposal report shall either demonstrate that the proposed construction techniques and materials will meet the required interior noise threshold, or it must shall recommend necessary measures to comply with this requirement. The acoustical report shall be submitted to CDD for review and approval prior to final review by the ARB. **Monitoring:** CDD staff shall be responsible for ensuring that the report is submitted and approved prior to scheduling the project for final review by the ARB.



12. The recommendations outlined in the project specific geotechnical investigation shall be followed in the construction of the subject project and the applicant shall be required to have the project engineering geologist onsite to observe all excavations prior to placement of over-excised soil, gravel, backfill, or rebar and concrete. **Plan Requirements/Timing:** Two copies of the preliminary foundation investigation shall be submitted with the building plans for building permit plan check. Applicable plan sheets (i.e., grading, foundation, etc.) shall be in substantial conformance with the recommendations outlined in the soils report. The project engineering geologist shall be onsite during excavation, recompaction and foundation preparation work, as applicable. **Monitoring:** Building Inspector shall review and approve building plans and shall site inspect during construction, prior to occupancy clearance.

13. 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. **Plan Requirements/Timing:** This condition shall be printed on all building and grading plans. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and shall spot check in the field.

14. Construction activity shall be limited to the hours between 8:00 a.m. and 5:00 p.m., Monday through Friday. No construction shall occur on weekends or State holidays (e.g., Thanksgiving, Labor Day). Construction equipment maintenance shall be limited to the same hours. Non-noise generating construction activities such as interior painting are not subject to these restrictions. **Plan Requirements:** A sign stating this restriction shall be provided to the applicant and posted onsite. **Timing:** The sign shall be in place prior to the beginning of and throughout all construction activities. Violations may result in suspension of permits. **Monitoring:** Building Inspector shall spot check and respond to complaints.

15. All construction equipment shall be maintained in proper operating condition and fitted with standard noise reduction features (e.g., mufflers). **Timing:** During all construction activities. **Monitoring:** CDD staff shall verify the contractor of this requirement prior to construction and spot check in the field.

16. Construction materials and waste such as paint, mortar, concrete slurry, fuels, etc. shall be stored, handled, and disposed of in a manner which minimizes the potential for storm water contamination. **Plan Requirements and Timing:** Bulk storage locations for construction materials and any measures proposed to contain the materials shall be shown on the plans submitted to the Community Development Department for review prior to issuance of a Building Permit. **Monitoring:** CDD staff shall site inspect prior to the commencement and as needed during all grading and construction activities.



17. During construction, washing of concrete trucks, paint, equipment or similar activities shall occur only in areas where polluted water and materials can be contained for subsequent removal from the site. Wash water shall not be discharged to the storm drains, street, drainage ditches, creeks or wetlands. The location of the washout area shall be clearly noted at the construction site with signs. **Plan Requirements:** The applicant shall designate a washout area, acceptable to CDD, and this area shall be shown on the construction and/or grading and building plans. **Timing:** The wash off area shall be designated on all plans prior to issuance of a Grading or Building Permit. The washout area shall be in place and maintained throughout construction. **Monitoring:** CDD shall check plans prior to issuance of a Grading or Building Permit and staff shall site inspect throughout the construction period to ensure proper use and maintenance of the washout area.

18. 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. Plan **Requirements:** This requirement shall be printed on demolition plans. Applicant shall submit a Waste Management Plan (WMP) prior to demolition and provide Public Works with a completed WMP, including receipts for recycled materials to demonstrate compliance with the City's Construction and Demolition Program's 65% mandatory diversion rate. **Timing:** Materials shall be recycled as necessary throughout demolition and grading activities. **Monitoring:** Public Works shall review and approve a completed WMP prior to issuance of a Building Permit.

19. To prevent construction and/or employee trash from blowing offsite, covered receptacles shall be provided onsite prior to commencement of grading or construction activities. Waste shall be picked up weekly or more frequently as directed by CDD staff. **Plan Requirements and Timing:** Prior to Building Permit issuance, applicant shall designate and provide to CDD the name and phone number of a contact person to monitor trash/waste and organize a clean-up crew. Trash control shall occur throughout all grading and construction activities. **Monitoring:** CDD shall inspect periodically throughout grading and construction activities.

20. Best available erosion and sediment control measures shall be implemented during grading and construction. Best available erosion and sediment control measures may include, but are not limited to: use of sediment basins, gravel bags, silt fences, geo-bags or gravel and geotextile fabric berms, erosion control blankets, over-seeding, jute mat and straw bales. Straw bales shall be protected from wet-weather wetting by use of weir protection devices such as gravel bag barriers, filter fabric fences, block and gravel filters, and retained inlet sediment traps. Sediment control measures shall be maintained for the duration of the construction period. Construction entrances and exits shall be stabilized using gravel beds, mottle plates, or other measures to prevent sediment from being tracked onto adjacent roadways. Any sediment or other materials tracked off site shall be removed the same day as they are tracked using dry cleaning methods. **Plan Requirements:** An



erosion and sediment control plan shall be submitted to and approved by the City prior to issuance of a Grading or Building Permit. The plan shall be designed to address erosion and sediment control during all phases of development of the site. **Timing:** The plan shall be implemented prior to the commencement of construction. Monitoring: Public Works shall perform site inspections throughout construction.

21. 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 crust 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 wind speed exceeds 15 miles per hour. Reclaimed water should be used whenever it is possible.
   b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
   c. If compaction, expansion 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.

**Plan Requirements:** All requirements shall be shown on the grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction activities. **Monitoring:** CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite. APCD Inspectors shall respond to nuisance complaints.

22. The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering as necessary to prevent transport of dust off-site. Their duties shall include holidays and weekend periods when work may not be in progress. **Plan Requirements:** The name and telephone number of such persons shall be provided to the APCD and the Community Development Department. **Timing:** The dust monitor shall be designated prior to issuance of a Grading or Building Permit. **Monitoring:** CDD shall contact the designated monitor as necessary to ensure compliance with dust control measures.



23. The following Diesel Exhaust Control Measures should be implemented during construction activities:

   a. Diesel construction equipment meeting the California Air Resources Board's current emission standards for off-road heavy-duty diesel engines shall be used.
   b. The engine size of construction equipment shall be the minimum practical size.
   c. The number of construction equipment operation simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number is operating at any one time.
   d. Construction equipment shall be maintained in tune per the manufacturer's specifications.
   e. Construction equipment operating onsite shall be equipped with two-to-four-degree engine timing retard or pre-combustion chamber engines.
   f. Catalytic converters shall be installed on gasoline powered equipment, if feasible.
   g. Catalytic converters, diesel oxidation catalysts and diesel particulate filters as certified and/or verified by EPA or California shall be installed on equipment operating onsite.
   h. Diesel powered equipment should be replaced by electric equipment whenever feasible.
   i. Staging locations that idling of heavy-duty diesel trucks during loading and unloading shall be limited to five minutes; auxiliary power units should be used whenever possible.

**Plan Requirements:** All requirements shall be shown on grading and building plans. **Timing:** Condition shall be adhered to throughout all grading and construction activities. **Monitoring:** CDD shall ensure measures are on plans. Grading and Building Inspectors shall spot check and ensure compliance onsite.

24. This Development Plan and Coastal Development Permit does not constitute approval for the installation of new and/or repair of existing underground utilities. All modifications to or installation of new utilities shall be under separate permit(s) from the appropriate utility providers and the Public Works Department for any work within the public right-of-way. Utility provider permission for excavation shall precede issuance of any permits for construction within the public right-of-way.

**DEVELOPMENT PLAN CONDITIONS**

25. Approval of the Development Plan and Coastal Development Permit shall expire one (1) year after approval by the Planning Commission unless prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been granted for by the applicant. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension.

26. If the applicant requests a time extension for this permit, the permit may be revised to include updated language to standard conditions and/or mitigation measures and additional conditions and/or mitigation measures which reflect changed circumstances or additional



identified project impacts. Mitigation fees shall be those in effect at the time of issuance of a Building Permit.

27. No permits for development shall be issued except in conformance with the approved Development Plan and Coastal Development Permit. The size, shape, arrangement, use and location of buildings, walkways, parking areas and landscaped areas shall be developed in conformity with the approved Development Plan marked Attachment A, Exhibit 1, dated September 5, 2023. Substantial conformity shall be determined by the Community Development Department Director.

28. On the date a subsequent Development Plan is approved for this site, any previously approved but unbuilt plans shall become null and void.

29. To allow time for the utility companies to locate and mark their facilities for the contractor, the applicant shall telephone Underground Service Alert (USA) toll free at 1(800)-227-2600 a minimum of 48 hours prior to the start of construction. For best response, provide as much notice as possible, up to 10 working days.

30. Existing and proposed easements for all utilities shall be located and described on the engineering plans or the architectural drawings prior to issuance of building permits.

**CITY RULES & REGULATIONS/LEGAL REQUIREMENTS**

31. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvements, the applicant shall obtain a Building Permit. These Permits are required by ordinance and are necessary to ensure implementation of the conditions required by the Planning Commission. Before any Permit will be issued by the Community Development Department, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all pre-construction conditions. A form for such clearance is available from Community Development.

32. All conditions of approval and irrigation measures shall be printed in their entirety on applicable pages of construction or building plans submitted to CDD. The approved set of plans shall be retained at the counter on site for review by the Building Inspector during the course of construction.

33. Prior to issuance of a Building Permit, the applicant shall provide a signed copy of the Conditions of Approval on a form acceptable to Community Development. Such form may be obtained from the CDD office.

34. Prior to issuance of a Building Permit, a Voluntary Merger shall be recorded to formally merge the property into one legal lot. The Voluntary Merger documents shall be prepared by a licensed land surveyor and will be subject to review and approval by the City Surveyor.



35. Prior to issuance of a Building Permit, the applicant shall pay all applicable CDD permit processing fees in full. Any outstanding plan check or inspection fees incurred during construction shall be paid in full prior to Occupancy clearance.

36. The applicant shall pay the statutory school fees in effect at the time of issuance of Building Permits to the Carpinteria Unified School District. **Plan Requirements and Timing:** The applicant shall submit final square footage calculations and the required fee payments to the School District prior to issuance of Building Permits. **Monitoring:** CDD shall ensure payment is made prior to issuance of a Building Permit.

37. In accordance with Chapter 15.80 of the Carpinteria Municipal Code, the applicant shall pay Development Impact Fees to the City prior to Building Permit issuance. The amount of the fees will be determined at the time permits are issued.

38. Prior to the issuance of any Building Permits, the applicant shall post a landscape security bond of $500.00 and comply with the following requirements:

   a. All landscaping and irrigation plans shall be prepared by a State licensed landscape architect or similar professional as determined appropriate by CDD.
   b. The landscaping shall be maintained in good condition for the life of the project. After landscaping has become established at three years and found to be in good condition, the security will be released.
   c. Landscaping shall be drought resistant, low water species.
   d. Where feasible, locally adapted native plants shall be required.
   e. Prior to Occupancy Clearance, all landscaping and planting shall be installed; and
   f. Specimen trees shall be appropriate to the site and shall be maintained in good condition so as to attain a full and healthy mature appearance.

39. Any change or use in the proposed buildings or structures shall be subject to environmental analysis and appropriate review by the City, including Building Code compliance.

40. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.

41. Any and all damage or injury to public property resulting from this development, including without limitation, City streets, shall be corrected or result in being repaired and restored to its original or better conditions.

42. All requirements of the City of Carpinteria (including but not limited to public improvements as defined in the City of Carpinteria Municipal Code (CMC), Section 15.16.110) and any other applicable requirements of any law or agency of the State and/or any governmental entity or District shall be met.

43. The standards defined within the City's adopted model Building Codes (UBC, NEC, UMC, UFC, UPC, UHC) relative to the building and occupancy shall apply to this project.



44. Any minor changes may be approved by the City Manager and/or Community Development Director. Any major changes will require the filing of a modification application to be considered by the Planning Commission.

45. No building permits shall be issued for this project prior to meeting all required terms and conditions listed herein. When not specified herein, all conditions shall be satisfied prior to issuance of a building permit or prior to occupancy when allowed by the Community Development Director.

46. If, at any time, the City or Planning Commission determines that there has been, or may be, a violation of the findings or conditions of this Development Plan and Coastal Development Plan or of the Municipal Code regulations, a public hearing may be held before the Planning Commission to review this permit. At said hearing, the Planning Commission may add additional conditions, or recommend enforcement actions, or revoke the permit entirely, as necessary to ensure compliance with the Municipal Code, and to provide for the health, safety, and general welfare of the City. The applicant shall reimburse the City for all costs associated with gaining compliance with the original conditions of approval.

47. In the event that any Condition of Approval imposing a fee, exaction, dedication or other obligation measure is challenged by Applicant/Owner/Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Conditions of Approval is invalidated by a court of law, the entire project shall be reviewed by the City and substantive Conditions of Approval may be imposed.

48. The owner/applicant ("Owner") hereby agrees to defend, indemnify and hold harmless the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any claim, action or proceeding ("Claims") against the City and the City's Agents to attack, review, set aside, void or annul, in whole or in part, the City's approval of the Development Plan and Coastal Development Permit (the "Project"), or any resolution attached thereto, or any proceedings, acts or determinations taken, done or made prior to the approval that were part of the approval process. Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorneys' fees or court costs made in connection with any Claim. Owner further agrees to pay any and all City costs, penalties, attorneys' fees, engineering fees, license fees and taxes arising out of or concerning the Project, whether incurred prior to or subsequent to the date of approval and that the City's costs shall be reimbursed prior to final approval becoming valid. These requirements of defense and indemnification are material conditions of the approval of the Project. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorneys' fees, expenses and costs of that independent defense.



ROBERTS
DESIGN
GROUP
ARCHITECTURE + INTERIORS INC
130 WESTEN COURT
SANTA BARBARA CA. 93111
805 884 8423 OFFICE
805 227 8580 FAX

SCERNI RESIDENCE

4610 4TH STREET
CARPINTERIA, CA. 93013

SHEET NAME
CONDITIONS OF APPROVAL

PROJECT NO. P-201

SHEET NO. A0.10

49 Written authorization to proceed and consent to conditions of approval by the legal owner of the property shall be provided to the City prior to building permit issuance.

**SPECIAL DISTRICT CONDITION LETTERS**

50 Compliance with the attached Departmental and District letters is required as follows:
a. Carpinteria Sanitary District, dated September 28, 2022.
b. City of Carpinteria Public Works Department, dated October 5, 2022.
c. Carpinteria Valley Water District letter to Steve Lenez, dated December 2, 2022, and
d. Carpinteria-Summerland Fire Protection District, dated October 4, 2022.

Approved by the Planning Commission on September 5, 2023.

I HAVE READ AND UNDERSTOOD, AND I WILL COMPLY WITH ALL ABOVE STATED CONDITIONS OF THIS PERMIT.

Applicant/Property Owner Date



CARPINTERIA Sanitary District

5300 Sixth Street
Carpinteria, CA 93013
Phone 805/684-7214 • Fax 805/684-7211

September 28, 2022

Sydni Souter
Community Development Department
City of Carpinteria
5775 Carpinteria Avenue
Carpinteria California 93013

RECEIVED
OCT 03 2022
CITY OF CARPINTERIA

Subject: Project No. 22-2184-DP/CDP/ARB
4610 Fourth Street (APN 003-431-005)
Applicant: Greg and Beth Scerni
Agent: Jeremy Roberts

Dear Ms. Souter

Thank you for the opportunity to provide comments on the subject project. The subject parcel currently has a single-family dwelling unit. The proposed project is to construct an additional single family dwelling unit on the same parcel.

The District recommends that the following conditions be incorporated into the review/approval process to address sewer system improvements:

1 Any sewer improvements shall conform to approved District construction standards for materials and methods. The sewer lateral currently serving the property is understood to serve two single family units. The lateral shall be replaced to the sewer main with a 6 inch lateral that will serve the two units.

2 A sewer construction permit is required for any and all work on the sewer lateral serving the proposed project. The permit shall be procured and applicable fees paid prior to issuance of Building permits. The applicant shall submit a detailed sketch or engineered drawing to the District showing the proposed sewer connections, alterations or additions. During the construction, it is the applicant's and contractor's responsibility to notify the District for inspection and of any sewer improvements or modifications not noted on the approved plans.

3 Please provide a note on the utility plans to inform the Contractor that a permit from the District is required prior to any sewer construction work. Please allow at least 48 hour advanced notice to the District for inspections. The District can be reached at (805) 684-7214 x113.

4 A Development Impact Fee (DIF) shall be paid to the District for each newly constructed residential "equivalent dwelling unit" (EDU). The District currently charges for the one EDU that exists on the parcel. As of July 1, 2022, the DIF is $8,230 per residential EDU. A DIF of $8,230 for the new second EDU will be due at the time of sewer construction permitting.

www.carpsan.com

September 28, 2022
Page 2

5 District sewer service charges (SSCs) are collected through the County of Santa Barbara property tax rolls on an annual basis. Prior to obtaining a Certificate of Occupancy, the applicant shall pay District applicable SSC's due for the period between building occupancy and the following June 30th. Beginning July 1, 2022, the current residential SSC per EDU is $754.72. The SSC for the two EDUs will be $1,509.44 annually and collected on the property tax roll. A prorated SSC fee for the one new EDU will be due at the time of occupancy.

The rates and fees listed above are valid through June 30, 2023. If you have any questions or comments regarding any of the conditions provided, please contact me at (805) 684-7214, ext. 113 or lance@carpsan.com.

Sincerely,
Carpinteria Sanitary District

Lance Lawton
Engineering Technician

C Greg and Beth Scerni
Jeremy Roberts

**CITY OF CARPINTERIA, CALIFORNIA**

Public Works Department
Memorandum

To: Sydni Souter, Associate Planner
Community Development Department

From: John L. Ilsen, Public Works Director/City Engineer /s/

Date: October 5, 2022

Subject: 4610 Fourth Street, Project No. 22-2184-DP/CDP/ARB

The Public Works Department has reviewed the project submittal dated September 16, 2022, and has the following conditions of approval:

**CONDITIONS OF APPROVAL**

1 Applicant shall pay its proportional share of Five Thousand Two Hundred Dollars ($5,200) for the cost of concrete curb and gutter improvements as a part of the City of Carpinteria's 2022 Pavement Rehabilitation Project.

2 An Engineering Permit shall be obtained from the City Engineer for any improvements or other encroachment work within the public right-of-way.

3 All improvements within the public right-of-way shall be completed to the satisfaction of the City Engineer prior to the issuance of a Certificate of Occupancy.

4 Record drawings or as-built plans shall be submitted to the City Engineer at time of final inspection for all work covered by an Engineering Permit. The record drawings or as-built plans shall be the original construction tracings or permanent mylar copies of a quality acceptable by the City Engineer.

5 A Transportation Permit shall be obtained from the City Engineer for operating or moving any vehicle or combination of vehicles or special mobile equipment in any of the acts as listed in Carpinteria Municipal Code Section 12.12.010.

6 All existing private property encroachments shall be removed from the City of Carpinteria public right-of-way.

7 All new and existing utility services shall be installed underground from the closest point of connection of utility pole and completed prior to any paving required for the project. No new utility poles shall be installed.

ROBERTS DESIGN GROUP
ARCHITECTURE + INTERIORS INC
730 ARISTEN COURT
SANTA BARBARA, CA 93111
805 884 8403 OFFICE
805 227 5083 FAX

| NO | DATE | ISSUANCE |
|---|---|---|
| 01 | | |

SCERNI RESIDENCE

4610 4TH STREET
CARPINTERIA, CA 93013

SHEET NAME
CONDITIONS OF APPROVAL

PROJECT NO P-00

SHEET NO A0.11

Page 2
4610 Fourth Street Project No. 22-2184-DP/CDP/ARB
Conditions of Approval
October 5, 2022

8 Stormwater control plans shall be in conformance with the County of Santa Barbara Technical Guide for Low Impact Development).

9 A Maintenance Agreement for permanent stormwater quality best management practices shall be submitted to the City Engineer for review and approval. The Maintenance Agreement shall include, at minimum, the following elements: (1) Operations and Maintenance Plan; (2) Legal description and plat of property; (3) Site plan of all permanent stormwater quality best management practices; (4) Property owner's printed name, signature, and date of signing; and (5) Notary public acknowledgement.

10 Improvements in areas of special flood hazards as shown in the latest effective flood insurance rate map shall be constructed in conformance with the City Floodplain management regulations (Carpinteria Municipal Code Chapter 15.50).

11 Construction and demolition debris generated shall be reported in conformance with the Construction and Demolition Debris Recycling Program. Sixty-five percent (65%) by mass of all construction and demolition debris shall be diverted from the landfill. The Construction and Demolition Debris Recycling Program forms shall be completed and submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.

12 Construction and demolition debris shall be separated on site into reuse, recycling, or disposal. Separate bins or containers for recycling of construction and demolition debris shall be provided on site.

13 Self hauled disposal receipts from transfer stations shall be submitted to the City Engineer prior to the issuance of a Certificate of Occupancy.

14 Any self-hauled construction and demolition debris shall be reported in writing to the City Engineer. A contract waste hauler may be allowed for disposal of construction and demolition debris subject to the approval of the City Engineer.

**End of Comments.**

**Carpinteria Valley Water District**
1301 Santa Ynez Avenue • Carpinteria, CA 93013
Phone (805) 684-7616

December 2, 2022

Jeremy Roberts
RDG Architecture & Interiors
730 Aristen Court
Santa Barbara, CA 93111

SUBJECT: Request for Intent to Serve Letter re proposed project at 4610 Fourth Street (the "Project")

Dear Applicant,

In response to your request, the letter will serve as confirmation that Carpinteria Valley Water District (the "District") currently has sufficient water supply to serve the Project, subject to qualifications and conditions below.

The Project is for a new 2,251 square-foot two-story single family residence and a new 504 square-foot detached two-car garage on a property with existing water meters.
Permit # 22-2184-DP/CDP/ARB

While the District currently has sufficient water to supply the Project's proposed use, it is important to note that the District has declared a Stage 3 Drought Emergency (see Ordinance 22-1, www.cvwd.net), which remains in effect. As a result, while there are currently meters available to service the Project, the District will continue to monitor its water supply, and may be forced to consider declaring more severe stages of drought or imposing further water restrictions or a moratorium on new and/or expanded connections.

Accordingly, this confirmation conveyed by this letter is subject to the following conditions and caveats:

1. If the waterway of the proposed use increases, this letter is void and you will need to file a new request for an "Intent to Serve" letter. Subsequent issuance of a new Intent to Serve letter is not assured.
2. This letter is only valid for the Subject Project.
3. You must obtain all permits and approvals for the Project as required by local, state and federal law.
4. This "Intent to Serve" letter is conditional upon, and shall not be in force or effect until, the Project receives final approval from the applicable land use agency.

5. Upon the expiration of any land use and/or building permits for the Project, the "Intent to Serve" confirmation shall be void and you shall be required to submit a new request for confirmation of the District's intent to serve the Project, which shall be subject to any drought conditions, rationing and/or moratorium then in effect.
6. If new meters are required for the Project, expenses of said meters shall be subject to applicable fees, including, but not limited to, Capital Cost Recovery fees, Construction costs and other related costs, and Water Supply Impact fees.
7. The District reserves the right to participate in or comment on any analysis or review of the Project performed by any agency under the California Environmental Quality Act (CEQA), even if said participation or comment may preliminarily impact the resulting CEQA review or analysis. This letter does not constitute analysis or approval under CEQA.
8. You must renew this letter annually after the date of this letter to keep the District apprised of Project status and developments.
9. This letter has a Project Specific Conditions Letter attached that will be considered to be included in the conditions above.

Should you have any questions, please do not hesitate to contact the District at 805-684-7616.

Very truly yours,
Carpinteria Valley Water District

Danielle Rose
Engineering Analyst

cc: 2CM to enclosure
Brian King, District Engineer

**Carpinteria Valley Water District**
1301 Santa Ynez Avenue • Carpinteria, CA 93013
Phone (805) 684-7616

December 2, 2022

Jeremy Roberts
RDG Architecture & Interiors
730 Aristen Court
Santa Barbara, CA 93111

SUBJECT: 4610 FOURTH STREET; APN 003-431-005; ACCOUNT [A] 03-0304772-02, 03-0304782-02, 03-0304784-02, 03-0307574-09; PROJECT NUMBER 22-2184-DP/CDP/ARB; NEW S/F R WITH DETACHED TWO-CAR GARAGE; CONDITION LETTER

To Whom It May Concern,

Please be advised, this parcel is within the jurisdiction of Carpinteria Valley Water District and therefore is entitled to District water service in accordance with District Rules and Regulations. Currently the District is in a Stage 3 Drought Emergency. For more information on Ordinance 22-1, please visit the District website www.cvwd.net. This letter is good for one year from the date of the letter.

The subject property currently has four 5/8" meter registers, one of which is being utilized for the existing house. Based on the plans received by the District on September 16, 2022, the District has the following conditions:

- Include the District on the City's building permit issuance and final sign off routing sheet.
- The owner must specify which water meter will be plumbed to the new house prior to sign off for building permit issuance.
- A reduced pressure principle backflow assembly (RP) must be installed at the water meter according to District standard detail W. 515.01, attached.
- Fire demand calculations must be supplied to the District to ensure the meter is adequately sized prior to sign off for building permit issuance. Calculations must consider the pressure loss across the backflow assembly installed at the water meter. If the water meter must be upsized to meet fire sprinkler demand, the owner is responsible for paying all fees and deposits to upsize the meter.
- According to Rule 17 in the District's Rules and Regulations, residential properties exceeding 5,000 square feet (5,497 square feet shown sheet A1.4) require a dedicated landscape meter. The owner must specify which water meter will be plumbed to the dedicated landscape system prior to sign off for building permit issuance.
- If the owner wishes to abandon the extra water meters on the property, they will be responsible for paying a contractor to dispose for its removal.
- A reduced pressure principle backflow assembly (RP) must be installed at the landscape meter according to District standard W. 515.01, attached.

- The backflow assemblies must have passing initial tests submitted by a certified backflow tester before final sign off by the District. The assemblies will be added to the District's Cross Connection Control Program and will require annual testing thereafter.
- All backflow installation and testing fees are the responsibility of the owner.
- Update the plans to show all final water meters and the two required backflow assemblies on the plans.
- If certain fire improvements were waived for the project, the owner is required to file an Area, Projects, and development costs associated with these improvements, including, but not limited to, Fire Hydrants, independent fire services, water meters upgrades, backflow assembly installations, plans, facility upgrades, and main extensions.

Should changes to the plans, including landscaping, irrigation, or water features occur, you will be required additional inspection fees on new revised plans.

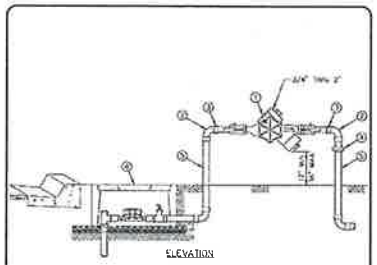
If you have any questions, please feel free to contact me at daine.br@cwd.net or 805.684.2816 x123.

Very truly yours,
Carpinteria Valley Water District

Daniel Dr.

Danielle Rose
Engineering Analyst

cc: SCM to account
Brian King, District Engineer



ELEVATION

ITEM | DESCRIPTION

1 90° ELBOW W/BOLT + LEAD FREE
2 COPPER 90 DEGREE ELBOW SWEAT SOLDER OR PIPE I.D. PIPE JOINT SOLDER AS
3 90° SWEAT ADAPTER
4 VALVE SHOWN
5 TYPE A SUPPLY
6 STRAINER FLANGE AND BOLTS INSTALLATION PER MANUF. WITH GASKETS OR RINGS

GENERAL NOTES:

A. ALL BACKFLOW PREVENTION DEVICES SHALL BE TESTED BY A CERTIFIED TESTER AFTER INSTALLATION, FOLLOWING ON REPAIR AND ANNUALLY THEREAFTER.
B. BACKFLOW MUST HAVE MINIMUM 3 UNITS CLEARANCE ON ALL SIDES TO FACILITATE TESTING AND SERVICING.
C. BACKFLOW SHALL BE INSTALLED WITHIN 18" FROM THE POINT AND NOT MORE THAN THREE FEET FROM THE WATER METER.
D. PIPELINE DOWNSTREAM OF THE METER TO THE DEVICE SHALL BE EQUAL OR GREATER DIAMETER THAN THE METER.
E. NO CONNECTION OR OUTLET BETWEEN METER AND DEVICE.
F. FOR CLEANER USE OF WATER & FIRE SPRINKLER SYSTEM, RP REQUIRED AT THE METER

| NO. | DATE | BY | DESCRIPTION |
|---|---|---|---|
| | | | CARPINTERIA VALLEY WATER DISTRICT |
| | | | REDUCED PRESSURE PRINCIPLE ASSEMBLY (2" OR SMALLER) |
| | | | STANDARD DRAWING NO. W-115 |

P:\STANDARD DRAWINGS\W-STANDARDS

# CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

**4610 4th Street Carpinteria CA 93013, New 2,257 sqft SFD & 504 SQFT Detached Garage , Yes**

| | |
|---|---|
| Location | 34.398946, -119.526967 |
| Status | Planning Completed |
| Submittal Date | September 20, 2022 |
| Address/Location | 4610 4th Street Carpinteria CA 93013 |
| APN | 003-431-005 |
| Number of stories | 2 |
| Comments | New 2,257 sqft SFD & 504 SQFT Detached Garage |
| Submittal Type | Planning |
| Applicant | Greg & Beth Scerni |
| Address | 1804 Parrini Drive Cardiff CA 92007 |
| Phone Number | 760-822-0211 |
| Email | bmscerni@cox.net |
| Fire Protection Systems Existing or Required | Yes |

RECEIVED
OCT 11 '22
COMMUNITY DEVELOPMENT DEPARTMENT

**Planning/Conceptual Design**

| | |
|---|---|
| Date Plan Review Completed | October 3, 2022 |
| Permit Number | 22-2184-DP/CDP/APB |
| Planner | Syndi Souza |
| Submittal Type | New Construction |
| Description | New SFD & Garage |
| Plans Checked By | Todd Jensen |
| Invoiced | Yes |
| Items Invoiced | FPC-P |
| Invoices Paid | Yes |
| Date Paid | October 3, 2022 |

**Project Conditions**

All work shall be done per current applicable CFC and CSFPD ordinance and standards.

"Community First"
1140 Eugenia Place, Suite A • Carpinteria, California 93013 • (805) 684-4591

# CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

**Access and Identification**

All required access ways (public or private) shall be installed and made serviceable prior to vertical construction or stacking of lumber for construction of combustible materials. Access to this project shall conform to the requirements for the private roads and driveways set forth in the current CSFPD California Fire Code Amendment Ordinance and the CSFPD Road and Driveway Standards and the Santa Barbara County Private Road and Driveway Design Standards. Access ways shall be extended to within 150 feet of all portions of the exterior walls of the first story of any building. The Fire Marshal may extend this length for sprinklered structures. Building address numbers shall be visible from the street. Numbers shall be a minimum 4" high 1" stroke on a contrasting background for residential structures, 8" high 2" stroke minimum on commercial structures.

**Water Requirements**
**Fire Protection Systems**

All new buildings and structures shall be protected by an approved automatic fire sprinkler system. Prior to installation plans for the proposed fire sprinkler system shall be designed by a qualified person and submitted to this office for approval. Smoke detectors and carbon monoxide alarms must be installed in all residences in accordance with the current National Electric Code for the provisions of the California Building and Fire Codes.

**Additional Requirements**

Any future changes including further division intensification of use or increase in hazard classification may require additional conditions in order to comply with applicable fire district development standards.

**Fees**

PURSUANT to County ordinance Chapter 15 & Carpinteria Municipal Code Chapter 3.26 Section 3.26.030 - Imposition of fire protection mitigation fees. The applicant will be required to pay a fee for the purpose of mitigating the increased fire protection needs generated by the development. The amount of the fee is as follows: A. Estate Single Family Residential Development. A fee of $2765.92 per Dwelling Unit plus an additional $0.525 per square foot beyond 2700 square feet of floor space will be assessed on all Estate Single Family Residential development. C. Residential Additions: An additional $0.525 per square foot of floor space will be assessed on all Single Family Residential development additions.

"Community First"
1140 Eugenia Place, Suite A • Carpinteria, California 93013 • (805) 684-4591

# CARPINTERIA~SUMMERLAND FIRE PROTECTION DISTRICT

Checks shall be made payable to: Carpinteria-Summerland Fire Protection District (CSFPD) and delivered to Fire District Headquarters at 1140 Eugenia Place, Suite A Carpinteria, California 93013. Money orders and cashiers' checks will be accepted. Credit and debit cards can be used online. The link can be found at Carpfire.org Note: Cash payment will not be accepted. PLEASE NOTE: The conditions that are checked apply to this project as currently described. Future changes including, but not limited, to further division intensification of use or increase in hazard classification, may require additional conditions in order to comply with applicable development standards in effect at the time of the change. If you have questions please do not hesitate to contact this office at (805) 684-4591.

Inspector's Signature

Signed 10/4/2022, 3:51:08 PM UTC

"Community First"
1140 Eugenia Place, Suite A • Carpinteria, California 93013 • (805) 684-4591


ROBERTS DESIGN GROUP
ARCHITECTURE + INTERIORS INC
720 FREMONT COURT
SANTA BARBARA, CA 93101
805.884.8402 OFFICE
805.227.8083 FAX


| NO. | DATE | ISSUANCE |
|---|---|---|
| 1 | | |

SCERNI RESIDENCE

4610 4TH STREET
CARPINTERIA, CA. 93013

SHEET NAME:
CONDITIONS OF APPROVAL

PROJECT NO. 21-001

SHEET NO. A0.12

# AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

## RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPONSIBLE PARTY = (O) OWNER, (A) ARCHITECT, (GC) GENERAL CONTRACTOR (GS) SUBCONTRACTOR, (E) ENGINEER, (I) INSPECTOR, ETC (ID) INTERIOR DESIGNER

### CHAPTER 3
### GREEN BUILDING
### SECTION 301 GENERAL

**301.1 SCOPE.** Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless applied by a city, county, or city and county as specified in Section 101.7.

**301.1.1 Additions and alterations. [HCD]** The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or use. The requirements shall apply only to and within the specific area of the addition or alteration.

The mandatory provisions of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Routine reroofing, but not limited to, residroofing, reshingling and recoating or reinstallating existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

**301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD]** The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by footnote to indicate which occupancies specifically to low-rise only, (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no asterisk will be used.

### SECTION 302 MIXED OCCUPANCY BUILDINGS

**302.1 MIXED OCCUPANCY BUILDINGS.** In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:
1. [HCD] Accessory structures and accessory occupancies serving residential build ings shall comply with Chapter 4 and Appendix A4, as applicable.
2. [HCD] For purposes of CALGreen, live/work units complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as appl cable.

### DIVISION 4.1 PLANNING AND DESIGN

**ABBREVIATION DEFINITIONS:**

| | |
|---|---|
| HCD | Department of Housing and Community Develop ent |
| USC | California Building Standards Commission |
| DSA-SS | Division of the State Architect, Structural Safety |
| OSHPD | Office of Statewide Health Planning and Development |
| LR | Low Ri se |
| HR | High Rise |
| AA | Additions and Alterations |
| N | New |

### CHAPTER 4
### RESIDENTIAL MANDATORY MEASURES

### SECTION 4.102 DEFINITIONS

**4.102.1 DEFINITIONS**
The following terms are defined in Chapter 2 (and are included here for reference)

**FRENCH DRAIN.** A trench, hole or other depression in the ground filled with rock, gravel, fragments of brick or other porous material used to collect or channel drainage or runoff water.

**WAFFLES.** Wastes are used to reduce swimmers or runoff. Wastes are often constructed of natural plant materials such as hay, straw or wood material capable of the form of tubes and placed on a downflow slope. Wastes are also used for perimeter and slope controls.

**4.106 SITE DEVELOPMENT**

**4.106.1 GENERAL.** Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

**4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION.** Projects which disturb less than one acre of soil and are not part of a larger common plan of development which disturbs less than one acre of soil and are not part of a larger common plan of development which disturbs less than one acre, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent pollution, and retain or infiltrate on the site:

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, detention ponds, pipes or a vault shall be utilized. Water shall be filtered by use of a berm, system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

**Note:** Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which disturbs one acre or more of soil.

Website: http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml

**4.106.3 GRADING AND PAVING.** Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

**Exception:** Additions and alterations not affecting site drainage path.

**4.106.4 Electric vehicle (EV) charging for new construction.** New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric circuits capable of supporting EV charging equipment shall be installed in accordance with the California Electrical Code, Article 625.

**Exceptions:**
1. One- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than 1-inch trade (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in the vicinity of the parking space. Raceways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

   Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.

   **4.106.4.1.1 Identification.** The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

**4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.** When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for the number of spaces required shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as a future EV charging space shall count as one standard parking space for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

**4.106.4.2.1 Multifamily development projects with less than 20 dwelling units:** and hotels and motels with less than 20 sleeping units or guest rooms.
For a number of dwelling units, sleeping units or guest room s shall be based on all buildings on a project s are subject to this section.

1 EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1 When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b There is no requirement for EV spaces to be constructed or available until occupancies for EV charging or EV chargers are installed for use.

2 EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with the power (Level 2 EVSE or greater) for multifamily dwelling facilities. In mixed-use developments, the requirement for dwelling use units with more than one parking space is prorated for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

**4.106.4.2.2 Multifamily development projects with 20 or more dwelling units, hotels and motels with 20 or more sleeping units or guest rooms.**
The number of dwelling units, sleeping units or guest room s shall be based on all buildings on a project s are subject to this section.

1 EV Capable. Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exception: When EV chargers (Level 2 EVSE) are installed in a number greater than five (5) percent of parking spaces required by Section 4.106.4.2.2, Item 2, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed over the five (5) percent required.

Notes:

a Construction documents shall show locations of future EV spaces.

b There is no requirement for EV spaces to be constructed or available until occupancies for EV charging or EV chargers are installed for use.

2 EV Ready. Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power (Level 2 EV charging receptacles). For multifamily dwelling facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

3 EV Chargers. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where fractional use parking is provided, at least one (1) charger shall be located in the fractional use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles or Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the minimum required electrical capacity for each space served by the ALMS. The electrical system and any on-site distribution transformer(s) shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVSE shall have a capacity of not less than 30 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable space.

**4.106.4.2.2.1 Electric vehicle charging stations (EVCS).**
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 3 shall comply with Section 4.106.4.2.2.1

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

**4.106.4.2.2.1.1 Location.**
EVCS shall comply with at least one of the following options:

1 The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space.

2 The charging space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in accordance with the California Building Code, Chapter 11A, are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 2.

**4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.**
The charging spaces shall be designed to comply with the following:

1 The minimum length of each EV space shall be 18 feet (5486 mm).

2 The minimum width of each EV space shall be 9 feet (2743 mm).

3 One in every 25 charging spaces, but not less than one, shall also have an 8 foot (2438 mm) wide minimum aisle. A 5 foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 11 feet (3353 mm).

a Surface slope for this EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

**4.106.4.2.2.1.3 Accessible EV spaces**
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, an EVSE, when installed, shall conform with the accessibility provisions for EV chargers in the California Building Code, Chapter 11A. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

**4.106.4.2.2 EV space requirements.**
1 Single EV space required. Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in the vicinity of the parking space or the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/or subpanel shall have a dedicated 208/240-volt minimum dedicated branch circuit, including branch circuit overcurrent protective device(s), or space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the location of the proposed location of the EV space, at the time of original construction in accordance with the California Electrical Code.

2 Multiple EV spaces required. Construction documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on the type and location of the future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

**4.106.4.2 Identification.**
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE" in accordance with the California Electrical Code.

**4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.**
When new parking facilities are added to or altered on a property with existing multifamily buildings, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE.

Notes:

1 Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

2 There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

## DIVISION 4.2 ENERGY EFFICIENCY

**4.201 GENERAL**
**4.201.1 SCOPE.** For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

## DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

**4.303 INDOOR WATER USE**
**4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS.** Plumbing fixtures (water closets and urinals) and fixture (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4

Note: All non-compliant plumbing fixtures in any residential real property shall be replaced with water conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

**4.303.1.1 Water Closets.** The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

**Note:** The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

**4.303.1.2 Urinals.** The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

**4.303.1.3 Showerheads.**

**4.303.1.3.1 Single Showerhead.** Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads

**4.303.1.3.2 Multiple showerheads serving one shower.** When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one showerhead to be in operation at a time.

**Note:** A hand held shower shall be considered a showerhead.

**4.303.1.4 Faucets.**

**4.303.1.4.1 Residential Lavatory Faucets.** The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

**4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas.** The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

**4.303.1.4.3 Metering Faucets.** Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle

**4.303.1.4.4 Kitchen Faucets.** The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

**Note:** Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

**4.303.1.4.5 Pre-rinse spray valves.**
When installed, shall meet the requirements in the California Code of Regulations, Title 20 Appliance Efficiency Regulations, Sections 1605.1 (k)(1) Table H-2, Section 1605.3 (h)(1)(A), and (h)(part 1)(B) and shall be equipped with an integral automatic shutoff.

**FOR REFERENCE ONLY:** The following table and note section have been modified from the California Code of Regulations, Title 20 Appliance Efficiency Regulations Sections 1605.1 (k)(1) Table H-2, and Section 1605.3 (h)(1)(A).

TABLE H-2

STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

| PRODUCT CLASS (Spray force in ounces [oz]) | MAXIMUM FLOW RATE (gpm) |
|---|---|
| Product Class 1 (≤ 5.0 oz) | 1.19 |
| Product Class 2 (> 5.0 oz and ≤ 8.0 oz) | 1.28 |
| Product Class 3 (> 8.0 oz) | 1.29 |

Test per Section 1605.3 (h)(1)(A) Commercial pre-rinse spray valves manufactured on or after January 1, 2019, shall have a minimum spray force of not less than 4.0 ounces-force (oz.) [113 grams-force (g)].

**4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential and commercial buildings.**
Submeters shall be provided to measure water usage of individual dwelling units in accordance with the California Plumbing Code.

**4.303.3 Standards for plumbing fixtures and fittings.** Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

NOTE:
THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE

| FIXTURE TYPE | FLOW RATE |
|---|---|
| SHOWER HEADS (RESIDENTIAL) | 1.8 GMP @ 80 PSI |
| LAVATORY FAUCETS (RESIDENTIAL) | MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI |
| LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS | 0.5 GPM @ 60 PSI |
| KITCHEN FAUCETS | 1.8 GPM @ 60 PSI |
| METERING FAUCETS | 0.2 GM/CYCLE |
| WATER CLOSET | 1.28 GAL/FLUSH |
| URINALS | 0.125 GAL/FLUSH |

**4.304 OUTDOOR WATER USE**
**4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.** Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator are available at: https://www.water.ca.gov/

## DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

**4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE**
**4.406.1 RODENT PROOFING.** Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

**4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING**
**4.408.1 CONSTRUCTION WASTE MANAGEMENT.** Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of complying with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

**4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN.** Submit a construction waste management plan in conformance with items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

**4.408.3 WASTE MANAGEMENT COMPANY.** Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

**Note:** The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

**4.408.4 WASTE STREAM REDUCTION ALTERNATIVE (LR).** Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction require ment in Sections 4.408.1.

**4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE.** Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction require ment in Sections 4.408.1.

**4.408.5 DOCUMENTATION.** Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.bsc.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Wood burning fireplaces and combustion heaters (EPA Phase II) prescribed as the California Department of Resources Recycling and Recovery (CalRecycle).

**4.410 BUILDING MAINTENANCE AND OPERATION**
**4.410.1 OPERATION AND MAINTENANCE MANUAL.** At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle charging stations and water heating systems and other water efficient equipment and features.
   b. Roof and yard drainage, including gutters and downspouts.
   c. Space conditioning systems, including condensers and air filters.
   d. Landscape irrigation systems.
   e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and other sustainable options available in the area.
5. Educational material on the importance of maintaining indoor relative humidity between 30-60 percent and what materials or equipment may use to maintain the relative humidity level in that range.
6. Information about water conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on the importance of potable spaces around residential structures.
12. Information and/or websites where surrounding fire hazard severity designations can be found.

**4.410.2 RECYCLING BY OCCUPANTS.** Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

**Exception:** Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42354(b)(2) (42355.5(d)) are not required to comply with the organic waste portion of this section.

## DIVISION 4.5 ENVIRONMENTAL QUALITY

### SECTION 4.501 GENERAL

**4.501.1 Scope**
The provisions of this chapter shall out no means of reducing the quality of air contaminants that are noxious, arousing anx or harmful to the comfort and well being of a building's inhabitants, occupants and neighbors.

### SECTION 4.502 DEFINITIONS

**4.502.1 DEFINITIONS**
The following terms are defined in Chapter 2 (and are included here for reference)

**AGRIFIBER PRODUCTS.** Agrifiber products include wheatboard, strawboard, panel substitutes and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

**COMPOSITE WOOD PRODUCTS.** Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I joists or finger jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1.

**DIRECT-VENT APPLIANCE.** A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere

ROBERTS DESIGN
ARCHITECTURE + INTERIORS
720 KRISTEN COURT
SANTA BARBARA, CA 93111
805.884.8403 OFFICE
805.227.8063 FAX

SCERNI RESIDENCE
4610 4TH STREET
CARPINTERIA, CA 93013

SHEET NAME
CALGREEN MANDATORY MEASURES

PROJECT NO | SHEET NO
A0.13

# AIA California 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
## RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

Y = YES
N/A = NOT APPLICABLE
RESPONSIBLE PARTY = (O) OWNER, (A) ARCHITECT, (GC) GENERAL CONTRACTOR, (SC) SUBCONTRACTOR, (E) ENGINEER, (I) INSPECTOR, ETC (ID) INTERIOR DESIGNER

**MAXIMUM INCREMENTAL REACTIVITY (MIR).** The maximum change in weight of ozone formed by adding a compound to the "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram of O3 g ROG).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

**MOISTURE CONTENT.** The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

**PRODUCT-WEIGHTED MIR (PWMIR).** The sum of all weighted MIR for all ingredients in a product, such as in this article. The PWMIR is the total product reasonably expected to hit upon the ozone formed per gram of product including both in and packaging).
Note: PWMIR is calculated according to the formula found in CCR, Title 17, Section 94521 (a).

**REACTIVE ORGANIC COMPOUND (ROC).** Any compound that has the potential to react, to contribute to ozone formation in the troposphere.

**VOC.** A volatile organic compound (VOC) is solely defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, halogens and other elements. See CCR Title 17, Section 94508(a).

### 4.503 FIREPLACES
**4.503.1 GENERAL.** Any installed gas fireplace shall be a direct vent sealed combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to these standards. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

### 4.504 POLLUTANT CONTROL
**4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION.** At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

**4.504.2 FINISH MATERIAL POLLUTANT CONTROL.** Finish materials shall comply with this section.

**4.504.2.1 Adhesives, Sealants and Caulks.** Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply:

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 1 or Table 2, as appropriate. Such products also shall comply with the flash point and VOC limit requirements in Table 3, unless specified in Table 4. Architectural applications, industrial maintenance coatings, and industrial applications, specialty coatings, and industrial maintenance coatings, as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives and sealant or caulking compounds (in units of product, not packaging which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.

**4.504.2.2 Paints and Coatings.** Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, at least as stringent as the limits in 2007. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.35, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply.

**4.504.2.3 Aerosol Paints and Coatings.** Aerosol paints and coatings shall meet the Product-weighted MIR limits for ROG in Section 94522(a)(2), and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(a)(1) and (a)(3) of California Code of Regulations, Title 17, commencing with Section 94520, and all applicable requirements of the Bay Area Air Quality Management District additionally, comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

**4.504.2.4 Verification.** Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification
2. Field verification of on-site product containers

**TABLE 4.504.1 - ADHESIVE VOC LIMIT**
(Less Water and Less Exempt Compounds in Grams per Liter)

| ARCHITECTURAL APPLICATIONS | VOC LIMIT |
|---|---|
| INDOOR CARPET ADHESIVES | 50 |
| CARPET PAD ADHESIVES | 50 |
| OUTDOOR CARPET ADHESIVES | 150 |
| WOOD FLOORING ADHESIVES | 100 |
| RUBBER FLOOR ADHESIVES | 60 |
| SUBFLOOR ADHESIVES | 50 |
| CERAMIC TILE ADHESIVES | 65 |
| VCT & ASPHALT TILE ADHESIVES | 50 |
| DRYWALL & PANEL ADHESIVES | 50 |
| COVE BASE ADHESIVES | 50 |
| MULTIPURPOSE CONSTRUCTION ADHESIVE | 70 |
| STRUCTURAL GLAZING ADHESIVES | 100 |
| SINGLE PLY ROOF MEMBRANE ADHESIVES | 250 |
| OTHER ADHESIVES NOT LISTED | 50 |
| **SPECIALTY APPLICATIONS** | |
| PVC WELDING | 510 |
| CPVC WELDING | 490 |
| ABS WELDING | 325 |
| PLASTIC CEMENT WELDING | 250 |
| ADHESIVE PRIMER FOR PLASTIC | 550 |
| CONTACT ADHESIVE | 80 |
| SPECIAL PURPOSE CONTACT ADHESIVE | 250 |
| STRUCTURAL WOOD MEMBER ADHESIVE | 140 |
| TOP & TRIM ADHESIVE | 250 |
| **SUBSTRATE SPECIFIC APPLICATIONS** | |
| METAL TO METAL | 30 |
| PLASTIC FOAMS | 50 |
| POROUS MATERIAL (EXCEPT WOOD) | 50 |
| WOOD | 30 |
| FIBERGLASS | 80 |

1 IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

**TABLE 4.504.2 - SEALANT VOC LIMIT**
(Less Water and Less Exempt Compounds in Grams per Liter)

| SEALANTS | VOC LIMIT |
|---|---|
| ARCHITECTURAL | 250 |
| MARINE DECK | 760 |
| NONMEMBRANE ROOF | 300 |
| ROADWAY | 250 |
| SINGLE PLY ROOF MEMBRANE | 450 |
| OTHER | 420 |
| **SEALANT PRIMERS** | |
| ARCHITECTURAL | |
| NON-POROUS | 250 |
| POROUS | 775 |
| MODIFIED BITUMINOUS | 500 |
| MARINE DECK | 760 |
| OTHER | 750 |

**TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS**
GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

| COATING CATEGORY | VOC LIMIT |
|---|---|
| FLAT COATINGS | 50 |
| NON-FLAT COATINGS | 100 |
| NONFLAT-HIGH GLOSS COATINGS | 150 |
| **SPECIALTY COATINGS** | |
| ALUMINUM ROOF COATINGS | 400 |
| BASEMENT SPECIALTY COATINGS | 400 |
| BITUMINOUS ROOF COATINGS | 50 |
| BITUMINOUS ROOF PRIMERS | 350 |
| BOND BREAKERS | 350 |
| CONCRETE CURING COMPOUNDS | 350 |
| CONCRETE/MASONRY SEALERS | 100 |
| DRIVEWAY SEALERS | 50 |
| DRY FOG COATINGS | 150 |
| FAUX FINISHING COATINGS | 350 |
| FIRE RESISTIVE COATINGS | 350 |
| FLOOR COATINGS | 100 |
| FORM RELEASE COMPOUNDS | 250 |
| GRAPHIC ARTS COATINGS (SIGN PAINTS) | 500 |
| HIGH TEMPERATURE COATINGS | 420 |
| INDUSTRIAL MAINTENANCE COATINGS | 250 |
| LOW SOLIDS COATINGS[1] | 120 |
| MAGNESITE CEMENT COATINGS | 450 |
| MASTIC TEXTURE COATINGS | 100 |
| METALLIC PIGMENTED COATINGS | 500 |
| MULTICOLOR COATINGS | 250 |
| PRETREATMENT WASH PRIMERS | 420 |
| PRIMERS, SEALERS, & UNDERCOATERS | 100 |
| REACTIVE PENETRATING SEALERS | 350 |
| RECYCLED COATINGS | 250 |
| ROOF COATINGS | 50 |
| RUST PREVENTATIVE COATINGS | 250 |
| SHELLACS | |
| CLEAR | 730 |
| OPAQUE | 550 |
| SPECIALTY PRIMERS, SEALERS & UNDERCOATERS | 100 |
| STAINS | 250 |
| STONE CONSOLIDATIVES | 450 |
| SWIMMING POOL COATINGS | 340 |
| TRAFFIC MARKING COATINGS | 100 |
| TUB & TILE REFINISH COATINGS | 420 |
| WATERPROOFING MEMBRANES | 250 |
| WOOD COATINGS | 275 |
| WOOD PRESERVATIVES | 350 |
| ZINC-RICH PRIMERS | 340 |

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS.
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

**TABLE 4.504.5 - FORMALDEHYDE LIMITS**
MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

| PRODUCT | CURRENT LIMIT |
|---|---|
| HARDWOOD PLYWOOD VENEER CORE | 0.05 |
| HARDWOOD PLYWOOD COMPOSITE CORE | 0.05 |
| PARTICLE BOARD | 0.09 |
| MEDIUM DENSITY FIBERBOARD | 0.11 |
| THIN MEDIUM DENSITY FIBERBOARD[2] | 0.13 |

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

## DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

**4.504.3 CARPET SYSTEMS.** All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chamber Data," Version 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx

**4.504.3.1 Carpet cushion.** All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health's "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx

**4.504.3.2 Carpet adhesive.** All carpet adhesive shall meet the requirements of Table 4.504.1.

**4.504.4 RESILIENT FLOORING SYSTEMS.** Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs.

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx

**4.504.5 COMPOSITE WOOD PRODUCTS.** Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5.

**4.504.5.1 Documentation.** Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certification and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269, European 636 3S, or similarly stringent Canadian CSA 0121, CSA 0151, CSA 0153 and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

### 4.505 INTERIOR MOISTURE CONTROL
**4.505.1 General.** Buildings shall meet or exceed the provisions of the California Building Standards Code.

**4.505.2 CONCRETE SLAB FOUNDATIONS.** Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slabs on ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

**4.505.2.1 Capillary break.** A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7 mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which addresses bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

**4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS.** Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

**4.506 INDOOR AIR QUALITY AND EXHAUST**
**4.506.1 Bathroom exhaust fans.** Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range of 50% or less to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in).

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

**4.507 ENVIRONMENTAL COMFORT**
**4.507.2 HEATING AND AIR CONDITIONING SYSTEM DESIGN.** Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J-2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D-2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S-2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exceptions: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

## CHAPTER 7
## INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

### 702 QUALIFICATIONS
**702.1 INSTALLER TRAINING.** HVAC systems installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or manufacturing groups.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

**702.2 SPECIAL INSPECTION (HCD).** When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS rater, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

(BSC) Which required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

### 703 VERIFICATIONS
**703.1 DOCUMENTATION.** Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

ROBERTS DESIGN
ARCHITECTURE + INTERIORS INC
1220 KRISTEN COURT
SANTA MARIANA, CA 93111
805.884.8133 OFFICE
805.227.6047 FAX

SCERNI RESIDENCE
4610 4TH STREET
CARPINTERIA, CA 93013

SHEET NAME: CALGREEN MANDATORY MEASURES
PROJECT NO: 2100
SHEET NO: A0.14

October 6, 2023
File No. WH19-020899

**Gregg and Beth Scerni**
4610 4th Street
Carpinteria, CA 93013

SUBJECT: Updated Geotechnical Engineering Investigation Report: Proposed Custom Single Family Residence, 4610 4th Street, City of Carpinteria

REF: Rincon Engineering & Consulting, Geotechnical Engineering Investigation Report: Proposed Multi-Family Residential Project, 4610 4th Street, City of Carpinteria, dated June 24, 2019

Dear Mr. and Mrs. Scerni,

In accordance with your request, we have prepared this updated geotechnical engineering report for the proposed construction of a custom single family residence to be constructed on the subject property. The purpose of this work was to determine if the site conditions remain as described in our referenced report and to provide updated recommendations (if any). The scope of our work included 1) review of the referenced reports prepared for the project, 2) perform a site visit to observe the current site conditions, and 3) prepare this report to provide our findings and updated recommendations, if any.

**FINDINGS**

Based on a recent site visit, it is our finding that the site remains in essentially the same condition as described in the previous report prepared for the property. Based on the latest plans for development provided to this office, it is our proposal to construct a custom single family residence in lieu of a multi-family residential development at approximate location shown on the project Site Plan, included at the end of this report. The demolition of the existing structure on the southern portion of the property is no longer a part of the planned site improvements. The following updated seismic design criteria supersede those presented in the previous reports. All other geotechnical engineering information and recommendations provided in the referenced report dated June 24, 2019 remain applicable for the proposed site improvements, as now proposed.

**CBC Seismic Design Parameters**

Results, design coefficients and parameters for the project sites have been determined utilizing the "US1HP3 Seismic Design Maps" developed by the Structural Engineers Association of California (SEAOC). The program incorporates seismic provisions set forth in the 2022 California Building Code (CBC) and ASCE 7-16 procedures. The following seismic parameters may be utilized for structural design:

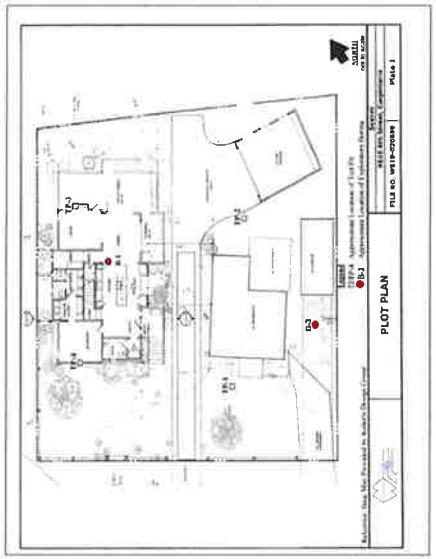
| Site Classification | Spectral Response Acceleration | | Site Seismic Coefficients | |
|---|---|---|---|---|
| | $S_{MS}$ | $S_{M1}$ | $F_a$ | $F_v$ |
| D | 2.384 | 1.418 | 1.0 | 1.7 |

**REMARKS**

Thank you for the opportunity to be of service. Please call this office at (805) 650-2025 if you have any questions regarding this report.

Very truly yours,

SOILS ENGINEERING & CONSULTING, INC.


PLOT PLAN
Plate 3
Approximate Location of Soil Pits
Approximate Location of Seismic Survey
Property Line
Existing Residence
Existing Garage
Existing Shed
Existing Trees
Existing Fence
Existing Concrete Driveway
Existing Concrete Walkway
Existing Concrete Patio
Existing Concrete Slab
Existing Asphalt Paving
Existing Gravel Paving
Existing Landscaping
Existing Utility Pole
Existing Utility Box
Existing Utility Vault
Existing Utility Meter
Existing Utility Pedestal
Existing Utility Transformer
Existing Utility Manhole
Existing Utility Cleanout
Existing Utility Valve
Existing Utility Hydrant
Existing Utility Light
Existing Utility Sign
Existing Utility Mailbox
Existing Utility Trash Enclosure
Existing Utility Recycling Enclosure
Existing Utility Bench
Existing Utility Table
Existing Utility Chair
Existing Utility Umbrella
Existing Utility Planter
Existing Utility Fountain
Existing Utility Pool
Existing Utility Spa
Existing Utility Sauna
Existing Utility Shower
Existing Utility Outdoor Kitchen
Existing Utility Outdoor Fireplace
Existing Utility Outdoor Heater
Existing Utility Outdoor Lighting
Existing Utility Outdoor Speaker
Existing Utility Outdoor Television
Existing Utility Outdoor Furniture
Existing Utility Outdoor Umbrella
Existing Utility Outdoor Planter
Existing Utility Outdoor Fountain
Existing Utility Outdoor Pool
Existing Utility Outdoor Spa
Existing Utility Outdoor Sauna
Existing Utility Outdoor

Flow failure, a rare catastrophic mode of ground failure that could occur along big or ground oscillation, involves large masses of liquefied sediment or blocks of intact material riding on a liquefied layer moving at high speeds over large distances. Generally flow failures are associated with ground slopes steeper than those associated with other forms of lateral spreading or ground oscillation.

Bearing strength decreases with a decrease in effective stress. *Loss of bearing strength* occurs when the effective stresses are reduced due to the cyclic loading caused by an earthquake. Even if the soil does not liquefy, the bearing of the soil may be reduced below its value either prior to or after the earthquake. If the bearing strength is not greatly reduced, structures supported on the underlying clay soils, silt, or even fluid upward in the case of rigidly loaded structures such as gas pipelines.

*Ground fissuring* and *sand boils* are surface manifestations associated with liquefaction and lateral spreading, ground oscillation, and flow failure. An apparent from the above description the likelihood of ground failures involving varying degrees of lateral spreading, ground oscillations, and flow have been noted. Sand boils occur when the high point water pressures are relieved by drainage to the surface along weak zones that may have been created by fissuring. As the water flows to the surface it can carry sediments, and if the point water pressures are high enough they can create a geyser (sand boil) at the point of exit.

*Evaluation of Liquefaction Potential*

The site is located in an area considered being susceptible to hazards associated with liquefaction. The results of our field exploration and laboratory testing programs also indicate that the subject site meets all the above mentioned conditions for the occurrence of soil liquefaction. We performed a liquefaction analysis to further evaluate the potential and extent of possible liquefaction at this site. The results of this analysis along with other geotechnical information about the area were then used to evaluate the different liquefaction-induced phenomena mentioned herein.

Exploratory Boring B-1 was extended to a depth of approximately 21 feet to assess the liquefaction hazard potential at the site. The geotechnical data obtained from the boring and our laboratory test results, including standard penetration test data (SPT), percent fines, and clay fraction, were utilized in our evaluation of liquefaction hazard potential at the site. A handful of sand samples and layers of clayey silty sand, silty sand, and sand were encountered at the depth of exploration of 21 feet.

At the time of our field exploration, groundwater was encountered at a depth of 13 feet and stabilized at a depth of 13 feet in exploratory boring B-1. The liquefaction hazard and settlement analyses were performed using a groundwater level of 10 feet.

We performed a liquefaction analysis with *LiquefyPro (V4)* by GeoStudio Corporation using the geotechnical data obtained from the boring and our laboratory test results to further evaluate the potential and extent of possible liquefaction at this site. The method following the recommendations of Seed-Idriss and Seed, and Seed and Seed was used with the design-level seismic event (earthquake magnitude of 6.9), the anticipated magnitude and its ground motion risk, and a site amplification of 0.576, the computed site peak acceleration for a 50-year exposure and 10% exceedance) to perform the liquefaction evaluation. Blow counts used for the liquefaction evaluation were based on the blow counts from the California sampler and the Standard Penetration sampler. Blow counts during a modified California sampler are adjusted to equivalent blows of a standard penetration test sampler. A multiplier of 2/3 was used to convert blows from the California sampler to an equivalent SPT value, either in clayey soils with a slightly higher value could be justified. The measured blow counts were further adjusted for borehole diameter, rod length, sampling method and delivered energy to correspond to a driving energy level of 60% (Seed





The results of our liquefaction analysis are shown on the computer-generated work sheets in Appendix B. The analysis indicates that several soil layers may be subject to liquefaction during the anticipated earthquake event. Based on the laboratory and field testing, the site is underlain by alluvial layers of soil, having a N-60 SPT blow counts exceeding 15 and the clayey soils having in excess of 15% clay content (particle size finer than 0.005 mm), so that liquefaction hazard potential is unlikely with these materials per the "Chinese Criteria" (Seed et al., 1983). Although, cohesive cyclic liquefaction is unlikely to occur within these soils, strength loss may occur due to earthquake induced monotonic shearing. Since the soils at the site are very layered, further analyses were performed to evaluate the potential and extent of lateral spreading, *ground oscillation, flow failure, reduction of bearing strength*, and surface manifestations of *sand boils* and *ground fissuring*.

*Lateral Spreading Due to Liquefaction*

An evaluation of lateral spreading was made with the procedure described by Bardon and Youd (2002). The results of this analysis show that lateral spreading is unlikely, since the adjusted sampler blow counts (N1)60 in the liquefiable soils exceed 15 and due to the absence of free faces within close proximity to the site.

*Ground Surface Manifestation Due to Liquefaction*

An evaluation of the potential for ground damage due to the occurrence of ground fissuring, ground oscillation, and sand boils was made using the procedure of Ishihara (1985). This procedure is only valid for sites of considerable to limited spread and is more of a qualitative than quantitative measure. The first liquefiable stratum at a depth of approximately 13 feet is thinner than 6 and the thickness of the first liquefiable layer is less than 3 feet. Based on the procedure by Ishihara (1985) the site has a low risk of ground surface manifestation. With no structural and construction recommendations, the building areas will be provided with a structural fill blanket of 4 feet and a combined mat foundation system of approximately 15 feet. It is our finding that our ground improvement recommendations in conjunction with structural mitigation such as supporting the light weight two-story structures with reinforced continuous footings or spread footing and in two directions with grade beams will effectively mitigate the ground surface manifestation hazard to an acceptable level for the planned site improvements per the SCEC Guidelines Manual (Page 18, 1999).

Since the site is relatively flat, the risk due to flow failure is considered unlikely. Any reduced bearing strength of the soils below the groundwater level is not expected to have a high risk on the structure, since the soil between the footings and the liquefied zone should provide an adequate bridge.

*Settlement Due to Seismic Shaking*

Granular soils, in particular, are susceptible to settlement during seismic shaking, whether the soils liquefy or not. After shaking, resulting removal and recompaction of any shallow granular soils that are loose and subject to relatively reduced settlement, should effectively limit the potential for seismically induced settlement to these materials. The potential for earthquake - induced settlement was evaluated for the design-level seismic event using the procedure recommended by NCEER. The procedure is for relatively clean sands. Therefore, the blow counts were adjusted for the fine content (Idriss/Seed).

Based on our seismically induced settlement calculations, the potential seismically induced settlement is estimated to be on the order of approximately 0.31 inches. Estimate result to be about 1/2 the total settlement appears reasonable (Southern California Earthquake Center, 1999), due to the relatively uniform consistency of the deep layers of sediments at the site. Therefore, the average differential seismically induced settlement is estimated to be on the order of about 0.16 inches between adjacent supports spaced on the order of 30 feet. Your Structural Engineer should evaluate the consequences of such settlement to the proposed structures.





*Seismic Slope Instability*

Slope instability is a major cause of damage to structures during earthquakes. Landslides and debris flows are commonly triggered by earthquakes of magnitude greater than 4.0. Slope instability is dependent on the slope gradient, the height of the slope, the strength of the soil, the presence of water, and the intensity of the earthquake. Based on the topography of the site, the risk due to slope instability is considered unlikely. Any reduced bearing strength of the soils below the groundwater level is not expected to have a high risk on the structure, since the soil between the footings and the liquefied zone should provide an adequate bridge.

*Settlement Due to Seismic Shaking*

Granular soils, in particular, are susceptible to settlement during seismic shaking, whether the soils liquefy or not. After shaking, resulting removal and recompaction of any shallow granular soils that are loose and subject to relatively reduced settlement, should effectively limit the potential for seismically induced settlement to these materials. The potential for earthquake - induced settlement was evaluated for the design-level seismic event using the procedure recommended by NCEER. The procedure is for relatively clean sands. Therefore, the blow counts were adjusted for the fine content (Idriss/Seed).

Based on our seismically induced settlement calculations, the potential seismically induced settlement is estimated to be on the order of approximately 0.31 inches. Estimate result to be about 1/2 the total settlement appears reasonable (Southern California Earthquake Center, 1999), due to the relatively uniform consistency of the deep layers of sediments at the site. Therefore, the average differential seismically induced settlement is estimated to be on the order of about 0.16 inches between adjacent supports spaced on the order of 30 feet. Your Structural Engineer should evaluate the consequences of such settlement to the proposed structures.





**FOUNDATION AND SLAB MOVEMENTS**

In addition to the settlement due to seismic shaking, foundation and slab movement will result from (1) the anticipated live and dead loads of the structure; (2) the settlement of compacted fill and underlying soils due to the weight of the compacted fill; and (3) swell or hydroconsolidation of moisture changes occur within the supporting soils.

**Settlement Due to Static Loads**

Based on the information obtained from our geotechnical observations, static settlement is expected to be about 1/4 inch under the assumed loading conditions. Most of the settlement is expected soon after the application of the load. Additional foundation movements due to the weight of compacted fill or to soil swell (expansion) are expected to be negligible if the recommendations in this report are followed.

**Settlement Due to Hydroconsolidation**

Given our removal and recompaction recommendations and depth to groundwater, the surficial soils shall not be subject to hydroconsolidation. Based on soil type, consolidation test results, and degrees of saturation, the soils below the removal and recompaction zone and above the groundwater level are considered to be at very low risk of hydroconsolidation.

**Differential Movement**

The amount of differential movement, including seismically induced (0.16 inches) and static (0.5 inches), between columns or adjacent footings due to the above causes and with mitigation measures included herein is expected to be about 0.66 inches on a lateral span of 30 feet. Such differential movement may possibly result in the development of cracks in the slab and/or walls.

**Slab Movement**

All slabs are to be lightly loaded, the anticipated settlement is expected to be less than 0.25 inches under the proposed loading conditions.

## CONCLUSIONS AND RECOMMENDATIONS

Based upon the findings of our site investigation, the site is considered to be suitable from a geotechnical engineering standpoint for the proposed site development. Based upon our understanding of the plans for development, the following recommendations are provided. Applicable elements of these recommendations shall be incorporated into site development plans.

*Faults / Seismicity*

Although no known active faults transect through the subject site, like most of Southern California, the site lies within a seismically active area. Earthquake resistant structural design is recommended. Designing structures to be earthquake proof is generally considered to be impractical, especially for private projects, due to cost limitations. Significant damage to structures may be unavoidable during large earthquakes. Structural design based on the 2013 CBC (California Building Code) structural analysis procedures calls for the seismic parameters given previously in the Seismic Design Criteria section. These minimum code values are intended to protect life and may not provide an acceptable level of protection against significant economic damage and serious structural loss. Significantly higher than code parameters would be necessary to further reduce potential structural loss during a major seismic event. Structural Engineers, however, often regard higher than code values or penalties as impractical for use in structural design. The Structural Engineer and project owner must decide if the level of risk associated with code values is acceptable and, if not, to assign appropriate seismic values above code values for use in structural design.





The site is subject to liquefaction and seismically induced settlement, as mentioned previously. Buildings supported on continuous and mat foundations experienced less damage to the superstructure than buildings supported on individual footings without the benefit of tie with beams of low rigidity. Foundation or structural design measures, such as the use of continuous footings, mat foundations, structural slabs or deep foundations are mitigation measures. Other methods, implemented alone or in conjunction with structural design measures, used to mitigate the potential for liquefaction and related phenomena include vibro-replacement, vibro-compaction, compaction piles, chemical or compaction grouting, and dynamic compaction. These ground improvement mitigation methods, however, may not be cost-effective solutions. The owners may wish to accept the potential risk of liquefaction and associated damage and use shallow continuous footings and slab-on-grade with proper site preparation for foundation support, provided the Structural Engineer can show that the anticipated differential settlement, as discussed below, is not cause a structural collapse. The risk of damage to the proposed structure due to a large earthquake cannot be totally eliminated, and obtaining appropriate insurance as a risk protection measure is strongly recommended.

*Hazardous Materials*

This firm has not been retained to provide any type of environmental assessment of the subject property, nor to provide recommendations with respect to any contamination that might be present.

*Landslides*

Based on the results of our analysis of the proposed improvements with respect to the existing conditions, it is our professional opinion that the risk of landsliding at the subject site is very low.

*Cut Slopes*

No cut slopes have been proposed to be constructed to complete the proposed improvements.

*Fill Slopes*

No fill slopes have been proposed to be constructed to complete the proposed improvements.

*Rockfall*

Damage to life or property due to rockfall is not considered to be a risk at the subject site

*Foundation Type*

With proper site preparation, conventional shallow wall footings can be used for foundation support of walls, and spread footings can be used to support individual columns. Footings should be supported on compacted fill of relatively uniform thickness. Foundations for each structure should be totally founded in structural fill with a relatively uniform thickness and a minimum thickness of 3 feet below the footings. Garden walls can be supported on conventional wall footings.

The site is subject to liquefaction, seismically induced settlement, as mentioned previously. Buildings supported on continuous and mat foundations experienced less damage to the superstructure than buildings supported on individual footings without the benefit of tie with beams of low rigidity. Foundation or structural design measures, such as the use of continuous footings, mat foundations, structural slabs or deep foundations are mitigation measures. The low residential continuous footings and slab-on-grade can be used from geotechnical engineering standpoint with proper site preparation for foundation support, provided the Structural Engineer can determine that the anticipated differential settlement, as discussed above, is not a tolerable limit.





*Removals / Expansion Potential*

Our exploration indicated that the strength and compressibility of the upper soils are variable, based on visual observations and on measured moisture and dry density variations. In our opinion these near surface soils are not suitable in their present condition for the support of structures or other improvements, without the potential for detrimental foundation movements occurring. Therefore, to mitigate these geotechnical hazards of the surficial soils, the upper soils will require removal, moisture conditioning, and recompaction prior to construction of the improvements. Recommendations for minimum removal depths are given below in the *Site Preparation* section, but surficial materials will need to be removed prior to placing compacted fill. Greater removal depths may be required if the soils are wetter during construction than they were at the time of excavating the soil borings.

*Site Grade Adjustments*

A grading plan has not been provided as of the date of this report, but based on the proposed improvements significant alteration of the existing grade is not anticipated.

*Exploratory Excavations*

The locations and dimensions of exploratory excavations during our exploration should be noted relative to the future grading/building plans. Although boring backfill was tamped during placement, these materials are considered uncompacted. Removal and recompaction of these materials will be required for improvements over these excavations.

*Excavation Characteristics*

Difficult excavation in the locations of the proposed improvements should not be encountered.

*Shrinkage / Bulking*

Shrinkage results when the soil bedrock being placed as fill is compacted to a dry density greater than the in-place source materials and bulking (negative shrinkage) occurs when the soil bedrock is compacted to a dry density less than the in-place source materials. Based on experience we estimate an average shrinkage factor of about 20%, resulting from recompaction of on-site soils as fills. This estimate is based on an average relative compaction of 92% for recompacted materials and average densities of the undisturbed ring samples. The above shrinkage figures do not account for the effects of fill settlement losses due to clearing and grubbing and stripping operations, or uncertainty as the density of the in-place materials. If the actual average degree of compaction differs from that used to estimate shrinkage the actual shrinkage may also differ. Variations in the estimated shrinkage/bulking factors shall be anticipated and provisions for such variations shall be included in the project specifications.

**DRAINAGE**

All surface runoff should be carefully controlled and must remain a crucial element of site maintenance. Proper drainage and irrigation are important to reduce the potential for damaging ground foundation movements due to hydroconsolidation and soil expansion or shrinkage. Final grading shall provide a positive drainage away from footings in compliance with the local jurisdiction's grading requirements or a minimum gradient of 2%, whichever is greater for a distance of at least 10 feet away from foundations for soil covered areas to reduce the risk of water ponding adjacent to foundations. For areas abutting foundations covered with concrete for a distance of at least 10 feet away from the foundations a minimum gradient of 2% is acceptable. All pad drainage shall be collected and diverted away from proposed buildings and foundations in non-erosive devices. Gutters and roof drains should be provided, properly maintained, and discharge directly into pavement, watertight subsurface pipes. A drainage system consisting of area drains, catch basins, and connecting lines should be provided to capture landscape/hardscape sheet flow discharge, water. All drainage piping should be watertight and discharge directly to paved parking areas serves of wall area drains connected to either the street or storm drain or discharge directly to the street or storm drain.





In the case of backfilling walls retaining landscaped areas, a water ponding system should be used on the wall and joints, and a Miradrain drainage panel, or similar, should be placed over the entire grading. A continuous subdrain pipe of adequate fill as below should be installed at the base of the wall below the floor slab and connected to the storm drain or such. *Asphalt type pipe is not acceptable.* Your project architect or Civil Engineer should provide detailed specifications for all wall waterproofing.

If a raised floor is used, the ground surface below the floor should be sloped away from footings and be engineered to collect and transfer any water due to a water line break, for example, to the street in a manner to drain.

All underground plumbing fixtures should be absolutely leak-free. As part of the maintenance program, utility lines should be checked for leaks for early detection of water infiltrating the soils that could cause detrimental soil movements. Detected leaks should be promptly repaired. Proper drainage shall also be provided away from the building footings during construction. This is especially important when construction takes place during the rainy season.

Seepage of surface irrigation water or the spread of extensive root systems into the subgrade of footings, slabs, or pavements can cause differential movements and consequent cracks in these structural elements. Trees are large structures, should not be planted so that roots grow under foundations and flatwork where they cause damage. Landscaping and watering schedules should be planned with consideration for these potential problems.

Drainage systems should be well maintained, and care should be taken to not over or under irrigate the site. Landscape watering should be held to a minimum while maintaining a sufficiently moist condition without allowing the soils to dry out. During extreme hot and dry periods, adequate watering may be necessary to keep soil from separating or pulling back from the foundations. Cracks in paved surfaces should be sealed to limit infiltration of surface waters.

*Additional Recommendations*

The following additional geotechnical recommendations should be incorporated into final design and construction practices. If the anticipated differential settlements are found by your Structural Engineer to be unacceptable some of the following recommendations may need to be modified. All such work and design should be in conformance with local governmental regulations or the recommendations contained herein whichever are more restrictive. The following recommendations have not been reviewed or approved by the City at this time. These recommendations may change based on obtaining approval from the City, if the proposed project should be made following approval from the City.

*Site Preparation*

Based on available information, we understand that the site grade will not be significantly altered from the existing grade. The area underlain by approximately 8 feet of surficial soils that are considered unsuitable for support of the planned structural loads. The building areas should be prepared by removing and recompacting the upper 8 feet of surficial soils. Existing pads should be prepared so that the structure is totally founded on structural fill with a relatively uniform thickness of at least 3 feet, as measured from below the proposed foundation systems. Existing pavement are presumed below to provide a basis for overall subject during site grading. We recommend that all structural fills be placed and compacted with engineering control under continuous observation and testing by this firm, and in accordance with the following requirements:





*Removals*

a. Remove all trash, vegetation and loose soil prior to fill placement. The general depth of stripping should be sufficiently deep to remove the root systems and organic topsoil. A careful search shall be made for subsurface trash, abandoned footings, abandoned tanks and septic systems, and other debris (including unqualified fill) during grading. All such materials, which are not acceptable fill material, shall be removed *prior* to fill placement. The removal of trees and large shrubs should include complete removal of their root structures.

b. To reduce the risk of differential foundation movements, we recommend that all foundations be supported on structural fill, and the thickness of structural fill beneath the footings and slab-on-grade can be relatively uniform.

c. In all building areas, and areas to receive fill or to support slab-on-grade construction, the existing soil to a depth of 3 feet below the existing grade or a minimum of 4 feet below the bottom of the proposed slab, whichever is deeper, should be removed and recompacted as structural fill in the proposed foundation areas. Furthermore, the surficial soils to a minimum depth of 2 feet below the bottom of the proposed footings should be removed and recompacted as structural fill. The minimum depth of recompaction below footings for garden walls or pedestrian bearing walls, however, can be limited to two feet. During construction where footings are set close proximity, over-excavating the entire structural area may be desirable and feet easily.

d. In parking areas, driveways, and the work (patios, walkways) areas, a minimum of 24 inches below either existing grade or the structural section, whichever is deeper, shall be over-excavated and recompacted.

e. The materials can be loosed for the proposed building, pavement, and fill areas that should extend a distance not less than 3 feet beyond the slab-on-grade areas or fill areas, and 2 feet outside pavement areas, except in situations where a physical constraint, such as a property line or adjacent structure, would prevent such removals from being made. Retained below for footings of buildings or masonry structures (e.g., garden walls) may only extend laterally and the backface footprint a distance equal to the removal depth below the footing. A sloped search shall be made for deeper loose soil spots during grading operations. If encountered, these loose spots should be properly removed as the time underlying soil and properly backfilled and compacted as directed by a field representative of the Project Geotechnical Engineer. If the exception to remove the existing subsurface structures, pipelines, and loose fill soils extends below the maximum recommended depth of over-excavation, we recommend that all subsurface structures, utility lines, and unstructured fill materials below the over-excavation depth be removed to expose undisturbed, native soils across the entire building pad.

f. The exposed bottom of removal areas should be scarified, moisture conditioned to a minimum depth of 8 inches. This thickness of scarification is included in the thickness of removal and recompaction mentioned above, unless the bottom is unstable and requires stabilization. The scarified soil shall be moisture conditioned to at least optimum moisture and compacted to a minimum of 90% of the laboratory maximum dry density as determined by ASTM D1557. Additional lifts should not be placed until the prepared lift has been tested and shown to meet the compaction requirements.

NOTE: The removal depths recommended herein are based upon our findings at the locations of our exploratory excavations. For the purpose of this report we can only assume continuity of subsurface conditions between the locations of our exploratory excavations in the area underlying the proposed building site. The thickness of unsuitable native soil may actually be more or less between the locations of our exploratory excavations than was observed at the four bore locations. Therefore, the final depth of removal of loose soils shall be determined in the field during grading operations, and it shall be understood that actual depths of removal may be greater than the noted herein.



*Placement of Compacted Fill*

a. Soil fill materials should be placed in compacted, horizontal layers not exceeding 8 to 6 inches thick and moisture conditioned to at least optimum moisture but no more than 3% above optimum. Fill materials should be compacted to a minimum 90% of the laboratory maximum dry density, as determined by ASTM D1557. If either the moisture content or relative compaction does not meet these criteria, the Contractor should rework the fill until it does meet the criteria. If the fill materials pump (flex) under the weight of construction equipment, or if caution, in obtaining the required moisture-compaction may be experienced. Therefore, if said pumping occurs, it may be necessary to subject the moisture content to a drier tolerance (e.g., 2 to 3% above optimum) or use construction equipment that is not as prone to cause pumping.

b. Each layer of fill under the building area within the upper 48 inches of the finished pad shall be of similar composition to provide a relatively uniform expansion index beneath the building. Selective grading shall be performed to either place more expansive soils 5+ the deeper portion of the fill or to mix the more expansive soils with less expansive soils

c. Subgrade for the support of pavement sections shall be moisture conditioned, as required, to obtain a moisture content of at least optimum but no more than 4% above optimum, and be recompacted to at least 95% of the maximum dry density to a depth of at least 12 inches.

*Testing of Compacted Fill*

At least one compaction test shall be performed for every 750 yd³ of the fill material. In addition, at least one test shall be performed for every 2 feet of fill thickness.

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DESIGN
ARCHITECTURE + INTERIORS INC

720 KRISTEN COURT
SANTA MARIANA CA 93111
805 884 8484 OFFICE
805 227 8033 FAX

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4610 4TH STREET
CARPINTERIA, CA. 93013

SOILS
REPORT

PROJECT NO: 0000

SHEET NO: A0.16

Foreman 4610 4th Street, Carpinteria File No.: 01139-02899

**Backward Weather and Construction Delays**

a. If inclement weather interrupts the surface of the fill drying, the surface should be scarified and moisture conditioned before the next layer of fill is added. Each new layer of fill should be placed on a rough surface so planes of weakness are not created in the fill.

b. During periods of wet weather and before stopping work, all loose material shall be spread and compacted, surfaces shall be sloped to drain to areas where water can be removed, and erosion protection or drainage provisions shall be made in accordance with the plans provided by the Civil Engineer. After the rainy period, the Geotechnical Engineer and/or the field representative shall review the site for authorization to resume grading and to provide any specific recommendations that may be required. Any materials, however, worked material or previously compacted bedsite that was weather shall be scarified, brought to the proper moisture content, and recompacted prior to placing additional fill.

c. During foundation construction, including any concrete formwork, protection measures should be scheduled to reduce the loss of moisture between subgrade preparation and concrete placement to avoid drying and cracking of the subgrade or the effects should be corrected or periodically wetted to prevent drying and cracking.

**Responsibilities**

a. Representative samples of materials to be used as compacted fill should be analyzed in the laboratory by the Geotechnical Engineer to determine the physical properties of the materials. If any materials other than that previously tested are encountered during grading, the appropriate analysis of this material shall be conducted by the Geotechnical Engineer as soon as practicable. Any imported soil from off-site sources shall be approved prior to placement.

b. All grading work shall be observed and tested by the Project Geotechnical Engineer or their field representative to confirm proper site preparation, excavation, stabilization, compaction of on-site soil, placement of satisfactory fill materials, and placement and compaction of fill. All removal areas and footing excavations shall be observed by the field representative of the Project Geotechnical Engineer before any fill or steel is placed.

c. The lateral limits and the depths of the removals should be shown by the Civil Engineer on the grading plans.

d. The grading contractor has the ultimate responsibility to achieve uniform compaction in accordance with the geotechnical report and grading specifications.

**Utility Trench Backfill**

The on-site soils are suitable for backfill of utility trenches from 1 foot above the top of the pipe to the surface, provided the material is free of organic matter and debris/rock substances. The natural soils should provide a firm foundation for site utilities, but any soft or unstable material encountered at pipe invert should be removed and replaced with an adequate bedding material.

The site Civil Engineer is in accordance with manufacturer's requirements should specify the type of bedding materials. If the on-site soils are not compatible with the pipe manufacturer's requirements, suitable non-expansive, granular soils may needed be imported for bedding or shading of utilities. Jetting of bedding materials should not be permitted unless appropriate drainage is provided and the bedding has a sand equivalent greater than 30.



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Trench backfill should be placed in 8-inch lifts, moisture conditioned to at least optimum but no more than 4% above the optimum moisture content, and compacted to at least 90% of the maximum density as determined by ASTM D1557, or 4% the exception of the cut bed below subgrade as soon to be paved, which should be compacted to 95% of the maximum dry density. If the contractor can demonstrate minimum compaction requirements can be achieved with the Jetting, the acceptable fill the latter may be accepted. Jetting of trench backfill is not acceptable to compact the backfill.

In areas where utility trenches pass through an existing pavement, the trench width at the surface shall be enlarged a minimum of 6 inches on each side to provide bearing on undisturbed material for the new base and paving sections to match the existing section.

Major underground utilities shall not cross beneath buildings unless specifically approved by the Project Civil Engineer and respective utility company. If approved, trenches crossing building areas shall be backfilled with a select gravelly sand compacted to 95% relative compaction and at a moisture content at least optimum moisture but no more than 4% above optimum moisture.

**Temporary Excavations**

Temporary excavations of 3 feet or less in height in on-site soils may not require any special shoring. Vertical excavations more than 3 feet deep, if necessary, will, however, require conventional shoring per CAL/OSHA Regulations, or the excavation may be laid back with a 1(H):1(V) gradient. Excavations should not be allowed to become soaked with water or to dry out. Surcharge loads should not be permitted within a horizontal distance equal to the height of the excavation from the top of the excavation, unless the excavation is properly shored. Excavations that might extend below an imaginary plane inclined at 45 degrees below the edge of an existing foundation should be properly shored to maintain foundation support of the existing structure.

## FOUNDATION SYSTEMS

Conventional spread footings founded into certified compacted fill can be used to support the proposed structure. The following foundation recommendations may be used in the design of conventional shallow footings:

***Minimum Footing Dimensions***

| Support | Minimum Interior Footing Embedment Depth, Inches | Minimum Exterior Footing Embedment Depth, Inches | Minimum Footing Width, Inches | Minimum Footing as Special Footing Width, Inches |
|---|---|---|---|---|
| Single-Story | 12 | 12 | 12 | 18 |
| Two-Story | 18 | 18 | 18 | 24 |

The above embedment depths are below the lowest adjacent, final grade. Where located adjacent to utility trenches, footings shall extend below a one-to-one plane projected upward from the inside bottom of the trench. All isolated footing should be tied in a minimum of two directions with grade beams.

***Allowable Bearing Pressure and Lateral Resistance***

Allowable net vertical soil bearing pressure, including dead and live loads, are given below for footings founded on compacted fill at the minimum required embedment depths, pro-vided the footing width equals or exceeds the recommended minimum. The allowable bearing value includes a safety factor of 3 or more and can be increased by ⅓ when considering short duration wind or seismic loads.

| Support | Material | Allowable Bearing Pressure, psf | Allowable Sliding Friction Coefficient | Allowable Passive Resistance (psf per foot of depth) | Maximum Passive Resistance, psf |
|---|---|---|---|---|---|
| Concrete | Sandy Clay | 2000 | 0.35 | 250 | 2000 |



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The above bearing value may be increased by 350 psf for each additional foot of footing width and 350 psf for each additional foot of embedment above the minimum to a maximum allowable bearing value of 2500 psf. The bearing capacity can be increased by ⅓ when considering short duration wind or seismic loads. Resistance to lateral loads can be assumed to be provided by friction along the base of the foundation and by passive earth pressure on the side of the footing. The allowable friction coefficient may be used with the vertical dead loads, and the allowable lateral passive pressure can be used for the sides of footings poured against the supporting material in stable, level beds. These allowable values can be increased by a factor of 1.3 to convert from allowable to ultimate values. Where the soil on the resistance side of the passive wedge is not covered by a hard surface (e.g., concrete or pavement), however, the upper 12 inches of soil shall be neglected when computing resistance due to the potential for the material to become disturbed or be graded during the life of the structure.

***Steel Reinforcement***

All foundations should be reinforced with a minimum of four #4 steel bars. Two of these should be placed near the top of the foundation, and two should be placed near the bottom. Structural details of the footings, such as footing thickness, concrete strength, and amount of reinforcement, should be established by your Structural Engineer. The controlling soils have an expansion index category of less than 21 (Very Low). If the soil types encountered during grading differ from the consistent tested during this study, expansion index tests should be performed at the time of grading to confirm that more expansive soils are not present, and if they are present the designs may need to be revised. Due to the potential movements during seismic events and/or if a negative nature of the soils, any spread footings should be structurally tied to wall footings with grade beams.

***Required Observations***

Prior to placing concrete in the footing excavations, an observation should be made by the representative of the Project Geotechnical Engineer to confirm that the footing excavations are free of loose and disturbed soils and are embedded in the recommended earth materials.

## SLAB-ON-GRADE

Concrete slabs should be a minimum of 4 inches thick and reinforced with #4 rebar spaced at a maximum of 18 inches. If earthwork operations are conducted such that the construction sequence is not conducive to placement of slabs operations that cut the surface soils, we recommend that the exposed subgrade to support concrete slabs be tested within a day of the concrete pour to verify adequate compaction and moisture conditions. The slab subgrade materials have an expansion category of very low (0-20). Due to the slightly loaded area of exterior walks and patio areas, walls with low expansion characteristics were EB inch thickness. This lifting will likely only over the area covered by the footwork, causing differential slab movements that could result in either a safety hazard or warranty exposing these hanging up to structural walkways that abut the structure. Therefore, we recommend that exterior walkways and patio areas abutting the structure where doors open outward with little vertical clearance be detached into the structure at revisions and at points to prevent differential movement of such footwork due to soil expansion. The perimeter edge of exterior concrete slabs should be extended a minimum of 8 inches below the bottom of the slab and have a minimum width of 8 inches due to the expansive nature of the soils. Cracking of concrete flatwork can occur and is relatively common. Basic reinforcement and crack control joint are intended to reduce the risk of concrete slab cracking, are the use of fiber reinforced concrete and proper concrete curing. If cracks develop in concrete slabs during construction (for example due to shrinkage), your Structural Engineer shall evaluate the severity of the slab and determine if the design has been compromised. Also, concrete slabs are generally not perfectly level, but they should be within tolerances installed in the project specifications.

The footing can mark, softening cracks in the underlying concrete slab. Therefore, if the flooring is used, the slab designer should consider additional steel reinforcement, shrink minimum requirements, to the design of moisture slab on grade where this will be installed. Furthermore, the site location should consider installation methods, such as using a vapor rock insulation membrane between the site and concrete slab, to reduce the potential for slab cracking.



**View Barrier**

We recommend that a 10-mil (or thicker) plastic vapor barriers and a minimum 4-inch thick Caltrans Class 2 base layer be used under floor slabs to moisture sensitive areas. The placement of the vapor barrier should be selected by either your Civil Engineer or Structural Engineer giving consideration to the factors discussed in ASTM E 1643. Seams of the vapor barrier should be overlapped and sealed. Where pipes extend through the vapor barrier the barrier should be sealed to the pipes. Trees or pans/covers in the moisture barrier should be completely repaired prior to placement of concrete. In those areas where a moisture barrier is not used, a 4 inch thick Caltrans Class 2 base layer shall be placed beneath the slab.

## OBSERVATIONS AND TESTING

Please advise this office a minimum 24 hours prior to any required site visit. All approved plans, permits, and geotechnical reports must be at the job site and be made available during inspections.

a. Review grading, foundation, and drainage plans to verify that the recommendations contained in this report have been properly interpreted and are incorporated into the project specifications. If we are not accorded the opportunity to review these documents, we can take no responsibility for misinterpretation of our conclusions and recommendations.

b. Observe and advise during all grading activities, including site preparation, foundation and retaining wall excavations, and placement of fill, to confirm that suitable fill soils are placed upon competent material and to allow design changes if subsurface conditions differ from those anticipated prior to the start of construction.

c. Observe the installation of all drainage devices.

d. Test all fill placed for engineering purposes to confirm that suitable fill materials are used and properly compacted.

## REMARKS

This report is issued to the owner with the understanding that it is the owner's responsibility or representative's responsibility to assure that the information and recommendations contained in this report are called to the attention of the designers and builders for the project. The conclusions and recommendations provided in this report should be reviewed by this office when the construction plans become available and may need to be revised or modified after our review. Please be informed that the conclusions and soils engineering recommendations provided in this report are based on the surface conditions and findings and observations performed at the locations of the exploratory excavations. For the purposes of this report it can only be assumed by us that the subsurface conditions do not deviate significantly to the anticipated areas of the property from those at the exposed locations. If conditions are encountered during construction which are different from those observed at our exploratory excavations or as described in this report, we must be notified so that we can re-evaluate the site conditions and revise the recommendations or modifications to our recommendations.

Please call this office at (805) 1024781 if you have any questions regarding this report. Thank you for the opportunity to be of professional service.

Respectfully submitted,
WILBRAHAM ENGINEERING & CONSULTING

R. Mark Wilbraham, M.S., P.E. 45247
Principal Geotechnical Engineer

Patrick Tomlinson, B.S.E. 102020

## APPENDIX I

**LABORATORY TEST RESULTS**

Bulk samples of the earth materials encountered in the exploratory excavations were tested to determine maximum dry density, optimum moisture, expansion index, in situ moisture and density, and grain size. Test procedures and results are as follows:

**Maximum Density-Optimum Moisture**

Maximum dry density - optimum moisture data were determined for a representative sample of the on-site earth materials using the ASTM D 1557 compaction test method. The test results are presented below:

| Sample | Soil Description | Soil Type (USCS) | Maximum Dry Density (lb/cu.ft.) | Optimum Moisture (%) |
|---|---|---|---|---|
| EB-1 @ 0'-5' | Clayey Silty SAND | SM-SC | 114.0 | 15.0 |

**Expansion Test**

An expansion index test was conducted on a representative soil sample obtained from the proposed building area and tested in accordance with ASTM 4829. The expansion index test method utilizes a restraining load of 144 lbs/sq ft. An expansion index of 18 was determined for the sample tested.

**Field Density (Rings Density Method)**

In-situ dry density and moisture content were determined in accordance with ASTM test methods D2937 and D2216 for soil samples collected from the exploratory excavations. The results are tabulated on the Boring Logs Plates 2.1 and 2.2.

**Sieve Analysis**

Sieve analysis tests were conducted on the on-site soils to determine the percent finer (% passing the #200 sieve) in general accordance with sieve analysis test procedure from ASTM Test Designation D422. This method covers the quantitative determination of the distribution of particle sizes in soils. The results are presented on the Boring Log for Boring B-1 included as Plates 2.1 and 2.2 in Appendix II.



Foreman 4610 4th Street, Carpinteria File No.: 01139-02899

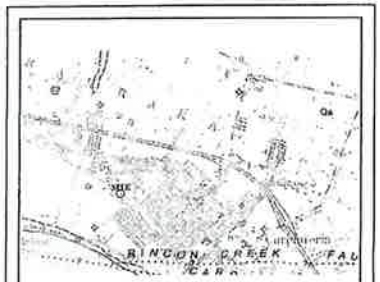
## APPENDIX II

FIGURES and PLATES

Base Map:
Google Earth (2019 Google)

NORTH
Not to Scale

| SITE LOCATION MAP | DATE: 4/2019 |
|---|---|
| 4610 4th Street, Carpinteria | FILE NO.: W19-03899 |
| | FIGURE 1 |




Geologic Map of the Carpinteria Quadrangle,
Santa Barbara County, California
1986

Base Map:
Dibblee 1986

NORTH
Not to Scale

| GEOLOGIC SITE LOCATION MAP | DATE: 4/2019 |
|---|---|
| 4610 4th Street, Carpinteria | FILE NO.: W19-03899 |
| | FIGURE 2 |

ROBERTS
DESIGN
GROUP
ARCHITECTURE + PLANNING, INC.

730 WESTEN COURT
SANTA BARBARA, CA. 93111
805.884.8103 OFFICE
805.727.8083 FAX

NO. DATE ISSUE / DESCRIPTION

0

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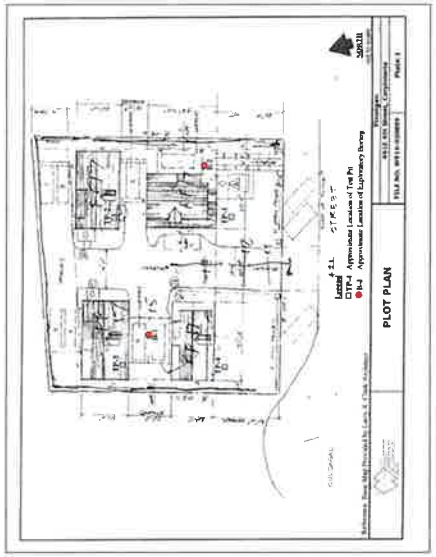
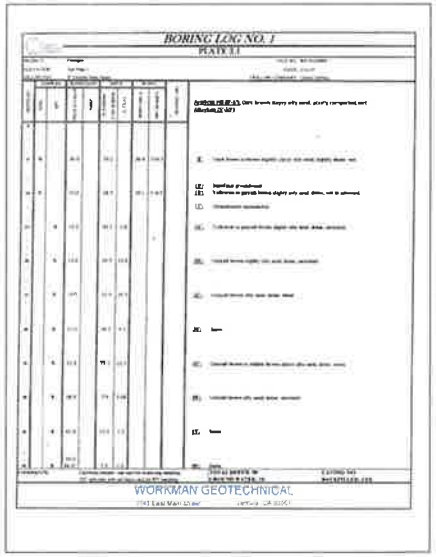
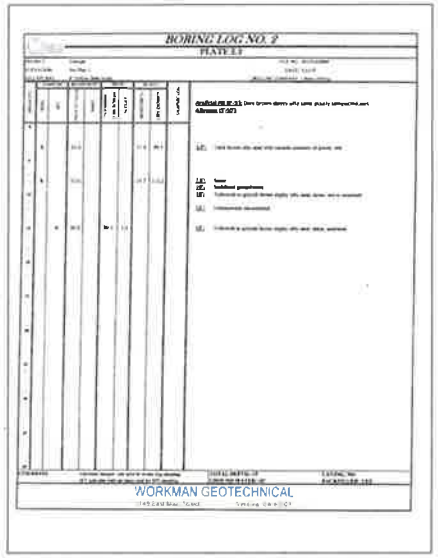
4610 4TH STREET
CARPINTERIA, CA. 93013

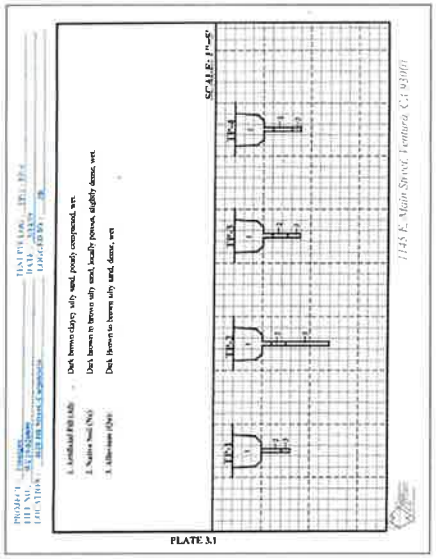
SHEET NAME:
SOILS
REPORT

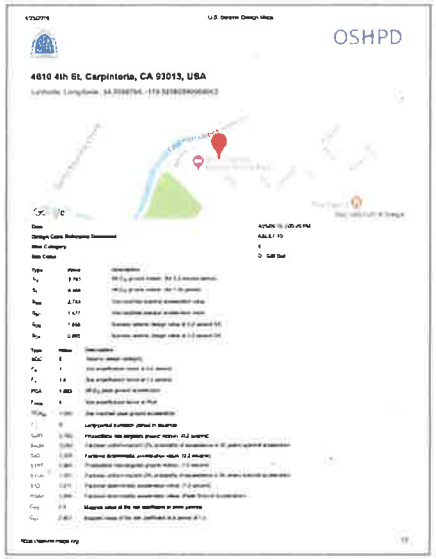
PROJECT NO: 1900
SHEET NO: A0.17

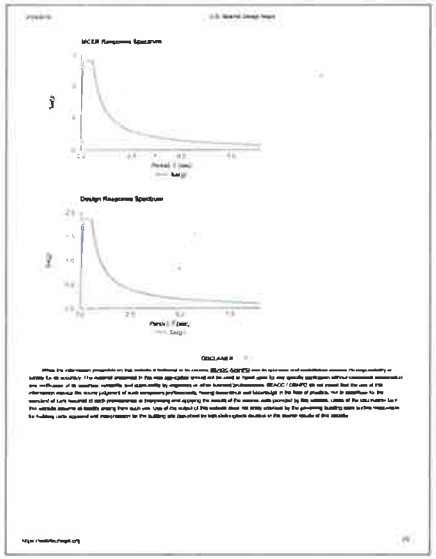


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SHEET NAME:
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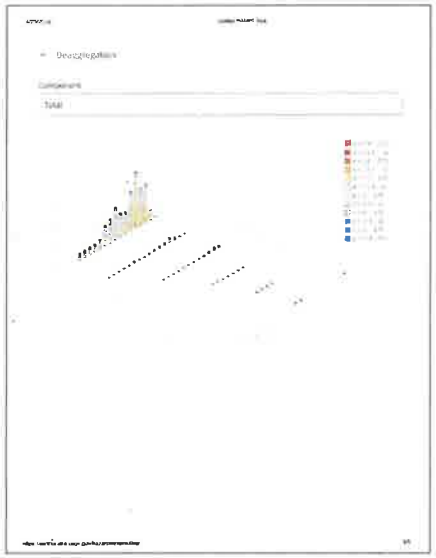
REPORT

PROJECT NO: 21-20

SHEET NO: A0.18




## Summary statistics for, Deaggregation: Total

**Deaggregation targets**

Return period: 475 yrs
Exceedance rate: 0.002105263 yr⁻¹
PGA ground motion: 2.567523737 g

**Recovered targets**

Return period: 486.26414 yrs
Exceedance rate: 0.002056411 yr⁻¹

**Totals**

Binned: 100 %
Residual: 0 %
Trace: 0.15 %

**Mean (for all sources)**

r: 5.06 km
m: 6.91
ε₀: 0.12 σ

**Mode (largest r-m bin)**

r: 4.2 km
m: 7.33
Contribution: 15.14 %

**Mode (largest m bin)**

r: 4.2 km
m: 7.33
Contribution: 15.14 %

**Discretization**

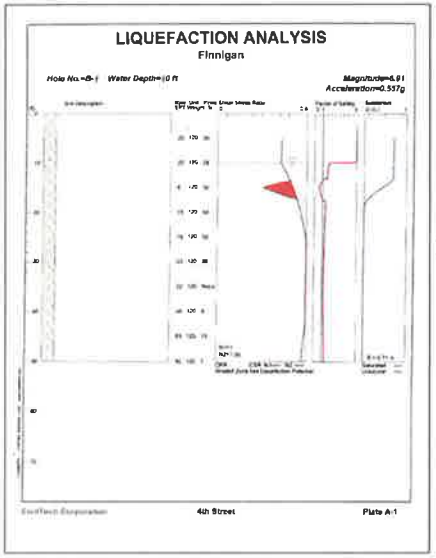
r: min = 0.2, max = 1000.2, Δ = 20.0 km
m: min = 4.4, max = 9.4, Δ = 0.2
ε: min = -3.3, max = 3.3, Δ = 0.6

**Epsilon keys**

ε0: [ -∞ ... -2.5)
ε1: [ -2.5 ... -2.0)
ε2: [ -2.0 ... -1.5)
ε3: [ -1.5 ... -1.0)
ε4: [ -1.0 ... -0.5)
ε5: [ -0.5 ... 0.5)
ε6: [ 0.5 ... 1.0)
ε7: [ 1.0 ... 1.5)
ε8: [ 1.5 ... 2.0)
ε9: [ 2.0 ... 2.5)
ε10: [ 2.5 ... +∞)

## Deaggregation Contributors

| Source Set ↳ Source | Type | r | m | ε₀ | Rate | Mean | σ | % |
|---|---|---|---|---|---|---|---|---|
| CSLSBkrg_rMEA | System | | | | | | | 44.44 |
| Total Mountain [5] | | 3.84 | 7.33 | -0.33 | 1.19 x 10⁻³ | 34.3 dB/Hz | 0.514 | 14.61 |
| North Creek [2] | | 4.11 | 8.13 | 0.36 | 1.12 x 10⁻³ | 34.1 dB/Hz | 0.514 | 7.57 |
| Western Ridge-Arroyo Parida Santa Ana [3] | | 3.83 | 7.33 | 0.25 | 1.05 x 10⁻³ | 34.3 dB/Hz | 0.514 | 6.97 |
| Santa Ana Canyon [1] | | 4.26 | 7.43 | 0.23 | 1.05 x 10⁻³ | 34.3 dB/Hz | 0.514 | 2.88 |
| Main Puente Creek [4] | | 14.09 | 7.83 | 0.11 | 1.19 x 10⁻³ | 33.9 dB/Hz | 0.514 | 2.53 |
| Red Mountain [6] | | 9.48 | 6.93 | 0.38 | 1.19 x 10⁻³ | 34.3 dB/Hz | 0.514 | 2.11 |
| Cucamonga Fault | | 37.41 | 6.93 | 1.26 | 1.12 x 10⁻³ | 34.3 dB/Hz | 0.514 | 1.64 |
| Verdugo Main Fault [9] | | 17.23 | 7.53 | 0.79 | 1.19 x 10⁻³ | 34.3 dB/Hz | 0.514 | 1.39 |
| CSZSBrkg_rMEA | System | | | | | | | 38.64 |
| Red Mountain [2] | | 3.84 | 7.13 | -0.33 | 1.19 x 10⁻³ | 34.3 dB/Hz | 0.514 | 11.75 |
| North Creek [1] | | 13.31 | 8.04 | 2.44 | 2.19 x 10⁻⁴ | 35.8 dB/Hz | 0.514 | 5.37 |
| Western Ridge-Arroyo Parida Santa Ana [3] | | 3.83 | 7.43 | -0.32 | 1.19 x 10⁻³ | 34.3 dB/Hz | 0.514 | 4.77 |
| Santa Ana [2] | | 9.53 | 7.43 | 0.53 | 1.05 x 10⁻³ | 34.3 dB/Hz | 0.514 | 2.69 |
| Main Puente Creek [4] | | 7.29 | 7.83 | 0.14 | 1.19 x 10⁻³ | 33.9 dB/Hz | 0.514 | 2.29 |
| Total Mountain [5] | | 5.64 | 6.93 | 0.29 | 1.19 x 10⁻³ | 34.3 dB/Hz | 0.514 | 2.28 |
| CSZSBrkg_rMEA [2nd] | 2nd | | | | | | | 7.36 |
| Point Source (-119.225, 34.421) | | 3.84 | 9.03 | 0.36 | 1.12 x 10⁻³ | 39.4 dB/Hz | 0.514 | 5.42 |
| Point Source (-118.348, 34.111) | | 9.48 | 9.03 | 0.32 | 1.19 x 10⁻³ | 39.4 dB/Hz | 0.514 | 1.41 |
| CSZ10 Arg_rMEA [Grid] | Grid | | | | | | | 8.63 |
| Point Source (-119.525, 34.421) | | 3.70 | 7.53 | 1.48 | 1.19 x 10⁻³ | 34.3 dB/Hz | 0.514 | 1.47 |
| Point Source (-118.348, 34.021) | | 9.76 | 8.13 | 2.64 | 1.19 x 10⁻³ | 34.3 dB/Hz | 0.514 | 1.32 |

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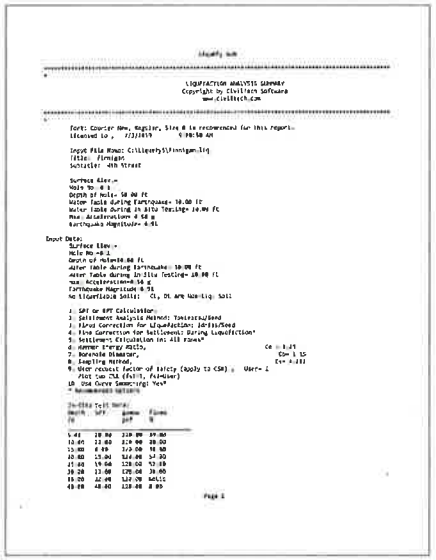
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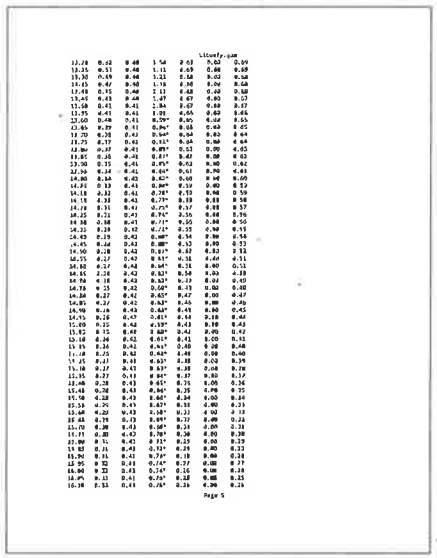
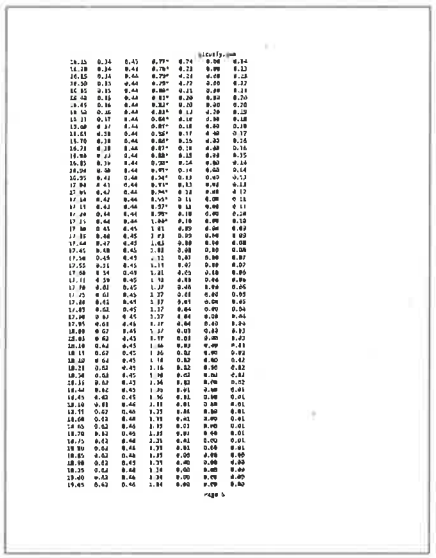
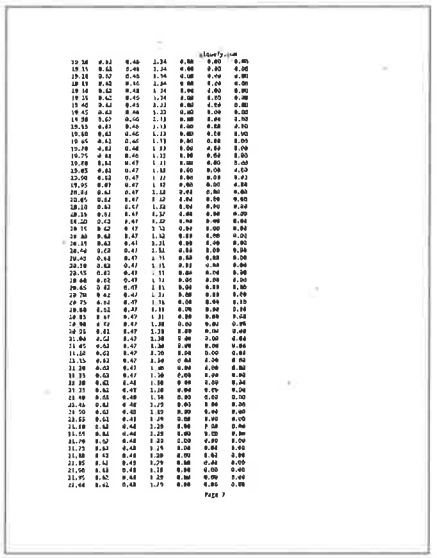
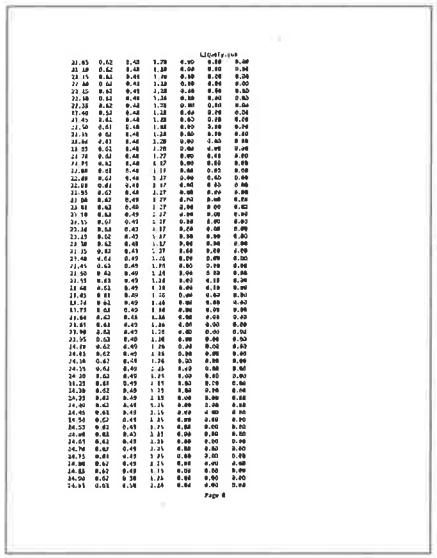
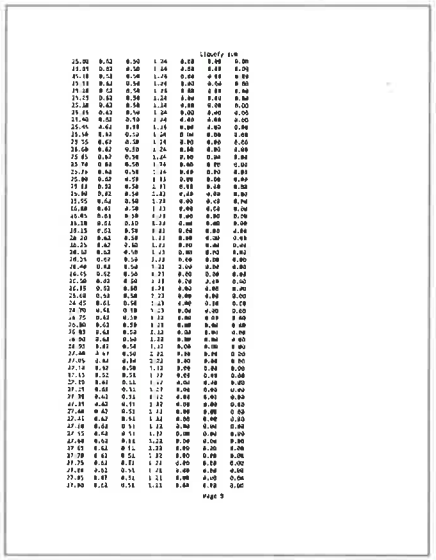
LIQUEFACTION ANALYSIS SUMMARY
Copyright by CivilTech Software
www.civiltech.com
Input File Name: C:\Liquefy5\Finnigan.liq
Title: Finnigan
Subtitle: 4th Street
Surface Elev.=
Hole No.=B-1
Depth of Hole= 50.00 ft
Water Table during Earthquake= 10.00 ft
Water Table during In Situ Testing= 10.00 ft
Max. Acceleration= 0.537 g
Earthquake Magnitude= 6.91
Input Data:
Surface Elev.=
Hole No.=B-1
Depth of Hole=50.00 ft
Water Table during Earthquake= 10.00 ft
Water Table during In-Situ Testing= 10.00 ft
Max. Acceleration=0.537 g
Earthquake Magnitude= 6.91
No Liquefiable Soils! Cs, Ot are Non-Liq. Soil
1. SPT or BPT Calculation.
2. Settlement Analysis Method: Tokimatsu/Seed
3. Fines Correction for Liquefaction: Jefferies/Seed
4. Fine Correction for Settlement: During Liquefaction*
5. Settlement Calculation in: All Finesk*
d. Hammer Energy Ratio, Ce = 1.25
7. Borehole Diameter, Cb= 1.15
8. Sampling Method, Cs= 1.2
9. User-request Factor of Safety (Apply to CSR) , User= 1
Plot Two SPT Curves
Plot Two Soil Curves
Print Detailed Soil Profile
Print Detailed Stress Calculations
Print Maximum Settlement Analysis
Print Graphics in Detailed Output
Print Factor of Safety vs. Depth
Print Soil Behavior Type
Print Seismic Shear Stress
Print Shear Stress Ratio
Print Cyclic Resistance Ratio
Print Liquefaction Potential
Print Volumetric Strain
Print Settlement
Print Soil Properties
Print Input Data
Print Output Results
Print Plots
Print Liquefaction Potential
Print Settlement Analysis

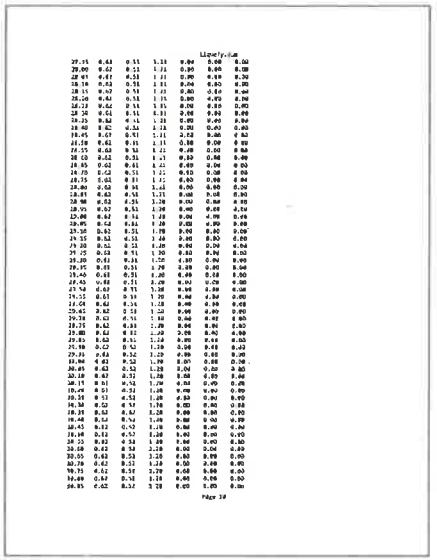


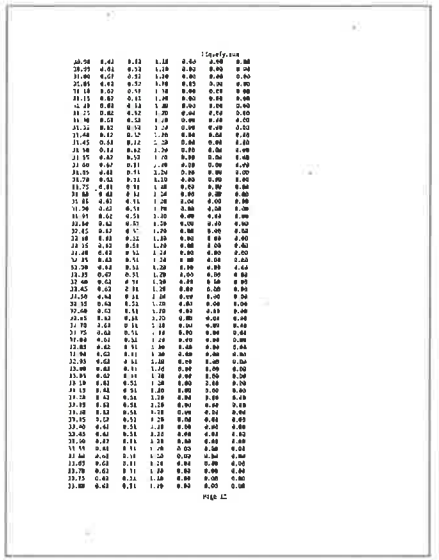


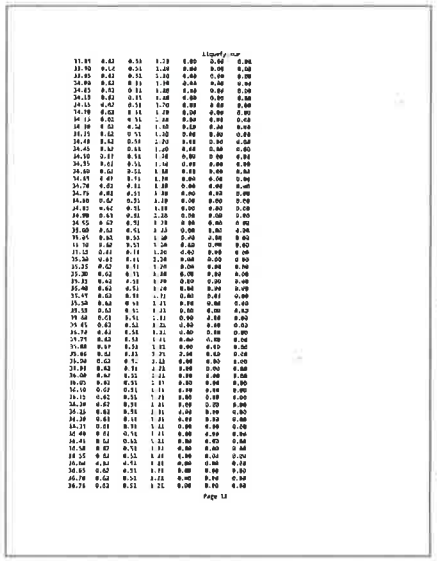










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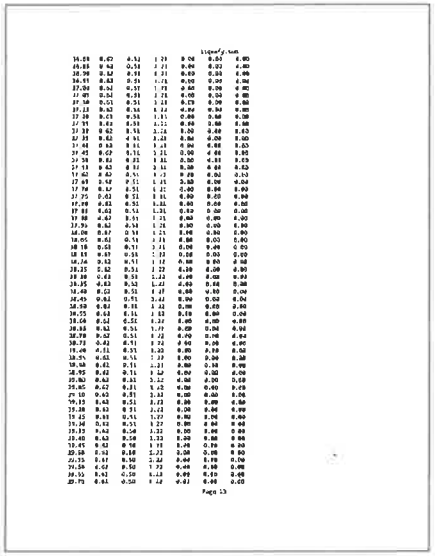
PROJECT NO: 2-20

SHEET NO: A0.20



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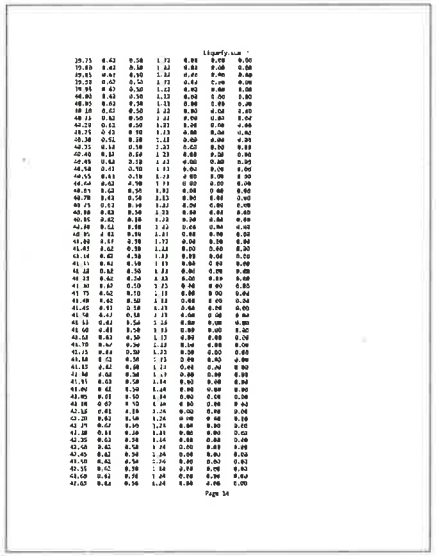

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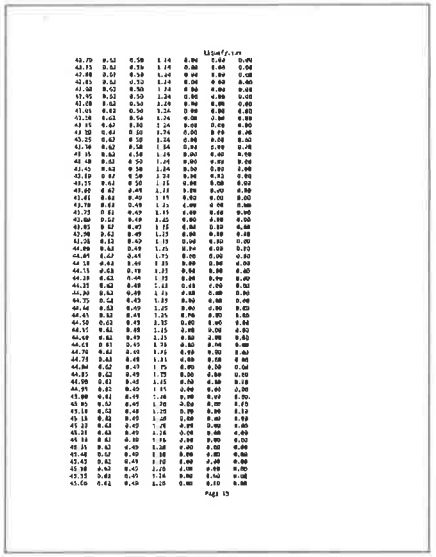

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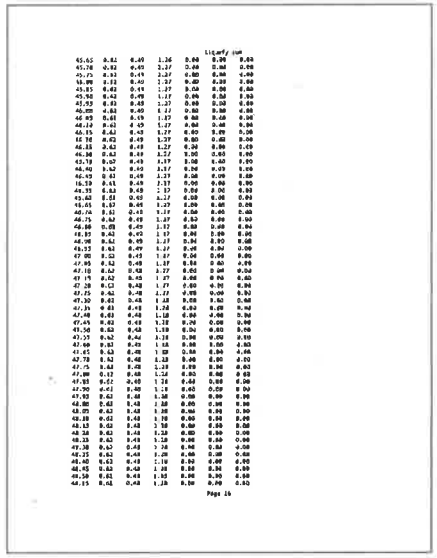

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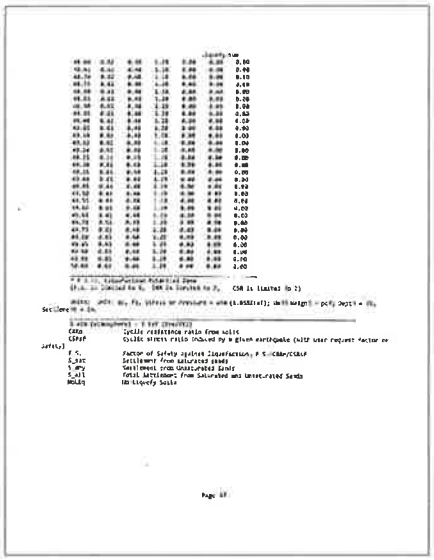

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SHEET NO
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45dB Acoustics

45dB Acoustics, LLC
www.45dB.com
(415) 250-1940

PO Box 4757
Hamilton, CA 95427

October 24, 2021

45dB Project# 21058

| Noise Analysis: | Planner: | Architect: |
|---|---|---|
| Scerni Residence<br>4610 4th Street<br>Carpinteria, CA 934 | Brian Black<br>brian@blackplanning.com | Roberts Design Group<br>Attn: Wm. Jeffrey S. Roberts<br>jeffrey@rdgweb.com |

45dB Acoustics, LLC ("45dB") has reviewed architectural drawings of the single family residence project at the above address. This location is at or within the CNEL/Ldn 70 dBA noise level per the City of Carpinteria's Noise Element of the General Plan (Figure 1 and Figure 2). As such, it requires an acoustical review and may require some mitigation measures to be incorporated into the building design to ensure that interior habitable spaces do not exceed CNEL/Ldn 45 dBA, per the City's Noise Element and the overarching State Building Code (Title 24).

In our experience conducting many noise studies, including measurement and prediction/calculation of highway noise using 3D modeling software with the FHWA's Traffic Noise Model (TNM) implemented, the CNEL/Ldn 70 dBA exterior noise level per the Noise Element can be considered conservatively, yet reasonably, high and appropriate for a 20+ year buildout including residential projects such as this. A detailed 3D noise model is not needed for this too-much geometry and we have assumed the exterior noise design level of 70 dBA for the entire project – in reality, exposures facing away or perpendicular to the principal noise source of Highway 101 will experience levels somewhat lower than this design level.

Although the UPRR) train is another potential source of transportation noise, it does not significantly contribute to (i.e., raise the design level of CNEL/ 70 dBA at this location due to a combination of train speed, frequency of passage, and distance to grade crossing.

An exterior level of CNEL/Ldn 70 dBA requires evaluation analysis for potential mitigation of habitable spaces per the City's Noise Element. Here we have utilized a commercial software product (INSUL 8.) to calculate interior sound levels from the exterior sound levels along with all relevant inputs such as room volume, square footage of each component of the exterior composite assembly, i.e., wall type(s), glazing and door designs/specifications. These parameters were evaluated from the site and floor plans and elevations as reprinted from the architectural drawing set (Figure 3 through Figure 8).

The report including any exhibits and specifications have been prepared for the exclusive use and benefit of the addressee(s) and solely for the purpose for which it is provided. No part of the report shall be reproduced, distributed or communicated to any third party without written permission. The use of the report by unauthorized third parties or for other than its intended purpose is at their own risk.



For this project, the 2nd level bedroom was revealed through analysis to be the worst-case, i.e., the habitable room with the highest interior sound level. The analyses of this room is shown in Figure 9. The exterior wall and glazing recommendations, as detailed below, are sufficient to comply with the City's Noise Element requirement for interior noise levels of habitable spaces not to exceed CNEL/Ldn 45 dBA.

- Exterior wall assembly, consisting of: fiber cement battens siding of 5/16" min thickness, ½" min. (plywood) sheathing, 2"x 6" studs placed 16" on center (or wider) with fiberglass batt or other non hardening caulking insulation to fill stud bays, and at least (1) layer of 5/8" gypsum wall board (GWB).

  AND

- The glass sliding doors at the south elevation balcony for the 2nd level bedroom (i.e., room 202 in drawing set) shall be STC 35 / OITC 29 minimum. *Larger glazing assemblies than current(s) drawn may require higher STC/OITC ratings*

  AND

- The casement windows for the 2nd level bedroom at the west elevation shall be STC 35 / OITC 29 minimum. (When selecting glazing, OITC is the primary criteria to be matched; STC is provided for reference.)

Since mitigation of this bedroom requires that windows be closed to comply, other mechanical means of ventilation are required for this bedroom.

All other rooms within the home were found to not require mitigation.

We assume all doors and glazing are properly / completely sealed and gasketed. We assume no zero flanking noise in this analysis, whereas in practice it is common to see some degradation of composite exterior envelope performance that can somewhat increase interior sound levels.

Please contact me with any questions.

Sincerely,

Sarah Taubert, Alum INCE, ASA
Principal Consultant
STaubert@45dB.com

[1] Habitable rooms are any rooms used for sleeping, cooking, studying, i.e., bedrooms, kitchens, living, and dining rooms.





Figure 1: Project Location on Noise Element contours (red arrow)

Figure 2: City of Carpinteria General Plan Figure N-3 Land Use Compatibility (reprinted)

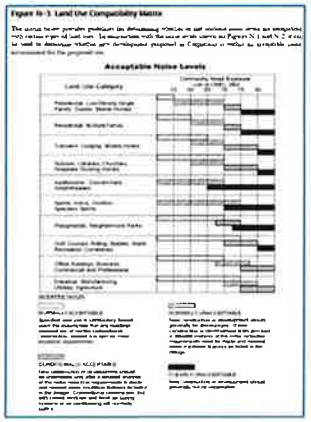


Figure N-3: Land Use Compatibility Matrix

Acceptable Noise Levels





Figure 3: Site Plan (reprinted, Roberts Design Group)

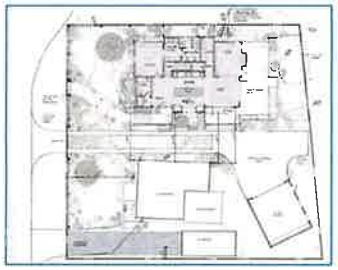






Figure 4: Elevation Views: West (top) and North (bottom)

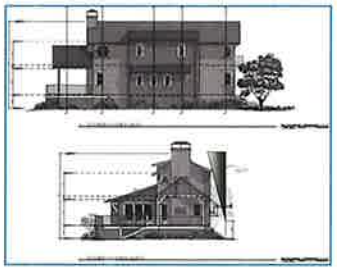






Figure 5: Elevation Views: East (top) and South (bottom)

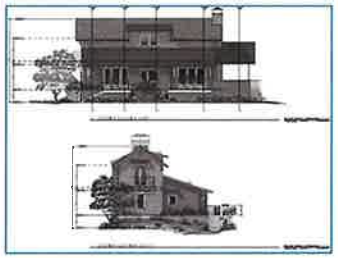
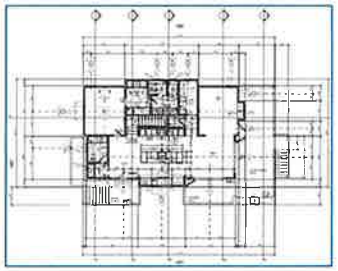






Figure 6: 1st Floor Plan





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A0.22

Figure 7: 2nd Floor Plan

Figure 8: Exterior Wall Section

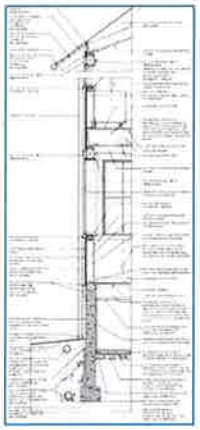
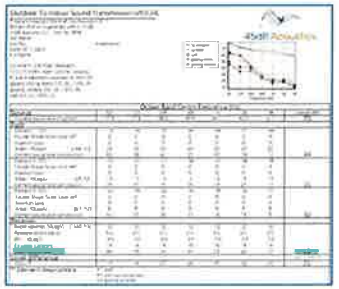


Figure 9: Indoor Sound Levels, 2nd-Floor Bedrooms

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| 01 | | |

SCERNI
RESIDENCE

4610 4TH STREET
CARPINTERIA, CA. 93013

SHEET NAME:
ACOUSTIC
REPORT

PROJECT NO: P-00

SHEET NO: A0.23

(E) 1X6 SOFFIT BOARDS

(E) 4X4 ROOF RAFTERS SEAT-CUT AND NAILED TO BEAM

(E) 1X5 FACSIA BOARDS AND RAKE

(E) 4X6 HORIZONTAL BEAM

(E) 4X4 SUPPORT CORNER POST WITH METAL TOP OF POST TO BEAM CONNECTOR

(E) 2 X 4 POST SUPPORTING THE 2 X 6 RIDGE BOARD

(E) 4X4 ROOF RAFTERS (4) SEAT-CUT AND NAILED TO BEAM

(E) METAL 4X4 BEAM HANGER CONNECTED TO THE EXISTING EXTERIOR WALL FRAMING

(L) DECORATIVE 1X1 FASCIA BOARD AT RAKE

## 3. EXISTING PORCH DETAILS

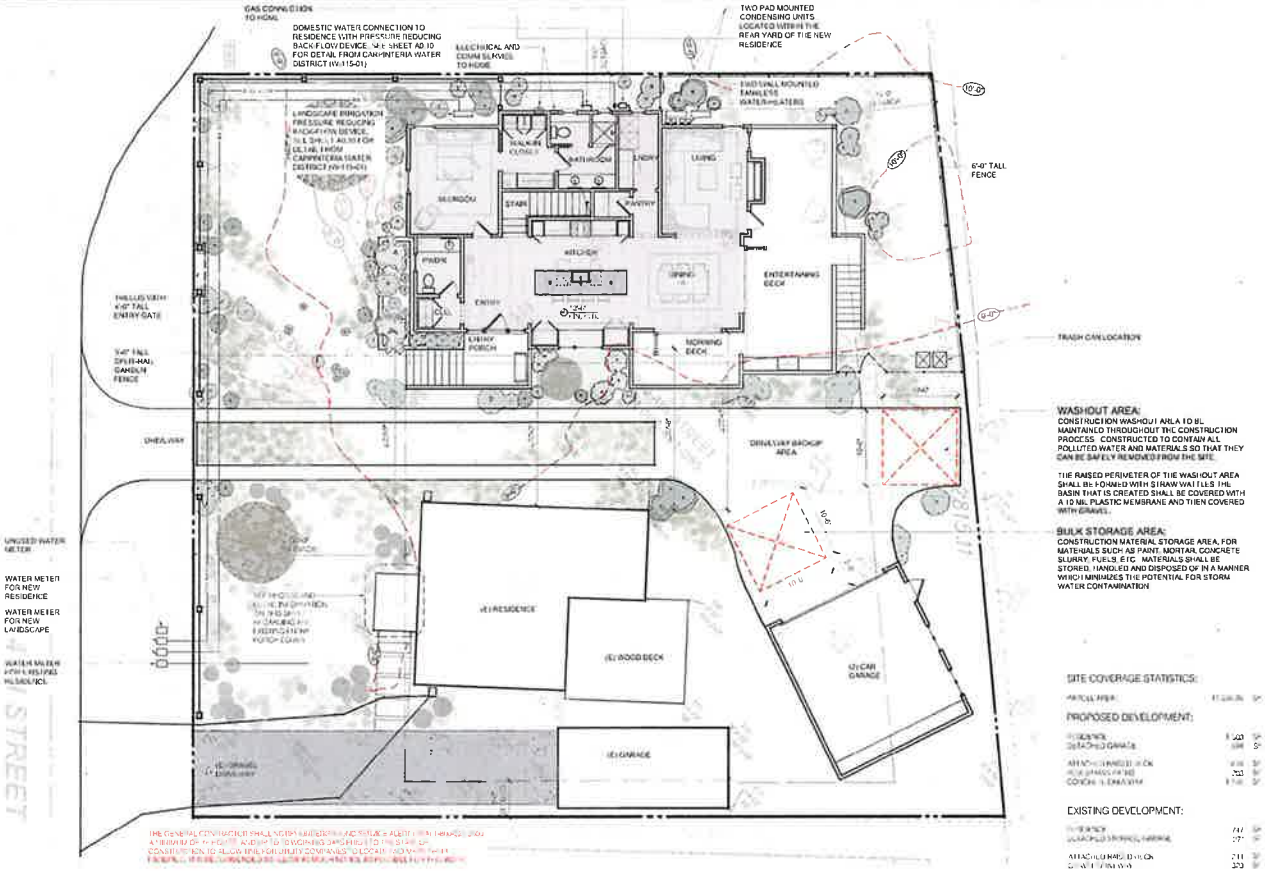
EXISTING COVERED PORCH SIDE VIEW

(E) ASPHALT SHINGLE ROOFING OVER ROOFING UNDERLAYMENT

EXISTING COVERED PORCH FRONT VIEW

EXISTING COVERED PORCH SIDE VIEW

## 2. PHOTOS OF THE EXISTING COVERED PORCH




**WASHOUT AREA:**
CONSTRUCTION WASHOUT AREA TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS. CONSTRUCTED TO CONTAIN ALL POLLUTED WATER AND MATERIALS SO THAT THEY CAN BE SAFELY REMOVED FROM THE SITE.

THE RAISED PERIMETER OF THE WASHOUT AREA SHALL BE FORMED WITH STRAW WATTLES. THE BASIN THAT IS CREATED SHALL BE COVERED WITH A 10 MIL PLASTIC MEMBRANE AND THEN COVERED WITH GRAVEL.

**BULK STORAGE AREA:**
CONSTRUCTION MATERIAL STORAGE AREA, FOR MATERIALS SUCH AS PAINT, MORTAR, CONCRETE SLURRY, FUELS, ETC. MATERIALS SHALL BE STORED, HANDLED AND DISPOSED OF IN A MANNER WHICH MINIMIZES THE POTENTIAL FOR STORM WATER CONTAMINATION

SITE COVERAGE STATISTICS:

PROPOSED DEVELOPMENT:

EXISTING DEVELOPMENT:

## 1. SITE PLAN

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

ROBERTS DESIGN

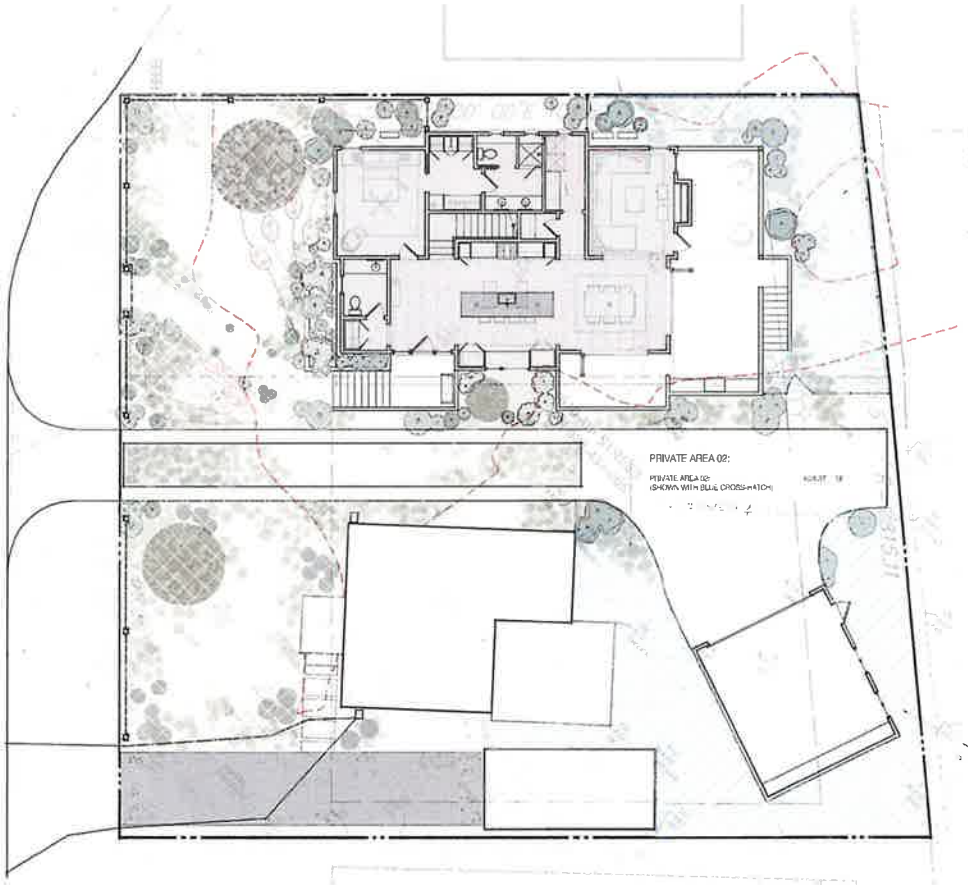
SCERNI RESIDENCE

4610 4TH STREET
CARPINTERIA CA. 93013

SHEET NAME:
PROPOSED SITE PLAN

PROJECT NO: 2100

SHEET NO: A1.1




SITE COMMON AREA CALCULATION

1. SITE PLAN (SHOWING REQUIRED COMMON AREA)

ROBERTS DESIGN GROUP
720 KRISTEN COURT
SANTA BARBARA, CA. 93111
805. 964. 8403 OFFICE
805. 227. 8093 FAX

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SCERNI RESIDENCE

4610 4TH STREET
CARPINTERIA, CA. 93013

SHEET NAME:
COMMON AREA SITE PLAN

PROJECT NO. SHEET NO.
A1.2

California Native No Mow Grass Seed Mixture

A mixture of California native grasses that establish quickly and exhibit a fine texture for an exceptional meadow appearance. It can be used in a variety of landscape situations as a low water use alternative to other turf and ground cover areas. It can be either mowed or left un mowed. Grasses in this mixture are classified as "California Friendly" by California Water Agencies and recommended for use in landscapes as a low water user.

CHARACTERISTICS

Features

Benefits

All California native grasses

No non native invasive species

All perennial grasses

Longer lived stand

Fine textured grasses

Meadow appearance

Excellent seeding vigor

Fast establishment

Extensive root system

Reduces soil erosion

Grows in sun and light shade

Multi use

## Blue Grama or Mosquito Grass

*Bouteloua gracilis*

Bouteloua gracilis reaches about one foot tall when its seed heads are in full bloom. It is a low growing native grass, which acts as a ground cover when planted close together. In fact, Blue Grama is used as an alternative to traditional lawns, and can be mowed once in a while. Blue Grama thrives in full sun and dry conditions, a definite advantage during drought conditions and a plus for conserving water. One of its common names, Mosquito Grass, refers to its flowers hovering above the green, grassy foliage. Bouteloua gracilis grows naturally in dry prairies, and is often found in rocky or clay soil. It is an original prairie plant. It is very drought tolerant and at home in meadows.

Uses: Suitable for specimen planting or in mixed borders, banks, ridges, lawn alternatives.

Care: well drained soil and in dry conditions, very drought tolerant, tolerates poor soil

Full sun

## Carex tumulicola

Foothill sedge

It is in the plant Carex tumulicola, the foothill sedge. Not to be confused with the so called Berkeley sedge which is currently identified as Carex divulsa and is non native AND invasive. Foothill sedge has a wide distribution in California and north to Washington. A tough and adaptable tufted evergreen growing 12 inches or more tall and spreading slowly by underground rootstocks. Useful as an informal groundcover under shrubs or trees, for a meadow planting or for soil stabilization where the spreading roots help control erosion. Best with some shade unless right along the coast. Prefers humid or fog belt areas but is also tolerant enough of dryness.

**Common Name:** Marina Strawberry Tree

Generally, madrone species are difficult to keep alive in the nursery for longer than 5-8 years because they're so susceptible to root rot. But this is a robust hybrid, a truly exceptional nursery plant. Drought tolerant, easily grown and attractive reddish flowers accent its handsome, orange-cinnamon bark. The biggest specimen in the US is 45 x 45 ft, but it is generally of smaller stature, a superb selection for CA and sunny south exposures in the PNW

**Flower Color:** Pink
**Zones:** 8-10
**Growth Habit:** Tree
**Height:** 15-20
**Spread:** 10-15
**Light Needs:** Full Sun
**Flowering Season:** Late Summer
**Leaf Color:** Green

Plants / Grasses

Common Name: Dwarf Red Fountain Grass
Description:
Pennisetum setaceum rubrum, commonly known as Dwarf Red Fountain Grass, is a graceful ornamental grass of deep burgundy purple. May go deciduous in colder climates. Soft, pink flower tassels make great cuts for floral arrangements.
Hardy 20 degrees to 120° F. Full sun
Tolerates coastal conditions well

- Type: Ornamental Grass
- Exposure: Full Sun
- Height: 2 Feet 6 Inches
- Width: 2 Feet 8 Inches
- Hardy To: 20° F- 120° F
- Blooms: Pink/Red, Spring to Fall

## Mendocino Reed Grass (*calamagrostis foliosa*)

If lazy clumping grasses are more your style, this one might be for you

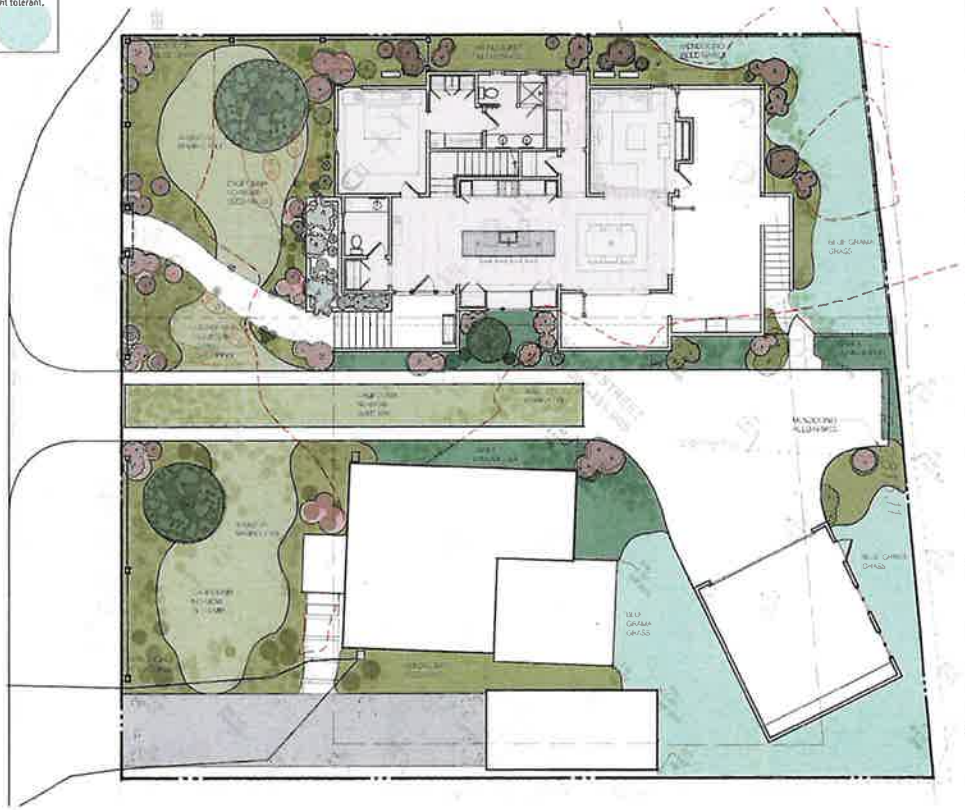
It's very drought tolerant and keeps its uniform shape throughout the year

Its base-growing foliage is topped by tan inflorescences from spring through fall

LANDSCAPE:

PROPOSED DROUGHT TOLERANT GRASSES
THROUGHOUT PROPERTY (EXAMPLES):
CALIFORNIA NO MOW GRASS SEED MIX
(FESTUCA RUBRA MOLATE, FESTUCA OCCIDENTALIS MONCLUME, FESTUCA IDAHOENSIS)
BOUTELOUA GRACILIS (MOSQUITO GRASS)
CALAMAGROTIS FOLIOSA (REED GRASS)
CAREX TUMULICOLA (FOOTHILL SEDGE)
PENNISETUM SETACEUM RUBRUM (RED FOUNTAIN GRASS)

FREE OPTIONS:
ARBUTUS MARINA (STRAWBERRY TREE)





1. LANDSCAPE PLANT AREAS

SCALE: 1/8"

ROBERTS DESIGN
ARCHITECTURE + PLANNING INC
730 FRISTEN COURT
SANTA ANDANA CA 92705
PHONE 714 [illegible]

| NO | DATE | ISSUE / DESCRIPTION |
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| 1 | | |

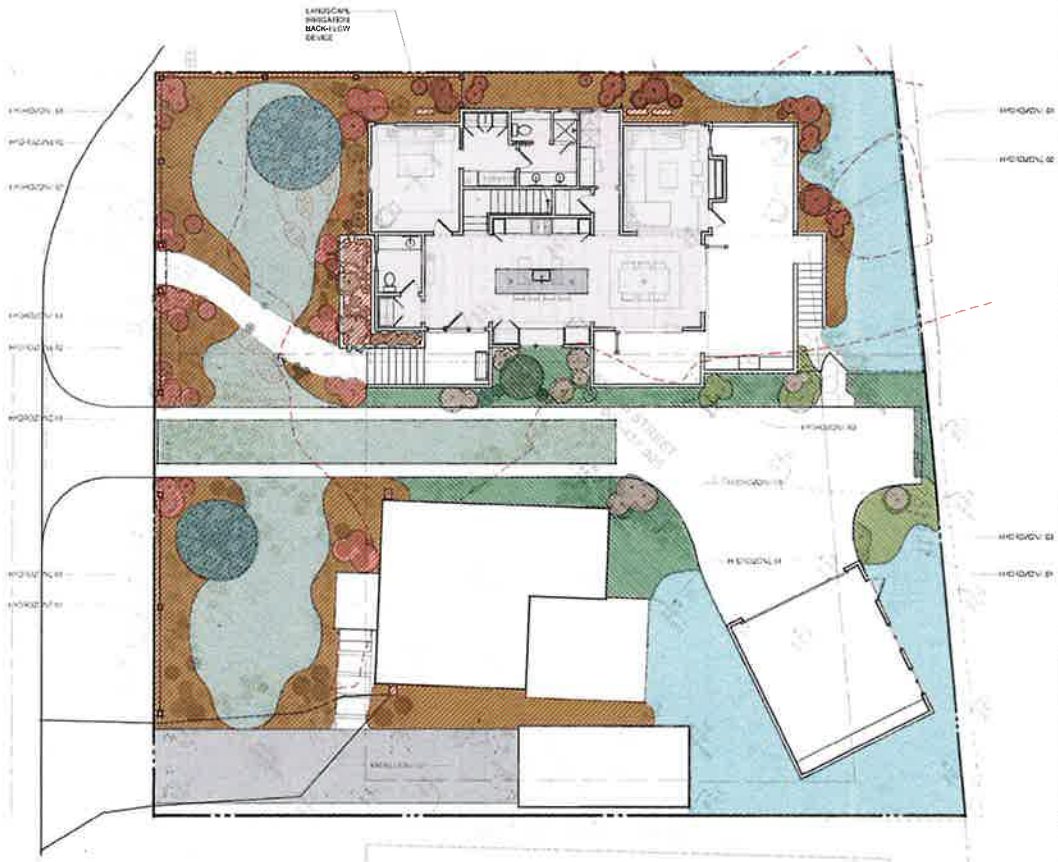
SCERNI RESIDENCE

4610 4TH STREET
CARPINTERIA, CA. 93013

SHEET NAME:
LANDSCAPE SITE PLAN

PROJECT NO: [illegible]
SHEET NO: A1.3

[illegible]




1. LANDSCAPE HYDROZONE SITE PLAN

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

**California Water Efficient Landscape Worksheet**

Reference Evapotranspiration (ETo): 44.5 | Project Type: Residential | 0.55

| Hydrozone # / Planting Description* | Plant Factor (PF) | Irrigation Method* | Irrigation Efficiency (IE)* | ETAF (PF/IE) | Landscape Area (Sq. Ft.) | ETAF x Area | Estimated Total Water Use (ETWU)* |
|---|---|---|---|---|---|---|---|
| **Regular Landscape Areas** | | | | | | | |
| Zone 1- Cal No-Mow min/grass | 0.5 | Overhead | 0.75 | 0.67 | 2953 | 1967 | 54767 |
| Zone 2- low water plants | 0.2 | Drip | 0.81 | 0.25 | 1754 | 433 | 12056 |
| Zone 3- moderate water plants | 0.5 | Drip | 0.81 | 0.62 | 732 | 452 | 12579 |
| | | | 0.75 | 0.00 | | 0 | 0 |
| | | | 0.75 | 0.00 | | 0 | 0 |
| | | | 0.75 | 0.00 | | 0 | 0 |
| | | | 0.75 | 0.00 | | 0 | 0 |
| | | | 0.75 | 0.00 | | 0 | 0 |
| | | | 0.75 | 0.00 | | 0 | 0 |
| | | | 0.75 | 0.00 | | 0 | 0 |
| | | | 0.75 | 0.00 | | 0 | 0 |
| | | | 0.75 | 0.00 | | 0 | 0 |
| | | | 0.75 | 0.00 | | 0 | 0 |
| | | | 0.75 | 0.00 | | 0 | 0 |
| | | | 0.75 | 0.00 | | 0 | 0 |
| | | | 0.75 | 0.00 | | 0 | 0 |
| | | | 0.75 | 0.00 | | 0 | 0 |
| | | | 0.75 | 0.00 | | 0 | 0 |
| | | | 0.75 | 0.00 | | 0 | 0 |
| | | | 0.75 | 0.00 | | 0 | 0 |
| | | | | Totals | 5437 | 2852 | 79402 |
| **Special Landscape Areas** | | | | | | | |
| [redacted] | | | | 1 | | 0 | 0 |
| | | | | 1 | | 0 | 0 |
| | | | | 1 | | 0 | 0 |
| | | | | 1 | | 0 | 0 |
| | | | | Totals | 0 | 0 | 0 |
| | | | | | | ETWU Total | 79402 |
| | | | | | Maximum Allowed Water Allowance (MAWA)* | | 83245 |

**ETAF Calculations**

Regular Landscape Areas

| | |
|---|---|
| Total ETAF x Area | 2852 |
| Total Area | 5437 |
| Average ETAF | 0.52 |

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

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SCERNI RESIDENCE

4610 4TH STREET
CARPINTERIA, CA 93013

SHEET NAME:
HYDROZONE IRRIGATION PLAN

PROJECT NO: 21-00

SHEET NO: A1.4

## Certificate of Completion

### A. Project Information

Date

Project Name: SCERNI RESIDENCE

Project Street Address, City and Zip: 4610 4TH STREET CARPINTERIA, CA 93013

Parcel or Lot Number(s) (if available): 003-431-005

Applicant Name: BETH AND GREGG SCERNI (OWNERS, SEE INFORMATION BELOW)

Applicant Job Title

Applicant Company Name

Phone Number

Email Address

Street Address, City and Zip

Property Owner Name: BETH AND GREGG SCERNI

Phone Number: (BETH) 760-822-3847, ((GREGG) 760-822-0331

Email Address: bscerni@cox.net, greggscerni@yahoo.com

Street Address, City and Zip: 4610 4TH STREET CARPINTERIA, CA 93013

### Property Owner:

"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of the Completion and that it is my/our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."

10/4/23

Property Owner — Date



### B. Certificate of Installation

*To be signed by the signer of the Landscape Design Plan or the Irrigation Design Plan or by the licensed landscape contractor*

"I/we certify that based upon periodic site observations, the work has been completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package. As-built drawings have been provided to document any major modifications of the approved Landscape Documentation Package. Significant changes made during construction comply with the ordinance."

Contractor/Professional Signature

Date

Print Name

License Number

### C. Additional Modifications

Applicant: If major modifications were made in construction from the submitted plans, attach record drawings (as-builts)

- ☐ No major modifications
- ☐ As builts attached, including a revised Water Efficient Landscape Worksheet



### D. Irrigation Scheduling

| Applicant: Write the Plan Sheet Number | Item: Description of Document | Reviewer: Pass | Reviewer: Fail/NA |
|---|---|---|---|
| ☐ | 1. Irrigation scheduling is regulated by automatic irrigation controller | ☐ | ☐ |
| ☐ | 2. Overhead irrigation is scheduled between 8 p.m. and 10 a.m | ☐ | ☐ |
| ☐ | 3. Settings for the irrigation controller for each station include the following: | ☐ | ☐ |
| ☐ | a. Irrigation days | ☐ | ☐ |
| ☐ | b. Run times | ☐ | ☐ |
| ☐ | c. Number of cycle starts per watering event to avoid run off | ☐ | ☐ |
| ☐ | d. Amount of applied water on a monthly basis | ☐ | ☐ |

### E. Schedule of Landscape and Irrigation Maintenance

| Applicant: Write the Plan Sheet Number | Item: Description of Document | Reviewer: Pass | Reviewer: Fail/NA |
|---|---|---|---|
| ☐ | 1. Attach schedule of maintenance for the landscape and irrigation system per ordinance to ensure water efficiency. The attached schedule of landscape maintenance includes: | ☐ | ☐ |



| Applicant: Write the Plan Sheet Number | Item: Description of Document | Reviewer: Pass | Reviewer: Fail/NA |
|---|---|---|---|
| ☐ | a. Routine inspection, auditing, adjusting and repair of the irrigation system | ☐ | ☐ |
| ☐ | b. Aerating and dethatching turf areas | ☐ | ☐ |
| ☐ | c. Topdressing planting areas with compost as needed | ☐ | ☐ |
| ☐ | d. Replenishing mulch | ☐ | ☐ |
| ☐ | e. Pruning and weeding | ☐ | ☐ |
| ☐ | f. Routine inspection, auditing, adjusting and repair of the irrigation system *(Bay-Friendly Landscape maintenance manual used for the site would satisfy this requirement)* | ☐ | ☐ |
| ☐ | 2. Attach landscape irrigation audit report | ☐ | ☐ |
| ☐ | 3. Attach landscape irrigation audit checklist | ☐ | ☐ |
| ☐ | 4. The irrigation audit was conducted by a third-party certified Irrigation Auditor professional who is not a part of the design team | ☐ | ☐ |
| ☐ | 5. Irrigation items identified for repair in the audit are fixed | ☐ | ☐ |
| ☐ | 6. In large project or projects with multiple landscape installations (i.e. production home developments) an auditing rate of 1 in 7 lots or 15% is conducted | ☐ | ☐ |



**Complete these sections ONLY if project following the Performance Path.**

### F. Irrigation Audit Report

| Applicant: Write the Plan Sheet Number | Item: Description of Document | Reviewer: Pass | Reviewer: Fail/NA |
|---|---|---|---|
| ☐ | 1. Audit completed | ☐ | ☐ |
| ☐ | 2. Any recommended repairs have been completed | ☐ | ☐ |
| ☐ | 3. The Irrigation Audit Report includes: | ☐ | ☐ |
| ☐ | a. Inspection for leaks | ☐ | ☐ |
| ☐ | b. System tune-up | ☐ | ☐ |
| ☐ | c. Reporting overspray or run off | ☐ | ☐ |
| ☐ | d. An irrigation schedule including configuring controller with application rate, soil types, plant factors, slope, exposure and other factors needed to increase water efficiency | ☐ | ☐ |

### G. Soil Management Report – If not attached to Landscape Documentation Package

| Applicant: Write the Plan Sheet Number | Item: Description of Document | Reviewer: Pass | Reviewer: Fail/NA |
|---|---|---|---|
| ☐ | 1. Attach soil analysis report of the soil in planting areas from a soil lab if not previously submitted with the Landscape | ☐ | ☐ |



| Applicant: Write the Plan Sheet Number | Item: Description of Document | Reviewer: Pass | Reviewer: Fail/NA |
|---|---|---|---|
| | Documentation Package per ordinance | | |
| ☐ | 2. The soil sample follows laboratory protocol and includes: | ☐ | ☐ |
| ☐ | a. Soil texture | ☐ | ☐ |
| ☐ | b. Infiltration rate | ☐ | ☐ |
| ☐ | c. pH | ☐ | ☐ |
| ☐ | d. Total soluble salts | ☐ | ☐ |
| ☐ | e. Sodium | ☐ | ☐ |
| ☐ | f. Percent organic matter | ☐ | ☐ |
| ☐ | g. Amendment recommendations | ☐ | ☐ |
| ☐ | 3. Attach document(s) showing that soil analysis report recommendations were used to amend the planting soil, such as delivery tags and receipts for compost and mulch | ☐ | ☐ |

Credit: Developed by StopWaste



ROBERTS DESIGN GROUP
ARCHITECTURE + INTERIORS
710 KREISTEN COURT
SANTA BARBARA, CA 93111
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| NO | DATE | ISSUE/REVISION |
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SCERNI RESIDENCE

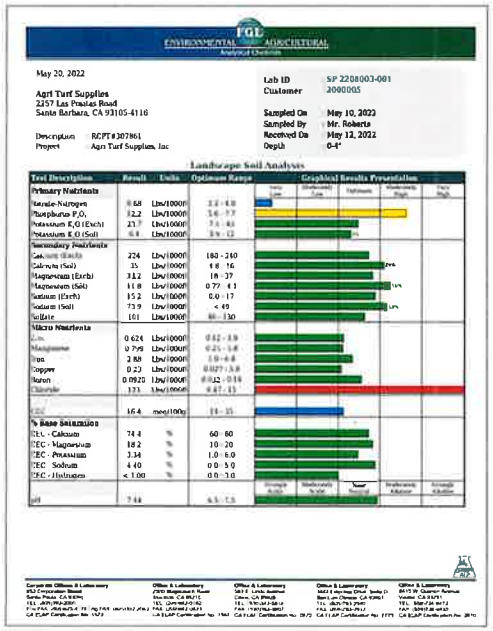
4610 4TH STREET
CARPINTERIA, CA 93013

SHEET NAME:

WELO CERTIFICATE OF COMPLETION

PROJECT NO: 2100

SHEET NO: A1.5



FGL ENVIRONMENTAL AGRICULTURAL
Analytical Chemists

May 20, 2022

Agri Turf Supplies
2257 Las Positas Road
Santa Barbara, CA 93105-4116

Description RCPT#307861
Project Agri-Turf Supplies, Inc

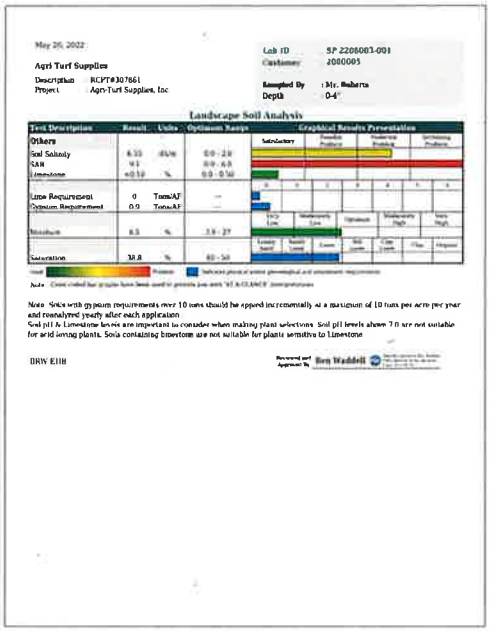
Lab ID SP 2208003-001
Customer 2000005

Sampled On May 10, 2022
Sampled By Mr. Roberts
Received On May 12, 2022
Depth 0-4'

Landscape Soil Analysis

| Test Description | Result | Units | Optimum Range | Graphical Results Presentation |
|---|---|---|---|---|
| **Primary Nutrients** | | | | |
| Nitrate-Nitrogen | 0.68 | Lbs/1000ft | 2.2 - 4.0 | |
| Phosphorus $P_2O_5$ | 12.2 | Lbs/1000ft | 5.6 - 7.7 | |
| Potassium $K_2O$ (Exch) | 21.7 | Lbs/1000ft | 7.1 - 9.1 | |
| Potassium K (Soil) | 0.4 | Lbs/1000ft | 3.9 - 5.2 | |
| **Secondary Nutrients** | | | | |
| Calcium (Exch) | 224 | Lbs/1000ft | 160 - 240 | |
| Calcium (Soil) | 35 | Lbs/1000ft | 4.8 - 16 | |
| Magnesium (Exch) | 3.2 | Lbs/1000ft | 10 - 27 | |
| Magnesium (Soil) | 11.8 | Lbs/1000ft | 0.77 - 4.1 | |
| Sodium (Exch) | 15.2 | Lbs/1000ft | 0.0 - 17 | |
| Sodium (Soil) | 73.9 | Lbs/1000ft | < 69 | |
| Sulfate | 101 | Lbs/1000ft | 60 - 130 | |
| **Micro Nutrients** | | | | |
| Zinc | 0.624 | Lbs/1000ft | 0.62 - 3.9 | |
| Manganese | 0.756 | Lbs/1000ft | 0.25 - 5.8 | |
| Iron | 2.80 | Lbs/1000ft | 1.9 - 6.8 | |
| Copper | 0.23 | Lbs/1000ft | 0.027 - 3.8 | |
| Boron | 0.0920 | Lbs/1000ft | 0.032 - 0.16 | |
| Chloride | 123 | Lbs/1000ft | 0.47 - 13 | |
| CEC | 16.4 | meq/100g | 14 - 25 | |
| **% Base Saturation** | | | | |
| CEC - Calcium | 74.4 | % | 60 - 80 | |
| CEC - Magnesium | 18.2 | % | 10 - 20 | |
| CEC - Potassium | 3.34 | % | 1.0 - 6.0 | |
| CEC - Sodium | 4.40 | % | 0.0 - 5.0 | |
| CEC - Hydrogen | < 1.00 | % | 0.0 - 3.0 | |
| pH | 7.44 | | 6.5 - 7.5 | |

Corporate Offices & Laboratory
Office & Laboratory
Office & Laboratory
Office & Laboratory
Office & Laboratory



May 20, 2022

Agri Turf Supplies

Description RCPT#307861
Project Agri-Turf Supplies, Inc

Lab ID SP 2208003-001
Customer 2000005

Sampled By Mr. Roberts
Depth 0-4'

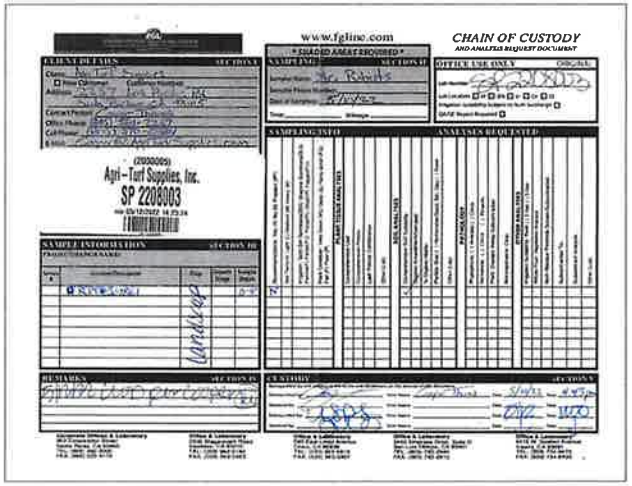
Landscape Soil Analysis

| Test Description | Result | Units | Optimum Range | Graphical Results Presentation |
|---|---|---|---|---|
| **Others** | | | | |
| Soil Salinity | 0.33 | dS/m | 0.0 - 2.0 | |
| SAR | 4.1 | | 0.0 - 6.0 | |
| Limestone | <0.10 | % | 0.0 - 0.50 | |
| Lime Requirement | 0 | Tons/AF | — | |
| Gypsum Requirement | 0.0 | Tons/AF | — | |
| Moisture | 8.5 | % | 2.0 - 27 | |
| Saturation | 30.8 | % | 40 - 50 | |

Note: Soils with gypsum requirements over 10 tons should be applied incrementally at a maximum of 10 tons per acre per year and reanalyzed yearly after each application
Soil pH & Limestone levels are important to consider when making plant selections. Soil pH levels above 7.0 are not suitable for acid loving plants. Soils containing limestone are not suitable for plants sensitive to limestone

DRW EHR

Reviewed and Approved By Ben Waddell



www.fgline.com

CHAIN OF CUSTODY
AND ANALYSIS REQUEST DOCUMENT

CLIENT DETAILS — SECTION I
SHIPPING — SECTION II
OFFICE USE ONLY — ORIGINAL

(2000005)
Agri-Turf Supplies, Inc.
SP 2208003

SAMPLE INFORMATION — SECTION III
SAMPLING INFO
ANALYSIS REQUESTED

REMARKS — SECTION IV
CUSTODY — SECTION V

ROBERTS DESIGN GROUP
ARCHITECTURE + INTERIORS INC
1120 KRISTEN COURT
SANTA BARBARA CA 93111
805 964 8403 OFFICE
805 227 8581 FAX

SCERNI RESIDENCE
4610 4TH STREET
CARPINTERIA, CA 93013

SHEET NAME
SOILS ANALYSIS

PROJECT NO P-00

SHEET NO A1.6

## GRADING NOTES

1. ALL GRADING SHALL CONFORM WITH THE CITY OF CARPINTERIA BUILDING DEPARTMENT'S PUBLIC WORKS REQUIREMENTS RELATED TO SITE GRADING PROJECTS PERTAINING TO THESE CONSTRUCTION DRAWINGS AND THE RECOMMENDATIONS OF THE SOILS AND GEOLOGICAL REPORT PREPARED BY WORKMAN GEOTECHNICAL ENGINEERING AND CONSULTING (PROJECT WE98-Graded SOILS ENGINEERING UPDATE REPORT DATED 10-13-2003) SEE SHEETS A9.14 THRU A9.16 FOR FURTHER REQUIREMENTS.
2. CONTRACTOR SHALL NOTIFY THE CITY OF CARPINTERIA GRADING INSPECTOR AND THE SOIL ENGINEER AT LEAST 48 HOURS BEFORE THE START OF ANY GRADING WORK OR ANY PRE-CONSTRUCTION CONFERENCE.
3. BE IT KNOWN THAT, WHILE SHALL NOT BE LIMITED TO, THE FOLLOWING, THE CONTRACTOR SHALL OBTAIN APPROVAL FROM PUBLIC WORKS PRIOR TO ANY EXCAVATION, YOU'S USED WASTE, PHASED HAULING TO MINIMIZE THE DISPOSAL OF SOILS ON COUNTY ROADS.
4. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT ITS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO ADJACENT PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL, AT ALL TIMES, CONDUCT AWAY RAINWATER, CAUSE DIVERSIONS DURING THE GRADING OF THE FOUNDATION, DURING CONSTRUCTION AND UNTIL THE PERMANENT DRAINAGE SYSTEM IS INSTALLED AT THE EARLIEST POSSIBLE TIME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM FAILURE TO PROPERLY CONTROL RUNOFF WITHIN THE CONSTRUCTION LIMITS, INCLUDING DAMAGE TO ADJACENT PROPERTY, PUBLIC STREETS OR DRAINAGE FACILITIES. ALL DAMAGE SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OR HER EXPENSE PRIOR TO FINAL APPROVAL OF THE GRADING AND DRAINAGE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION OF DAMAGE TO ADJACENT PROPERTY AND PUBLIC WAYS RESULTING FROM DUST OR DEBRIS ORIGINATING FROM THE WORK. WATERING OR OTHER DUST PALLIATIVE SHALL BE APPLIED AS NECESSARY FOR DUST CONTROL. OFF-SITE ACCUMULATIONS OF DUST AND DEBRIS SHALL BE REMOVED PROMPTLY. DURING THE WET WEATHER PERIOD, ACCESS ROADS SHALL BE MAINTAINED IN A WORKABLE STATE TO AVOID EXCESSIVE GENERATION OF MUD AND DUST.
5. ALL EARTHWORK AND GRADING SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER AND/OR HIS/HER AUTHORIZED REPRESENTATIVE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE SOILS ENGINEER AT LEAST TWO WORKING DAYS IN ADVANCE OF GRADING OPERATIONS.
6. ALL EARTHWORK SHALL BE OBSERVED AND APPROVED BY THE SOILS ENGINEER AND/OR HIS/HER AUTHORIZED REPRESENTATIVE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE SOILS ENGINEER AT LEAST TWO WORKING DAYS IN ADVANCE OF GRADING OPERATIONS.
7. WHERE EXISTING PLANTS TO BE REMOVED ARE LOCATED OUTSIDE THE MAIN BUILDING AREA, THE CONTRACTOR SHALL REMOVE THE ENTIRE ROOT SYSTEM AND ALL WOODY GROWTH. PROPOSED GROUNDCOVER PLANTS SHALL BE INSTALLED WITHIN AN ADEQUATE AMOUNT OF TOPSOIL AND PROTECTED DURING CONSTRUCTION. TENDER, NOTICING THESE PLANTS IN A MANNER THAT WILL MAINTAIN THEIR CONDITION FOR CONSTRUCTION.
8. IN CASE OF UNEXPECTED CONDITIONS ARISING DURING CONSTRUCTION OR WHERE CONFLICTS OR DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE SOILS ENGINEER IMMEDIATELY, BUT IN NO CASE LATER THAN THE END OF THE WORKING DAY, AND SHALL NOT PROCEED WITH THE AFFECTED WORK UNTIL AUTHORIZED BY THE SOILS ENGINEER. FAILURE TO NOTIFY THE SOILS ENGINEER IN A TIMELY MANNER SHALL MAKE THE CONTRACTOR RESPONSIBLE FOR ANY REMEDIAL WORK REQUIRED BY THE SOILS ENGINEER OR THE BUILDING OFFICIAL.
9. CONSTRUCTION OF ALL UTILITIES SHALL BE COORDINATED WITH GRADING AND FOUNDATION ACTIVITIES. LOCATIONS OF UNDERGROUND UTILITIES SHALL BE DETERMINED AND LAID OUT IN THE FIELD PRIOR TO ANY SITE WORK BEING GIVEN.
10. ALL UTILITY LINES, INCLUDING ALL SERVICE LATERALS, SHALL BE COMPLETED AND TESTED BEFORE THE STRUCTURAL BACKFILL OR TRENCHING IS TESTED FOR COMPACTION WITH THE SOILS ENGINEER'S APPROVAL AND OTHER HUMAN ACTIVITIES OR CONSTRUCTION COMMENCES.
11. ALL AREAS TO BE PAVED SHALL BE WATERED, COMPACTED AND FINISH GRADED TO A SMOOTH SURFACE FREE FROM IRREGULARITIES. THE FINISH SURFACE SHALL BE WITHIN 0.1 FOOT OF THE APPROVED GRADE AND SHALL DRAIN AS SHOWN ON THE APPROVED PLANS. ANY AREAS WHICH DO NOT DRAIN PROPERLY SHALL BE CORRECTED AND RE-INSPECTED BEFORE PAVING.
12. ALL FILL MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING 8" IN UNCOMPACTED THICKNESS, MOISTURE CONDITIONED TO WITHIN 2% OF OPTIMUM MOISTURE CONTENT AND COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% AS DETERMINED BY ASTM D1557-91 METHOD C (4" MOLD) OR D (6" MOLD). IN-PLACE DENSITY TESTS SHALL BE MADE BY THE SOILS ENGINEER OR HIS/HER AUTHORIZED REPRESENTATIVE AT INTERVALS NOT EXCEEDING 2 FEET IN VERTICAL HEIGHT AND/OR 1,000 CUBIC YARDS OF FILL PLACED. ADDITIONAL TESTS SHALL BE PERFORMED AS DEEMED NECESSARY BY THE SOILS ENGINEER. FILL SHALL NOT BE PLACED UNTIL THE SOILS ENGINEER HAS APPROVED THE PREPARED GROUND SURFACE. FILL SHALL NOT BE PLACED ON FROZEN OR SATURATED GROUND.
13. NO FILL SHALL BE PLACED ON EXISTING VEGETATION, TOPSOIL, OR UNSUITABLE MATERIAL. ALL VEGETATION AND UNSUITABLE MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF-SITE BEFORE FILL PLACEMENT BEGINS. BENCHING SHALL BE PERFORMED AS REQUIRED BY THE SOILS ENGINEER WHERE FILL IS PLACED ON SLOPES STEEPER THAN 5:1 (HORIZONTAL:VERTICAL).
14. ROCKS LARGER THAN 12" IN DIAMETER SHALL NOT BE PLACED IN FILL UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER. ROCK DISPOSAL AREAS SHALL BE DESIGNATED ON THE GRADING PLANS AND SHALL BE LOCATED AT LEAST 10 FEET FROM ANY BUILDING OR PROPERTY LINE.
15. ALL EXPORT MATERIAL SHALL BE DISPOSED OF AT A LEGAL DISPOSAL SITE APPROVED BY THE CITY. THE CONTRACTOR SHALL PROVIDE THE CITY WITH DOCUMENTATION OF THE DISPOSAL LOCATION AND QUANTITIES PRIOR TO FINAL APPROVAL.
16. ALL SLOPES SHALL BE PROTECTED FROM EROSION BY PLANTING, MULCHING, OR OTHER APPROVED METHODS IMMEDIATELY AFTER GRADING IS COMPLETED. SLOPE PROTECTION SHALL BE IN PLACE BEFORE THE RAINY SEASON BEGINS (OCTOBER 15).
17. ALL DRAINAGE DITCHES, SWALES, AND CHANNELS SHALL BE LINED AS SHOWN ON THE APPROVED PLANS. THE CONTRACTOR SHALL ENSURE THAT ALL DRAINAGE FACILITIES ARE FREE OF DEBRIS AND FUNCTIONING PROPERLY PRIOR TO THE FINAL INSPECTION.
18. ALL GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE SOILS ENGINEERING REPORT PREPARED FOR THIS PROJECT. THE CONTRACTOR SHALL OBTAIN AND REVIEW A COPY OF THIS REPORT BEFORE BEGINNING ANY GRADING WORK. ANY RECOMMENDATIONS IN THE REPORT THAT CONFLICT WITH THESE NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE SOILS ENGINEER FOR RESOLUTION.
19. THE GEOTECHNICAL ENGINEER SHALL PROVIDE OBSERVATION, TESTING AND REPORTS OF ALL EARTHWORK DURING GRADING OPERATIONS IN THE FIELD AND SHALL SUBMIT A FINAL REPORT STATING THAT ALL EARTHWORK WAS PROPERLY COMPLETED AND IS IN SUBSTANTIAL CONFORMANCE WITH THE REQUIREMENTS OF THE GRADING ORDINANCE. SOILS TESTS SHALL BE CONDUCTED AT NOT LESS THAN ONE TEST FOR EACH 1 FOOT OF FILL AND/OR EACH 1,000 CUBIC YARDS OF FILL.
20. THE SOILS ENGINEER SHALL NOT APPROVE ANY CHANGE OF PLAN, ORIGINAL DESIGN, MATERIALS, OR COMBINATIONS OF THESE, WHICH DEVIATE FROM THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT WITHOUT WRITTEN APPROVAL FROM THE CITY BUILDING AND PLANNING DEPARTMENT. ANY SUCH CHANGES MUST BE APPROVED BY THE SOILS ENGINEER AND THE CITY BUILDING OFFICIAL PRIOR TO IMPLEMENTATION.
21. SLOPES SHALL NOT EXCEED THE GRADIENTS SHOWN ON THE APPROVED PLANS. ANY DEVIATION REQUIRES WRITTEN APPROVAL FROM THE SOILS ENGINEER AND THE CITY BUILDING OFFICIAL.
22. CONTRACTOR SHALL SAW-CUT ALL ASPHALT AND CONCRETE TO A CLEAN, STRAIGHT EDGE BEFORE REMOVAL. EXCAVATION SHALL NOT UNDERMINE ADJACENT PAVEMENT.
23. ALL EXCAVATED MATERIAL SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE DUST OR DEBRIS TO BECOME AIRBORNE. WATERING SHALL BE PERFORMED AS NECESSARY TO CONTROL DUST.
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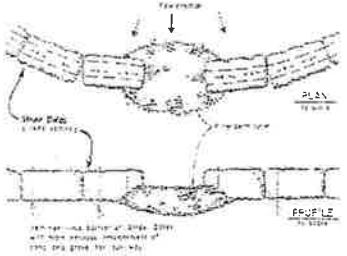
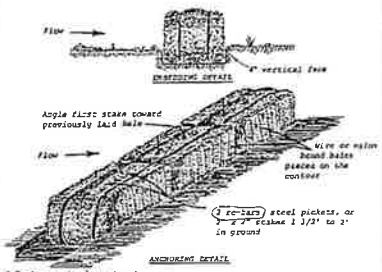



Straw Bale Dike*




* Drainage area less than 1 acre

## 2. STRAW BALE DIKE DETAILS

**Measure 2: Permeable Pavement**

Permeable pavements may include pervious concrete, pervious asphalt, pervious pavers, crushed aggregate, open pavers with grass or planting (turf block), open pavers with gravel, or solid pavers with open joints filled with gravel.

Show on your site plan:

- Location, extent and type of pervious pavement(s).

Confirm the following standards are met:

- No erodible areas drain on to permeable pavement.
- Soil tank compaction is ensured.
- Base rock layer, void space, and open graded crushed stone base depth (12" or larger) is adequate to retain rainfall and support design loads (base depth may be required).
- No subdrain is included or, if a subdrain is included, outlet elevation is a minimum of 3 inches above bottom of base course.
- Subgrade is level and slopes are not steeper than subgrade to prevent seepage.
- Rigid edge is provided (such as granular pavers are used) to prevent lateral movement.
- Solid joint pavers, if used, are set in sand or placed with minimum 1/8 inch gaps between the pavers. Joints are filled with an open graded aggregate free of fines.
- Permeable concrete or pervious asphalt, if used, are installed by individuals certified or professionally approved according to the attached recommendations.
- Subgrade and bedding layers are incorporated as Area(s) on with Depth(s) as Improvements (if applicable). (See attachment, and note)
- Additional comments: _____

Check with local Fire Department for applicability of pervious paving materials in areas of fire access.

**Runoff Reduction Design Standards Checklist**

**Measure 1: Disperse runoff from roofs or pavement to vegetated areas**

This is the simplest option. Downspouts can be directed to vegetated areas adjacent to buildings, or extended via pipes to nearby vegetated areas further away. Paved areas can be designed with curb cuts, or without curbs, to direct flow into surrounding vegetation.

On the site plan, show:

- Each impervious area (roofs which connect with be directed, and the vegetated areas that will receive the runoff, and the approximate square footage of each.
- If necessary, explain in notes on the plan how runoff will be controlled to disperse it as sheet flow to vegetated areas.

Constructing a roof leader to a vegetated area. The head from the area height makes it possible to route roof drainage some distance away from the building.

Confirm the following standards are met:

- Total impervious area square footage to be treated does not exceed three times the square footage of the receiving pervious area. On your sketch, show rough dimensions that will confirm this criterion is met.
- Roof areas collect runoff and route it to the receiving pervious area via gutters and downspouts.
- Paved areas are sloped so drainage is routed to the receiving pervious area.
- Runoff is dispersed across the vegetated area (for example, with a splash block) to avoid erosion and promote infiltration.
- Vegetated area has amended soils, vegetation, and irrigation as required to maintain soil stability and permeability.
- Any area drains within the vegetated area have inlets at least 3 inches above surrounding grade.
- Additional comments: _____

STORM WATER CONTROL PLAN AREA CALCS: (E1.0)

| | |
|---|---|
| PROJECT SITE | 17,262± SF |
| DISTURBED AREA | 17,262± SF |
| EXISTING IMPERVIOUS AREA | 7,762± SF |
| PROPOSED IMPERVIOUS AREA | 9,500± SF |

TOTAL NEW IMPERVIOUS AREA (S.F.):

| | |
|---|---|
| RESIDENCE | 1,738± SF |
| GARAGE | 1,762± SF |
| CONCRETE DRIVEWAY | 5,740± SF |
| TOTAL | 9,240± SF |

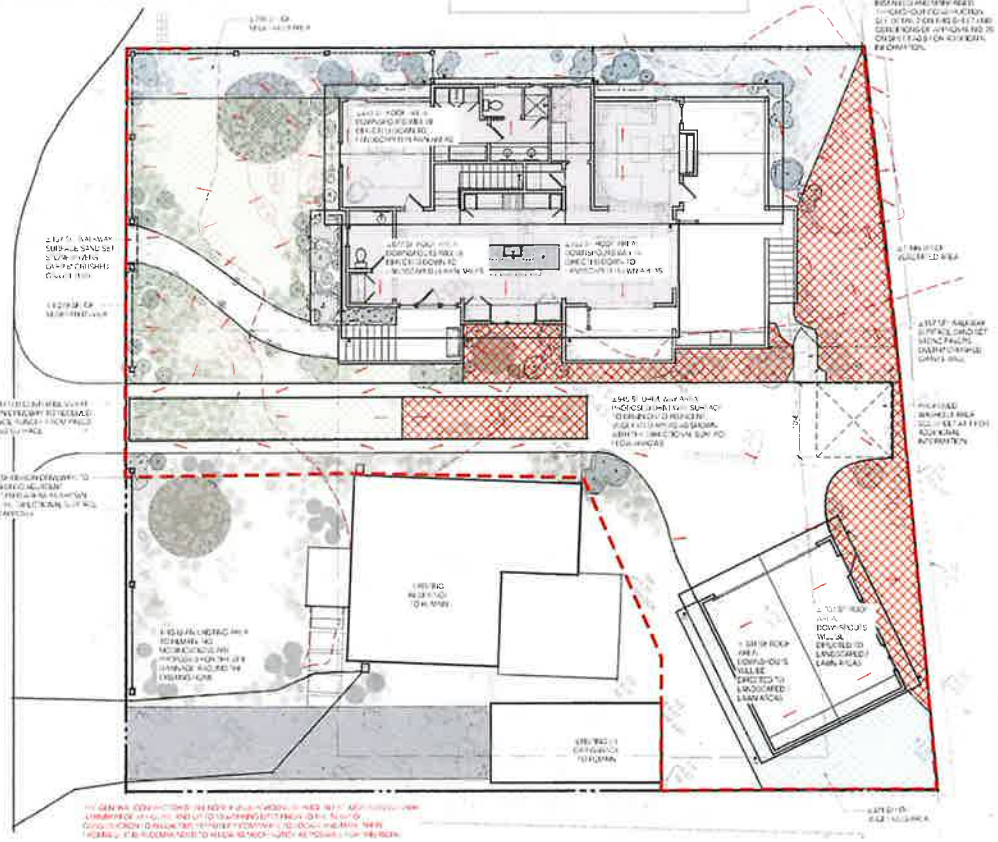
TOTAL EXISTING IMPERVIOUS AREA (S.F.):

| | |
|---|---|
| RESIDENCE | 747 SF |
| DETACHED GARAGE (GARAGE) | 1,762 SF |
| TOTAL | 7,509 SF |

TOTAL IMPERVIOUS SURFACE AREA: 9,750± SF

FUNCTIONAL IMPERVIOUS SURFACE:

1. EXISTING RUNOFF FROM ROOFS TO BE REPLACED TO EXISTING AREAS
2. PROPOSED RUNOFF FROM ROOFS TO BE REPLACED TO EXISTING AREAS (SEE TABLE ON SHEET NO OF CIVIL)




## 1. TIER I SITE GRADING AND DRAINAGE PLAN

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

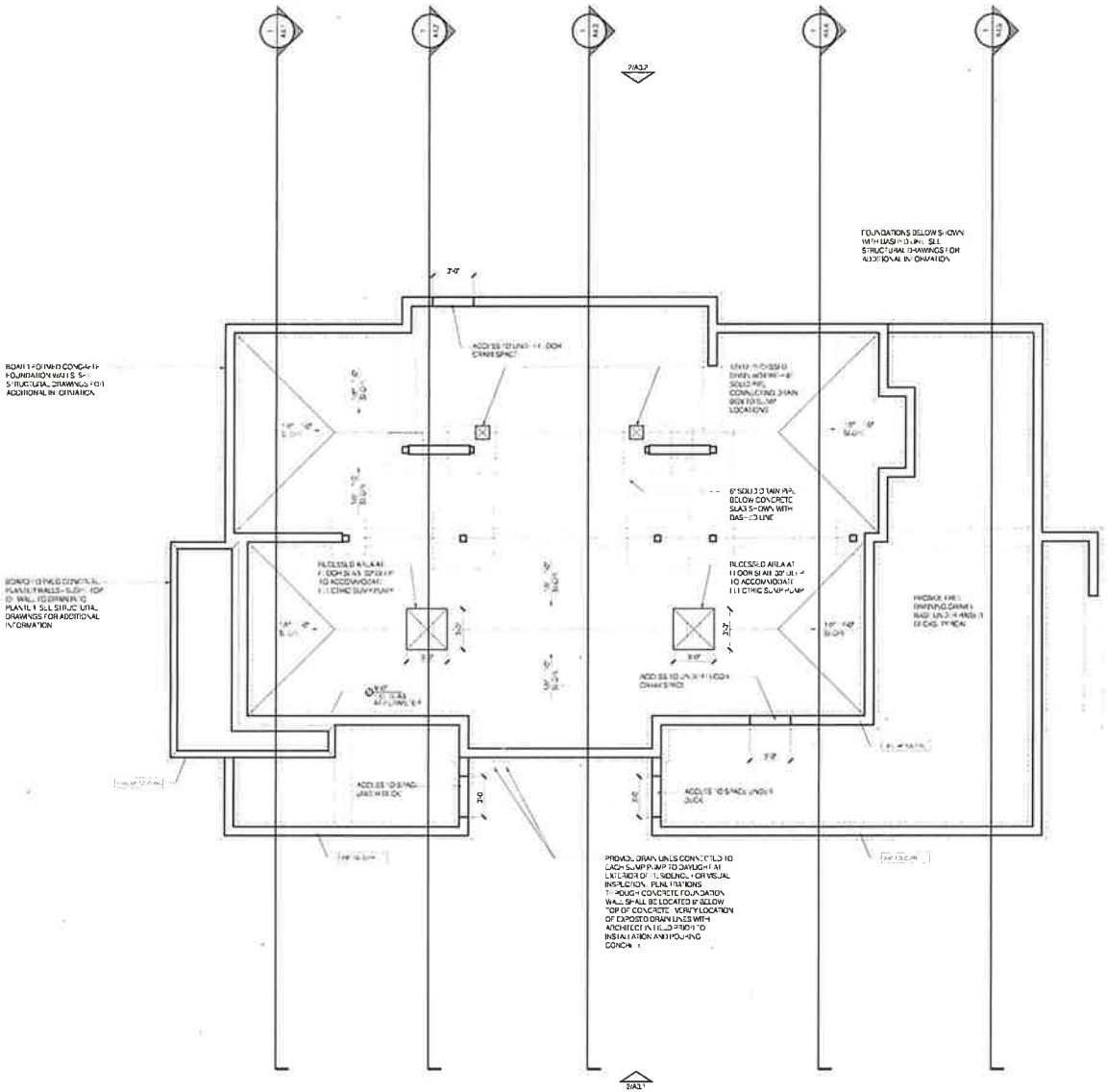
ROBERTS DESIGN GROUP
ARCHITECTURE + INTERIORS
720 KISTEN COURT
SANTA BARBARA, CA 93111
805.884.8020 TEL
805.227.8040 FAX

| NO. | DATE | ISSUE FOR |
|---|---|---|
| | | |

SCERNI RESIDENCE
4610 4TH STREET
CARPINTERIA, CA. 93013

SHEET NAME:
TIER I SITE DRAINAGE PLAN

PROJECT NO: 7-00
SHEET NO: A1.7




1. PROPOSED FOUNDATION PLAN - RESIDENCE

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

ROBERTS
DESIGN
730 KRISTEN COURT
SANTA BARBARA, CA 93111
805 884 8483 OFFICE
805 227 8083 FAX

| NO | DATE | ISSUED FOR |
|---|---|---|
| 1 | | |

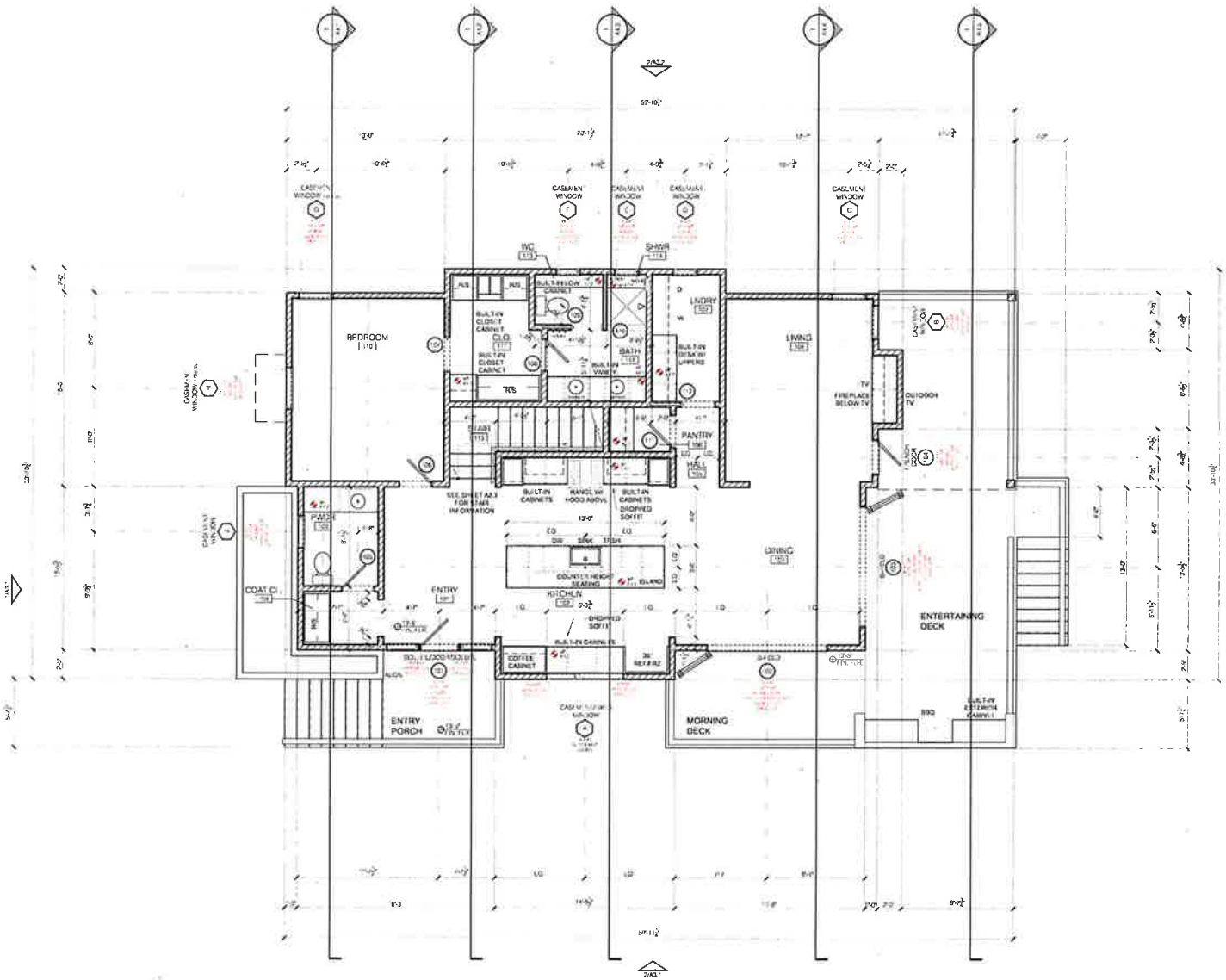
SCERNI
RESIDENCE

4610 4TH STREET
CARPINTERIA, CA. 93013

SHEET NAME:
PROPOSED FLOOR PLAN - RESIDENCE
(FOUNDATION PLAN)

PROJECT NO: P-00

SHEET NO: A2.1




1. PROPOSED FLOOR PLAN - MAIN LEVEL

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

ROBERTS DESIGN Group
ARCHITECTURE + INTERIORS INC.
730 KRISTEN COURT
SANTA BARBARA, CA 93111
805 884 8403 OFFICE
805 221 8053 FAX

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| 1 | | |

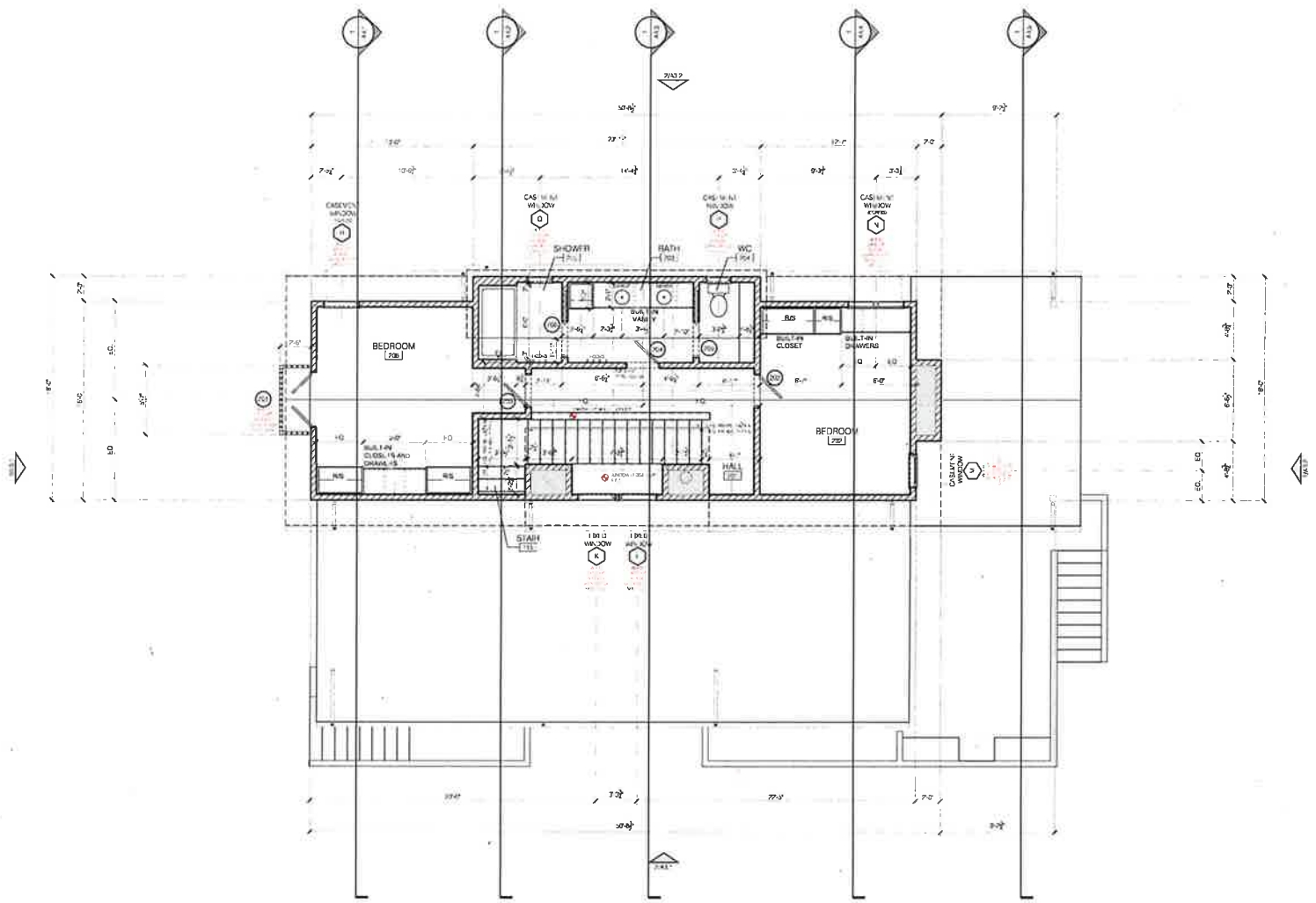
SCERNI RESIDENCE

4610 4TH STREET
CARPINTERIA, CA. 93013

SHEET NAME:
PROPOSED FLOOR PLAN - RESIDENCE (MAIN LEVEL)

PROJECT NO: 17-00

SHEET NO: A2.2




1. PROPOSED FLOOR PLAN - UPPER LEVEL

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

ROBERTS
DESIGN
ARCHITECTURE + INTERIORS INC
730 ARRELLAGA COURT
SANTA BARBARA, CA 93103
805 884 8403 OFFICE
805 227 8083 FAX

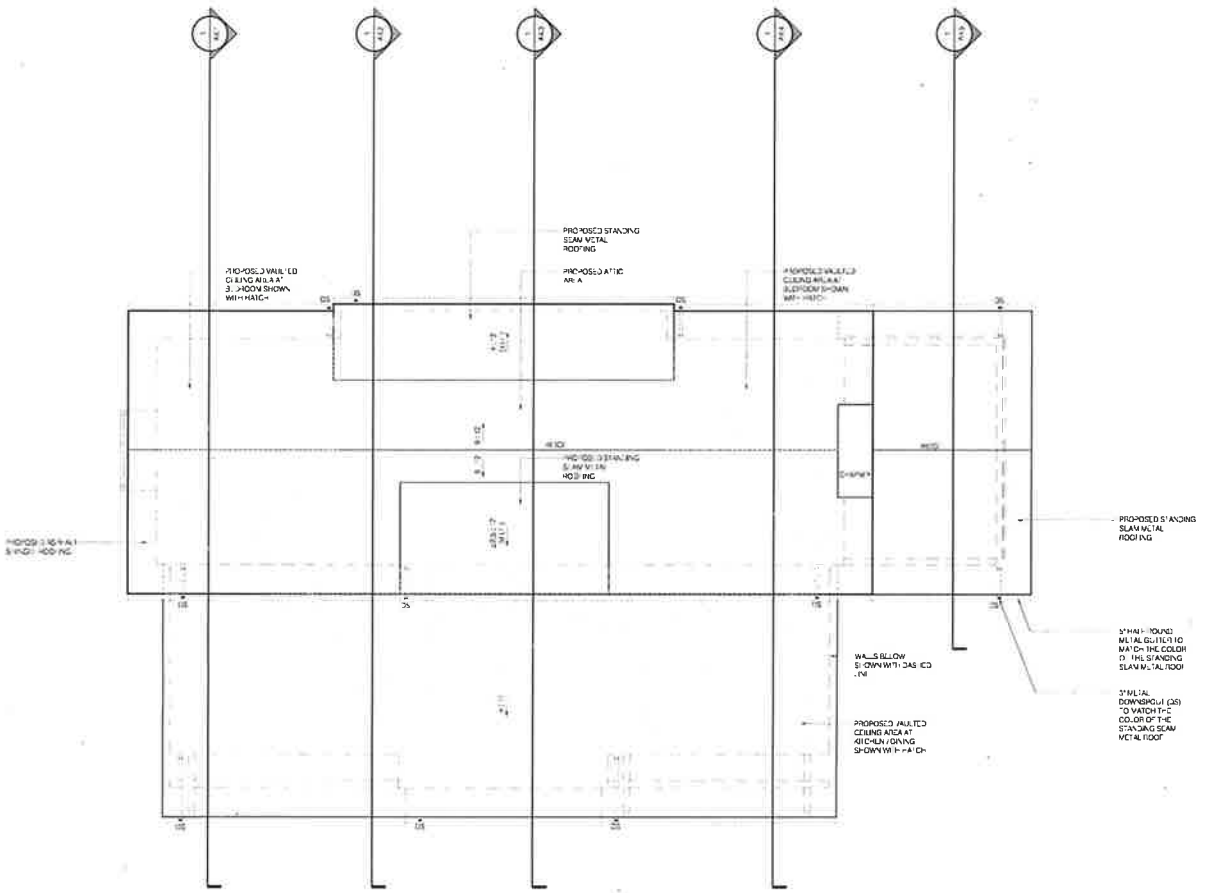
| NO | DATE | ISSUE / DESCRIPTION |
|---|---|---|

SCERNI
RESIDENCE

4610 4TH STREET
CARPINTERIA, CA 93013

SHEET NAME
PROPOSED
FLOOR PLAN
(UPPER LEVEL)

PROJECT NO
SHEET NO
A2.3




1. PROPOSED ROOF PLAN

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

**TYPICAL ROOF CONSTRUCTION WITH STANDING SEAM METAL ROOF:**

ALL PRODUCTS SHALL BE USED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND CALIFORNIA BUILDING CODE (CBC) UNLESS OTHERWISE NOTED. ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND CURRENT SPECIFICATIONS.

- INSTALL OVER SLOPES OF 3:12 MINIMUM. ROOFING MATERIAL WITH EXPOSED FASTENERS SHALL BE INSTALLED OVER SLOPES OF 4:12 MINIMUM.
- OVER SLOPES OF 3:12 TO LESS THAN 4:12, PROVIDE ONE LAYER OF ICE AND WATER SHIELD® SELF-ADHERED MEMBRANE UNDERLAYMENT OVER ENTIRE ROOF DECK. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- OVER SLOPES OF 4:12 AND GREATER, PROVIDE ONE LAYER OF #30 FELT UNDERLAYMENT OVER ENTIRE ROOF DECK. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 5/8" STRUCTURAL PLYWOOD SHEATHING (SEE STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION)
- 2X ROOF FRAMING (SEE STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION)

NOTE:
2X8 WOOD DECKING WITH BUTTED EDGES BELOW 5/8" STRUCTURAL PLYWOOD AT OVERHANGS AND COVERED PORCHES

**TYPICAL ROOF CONSTRUCTION WITH ASPHALT SHINGLES:**

ALL PRODUCTS SHALL BE USED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND CALIFORNIA BUILDING CODE (CBC) UNLESS OTHERWISE NOTED. ALL PRODUCTS SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND CURRENT SPECIFICATIONS.

- CLASS "A" FIRE RATED ASPHALT ROOFING MATERIAL (UNDERLAYMENT AND SHINGLES) SHALL BE CERTAINTEED ASPHALT ROOFING MATERIAL (UNDERLAYMENT AND SHINGLES) SHALL BE CERTAINTEED XT-25 OR EQUAL, ONE PLY AS COMING PARKWAY, IOLITE DUO USA 43658 (PHONE: 800-438-7465). INSTALL PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SPECIFICATIONS ONLY.
- UNDERLAYMENT: SHARKSKIN COMPLY BY KNOX SIDING PRODUCTS 1464 MADERA RD. SUITE 387 SIMI VALLEY, CA (PHONE 877 740 5669) ONLY.
- 5/8" STRUCTURAL PLYWOOD SHEATHING (SEE STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION)
- 2X ROOF FRAMING (SEE STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION)

NOTE:
2X8 WOOD DECKING WITH BUTTED EDGES BELOW 5/8" STRUCTURAL PLYWOOD AT OVERHANGS AND COVERED PORCHES

**UNVENTED CEILING SPACE NOTE**

AT ALL UNVENTED ATTICS AND FLAT BEAMS PROVIDE SPRAY-APPLIED OPEN CELL FOAM INSULATION TO CONTACT BOTTOM OF ROOF DECK EQUAL TO R-30 (NO LESS THAN 10 INCHES EQUALS 11 INCHES OF FOAM REQUIRED). MINIMUM REQUIREMENTS FOR ATTIC SPACE AS FOLLOWS:

1. NO INTERIOR VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY.
2. AN AIR-PERMEABLE INSULATION IS APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF DECK (MINIMUM R-30 (10 INCHES OF OPEN-CELL SPRAY FOAM) OR AS REQUIRED BY ASHRAE 90.1).
3. THE ROOFING MATERIALS BEING USED ALLOW FOR SPRAY INSTALLATION. (SOME INSULATION CAN BE DAMAGED BY SUNLIGHT).
4. THE FOAM INSULATION PRODUCT USED IS OF AN APPROVED TYPE THAT MUST BE INSTALLED PER ITS MANUFACTURER'S SPECIFICATIONS & INSTRUCTIONS.
5. IN THE CASE OF AN UNVENTED RAFTER BAY A RADIANT BARRIER MUST NOT BE INSTALLED BETWEEN THE ROOFING MATERIAL AND THE FOAM INSULATION.
6. IT MUST NOT BE INSTALLED OVER A SPACE SUBJECT TO HIGH LEVELS OF VAPOR DRIVE, SUCH AS OVER AN INDOOR POOL OR SPA (SPA OR JACUZZI TUBS IN BATHROOMS NOT INCLUDED, UNLESS ADDITIONAL MITIGATION MEASURES ACCEPTABLE TO THE BUILDING OFFICIAL ARE EMPLOYED.

ADDITIONALLY:

7. THE SPACE BETWEEN THE CEILING AND THE ROOF SHEATHING IS PART OF THE CONDITIONED SPACE AND SHALL BE HEATED AND COOLED AS PART OF THE MECHANICAL SYSTEM WITH A MINIMUM OF 2 AIR CHANGES PER HOUR OF ATTIC VOLUME.

**ROOF NOTES**

1. ALL DOWN SPOUTS (GUTTER DRAIN LINES) SHALL BE CONNECTED TO A SUBSURFACE SOLID DRAIN LINE WHICH WILL DAYLIGHT AWAY FROM STRUCTURE AS SHOWN ON THE CIVIL ENGINEERING DRAWINGS. (VERIFY LOCATION W/ OWNER AND AHJ) OR IN THE FIELD AT COUNTY APPROVED DRIVEWAY OR ASPHALT. THE SUBSURFACE DRAIN LINE SHALL BE A SEPARATE SOLID PIPE FROM THE PERFORATED FOUNDATION FRENCH DRAIN LINE.
2. ALL PENETRATIONS THROUGH THE ROOFING ASSEMBLY (FLUE PIPE, PLUMBING VENTS ETC.) SHALL BE INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SHALL BE CONCEALED WITH A COPPER FLASHING (TYPICAL). THE CONTRACTOR SHALL REVIEW AND COORDINATE LOCATION OF THE ROOF PENETRATIONS WITH THE ARCHITECT PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH THE CONSTRUCTION. ALL INSTALLATIONS REQUIRED FLASHING, COUNTER FLASHING, DRIP EDGES, WATER PROOFING SEALANT AND BACKER ROD AND ANY OTHER MATERIAL NECESSARY TO CONSTRUCT A WATERTIGHT ROOF STRUCTURE. (TYP.)
3. SEE SHEET A0.1 GENERAL NOTES SHEET, GENERAL NOTE 13 AND 17 FOR INSULATION REQUIREMENTS.

ROBERTS DESIGN BY ROBERTS
ARCHITECTURE + INTERIORS INC.
730 KRISTEN COURT
SANTA BARBARA, CA 93111
805 681 8103 OFFICE
805 227 8093 FAX

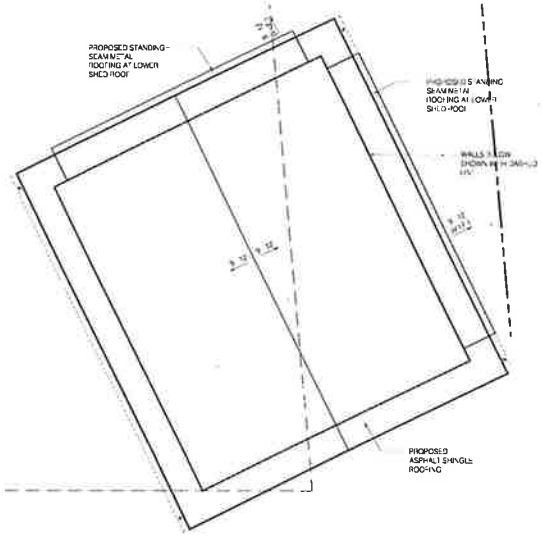
| NO | DATE | ISSUE FOR |
|---|---|---|
| 1 | | |

SCERNI RESIDENCE

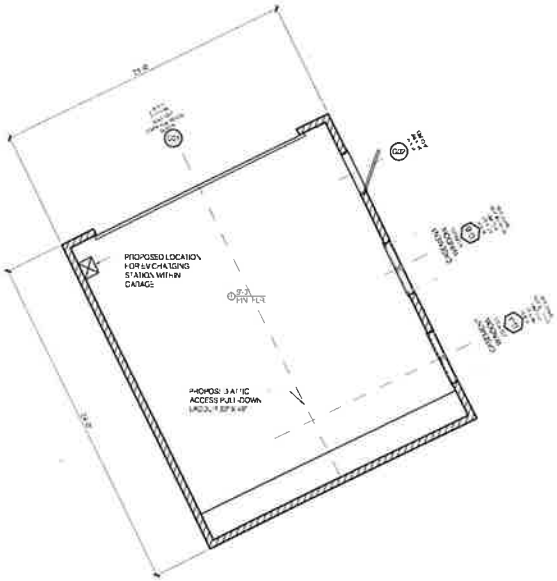
4610 4TH STREET
CARPINTERIA, CA 93013

SHEET NAME:
PROPOSED ROOF PLAN

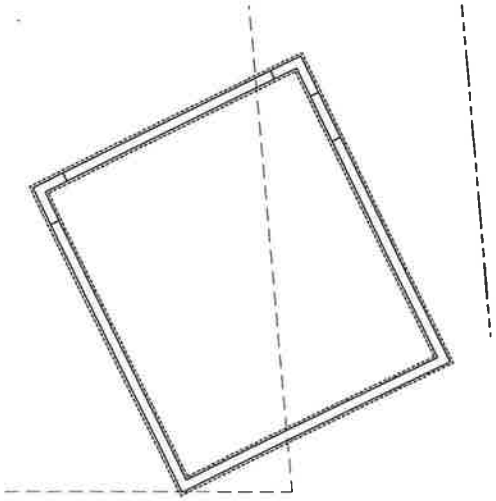
PROJECT NO: 21-00
SHEET NO: A2.4




3. PROPOSED ROOF PLAN




2. PROPOSED FLOOR PLAN



1. PROPOSED FOUNDATION PLAN

ROBERTS
DESIGN
Group
ARCHITECTURE + INTERIORS INC
720 PRESTON COURT
SANTA BARBARA, CA 93111
805 884 8403 OFFICE
805 227 8283 FAX

NO | DATE | ISSUED FOR:

SCERNI
RESIDENCE

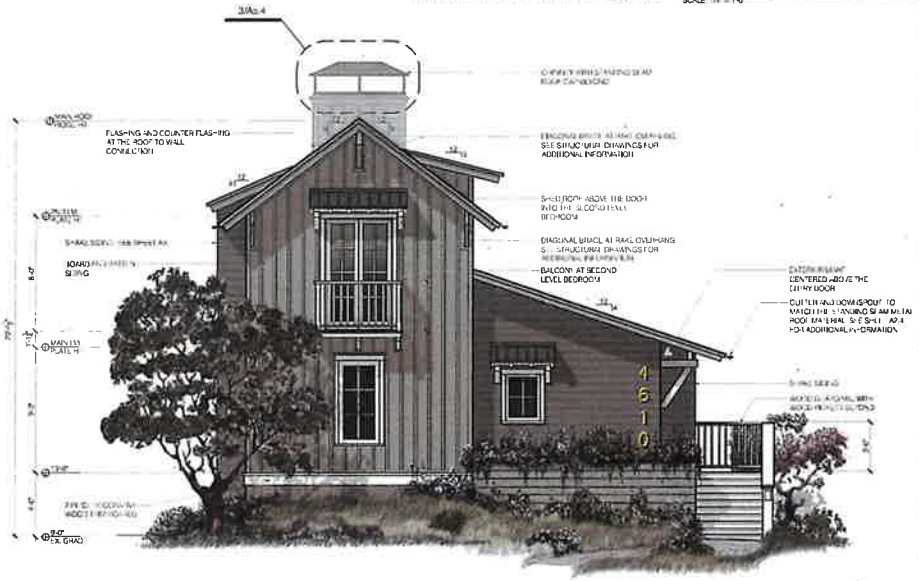
4610 4TH STREET
CARPINTERIA, CA. 93013

SHEET NAME:
PROPOSED FLOOR
PLAN - GARAGE

PROJECT NO: P1-09
SHEET NO: A2.5

## 2. EXTERIOR ELEVATION (EAST)

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




## 1. EXTERIOR ELEVATION (SOUTH)

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

### TYPICAL EXTERIOR WALL CONSTRUCTION AT BOARD AND BATTEN SIDING

ALL PRODUCTS DESCRIBED BELOW (INCLUDING ACCESSORY PRODUCTS, FASTENERS, SEALANTS AND CAULKS) TO BE APPLIED OR INSTALLED PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND CURRENT SPECIFICATIONS

- HARDIE PANEL VERTICAL SIDING WITH HARDIE TRIM BATTEN BOARDS OR HARDIE SHINGLE STRAIGHT EDGE SIDING (SEE SHEET A2.1 FOR ADDITIONAL LOCATIONS) BY JAMES HARDIE 26300 LA ALAMEDA SUITE 400 MISSION VIEJO, CALIFORNIA 92691 (888-542-7343) OR
- TRANSITIONS BY BENJAMIN OBDYKE INC. 400 BALDWIN ROAD SUITE A HORSHAM, PENNSYLVANIA 19044 (PHONE 800-523-5251) (SUGGESTED CLASSIC TRANSITIONS) OR
- TWO-PLY HYDRO-TEX BREATHABLE WRAP BY HENRY CORTE SEALER BUILDING SYSTEMS GROUP 336 GOLD STREAM ROAD ANNVILLE, PENNSYLVANIA 19460 (PHONE 800-486-2781) OR
- 1/2" STRUCTURAL PLYWOOD SHEATHING (SEE STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION) OR
- 2X FRAMING (SEE STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION)

SEE EXTERIOR ELEVATION SHEET A2.1 FOR ADDITIONAL NOTES

ROBERTS DESIGN GROUP
ARCHITECTURE + INTERIORS INC
720 KRISTEN COURT
SANTA BARBARA CA 93111
805 884 8403 OFFICE
805 327 8083 FAX

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SCERNI RESIDENCE

4610 4TH STREET
CARPINTERIA, CA. 93013

SHEET NAME:
PROPOSED EXTERIOR ELEVATIONS

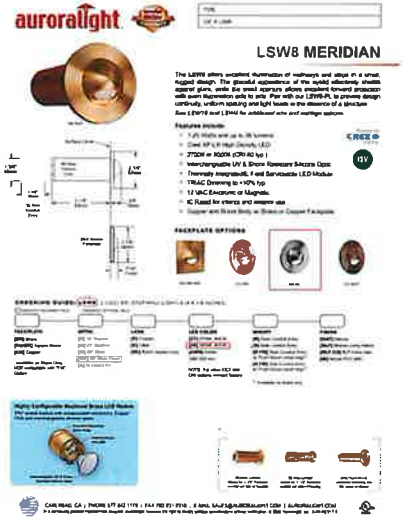
PROJECT NO: 2130
SHEET NO: A3.1

2. EXTERIOR ELEVATION (WEST)

WINNIE

HINKLEY

WALL SCONCE



LSW8 MERIDIAN

SLEP LIGHT

3. TYPICAL EXTERIOR LIGHTS AT RESIDENCE

1. EXTERIOR ELEVATION (NORTH)

ROBERTS DESIGN & SHOP

ARCHITECTURE + INTERIORS INC.

730 A PRESTON COURT
SANTA BARBARA, CA 93111
805 884 8482 OFFICE
805 227 6053 FAX

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| 01 | | |

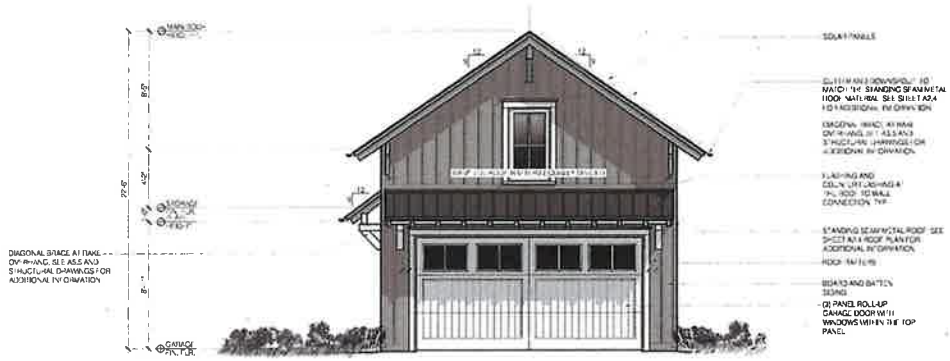
SCERNI RESIDENCE

4610 4TH STREET
CARPINTERIA, CA 93013

SHEET NAME:
PROPOSED EXTERIOR ELEVATIONS

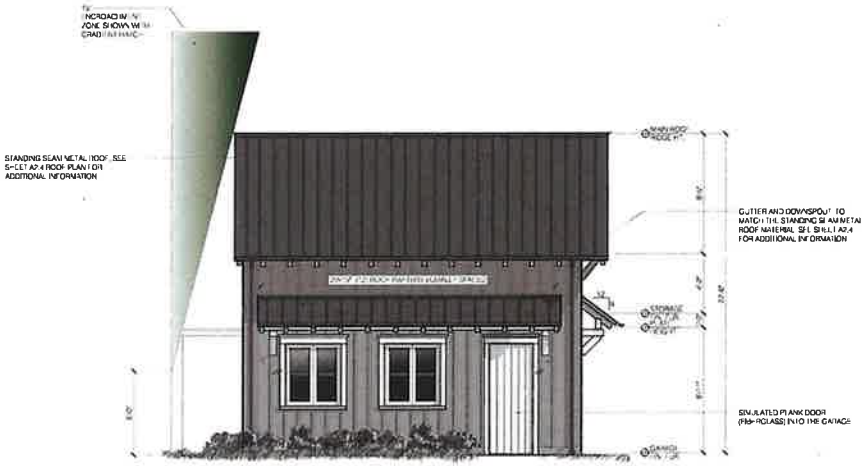
PROJECT NO: 21-207

SHEET NO: A3.2




2. PROPOSED EXTERIOR ELEVATION DETACHED GARAGE

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




1. PROPOSED EXTERIOR ELEVATION DETACHED GARAGE

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

ROBERTS
DESIGN
ARCHITECTURE + INTERIORS INC
720 KRESTEN COURT
SANTA BARBARA, CA. 93111
805. 884. 8403 OFFICE
888. 281. 8083 FAX

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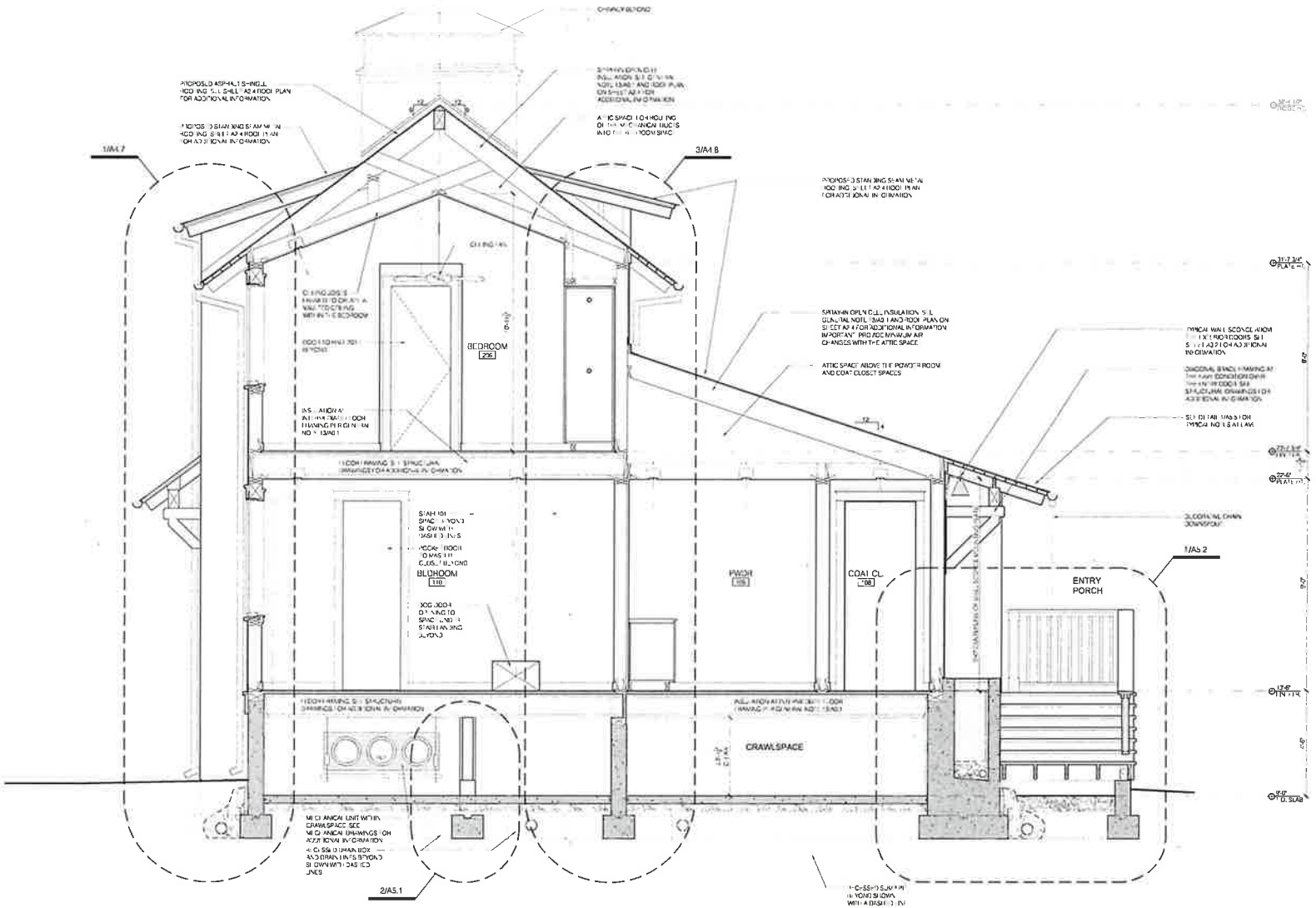
SCERNI
RESIDENCE

4610 4TH STREET
CARPINTERIA, CA. 93013

SHEET NAME:
EXTERIOR
ELEVATIONS

PROJECT NO: 1-20
SHEET NO: A3.3




1. BUILDING SECTION

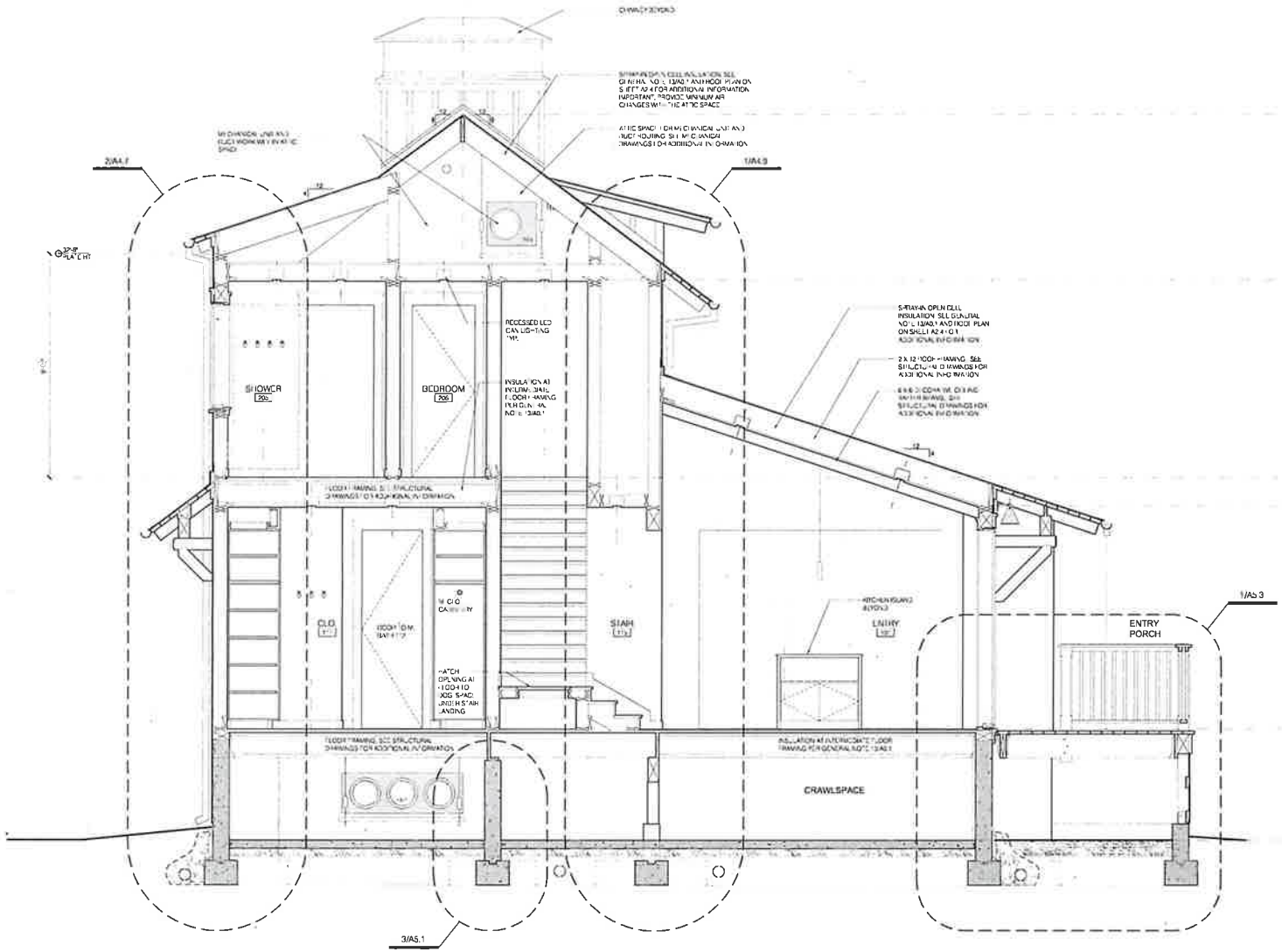
ROBERTS
DESIGN
group
ARCHITECTURE + INTERIORS INC
720 PUESTA COURT
SANTA BARBARA, CA 93111
805 687 8502 OFFICE
805 227 8502 FAX

SCERNI
RESIDENCE

4610 4TH STREET
CARPINTERIA, CA 93013

SHEET NAME:
BUILDING
SECTION

PROJECT NO: 17-30
SHEET NO: A4.1




1. BUILDING SECTION

ROBERTS
DESIGN
ARCHITECTURE + INTERIOR DESIGN
730 KRISTEN COURT
SANTA BARBARA, CA 93111
805.964.6403 OFFICE
805.227.5053 FAX

ISSUED FOR:

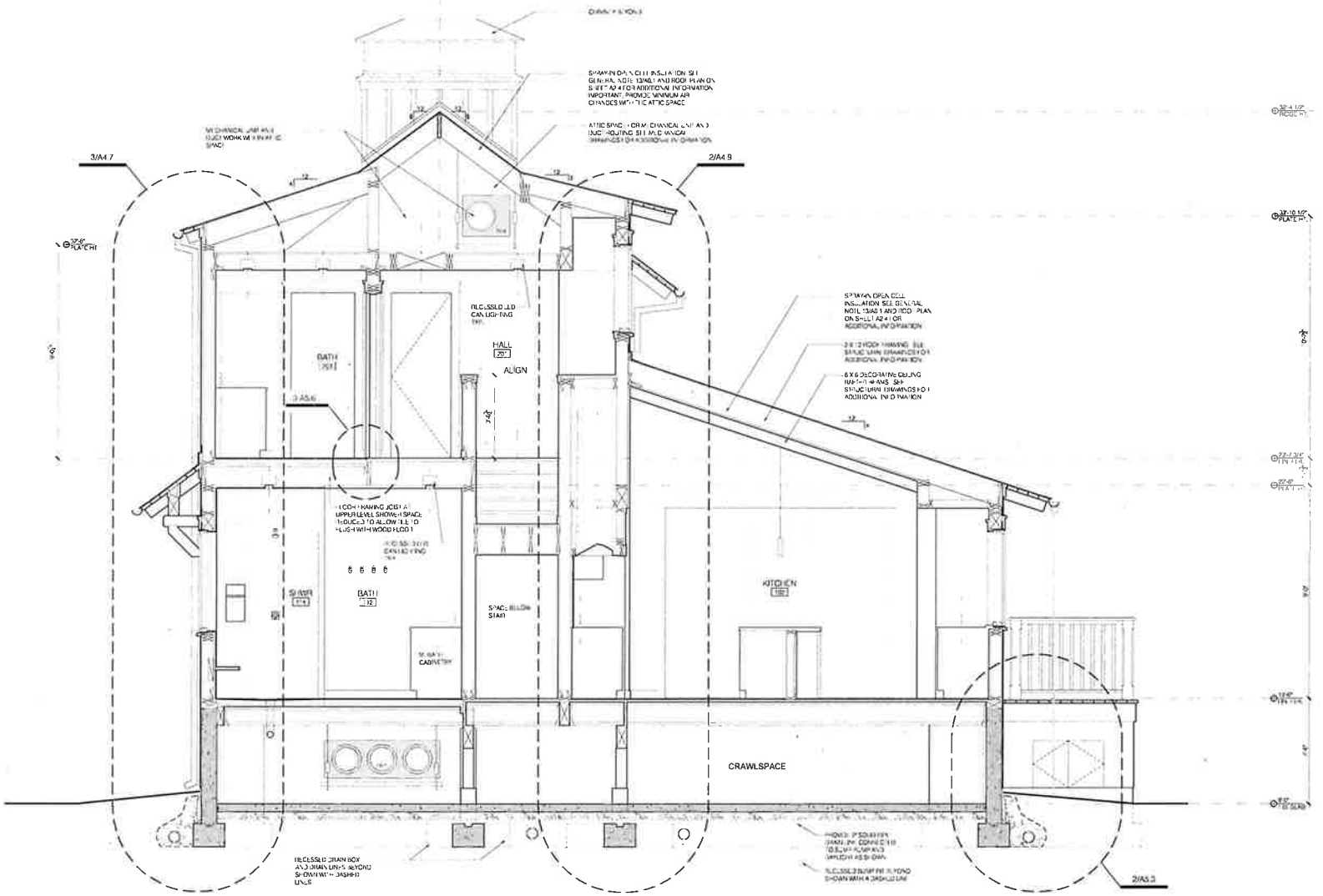
SCERNI
RESIDENCE

4610 4TH STREET
CARPINTERIA, CA. 93013

SHEET NAME:
BUILDING
SECTION

PROJECT NO: 21-00

SHEET NO:
A4.2




1. EXTERIOR ELEVATION (SOUTH)

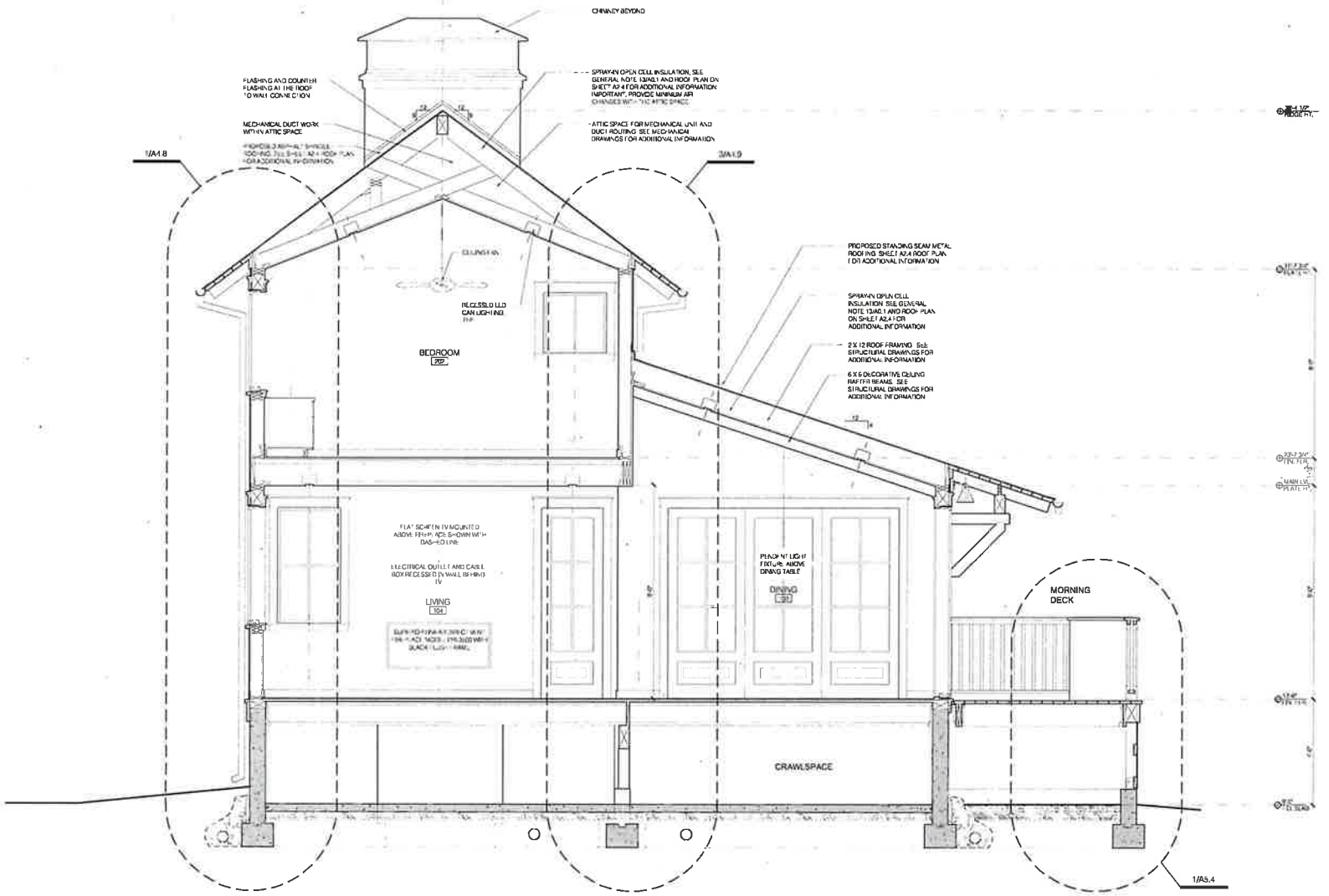
ROBERTS
DESIGN
GROUP
ARCHITECTURE + INTERIORS INC
730 PRISTEN COURT
SANTA BARBARA, CA 93111
805.964.8303 OFFICE
805.217.8068 FAX

SCERNI
RESIDENCE

4610 4TH STREET
CARPINTERIA, CA. 93013

SHEET NAME:
BUILDING
SECTION

PROJECT NO: P-20
SHEET NO: A4.3




1. BUILDING SECTION

(SEE BUILDING SECTION 1/A4.1, 1/A4.2 AND 1/A4.3 FOR FINISH NOTES)

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

ROBERTS DESIGN GROUP
ARCHITECTURE + PLANNING INC
730 PRESTEN COURT
SANTA BARBARA, CA 93111
805 884 8103 OFFICE
805 327 8083 FAX

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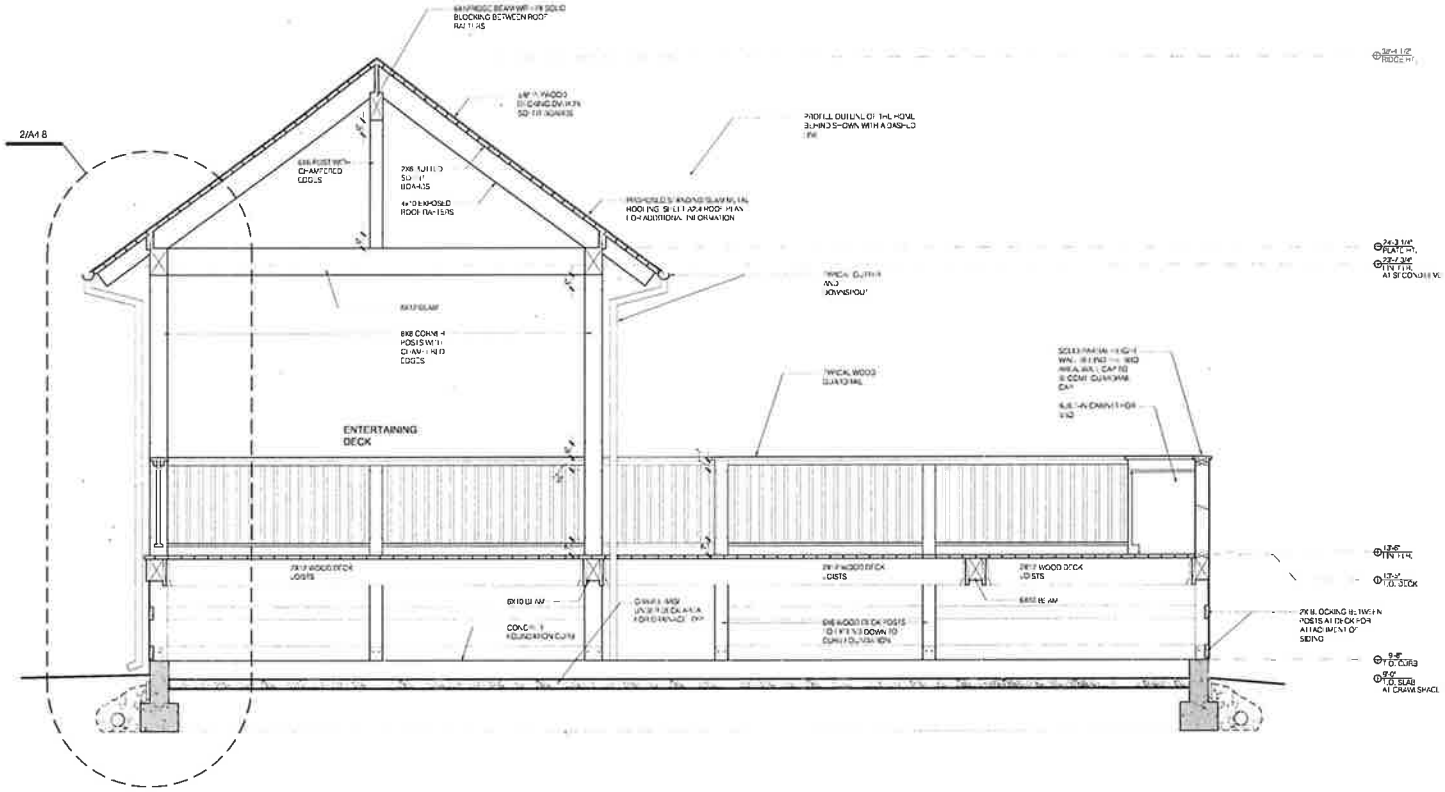
SCERNI RESIDENCE
4610 4TH STREET
CARPINTERIA, CA. 93013

SHEET NAME:
BUILDING SECTION

PROJECT NO: 21-09
SHEET NO: A4.4




1. BUILDING SECTION

ROBERTS
DESIGN
GROUP
ARCHITECTURE + INTERIORS
710 PRESTEN COURT
SANTA BARBARA, CA 93111
805.681.8401 OFFICE
805.227.8052 FAX

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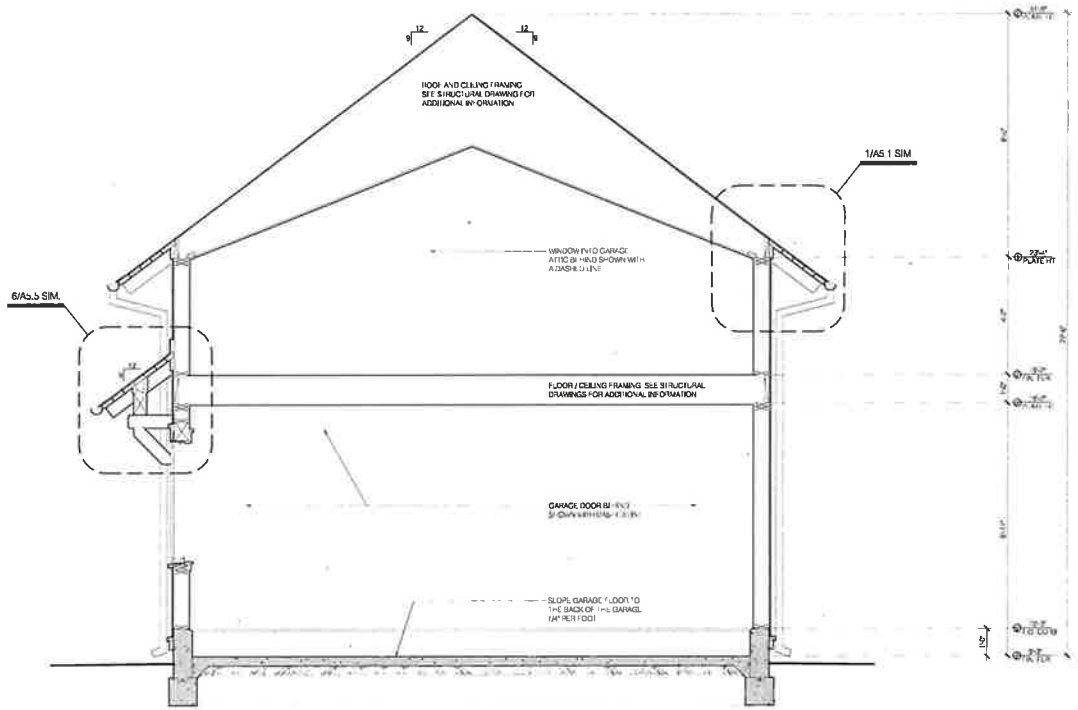
SCERNI
RESIDENCE

4610 4TH STREET
CARPINTERIA, CA. 93013

SHEET NAME:
BUILDING
SECTION

PROJECT NO. 17-00

SHEET NO.
A4.5




1. BUILDING SECTION

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

ROBERTS
DESIGN
Group
ARCHITECTURE + PLANNING
730 KRISTEN COURT
SANTA BARBARA, CA 93111
805 884 4403 OFFICE
888 327 4083 FAX

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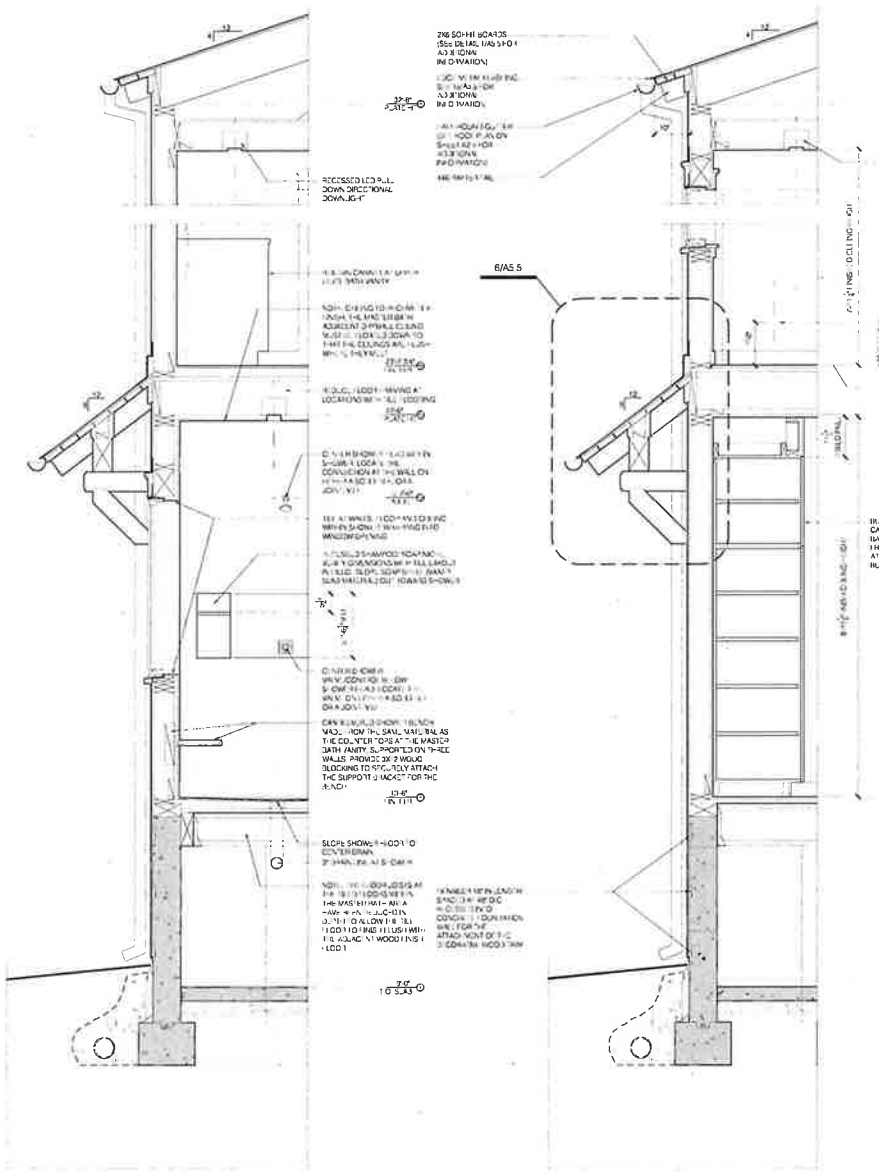
SCERNI
RESIDENCE

4610 4TH STREET
CARPINTERIA, CA. 93013

SHEET NAME:
BUILDING
SECTION

PROJECT NO: P-00

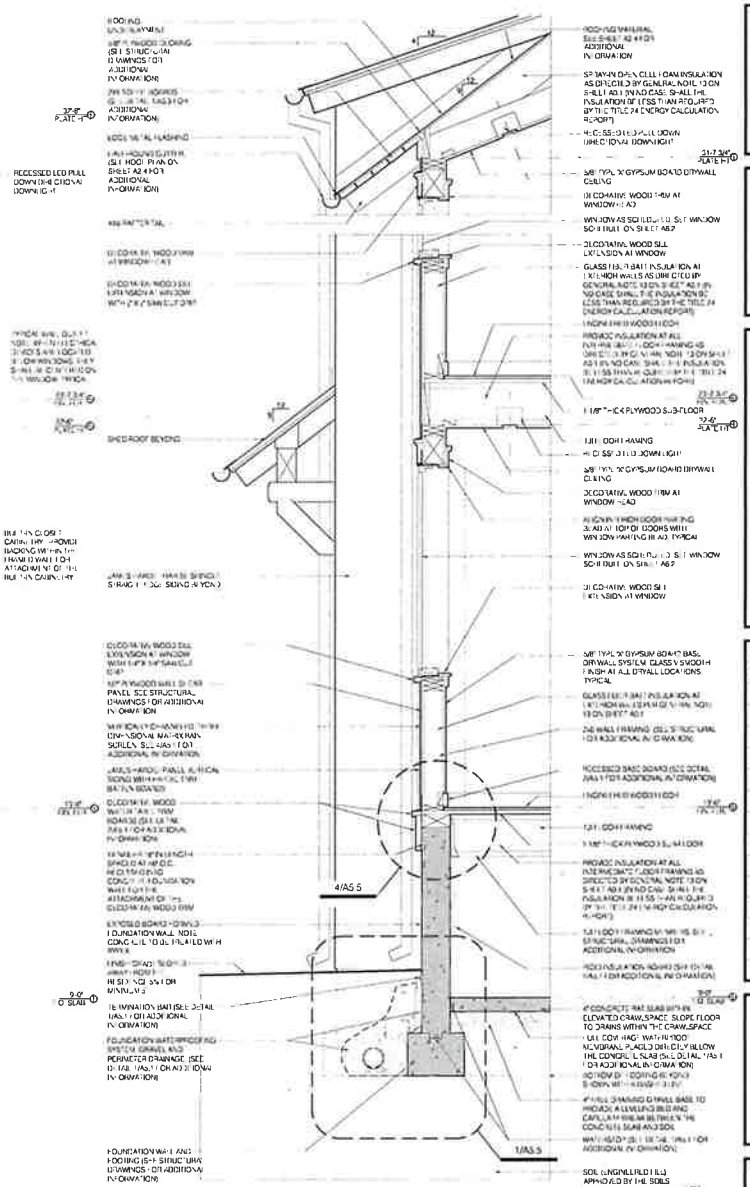
SHEET NO.
A4.6



3. WALL SECTION



2. WALL SECTION



1. WALL SECTION

SCALE: 3/4" = 1'-0"


ROBERTS
DESIGN
GROUP
ARCHITECTURE + INTERIORS
720 ANISTEN COURT
SANTA BARBARA, CA 93111
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SCERNI RESIDENCE

4610 4TH STREET
CARPINTERIA, CA 93013

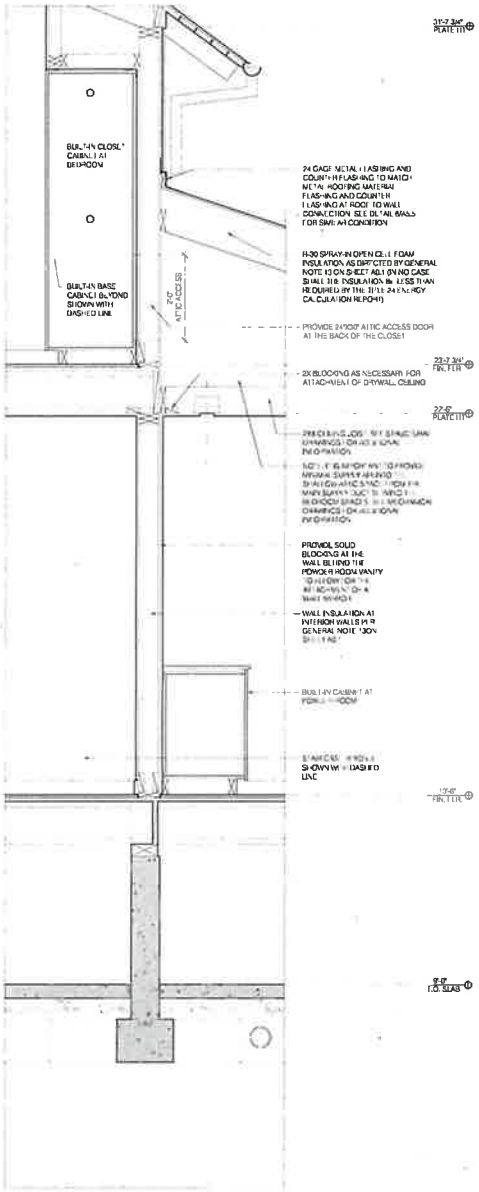
SHEET NAME:

WALL SECTIONS

PROJECT NO: 21-00

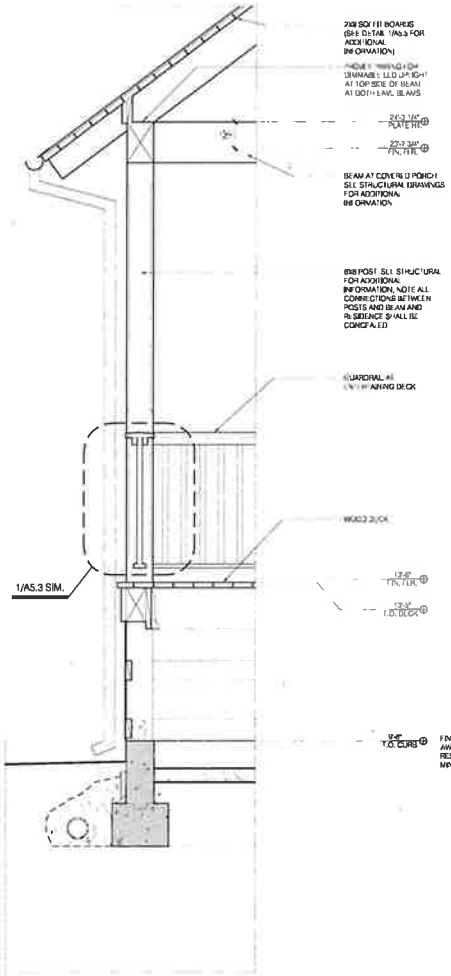
SHEET NO:

A4.7



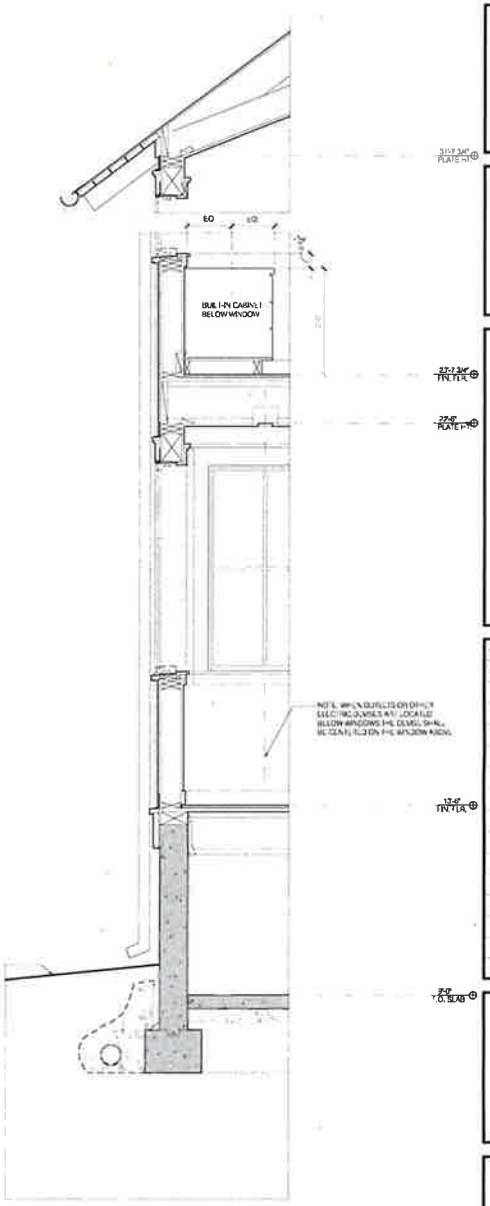

## 3. WALL SECTION

SEE DETAIL 1/A4.7 FOR TYPICAL NOTES




## 2. WALL SECTION

SEE DETAIL 1/A4.7 FOR TYPICAL NOTES




## 1. WALL SECTION

SEE DETAIL 1/A4.7 FOR TYPICAL NOTES

SCALE: 3/4" = 1'-0"

ROBERTS DESIGN Group
ARCHITECTURE + PLANNING
730 KRISTEN COURT
SANTA BARBARA, CA. 93111
805 964 8403 OFFICE
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ISSUED FOR:

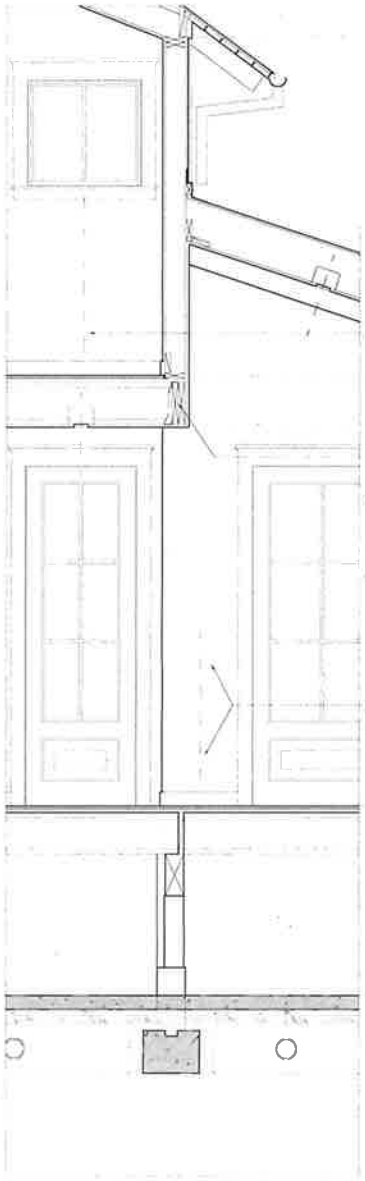
SCERNI RESIDENCE

4610 4TH STREET
CARPINTERIA, CA. 93013

SHEET NAME:
WALL SECTIONS

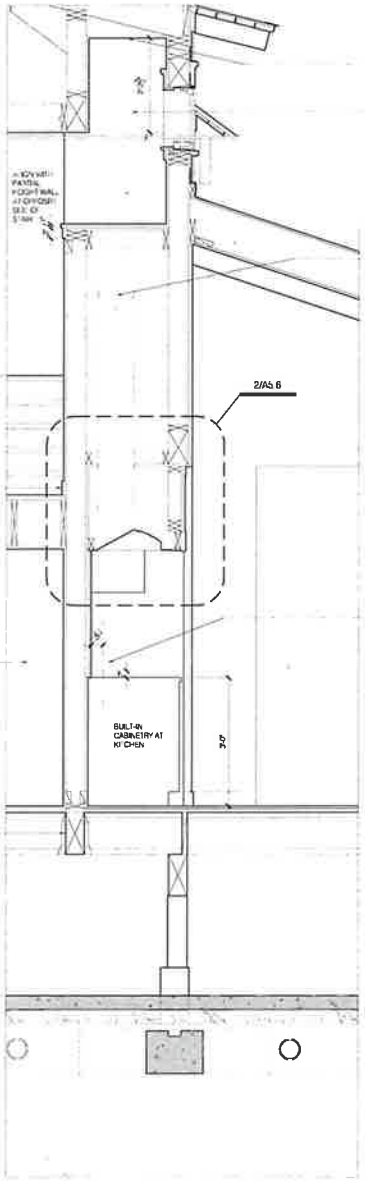
PROJECT NO: P-00

SHEET NO: A4.8



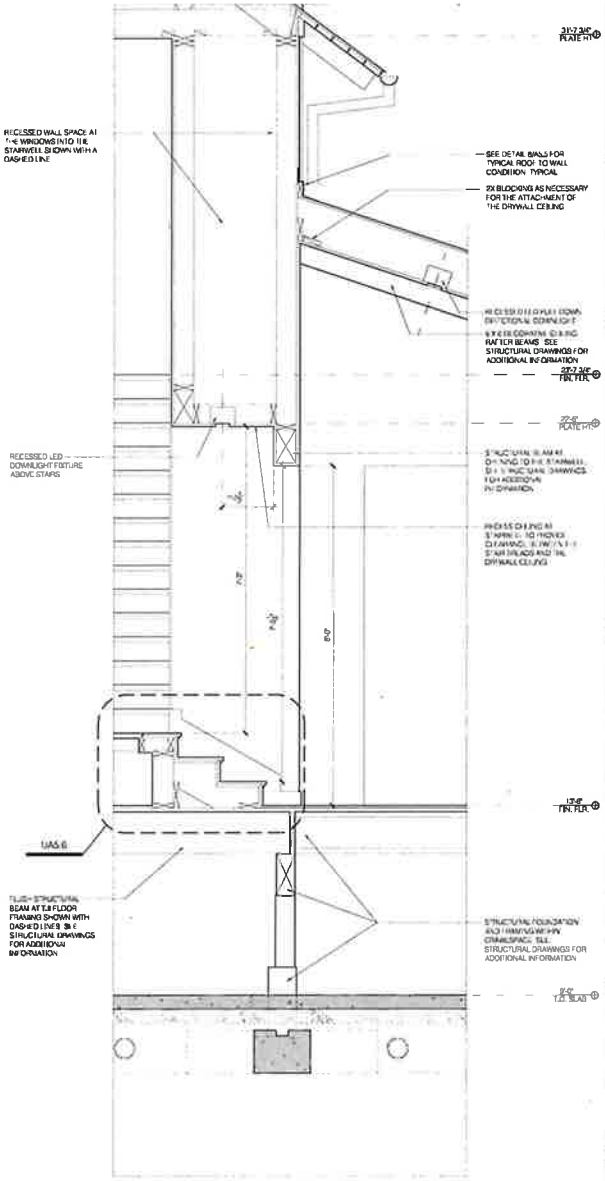
3. WALL SECTION

SEE DETAIL 1/A4.9 FOR TYPICAL NOTES




2. WALL SECTION

SEE DETAIL 1/A4.9 FOR TYPICAL NOTES




1. WALL SECTION

SEE DETAIL 1/A4.7 FOR TYPICAL NOTES

SCALE: 3/4" = 1'-0"

ROBERTS
DESIGN
GROUP
730 KRISTEN COURT
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SCERNI RESIDENCE
4610 4TH STREET
CARPINTERIA, CA 93013

SHEET NAME:
WALL SECTIONS

PROJECT NO. 1-00

SHEET NO.
A4.9

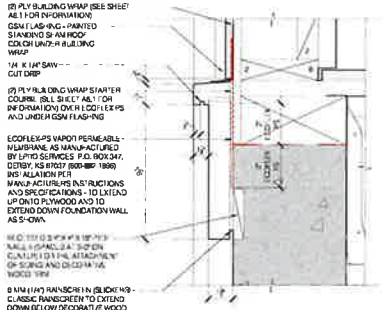
NOTE:

1. THE CONTRACTOR SHALL REVIEW THE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS TO COORDINATE THE NECESSARY PENETRATIONS THROUGH THE FOUNDATION WALLS UNDER SLAB AREAS.

ALL PENETRATIONS THROUGH THE FOUNDATION WALLS AND FLOOR AND CEILING SLABS AT THE BASEMENT AND CRAWLSPACES (E.G. DRAIN LINES, WATERLINES, GAS LINES, CONDENSATE LINES, CONDUITS, SEWER LINES, ELECTRICAL CONDUIT, ELECTRICAL CONTROL CONDUITS, ETC.) SHALL BE INSTALLED AND INTEGRATED INTO THE FOUNDATION AND UNDER-SLAB WATERPROOFING SYSTEMS PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE A MINIMUM OF 4" CLEAR WALL OR FLOOR SPACE BETWEEN THE PENETRATIONS FOR THE PROPER INSTALLATION OF THE WATERPROOFING SYSTEMS.

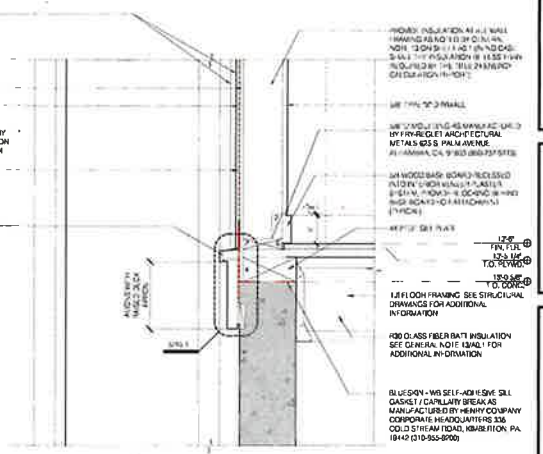
ANY PENETRATIONS THROUGH THE FOUNDATION WALLS AND UNDER-SLAB AREAS AFTER THE WATERPROOFING SYSTEMS HAVE BEEN INSTALLED SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, INSTALLATION INSTRUCTIONS AND SPECIFICATIONS TO MAINTAIN THE WATERPROOFING SYSTEMS INTEGRITY AND RETAIN THE MANUFACTURER'S WARRANTY.

THE WATERPROOFING CONTRACTOR SHALL BE NOTIFIED IMMEDIATELY IF ANY PENETRATIONS ARE REQUIRED TO BE INSTALLED AFTER THE WATERPROOFING INSTALLATION IS COMPLETED. THE WATERPROOFING CONTRACTOR SHALL MAKE ALL TIE-INS TO WATERPROOFING SYSTEMS AND NEW PENETRATIONS. THE WATERPROOFING CONTRACTOR SHALL MAKE THE REPAIR AND NOT OTHER TRADES.



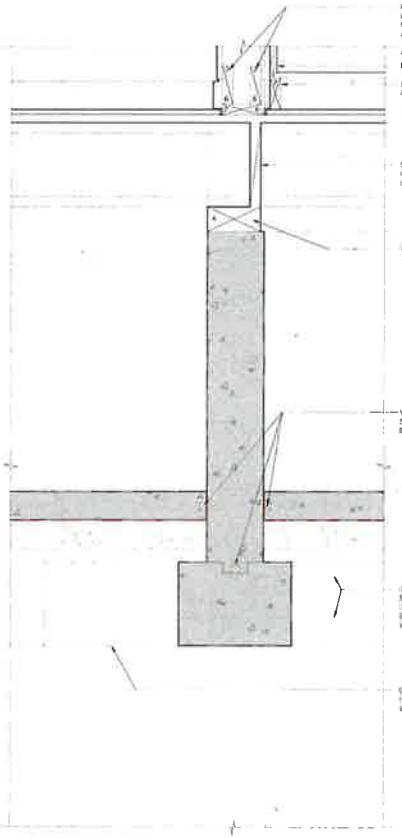

5. DETAIL

SCALE: 3" = 1'-0" (SEE DETAIL 1/A5.1 TO ADDITIONAL INFORMATION)




4. DETAIL

(SEE DETAIL 1/A5.1 TO ADDITIONAL INFORMATION)

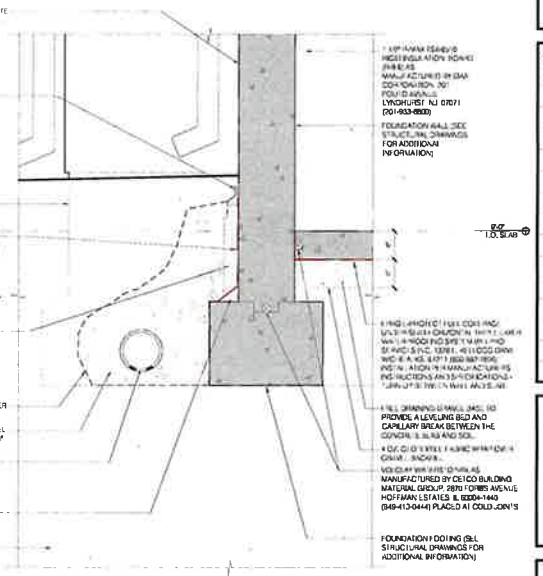



3. DETAIL

(SEE DETAIL 1/A5.1 TO ADDITIONAL INFORMATION)

2. DETAIL

(SEE DETAIL 1/A5.1 TO ADDITIONAL INFORMATION)




1. DETAIL

(SEE DETAIL 2/A5.1 TO ADDITIONAL INFORMATION)

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

ROBERTS DESIGN & ENGINEERING INC.
730 KRISTEN COURT
SANTA BARBARA, CA 93111
805.884.4403 OFFICE
805.227.8052 FAX

C-20031

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SCERNI RESIDENCE

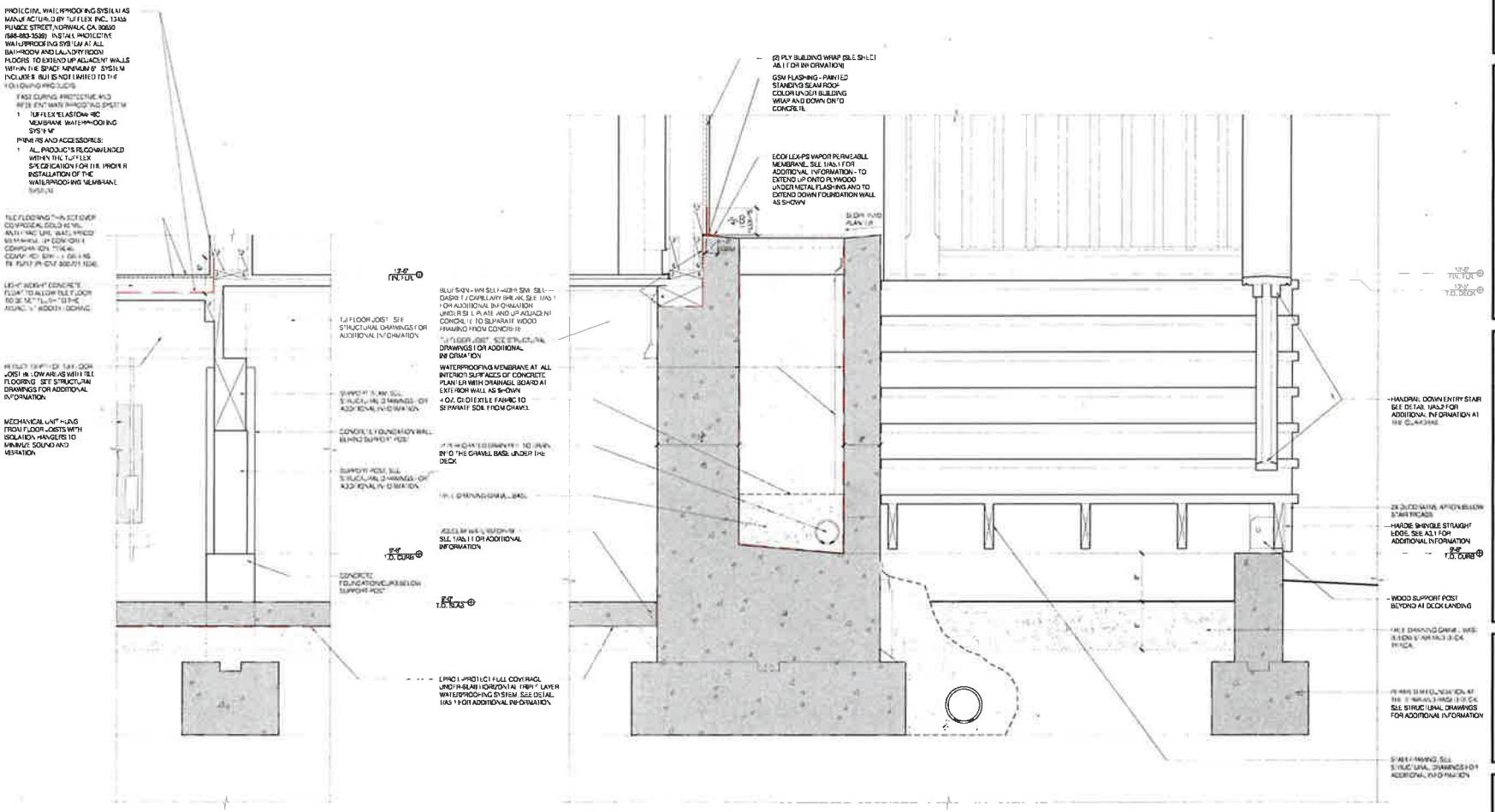
4610 4TH STREET
CARPINTERIA, CA. 93013

SHEET NAME:

CONSTRUCTION DETAILS

PROJECT NO: 19-207

SHEET NO: A5.1




2. DETAIL

SEE DETAIL 1/A3.1 AND 4/A3.1 FOR TYPICAL NOTES

1. DETAIL

SEE DETAIL 1/A3.1 AND 4/A3.1 FOR TYPICAL NOTES

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

ROBERTS DESIGN GROUP
ARCHITECTURE + PLANNING INC
720 KRISTEN COURT
SANTA BARBARA CA 93111
805 884 8403 OFFICE
805 227 8083 FAX

| NO | DATE | ISSUED FOR: |
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| 1 | | |

SCERNI RESIDENCE

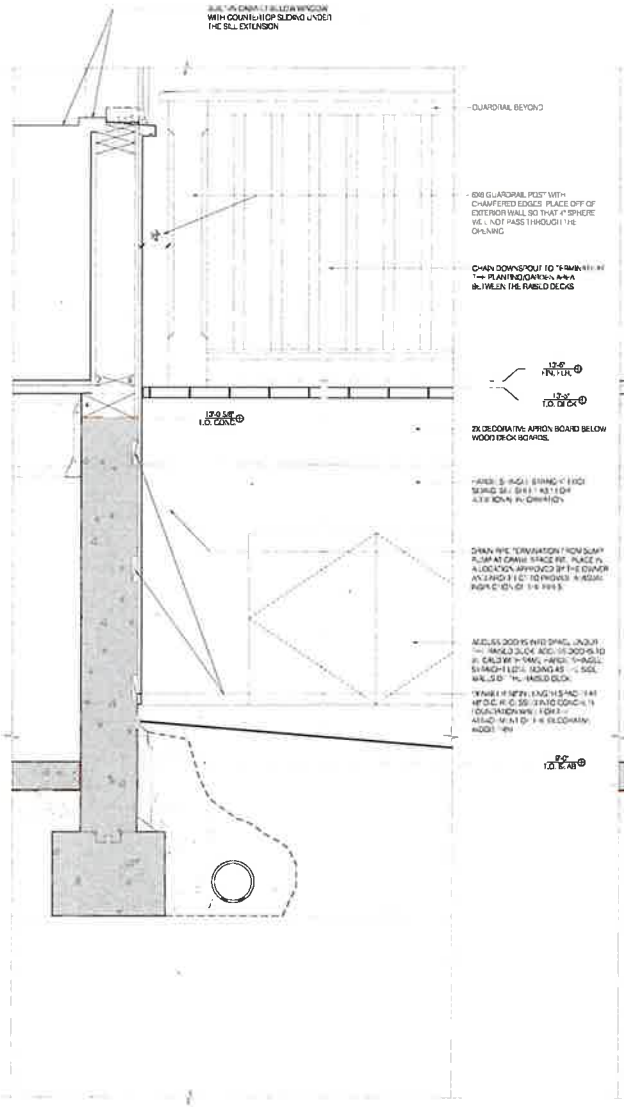
4610 4TH STREET
CARPINTERIA, CA. 93013

SHEET NAME:

CONSTRUCTION DETAILS

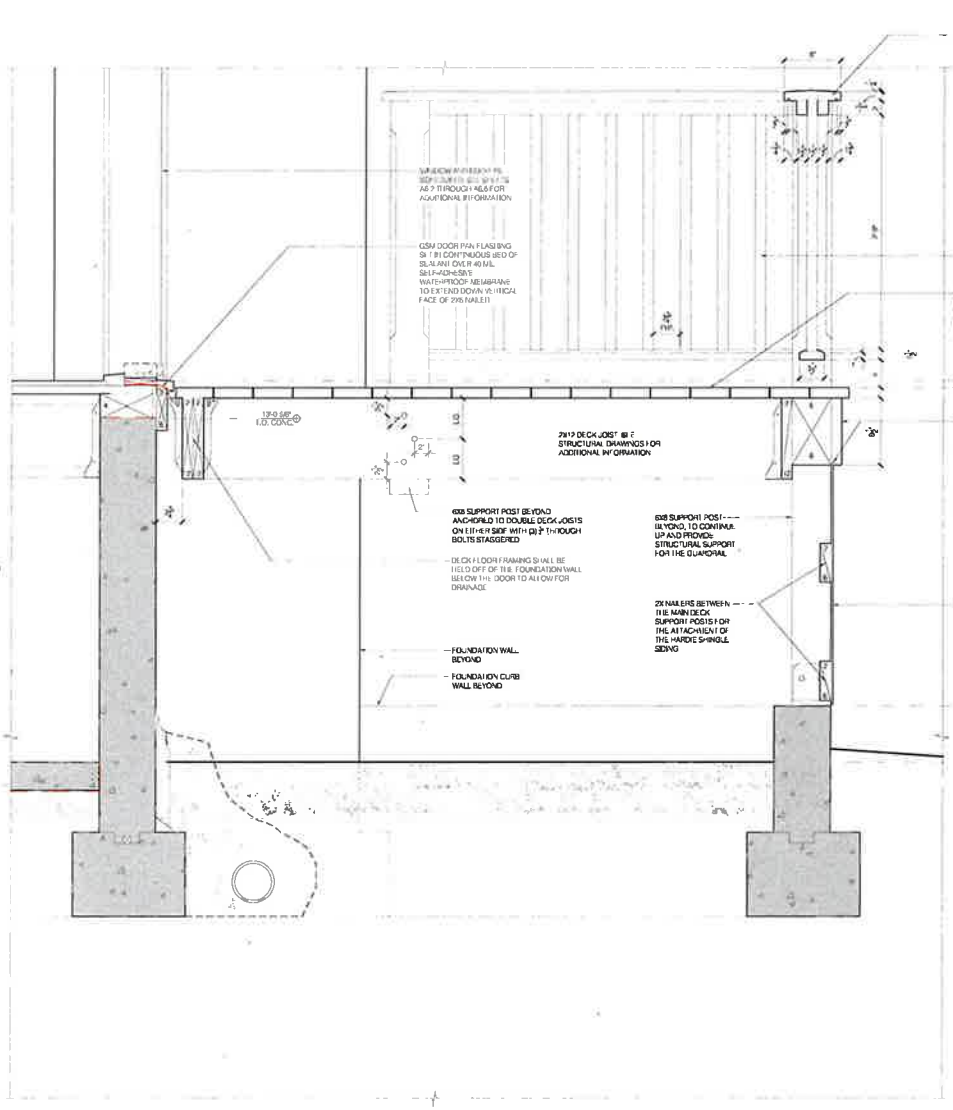
PROJECT NO. 21-00

SHEET NO. A5.2




## 2. DETAIL

SEE DETAIL 1/A5.1 AND 1/A5.3 FOR TYPICAL NOTES




## 1. DETAIL

SEE DETAIL 1/A5.1 FOR TYPICAL NOTES

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

ROBERTS DESIGN GROUP
ARCHITECTURE + PLANNING INC
730 KRISTEN COURT
SANTA BARBARA, CA 93111
805 884 8403 OFFICE
888 227 8082 FAX

| NO | DATE | ISSUED FOR: |
|---|---|---|
| 1 | | |

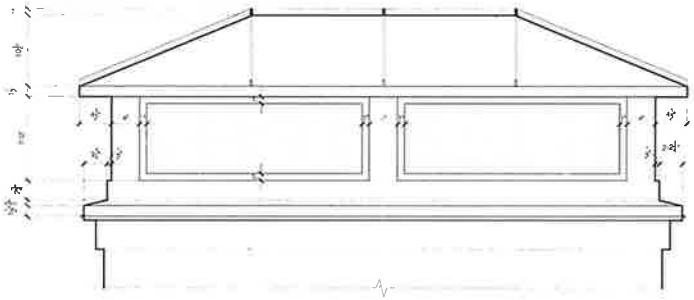
SCERNI RESIDENCE

4810 4TH STREET
CARPINTERIA, CA 93013

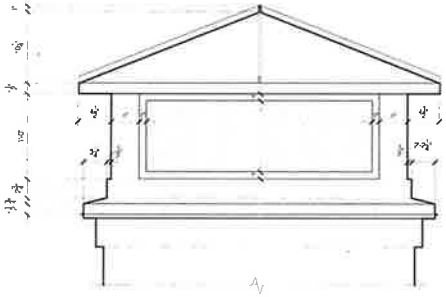
SHEET NAME:
CONSTRUCTION DETAILS

PROJECT NO. P-00

SHEET NO. A5.3



3. DETAIL



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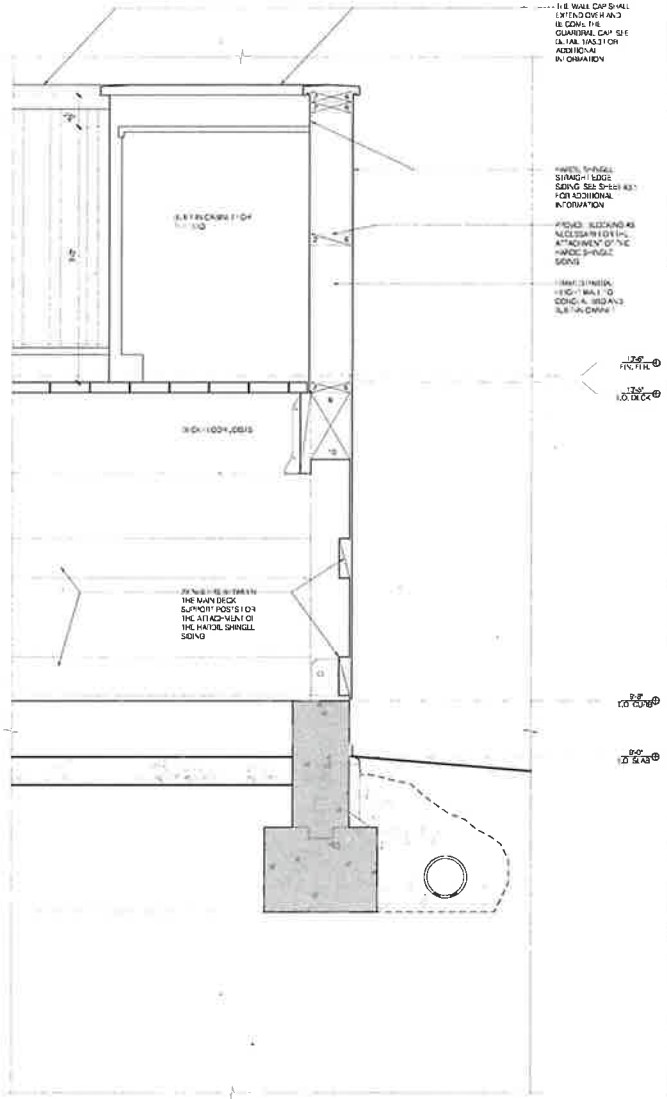

1. DETAIL

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


ROBERTS
DESIGN
GROUP
ARCHITECTURE + INTERIORS INC
720 CRISTEN COURT
SANTA BARBARA, CA 93111
805 964 8403 OFFICE
805 967 8483 FAX



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| NO | DATE | ISSUED FOR: |
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SCERNI
RESIDENCE

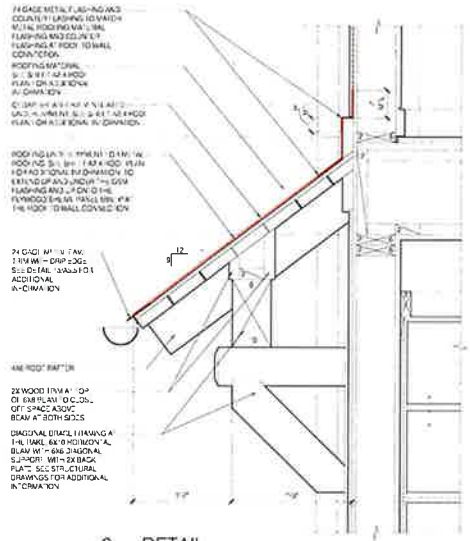
4610 4TH STREET
CARPINTERIA, CA. 93013

SHEET NAME

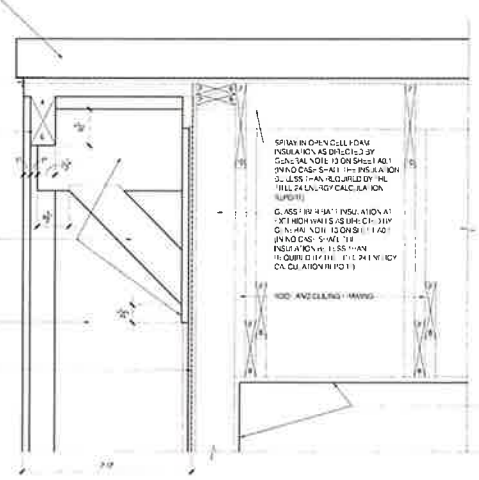
CONSTRUCTION
DETAILS

PROJECT NO
2-00

SHEET NO
A5.4



6. DETAIL



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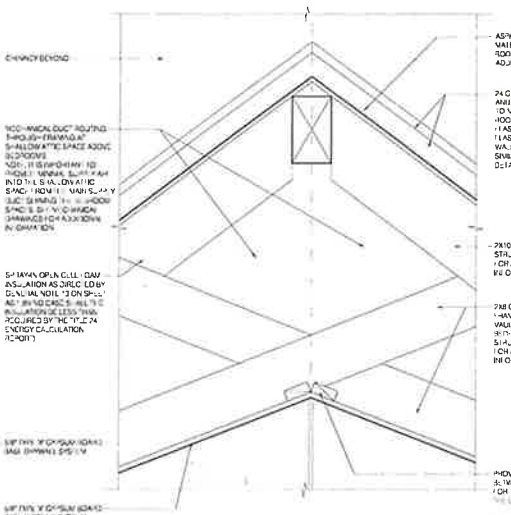

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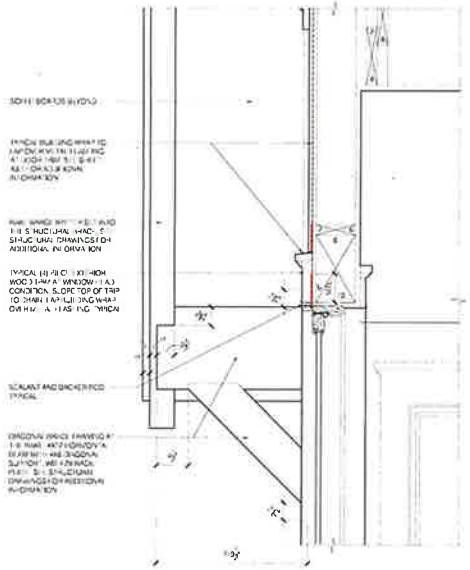

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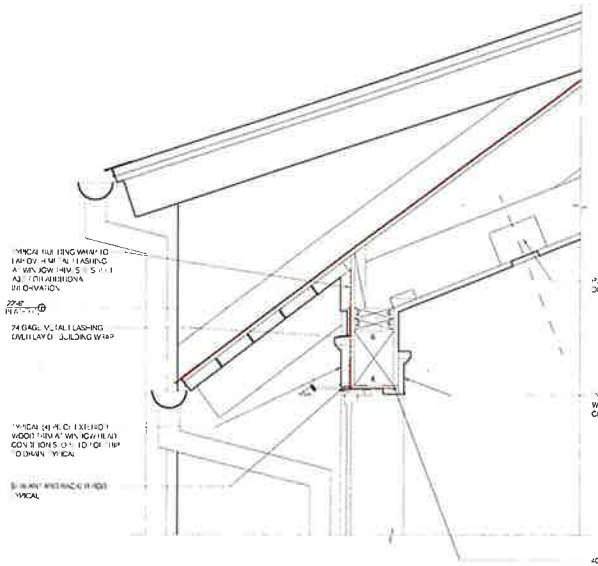
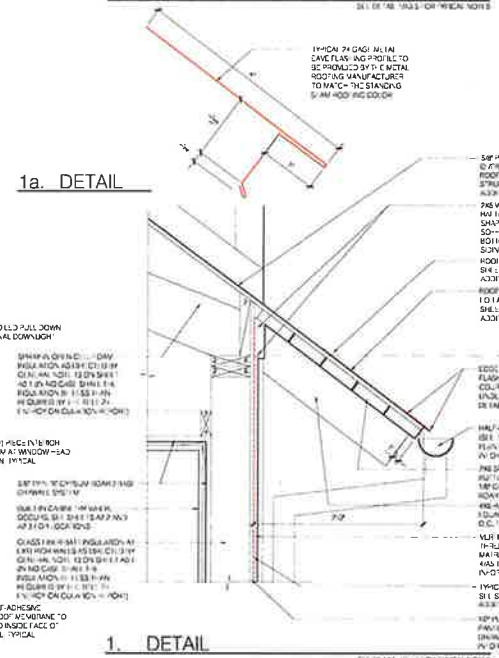


2. DETAIL



1. DETAIL

1a. DETAIL

SCALE: 1" = 1'-0"

ROBERTS DESIGN

SCERNI RESIDENCE

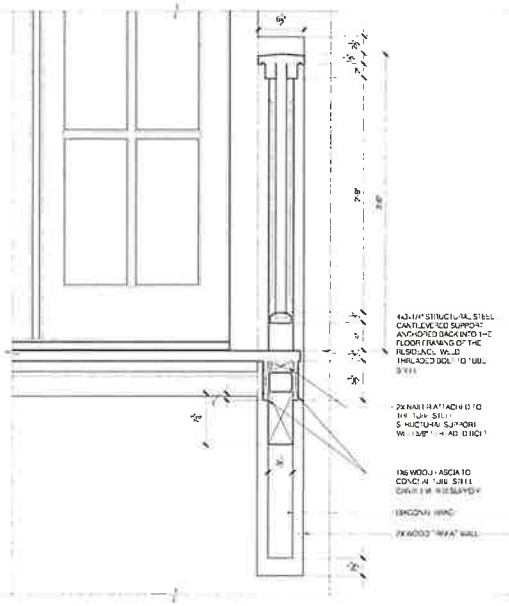
4610 4TH STREET
CARPINTERIA, CA 93013

CONSTRUCTION DETAILS

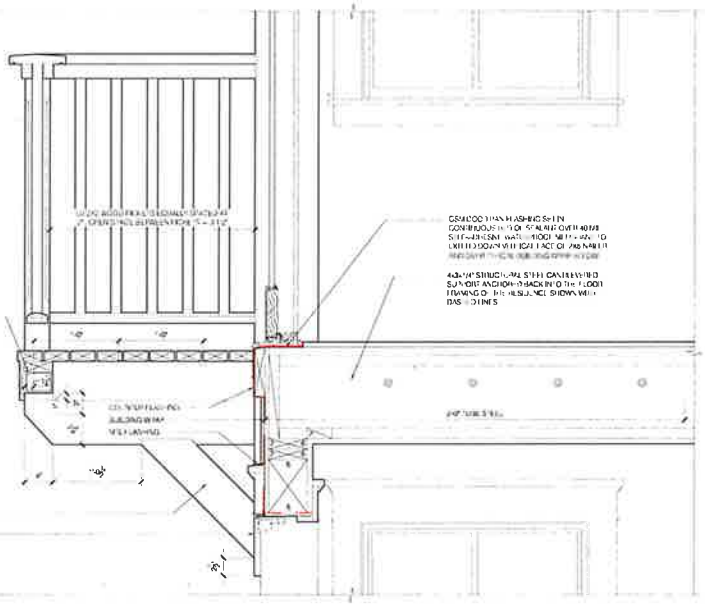
PROJECT NO

SHEET NO

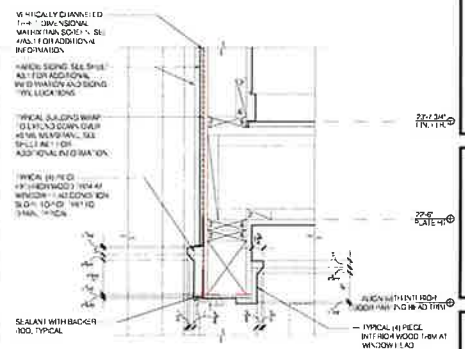
A5.5



6. DETAIL

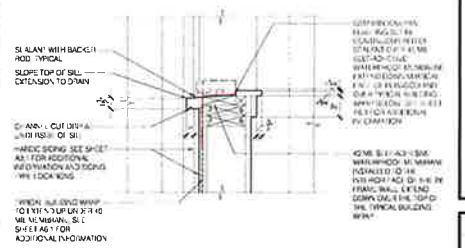


5. DETAIL



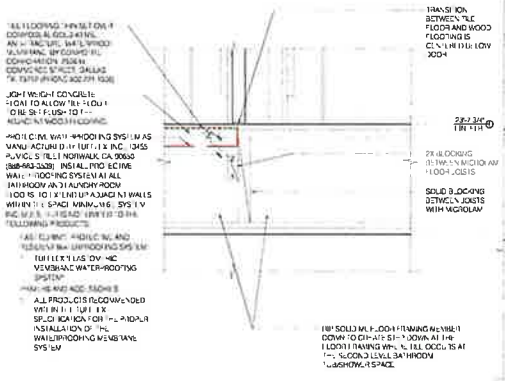
4b. DETAIL (TYPICAL HEAD)

SEE DETAIL 1/A5.5 FOR TYPICAL NOTES

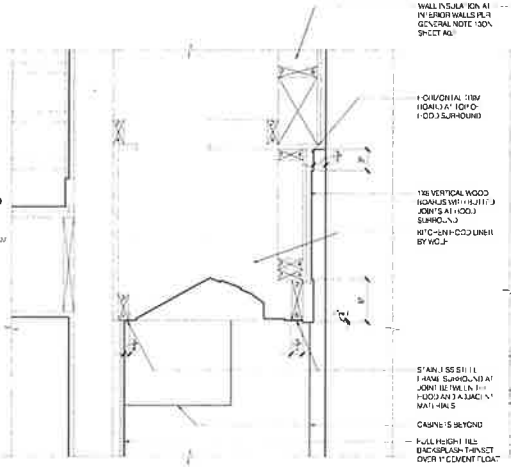


4a. DETAIL (TYPICAL SILL)

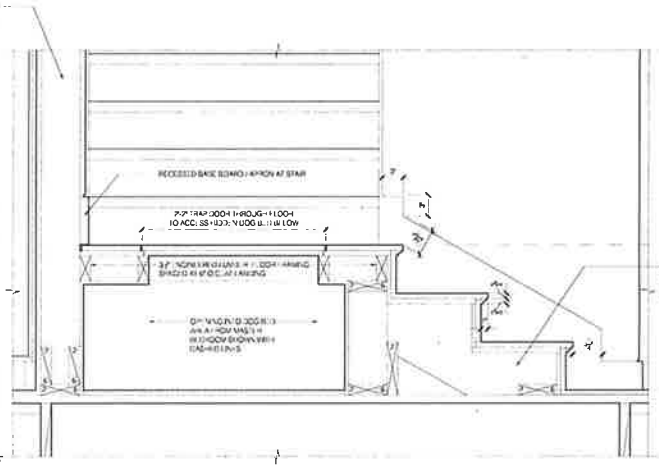
SEE DETAIL 1/A5.5 FOR TYPICAL NOTES



3. DETAIL



2. DETAIL



1. DETAIL

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


ROBERTS
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730 KRISTEN COURT
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SCERNI
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4610 4TH STREET
CARPINTERIA, CA. 93013

SHEET NAME:
CONSTRUCTION
DETAILS

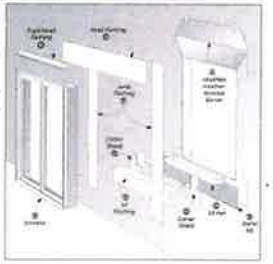
PROJECT NO: P-307

SHEET NO: A5.6

TYPICAL INSTALLATION OF FLASHING AT OPENINGS (WINDOW AND DOOR) AS ILLUSTRATED BY THE MANUFACTURER OF FLASHING PRODUCTS:

# WOOD WINDOW SILL PAN FLASHING

*A GUIDE TO INSTALLING SLOPED SILL WOOD WINDOWS*

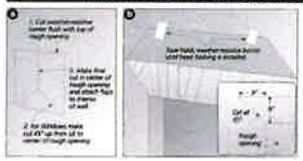


The "Wood Window Sill Pan Flashing" installation guide is designed for wood windows that utilize sloped sills, where the window is installed after the weather-resistive barrier is applied. Fortifiber Building Systems Group® provides this installation guide to assist installers by demonstrating an efficient and effective method for exterior window flashing installation. Compliance with the building code and proper installation are critical in reducing potential water leakage points.

The following Fortifiber products are used in this guide:

- FortiFlash® Self Adhesive Waterproof Flashing Membrane 4, 6, 9, 12, 18 and 36 inch x 75' rolls
- FortiFlash® Commercial Self Adhesive Waterproof Flashing Membrane 6, 9, 12 and 18 inch x 75' rolls
- FortiFlash® Butyl Self Adhesive Waterproof Flashing Membrane 4, 6, 9 and 12 inch x 75' rolls
- Moistop E-Z Seal Self Adhesive Flashing, 6, 9, 12 inch x 75' rolls
- Moistop nelX® Flashing, 6, 9 and 12 inch x 200' rolls
- Moistop PF® Flashing, 6, 9, 12 and 18 inch x 300' rolls
- Moistop Corner Shield®
- Moistop® Sealant
- Fortifiber Sheathing Tape

## 1 MODIFY WEATHER-RESISTIVE BARRIER



At the rough opening (1a), cut the weather-resistive barrier in an inverted "Y" fashion, and then fasten with the methods shown above. To allow for head flashing integration, (1b) make the following diagonal cuts at the top of the rough opening corners. For 9" flashing measure as follows: 6" up and 9" over, (45° angle). Cut on the diagonal from marked point to the rough opening corner. Gently raise the top edge of the weather-resistive barrier and tape the corners and the center to the barrier outside above. This will allow for the installation of the window and the jamb and head flashing later

1

## 2 STARTER BIB

Cut the starter bib to the width of the rough opening plus twice the jamb flashing width, minus 1". Attach the starter bib flush along the bottom of the rough opening

## 3 INSTALL SILL PAN

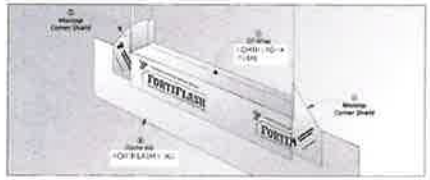
Place the sill pan with sides upturned in the rough opening. The leading edge of the sill pan must be aligned with the front of the rough opening

## 4 SILL CORNERS

Install Moistop Corner Shield at each corner on top of the sill pan. If necessary, trim the back edge of the sill corners so they do not extend past the sill pan fold line.

## 5 INSTALL SILL WRAP

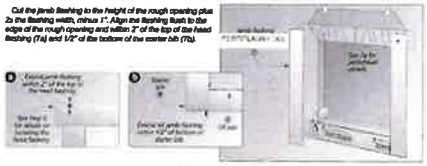
Cut 9" FortiFlash to the width of the rough opening. Align back edge of FortiFlash to the marked fold line of the sill pan and fold over the front of the sill.



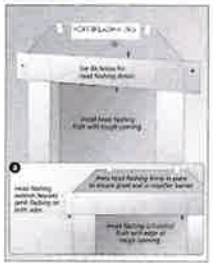
2

## 7 INSTALL JAMB FLASHING

Cut the jamb flashing to the height of the rough opening plus 2x the flashing width, minus 1". Align the flashing flush to the edge of the rough opening and within 2" of the top of the head flashing (7a) and 1/2" of the bottom of the starter bib (7b).



## 8 HEAD FLASHING



Wipe the jamb flashing, weather-resistive barrier, and sheathing with a clean rag. Cut a piece of flashing to size. Note: the length of the head flashing is the width of the rough opening + 2x the width of the flashing plus 2" (8a). Install the head flashing by pressing firmly in place in one

## 9 INSTALL WINDOW

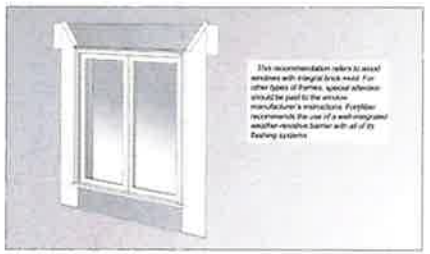
Before installing the door or window, apply a 3/8" continuous bead of Moistop Sealant (9a) to the backside (interior) of the brickmold. Install the window or door according to the manufacturer's instructions.

3

## 10 RIGID HEAD FLASHING

Prior to installing the rigid head flashing apply a 3/8" bead of sealant to the top of brick mold. Then place sealant on the top edge (interior side) of rigid head flashing. Place head flashing over brick mold and fasten with galvanized nails or screws. Apply sealant over fastener heads.

Place a 3/8" bead sealant along the inner portion of the upturned leg of the rigid flashing. This will allow the weather-resistive barrier to be sealed in sequence. Finally, allow the flap of the weather-resistive barrier to lay flat over the sealant and rigid head flashing. Press flap into sealant and apply a new piece of sheathing tape over the entire diagonal cut made in the weather resistive barrier and press firmly in place



This recommendation refers to wood windows with triangle brick mold. For other types of frames, special attention should be paid to the window manufacturer's instructions. Fortifiber recommends the use of a well-integrated weather-resistive barrier with all of its flashing systems.

4

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Fortifiber Building Systems Group®

*Protecting Your World from the Elements*®

NATIONAL SALES OFFICE—Pawling, NY

MANUFACTURER'S LIST FOR WINDOW, DOOR AND STONE/ TILE WEATHERPROOFING/ WATERPROOFING PRODUCTS:
EXTERIOR OPENING FLASHING AND BUILDING WRAP:

INFINITY COMPANY
[illegible]
(310)634-4200

PRODUCTS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING LIST. INSTALL ALL PRODUCTS AND ASSOCIATED ACCESSORY PRODUCTS REQUIRED OR RECOMMENDED BY FORTIFIBER BUILDING SYSTEMS GROUP PER THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR A RECESSED OPENING AND SPECIFICATIONS

SELF-ADHESIVE WATERPROOF SUBSTRATE (SAWS) FLASHING AND COMPATIBLE FLASHINGS

1. FORTIFLASH® 36S SELF-ADHESIVE WATERPROOF FLASHING AND MEMBRANE (STARTER BIB, HEAD FLASHING)
2. MOISTOP® CONFLEX® 810
3. FORTIFLASH® 23 MIL SELF-ADHESIVE WATERPROOF FLASHING MEMBRANE (SILL WRAP)
4. FORTIFLASH® 36S SELF-ADHESIVE WATERPROOF FLASHING MEMBRANE (JAMB FLASHING)
5. FORTIFIBER SHEATHING TAPE

SEALANT

1. MOISTOP SEALANT (EXCEEDS AAMA STANDARDS) WITH RECOMMENDED BACKER ROD

BUILDING WRAP:

1. TWO - PLY HYDRO BLOCK HYBRID WEATHER - RESISTIVE BARRIER


ROBERTS DESIGN Group
INTERIOR DESIGN + INTERIOR ARCHITECTURE
730 KRISTEN COURT
SANTA BARBARA, CA 93111
805 884 8400 OFFICE
805 221 8083 FAX


| NO | DATE | ISSUED FOR: |
|---|---|---|
| 1 | | |

SCERNI RESIDENCE

4810 4TH STREET
CARPINTERIA, CA. 93013

SHEET NAME:

WINDOW AND DOOR FLASHING DETAILS

PROJECT NO. 21-001

SHEET NO. A6.1

On Behalf Of: Window Concepts Inc/Santa Barbara

Address: 6401 Research Drive
Ventura CA 93003

Phone: 805-650-0440

Contact: Cameron Calabrese

Email: cameron@windowconceptsinc.com

Address: 6401 Research Drive
Ventura, CA 93003

Phone: 805-644-3266

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**Quote 1169089C: Scerni Residence**
**Project: 4610 4th Street**
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Created: 9/13/2022

2023 Pricing

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Quote 1169089C: Scerni Residence — Window Concepts Inc/Santa Barbara — 10/20/2023 11:09:05 AM

| Line | Label | UOM | Quantity | Catalog Page | Unit Price | Extended Price |
|---|---|---|---|---|---|---|
| 001 | Entry Door # 101 Verify 99" Head Height on and | EA | ( 1 ) | 73.91 | | |

Unit 1 1 1 2 1 3 4 5/8" Cased Rail at 24"

Unit 1 1 1 3 3 Extruded Sash, Ultra Awning, Basement Hanging 1 Lite Over 1 Panel, Raised Panel 1 3/4" Panel 1 3/4" Frame, Fixed Panel Construction

Unit 1 1 2 Performance Divided Lites, Colonial, 2W2H, 7/8" Bars 7/8" Bars, Black Internal Spacers, Beveled Bars Exterior Beveled Bars Interior

Unit 1 1 3 Aluminum Door Sill, Dark Bronze Anodized Door Sill No Casing, Nailing Fin, 4 9/16" Jambs No Installation Clips

Rough Opening: 102 1/8" X 99 7/32"
Frame Size: 101 5/8" X 98 23/32"
Unit Dimension: 101 5/8" X 98 23/32"

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Created: 9/13/2022

2023 Pricing
Summary Page 2 of 24

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Quote 1169089C: Scerni Residence — Window Concepts Inc/Santa Barbara — 10/20/2023 11:09:05 AM

| Line | Label | UOM | Quantity | Catalog Page | Unit Price | Extended Price |
|---|---|---|---|---|---|---|
| 002 | Kitchen window A | EA | ( 1 ) | 24.84 | | |

Unit 1 2 UCSP (Assy 2)

Unit 1 1 2 Ultra Rectangle Casement

Unit 1 2 Ultra Rectangle CSHM Picture

Unit 1 1 Extruded Sash, Crank Out, Left Hinging, Beveled Stop

Unit 1 2 Extruded Sash, Stack Crank Out Profile, Sash Set, Stepped Stop

Unit 1 1 2 Dual Glazed, Solar Control Low-E Glass, Black Spacer Glass Pressure without Hood+ Cooling Beveled Bead

Unit 1 1 Clear glass

Unit 1 2 Clear glass, Tempered Glass

Unit 1 1 Performance Divided Lites, Colonial, 1W2H, 7/8" Bars 7/8" Bars, Black Internal Spacers, Beveled Bars Exterior Beveled Bars Interior

Unit 1 1 Fine Spacers, Custom Exterior Color + Benjamin Moore White Dove, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Custom Exterior KP2 Primed Interior Sash, Primed Latex Interior Frame, Black Weatherstrip

Unit 1 1 2 No Casing, No Sill Nosing, Nailing Fin, 4-9/16" Jambs, Jambs Applied, No Installation Clips

Opening(s) designated by a circled 'E' meet state national building codes for emergency escape and rescue requirements. Check local codes for product compliance for desired application.

Rough Opening: 76 1/4" X 43"
Frame Size: 75 3/4" X 44 1/2"
Unit Dimension: 75 3/4" X 44 1/2"

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Summary Page 3 of 24

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Quote 1169089C: Scerni Residence — Window Concepts Inc/Santa Barbara — 10/20/2023 11:09:05 AM

| Line | Label | UOM | Quantity | Catalog Page | Unit Price | Extended Price |
|---|---|---|---|---|---|---|
| 003 | Doors 102 and 103 | | ( 1 ) | | 0.00 | |

Doors 102 and 103 BY AG Millworks

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2023 Pricing
Summary Page 4 of 24

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Quote 1169089C: Scerni Residence — Window Concepts Inc/Santa Barbara — 10/20/2023 11:09:05 AM

| Line | Label | UOM | Quantity | Catalog Page | Unit Price | Extended Price |
|---|---|---|---|---|---|---|
| 004 | Living Door 104 (verify 99" Head Height | EA | ( 1 ) | 14.25 | | |

Unit 1 1 Extruded Sash, Ultra Awning, Right Hinging 1 Lite Over 1 Panel, Raised Panel, 1 3/4" Panel 1 3/4" Frame, Fixed Panel Construction

Unit 1 1 2 Dual Glazed, Solar Control Low-E Glass, Black Spacer Glass Pressure without Hood+ Cooling Beveled Bead

Unit 1 1 Clear Laminate, Lam (7 2 9 PVB 0.5 SS 5 PVB 7 5/8" SGP 5 V glass, Tempered Glass

Unit 1 1 Performance Divided Lites, Colonial, 2W3H, 7/8" Bars 7/8" Bars, Black Internal Spacers, Beveled Bars Exterior Beveled Bars Interior

Unit 1 1 Multi-Point Lock Door Hardware, European Style Deadbolt with Bronze, Rustic Umber Hardware Tuscania Door Handle (Hooded), Rustic Umber Strike, Keyed As Pulled From Shelf 45 mm Backset, Standard Lock Height, Adjustable Hinges, Rustic Umber Hinges, No Screws, No Prep

Unit 1 1 Fine Spacers, Custom Exterior Color + Benjamin Moore White Dove, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Custom Exterior KP2 Primed Interior Sash, Primed Latex Interior Frame, Black Weatherstrip

Unit 1 1 2 Aluminum Door Sill, Dark Bronze Anodized Door Sill, No Casing, Nailing Fin, 4-9/16" Jambs, No Installation Clips

Rough Opening: 34 23/32" X 99 3/32"
Frame Size: 34 1/32" X 98 19/32"
Unit Dimension: 34 7/32" X 98 19/32"

OITC = 31

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Created: 9/13/2022

2023 Pricing
Summary Page 5 of 24

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Quote 1169089C: Scerni Residence — Window Concepts Inc/Santa Barbara — 10/20/2023 11:09:05 AM

| Line | Label | UOM | Quantity | Catalog Page | Unit Price | Extended Price |
|---|---|---|---|---|---|---|
| 005 | Living window B | EA | ( 1 ) | 10.02 | | |

Unit 1 1 Extruded Sash, Crank Out, Right Hinging, Beveled Stop

Unit 1 1 2 Dual Glazed, Solar Control Low-E Glass, Black Spacer Glass Pressure without Hood+ Cooling Beveled Bead

Unit 1 1 Clear Laminate, Lam (7 2 9 PVB 0.5 SS 5 PVB 7 5/8" SGP 5 V glass, Tempered Glass

Unit 1 1 Performance Divided Lites, Colonial, 2W2H, 7/8" Bars 7/8" Bars, Black Internal Spacers, Beveled Bars Exterior Beveled Bars Interior

Unit 1 1 Standard Window Hardware, Traditional Lock Lever, Rustic Umber Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, Bellevue II Bungalow Screen, Screens(s) Loose

Unit 1 1 Fine Spacers, Custom Exterior Color + Benjamin Moore White Dove, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Custom Exterior KP2 Primed Interior Sash, Primed Latex Interior Frame, Rustic Screen

Unit 1 1 No Casing, No Sill Nosing, Nailing Fin, 4-9/16" Jambs, Jambs Applied, No Installation Clips

Opening(s) designated by a circled 'E' meet state national building codes for emergency escape and rescue requirements. Check local codes for product compliance for desired application.

Rough Opening: 34 1/2" X 60 1/2"
Frame Size: 34" X 59"
Unit Dimension: 34" X 59"

OITC = 29

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Summary Page 6 of 24

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Quote 1169089C: Scerni Residence — Window Concepts Inc/Santa Barbara — 10/20/2023 11:09:05 AM

| Line | Label | UOM | Quantity | Catalog Page | Unit Price | Extended Price |
|---|---|---|---|---|---|---|
| 006 | Living window C | EA | ( 1 ) | 10.02 | | |

Unit 1 1 Extruded Sash, Crank Out, Right Hinging, Beveled Stop

Unit 1 1 2 Dual Glazed, Solar Control Low-E Glass, Black Spacer Glass Pressure without Hood+ Cooling Beveled Bead

Unit 1 1 Clear Laminate, Lam (7 2 9 PVB 0.5 SS 5 PVB 7 5/8" SGP 5 V glass, Tempered Glass

Unit 1 1 Performance Divided Lites, Colonial, 2W2H, 7/8" Bars 7/8" Bars, Black Internal Spacers, Beveled Bars Exterior Beveled Bars Interior

Unit 1 1 Standard Window Hardware, Traditional Lock Lever, Rustic Umber Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, Bellevue II Bungalow Screen, Screens(s) Loose

Unit 1 1 Fine Spacers, Custom Exterior Color + Benjamin Moore White Dove, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Custom Exterior KP2 Primed Interior Sash, Primed Latex Interior Frame, Rustic Screen

Unit 1 1 No Casing, No Sill Nosing, Nailing Fin, 4-9/16" Jambs, Jambs Applied, No Installation Clips

Opening(s) designated by a circled 'E' meet state national building codes for emergency escape and rescue requirements. Check local codes for product compliance for desired application.

Rough Opening: 34 1/2" X 60 1/2"
Frame Size: 34" X 59"
Unit Dimension: 34" X 59"

OITC = 29

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Created: 9/13/2022

2023 Pricing
Summary Page 7 of 24

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Quote 1169089C: Scerni Residence — Window Concepts Inc/Santa Barbara — 10/20/2023 11:09:05 AM

| Line | Label | UOM | Quantity | Catalog Page | Unit Price | Extended Price |
|---|---|---|---|---|---|---|
| 007 | Laundry Wdw D | EA | ( 1 ) | 4.43 | | |

Unit 1 1 Extruded Sash, Crank Out, Right Hinging, Stepped Stop

Unit 1 1 2 Dual Glazed, Solar Control Low-E Glass, Black Spacer Glass Pressure without Hood+ Cooling Beveled Bead

Unit 1 1 Clear glass, Tempered Glass

Unit 1 1 Performance Divided Lites, Colonial, 1W2H, 7/8" Bars 7/8" Bars, Black Internal Spacers, Beveled Bars Exterior Beveled Bars Interior

Unit 1 1 Standard Window Hardware, Traditional Lock Lever, Rustic Umber Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, Bellevue II Bungalow Screen, Screens(s) Loose

Unit 1 1 Fine Spacers, Custom Exterior Color + Benjamin Moore White Dove, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Custom Exterior KP2 Primed Interior Sash, Primed Latex Interior Frame, Rustic Screen

Unit 1 1 No Casing, No Sill Nosing, Nailing Fin, 4-9/16" Jambs, Jambs Applied, No Installation Clips

Rough Opening: 34 1/2" X 43 1/2"
Frame Size: 34" X 42"
Unit Dimension: 34" X 42"

Printed By: Cameron Calabrese
Created: 9/13/2022

2023 Pricing
Summary Page 8 of 24

For warranty information please click this link or visit: https://www.kolbewindows.com/resources/warranties

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ROBERTS
DESIGN
GROUP
ARCHITECTURE + INTERIORS INC
730 RISDEN COURT
SANTA BARBARA, CA 93111
805.884.8403 OFFICE
805.227.8053 FAX



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| NO | DATE | ISSUE / DESCRIPTION |
|---|---|---|
| 1 | | |

SCERNI RESIDENCE

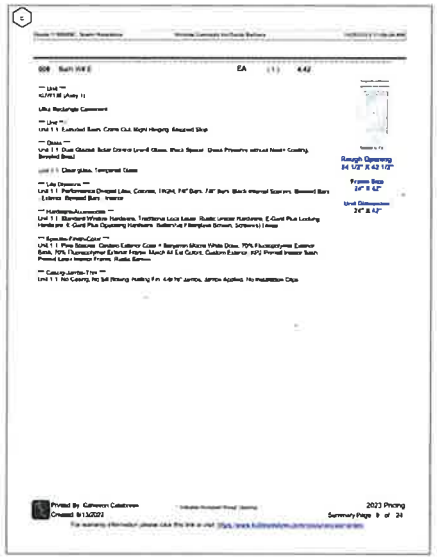
4610 4TH STREET
CARPINTERIA, CA 93013

SHEET NAME:

KOLBE WINDOW SCHEDULE

PROJECT NO: P-00

SHEET NO: A6.2



C

008 Bath Wdw E EA ( 1 ) 4.42

*** Unit ***
XLW136 (Assy 1)

Ultra Rectangle Casement

*** Unit ***
Unit 1 1 Extruded Sash Crank Out, Right Hinging, Beaupest Strip

*** Glass ***
Unit 1 1 Dual Glazed, Solar Control Low-E Glass, Black Spacer Glass Preserve without Heat+ Coating, Beveled Bevel

Unit 1 1 Clear glass, Tempered Glass

*** Low Divisions ***
Unit 1 1 Performance Divided Lites, Colonial, 1W2H, 7/8" Bars, 7/8" Bars, Black Internal Spacers, Beveled Bars - Exterior Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1 1 Standard Window Hardware, Traditional Lock Lever Rustic Umber Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, BetterVue Fiberglass Screen, Screen(s) Loose

*** Spacer-Fresh-Color ***
Unit 1 1 Pine Spacer, Custom Exterior Color + Benjamin Moore White Dove, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Custom Exterior, KPJ Primed Interior Sash, Primed Lass Interior Frame, Rustic Bronze

*** Casing-Jamb-Trim ***
Unit 1 1 No Casing, No Sill Nosing, Nailing Fin, 4-9/16" Jambs, Jambs Applied, No Installation Clips

Rough Opening: 34 1/2" X 42 1/2"
Frame Size: 34" X 42"
Unit Dimension: 34" X 42"

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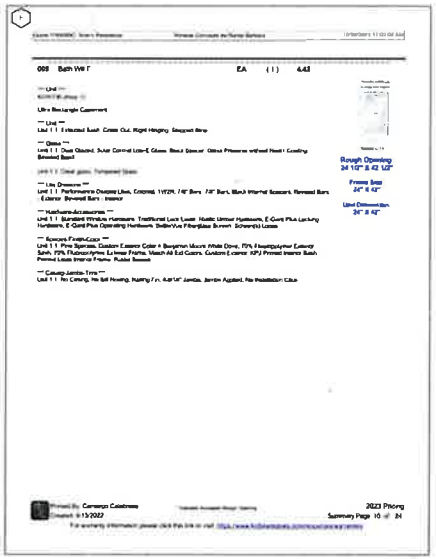
Created: 9/13/2022
2023 Pricing
Summary Page 9 of 24



D

008 Bath Wdw F EA ( 1 ) 4.43

*** Unit ***
XLW136 (Assy 1)

Ultra Rectangle Casement

*** Unit ***
Unit 1 1 Extruded Sash Crank Out, Right Hinging, Beaupest Strip

*** Glass ***
Unit 1 1 Dual Glazed, Solar Control Low-E Glass, Black Spacer Glass Preserve without Heat+ Coating, Beveled Bevel

Unit 1 1 Clear glass, Tempered Glass

*** Low Divisions ***
Unit 1 1 Performance Divided Lites, Colonial, 1W2H, 7/8" Bars, 7/8" Bars, Black Internal Spacers, Beveled Bars - Exterior Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1 1 Standard Window Hardware, Traditional Lock Lever Rustic Umber Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, BetterVue Fiberglass Screen, Screen(s) Loose

*** Spacer-Fresh-Color ***
Unit 1 1 Pine Spacer, Custom Exterior Color + Benjamin Moore White Dove, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Custom Exterior, KPJ Primed Interior Sash, Primed Lass Interior Frame, Rustic Bronze

*** Casing-Jamb-Trim ***
Unit 1 1 No Casing, No Sill Nosing, Nailing Fin, 4-9/16" Jambs, Jambs Applied, No Installation Clips

Rough Opening: 34 1/2" X 42 1/2"
Frame Size: 34" X 42"
Unit Dimension: 34" X 42"

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2023 Pricing
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G

010 Bed 101 WW G EA ( 1 ) 10.03

*** Unit ***
LXZ (Assy 1)

Ultra Rectangle Casement

*** Unit ***
Unit 1 1 Extruded Sash Crank Out, Right Hinging, Beaupest Strip

*** Glass ***
Unit 1 1 Dual Glazed, Solar Control Low-E Glass, Black Spacer Glass Preserve without Heat+ Coating, Beveled Bevel

Unit 1 1 Clear glass, Tempered Glass

*** Low Divisions ***
Unit 1 1 Performance Divided Lites, Colonial, 2W3H, 7/8" Bars, 7/8" Bars, Black Internal Spacers, Beveled Bars - Exterior Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1 1 Standard Window Hardware, Traditional Lock Lever Rustic Umber Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, BetterVue Fiberglass Screen, Screen(s) Loose

*** Spacer-Fresh-Color ***
Unit 1 1 Pine Spacer, Custom Exterior Color + Benjamin Moore White Dove, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Custom Exterior, KPJ Primed Interior Sash, Primed Lass Interior Frame, Rustic Bronze

*** Casing-Jamb-Trim ***
Unit 1 1 No Casing, No Sill Nosing, Nailing Fin, 4-9/16" Jambs, Jambs Applied, No Installation Clips

Rough Opening: 34 1/2" X 60 1/2"
Frame Size: 34" X 60"
Unit Dimension: 34" X 60"

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Created: 9/13/2022
2023 Pricing
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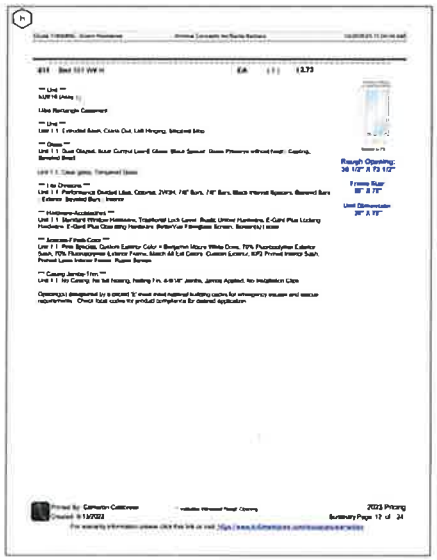

H

011 Bed 101 WW H EA ( 1 ) 12.73

*** Unit ***
XLW16 (Assy 1)

Ultra Rectangle Casement

*** Unit ***
Unit 1 1 Extruded Sash, Crank Out, Left Hinging, Beaupest Strip

*** Glass ***
Unit 1 1 Dual Glazed, Solar Control Low-E Glass, Black Spacer Glass Preserve without Heat+ Coating, Beveled Bevel

Unit 1 1 Clear glass, Tempered Glass

*** Low Divisions ***
Unit 1 1 Performance Divided Lites, Colonial, 2W3H, 7/8" Bars, 7/8" Bars, Black Internal Spacers, Beveled Bars - Exterior Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1 1 Standard Window Hardware, Traditional Lock Lever Rustic Umber Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, BetterVue Fiberglass Screen, Screen(s) Loose

*** Spacer-Fresh-Color ***
Unit 1 1 Pine Spacer, Custom Exterior Color + Benjamin Moore White Dove, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Custom Exterior, KPJ Primed Interior Sash, Primed Lass Interior Frame, Rustic Bronze

*** Casing-Jamb-Trim ***
Unit 1 1 No Casing, No Sill Nosing, Nailing Fin, 4-9/16" Jambs, Jambs Applied, No Installation Clips

Rough Opening: 36 1/2" X 72 1/2"
Frame Size: 36" X 72"
Unit Dimension: 36" X 72"

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2023 Pricing
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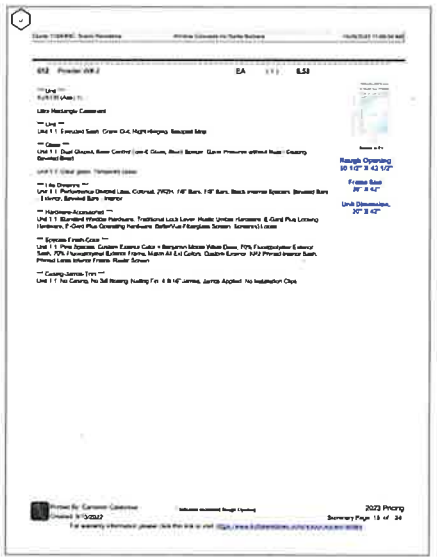

J

012 Powder WW J EA ( 1 ) 8.53

*** Unit ***
XLW136 (Assy 1)

Ultra Rectangle Casement

*** Unit ***
Unit 1 1 Extruded Sash Crank Out, Right Hinging, Beaupest Strip

*** Glass ***
Unit 1 1 Dual Glazed, Solar Control Low-E Glass, Black Spacer Glass Preserve without Heat+ Coating, Beveled Bevel

Unit 1 1 Clear glass, Tempered Glass

*** Low Divisions ***
Unit 1 1 Performance Divided Lites, Colonial, 2W3H, 7/8" Bars, 7/8" Bars, Black Internal Spacers, Beveled Bars - Exterior Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1 1 Standard Window Hardware, Traditional Lock Lever Rustic Umber Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, BetterVue Fiberglass Screen, Screen(s) Loose

*** Spacer-Fresh-Color ***
Unit 1 1 Pine Spacer, Custom Exterior Color + Benjamin Moore White Dove, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Custom Exterior, KPJ Primed Interior Sash, Primed Lass Interior Frame, Rustic Bronze

*** Casing-Jamb-Trim ***
Unit 1 1 No Casing, No Sill Nosing, Nailing Fin, 4-9/16" Jambs, Jambs Applied, No Installation Clips

Rough Opening: 36 1/2" X 42 1/2"
Frame Size: 36" X 42"
Unit Dimension: 36" X 42"

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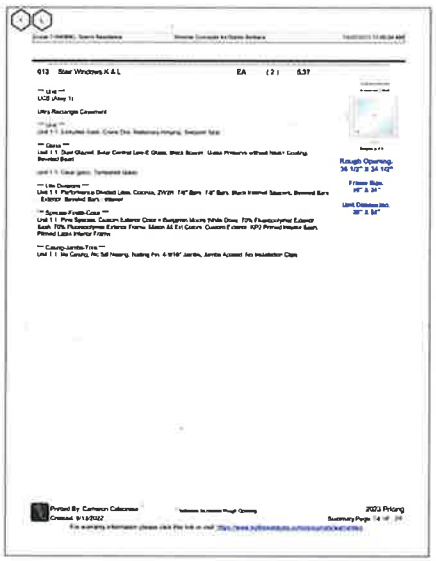
Created: 9/13/2022
2023 Pricing
Summary Page 13 of 24



K L

013 Stair Windows K & L EA ( 2 ) 5.37

*** Unit ***
LXZ (Assy 1)

Ultra Rectangle Casement

*** Unit ***
Unit 1 1 Extruded Sash, Crank Out, Stationary-Hinging, Beaupest Strip

*** Glass ***
Unit 1 1 Dual Glazed, Solar Control Low-E Glass, Black Spacer Glass Preserve without Heat+ Coating, Beveled Bevel

Unit 1 1 Clear glass, Tempered Glass

*** Low Divisions ***
Unit 1 1 Performance Divided Lites, Colonial, 2W2H, 7/8" Bars, 7/8" Bars, Black Internal Spacers, Beveled Bars - Exterior Beveled Bars - Interior

*** Spacer-Fresh-Color ***
Unit 1 1 Pine Spacer, Custom Exterior Color + Benjamin Moore White Dove, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Custom Exterior, KPJ Primed Interior Sash, Primed Lass Interior Frame

*** Casing-Jamb-Trim ***
Unit 1 1 No Casing, No Sill Nosing, Nailing Fin, 4-9/16" Jambs, Jambs Applied, No Installation Clips

Rough Opening: 36 1/2" X 24 1/2"
Frame Size: 36" X 24"
Unit Dimension: 36" X 24"

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Created: 9/13/2022
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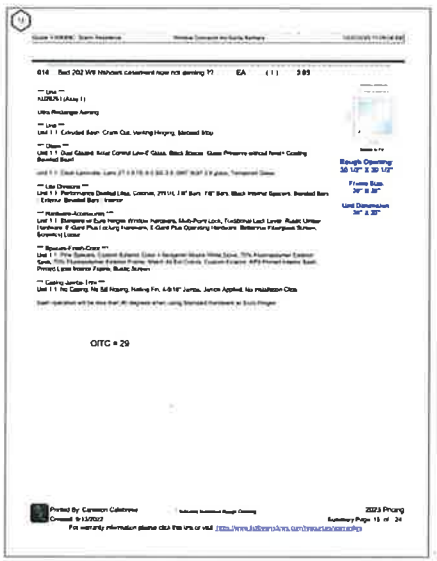

M

014 Bed 202 WW Mid-short casement nose not opening ??? EA ( 1 ) 3.85

*** Unit ***
XLW676 (Assy 1)

Ultra Rectangle Awning

*** Unit ***
Unit 1 1 Extruded Sash Crank Out, Venting-Hinging, Beaupest Strip

*** Glass ***
Unit 1 1 Dual Glazed, Solar Control Low-E Glass, Black Spacer Glass Preserve without Heat+ Coating, Beveled Bevel

Unit 1 1 Clear Laminate, Lam 27 3.0 TL-0 0.55-3.0 GWP 30.87 3.0 glass, Tempered Glass

*** Low Divisions ***
Unit 1 1 Performance Divided Lites, Colonial, 2W1H, 7/8" Bars, 7/8" Bars, Black Internal Spacers, Beveled Bars - Exterior Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1 1 Stainless w/ Euro hinges Window Hardware, Multi-Point Lock, Traditional Lock Lever Rustic Umber Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, BetterVue Fiberglass Screen, Screen(s) Loose

*** Spacer-Fresh-Color ***
Unit 1 1 Pine Spacer, Custom Exterior Color + Benjamin Moore White Dove, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Custom Exterior, KPJ Primed Interior Sash, Primed Lass Interior Frame, Rustic Bronze

*** Casing-Jamb-Trim ***
Unit 1 1 No Casing, No Sill Nosing, Nailing Fin, 4-9/16" Jambs, Jambs Applied, No Installation Clips

Sash operation will be less than 45 degrees when using Standard Hardware or Euro Hinges

OITC = 29

Rough Opening: 36 1/2" X 30 1/2"
Frame Size: 36" X 30"
Unit Dimension: 36" X 30"

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Created: 9/13/2022
2023 Pricing
Summary Page 15 of 24
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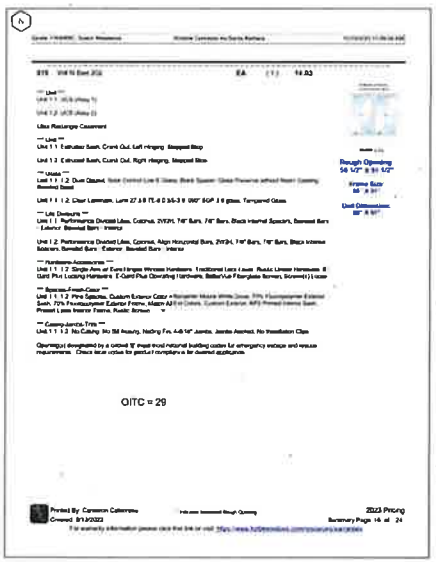

N

015 WW N East 202 EA ( 1 ) 14.83

*** Unit ***
Unit 1 1 XLW (Assy 1)
Unit 1 2 XLW (Assy 2)

Ultra Rectangle Casement

*** Unit ***
Unit 1 1 Extruded Sash, Crank Out, Left Hinging, Beaupest Strip

Unit 1 2 Extruded Sash, Crank Out, Right Hinging, Beaupest Strip

*** Glass ***
Unit 1 1 | 2 Dual Glazed, Solar Control Low-E Glass, Black Spacer Glass Preserve without Heat+ Coating, Beveled Bevel

Unit 1 1 | 2 Clear Laminate, Lam 27 3.0 TL-0 0.55-3.0 GWP 30.87 3.0 glass, Tempered Glass

*** Low Divisions ***
Unit 1 1 Performance Divided Lites, Colonial, 2W3H, 7/8" Bars, 7/8" Bars, Black Internal Spacers, Beveled Bars - Exterior Beveled Bars - Interior

Unit 1 2 Performance Divided Lites, Colonial, Align Horizontal Bars, 2W3H, 7/8" Bars, 7/8" Bars, Black Internal Spacers, Beveled Bars - Exterior Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1 1 | 2 Single-Arm at Every Hinge Window Hardware, Traditional Lock Lever Rustic Umber Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, BetterVue Fiberglass Screen, Screen(s) Loose

*** Spacer-Fresh-Color ***
Unit 1 1 | 2 Pine Spacer, Custom Exterior Color + Benjamin Moore White Dove, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Custom Exterior, KPJ Primed Interior Sash, Primed Lass Interior Frame, Rustic Bronze

*** Casing-Jamb-Trim ***
Unit 1 1 | 2 No Casing, No Sill Nosing, Nailing Fin, 4-9/16" Jambs, Jambs Applied, No Installation Clips

OITC = 29

Rough Opening: 56 1/2" X 84 1/2"
Frame Size: 56" X 84"
Unit Dimension: 56" X 84"

Printed By: Cameron Calabrese
Created: 9/13/2022
2023 Pricing
Summary Page 16 of 24
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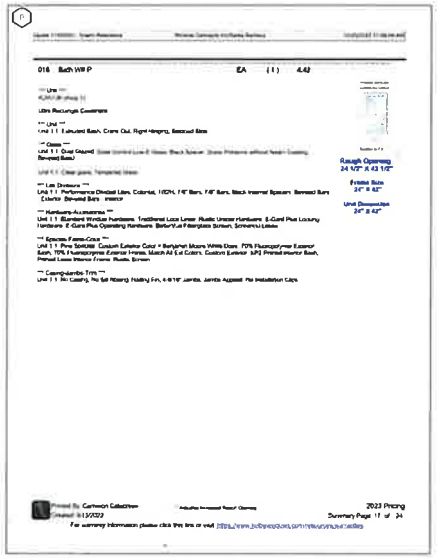
ROBERTS DESIGN GROUP
ARCHITECTURE + INTERIORS INC.
730 KRISTEN COURT
SANTA BARBARA, CA 93111
805.964.8402 OFFICE
805.227.4050 FAX

NO. DATE ISSUANCE

SCERNI RESIDENCE
4610 4TH STREET
CARPINTERIA, CA 93013

SHEET NAME
KOLBE WINDOW SCHEDULE

PROJECT NO 2130
SHEET NO A6.3



016 Bath W8 P EA ( 1 ) 4.42

Unit 1 1 Executed Sash, Crank Out, Right Hinging, Beaconed Slide

Ultra Rectangle Casement

Unit 1 1 Executed Sash, Crank Out, Left Hinging, Stepped Bbp

Unit 1 1 Executed Sash, Crank Out, Right Hinging, Stepped Bbp

Unit 1 1 2 Clear glass, Tempered Glass

Unit 1 1 Performance Divided Lites, Colonial, 1W2H, 7/8" Bars, 7/8" Bars, Black Internal Spacers Beveled Bars - Exterior Beveled Bars - Interior

Unit 1 1 Performance Divided Lites, Colonial, 1W2H, 7/8" Bars, 7/8" Bars, Black Internal Spacers Beveled Bars - Exterior Beveled Bars - Interior

Unit 1 1 Spacers Window Hardware, Traditional Lock Lever, Rustic Unisex Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, BetterVue Fiberglass Screen, Screen(s) Locks

Unit 1 1 Pine Species, Custom Exterior Color + Benjamin Moore White Dove, 70% Fluoropolymer Exterior Satin, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Custom Exterior, KP2 Primed Interior Sash, Primed Lites Interior Frame, Rustic, Screen

Unit 1 1 No Casing, No Sill Nosing, Nailing Fin, 4-9/16" Jambs, Jambs Applied, No Installation Clips

Rough Opening
24 1/2" X 43 1/2"

Frame Size
24" X 42"

Unit Dimension
24" X 42"

Printed By: Cameron Calabrese
Created: 9/13/2022

2023 Pricing
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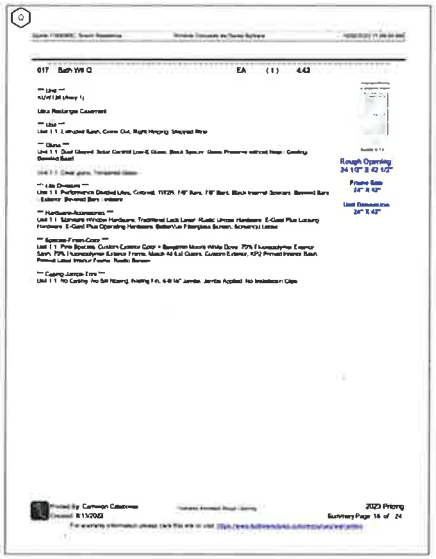

017 Bath W8 Q EA ( 1 ) 4.43

Unit 1 1 Executed Sash, Crank Out, Right Hinging, Stepped Bbp

Ultra Rectangle Casement

Unit 1 1 Executed Sash, Crank Out, Right Hinging, Stepped Bbp

Unit 1 1 2 Clear glass, Tempered Glass

Unit 1 1 Performance Divided Lites, Colonial, 1W2H, 7/8" Bars, 7/8" Bars, Black Internal Spacers Beveled Bars - Exterior Beveled Bars - Interior

Unit 1 1 Spacers Window Hardware, Traditional Lock Lever, Rustic Unisex Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, BetterVue Fiberglass Screen, Screen(s) Locks

Unit 1 1 Pine Species, Custom Exterior Color + Benjamin Moore White Dove, 70% Fluoropolymer Exterior Satin, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Custom Exterior, KP2 Primed Interior Sash, Primed Lites Interior Frame, Rustic, Screen

Unit 1 1 No Casing, No Sill Nosing, Nailing Fin, 4-9/16" Jambs, Jambs Applied, No Installation Clips

Rough Opening
24 1/2" X 43 1/2"

Frame Size
24" X 42"

Unit Dimension
24" X 42"

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Created: 9/13/2022

2023 Pricing
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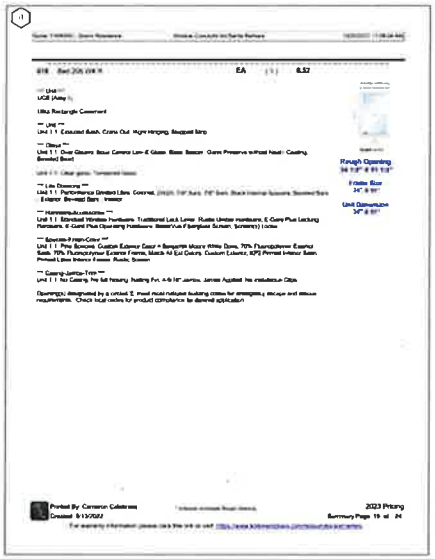
For warranty information please click this link or visit https://www.kolbewindows.com/resources/warranties



018 Bath 205 W8 R EA ( 1 ) 6.52

Unit 1 1 Executed Sash, Crank Out, Right Hinging, Stepped Bbp

Ultra Rectangle Casement

Unit 1 1 Executed Sash, Crank Out, Left Hinging, Stepped Bbp

Unit 1 1 Dual Glazed, Solar Control Low-E Glass, Black Spacer, Glass Preserve without Heat+ Cooling, Beveled Bead

Unit 1 1 Clear glass, Tempered Glass

Unit 1 1 Performance Divided Lites, Colonial, 2W2H, 7/8" Bars, 7/8" Bars, Black Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

Unit 1 1 Spacers Window Hardware, Traditional Lock Lever, Rustic Unisex Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, BetterVue Fiberglass Screen, Screen(s) Locks

Unit 1 1 Pine Species, Custom Exterior Color + Benjamin Moore White Dove, 70% Fluoropolymer Exterior Satin, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Custom Exterior, KP2 Primed Interior Sash, Primed Lites Interior Frame, Rustic, Screen

Unit 1 1 No Casing, No Sill Nosing, Nailing Fin, 4-9/16" Jambs, Jambs Applied, No Installation Clips

Openings designated by a symbol E must meet natural building codes for emergency escape and rescue requirements. Check local codes for product compliance be deemed applicable

Rough Opening
36 1/2" X 60 1/2"

Frame Size
36" X 60"

Unit Dimension
36" X 60"

Printed By: Cameron Calabrese
Created: 9/13/2022

2023 Pricing
Summary Page 19 of 24

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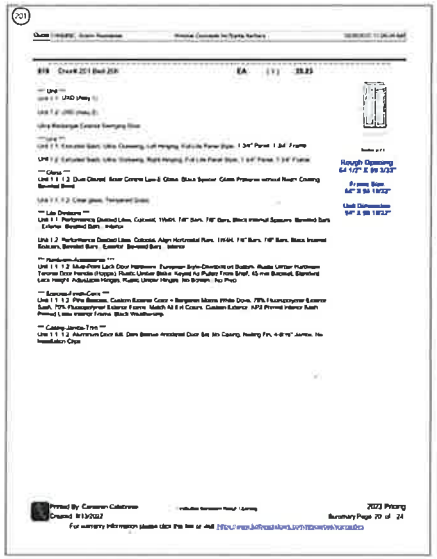


019 Door 201 Bed 201 EA ( 1 ) 33.23

Unit 1 1 UHD (Assy 1)

Unit 1 2 UHD (Assy 2)

Ultra Rectangle Exterior Swinging Door

Unit 1 1 Executed Sash, Ultra Outswing, Left Hinging, Full Lite Panel Style, 1 3/4" Panel, 1 3/4" Frame

Unit 1 2 Executed Sash, Ultra Outswing, Right Hinging, Full Lite Panel Style, 1 3/4" Panel, 1 3/4" Frame

Unit 1 1 2 Clear glass, Tempered Glass

Unit 1 1 Performance Divided Lites, Colonial, 1W4H, 7/8" Bars, 7/8" Bars, Black Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

Unit 1 2 Performance Divided Lites, Colonial, Align Horizontal Bars, 1W4H, 7/8" Bars, 7/8" Bars, Black Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

Unit 1 1 2 Multi-Point Lock Door Hardware, European Style Deadbolt w/ Bottom, Rustic Unisex Hardware, Tamme Door Handle (Hooge), Rustic Unisex Brass Keyed Ac Pulled From Shelf, 45 mm Backset, Standard Lock Height, Adjustable Hinges, Rustic Unisex Hinges, No Screen - No Prep

Unit 1 1 2 Pine Species, Custom Exterior Color + Benjamin Moore White Dove, 70% Fluoropolymer Exterior Satin, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Custom Exterior, KP2 Primed Interior Sash, Primed Lites Interior Frame, Black Weatherstrip

Unit 1 1 2 Aluminum Door Sill, Dark Bronze Anodized Door Sill, No Casing, Nailing Fin, 4-9/16" Jambs, No Installation Clips

Rough Opening
64 1/2" X 99 3/32"

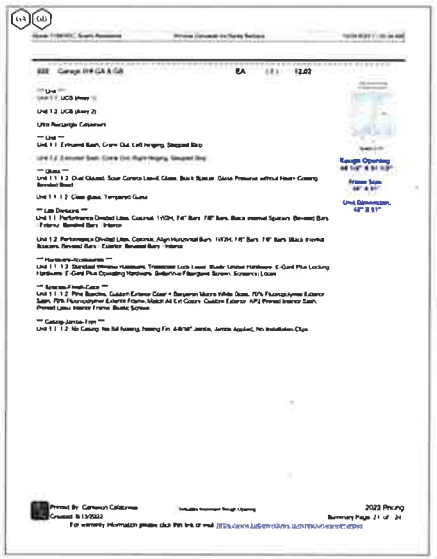
Frame Size
64" X 96 19/32"

Unit Dimension
64" X 96 19/32"

Printed By: Cameron Calabrese
Created: 9/13/2022

2023 Pricing
Summary Page 20 of 24

For warranty information please click this link or visit https://www.kolbewindows.com/resources/warranties



020 Garage W8 GA A GR EA ( 1 ) 12.02

Unit 1 1 UCS (Assy 1)

Unit 1 2 UCB (Assy 2)

Ultra Rectangle Casement

Unit 1 1 Executed Sash, Crank Out, Left Hinging, Stepped Bbp

Unit 1 2 Executed Sash, Crank Out, Right Hinging, Stepped Bbp

Unit 1 1 2 Dual Glazed, Solar Control Low-E Glass, Black Spacer, Glass Preserve without Heat+ Cooling, Beveled Bead

Unit 1 1 2 Clear glass, Tempered Glass

Unit 1 1 Performance Divided Lites, Colonial, 1W2H, 7/8" Bars, 7/8" Bars, Black Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

Unit 1 2 Performance Divided Lites, Colonial, Align Horizontal Bars, 1W2H, 7/8" Bars, 7/8" Bars, Black Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

Unit 1 1 2 Standard Window Hardware, Traditional Lock Lever, Rustic Unisex Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, BetterVue Fiberglass Screen, Screen(s) Locks

Unit 1 1 2 Pine Species, Custom Exterior Color + Benjamin Moore White Dove, 70% Fluoropolymer Exterior Satin, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Custom Exterior, KP2 Primed Interior Sash, Primed Lites Interior Frame, Rustic, Screen

Unit 1 1 2 No Casing, No Sill Nosing, Nailing Fin, 4-9/16" Jambs, Jambs Applied, No Installation Clips

Rough Opening
48 1/2" X 81 1/2"

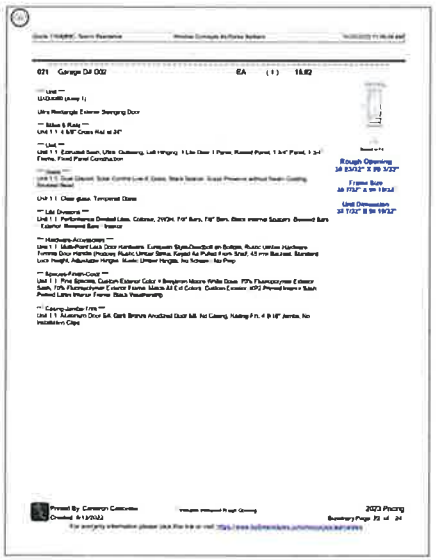
Frame Size
48" X 81"

Unit Dimension
48" X 81"

Printed By: Cameron Calabrese
Created: 9/13/2022

2023 Pricing
Summary Page 21 of 24

For warranty information please click this link or visit https://www.kolbewindows.com/resources/warranties



021 Garage Dr 002 EA ( 1 ) 16.62

Unit 1 1 UCS (Assy 1)

Ultra Rectangle Exterior Swinging Door

Unit 1 1 Executed Sash, Crank Out, Left Hinging, Stepped Bbp

Unit 1 1 Dual Glazed, Solar Control Low-E Glass, Black Spacer, Glass Preserve without Heat+ Cooling, Beveled Bead

Unit 1 1 Clear glass, Tempered Glass

Unit 1 1 Performance Divided Lites, Colonial, 2W2H, 7/8" Bars, 7/8" Bars, Black Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

Unit 1 1 2 Multi-Point Lock Door Hardware, European Style Deadbolt w/ Bottom, Rustic Unisex Hardware, Tamme Door Handle (Hooge), Rustic Unisex Brass Keyed Ac Pulled From Shelf, 45 mm Backset, Standard Lock Height, Adjustable Hinges, Rustic Unisex Hinges, No Screen - No Prep

Unit 1 1 Spacers Window Hardware, Traditional Lock Lever, Rustic Unisex Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, BetterVue Fiberglass Screen, Screen(s) Locks

Unit 1 1 Pine Species, Custom Exterior Color + Benjamin Moore White Dove, 70% Fluoropolymer Exterior Satin, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Custom Exterior, KP2 Primed Interior Sash, Primed Lites Interior Frame, Black Weatherstrip

Unit 1 1 Aluminum Door Sill, Dark Bronze Anodized Door Sill, No Casing, Nailing Fin, 4-9/16" Jambs, No Installation Clips

Rough Opening
36 23/32" X 99 3/32"

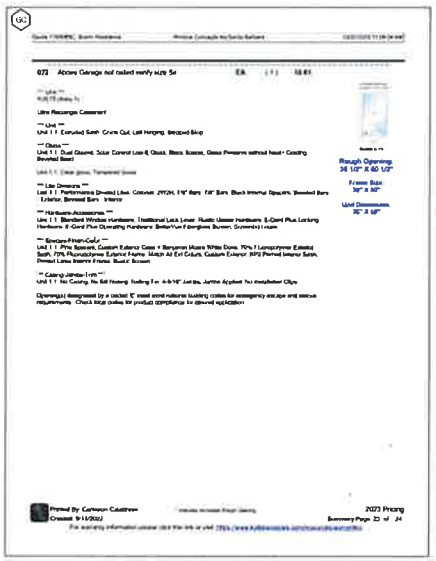
Frame Size
36 7/32" X 96 19/32"

Unit Dimension
36 7/32" X 96 19/32"

Printed By: Cameron Calabrese
Created: 9/13/2022

2023 Pricing
Summary Page 22 of 24

For warranty information please click this link or visit https://www.kolbewindows.com/resources/warranties



022 Above Garage not called verify size Sz EA ( 1 ) 18.81

Unit 1 1 Executed Sash, Crank Out, Left Hinging, Stepped Bbp

Ultra Rectangle Casement

Unit 1 1 Executed Sash, Crank Out, Left Hinging, Stepped Bbp

Unit 1 1 Dual Glazed, Solar Control Low-E Glass, Black Spacer, Glass Preserve without Heat+ Cooling, Beveled Bead

Unit 1 1 Clear glass, Tempered Glass

Unit 1 1 Performance Divided Lites, Colonial, 2W2H, 7/8" Bars, 7/8" Bars, Black Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

Unit 1 1 Spacers Window Hardware, Traditional Lock Lever, Rustic Unisex Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, BetterVue Fiberglass Screen, Screen(s) Locks

Unit 1 1 Pine Species, Custom Exterior Color + Benjamin Moore White Dove, 70% Fluoropolymer Exterior Satin, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Custom Exterior, KP2 Primed Interior Sash, Primed Lites Interior Frame, Black Weatherstrip

Unit 1 1 No Casing, No Sill Nosing, Nailing Fin, 4-9/16" Jambs, Jambs Applied, No Installation Clips

Openings designated by a symbol E must meet natural building codes for emergency escape and rescue requirements. Check local codes for product compliance be deemed applicable

Rough Opening
36 1/2" X 60 1/2"

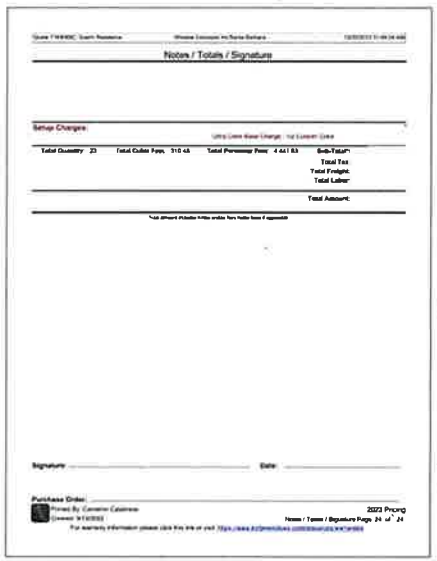
Frame Size
36" X 60"

Unit Dimension
36" X 60"

Printed By: Cameron Calabrese
Created: 9/13/2022

2023 Pricing
Summary Page 23 of 24

For warranty information please click this link or visit https://www.kolbewindows.com/resources/warranties



Notes / Totals / Signature

Setup Charges:

Ultra Over Size Charge - by Lowest Size

Total Quantity: 23 Total Cubic Feet: 310.48 Total Percentage Feet: 4441.83 Sub-Total=

Total Tax

Total Freight:

Total Labor:

Total Amount:

Signature: Date:

Purchase Order:

Printed By: Cameron Calabrese
Created: 9/13/2022

2023 Pricing
Notes / Terms / Signature Page 24 of 24

For warranty information please click this link or visit https://www.kolbewindows.com/resources/warranties

ROBERTS
DESIGN
GROUP
ARCHITECTURE + INTERIORS INC.

735 ANACAPA STREET
SANTA BARBARA, CA 93101
805.884.8403 OFFICE
805.227.5053 FAX

| NO. | DATE | ISSUE / REVISION |
|---|---|---|
| 1 | | |

SCERNI
RESIDENCE

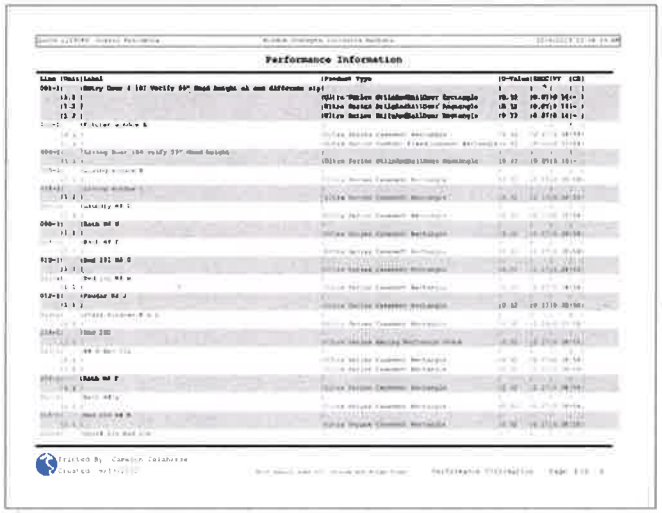
4610 4TH STREET
CARPINTERIA, CA. 93013

SHEET NAME:

KOLBE WINDOW
SCHEDULE

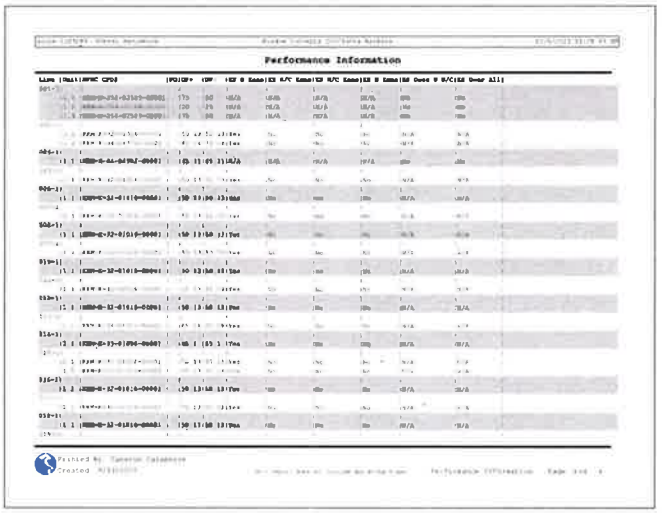
PROJECT NO: P-20

SHEET NO: A6.4



Performance Information

Performance Information



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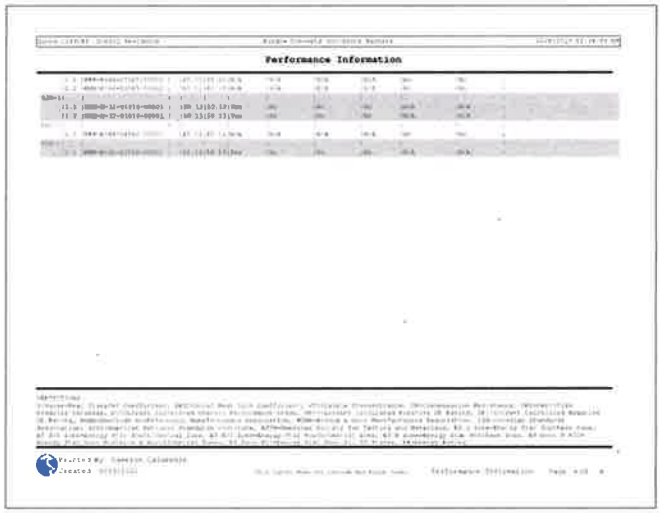


Performance Information


ROBERTS
DESIGN
Group

730 KINSTON COURT
SANTA BARBARA, CA 93111
805.964.8403 OFFICE
805.327.8053 FAX



REGISTERED PROFESSIONAL ENGINEER


| NO | DATE | DESCRIPTION |
|---|---|---|

SCERNI
RESIDENCE

4610 4TH STREET
CARPINTERIA, CA 93013

SHEET NAME

KOLBE WINDOW
T-24 VALUES

| PROJECT NO | SHEET NO |
|---|---|
| P-36 | A6.5 |

AG Millworks

CUSTOMER QUOTE

Quote #: PC-7913
Dealer: Window Concepts- Santa Barbara
Dealer Sales Rep: Cameron Calabrese

## Job Details

Project Name: Scarni
PO Number: None
Lead Time: 9-11 Weeks

## Dealer Information

Dealer: Window Concepts- Santa Barbara
Name: Cameron Calabrese
Email: cameron@wcinc.onmicrosoft.com
Phone: 8054483088

## Customer Information

Name: Scarni Residence
Email: cameron@wcinc.onmicrosoft.com
Phone: 805 448 3088

## Shipping Information

Ship to: Jobsite
Address: Incomplete

Signature _____ Date _____

---

AG Millworks

CUSTOMER QUOTE

Quote #: PC-7913
Dealer: Window Concepts- Santa Barbara
Dealer Sales Rep: Cameron Calabrese

U-Factor: 0.29
SHGC: 0.19

Measurements

Options

Signature _____ Date _____

---

AG Millworks

CUSTOMER DRAWINGS

Quote #: PC-7913
Dealer: Window Concepts- Santa Barbara
Dealer Sales Rep: Cameron Calabrese

Unit #: A

All Images Not Drawn to Scale or Proportion

Elevation View: Qty. 1 Bi-fold 3 Left

Plan View:

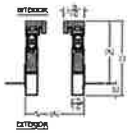
Reference Key

| | |
|---|---|
| A | 120" Rough Opening Width |
| B | 96" Rough Opening Height |
| C | 83 1/4" Panel Height |
| D | 83 3/4" (6'-11") Height |
| E | 30 1/8" Panel Width |
| F | 29 5/8" (2'-5 1/8") Width |
| G | 29 5/8" (2'-5 1/8") Width |
| H | 96" Handle Height |
| I | 3 5/8" Overall Jamb Width |
| J | N/A |
| K | 4 & 5/8" Behind Flashing Fin |
| L | 1" Setback |

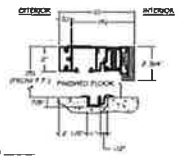
SDL Configuration:

All Panels will be 2W3H

Jamb Leg Section View:



Head Sill Section View:



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AG Millworks

CUSTOMER QUOTE

Quote #: PC-7913
Dealer: Window Concepts- Santa Barbara
Dealer Sales Rep: Cameron Calabrese

U-Factor: 0.29
SHGC: 0.19

Measurements

Options

Signature _____ Date _____

---

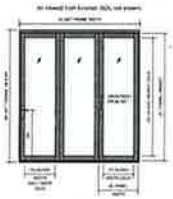
AG Millworks

CUSTOMER DRAWINGS

Quote #: PC-7913
Dealer: Window Concepts- Santa Barbara
Dealer Sales Rep: Cameron Calabrese

Unit #: B

Elevation View: Qty. 1 Bi-fold 3 Right



Plan View:

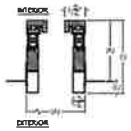
Reference Key

| | |
|---|---|
| A | 120" Rough Opening Width |
| B | 96" Rough Opening Height |
| C | 83 1/4" Panel Height |
| D | 83 3/4" (6'-11") Height |
| E | 30 1/8" Panel Width |
| F | 29 5/8" (2'-5 1/8") Width |
| G | 29 5/8" (2'-5 1/8") Width |
| H | 96" Handle Height |
| I | 3 5/8" Overall Jamb Width |
| J | N/A |
| K | 4 & 5/8" Behind Flashing Fin |
| L | 1" Setback |

SDL Configuration:

All Panels will be 2W3H

Jamb Leg Section View:



Head Sill Section View:

---

AG Millworks

CUSTOMER QUOTE PRICING SUMMARY

Quote #: PC-7913
Dealer: Window Concepts- Santa Barbara
Dealer Sales Rep: Cameron Calabrese

Location:
Bi-fold - 3L 120 " X 96 "
Clad Exterior Wood Interior
Wood Species: Paint-Grade Base
Clad Color: Custom Color

Base Price
Flashing Fin
Oil Rubbed Bronze
Custom Clad Color
SDL

Unit Total

Location:
Bi-fold - 3R 120 " X 96 "
Clad Exterior Wood Interior
Wood Species: Paint-Grade Base
Clad Color: Custom Color

Base Price
Flashing Fin
Oil Rubbed Bronze
Custom Clad Color
SDL

Unit Total

Notes:

Custom Clad Color:

Sales Tax

Jobsite Delivery:

Grand Total:

Signature _____ Date _____

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AG Millworks

CUSTOMER DISCLOSURES

Quote #: PC-7913
Dealer: Window Concepts- Santa Barbara
Dealer Sales Rep: Cameron Calabrese

## DISCLOSURES

Lead Times subject to change at any time.

Any changes after order has been placed will result in extra charges, which will be to be determined and a delay in lead time.

Minimum of 2 people is required for hand unloading for jobsite deliveries, and only curbside delivery is available.

Please be advised that if the agreed upon jobsite delivery is not able to accept delivery when product is complete, the material will be shipped to the nearest area and stored accordingly.

AG Millworks reserves the right to change specifications without notice.

Please Note: Bi-Fold, Flashing Fins, and other Waterproofing measures are required for proper installation of all products.

Units with a rod below ranges from 16 feet wide or taller than 8 feet tall will be shipped mounted down. A (1) fee added handling.

All weights and measurements shown are best approximations.

The dealer is responsible to deliver the applicable warranty to their customer.

Warranty Does Not cover Water Penetration, A Failure to Perform or Any Glass Covered, NOA, or Warranty Void Removed Tape.

It is the sole responsibility of the customer to provide an adequate weep system for the Ultra Series and NOA Interior. https://agmillworks.com/wp-content/uploads/2022/08/Ultra-Series-Weep-System-Guide.pdf

It is quality that's

If installed in an outdoor environment or within three (3) miles of the coastline, clear, low or other body of water which contains saltwater, and we recommend 5-6 thickness on units over the lowest glass. Protective coatings, such as Sikaflex® 771, were developed with thermoplastic sealants should be applied to hinges, hangers and all moving parts as often as needed to maintain protection and ensure optimization. (See Care and Handling Instructions, which can be found at www.agmillworks.com/resources).

Any the purpose of the (2) year limited warranty, misuse or defects or, but not limited to, installing a product on any side of a structure without adequate overhang.

Special Notice regarding Screen Mesh: Fiberglass screens, have, are + made of lower grade metals than aluminum and cause deterioration if used in proximity to your finish, due to waste and particles in the area as a result of the processed process. Therefore, customer accepts stainless steel screens and believes it would be unreasonable, good when screening or cutting into Products made with Accoya Wood.

For full warranty details please visit our following link: https://www.agmillworks.com/care-guide

Signature _____ Date _____

---

ROBERTS DESIGN Group
ARCHITECTURE + INTERIORS INC
130 PRESTON COURT
SANTA BARBARA, CA 93111
805.884.8400 OFFICE
805.227.8052 FAX

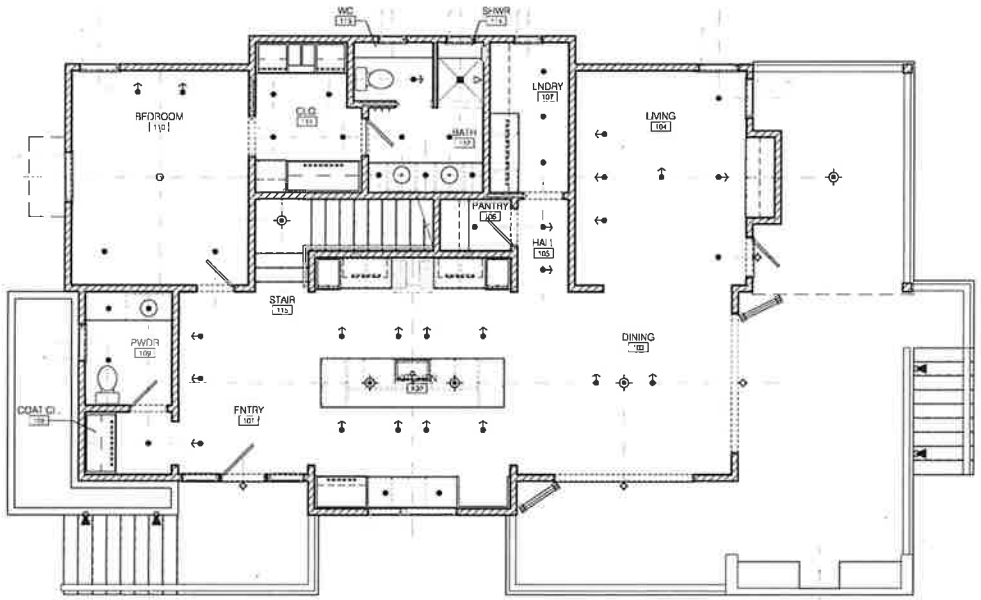
| NO | DATE | ISSUE / DESCRIPTION |
|---|---|---|
| 1 | | |

SCERNI RESIDENCE

4610 4TH STREET
CARPINTERIA, CA. 93013

SHEET NAME
AG MILLWORK WINDOW SCHEDULE

PROJECT NO: P-20
SHEET NO: A6.6




1. PROPOSED LIGHTING PLAN - MAIN LEVEL

ROBERTS
DESIGN
Group

720 KRISTEN COURT
SANTA BARBARA, CA 93111
805 681 8403 OFFICE
805 227 8083 FAX

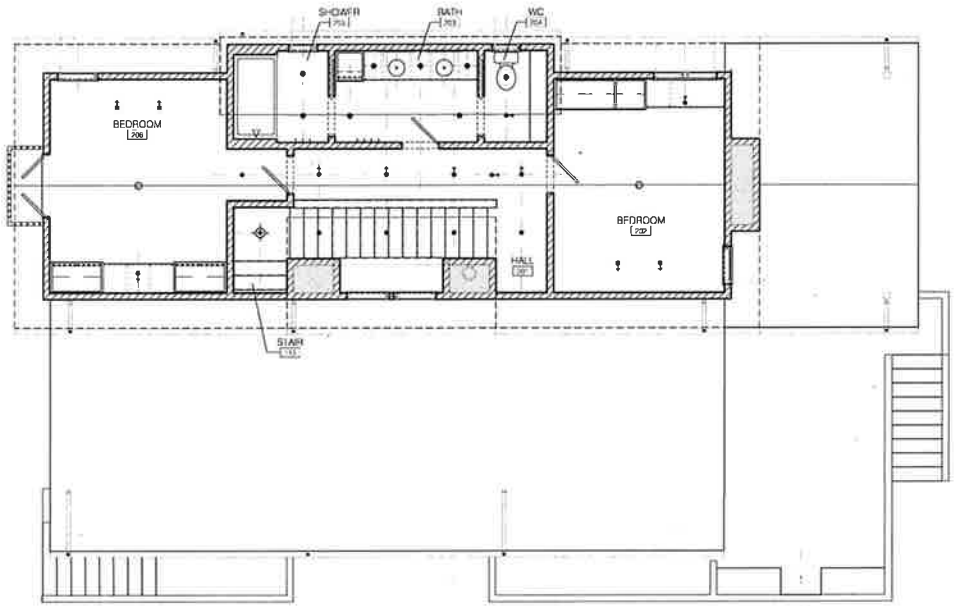
SCERNI
RESIDENCE

4610 4TH STREET
CARPINTERIA, CA. 93013

ELECTRICAL
LIGHTING PLAN
(MAIN LEVEL)

PROJECT NO. 1-00

SHEET NO.
E2.2




1. PROPOSED LIGHTING PLAN - UPPER LEVEL

ROBERTS
DESIGN
GROUP
720 FRISTEN COURT
SANTA BARBARA, CA. 93111
805 964 8402 OFFICE
805 57 8083 FAX

| NO | DATE | ISSUE/DESCRIPTION |
|---|---|---|
| 1 | | |

SCERNI
RESIDENCE

4610 4TH STREET
CARPINTERIA, CA. 93013

SHEET NAME:
ELECTRICAL
LIGHTING PLAN
(UPPER LEVEL)

PROJECT NO: 17-20

SHEET NO: E2.3

# Attachment B

## ARB Meeting Minutes from May 12, 2022 and April 27, 2023

Scerni New Residence
Final ARB Review
December 14, 2023

**CITY OF CARPINTERIA**
5775 Carpinteria Avenue
Carpinteria California 93013

**ARCHITECTURAL REVIEW BOARD**
Meeting Date: May 12, 2022

# ACTION MINUTES

The meeting was called to order at 5:30 p.m. by Chair Stein.

**ROLL CALL**

**Boardmembers present:** Brad Stein, Chair
Jim Reginato
Jason Rodriguez, Vice Chair
Richard Johnson (arrived at 5:36)
Amy Blakemore

**Boardmembers absent:** None

**OTHERS PRESENT:** 8 members of the public were in attendance.

**PUBLIC COMMENT:** None

**PROJECT REVIEW**

1) Project: Scerni New Residence, 22-2141-CON
Address: 4610 Fourth Street
Applicant: Jeremy Roberts, architect for Gregg and Beth Scerni
Planner: Syndi Souter

Request of Jeremy Roberts, architect for Gregg and Beth Scerni, to consider Project 22-2141-CON for conceptual review of a proposal to construct a new 2,257 square-foot two-story single-family dwelling with an 838 square-foot partially-covered deck, and a detached 504 square-foot two-car garage with a storage loft. The maximum height of the proposed residence would be 29.35 feet and the maximum height of the proposed garage would be 22.54 feet. The property is a 11,556 square-foot parcel zoned Planned Residential Development (PRD-20), and shown as APN 003-431-005, addressed as 4610 Fourth Street.

No Ex Parte Communications were disclosed.

Staff presented the conceptual project, including an overview of the neighborhood and an explanation that the property is subject to the Interim Sea Level Rise (SLR) Guidelines. Staff explained that the existing residence and garage will remain and some of the existing improvements will need to be altered and/or permitted. The concept proposal would be for a new single-family residence and detached garage located on the same property. Staff highlighted the need for comments on the proposed heights, setbacks, and colors and materials of the residence and garage. The Boardmembers asked questions about the design guidelines for front-facing entries, the legal nonconforming status of the existing garage, the adjacent configuration of the garages, and inquired if any plumbing was proposed in the new garage.

Brian Banks, agent, introduced the property owners and architect to the Board. He thanked staff for bringing the unpermitted porch on the existing residence to his attention, and acknowledged that the existing garage façade needs to be removed. He shared that the heights on the plans are from existing grade, and that other jurisdictions measure height from finished grade, which could be misleading for

SLR considerations and challenging for civil engineering and drainage. He explained the history of the lot with a portion of the property resulting from the Cypress Avenue right-of-way abandonment.

Jeremy Roberts, architect, shared a landscaping plan with the Board along with other updated materials. He explained how the finished floor of the conceptual residence was raised 4.5 feet for SLR, and that mechanical equipment would be placed below the floor and in the attic with the 12:9 roof pitch. He explained that the roof would be at the same height in space whether the foundation was raised or fill added due SLR. He went on to describe the reasoning for the architecture and function of the living space and design layout. He shared his preference for the side-facing front entry design to create privacy from the public parking along the street. The contrasting exterior colors between the concept and existing residence were intentional to create the feeling of two separate lots. He went on to elaborate on the landscaping plan and proposed plantings.

Public Comment: Bob Jordan inquired about the type of fireplace that was proposed and commented that the chimney seemed large. The architect and Board clarified that the chimney would be located at the rear of the conceptual residence.

Boardmember Discussion:
Boardmember Johnson began the discussion by sharing that he liked the project. He commented that more could be done to enhance the front entry from the street, such as adding a cross-gable to the extended sloped roof with posts. He suggested that the new garage should be pushed back to be as close to the rear property line as possible to create a larger open yard area for the existing residence. He added that the garage could even be at an angle to be more whimsical. He felt the colors were okay and liked the contrast with the existing residence. He shared that the chimney was handsome, but could be narrowed if they wanted to do so. He later added that the loft in the garage could be reduced in height to achieve an overall building height of 20-feet.

Boardmember Rodriguez shared that he likes the project and the funky, fun, and unique style that fits with the variety of homes in the neighborhood. He thought the setbacks were acceptable, and appreciated the fill in front to visually reduce the height and screen the raised floor foundation. He suggested that the two residences on the lot should have elements and colors to match and tie into one another. He was okay with the front door not facing the street, and felt the project met the intentions of the design guidelines.

Boardmember Reginato also thought it was a good project for the setting, and was not concerned about the height because the site is next to three-story condos and the railroad. He agreed with Boardmember Johnson that the front entry needs to be more street friendly per the design guidelines. He shared that the new garage, in its proposed location, should better relate to the existing residence due to the close proximity. He felt that the modification for the front porch on the existing residence was acceptable because it adds character to the front entry. He mentioned that he would like to see the new garage moved closer to the rear property line as well.

Boardmember Blakemore agreed with the other Boardmembers' comments, with the exception of the new garage. She felt that it should be relocated on site to better relate to the new residence, or change the colors to match the existing residence. She suggested that the mound in front should be better highlighted with plants. She commented that a hedge could be added along the front property line to increase privacy and reduce headlight glare from parking cars. She suggested that taller trees and other taller plant elements should be used to add variation for screening the new residence.

Boardmember Stein agreed with most of the other Boardmembers' comments. He liked the entry as-is, with the front door facing the side of the residence. He praised the architect and applicants for choosing to do a raised foundation rather than a filled-pad for the benefit of the neighborhood. He agreed unanimously with the other Boardmembers that the new garage should be moved father back on the property to be more separate from the existing cottage. He commented that he felt it was appropriate to have the different styles and colors on the two residences if the new garage was moved back and separated from the existing residence. He shared that the project fits in the neighborhood, and that he thinks it's a great project.

Gregg Scerni addressed the Board at the end of the hearing and said that they bought the property to have a family home and wanted to fit in with the neighborhood.

**ACTION**: Public comments received and conceptual feedback provided to applicant team and staff.

**VOTE:** N/A

2) Project: Santa Cruz Island Foundation, 21-2138-DPR/CDP
Address: 4994 Carpinteria Avenue
Applicant: Scott Menzel, for the Santa Cruz Island Foundation
Planner: Nick Bobroff

Request of Scott Menzel, landscape architect and agent for the Santa Cruz Island Foundation, to consider Project 21-2138-DPR/CDP for continued preliminary review of a proposal for an exterior building remodel and site renovation of the former bank building to house the Santa Cruz Island Foundation's (SCIF) new "Chrisman California Island Center". The project entails an exterior remodel of the existing building, new signage, new site fencing, and reconfiguration of onsite landscaping and parking areas. The property is a 0.56 acre parcel zoned Central Business (CB) with a Visitor-serving Commercial (V) Overlay and shown as APNs 003-153-014 & -015, addressed at 4994 Carpinteria Avenue.

Ex Parte Communications:
Boardmember Rodriguez disclosed that he met with Marla Daily at the SCIF Center and toured the grounds and building.

Staff presented and summarized the revisions made to the project since the Board's last review. Staff noted that while several of the revisions appeared to have addressed past ARB comments, other areas, such as softening of the parking lot, screening of the storage shed, and relocation of the mural, required further study/discussion.

The applicant team described further details of some of the changes made to the project. They noted the possibility of adding additional vine pockets to the parking lot perimeter walls and training vines along the wall faces, and adding landscaping to the parking lot median. They also provided further ideas and details on possible screening solutions for the storage shed.

Public Comment:
Bob Jordan expressed his support for the changes to the Carpinteria Avenue fence design and details. He felt that the new sinuous fence alignment encouraged people to enter into the site and thought it

3) Project: Scerni New Residence, Project 22-2184-DP/VM/CDP
Address: 4610 Fourth Street
Applicant: Jeremy Roberts, architect for Gregg and Beth Scerni
Planner: Syndi Souter

Request of Jeremy Roberts, architect for Gregg and Beth Scerni, to consider Project 22-2184-DP/VM/CDP for preliminary review of a proposal to construct a new 2,257 square-foot two-story single-family dwelling with an 838 square-foot partially-covered deck, and a detached 504 square-foot two-car garage with a storage loft. The maximum height of the proposed residence would be 29.38 feet and the maximum height of the proposed garage would be 22.5 feet. The property is a 11,556 square-foot parcel zoned Planned Residential Development (PRD-20), and shown as APN 003-431-005, addressed as 4610 Fourth Street

No ex parte communications were disclosed.

Syndi Souter described the project and explained the differences to the proposal since the concept review in May 2022, primarily that the design for the proposed new residence did not change and the new location of the detached garage at an angle in the rear yard. She shared photographs of the story poles taken from various angles along Fourth Street.

Jeremy Roberts, architect, shared that the landscaping plan now included an option for arbutus marina instead of the larger Dr. Hurd manzanita tree, and Boardmember Blakemore agreed that the arbutus would be a better choice. He explained how the proposed garage had been relocated to allow more open yard space near the existing residence, and that the ribbon driveway would provide additional guest parking spaces for the residences. He elaborated on the proposed front yard design and functionality, and added that views of the mountains drove the design of the home. He added that the project included a raised foundation to minimize uncontrolled flooding onto neighboring properties from a raised pad. He noted that the western elevation was kept simple since it would not be highly visible. Boardmember Blakemore asked about a symbol on the plans, and he responded that they were the condensing units/heat pumps for the proposed residence.

Brian Banks, agent, clarified that the building height was related to the raised finished floor elevation that was required to mitigate Sea Level Rise impacts. He added that the applicant preferred a raised foundation over a raised fill pad. He noted that the eastern elevation, which includes the front door, would be the primary public view of the new residence. He added that the garage door could easily be replaced on the existing one-car garage.

Public Comment:
One public comment letter was submitted ahead of the meeting. The letter was from an anonymous neighbor and expressed concerns about the height of the proposed residence, the obstruction of mountain views, the size of the storage loft in the garage, and consistency of the project with the small beach town environment. A copy of the letter is one file with the Community Development Department.

Boardmember Discussion:
Boardmember Johnson suggested adding an "eyebrow" or similar roof feature over the bank of three windows on the ground floor west elevation to help further break up and animate the façade. Otherwise, he described it as a nice project.

Boardmember Blakemore suggested the use of Arbutus marina for the two front yard trees. She also suggested the applicants may want to consider some vertical landscaping along the rear yard for privacy and screening from neighbors' properties.

Boardmember Stein commented that it is a great project and he liked the look of it as presented. He was glad to see the project would utilize existing grades and raised floor foundation to address flood hazards rather than a raised fill pad, and that building heights were measured from existing grade.

**ACTION**: Motion by Boardmember Johnson, seconded by Boardmember Blakemore, to recommend preliminary approval to the Planning Commission with their comments attached.

**VOTE:** 3-0

4) Project: Bono Duplex Addition & Remodel, Project 23-2199-CON
Address: 4788 & 4792 Dorrance Way
Applicant: Dylan Chappell, architect for Brandon Bono
Planner: Syndi Souter

Request of Dylan Chappell, architect for Brandon Bono, to consider Project 23-2199-CON for conceptual review of a proposal to construct a new 371 square-foot second-story addition to the existing 1,781 square-foot single-story duplex. The resultant duplex would be 1,798 square feet in size with an attached 354 square-foot two-car carport, for a total size of 2,152 square feet. The maximum height of the duplex would be 21.58 feet above existing grade. The property is a 4,400 square-foot parcel zoned Planned Residential Development (PRD-20), and shown as APN 003-435-006, addressed as 4788 and 4792 Dorrance Way.

No ex parte communications were disclosed.

Syndi Souter described the conceptual proposal which included a second-story addition and interior remodel of the existing duplex. She noted that the proposed height was kept lower by maintaining the eight-foot plate height on the first floor and a plate height of 7.5 feet with open beam ceilings on the second floor. She explained that several portions of the duplex are legal non-conforming in relation to the required front, side, and rear setbacks. She added that the new owner has already began to clean up the appearance of the property, but that the fencing on the property needs a cohesive design. Boardmember Stein asked why Holly Avenue was considered the front yard when both of the front doors and addresses were on Dorrance Way, and staff responded that it is unusual, but that is how the Municipal Code defines the setbacks.

After the presentation, a discussion occurred between staff, the applicant, and the Boardmembers regarding an oversight on the plans where the front "pop-out" over the garage was not accurately drawn on the east elevation.

Dylan Chappell, architect, explained that the project would include exterior architectural articulation and details for both units, including outlookers, rafter tails, knee braces, and beams. The front (smaller) unit would have a simple interior remodel with new cabinets and paint, and the larger unit would be significantly remodeled and become the primary dwelling for the owners. He shared that

# Attachment C

Excerpted Sheets from the Preliminary Architectural Plans
(Superseded)

Scerni New Residence
Final ARB Review
December 14, 2023

California Native No Mow Grass Seed Mixture
A mixture of California native grasses that establish quickly and exhibit a fine texture for an exceptional meadow appearance. It can be used in a variety of landscape situations as a low water use alternative to other turf and ground cover areas. It can be either mowed or left un-mowed. Grasses in this mixture are classified as "California Friendly" by California Water Agencies and recommended for use in landscapes as a low water user.

CHARACTERISTICS

Features

Benefits

All California native grasses

No non native invasive species

All perennial grasses

Longer lived stand

Fine textured grasses

Meadow appearance

Excellent seedling vigor

Fast establishment

Extensive root system

Reduces soil erosion

Grows in sun and light shade

Multi use

Blue Grama or Mosquito Grass

Carex tumulicola

LANDSCAPE:

PROPOSED DROUGHT TOLERANT GRASSES THROUGHOUT PROPERTY (EXAMPLES): CALIFORNIA NO MOW GRASS SEED MIX (FESTUCA RUBRA 'MOLATE', FESTUCA OCCIDENTALIS 'MOKELUMNE', FESTUCA IDAHOENSIS) BOUTELOUA GRACILIS (MOSQUITO GRASS) CALAMAGROTIS FOLIOSA (REED GRASS) CAREX TUMULICOLA (FOOTHILL SEDGE) PENNISETUM SETACEUM RUBRUM (RED FOUNTAIN GRASS)

TREE OPTIONS:
ARCTOSTAPHYLOS MANZANITA (DR. HURD)

SUPERSEDED

Plants / Grasses

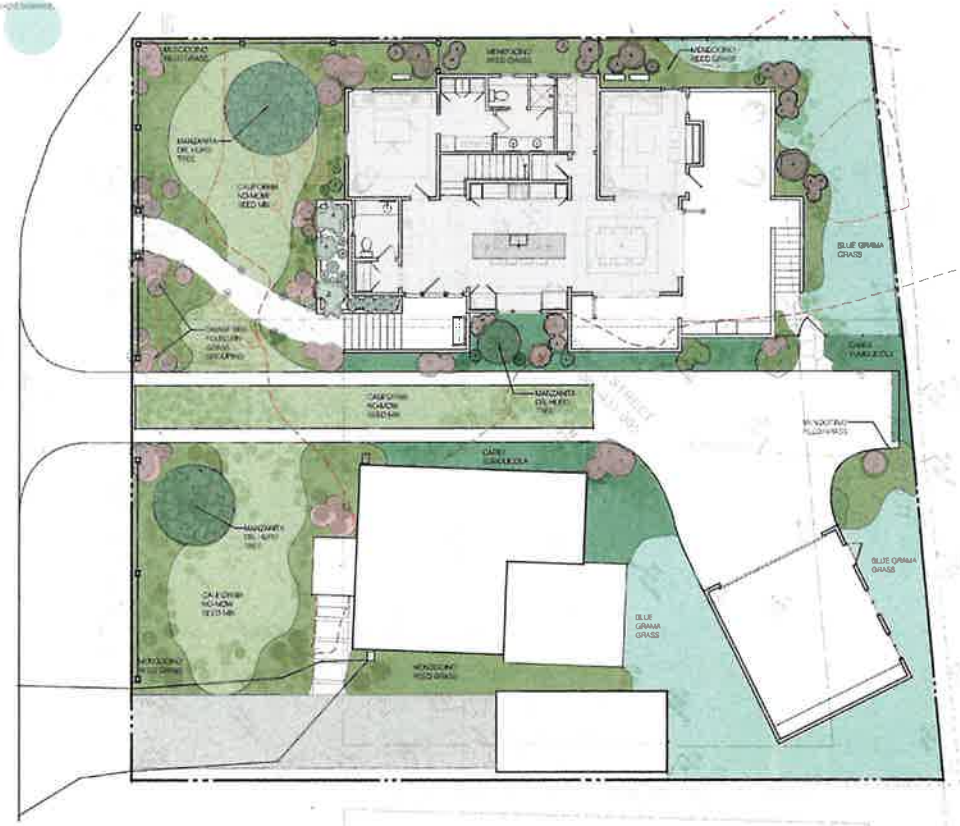
Common Name: Dwart Red Fountain Grass
Description
Pennisetum setaceum rubrum, commonly known as Dwarf Red Fountain Grass, is a graceful, ornamental grass of deep burgundy purple. May go deciduous in colder climates. Soft, pink flower tassels make great cuts for floral arrangements
Hardy 20 degrees to 120° F. Full sun
Tolerates coastal conditions well

- Type: Ornamental Grass
- Exposure: Full Sun
- Height: 2 Feet 6 Inches
- Width: 2 Feet 6 Inches
- Hardy To: 20° F - 120° F
- Blooms: Pink/Red, Spring to Fall

Mendocino Reed Grass (*calamagrostis foliosa*)

**Dr. Hurd manzanita**

*Arctostaphylos manzanita 'Dr. Hurd'*




1. LANDSCAPE PLANT AREAS

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

ROBERTS DESIGN GROUP
ARCHITECTURE + INTERIORS INC
120 KREISTEN COURT
SANTA BARBARA CA 93111
805 681 8400 OFFICE
805 681 8401 FAX

| NO | DATE | ISSUE FOR |
|---|---|---|
| 1 | | |

SCERNI RESIDENCE
4810 4TH STREET
CARPINTERIA, CA. 93013

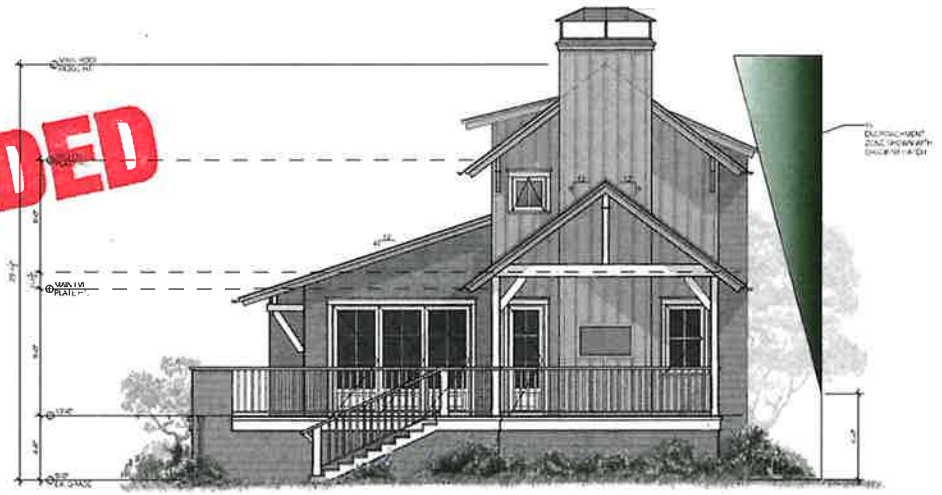
SHEET NAME:
LANDSCAPE SITE PLAN

PROJECT NO: P1-20
SHEET NO: A1.3

2. EXTERIOR ELEVATION (WEST)

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

SUPERSEDED



1. EXTERIOR ELEVATION (NORTH)

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

ROBERTS
DESIGN
Group
ARCHITECTURE + INTERIORS INC
730 KRISTEN COURT
SANTA BARBARA, CA 93111
805.964.8403 OFFICE
805.727.8053 FAX

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| NO | DATE | ISSUED FOR |
|---|---|---|
| 1 | | |

SCERNI
RESIDENCE

4610 4TH STREET
CARPINTERIA, CA. 93013

SHEET NAME:
PROPOSED EXTERIOR ELEVATIONS

PROJECT NO: P-09

SHEET NO: A3.2

**CITY OF CARPINTERIA**
**ARCHITECTURAL REVIEW BOARD**
**Meeting of December 14, 2023**

***Agenda Item #2***

## COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

**Project:** 21-2083-DP/TPM/CDP
**Address:** 4905 Eighth Street
**APN:** 003-311-001
**Zoning:** Planned Residential Development (PRD-20)
**Applicant:** Dylan Chappell, architect, for Jerry & Lisa Zins

**Planner:** Syndi Souter

**Project Review:**
☐ Conceptual
☐ Preliminary
☑ Final

### PROJECT DESCRIPTION

This is a final review of a proposal to demolish an existing 1,124 square-foot one-story single-family dwelling and construct a new two-story 4,717 square-foot condominium triplex with an attached 1,105 square-foot five-car garage, for a total size of 5,822 square-feet. The maximum height of the proposed structure is 24-feet and 10-inches above finished grade. The proposed structure would contain: 1.) a 2,303 square-foot two-story four-bedroom unit with a 266 square-foot covered loggia and access to two garage parking spaces; 2.) a 1,414 square-foot two-story two-bedroom unit with access to two garage parking spaces; and 3.) a 702 square-foot one-bedroom unit with access to one garage parking space. One uncovered shared guest parking space would be provided. The garages and the uncovered guest space are proposed to be accessed from Cedar Place.

Final architectural plans are included in Attachment A, and the final colors and materials board, including the proposed exterior light fixture, is in Attachment B.

### PROJECT HISTORY

A conceptual proposal for this property was considered by the Architectural Review Board (ARB) at their July 30, 2020 meeting (Project #20-2052-CON). The concept proposal included the demolition of the existing single-family residence and construction of a new two-story 4,786 square-foot condominium triplex with an attached 1,100 square-foot five-car garage, for a total size of 5,886 square-feet. The maximum height of the proposed structure was 26.25 feet above finished grade. The proposed structure would have contained: 1.) a 2,627 square-foot two-story four-bedroom unit with a 336 square-foot roof-top deck and access to two garage parking spaces, 2.) a 1,423 square-foot two-story two-bedroom unit with access to two garage parking spaces, and 3.) a 736 square-foot one-bedroom unit located on the second floor above the garage with access to one garage parking space. One uncovered guest parking space was also included in the concept proposal.

During the review of the concept proposal, one neighbor spoke and also submitted three public comment letters on different topics that expressed concerns about the size of the project and questioned the "Craftsman" architectural style since the proposal was a two-story structure. Another neighbor, who lives in the two-story house next door, expressed support for the project. The ARB's comments were

generally supportive of the project and architectural style. The ARB did have concerns, however, about the massing of the structure as viewed from the corner of Eighth Street and Elm Avenue, the details of the stone accents, and the configuration of the guest parking space.

Following the ARB conceptual review, a formal Development Plan and Coastal Development Permit application was submitted. This DP/CDP project application was originally reviewed by the ARB on April 28, 2022 as a new 4,890 square-foot two-story apartment duplex with an attached 1,100 square-foot five-car garage, for a total size of 5,990 square-feet and a maximum height of 24-feet and 10-inches above finished grade. The proposed structure would have contained: 1.) a 2,627 square-foot two-story four-bedroom unit with a 336 square-foot roof-top deck and access to two garage parking spaces, and 2.) a 2,159 square-foot two-story three-bedroom unit with a 104 square-foot covered balcony and access to three garage parking spaces. The duplex proposal included modification requests for the front and street-side setbacks to allow living space, covered porches, and a stairway to all encroach into the required setbacks. One uncovered shared guest parking space would have been provided. The garages and the uncovered guest space were proposed to be accessed from Cedar Place, as also shown on the current proposal.

At the preliminary review meeting, one neighbor spoke against the project, citing that the proposal was too large and would block her mountain views. She was also representing another neighbor that shared her opinion on the size of the structure. The neighbor directly to the east spoke in favor of the project but added that she will miss her mountain views and is not looking forward to the construction noise. The ARB's comments expressed continued concerns about the size, bulk, and mass of the structure, especially from the street views, with positive comments on the landscaping and materials. During their consideration of the setback modification requests, the ARB unanimously decided that the size of the building needed to be reduced, and the habitable space needed to be removed from the setbacks, but that the covered front porches were acceptable to encroach into the setbacks. The ARB continued the item to the May 26, 2022 meeting date. The item was not heard again on that date, as the Director did not feel the subsequently submitted interim plans adequately addressed the ARB's comments.

The plans were ultimately revised to the Director's satisfaction, and the project went before the ARB for revised preliminary review on September 15, 2022. The project presented at that meeting was revised to once again propose three condominium units. The revised plans included the removal of habitable space from the setbacks and reductions to the size of the second story to reduce the perceived massing from the street elevations. The revised project was very similar to the current proposal and included a new two-story 4,717 square-foot condominium triplex with an attached 1,105 square-foot five-car garage, for a total size of 5,822 square-feet. The maximum height of the proposed structure was 24-feet and 10-inches above finished grade. The proposed structure would have contained: 1.) a 2,303 square-foot two-story four-bedroom unit with a 372 square-foot roof-top deck, a 266 square-foot covered loggia, and access to two garage parking spaces; 2.) a 1,414 square-foot two-story two-bedroom unit with access to two garage parking spaces; and 3.) a 702 square-foot one-bedroom unit with access to one garage parking space. One uncovered shared guest parking space was provided. The garages and the uncovered guest space were proposed to be accessed from Cedar Place.

Three neighbors came to that meeting and spoke against the project. Two neighbors stated they would lose their mountain views and their privacy would be negatively impacted from the second-story windows looking down into their homes and yards. Another neighbor was concerned about the proposed

density and the proliferation of "McMansions" ruining the small-town feel of Carpinteria. The ARB reviewed the project and made a recommendation for revised preliminary approval to the Planning Commission with the following comments: add additional trees along Cedar Place and at the corner of Elm Avenue and Eighth Street, add additional landscaping in the private courtyard, consider lowering the plate heights, and raise the sill heights and shift the living/dining room windows in Unit 3 toward Elm Avenue to help mitigate neighbor privacy concerns.

The plans were updated in response to the ARB's comments with the windows of Unit 3 reconfigured with 7.5-foot sill heights (with the 11-foot plate height remaining) and shifted towards Elm Avenue; additional landscaping in the courtyard; and the addition of additional trees along Cedar Place and at the corner of Elm Avenue and Eighth Street. The Planning Commission reviewed the updated plans for the project on February 6, 2023. One member of the public spoke at the meeting and made a comment about the increased density/population resulting from the project. The Planning Commissioners were supportive of the project as proposed, with Commissioner Allen suggesting that a condition of approval be added to limit the height of any roof-top deck structures to the height of the railing, with the exception of a single umbrella. The Planning Commission unanimously voted 4-0 to approve the project with the additional condition of approval for the roof-top deck structures.

On March 16, 2023, the ARB reviewed a minor revision to the project under Matters by Staff. The architect was contemplating a covered access to the roof-top deck, and developed a roofed stair tower and faux chimney design for the doorway. The ARB preferred the stair tower design, with the dormer's roof ridge rotated 90-degrees and a window added to the Eighth Street elevation.

Copies of the Minutes from the July 30, 2020, April 28, 2022, September 15, 2022, and March 16, 2023 ARB meetings are included as Attachment C; Excerpted sheets from the plans that were approved by the Planning Commission can be found in Attachment D.

## PROJECT ANALYSIS

The proposal is essentially the same as it was presented to the Planning Commission, with the exception of the removal of the roof-top deck. Prior to the Planning Commission review, the plans were updated to include the comments from the ARB at the revised preliminary review meeting, including:

1. The living/dining room windows in Unit 3 have been shifted towards Elm Avenue and have been reconfigured with 7.5-foot sill heights;
2. Planters have been added in the courtyard and in front of the garages; and
3. An additional Chinese Flame Tree has been added along Cedar Place and an additional Sweetshade Tree has been added at the corner of Elm Avenue and Eighth Street.

The proposed architectural details and schedules can be found on Sheets A6.0, A6.1, A6.2, and A7.0. Staff is supportive of the revised plans.

**The Board's comments on the revisions to the plans in response to their revised preliminary review comments would be appreciated.**

## SUMMARY OF ISSUES

- Neighborhood compatibility in terms of architectural style, building form, and massing;
- Window placement and privacy;
- Landscaping; and
- Frontage design and character.

## RECOMMENDATION

The Board should receive public comment and provide feedback on the issues raised. If the Board finds the project to have adequately responded to the Board's previous comments and the plans to be appropriately developed for final review, then the Board should recommend final approval to the Community Development Director.

## ATTACHMENTS

Attachment A – Final Architectural Plans
Attachment B – Colors and Materials Board
Attachment C – July 30, 2020, April 28, 2022, September 15, 2022, & March 16, 2023 ARB Minutes
Attachment D – Plans Approved by the Planning Commission (superseded)

# Attachment A
## Final Architectural Plans

Zins SFD Demo & New Condominium Triplex
Final ARB Review
December 14, 2023

# 4905 EIGHTH STREET

### STREET VIEW (EXISTING)

### VICINITY MAP

### GOVERNING AGENCY

CITY OF CARPINTERIA

### CODE COMPLIANCE

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE PROTECTION CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA HISTORICAL BUILDING CODE

### SPECIAL INSPECTIONS

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

1 HIGH DUAL FT INSULATION INSTALLATION
2 IAQ MECHANICAL VENTILATION
3 MANUAL J AIR FLOW
4 VERIFIED EER
5 VERIFIED REFRIGERATION CHARGE
6 FAN EFFICIENCY WATTS/ CFM
7 DUCT SEALING
8 PIPE INSULATION ALL LINES

### PROJECT INFORMATION

| | |
|---|---|
| PROJECT ADDRESS | 4905 EIGHTH STREET CARPINTERIA, CA 93013 |
| ASSESSOR'S PARCEL NUMBER | 003-111-001 |
| GROSS LOT AREA | 8,391 SF |
| ZONE / GP | PRD 20 / DC |
| OCCUPANCY | R-2/U |
| BUILDING TYPE | MULTI-FAMILY |
| CONSTRUCTION TYPE | V-B |
| HIGH FIRE HAZARD | N/A |
| FIRE SPRINKLER REQUIRED | YES |
| SLOPE | 0% |
| MAX BUILDING HEIGHT | 30 - 0" |
| SETBACKS | FRONT 20', 0" SIDE 5', 0" DISTINCTION 15', 0" REAR 15', 0" |
| PARKING | 3 GARAGE SPACES 1 GUEST SPACE (UNCOVERED) |

### FLOOD MAP

### PROJECT AREAS

| SQUARE FOOTAGE | EXISTING (SF) NET | EXISTING (SF) GROSS | PROPOSED (SF) NET | PROPOSED (SF) GROSS |
|---|---|---|---|---|
| (E) HOUSE | | 1,124 | | |
| (P) GROUND FLOOR (LC) | | | 1,987 | 2,063 |
| (P) SECOND FLOOR | | | 2,204 | 2,388 |
| (P) TOTAL | | | 4,191 | 4,451 |
| GARAGES (LC) | | | 1020 | 1105 |
| COVERD PORCHES | | | | 180 |
| 2ND FLOOR COVERED BALCONY | | | | 60 |
| COVERED LOGGIA (LC) | | | | 268 |

### SHEET INDEX


**GENERAL**

| | |
|---|---|
| G1.0 | TITLE SHEET |
| G2.0 | GENERAL NOTES |
| G2.1 | CONDITIONS OF APPROVAL |
| G3.0 | GREEN CODE |
| G3.1 | GREEN CODE |
| G4.0 | SPECIFICATIONS |

**T-24 REPORTS**

| | |
|---|---|
| EN-1 | T-24 |
| EN-2 | T-24 |
| EN-3 | T-24 |

**CIVIL**

| | |
|---|---|
| C0.0 | SURVEY |
| C1.0 | TITLE SHEET |
| C2.0 | FIRE SPRINKLER PLAN |
| C3.0 | UTILITY PLAN |
| C4.0 | EROSION CONTROL PLAN |
| C5.0 | EROSION CONTROL DETAILS |
| C6.0 | TENTATIVE MAP |

**ARCHITECTURAL**

| | |
|---|---|
| A1.0 | SITE PLAN |
| A2.1 | 1ST FLOOR PLAN |
| A2.2 | 2ND FLOOR PLAN |
| A2.8 | 1ST FLOOR ROOF PLAN |
| A2.9 | 2ND FLOOR ROOF PLAN |
| A3.0 | ELEVATIONS |
| A3.1 | ELEVATIONS |
| A4.0 | SECTIONS |
| A6.0 | DETAILS |
| A6.1 | DETAILS |
| A6.2 | DETAILS |
| A7.0 | WINDOW AND DOOR SCHEDULE |

**STRUCTURAL**

| | |
|---|---|
| S0.1 | GENERAL NOTES |
| S1.1 | TYP DETAILS |
| S2.1 | FOUNDATION PLAN |
| S2.2 | FLOOR FRAMING PLAN |
| S2.3 | ROOF FRAMING PLAN |
| S3.1 | FOUNDATION DETAILS |
| S3.2 | CONNECTION DETAILS |
| S3.3 | FLOOR FRAMING DETAILS |
| S3.4 | ROOF FRAMING DETAILS |

**MECHANICAL**

| | |
|---|---|
| M1.0 | GENERAL NOTES |
| M1.1 | EQUIPMENT AND SCHEDULES |
| M1.2 | HVAC DETAILS |
| M2.0 | HVAC PLAN FIRST FLOOR |
| M2.1 | HVAC PLAN SECOND FLOOR |

**ELECTRICAL**

| | |
|---|---|
| E0.1 | NOTES, SYMBOLS, SCHEDULES |
| E0.2 | SINGLE FAMILY LIGHTING COMPLIANCE |
| E0.3 | OUTDOOR LIGHTING COMPLIANCE |
| E1.0 | ELECTRICAL SITE PLAN |
| E2.1 | GROUND FLOOR POWER PLAN |
| E2.2 | SECOND FLOOR POWER PLAN |
| E3.1 | GROUND FLOOR LIGHTING |
| E3.2 | SECOND FLOOR LIGHTING |

**PLUMBING**

| | |
|---|---|
| P1.0 | GENERAL NOTES |
| P1.1 | CALCULATIONS AND DETAILS |
| P2.0 | PLUMBING PLANS / COLD & HOT WATER |
| P3.0 | WASTE AND VENT PLANS |

**LANDSCAPE**

| | |
|---|---|
| L0.1 | LANDSCAPE PLAN |
| L0.2 | LANDSCAPE IMAGES |


### UNDER SEPARATE PERMIT

1 FIRE SPRINKLER SYSTEM TO BE INSTALLED UNDER SEPARATE PERMIT

2 ALL WORK IN THE RIGHT-OF-WAY TO BE COMPLETED UNDER SEPARATE PUBLIC WORKS PERMIT

3 PV SYSTEM IS REQUIRE SEPARATE PERMIT APPLICATION AND MUST BE INSTALLED PRIOR TO FINAL INSPECTION OF THE PROJECT BUILDINGS

### LOT COVERAGE DATA

| | | |
|---|---|---|
| SITE | 8,391 | 8,391 |
| LOT COVERAGE | | 3,434 (41%) |
| MAX LOT COVERAGE | | 4,196 (50%) |
| HARDSCAPE (NON PERM.) | | 1,322 (16%) |
| PERMEABLE PAVERS | | 1,414 (17%) |
| LANDSCAPE | | 2,151 (26%) |
| TOTAL | | 8,391 (100%) |
| COMMON OPEN SPACE | | 2,479 (30%) |
| | | 1,677 (20%) MIN. |

### UNIT BREAKDOWN

| | BEDROOMS | PROPOSED (SF) NET | PROPOSED (SF) GROSS |
|---|---|---|---|
| UNIT #1 | 4 | 2,152 | 2,303 |
| GARAGE | | 405 | 433 |
| UNIT #2 | 2 | 1,309 | 1,414 |
| GARAGE | | 393 | 421 |
| UNIT #3 | 1 | 648 | 702 |
| GARAGE | | 229 | 261 |

### SCOPE OF WORK

DEMOLISH EXISTING 1,124 SQ. FT. HOUSE AND REPLACE WITH A TWO STORY 1H1 PLEX CONDOMINIUM. THE GROUND FLOOR IS 3,063 SQ. FT AND THE SECOND FLOOR IS 2,388 SQ. FT. THERE IS AN ATTACHED GARAGE OF 1105 SQ. FT.

### PROJECT TEAM

| | |
|---|---|
| OWNER | JERRY AND LISA ZIMS<br>4905 EIGHTH STREET<br>CARPINTERIA, CA 93013 |
| ARCHITECT | DYLAN CHAPPELL<br>CHAPPELL ARCHITECTURE<br>775 S. VENTURA AVE., UNIT 104-A<br>VENTURA, CA 93001<br>805.208.4780 |
| LANDSCAPE ARCHITECT | RACHELLE DAHAN<br>LANDSCAPE ARCHITECT<br>P.O. BOX 1156<br>CARPINTERIA CA 93014<br>805.500.9748 |
| CIVIL ENGINEER | RANDY TOGSTER<br>R.W. TOGSTER, LLC<br>484 SOUTH C ST. SUITE C<br>VENTURA, CA 93001<br>805.871.9811 |
| SOILS ENGINEER | FRED HEATHCOTE<br>HEATHCOTE GEOTECHNICAL<br>864 EASTMAN AVE 105<br>VENTURA, CA 93001<br>805.644.3478 |
| SURVEYOR | SIMPSON LAND SURVEYING<br>1600 SUMMER<br>SANTA BARBARA, CA 93111<br>805.967.0171 |
| STRUCTURAL ENGINEER | SOLID STRUCTURES<br>STUART TOMCHAY<br>475 MARKET ST #13<br>VENTURA, CA 93003<br>805.318.4307 |

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
P.O. BOX 4091
MAMMOTH LAKES, CA 93546
805.852.1877

CITY CASE NUMBER
PLN2021-00261

# 8TH STREET CONDOMINIUMS

4905 8TH STREET
CARPINTERIA, CA 93013

BUILDING DEPARTMENT SUBMITTAL 09-01-2023

REVISION

| NO | DESCRIPTION | DATE |
|---|---|---|
| | | |

TITLE SHEET

G1.0

## GENERAL NOTES

CODE COMPLIANCE:
All construction shall comply with the latest edition of the Title 24 California Building Standards Code which adopts the reference portions of the International Building Code and all other applicable codes, ordinances, statutes, and regulations including:

Permits, Fees and Approvals:
The Contractor shall obtain and pay for all permits, licenses, and fees, required by all governing entities as necessary for successful completion of the project with the exception of the general building permit and owners inspections which will be furnished and paid for by the owner.
The Contractor shall schedule all inspections and licenses required for the completion of the work. The cost of these reviews and licenses is incidental to other items and as such, no additional payment will be made for costs incurred in obtaining the required notices and licenses or in conforming to the requirements thereof.

General Conditions
The contract documents represent the finished structure. Unless otherwise shown, they do not indicate the method of construction. The Contractor shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques, sequences and procedures.
Observation visits to the site by representatives of The Architect shall not include inspections of the protective measures or the construction procedures used by The Contractor. Any support services performed by The Architect during construction shall be moving efforts from continuous and detailed inspection services performed by others. The support services performed by The Architect are performed solely for the purpose of assisting the quality control and in achieving performance with the contract documents, but they do not guarantee The Contractor's performance and shall not be construed as supervision of construction.

Existing Conditions
The Contractor shall verify all dimensions, elevations, and any existing conditions at the site before commencing work and report any discrepancies to The Architect prior to starting the work. Any work performed without the authorization of The Architect and Owner shall be corrected by the General Contractor at his own expense and at no expense to the Owner and Architect.
The Contractor shall coordinate requirements for removal of the work, and for demolition and excavation. The provisions and address the complications or difficulties to be encountered as a result of existing conditions are indicated on the drawings.

Utilities
The Contractor will be held responsible for the location and the protection of all existing utility lines above and below grade, including but not limited to, electrical, sewer, water, telephone, gas, irrigation, cable, television, data etc. in addition, The Contractor shall caution all subcontractors that the site and public right-of-way contains underground utility lines. The drawings show, diagrammatically, the approximate location of the underground utilities where information is available, but the drawings are not exact as to the quantity, extent or location of such lines. The Contractor shall contact Dig Alert at 811 or 811 or 1-800-227-2600 at least 48 working days prior to any excavation.
The Contractor shall remove on the Record Drawings, the exact location of all underground utilities encountered, abandoned and cap as required, and repair any damage to existing utilities as a result of the work under this contract. An anticipated interruption of utility services shall be reported to the Owner two days prior to work commencing on said utility.

Demolition
Demolition drawings, if provided, are for general information only. The Contractor and Sub-Contractors shall review the drawings and existing conditions to define the scope of demolition involved to accomplish the work.

Asbestos Alert
The Contractor is made aware of that if buildings or portions thereof constructed prior to 1978, or demolitions, there is a serious possibility that some existing construction materials may contain asbestos.
If asbestos containing materials, or suspected materials are encountered, The Contractor shall notify The Owner to immediately engage a qualified consultant engineer to inspect the existing materials in the area to be altered or removed, identify the existing materials containing asbestos, take random samples to a laboratory for tests, and write a report regarding the assessment of existing & early asbestos fibers. The Contractor shall not disturb materials containing asbestos until these materials have been positively identified.
Refer to California Department of Industrial Relations:
a) Title 8, Section 5208
b) Asbestos Federal Code Regulations 305
c) EPA rule 4, Code of Federal Regulations Part 6
d) EPA 340/1-83-007 asbestos management
e) EPA 560/5-85-002 guidance for combining friable asbestos containing materials in building.

Lead Alert
The employer or contractor must send notification prior to the start of the job unless: The lead content of the material disturbed is less than 0.5 percent (5,000 parts per million (weight by weight) or 1.0 mg/cm2, the amount of lead-containing material is less than 100 square feet or 100 square feet on the any lead is encountering or entering for no longer than one hour per shift.
Applicable standards:
Title 8, California Code of Regulations, Chapter 4, Subchapter 4, Article 4, Section 1532.1 (g)
Version Note: (g)
Written Notification
The written notification must be sent in a manner to reach the nearest Cal/OSHA district office at least 24 hours prior to the start of lead work. In general, any unforeseen work may be reported by phone at the start of the job, but must be followed by written confirmation within 24 hours of the start. There is an online notification option for employers conducting ongoing environmental hazardous and maintenance work on stationary steel structures.

Temporary Fencing:
The Contractor shall assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property. This requirement shall apply continuously and not be limited to normal hours of operation.

Damage and Theft:
Any work or materials or work made damaged by another trade becomes the responsibility of the offending trade. The damaged work shall be repaired or replaced to the original condition and the costs borne by the offender. Any materials stolen from the premises or damaged in the course of construction shall be replaced by The Contractor at no additional cost to the Owner. The General Contractor shall take all necessary precautions such as barricades, guards, etc., as required to prevent damage and theft. Special care shall be taken to protect work in place, materials and equipment stored, etc., from theft and vandalism.

Operation and Maintenance Manual:
The Contractor shall provide the building owner with a complete operations manual prior to final inspection. The manual shall include a complete set of shop/field drawings, maintenance care and warranty instructions and information for all appliances, equipment, and finishes.

Manufacturer's Directions:
Where specifications require work to be performed in accordance with manufacturer's directions, the Contractor shall furnish one copy of applicable copies of said directions to The Architect and The Owner before starting the affected part of the work.

Fireblocking:
Fireblocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) and shall form an effective barrier between stories and between the top story and the roof space.

Fireblocking materials shall consist of 2 inches nominal lumber or two thicknesses of nominal 1 inch lumber with broken joints or other thickness of 1932 inch wood structural panel with joints back by 23/32 inch structural panel or one thickness of 3/4" Type 2 M-S particleboard with joints backed by 3/4 inch Type 2 M particle board. Fire blocks may also be of gypsum board, cement fiber board, batts or blankets of mineral or glass fiber or other approved materials installed in such a manner as to be securely secured in place. Loose fill insulation material shall not be used as a fire block material. Wood framing parallel or diagonal to studs for sound transmission control shall have fire blocks of batts or blankets of mineral or glass fiber or other approved flexible material.

Masonry Backing
The Contractor shall provide mounting backing behind all wall, floor and ceiling mounted items such as toilet accessories, light fixtures, cabinets, etc., in accordance with these documents, per manufacturer requirements. CBC requirements. STC as required for a proper installation

Exterior Joints
All exterior joints around window and doorframes, between walls and foundations, between walls and roof, between wall panels, at penetrations of utilities through the envelope shall be sealed, and/or weather stripped to limit air leakage

Concrete Embedment
Prior to assuming any Contractor, the Contractor shall make certain that all embedded items and materials, including the work of other trades, are in place and adequately anchored prior to any inspection. An embedded item is partially installed, or work less than the required drawings, shall be of a corrosion resistant finish or material.

Dissimilar Metals
All dissimilar metals shall be effectively isolated from each other to prevent molecular breakdown. If the Contractor is unsure if isolation is required for a particular detail or condition notify The Architect for clarification.

Finishes
All finishes shall comply with requirements of the Building Code and local codes, whichever is more restrictive.
All gypsum wall board (GWB) shall be 5/8" thick typ/also. Use "type x" gypsum board where indicated on the Drawings or as required in areas needing fire-resistive construction.
Use water resistant gypsum wall board (WR GWB) as equivalent, where indicated or required in areas subject to moisture penetration.
Where flashed walls and perforations are located on the interior with popular tile, or similar materials and are subjected to water splash, the framing shall be protected with approved waterproofing paper.
Where applicable, tack on acoustical tiles, and all back wall ceiling light fixtures with the "type x" gypsum wall board to maintain the assembly integrity when installed in fire rated assemblies.
Temporarily work such as ceiling holes, repairing holes, loose panel installation, finish repairs, and texturing, paint touch-up, and basic communications systems shall be included as a part of the work of this contract. Where matching existing finishes, the new finish shall blend into the surface to hide the points of tie-in.

Clean Up
The Contractor shall at all times keep the site clean and free of all waste material or rubbish caused by his operations. At the completion of the work, The Contractor shall remove all waste materials and rubbish from and about the project and legally dispose of. All tools, construction equipment, machinery, and surplus materials shall be removed from the site. All damaged and removed materials and fixtures become the property of The Contractor unless otherwise noted.

Waste Management:
The following waste categories, at a minimum, shall be diverted from landfill or green waste:
a) Paper waste
b) Plastic (soil, rock, concrete, masonry, glass)
c) Metal (ferrous/non-ferrous, except plastic wood, gypsum) (asphalt board etc
d) Cardboard, paper packaging
e) All metals
f) Insulation
g) Gypsum wall board
h) Carpet and pad
i) Plastic
j) Plastics ABS, PVC
Construction waste reduction, recycling to comply with Section 4.408 of the California Green Building Standards Code

Construction Waste Management Plan:
Construction shall be provided by the contracting agency which demonstrates compliance with section 4.408.2, items 1-4. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the contracting agency.
1. Identify the materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determine if materials will be sorted on-site or mixed.
3. Identify diversion facilities where the materials will be taken.
4. Specify that the amount of materials diverted shall be calculated by weight or volume but not both

Certificate of Completion:
Upon completion of the work, The Contractor shall submit a "Certificate of Completion" signed by The General Contractor to Department of Building and Safety of the authority having jurisdiction, acting on behalf of The Owner, stating that the work relating to energy standards has been performed and materials have been installed according to plans and specifications.

Documents
The contract documents include these drawings, the general and supplemental conditions, the specifications, and all addenda, bulletins and sketches issued prior to and during construction.
The drawings and specifications are divided into separate sections and/or divisions for convenience only and are not intended to limit the areas of work. It is the responsibility of The Contractor to coordinate the work of the trades to complete the project in accordance with the contract requirements.
Refer to the consultants' drawings for additional notes that apply.
These drawings are not complete until approved by the authority having jurisdiction.

Contracts
The Civil, Landscape, Structural, Mechanical, and Electrical drawings are supplementary to The Architectural drawings. It shall be the responsibility of the General Contractor to check with the Architectural drawings before the installation of structural, mechanical, and electrical work. Should there be a discrepancy between the Architectural drawings and the consulting engineer's drawings, it should be brought to The Architect's attention for clarification prior to beginning work. Any work installed in conflict with any of the Architectural drawings shall be corrected by The General Contractor at his own expense and at no expense to The Owner or Architect.

Symbols and Abbreviations
All symbols, abbreviations, and material indications used in the drawings are considered to be construction standards. Refer to the symbols and abbreviations key for the Architectural drawings, and each set of consulting drawings respectively for interpretation. If The Contractor still has questions regarding their exact meaning, The Contractor shall request The Architect to issue clarification bulletins.
Dimensions shown on the drawings are to grid lines, face of stud and face of concrete or concrete block unless noted otherwise.
Do not scale drawings. All dimensions measured from walls to finish, usually including a minimum of maximum plate required thickness.
Maintain these principles in your dimensions. Verify all dimensions and conditions and notify Architect of any discrepancies.
Elevation Datums
Finish floor elevations are by top of finish floor surface material, unless noted otherwise. Concrete may be used as a finish floor elevation. Finish floor elevations are noted in Plans, Sections, and Elevations.
Vertical control in relation to a structure-specific datum elevation. The datum elevation is tied to a site topography elevation. The datum elevation is shown in Sections.
Ceiling heights dimensioned are from finish floor to finish ceiling.
Details
Details are intended to show the method and manner of accomplishing the work and are not limited to references items. Minor modifications may be required to suit the job dimensions or conditions and shall be included as parts of the work.
Scale
Do not scale drawings. A dimension missing from plans or needed for execution of work shall be furnished or provided by The Architect before the work is executed.
Notes
Specific notes on details shall apply to similar conditions on all other details unless noted otherwise, and are not limited to reference items.

Coordination
The Contractor shall verify all sizes and preparatory work for equipment or work for others and shall coordinate the work of this project with NTC or work furnished and/or installed by others.
The Contractor shall prepare and coordinate the exact dimensions to the sizes and positions of all equipment, mounting attachments and conduit related to the work.
The Contractor shall provide and coordinate the exact dimensions, sizes, and locations of openings in building components necessary for the installation of the work.
All mirrors, dividers, casework, and terminations shall be powered for safe direct, and easily access. All piping shall be installed for convenient future additions and modifications.
It is The Contractor's responsibility to coordinate all work at the site. The Contractor shall be responsible for the work of his subcontractors and shall anticipate and coordinate all existing and new conditions with work by the Owner or by other persons not contracted. Should thought to the attention of The Architect any discrepancies in existing work, The Contractor shall not proceed with performing the work affected until the subcontractors at his additional expense to The Owner or Architect.

Record Drawings
The Contractor shall maintain a complete set of drawings at the job site for use in making Record Drawings. Any revisions shall be noted thereon and submitted to the Architect at the completion of the job. A copy of the Record Drawings shall be provided to the Owner.

## EROSION CONTROL AND BMP NOTES

Owner: JERRY & LISA ZINS
4905 8TH STREET
CARPINTERIA CA 93013
805-679-8564

It shall be the Contractor's responsibility to maintain control of the entire construction operations and to keep the entire site in compliance with the approved Erosion Control Plan.

Licensed Erosion Control Plan prepared:

Dylan Chappell
CHAPPELL ARCHITECTURE
P.O. BOX 8291
MAMMOTH LAKES, CA 93546
805.295.4160

• This Plan is intended for use for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.

• The Contractor shall be responsible for maintaining erosion and sediment control measures prior, during, and after storm events. Maintaining includes maintaining a file documenting on-site inspections, problems encountered, corrective actions and notes and a redline map of remedial implementation measures.

• Reasonable care shall be taken when hauling any earth, sand, gravel, stone debris or any hazardous substance over any public street, alley or other public place. Should any blow, spill or track ever and upon said public or adjacent private property, immediate clean up shall occur.

• Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entrances.

• Sanitary facilities shall be maintained on-site as appropriate.

• During the rainy season, all paved areas shall be kept clear of earth material and debris. All earth stockpiles over 2.0 CY shall be covered by a tarp and ringed with silt or sediment fencing. The site shall be maintained so as to minimize sediment-laden runoff to any storm drainage system including existing drainage basins and water courses.

• Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.

• The fuelines shown on this plan are designed to control erosion and sediment during the rainy season: November 1 to April 15. Facilities are to be operable prior to October 15 of any year.

• Grading operations during the rainy season which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
Tarps will include use of straw mulch, blanket, and erosion control blankets.

• This plan covers only the time when following grading with assumed site conditions as shown on the Detailed Erosion Control Plan. Period is September 15, the completion of site improvements shall be evaluated and revisions made to this Plan as necessary with the approval of the City. Plans are to be resubmitted for approval prior to August 15 of each subsequent year until site improvements are accepted by the County.

Construction Entrance:
The existing asphalte, concrete shared driveway, acting as the construction entrance onto public way shall be kept clean and free of mud and dirt that is tracked onto it.
Agreed construction entrance shall be installed where vehicle traffic or construction off of unpaved areas. The responsibility for mind design to meet site conditions, and
maintenance of the construction entrance remains with the construction contractor. The owner/contractor shall remain responsible for the clean up of any mud or dirt that is
tracked onto public streets or paved areas, even with the installation of gravel construction entrances.

Catch Basin Protection:
A filter system shall be used on catch basins (drop inlets) in public and private streets, or paving site downstream of bmp prepare. See detail ON SITE PLAN

Sediment Fence/Barrier (Silt Fence and Straw Wattle):
Sediment fence such as silt fences or straw wattles shall be installed along the down slope edge of the disturbed area, prior to the commencement of grading. The sediment fabric and stakes shall be secured on their all runoff from the construction area is directed prior to entering a property line, or entering the City storm drain system. Sediment from structures are to be inspected regularly by County inspection staff during inspections scheduled by the Contractor. Sediment shall be removed when the depth of sediment is no more than one half the height of the structure. Straw wattles should not remain in place more than 12 months after installation unless it can be determined significant deterioration has not occurred. Sediment fibers shall be inspected and repaired prior to, and after every storm event. Sediment fibers shall be installed level along contours, and shall have ends turned into the slope for the last 3 - 6ft to trap water. Straw wattles shall be installed per detail in accordance identified on the Erosion Control Plan.

Plastic Sheeting/Tarps:
Plastic sheeting shall generally not be used as an erosion control measure over slope areas. Plastic sheeting may be used to protect small, highly erodible areas, or to protect temporary stockpiles of material. If plastic sheeting is used, the path of concentrated flow from the plastic must be protected.

Existing Vegetation and Revegetation:
As far as is practicable, existing vegetation shall be protected and left in place in accordance with the clearing limits shown on the approved Building, Grading, Landscape and Erosion Control Plans. Work areas shall be carefully located and marked to reduce potential damage. Where existing vegetation has been removed or the original soil contours disturbed, the site shall be revegetated and the vegetation established, as soon as practicable, but no later than October 15. If vegetation is not established by said date, see Wet Weather Measures below.

Slope Protection:
Except greater than 4V:1H should be protected using straw and blanket. The installation of erosion control blankets shall be considered for all disturbed slopes steeper than 3.5H:1V and greater than 10 feet in slope length. Installation of fiber rolls installed on contour should be considered for all slopes steeper than 4H:1V, with slope lengths greater than 30 feet. Straw wattles or silt fencing should be installed at the toe of all slopes steeper than 4H:1V. Fiber rolls shall be installed per the detail.

Wet Weather Measures:
If a protective ground cover is not established by October 15, open areas shall be protected through the winter with straw mulch and fiber rolls. Straw mulch shall be applied at a rate of 3,000 lb./ac. or wood fiber if hydroseeded 2,000 lb./ac. Fiber rolls shall be installed per the detail.

General Site Protection:
Stockpiles of earth, sand and other construction related materials must be protected from being transported from the site by the forces of wind or water. This includes sand for stucco, drywall demolition debris, drywall mud packaging, etc.

Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and any not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.

Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the site.

Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste. See Erosion Control Plan for designated Concrete Washout Area. The concrete washout area shall consist of a plastic-lined dumpster or plastic lined earthen, or straw waste containment area.

Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

Sharing, Construction Fencing, and other Site Safety:
The responsibility for design to meet site conditions, and maintenance of the construction site safety remains with the construction contractor. Any applicable engineering and permitting of shoring or other safety devices is the responsibility of the contractor. Construction fencing shown on this plan is for tree and vegetation protection only.

Protection Measure Removal
The erosion protection and sediment control measures shall remain in place and be maintained in good condition until all disturbed soil areas are permanently stabilized by installation and establishment of landscaping, grass, mulching or are otherwise covered and protected from erosion.

## SYMBOLS

- Detail or Elevation
- Section Callout: drawing number; sheet where occurs
- Elevation Callout: drawing number; sheet where occurs
- Detail Callout: drawing number; sheet where occurs
- Interior Elevation Callout: drawing number; sheet where occurs; drawing orientation symbol
- Grid line: face of stud or concrete; center of steel U.N.O.
- Window Designation
- Door Number
- Revision
- Align
- Flush Adjacent Surfaces
- Elongated Surfaces: indicated amount
- Dimensioning Note: see sheet for note key


CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
P.O. BOX 8291
MAMMOTH LAKES, CA 93546
805.852.1677



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CITY CASE NUMBER
PLN2021-00261

# 8TH STREET CONDOMINIUMS

4905 8TH STREET
CARPINTERIA, CA 93013

BUILDING DEPARTMENT SUBMITTAL 09-01-2023

REVISION

| NO | DESCRIPTION | DATE |
|---|---|---|
| | | |

GENERAL NOTES

G2.0

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
P.O. BOX 6010
SHINGLE SPRINGS, CA 95682
John Lewis Chappell
805.852.1677

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# 8TH STREET CONDOMINIUMS

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CONDITIONS OF APPROVAL

G2.1

# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
## RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

AIA California

### CHAPTER 3
### GREEN BUILDING
### SECTION 301 GENERAL

**301.1 SCOPE.** Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county, as specified in Section 101.7.

101.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provisions of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1 et seq., for the definition of a noncompliant plumbing fixture. Types of residential buildings affected and other important requirements.

**301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS.** [HCD]. The provisions of individual sections of CALGreen may apply to either low-rise residential buildings, high-rise residential buildings, or both. Individual sections will be designated by footers to indicate where the section applies specifically to low-rise only (LR), or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no number will be used.

### SECTION 302 MIXED OCCUPANCY BUILDINGS

**302.1 MIXED OCCUPANCY BUILDINGS.** In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:

1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4 as applicable.
2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

### DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS

| | |
|---|---|
| [HCD] | Department of Housing and Community Development |
| [DSA] | California Building Standards Commission |
| [DSA-SS] | Division of the State Architect - Structural Safety |
| [OSHPD] | Office of Statewide Health Planning and Development |
| LR | Low-Rise |
| HR | High Rise |
| AA | Additions and Alterations |
| N | New |

### CHAPTER 4
### RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS.
The following terms are defined in Chapter 2 (and are included here for reference)

FRENCH DRAIN. A trench, bank or other depression filled loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar drainage method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
3. Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for more information. Refer to www.swrcb.ca.gov/water_issues/programs/stormwater/construction.shtml

4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales
2. Water collection and disposal systems
3. French drains
4. Water retention gardens
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge

Exception: Additional site elevations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Sections 4.106.4.1 or 4.106.4.2 to facilitate future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625.

Exceptions:

1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
   1.1 Where there is not a local utility power supply at the local utility available to supply adequate power.
   1.2 Where there is evidence suitable to the local enforcing agency demonstrating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
2. Apartments, Dwelling Units (DUs) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240 volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1 inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location of the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240 volt dedicated EV branch circuit is installed in close proximity to the location of the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

4.106.4.1.1 Identification. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE." The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."

4.106.4.2 New multifamily dwellings, hotels and motels and new additions to residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Sections 4.106.4.2.1 and 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. If parking spaces served by electric vehicle supply equipment or designed as a future EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable maximum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Multifamily development projects with less than 20 dwelling units and hotels and motels with less than 20 sleeping units or guest rooms. The number of dwelling units, sleeping units or guest rooms shall be based on all buildings on a project site subject to this section.

**4.106.4.2.1 Capable.** Ten (10) percent of the total number of parking spaces on a building site, provided for all types of parking facilities, shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

Exceptions:

1. Where EV chargers (Level 2 EVSE) are installed in a number equal to or greater than the required number of EV capable spaces.
2. When EV chargers (Level 2 EVSE) are installed in a number less than the required number of EV capable spaces, the number of EV capable spaces required may be reduced by a number equal to the number of EV chargers installed.

Notes:

a. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.

b. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

**4.106.4.2.2 Ready.** Twenty-five (25) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. For multifamily parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit.

Exception: Areas of parking facilities served by parking lifts.

4.106.4.2.2 Charging. Five (5) percent of the total number of parking spaces shall be equipped with Level 2 EVSE. Where common use parking is provided, at least one EV charger shall be located in the common use parking area and shall be available for use by all residents or guests.

When low power Level 2 EV charging receptacles in Level 2 EVSE are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the minimum required electrical capacity for each space served by the ALMS. The electrical supply and service capacity to, and the ALMS for, the charging spaces served by the ALMS shall have a minimum capacity of 40 amperes. ALMS shall not be used to reduce the minimum required electrical capacity to the required EV capable spaces.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 1 shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public, government or public housing, motels and hotels shall not be required to comply with this section. See California Building Code Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Location.
EVSE shall comply with at least one of the following options:

1. The charging space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code Chapter 11A, to allow use of the EV charger from the accessible parking space.
2. The charging space shall be located on an accessible route, as defined in the California Building Code Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code Chapter 11B are not required to comply with Section 4.106.4.2.2.1.1 and Section 4.106.4.2.2.1.2, Item 1.

4.106.4.2.2.1.2 Electric vehicle charging stations (EVCS) dimensions.
The charging spaces shall be designed to comply with the following:

1. The minimum length of each EV space shall be 18 feet (5486 mm).
2. The minimum width of each EV space shall be 9 feet (2743 mm).
3. One in every 25 charging spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet (3658 mm).
4. A parallel striped for the EV space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction.

**4.106.4.2.2.1.3 Accessible EV spaces.**
In addition to the requirements in Sections 4.106.4.2.2.1.1 and 4.106.4.2.2.1.2, where installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 11B-228.

4.106.4.2.3 EV space requirements.
1 Single EV space required. Install a listed raceway capable of accommodating a 208/240 volt dedicated branch circuit. The raceway shall not be less than trade size 1 (nominal 1 inch inside diameter). The raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the location of the proposed location of the EV space. Construction documents shall identify the raceway termination point, receptacle or charger location, as applicable. The service panel and/or subpanel shall have a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exception: A raceway is not required if a minimum 40-ampere 208/240 volt dedicated EV branch circuit is installed in close proximity to the location of the proposed location of the EV space at the time of original construction in accordance with the California Electrical Code.

2 Multiple EV spaces required. Calculations documents shall indicate the raceway termination point and the location of installed or future EV spaces, receptacles or EV chargers. Construction documents shall also provide information on the type of installed or future receptacles or EVSE, raceway method(s), wiring schematics and electrical load calculations. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.

4.106.4.2.4 Identification.
The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

4.106.4.2.5 Electric Vehicle Ready Space Signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in accordance with California Traffic Operations Policy Directive 11-05 (Zero Emission Vehicle Signs and Pavement Markings) or as approved by:

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multifamily buildings.
When new parking facilities are added or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be electric vehicle charging spaces (EV spaces) capable of supporting future Level 2 EVSE. Electrical load calculations shall demonstrate that the electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes.

Notes:

1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until receptacles for EV charging or EV chargers are installed for use.

### DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

### DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and shower heads) shall comply with the sections 4.303.1.1 4.303.1.2 4.303.1.3 and 4.303.1.4

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1 et seq. for the definition of a noncompliant plumbing fixture. Types of residential buildings affected and other important requirements.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads

4.303.1.3.1 Single Showerheads. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand held shower shall be considered a showerhead.

4.303.1.4 Faucets

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas outside of dwelling or sleeping units in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.5 Pre-rinse spray valves.
When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1(h)(1) table H-2, Section 1605.3(h)(4)(A) and Section 1607 (33) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and note section have been reprinted from the California Code of Regulations Title 20 (Appliance Efficiency Regulations) Section 1605.1(h)(1)(H) and Section 1605.3(h)(4)(A)

TABLE H-2
STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019

| PRODUCT CLASS (spray force in ounce-force (ozf)) | MAXIMUM FLOW RATE (gpm) |
|---|---|
| Product Class 1 (≤ 5.0 ozf) | 1.0 |
| Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf) | 1.2 |
| Product Class 3 (> 8.0 ozf) | 1.3 |

(1) Section 1605.3(h)(4)(A)(1) provides: On-demand pre-rinse spray valves manufactured on or after January 1, 2006, shall have a maximum spray force of not less than 4.0 ounce-force (ozf) [113 grams-force (gf)].

4.303.2 Submeters for multifamily buildings and dwelling units in mixed used residential/commercial buildings.
Submeters shall be installed to measure water usage of individual retail dwelling units in accordance with the California Plumbing Code.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

NOTE
THIS TABLE COMPLETES THE DATA IN ITEM 4.303.1 AND IS INCLUDED AS A CONVENIENCE TO THE USER

TABLE - MAXIMUM FIXTURE WATER USE

| FIXTURE TYPE | FLOW RATE |
|---|---|
| SHOWERHEADS (RESIDENTIAL) | 1.8 GPM @ 80 PSI |
| LAVATORY FAUCETS (RESIDENTIAL) | MAX. 1.2 GPM @ 60 PSI, MIN. 1.0 GPM @ 20 PSI |
| LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS | 0.5 GPM @ 60 PSI |
| KITCHEN FAUCETS | 1.8 GPM @ 60 PSI |
| METERING FAUCETS | 0.2 GAL PER CYCLE |
| WATER CLOSET | 1.28 GAL/FLUSH |
| URINALS | 0.125 GAL/FLUSH |

4.304 OUTDOOR WATER USE
4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/

### DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.408 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.408.1 RODENT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408.2 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land clearing debris
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary, and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Specify if construction and demolition waste materials will be co-mingled on site (source separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 WASTE MANAGEMENT COMPANY. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs/sq ft of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2 items 1 through 5, Section 4.408.3 or Section 4.408.4

Notes

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section
2. Mixed construction and demolition debris (C&D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle)

4.410 BUILDING MAINTENANCE AND OPERATION
4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
   a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water heating systems and other major appliances and equipment
   b. Roof and yard drainage, including gutters and downspouts
   c. Space conditioning systems, including condensers and air filters
   d. Landscape irrigation systems
   e. Water reuse systems
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area
5. Educational material on the positive impacts of an interior moisture control system in buildings.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including but not limited to: caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serve all occupants of all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a locally enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are only required to comply with the organic waste portion of this section.

### DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL
4.501.1 Scope.
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's intallent occupants and neighbors.

SECTION 4.502 DEFINITIONS
4.502.1 DEFINITIONS.
The following terms are defined in Chapter 2 (and are included here for reference)

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substitutes and door cores not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. Composite wood products does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists or finger jointed lumber, all as specified in California Code of Regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

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CHAPPELL ARCHITECTURE
COMMERCIAL · RESIDENTIAL
P.O. BOX 8251
MAMMOTH LAKES, CA 93546
805.852.1877

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CITY CASE NUMBER
PLN2021-00261

8TH STREET CONDOMINIUMS
4905 8TH STREET
CARPINTERIA, CA 93013

BUILDING DEPARTMENT SUBMITTAL 09-01-2023

| REVISION | | |
|---|---|---|
| NO | DESCRIPTION | DATE |

GREEN CODE
2022

G3.0

AIA California

# 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

## RESIDENTIAL MANDATORY MEASURES, SHEET 2 (January 2023)

MAXIMUM INCREMENTAL REACTIVITY (MIR): The maximum change in weight of ozone formed by adding a compound to the Tblue Hazardous Organic Gas (HOG) Mixture per weight of compound added, expressed to hundredths of a gram (g OH3 HOG).
Note: MIR values for individual compounds and hydrocarbon solvents are specified in CCR, Title 17, Sections 94700 and 94701.

MOISTURE CONTENT: The weight of the water in wood expressed in percentage of the weight of the oven-dry wood.

PRODUCT WEIGHTED MIR (PWMIR): The sum of all weighted MIRs for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).
How PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

REACTIVE ORGANIC COMPOUND (ROC): Any compound that has the potential once emitted to contribute to ozone formation in the troposphere.

VOC: A volatile organic compound (VOC) broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a).

### 4.603 FIREPLACES

4.503.1 GENERAL. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

### 4.604 POLLUTANT CONTROL

4.504.1 COVERING OF DUCT OPENINGS & PROTECTION OF MECHANICAL EQUIPMENT DURING CONSTRUCTION. At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may enter the system.

4.504.2 ENVIRONMENTAL POLLUTANT CONTROL. Finish materials shall comply with this section.

4.504.2.1 Adhesives, Sealants and Caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply.

1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable, with compliance also determined using the test method specified in those tables. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chlorobenzene, ethylene dichloride, methylene chloride, perchloroethylene, and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
2. Aerosol adhesives and smaller unit sizes of adhesives and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with section 94507.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the 2022 Architectural Suggested Control Measures, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding flat, nonflat or nonflat-high gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol Paints and Coatings. Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(3), and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94507, and in all cases under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification.
2. Field verification of on-site product containers.

**TABLE 4.504.1 - ADHESIVE VOC LIMIT**

| Less Water and Less Exempt Compounds in Grams per Liter | |
|---|---|
| ARCHITECTURAL APPLICATIONS | VOC LIMIT |
| INDOOR CARPET ADHESIVES | 50 |
| CARPET PAD ADHESIVES | 50 |
| OUTDOOR CARPET ADHESIVES | 150 |
| WOOD FLOORING ADHESIVES | 100 |
| RUBBER FLOOR ADHESIVES | 60 |
| SUBFLOOR ADHESIVES | 50 |
| CERAMIC TILE ADHESIVES | 65 |
| VCT & ASPHALT TILE ADHESIVES | 50 |
| DRYWALL & PANEL ADHESIVES | 50 |
| COVE BASE ADHESIVES | 50 |
| MULTIPURPOSE CONSTRUCTION ADHESIVE | 70 |
| STRUCTURAL GLAZING ADHESIVES | 100 |
| SINGLE-PLY ROOF MEMBRANE ADHESIVES | 250 |
| OTHER ADHESIVES NOT LISTED | 50 |
| SPECIALTY APPLICATIONS | |
| PVC WELDING | 510 |
| CPVC WELDING | 490 |
| ABS WELDING | 325 |
| PLASTIC CEMENT WELDING | 250 |
| ADHESIVE PRIMER FOR PLASTIC | 550 |
| CONTACT ADHESIVE | 80 |
| SPECIAL PURPOSE CONTACT ADHESIVE | 250 |
| STRUCTURAL WOOD MEMBER ADHESIVE | 140 |
| TOP & TRIM ADHESIVE | 250 |
| SUBSTRATE SPECIFIC APPLICATIONS | |
| METAL TO METAL | 30 |
| PLASTIC FOAMS | 50 |
| POROUS MATERIAL (EXCEPT WOOD) | 50 |
| WOOD | 30 |
| FIBERGLASS | 80 |

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.
2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

**TABLE 4.504.2 - SEALANT VOC LIMIT**

| Less Water and Less Exempt Compounds in Grams per Liter | |
|---|---|
| SEALANTS | VOC LIMIT |
| ARCHITECTURAL | 250 |
| MARINE DECK | 760 |
| NON-MEMBRANE ROOF | 300 |
| ROADWAY | 250 |
| SINGLE-PLY ROOF MEMBRANE | 450 |
| OTHER | 420 |
| SEALANT PRIMERS | |
| ARCHITECTURAL | |
| NON-POROUS | 250 |
| POROUS | 775 |
| MODIFIED BITUMINOUS | 500 |
| MARINE DECK | 760 |
| OTHER | 750 |

**TABLE 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[1]**

| Grams of VOC per Liter of Coating, Less Water & Less Exempt Compounds | |
|---|---|
| COATING CATEGORY | VOC LIMIT |
| FLAT COATINGS | 50 |
| NONFLAT COATINGS | 100 |
| NONFLAT-HIGH GLOSS COATINGS | 150 |
| SPECIALTY COATINGS | |
| ALUMINUM ROOF COATINGS | 400 |
| BASEMENT SPECIALTY COATINGS | 400 |
| BITUMINOUS ROOF COATINGS | 50 |
| BITUMINOUS ROOF PRIMERS | 350 |
| BOND BREAKERS | 350 |
| CONCRETE CURING COMPOUNDS | 350 |
| CONCRETE MASONRY SEALERS | 100 |
| DRIVEWAY SEALERS | 50 |
| EXTERIOR COATINGS | 100 |
| FAUX FINISHING COATINGS | 350 |
| FIRE RESISTIVE COATINGS | 350 |
| FLOOR COATINGS | 100 |
| FORM-RELEASE COMPOUNDS | 250 |
| GRAPHIC ARTS (SIGN) COATINGS | 500 |
| HIGH-TEMPERATURE COATINGS | 420 |
| INDUSTRIAL MAINTENANCE COATINGS | 250 |
| LOW-SOLIDS COATINGS | 120 |
| MAGNESITE CEMENT COATINGS | 450 |
| MASTIC COATINGS | 300 |
| METALLIC PIGMENTED COATINGS | 500 |
| MULTICOLOR COATINGS | 250 |
| PRE-TREATMENT WASH PRIMERS | 420 |
| PRIMERS, SEALERS, & UNDERCOATERS | 100 |
| REACTIVE PENETRATING SEALERS | 350 |
| RECYCLED COATINGS | 250 |
| ROOF COATINGS | 50 |
| RUST PREVENTATIVE COATINGS | 250 |
| SHELLACS | |
| CLEAR | 730 |
| OPAQUE | 550 |
| SPECIALTY PRIMERS, SEALERS & UNDERCOATERS | 100 |
| STAINS | 250 |
| STONE CONSOLIDANTS | 450 |
| SWIMMING POOL COATINGS | 340 |
| TRAFFIC MARKING COATINGS | 100 |
| TUB & TILE REFINISH COATINGS | 420 |
| WATERPROOFING MEMBRANES | 250 |
| WOOD COATINGS | 275 |
| WOOD PRESERVATIVES | 350 |
| ZINC-RICH PRIMERS | 340 |

1. GRAMS OF VOC PER LITER OF COATING, EXCLUDING WATER & EXEMPT COMPOUNDS.
2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.
3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

**TABLE 4.504.5 - FORMALDEHYDE LIMITS**

| Maximum Formaldehyde Emissions in Parts per Million | |
|---|---|
| PRODUCT | CURRENT LIMIT |
| HARDWOOD PLYWOOD VENEER CORE | 0.05 |
| HARDWOOD PLYWOOD COMPOSITE CORE | 0.05 |
| PARTICLE BOARD | 0.09 |
| MEDIUM DENSITY FIBERBOARD | 0.11 |
| THIN MEDIUM DENSITY FIBERBOARD[2] | 0.13 |

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.
2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16" (8 MM).

## DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)

4.504.3 CARPET SYSTEMS. All carpet installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs:

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx

4.504.3.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs:

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx

4.504.3.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 4.504.1.

4.504.4 RESILIENT FLOORING SYSTEMS. Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall meet the requirements of the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.2, January 2017 (Emission testing method for California Specification 01350).

See California Department of Public Health's website for certification programs and testing labs:

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/VOC.aspx

4.504.5 COMPOSITE WOOD PRODUCTS. Hardwood plywood, particleboard and medium density fiberboard composite wood products used in the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in those sections, as shown in Table 4.504.5.

4.504.5.1 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include all of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 specifications of the Engineered Wood Association, the Australian AS/NZS 2269, European EN 300, Japanese JIS A 5908 for Type 24 plywood, and Canadian CSA 0121, CSA 0151, CSA 0153, and CSA 0325 standards.
5. Other methods acceptable to the enforcing agency.

### 4.505 INTERIOR MOISTURE CONTROL

4.505.1 General. Buildings shall meet or exceed the provisions of the California Building Standards Code.

4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the California Residential Code, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:

1. A 4-inch (101.6 mm) thick base of 1/2 inch (12.7 mm) or larger clean aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design which will address bleeding, shrinkage, and curling shall be used. For additional information, see American Concrete Institute (ACI 302.2R-06).
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.

4.505.3 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

1. Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade-stamped end of each piece verified.
3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.

Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturer's drying recommendations prior to enclosure.

### 4.506 INDOOR AIR QUALITY AND EXHAUST

4.506.1 Bathroom exhaust fans. Each bathroom shall be mechanically ventilated and shall comply with the following:

1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control.
   a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment.
   b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e. built-in).

Notes:

1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or tub/shower combination.
2. Lighting integral to bathroom exhaust fans shall comply with the California Energy Code.

### 4.507 ENVIRONMENTAL COMFORT

4.507.2 HEATING AND AIR CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their equipment selected using the following methods:

1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods.
2. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection), or other equivalent design software or methods.

Exceptions: Use of alternate design temperatures necessary to ensure the system functions are acceptable.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A GUIDE TO ASSIST USERS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGreen). DUE TO THE VARIABLES BEYOND BUILDING DEPARTMENT APPLICATIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND WILL BE INSPECTED BY THE JURISDICTION'S BUILDING OFFICIAL. THE JURISDICTION ASSUMES NO RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT INCLUDING VERIFICATION WITH THE TITLE 24

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
PO BOX 8251
MAMMOTH LAKES, CA 93546
805.852.1677

CITY CASE NUMBER
PLN2021-00261

8TH STREET CONDOMINIUMS
4905 8TH STREET
CARPINTERIA, CA 93013

BUILDING DEPARTMENT SUBMITTAL 09-01-2023

| REVISION NO | DESCRIPTION | DATE |
|---|---|---|
| | | |

GREEN CODE 2022

G3.1

## CHAPTER 7
## INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

### 702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including duct and equipment by a nationally or regionally recognized training or certification program. Uncertified workers may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. Public-private apprenticeship programs
2. Public utility training programs
3. Training programs sponsored by trade, labor, or statewide energy consulting or certification organizations
4. Programs sponsored by manufacturing organizations
5. Other programs acceptable to the enforcing agency

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or certification organization, such as HERS rater, building performance contractors, and home energy auditors.
3. Successful completion of a third-party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with the code.

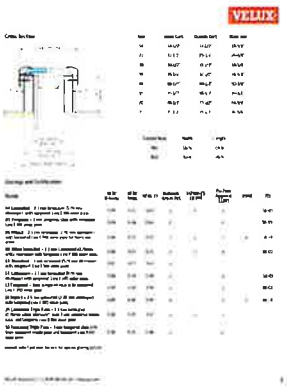
### 703 VERIFICATIONS

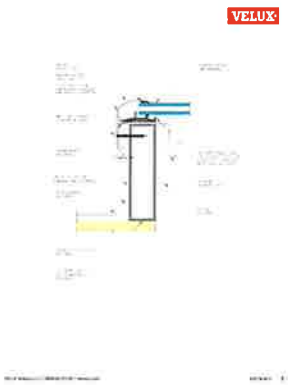
703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency, which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

## RHEEM FAU

## EXTERIOR WALL SCONCE

## SKYLIGHTS

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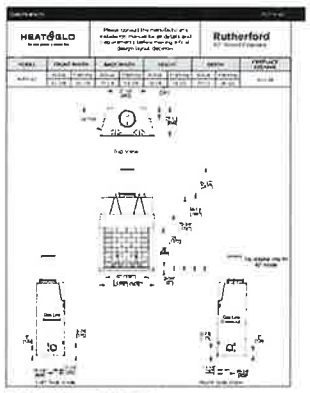


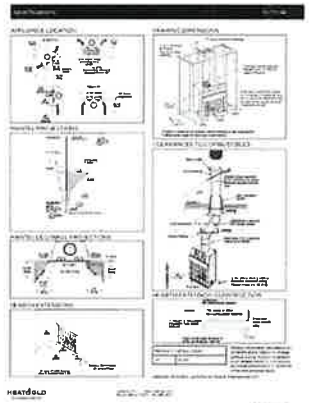


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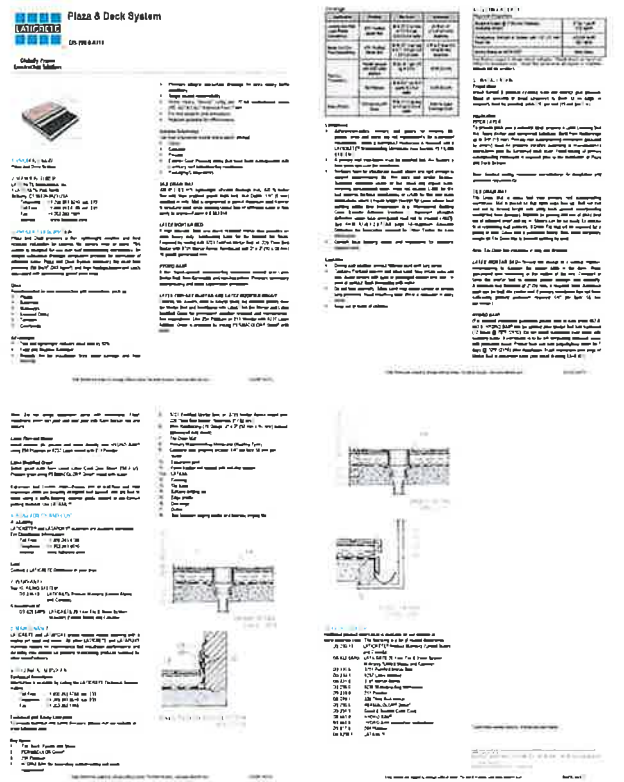
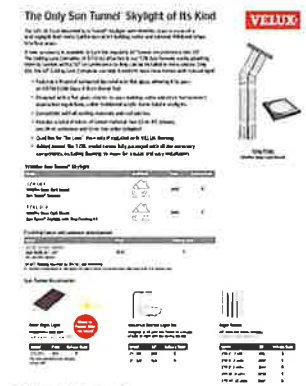



## SUN TUNNEL




CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
P.O. BOX 8291
SAN LUIS OBISPO, CA 93403
805.953.1677

CITY CASE NUMBER
PLN2021-00261

# 8TH STREET CONDOMINIUMS

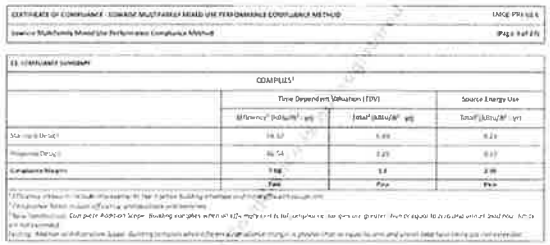
4905 8TH STREET
CARPINTERIA, CA 93013

BUILDING DEPARTMENT SUBMITTAL 09-01-2023

| REVISION | | |
|---|---|---|
| NO | DESCRIPTION | DATE |
| | | |

SPECIFICATIONS

G6.0



CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD — LMCC-PRF-01-E
Lowrise Multifamily Mixed Use Performance Compliance Method — (Page 5 of 27)

E3. COMPLIANCE SUMMARY

| | COMPLIES[1] | | |
|---|---|---|---|
| | Time Dependent Valuation (TDV) | | Source Energy Use |
| | Efficiency[2] (kBtu/ft²-yr) | Total[3] (kBtu/ft²-yr) | Total[3] (kBtu/ft²-yr) |
| Standard Design | 94.67 | 108.00 | 0.23 |
| Proposed Design | 86.54 | 97.85 | 0.17 |
| Compliance Margin | 8.13 | 10.15 | 0.06 |
| | Pass | Pass | Pass |

[1] Complying offices must include the energy for the entire building envelope and mechanical equipment.
[2] Compliance based on energy efficiency and conservation.
New Construction Compliance Approach Scope: Building complies when all 12 requirements below are met and greater than or equal to 0% and all total source energy use requirements are met.
Existing + Addition or Alteration Scope: Building complies when efficiency and source energy is greater than or equal to zero and all total source energy use requirements are met.

Registration Number: CA Building Energy Efficiency Standards 2022 Lowrise Multifamily Compliance
Registration Date/Time: Report Version: 2022.0.000 Schema Version: rev.20220601
HERS Provider: Report Generated: 2023-08-24 10:21:09 Compliance ID: Energy Pro 8165.0823.105

CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD — LMCC-PRF-01-E
Lowrise Multifamily Mixed Use Performance Compliance Method — (Page 8 of 27)

E. PROJECT SUMMARY

Table E (Select which building components are included in the performance calculation. If components are not listed, they must meet mandatory requirements.)

| Building Components Complying via Performance | | | | | Building Components Complying Prescriptively | | |
|---|---|---|---|---|---|---|---|
| Indoor Lighting (see Table 5) | Systems | Not Included | Water Heating (see Table 3) | [ ] | Performance | The following energy components are not modeled for performance and must be prescriptively complied with: Indoor Lighting, Mechanical Ventilation, Domestic Hot Water Heating, Space Heating, Space Cooling, Envelope, Solar Ready, Electric Vehicle Charging, Process Loads, Renewables, Battery Storage | |
| | Multiplier | Performance | | [X] | Not Included | | |
| Mechanical (see Table 4) | Normal | Not Included | Covered Process (Commercial Systems, see Table 3) | [ ] | Performance | Indoor Lighting (140.6 & 170.2(e)) | LMCC-LTI-01-E is required |
| | Multiplier | Performance | | [X] | Not Included | Outdoor Lighting (140.7 & 170.2(e)) | LMCC-LTO-01-E is required |
| Domestic Hot Water (see Table 3) | Normal | Not Included | Covered Process (Commercial and MF, see Table 3) | [ ] | Performance | Mechanical (140.4 & 170.2(d)) | LMCC-LTI-01-E is required |
| | Multiplier | Performance | | [X] | Not Included | Building Components Complying with Mandatory Measures | |
| Lighting Indoor (see Table 5) | Normal | Not Included | Photovoltaic (see Table 5) | [X] | Performance | Electrical power distribution (130.5) | LMCC-ELC-01-E is required |
| | Multiplier | Performance | | [ ] | Not Included | Electrical Power Distribution (130.5) | LMCC-ELC-01-E is required |
| | | | Battery (see Table 5) | [ ] | Performance | Solar Ready (150.1(c)14) | LMCC-SRA-01-E is required |
| | | | | [X] | Not Included | Solar Ready (150.1(c)14) | LMCC-SRA-01-E is required |

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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD — LMCC-PRF-01-E
Lowrise Multifamily Mixed Use Performance Compliance Method — (Page 9 of 27)

| Project Name | 23 181 Eighth Street Condo | Date Prepared | 2023-08-24 |
|---|---|---|---|

4. General Information

| | | | | | |
|---|---|---|---|---|---|
| 1 | Project Name | 23 181 Eighth Street Condo | | | |
| 2 | Run Title | New (8) Analysis | | | |
| 3 | Project Location | 4905 8th Street | | | |
| 4 | City | Carpinteria | 5 | Standards Version | Compliance 2022 |
| 6 | Zip code | 93013 | 7 | Compliance Software Version | EnergyPro 9.2 |
| 8 | Climate Zone | 6 | 9 | Building Orientation (deg) | 90 |
| 10 | Building Type(s) | 4 Multifamily 3 stories | 11 | Weather File | SANTA MARIANA_TMY3.epw |
| 12 | Project Scope | New complete scope | 13 | Number of Dwelling Units | 8 |
| 14 | Total Conditioned Floor Area (ft²) | 8819 | 15 | Total # of heated rooms | 0 |
| 16 | Total Unconditioned Floor Area (ft²) | 1120 | 17 | Fuel Type | Natural gas |
| 18 | Non-residential Conditioned Floor Area | - | 19 | Total # of Stories (Habitable Above Grade) | 2 |
| 20 | Residential Conditioned Floor Area | 8819 | | | |

Registration Number: CA Building Energy Efficiency Standards 2022 Lowrise Multifamily Compliance
Registration Date/Time: Report Version: 2022.0.000 Schema Version: rev.20220601
HERS Provider: Report Generated: 2023-08-24 10:21:09 Compliance ID: Energy Pro 8165.0823.105

CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD — LMCC-PRF-01-E
Lowrise Multifamily Mixed Use Performance Compliance Method — (Page 6 of 27)

E4. SOURCE ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual kBtu/ft² energy use, kBtu/ft² -yr)

| | COMPLIES[1] | | |
|---|---|---|---|
| Energy Component | Standard Design (SOURCE) | Proposed Design (SOURCE) | Compliance Margin (SOURCE)[1] |
| Space Heating | 1.95 | 2.07 | -0.12 |
| Space Cooling | 0.01 | 0.01 | 0 |
| Indoor Fans | 0.72 | 0.75 | -0.03 |
| Heat Rejection | 0 | 0 | 0 |
| Pumps & Misc. | 0.04 | 0.04 | 0 |
| Domestic Hot Water | 6.95 | 7.1 | -0.15 |
| Indoor Lighting | 1.39 | 1.39 | 0 |
| Receptacle | | | |
| EFFICIENCY COMPLIANCE TOTAL | 9.36 | 9.76 | -0.40 (-4.3%) |
| Photovoltaics | -1.58 | -1.46 | -0.06 |
| Batteries | | | |
| TOTAL COMPLIANCE | 6.63 | 8.25 | -1.58 (-36.7%) |

Notes: The number in parentheses indicates by how much the proposed design is greater or less than the standard design.

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Registration Date/Time: Report Version: 2022.0.000 Schema Version: rev.20220601
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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD — LMCC-PRF-01-E
Lowrise Multifamily Mixed Use Performance Compliance Method — (Page 7 of 27)

E5. TDV ENERGY EFFICIENCY NON-REGULATED COMPONENTS[1]

| Non-Regulated Energy Component | Standard Design (TDV) | Proposed Design (TDV) | Compliance Margin (TDV)[1] |
|---|---|---|---|
| Receptacle | 41.44 | 44.88 | |
| Process | 33.76 | 33.76 | |
| Refrigeration | 7.64 | 7.64 | |
| Process Motors | 13.5 | 13.5 | |
| TOTAL TDV COMPLIANCE NON-REGULATED COMPONENTS | 87.33 | 82.98 | 4.3 (5.0%) |

Notes: The same as mandatory measures.

Registration Number: CA Building Energy Efficiency Standards 2022 Lowrise Multifamily Compliance
Registration Date/Time: Report Version: 2022.0.000 Schema Version: rev.20220601
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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD — LMCC-PRF-01-E
Lowrise Multifamily Mixed Use Performance Compliance Method — (Page 8 of 27)

E2. TDV ENERGY COMPLIANCE RESULTS FOR PERFORMANCE COMPONENTS (Annual TDV Energy Use, kBtu/ft² -yr)

| | COMPLIES[1] | | |
|---|---|---|---|
| Energy Component | Standard Design (TDV) | Proposed Design (TDV) | Compliance Margin (TDV)[1] |
| Space Heating | 33.11 | 34.04 | -0.93 |
| Space Cooling | 0.85 | 0.91 | -0.06 |
| Indoor Fans | 6.85 | 6.85 | 0.00 |
| Heat Rejection | 0 | 0 | 0 |
| Pumps & Misc. | 9.25 | 9.31 | -0.06 |
| Domestic Hot Water | 64.18 | 63.48 | 0.70 |
| Indoor Lighting | 9.54 | 9.53 | 0 |
| Receptacle | - | - | - |
| EFFICIENCY COMPLIANCE TOTAL | 124.57 | 124.94 | -0.37 (-0.3%) |
| Photovoltaics | -17.08 | -15.21 | -1.87 |
| Batteries | - | - | - |
| TOTAL COMPLIANCE | 4.49 | 5.89 | -1.40 (-31%) |

Notes: The number may be negative (indicating that the proposed design is greater) or represents the amount better than standard.

Registration Number: CA Building Energy Efficiency Standards 2022 Lowrise Multifamily Compliance
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CERTIFICATE OF COMPLIANCE - LOWRISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD — LMCC-PRF-01-E
Lowrise Multifamily Mixed Use Performance Compliance Method — (Page 9 of 27)

E1. ENERGY USE SUMMARY

| Energy Component | Standard Design Site (kBtu/ft²) | Proposed Design Site (kBtu/ft²) | Margin (kBtu/ft²) | Standard Design Site (MBtu) | Proposed Design Site (MBtu) | Margin (MBtu) |
|---|---|---|---|---|---|---|
| Space Heating | 2 | 2.2 | -0.2 | | | |
| Space Cooling | 0 | 0 | 0 | - | - | |
| Indoor Fans | 1 | 1.1 | -0.1 | | | |
| Heat Rejection | | | | | | |
| Pumps & Misc. | 0 | 0 | 0 | - | - | |
| Domestic Hot Water | 3.2 | 3.3 | -0.1 | 13.8 | 14.1 | -0.3 |
| Indoor Lighting | 1.7 | 1.7 | 0 | | | |
| Receptacle | | | | - | - | |
| EFFICIENCY TOTAL | 7.9 | 8.3 | -0.4 | 13.8 | 14.1 | -0.3 |
| Photovoltaics | -2.9 | -2.9 | 0.0 | - | - | |
| Batteries | | | | | | |
| ENERGY USE NET TOTAL | 5.1 | 5.4 | -0.3 | 13.8 | 14.1 | -0.3 |
| Fireplaces | 5.4 | 5.4 | 0 | - | - | |
| Pumps | 0.3 | 0.3 | 0 | 0.8 | 0.8 | 0 |
| Fireplaces | 0.3 | 0.3 | 0 | | | |
| Propane Tank | 0.1 | 0.1 | 0 | | | |
| ENERGY USE TOTAL | 5.8 | 6 | -0.2 | 14.6 | 14.9 | -0.3 |

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E5. SOURCE ENERGY EFFICIENCY NON-REGULATED COMPONENTS[1]

| Non-Regulated Energy Component | Standard Design (SOURCE) | Proposed Design (SOURCE) | Compliance Margin (SOURCE)[1] |
|---|---|---|---|
| Receptacle | 8.1 | 8.8 | |
| Process | 6.62 | 6.62 | |
| Refrigeration | 1.24 | 1.24 | |
| Process Motors | 2.64 | 2.64 | |
| TOTAL TDV COMPLIANCE NON-REGULATED COMPONENTS | 17.43 | 19.05 | -1.62 (-9.3%) |

Notes: The same as mandatory measures.

E6. BATTERY STORAGE REQUIREMENTS

☐ This project is pursuing Compliance Tier 1 ☐ This project is pursuing Compliance Tier 2

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## TITLE 24 SHEET INDEX

| NO | SHEET | DESCRIPTION |
|---|---|---|
| 1 | EN-0 | TITLE 24 FORMS - LMCC-PRF-01-E & SHEET INDEX |
| 2 | EN-1 | TITLE 24 FORMS - LMCC-PRF-01-E |
| 3 | EN-2 | TITLE 24 FORMS - LMCC-PRF-01-E |
| 4 | EN-3 | TITLE 24 FORMS - LMCC-PRF-01-E |

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

SEAL:


GMP ENGINEERS
1540 Reynolds Privey St, Ste 100
Lake Forest, CA 92630
Tel: 949-367-8686


PROJECT:
EIGHTH STREET CONDO
4905 8TH STREET,
CARPINTERIA, CA 93013

SHEET TITLE
TITLE 24 FORMS - LMCC-PRF-01-E & SHEET INDEX

| | |
|---|---|
| DRAWN | |
| CHECKED | |
| DATE | 08/24/23 |
| SCALE | AS NOTED |
| JOB NO. | 23-181 |
| SHEET | EN-0 |

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**F4. Dwelling Unit Entries**

| 01 | 02 | 03 | 04 | 05 | 06 | 07 |
|---|---|---|---|---|---|---|
| Name | Area (ft²) | Number of Bedrooms | Number in Building | Space Conditioning Systems Assigned | DHW System Name | Equipment Name |
| DU 1 Conditioned | 1521 | 3 | 1 | DX Cooling 1 / Heat Pump System 1 / 1 | WH 1 | Default Maximum Standard (0.52 EF) |
| DU 2 Conditioned | 1814 | 2 | 1 | DX Cooling 2 / Heat Pump System 2 / 1 | WH 2 | Default Maximum Standard (0.52 EF) |
| DU 3 Conditioned | 1521 | 3 | 1 | DX Cooling 3 / Heat Pump System 3 / 1 | WH 3 | Default Maximum Standard (0.52 EF) |

**F4. Envelope General Information (conditioned spaces only)**

| 01 | 02 | 03 | 04 |
|---|---|---|---|
| Opaque Surface Orientation | Total Gross Surface Area (ft²) | Total Fenestration Area (ft²) | Window to Wall Ratio (%) |
| North (facing) | 1,581 | 263 | 16.6 |
| East (facing) | 1,857 | 314 | 16.9 |
| South (facing) | 1,137 | 161 | 14.16 |
| West (facing) | 1,111 | 251 | 22.61 |
| Total | 6,686 | 990 | 14.75 |
| Roof | 4,594 | 0 | 0 |

Notes:
1 North (facing) is oriented to within 45 degrees of true north, or west 45.00° west of north (NW), but excluding 45.00° west of north (NW).
2 East (facing) is oriented to within 45 degrees of true east, including 45.00° east of south (SE), but excluding 45.00° west of north (NE).
3 South (facing) is oriented to within 45 degrees of true south, including 45.00° west of south (SW), but excluding 45.00° east of south (SE).
4 West (facing) is oriented to within 45 degrees of true west, including 45.00° north of west (NW), but excluding 45.00° south of west (SW).

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**F5. Efficiency Measures**

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| DC System Size (kWdc) | Exemption | Module Type | Array Type | Power Electronics | Tilt | Azimuth (deg) | Tilt Input | Solar Angle (deg) | TSRF (pct) | Inverter Eff (%) | Annual Solar Access (%) |
| 0 | n/a | Standard (14-17%) | Fixed | none | Roof | 180 | Degrees | 22 | 80% | na | 99 |

Total DC System Size (kWdc): 0

**F15. PV Battery Building Type(s)**

| 01 | 02 | 03 |
|---|---|---|
| Building Occupancy Type (from Table 140.3-A/B and 170.3-A/B) | Conditioned Floor Area (ft²) | Unconditioned Floor Area (ft²) |
| Dormitory | 0 | 0 |
| High School or University | 0 | 0 |
| Office, Financial Institution, Commercial Banks, Town | 0 | 0 |
| Retail | 0 | 0 |
| Other | 0 | 0 |
| Warehouse | 0 | 0 |
| Multifamily, Convalescent Home, Hotel/Motel, Library, Museum, Police Building/Courts, Restaurant, Theater | 0 | 6,686 |
| Total | 0 | 0 |

Building Occupancy Types not defined in section 100.1 or only Exempt Uses

**F3. Dwelling Unit Information**

| 01 | 02 | 03 | 04 |
|---|---|---|---|
| Dwelling Unit Name | Dwelling Unit Type | Qty | Zone Group Multiplier |
| DU 1 Unit 1 (1521 | Dus 3 Unit 3 | 1 Unit 3 | 1 |
| DU 2 Unit 1 (1814 | Dus 2 Unit 2 | 1 Unit 2 | 1 |
| DU 3 Unit 1 (1521 | Dus 3 Unit 3 | 1 Unit 3 | 1 |

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**F6. Envelope Summary**

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 |
|---|---|---|---|---|---|---|---|---|---|---|
| Name | Area (ft²) | Roof Pitch | Roof Aged Solar Reflectance | Roof Emittance | Roof Radiant Barrier | Roof Cool Roof | Roof Solar Reflectance | Roof Thermal Emittance | Roof SRI | Roof Cool Roof |
| Roof | 6,686 | Flat | 0.63 | 0.85 | No | No | 0.63 | 0.85 | 76 | No |

**F7. Roof Construction**

| 01 | 02 | 03 | 04 | 05 | 06 |
|---|---|---|---|---|---|
| Name | Construction | Type | Radiant Barrier |
| Roof A1 Unit 1 | Roof A1 | Attic | No |
| Roof A1 Unit 2 | Roof A1 | Attic | No |
| Roof A1 Unit 3 | Roof A1 | Attic | No |

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**F8. Opaque Surface Assembly Summary**

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 |
|---|---|---|---|---|---|---|---|---|---|
| Surface Name | Construction Type | Area (ft²) | Framing Type | Cavity R-Value | Continuous R-Value | | Units | Value | Description of Assembly Layers | Status |
| | | | | | Interior | Exterior | | | | |
| A1 Ext Wall | Exterior Walls | 1,581 | Wood Framed Wall | 21 | 0 | 0 | U-factor | 0.064 | Inside Surface: Horizontal Plane Back Wall Wood Framing, Cavity / Frame: R-21 / 2x6 Exterior Finish: 1 Coat Stucco | N |
| A2 Ext Wall Unit 1 | Exterior Walls | 1,857 | Wood Framed Wall | 21 | 0 | 0 | U-factor | 0.064 | Outside Surface: Horizontal Plane Exterior Wall Siding, Cavity / Frame: R-21 / 2x6 | N |
| A3 Wall Interior | Interior Walls | 4,200 | Wood Framed Wall | 0 | 0 | 0 | U-factor | 0.064 | Inside Finish: Gypsum Board Cavity / Frame: 2" / 2x6 Other Side Finish: Gypsum Board | |
| Roof Attic Unit 1 | Attic Roofs | 2,064 | Wood Framed Ceiling | 38 | 0 | 0 | U-factor | 0.026 | Roofing: Light Roof (Asphalt Shingles) Roof Deck: Wood Ventilation: Venting Cavity / Frame: Horizontal / 2x6 | N |
| Roof Attic Unit 2 | Attic Roofs | 1,814 | Wood Framed Ceiling | 38 | 0 | 0 | U-factor | 0.026 | Roofing: Light Roof (Asphalt Shingles) Roof Deck: Wood Ventilation: Venting Cavity / Frame: Horizontal / 2x6 | N |
| Roof Attic Unit 3 | Attic Roofs | 2,064 | Wood Framed Ceiling | 38 | 0 | 0 | U-factor | 0.026 | Roofing: Light Roof (Asphalt Shingles) Roof Deck: Wood Ventilation: Venting Cavity / Frame: Horizontal / 2x6 | N |
| Garage Ext Wall | Exterior Walls | 1,110 | Wood Framed Wall | 0 | 0 | 0 | U-factor | 0.064 | Inside Finish: Gypsum Board Cavity / Frame: 2" / 2x6 Exterior Finish: 1 Coat Stucco | N |

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**F8. Opaque Surface Assembly Summary**

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 |
|---|---|---|---|---|---|---|---|---|---|
| Surface Name | Construction Type | Area (ft²) | Framing Type | Cavity R-Value | Continuous R-Value | | Units | Value | Description of Assembly Layers | Status |
| | | | | | Interior | Exterior | | | | |
| A1 Ext Wall | Exterior Walls | 8,586 | Wood Framed Wall | 21 | 0 | 0 | U-factor | 0.064 | Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 1 Coat Stucco | N |
| A2 Ext Wall Unit 1 | Exterior Walls | 1,799 | Wood Framed Wall | 21 | 0 | 0 | U-factor | 0.064 | Outside Surface: Horizontal Plane Exterior Wall Siding, Cavity / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board | N |
| A3 Wall Interior | Interior Walls | 5,670 | Wood Framed Wall | 0 | 0 | 0 | U-factor | 0.064 | Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board | |
| Roof Attic Unit 1 | Attic Roofs | 2,064 | Wood Framed Ceiling | 38 | 0 | 0 | U-factor | 0.026 | Roofing: Light Roof (Asphalt Shingles) Roof Deck: Wood Ventilation: Venting Cavity / Frame: Horizontal / 2x6 | N |
| A4 Wall Garage | Exterior Walls | 240 | Wood Framed Wall | 21 | 0 | 0 | U-factor | 0.064 | Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 1 Coat Stucco | N |
| Roof Attic Unit 2 | Attic Roofs | 1,814 | Wood Framed Ceiling | 38 | 0 | 0 | U-factor | 0.026 | Roofing: Light Roof (Asphalt Shingles) Roof Deck: Wood Ventilation: Venting Cavity / Frame: Horizontal / 2x6 | N |
| Roof Attic Unit 3 | Attic Roofs | 2,064 | Wood Framed Ceiling | 38 | 0 | 0 | U-factor | 0.026 | Roofing: Light Roof (Asphalt Shingles) Roof Deck: Wood Ventilation: Venting Cavity / Frame: Horizontal / 2x6 | N |
| Garage Ext Wall | Exterior Walls | 1,110 | Wood Framed Wall | 0 | 0 | 0 | U-factor | 0.064 | Inside Finish: Gypsum Board Cavity / Frame: 2" / 2x6 Exterior Finish: 1 Coat Stucco | N |

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**F8. Opaque Surface Assembly Summary**

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 |
|---|---|---|---|---|---|---|---|---|---|
| Surface Name | Construction Type | Area (ft²) | Framing Type | Cavity R-Value | Continuous R-Value | | Units | Value | Description of Assembly Layers | Status |
| | | | | | Interior | Exterior | | | | |
| A1 Ext Wall | Exterior Walls | 8,586 | Wood Framed Wall | 21 | 0 | 0 | U-factor | 0.064 | Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 1 Coat Stucco | N |
| A2 Ext Wall Unit 1 | Exterior Walls | 1,799 | Wood Framed Wall | 21 | 0 | 0 | U-factor | 0.064 | Outside Surface: Horizontal Plane Exterior Wall Siding, Cavity / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board | N |
| A3 Wall Interior | Interior Walls | 5,670 | Wood Framed Wall | 0 | 0 | 0 | U-factor | 0.064 | Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board | |
| Roof Attic Unit 1 | Attic Roofs | 2,064 | Wood Framed Ceiling | 38 | 0 | 0 | U-factor | 0.026 | Roofing: Light Roof (Asphalt Shingles) Roof Deck: Wood Ventilation: Venting Cavity / Frame: Horizontal / 2x6 | N |
| A4 Wall Garage | Exterior Walls | 240 | Wood Framed Wall | 21 | 0 | 0 | U-factor | 0.064 | Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 1 Coat Stucco | N |
| Roof Attic Unit 2 | Attic Roofs | 1,814 | Wood Framed Ceiling | 38 | 0 | 0 | U-factor | 0.026 | Roofing: Light Roof (Asphalt Shingles) Roof Deck: Wood Ventilation: Venting Cavity / Frame: Horizontal / 2x6 | N |
| Roof Attic Unit 3 | Attic Roofs | 2,064 | Wood Framed Ceiling | 38 | 0 | 0 | U-factor | 0.026 | Roofing: Light Roof (Asphalt Shingles) Roof Deck: Wood Ventilation: Venting Cavity / Frame: Horizontal / 2x6 | N |
| Garage Ext Wall | Exterior Walls | 1,110 | Wood Framed Wall | 0 | 0 | 0 | U-factor | 0.064 | Inside Finish: Gypsum Board Cavity / Frame: 2" / 2x6 Exterior Finish: 1 Coat Stucco | N |

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Lowrise Multifamily Mixed Use Performance Compliance Method — (Page 14 of 27)

**F8. Opaque Surface Assembly Summary**

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 |
|---|---|---|---|---|---|---|---|---|---|
| Surface Name | Construction Type | Area (ft²) | Framing Type | Cavity R-Value | Continuous R-Value | | Units | Value | Description of Assembly Layers | Status |
| | | | | | Interior | Exterior | | | | |
| A1 Ext Wall | Exterior Walls | 8,586 | Wood Framed Wall | 21 | 0 | 0 | U-factor | 0.064 | Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 1 Coat Stucco | N |
| A2 Ext Wall Unit 1 | Exterior Walls | 1,799 | Wood Framed Wall | 21 | 0 | 0 | U-factor | 0.064 | Outside Surface: Horizontal Plane Exterior Wall Siding, Cavity / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board | N |
| A3 Wall Interior | Interior Walls | 5,670 | Wood Framed Wall | 0 | 0 | 0 | U-factor | 0.064 | Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Other Side Finish: Gypsum Board | |
| Roof Attic Unit 1 | Attic Roofs | 2,064 | Wood Framed Ceiling | 38 | 0 | 0 | U-factor | 0.026 | Roofing: Light Roof (Asphalt Shingles) Roof Deck: Wood Ventilation: Venting Cavity / Frame: Horizontal / 2x6 | N |
| A4 Wall Garage | Exterior Walls | 240 | Wood Framed Wall | 21 | 0 | 0 | U-factor | 0.064 | Inside Finish: Gypsum Board Cavity / Frame: R-21 / 2x6 Exterior Finish: 1 Coat Stucco | N |
| Roof Attic Unit 2 | Attic Roofs | 1,814 | Wood Framed Ceiling | 38 | 0 | 0 | U-factor | 0.026 | Roofing: Light Roof (Asphalt Shingles) Roof Deck: Wood Ventilation: Venting Cavity / Frame: Horizontal / 2x6 | N |
| Roof Attic Unit 3 | Attic Roofs | 2,064 | Wood Framed Ceiling | 38 | 0 | 0 | U-factor | 0.026 | Roofing: Light Roof (Asphalt Shingles) Roof Deck: Wood Ventilation: Venting Cavity / Frame: Horizontal / 2x6 | N |
| Garage Ext Wall | Exterior Walls | 1,110 | Wood Framed Wall | 0 | 0 | 0 | U-factor | 0.064 | Inside Finish: Gypsum Board Cavity / Frame: 2" / 2x6 Exterior Finish: 1 Coat Stucco | N |

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**F9. Fenestration Summary (Multifamily and Common Areas)**

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Fenestration Name | Fenestration Type/ Product Type / Frame Type | Parent Surface | Azimuth | Multiplier | Area (ft²) | Overall U-factor | U-factor Source | Overall SHGC | SHGC Source | Overall VT | Exterior Shading | Status |
| 1.01 | Vertical Fenestration Architectural Window (Operable) (Multifamily only) / N/A | Exterior Wall 1 | 135 | 1 | 27 | 0.30 | NFRC | 0.23 | NFRC | N/A | Standard Overhang | N |
| 1.02 | Vertical Fenestration Architectural Window (Operable) (Multifamily only) / N/A | Exterior Wall 1 | 225 | 1 | 9 | 0.3 | NFRC | 0.23 | NFRC | N/A | Recessed Deep | N |
| 1.03 | Vertical Fenestration Architectural Window (Operable) (Multifamily only) / N/A | Exterior Wall 1 | 135 | 1 | 9 | 0.3 | NFRC | 0.23 | NFRC | N/A | Standard Overhang | N |
| 1.04 | Vertical Fenestration Architectural Window (Operable) (Multifamily only) / N/A | Exterior Wall 1 | 225 | 1 | 40 | 0.3 | NFRC | 0.23 | NFRC | N/A | Standard Overhang | N |
| 1.05 | Vertical Fenestration Architectural Window (Operable) (Multifamily only) / N/A | Exterior Wall 1 | 135 | 1 | 10.5 | 0.3 | NFRC | 0.23 | NFRC | N/A | Standard Overhang | N |
| 1.06 | Vertical Fenestration Architectural Window (Operable) (Multifamily only) / N/A | Exterior Wall 1 | 315 | 1 | 10 | 0.3 | NFRC | 0.23 | NFRC | N/A | Standard Overhang | N |
| 1.07 | Vertical Fenestration Architectural Window (Operable) (Multifamily only) / N/A | Exterior Wall 1 | 45 | 1 | 10 | 0.3 | NFRC | 0.23 | NFRC | N/A | Standard Overhang | N |

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**F9. Fenestration Summary (Multifamily and Common Areas)**

| 01 | 02 | 03 | 04 | 05 | 06 | 07 | 08 | 09 | 10 | 11 | 12 | 13 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Fenestration Name | Fenestration Type/ Product Type / Frame Type | Parent Surface | Azimuth | Multiplier | Area (ft²) | Overall U-factor | U-factor Source | Overall SHGC | SHGC Source | Overall VT | Exterior Shading | Status |
| 2.01 | Vertical Fenestration Architectural Window (Operable) (Multifamily only) / N/A | Exterior Wall 2 | 45 | 1 | 40 | 0.3 | NFRC | 0.23 | NFRC | N/A | Standard Overhang | N |
| 2.02 | Vertical Fenestration Architectural Window (Operable) (Multifamily only) / N/A | Exterior Wall 2 | 45 | 1 | 28 | 0.3 | NFRC | 0.23 | NFRC | N/A | Recessed Deep | N |
| 2.03 | Vertical Fenestration Architectural Window (Operable) (Multifamily only) / N/A | Exterior Wall 2 | 45 | 1 | 30 | 0.3 | NFRC | 0.23 | NFRC | N/A | Standard Overhang | N |
| 2.04 | Vertical Fenestration Architectural Window (Operable) (Multifamily only) / N/A | Exterior Wall 2 | 45 | 1 | 30 | 0.3 | NFRC | 0.23 | NFRC | N/A | Standard Overhang | N |
| 2.05 | Vertical Fenestration Architectural Window (Operable) (Multifamily only) / N/A | Exterior Wall 2 | 45 | 1 | 10 | 0.3 | NFRC | 0.23 | NFRC | N/A | Standard Overhang | N |
| 2.06 | Vertical Fenestration Architectural Window (Operable) (Multifamily only) / N/A | Exterior Wall 2 | 225 | 1 | 45 | 0.3 | NFRC | 0.23 | NFRC | N/A | Standard Overhang | N |
| 2.07 | Vertical Fenestration Architectural Window (Operable) (Multifamily only) / N/A | Exterior Wall 2 | 135 | 1 | 45 | 0.3 | NFRC | 0.23 | NFRC | N/A | Standard Overhang | N |

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**F10. Opaque Door Summary (Multifamily and Common Areas)**

| 01 | 02 | 03 | 04 |
|---|---|---|---|
| Name | Area (ft²) | Overall U-factor | Status |
| Door 1 120 | 20 | 1 | N |
| Door 1 05 | 108.7 | 1 | N |
| Door 2 06 | 108.7 | 1 | N |
| Door 3 01 | 60 | 1 | N |
| Door 3 02 | 108 | 1 | N |

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This Certificate of Compliance is not valid unless signed by the Certificate of Compliance author.

REVISIONS

| NO | DATE | DESCRIPTION |
|---|---|---|

SEAL

GMEP ENGINEERS

GMEP ENGINEERS
1540 Tarpon Point, E. Ste 80
Lake Forest, CA 92630
Tel: 949-297-0006

PROJECT:
EIGHTH STREET CONDO
4905 8TH STREET,
CARPINTERIA, CA 93013

SHEET TITLE
TITLE 24 FORMS - LMCC-PRF-01-E

EN-1

**GFA, FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)**

| 01 Fenestration Name | 02 Fenestration Type / Product Type / Frame Type | 03 Parent Surface | 04 Azimuth | 05 Multiplier | 06 Area (ft²) | 07 Overall U-factor | 08 U-factor Source | 09 Overall SHGC | 10 SHGC Source | 11 Overall VT | 12 Exterior Shading | 13 Status[1] |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1-04 | Vertical Fenestration Architectural Window Operable (Multifamily only) N/A | Exterior Wall 1.3 | 135 | 1 | 8 | 0.3 | NFRC | 0.23 | NFRC | N/A | Manufacturer Integrated Shading | N |
| 1-03 | Vertical Fenestration Architectural Window Operable (Multifamily only) N/A | Exterior Wall W 3 | 135 | 1 | 20 | 0.3 | NFRC | 0.23 | NFRC | N/A | Manufacturer Integrated Shading | N |
| Door 1-02 | Vertical Fenestration Architectural Window Operable (Multifamily only) N/A | Exterior Wall W 3 | 135 | 1 | 24 | 0.3 | NFRC | 0.23 | NFRC | N/A | Manufacturer Integrated Shading | N |
| 1-01 | Vertical Fenestration Architectural Window Operable (Multifamily only) N/A | Exterior Wall W 3 | 135 | 1 | 10.5 | 0.3 | NFRC | 0.23 | NFRC | N/A | Manufacturer Integrated Shading | N |
| 2-04 | Vertical Fenestration Architectural Window Operable (Multifamily only) N/A | Exterior Wall 1.3 | 135 | 1 | 8 | 0.3 | NFRC | 0.23 | NFRC | N/A | Manufacturer Integrated Shading | N |
| 2-02 | Vertical Fenestration Architectural Window Operable (Multifamily only) N/A | Exterior Wall 1.3 | 135 | 1 | 8 | 0.3 | NFRC | 0.23 | NFRC | N/A | Manufacturer Integrated Shading | N |
| 2-01 | Vertical Fenestration Architectural Window Operable (Multifamily only) N/A | Exterior Wall 1.4 | 135 | 1 | 8 | 0.3 | NFRC | 0.23 | NFRC | N/A | Manufacturer Integrated Shading | N |

Status: N - New, A - Altered, E - Existing

Registration Number: CA Building Energy Efficiency Standards 2022 Lowrise Multifamily Compliance

Registration Date/Time: Report Generated: 2021-08-31 10:21:09 (Pacific Standard Time) Schema Version: rev.20220401

HERS Provider: Compliance ID: 1energyfire-8165-0823-0051



**GFA, FENESTRATION SUMMARY (MULTIFAMILY AND COMMON AREAS)**

| 01 Fenestration Name | 02 Fenestration Type / Product Type / Frame Type | 03 Parent Surface | 04 Azimuth | 05 Multiplier | 06 Area (ft²) | 07 Overall U-factor | 08 U-factor Source | 09 Overall SHGC | 10 SHGC Source | 11 Overall VT | 12 Exterior Shading | 13 Status[1] |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Door 0-01 | Vertical Fenestration Architectural Window Operable (Multifamily only) N/A | Exterior Wall W 4 | 315 | 1 | 20 | 0.3 | NFRC | 0.23 | NFRC | N/A | Manufacturer Integrated Shading | N |

Status: N - New, A - Altered, E - Existing

**HC DWELLING UNIT MECHANICAL VENTILATING SYSTEMS**

| 01 Dwelling Unit Type | 02 Equipment Name | 03 Equipment Type | 04 Quantity | 05 Air Distribution System Name | 06 Fan System Name | 07 Heating: Input Rating at 47°F | 08 Heating: Input Rating at 17°F | 09 Heating: Efficiency Unit | 10 Heating: Efficiency | 11 Cooling: Total Cooling Output | 12 Cooling: Efficiency Unit | 13 Cooling: Efficiency |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| DU-1 Unit 1 | Heat Pump System 1 | Ducted Mini-split HP N/A | 1 | N/A | N/A | 25,000 | 16,000 | HSPF | 10 | N/A | SEER 20.5 | EER 12.5 |
| DU-2 Unit 2 | Heat Pump System 2 | Ductless Mini-split HP N/A | 1 | N/A | N/A | 18,000 | 12,000 | HSPF | 10 | N/A | SEER 20.5 | EER 12.5 |
| DU-3 Unit 3 | Heat Pump System 3 | Central Mini-split HP N/A | 1 | N/A | N/A | 36,000 | 24,000 | HSPF | 10 | N/A | SEER 20.5 | EER 12.5 |



**DOMESTIC HOT WATER HEATING SYSTEMS**

| 01 System Name | 02 Configuration | 03 Type | 04 Qty in System | 05 Dwelling Unit Distribution Type | 06 Water Heater Name | 07 Solar Heating System | 08 Is Compact Distribution |
|---|---|---|---|---|---|---|---|
| WH-1 Tankless | Dedicated Recirculation (On-Demand) | Instant | 1 | Pushbutton Distribution System | Tankless WH | N/A | Yes |
| WH-2 Solar Heater (Tank) | Dedicated Recirculation (On-Demand) | Storage | 1 | Pushbutton Distribution System | Water Heater Unit #1 | N/A | No |



**HC DWELLING UNIT MECHANICAL VENTILATION**

| 01 Dwelling Unit Type | 02 IAQ Option | 03 IAQ Fan Type Type | 04 Supply Airflow CFM | 05 Exhaust Fan Efficacy W/CFM | 06 Balanced Fan Efficacy W/CFM | 07 Whole House Fan Type | 08 Count | 09 Airflow CFM | 10 Fan Efficacy W/CFM | 11 Recovery Efficiency MRE | 12 Recovery Efficiency ASRE |
|---|---|---|---|---|---|---|---|---|---|---|---|
| DU-1 Unit 1 | Default Mechanical Ventilation | N/A | N/A | N/A | N/A | N/A | N/A | 0.00 | N/A | N/A | N/A |
| DU-2 Unit 2 | Default Mechanical Ventilation | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| DU-3 Unit 3 | Default Mechanical Ventilation | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |

**HC WATER HEATER EQUIPMENT SUMMARY**

| 01 Name | 02 Heater Element Type | 03 Tank Type | 04 Qty | 05 Tank Vol (gal) | 06 Rated Input | 07 Rated Input Unit | 08 Efficiency | 09 Efficiency Unit | 10 Tank Insulation R-value w/o/ft2 | 11 Standby Loss Fraction | 12 Jacket Building or Flue Rank (gal) | 13 Heat Pump Type | 14 Field Installed Options Certified |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Tankless(1) | Natural Gas | N/A | 1 | N/A | N/A | N/A | 0.96 | UEF | N/A | N/A | N/A | N/A | N/A |
| Water Heater Unit #1 | Heat Pump | N/A | 1 | 50 | N/A | N/A | N/A | N/A | N/A | N/A | N/A | Residential (All 1.0, Ref Exp) | 5 if Integrated |



**HC DWELLING UNIT TYPE CONFIGURATION / INDIVIDUAL VENTILATION**

| 01 Dwelling Unit Type | 02 IAQ Option | Central Fan (if applicable) 03 IAQ Fan Type Type | 04 Supply Airflow CFM | 05 Exhaust Fan Efficacy W/CFM | 06 Balanced Fan Efficacy W/CFM | Individual Fan (if applicable) 07 Whole House Fan Type | 08 Count | 09 Airflow CFM | 10 Fan Efficacy W/CFM | 11 Recovery Efficiency MRE | 12 Recovery Efficiency ASRE |
|---|---|---|---|---|---|---|---|---|---|---|---|
| DU-1 Unit 1 | Default Mechanical Ventilation | N/A | N/A | N/A | N/A | N/A | N/A | 0.00 | N/A | N/A | N/A |
| DU-2 Unit 2 | Default Mechanical Ventilation | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A | N/A |
| DU-3 Unit 3 | Default Mechanical Ventilation | N/A | N/A | N/A | N/A | N/A | N/A | 0.00 | N/A | N/A | N/A |



**Documentation Author's Declaration Statement**

I declare that this Certificate of Compliance documentation is accurate and complete.

| | |
|---|---|
| Documentation Author Name: Michael Ferro | Documentation Author Signature: |
| Company: EIGHTH STREET CONDO | Signature Date: |
| Address: 13858 Ryckman Pkwy Ste 103 | City/State/Zip: Garden Grove, CA 92843 |
| City/State/Zip: Lake Forest, CA 92630 | Phone: 949-367-8055 |

**Responsible Person's Declaration Statement**

I certify the following under penalty of perjury, under the laws of the State of California:

1. The information provided on this Certificate of Compliance is true and correct.
2. I am responsible for the building design as specified in this Certificate of Compliance (or Temporary Certificate of Compliance).
3. The energy features and performance specifications, materials, components, and manufacturer devices for the building design as shown on this Certificate of Compliance comply with all applicable mandatory requirements of Title 24, Part 6, and Part 11 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with the building permit application.
5. I understand that if compliance credit is specified on this Certificate of Compliance that is based upon materials used for the building, I will make available to the enforcement agency for all applicable inspections, and I will state the necessary steps to incorporate this requirement.
6. I understand that a copy of this Certificate of Compliance is required to be included with the documentation the building owner is to receive, and I will take the necessary steps to accomplish these requirements.

| | |
|---|---|
| Responsible Designer Name: | Responsible Designer Signature: |
| Company: Designer Architecture | Date Signed: |
| Address: Ste 103 | City/State/Zip: |
| City/State/Zip: Riverside, CA 92506 | Phone: |
| Phone: 909-817-2877 | Title: Designer |



**HC MULTI-FAMILY WATER HEATING SYSTEMS**

| 01 System Name | 02 Configuration | 03 Type | 04 Qty in System | 05 Dwelling Unit Distribution Type | 06 Water Heater Name | 07 Solar Heating System | 08 Is Compact Distribution |
|---|---|---|---|---|---|---|---|
| WH-1 Tankless | Dedicated Recirculation (On-Demand) | Instant | 1 | Pushbutton Distribution System | Tankless WH | N/A | Yes |
| WH-2 Solar Heater (Tank) | Dedicated Recirculation (On-Demand) | Storage | 1 | Pushbutton Distribution System | Water Heater Unit #1 | N/A | No |

This certificate of compliance is for compliance purposes only.

REVISIONS

| NO | DATE | DESCRIPTION |
|---|---|---|

SEAL:

GMEP ENGINEERS
10540 Rancho Phrty. S. Ste 103
Lake Forest, CA 92630
Tel: 949-367-8055

PROJECT:
**EIGHTH STREET CONDO**
4905 8TH STREET
CARPINTERIA, CA 93013

SHEET TITLE
TITLE 24 FORMS - LMCC-PRF-01-E

DRAWN: GMEP
CHECKED: GMEP
DATE: 08/14/21
SCALE: AS NOTED
JOB NO: 21-100
SHEET
EN-2

**Regulatory Advisory**

**November 10, 2022**

**LOW-RISE MULTIFAMILY COMPLIANCE FORMS FOR THE 2022 BUILDING ENERGY EFFICIENCY STANDARDS**

**Background**

The 2022 Building Energy Efficiency Standards (Energy Code), which goes into effect January 1, 2023, introduced new requirements for low-rise multifamily (LRMF) buildings and included the registration of new LRMF compliance document types. CalCERTS, Inc. (CalCERTS) and Gordian Home Energy Efficiency Rating Services, Inc. (EnergyPro) have each applied to the California Energy Commission (CEC) to be certified as residential data registries for the 2022 Energy Code. Both CalCERTS and EnergyPro are creating new systems to process and register the new LRMF compliance documents required by the 2022 Energy Code.

While each company is progressing, both CalCERTS and EnergyPro have informed the CEC that they will not be able to complete required programming and testing of the new LRMF compliance document types until after March 1, 2023. As a result, for LRMF buildings only, [1] there will be no approved data registry capable of registering compliance documentation for the building type until at least the end of March 2023. Document registration with an approved residential data registry is required by the 2022 Energy Code for both newly constructed buildings and additions or alterations to existing buildings (specific code references are noted below).

**Official Guidance**

The CEC staff recently issued guidance regarding an alternate pathway that the community might choose to use that, pending the LRMF data registries, would allow the 2022 Energy Code to not be delayed.

The CEC staff memo includes draft compliance forms that can be used for three-unit or larger LRMF buildings and those forms must be the newest versions approved by the CEC. Projects using these forms must also complete and submit a Certificate of Installation (COI) and Certificate of Verification (COV) for applicable measures, including field verification and diagnostic testing. Upon completion of the Energy HERS compliance forms, the registered certified energy rater must upload the completed HERS compliance forms to their registry and sign the forms digitally. To comply with the 2022 Energy Code, owners (or their representatives) must register all completed documentation with a data registry prior to submittal to the local building department. The registered person shall register all completed documentation with a data registry prior to submittal to the local building department if processing these forms becomes available.

Local AHJs should consider suspending enforcement of the impacted code sections (see below) that require registration of LRMF compliance documentation until an approved residential data registry capable of processing these forms becomes available. At that point, responsible persons shall register the documents with the approved data registry, as discussed above, and additional guidance will be provided by the CEC.

Note: Nonresidential building types (hotel/motel, BNC, dormitories, etc.) continue to require the use of CBECC-Com software and the NRCC-PRF-01-E compliance form for demonstrating compliance with the 2022 Energy Code.

**Impacted Code Sections**

The following sections of the 2022 Energy Code are affected by the lack of a CEC approved residential data registry capable of processing LRMF compliance documentation:

[1] Registration of multi-family compliance documentation for the 2022 Energy Code is not affected by this issue. Staff reviewed the HERS registries' applications for the eight-unit or above and nonresidential components of mixed-use buildings and the CEC has approved both registries, and the CEC will consider approval of these registries on December 14, 2022. For projects using 2022 compliance documents beginning January 1, 2023.

This Certificate of Compliance Example is not valid

| CERTIFICATE OF COMPLIANCE: LOW-RISE MULTIFAMILY MIXED USE PERFORMANCE COMPLIANCE METHOD | LMCC-PRF-01-E |
|---|---|
| Gordian Multifamily Mixed Use Performance Compliance Method | (Page 27 of 27) |
| Responsible Designer Name: Blythe Hinman | Responsible Designer Signature |
| Company: CalCERTS, Inc. | Date Signed |
| Address: 2840 Gateway Road, Ste 110 | Calcerts ID |
| City/State/Zip: Carlsbad, CA 92009 | Title |
| Phone: 800.757.6095 | Email |

Registered Document
CA Building Energy Efficiency Standards
2022 Gordian Multifamily Compliance

Registration Date/Time
Report Version: 2022.0.000
Schema Version: rev.20220401

HERS Provider
Report Generated: 2023-08-14 10:21:09
Compliance ID: EnergyPro-B1&5-0823-0453

REVISIONS

| NO | DATE | DESCRIPTION |
|---|---|---|
| | | |

SEAL:

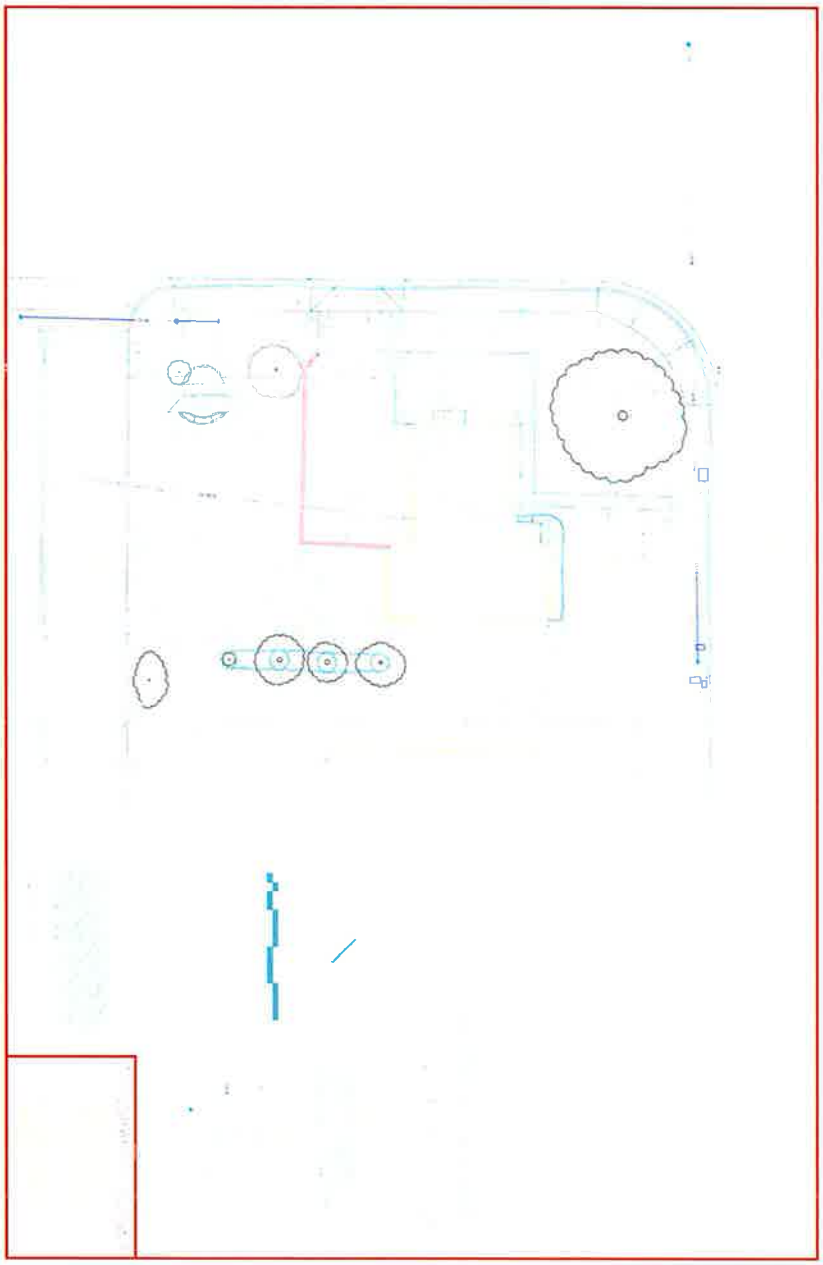
G M E ENGINEERS
8548 Berryhill Pkwy, Ste 103
Lake Forest, CA 92630
Tel: 949-957-9289

PROJECT:
EIGHTH STREET CONDO
6905 8TH STREET,
CARPINTERIA, CA 93013

SHEET TITLE:
TITLE 24 FORMS - LMCC-PRF-01-E

| | |
|---|---|
| DRAWN | GMEP |
| CHECKED | GMEP |
| DATE | 08/14/23 |
| SCALE | AS NOTED |
| JOB NO. | 23.191 |
| SHEET | |

EN-3



SURVEY

C0.0

| NO | DESCRIPTION | DATE |
|---|---|---|
| Δ | REVISION | |

# 8TH STREET CONDOMINIUMS

**4905 8TH STREET**
**CARPINTERIA, CA 93013**
-

**BUILDING DEPARTMENT SUBMITTAL 09-01-2023**

**CITY CASE NUMBER**
**PLN2021-00261**

C.HAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL

# CITY OF CARPINTERIA

## 4905 8TH STREET

### SURVEY NOTES

1. BASIS OF BEARINGS AND COORDINATES

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM (NAD83), ZONE V, EPOCH 2017.50 AS DETERMINED LOCALLY BY A GPS NETWORK CONSISTING OF [illegible] CONTINUOUS GLOBAL POSITIONING STATIONS (CORS) AND/OR CONTROL POINTS HAVING REFERENCE STATION COORDINATES PUBLISHED BY THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC).

2. ELEVATIONS

THE VERTICAL DATUM OF THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND TIES TO CITY OF CARPINTERIA BENCH MARK [illegible] (ELEVATION [illegible] FEET).

3. TOPOGRAPHY PRODUCED BY

[illegible]
[illegible]
[illegible]
[illegible]

PLANS BY PROJECTION, FIELD SURVEY AND SPOT SHOTS

### LEGEND/SYMBOLS

| | | | |
|---|---|---|---|
| | EXISTING INDEX CONTOUR | $\square_{TSPB}$ | TRAFFIC SIGNAL PULLBOX |
| | EXISTING INTERVAL CONTOUR | ☀ | LIGHT POLE |
| | CONSTRUCTION CENTERLINE | ☀ | LIGHT POLE SIGNAL ARM |
| | EXISTING GAS LINE | ☀ | LIGHT POLE SIGNAL |
| | EXISTING WATER LINE | $\bullet_{UP}$ | UTILITY POLE |
| | EXISTING SEWER LINE | $\bullet_{SIGN}$ | SIGN |
| | EXISTING STORM DRAINAGE | | TREE |
| | EXISTING COMMUNICATIONS | $\otimes_{GV}$ | GAS VALVE |
| | SAWCUT LINE | $\otimes_{ICV}$ | IRRIGATION CONTROL VALVE |
| $\circ_{FH}$ | FIRE HYDRANT | $\otimes_{V}$ | VALVE (UNSPECIFIED) |
| $\square_{WM}$ | WATER METER | $\otimes_{WV}$ | WATER VALVE |
| $\square_{SDMH}$ | STORM DRAIN MANHOLE | ▲CP1 | CONTROL POINT |
| $\square_{SSMH}$ | SEWER MANHOLE | ● | FOUND MONUMENT AS NOTED |
| $\square_{MH}$ | MANHOLE | ⊙SMW | SURVEY MONUMENT WELL |
| $\square_{CATV}$ | CABLE TV PULLBOX | | EXISTING SPOT ELEVATION (GROUND SURVEY) |
| $\square_{COMM}$ | COMMUNICATION PULLBOX | 41.86 TS | PROPOSED SPOT ELEVATION |
| $\square_{ELEC}$ | ELECTRICAL PULLBOX | | APPROX PAVEMENT CORING LOCATION |
| $\square_{SLPB}$ | STREET LIGHT PULLBOX | | |

### ABBREVIATIONS

| | | | |
|---|---|---|---|
| AB | AGGREGATE BASE | ICV | IRRIGATION CONTROL VALVE |
| AC | ASPHALT CONCRETE | INV | INVERT |
| AS | AGGREGATE SUBBASE | IRR | IRRIGATION |
| APPROX | APPROXIMATE | LP | LOW POINT |
| ARHM | ASPHALT RUBBER HOT MIX | MB | MAIL BOX |
| BC | BEGIN CURVE | NPDES | NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM |
| BCR | BEGIN CURB RETURN | | |
| BLDG | BUILDING | OHW | OVERHEAD WIRE |
| BVC | BEGIN VERTICAL CURVE | PB | PULL BOX |
| BW | BOTTOM OF WALL OR BACK OF WALK | PCC | POINT OF COMPOUND CURVE |
| | | PI | POINT OF INTERSECTION |
| CB | CATCH BASIN | PMH | PROCESSED MINE MIX |
| CL | CURB MILK | PRC | POINT OF REVERSE CURVE |
| C&G | CURB AND GUTTER | RFB | REINFORCED CONCRETE BOX |
| CL | CENTERLINE | RCP | REINFORCED CONCRETE PIPE |
| CLF | CHAIN LINK FENCE | RD | ROAD |
| COMM | COMMUNICATIONS | R.O.W. | RIGHT OF WAY |
| CONC | CONCRETE | R/W | RIGHT OF WAY |
| CP | CONTROL POINT | SCO | SEWER CLEAN OUT |
| DI | DROP INLET | SD | STORM DRAIN |
| EC | END CURVE | SDMH | STORM DRAIN MANHOLE |
| EBCR | END CURB RETURN | SMH | SEWER MANHOLE |
| ELEC | ELECTRIC | SMW | SURVEY MONUMENT WELL |
| EMH | ELECTRICAL MANHOLE | SS | SEWER |
| EP | EDGE OF PAVEMENT | SW | SIDEWALK |
| EVC | END VERTICAL CURVE | TC | TOP OF CURB |
| EX | EXISTING | TEL | TELEPHONE |
| FG | FINISH GRADE | TG | TOP OF GRATE |
| FH | FIRE HYDRANT | TMH | TELEPHONE MANHOLE |
| FL | FLOWLINE | TS | TRAFFIC SIGNAL |
| FS | FINISHED SURFACE | TYP | TYPICAL |
| GB | GRADE BREAK | VLT | VAULT |
| GM | GAS METER | VLV | VALVE |
| GV | GAS VALVE | WM | WATER METER |
| HP | HIGH POINT | WV | WATER VALVE |

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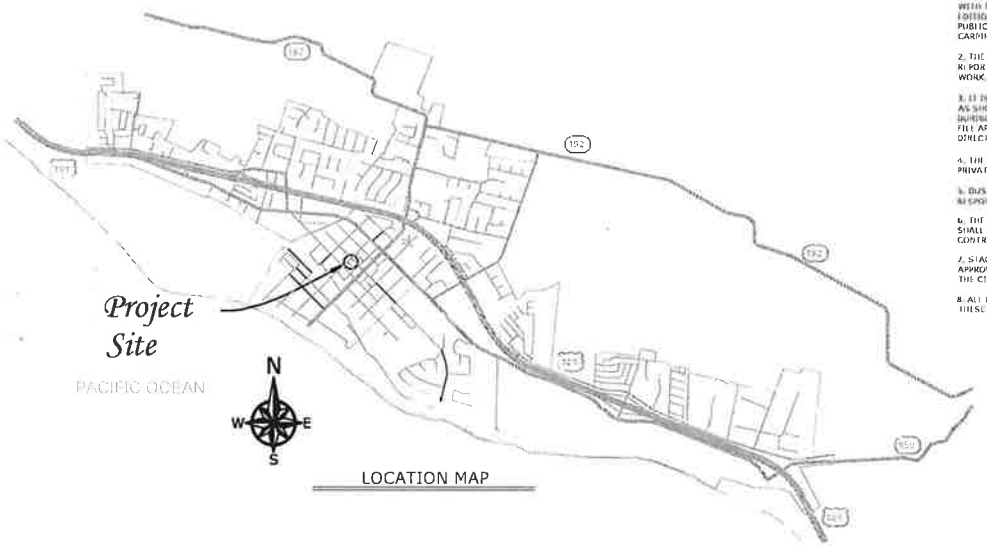
### LOCATION MAP




### GENERAL NOTES

1. ALL WORK SHOWN ON THESE PLANS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION LATEST EDITION, SUPPLEMENTS, AND ERRATA THERETO, WRITTEN AND PROMULGATED BY PUBLIC WORKS STANDARDS, INC., AND ADDITIONS AND AMENDMENTS BY THE CITY OF CARPINTERIA.

2. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF ANY WORK.

3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THE SURVEY CONTROL AS SHOWN ON THESE PLANS. IF THE SURVEY CONTROL IS DESTROYED OR DISTURBED DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE FOR RESETTING THEM AND FILE APPROPRIATE DOCUMENTS WITH THE COUNTY OF SANTA BARBARA AT THE DIRECTION OF THE ENGINEER.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PUBLIC AND PRIVATE PROPERTY INSOFAR AS IS AFFECTED BY THESE OPERATIONS.

5. DUST CONTROL SHALL BE MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE CAUSED BY DUST FROM CONSTRUCTION.

6. THE CONTRACTOR SHALL COMPLY WITH NPDES REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL DURING AND AFTER CONSTRUCTION.

7. STAGING AND STORAGE OF MATERIALS AND EQUIPMENT SHALL BE AT A LOCATION APPROVED BY THE ENGINEER. NO MATERIALS OR EQUIPMENT SHALL BE STORED WITHIN THE CITY RIGHT-OF-WAY.

8. ALL GRADING SHALL CONFORM TO CARPINTERIA MUNICIPAL CODE CHAPTER 8.35, THESE PLANS, AND AS DIRECTED BY THE ENGINEER.

### PROPOSED EARTHWORK QUANTITIES

CUT 20 CU YDS EXPORT 0 CU YDS DISPOSAL SITE N/A

FILL 20 CU YDS IMPORT SHRINKAGE CU YDS SOURCE N/A

REMOVAL & RECOMPACTION 1,047 CU YDS AVERAGE CUT/FILL SLOPE IN THE AREA OF GRADING 21%

### SPPWC STANDARDS:

STD No. 110-2
STD No. 111-5
STD No. 120-2, C1-6
STD No. 222-2

### SHEET INDEX


1 TITLE SHEET
2 FINE GRADING PLAN
3 EROSION CONTROL PLAN
4 EROSION CONTROL DETAILS


APN: 003-311-001
FILE NO:

| | | | | |
|---|---|---|---|---|
| | | | | |

OWNER/DEVELOPER
MICHAEL KHALIL
ADDRESS 710 CREEKMONT COURT

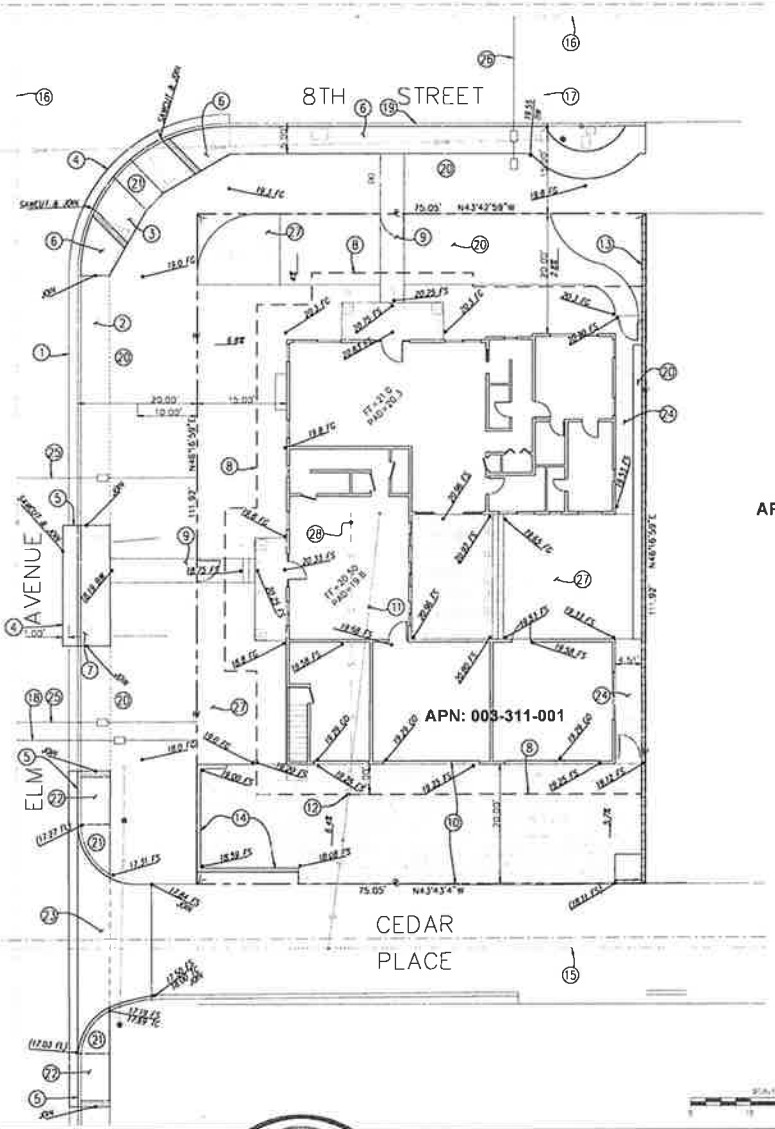
PREPARED BY: JOB 10472.000
ROBERT WILLIAM COMPANY
ENGINEERING AND LAND PLANNING DIVISION
P.O. BOX 1020, SANTA PAULA, CA 93061
[illegible]
P: (805)[illegible]

CITY OF CARPINTERIA
APPROVED BY:

PUBLIC WORKS DIRECTOR / CITY ENGINEER DATE

**CITY OF CARPINTERIA**
**4905 8TH STREET CONDOMINIUMS**
**GRADING COVER SHEET**

PROJECT NO. 10472.000
SHEET 1 OF 5
PLAN DATE 05-08-2023




CONSTRUCTION NOTES:

1. EXISTING CONCRETE CURB & GUTTER TO REMAIN, PROTECT IN PLACE
2. EXISTING SIDEWALK TO REMAIN, PROTECT IN PLACE
3. SAWCUT AND REMOVE EXISTING CURB RAMP, AND REPLACE WITH ADA COMPLIANT CURB RAMP PER SPPWC STD. DETAIL 111-5, TYPE 2 CASE B
4. SAWCUT AND REMOVE 1' OF ASPHALT AND REINSTALL PER SPPWC STD. PLAN 120-2, A2-5
5. SAWCUT AND REMOVE CURB AND GUTTER AT EXISTING DRIVEWAY. CONSTRUCT CURB AND GUTTER PER S.P.P.W.C. STD PLAN 120-2, A2-6
6. INSTALL 5" CONCRETE SIDEWALK PER S.P.P.W.C. STD. PLAN 122-2
7. SAWCUT AND REMOVE DRIVE RAMP, REPLACE WITH CONCRETE SIDEWALK PER S.P.P.W.C STD. PLAN 122-2
8. LIMITS OF REMOVAL AND RECOMPACTION FOR STRUCTURE, 5 FEET OUTSIDE STRUCTURE AND 3 FEET BELOW FOOTING
9. INSTALL FLAGSTONE OVER CONC. PAVING WALKWAY PER LANDSCAPE ARCH'L PLANS
10. INSTALL PERMEABLE PAVER DRIVEWAY PER ARCHITECTURAL PLANS, OVER 12" OF 3/4" GRAVEL
11. REMOVE EXISTING SEWER LATERAL TO 5 FEET OUTSIDE OF PROPOSED STRUCTURE
12. INSTALL IN-LINE SEWER CLEANOUT PER PLUMBING CODE
13. EXISTING FENCE TO REMAIN, PROTECT IN PLACE
14. CONSTRUCT NEW FENCE PER LANDSCAPE PLANS
15. EXISTING SEWER MAIN, PROTECT IN PLACE
16. EXISTING WATER MAIN, PROTECT IN PLACE
17. EXISTING 3/4" DOMESTIC WATER SERVICE, METER AND METER BOX TO REMAIN, PROTECT IN PLACE
18. INSTALL 2" FIRE LATERAL AND DOUBLE CHECK VALVE ASSEMBLY PER CVWD STD DETAIL 104 AND 114
19. EXISTING CONCRETE CURB & ASPHALT GUTTER TO REMAIN, PROTECT IN PLACE
20. PROPOSED PLANTED AREA PER LANDSCAPE ARCHITECT PLANS
21. PROPOSED TRUNCATED DOMES PER SPPWC STD. DETAILING NOTED ON PLAN
22. SAWCUT AND REMOVE EXISTING CURB RAMP, AND REPLACE WITH ADA COMPLIANT CURB RAMP SIMILAR TO SPPWC STD. DETAIL 111-5, TYPE 2 CASE D
23. SAWCUT AND REMOVE EXISTING DRIVEWAY, AND REPLACE WITH 6" PCC DRIVEWAY APPROACH SIM. TO SPPWC STD. DETAIL 110-2, TYPE C. WIDTH TO MATCH EX. DRIVE.
24. PROVIDE PERMEABLE PAVEMENT PER ARCHITECTURAL PLANS
25. INSTALL 2" DOMESTIC WATER SERVICE, METER AND METER BOX PER CVWD STD DETAIL NO. 103
26. INSTALL 1" LANDSCAPE WATER SERVICE, METER AND METER BOX, W/ REDUCED-PRESSURE PRINCIPLE BACK-FLOW DEVICE PER CVWD STD. DETAIL NO. W-115
27. PROPOSED PAVING PER LANDSCAPE ARCH'L PLANS

APN: 003-311-002

APN: 003-311-001

FILE NO:

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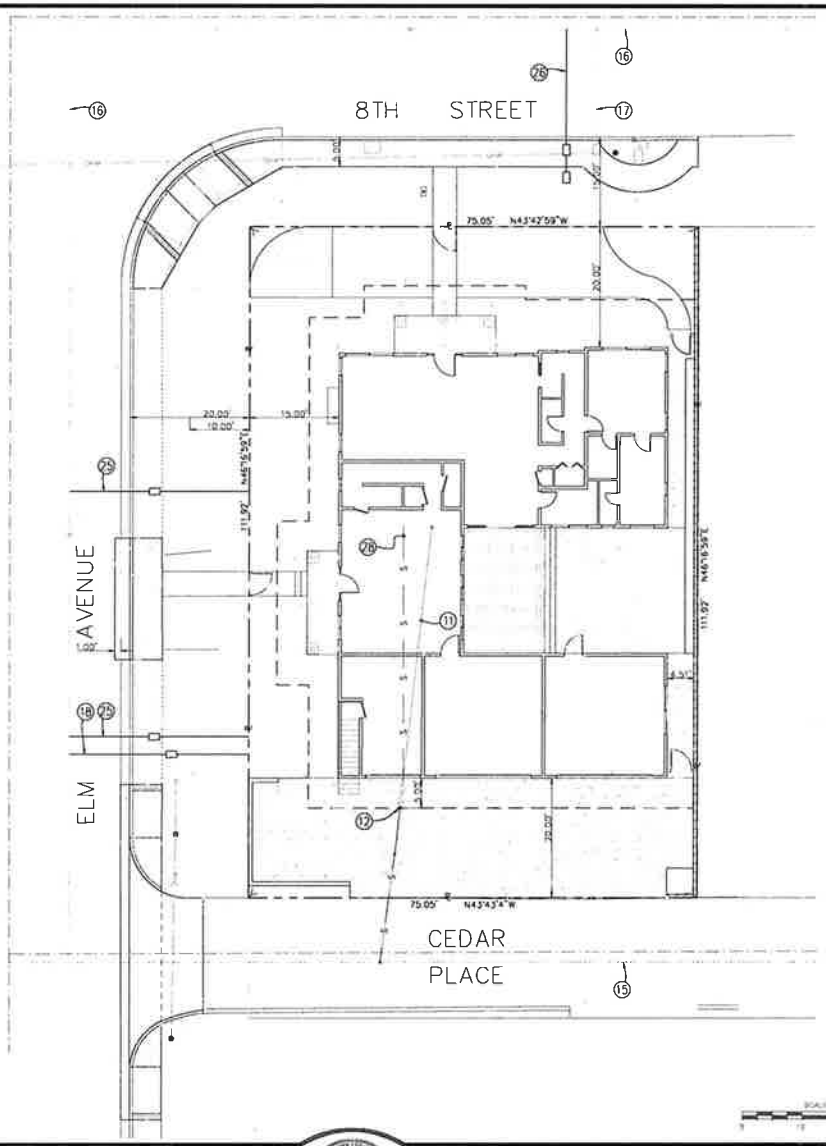
| | | |
|---|---|---|
| PREPARED BY: ROBERT WILLIAM COMPANY<br>ENGINEERING AND LAND PLANNING DIVISION<br>GENERAL ENGINEERING & BUILDING CONTRACTORS<br>215 S. 8th ST. SANTA PAULA, CA 93060<br>Phone (805) 641-6811 | CITY OF CARPINTERIA<br>APPROVED BY<br>PUBLIC WORKS DIRECTOR / CITY ENGINEER DATE | CITY OF CARPINTERIA<br>4905 8TH STREET CONDOMINIUMS<br>FINE GRADING PLAN | PROJECT NO. 10472.000<br>SHEET 2 OF 5<br>PLAN DATE 05-08-2023 |




CONSTRUCTION NOTES:

(11) REMOVE EXISTING SEWER LATERAL TO 5 FEET OUTSIDE OF PROPOSED STRUCTURE
(12) INSTALL IN-LINE SEWER CLEANOUT PER PLUMBING CODE

(15) EXISTING SEWER MAIN, PROTECT IN PLACE
(16) EXISTING WATER MAIN, PROTECT IN PLACE
(17) EXISTING 1" DOMESTIC WATER SERVICE, METER AND METER BOX TO REMAIN, PROTECT IN PLACE
(18) INSTALL 2" FIRE LATERAL AND DOUBLE CHECK VALVE ASSEMBLY PER CVWD STD DETAIL 104 AND 114

(25) INSTALL 1" DOMESTIC WATER SERVICE, METER AND METER BOX PER CVWD STD DETAIL NO 103
(27) INSTALL 1" LANDSCAPE WATER SERVICE, METER AND METER BOX, W/ REDUCED-PRESSURE PRINCIPLE BACK-FLOW DEVICE PER CVWD STD. DETAIL NO. W-115

(28) PROPOSED 6" SEWER LATERAL PER SPPWC 222-2 OR PER ARCHITECTURAL PLANS

811 Know what's below. Call before you dig.

APN: 003-311-001
FILE NO:

PREPARED BY
ROBERT WILLIAM COMPANY
ENGINEERING AND LAND PLANNING SERVICES
GENERAL ENGINEERING & BUILDING CONTRACTORS
215 N. 8th ST., SANTA PAULA, CA 93060
Phone: (805) 671-1911

CITY OF CARPINTERIA
APPROVED BY

PUBLIC WORKS DIRECTOR / CITY ENGINEER DATE

**CITY OF CARPINTERIA**
4905 8TH STREET CONDOMINIUMS
**UTILITY PLAN**

PROJECT NO. 10472.000
SHEET 3 OF 5
PLAN DATE 05-08-2023

## GENERAL NOTES:

1. BEST MANAGEMENT PRACTICES (BMP'S) CONTAINED HEREIN REFLECT MINIMUM REQUIREMENTS AND ADDITIONAL BMP'S REFER TO CALIFORNIA STORMWATER BMP HANDBOOKS.
2. ALL CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN ACCORDANCE WITH A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) DEVELOPED AND IMPLEMENTED IN COMPLIANCE WITH REQUIREMENTS OF THE CURRENT VENTURA COUNTYWIDE STORMWATER QUALITY MANAGEMENT PROGRAM, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT. BEFORE A GRADING PERMIT IS ISSUED, THE CITY OF VENTURA WILL REQUIRE PROOF OF RECEIPT OF A NOTICE OF INTENT FOR THE CURRENT STATE NPDES GENERAL CONSTRUCTION PERMIT FOR ALL CONSTRUCTION PROJECTS THAT DISTURB ONE ACRE OR MORE OR THAT ARE LESS THAN ONE ACRE BUT THE SITE IS PART OF A LARGER COMMON AND A DEVELOPMENT OR SALE.
3. THE SWPPP SHALL
   A. IDENTIFY POTENTIAL POLLUTANT SOURCES AND INCLUDE THE DESIGN AND PLACEMENT OF BMP'S TO EFFECTIVELY PROHIBIT THE ENTRY OF POLLUTANTS FROM THE CONSTRUCTION SITE INTO AND ONTO THE STREET AND STORM DRAIN SYSTEM DURING CONSTRUCTION
   B. BE KEPT ON SITE AND AMENDED TO REFLECT CHANGING CONDITIONS THROUGHOUT THE COURSE OF CONSTRUCTION
   C. BE KEPT UP TO DATE. ANY ADDITIONAL UPDATES REQUESTED BY AGENCY REPRESENTATIVE ARE TO BE MADE IMMEDIATELY
4. NON-STORMWATER DISCHARGES ARE PROHIBITED FROM ENTERING ANY STORM DRAIN SYSTEM AND/OR STREET
5. DISCHARGES OF PUMPED GROUND WATER REQUIRE A DISCHARGE PERMIT FROM THE STATE OF CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (RWQCB)
6. POLLUTANTS SHALL BE REMOVED FROM STORMWATER DISCHARGES TO THE MAXIMUM EXTENT PRACTICABLE (MEP) THROUGH DESIGN & IMPLEMENTATION OF THE SWPPP
7. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIME DURING THE RAINY SEASON (OCT 1 TO APR 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO ENSURE THE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT. JIMMY ANG _____ SHALL BE NOTIFIED AT ( ) 805-479-9154 _____ IN CASE OF AN EMERGENCY.
8. PORTABLE SANITARY FACILITIES SHALL BE LOCATED ON RELATIVELY LEVEL GROUND AWAY FROM TRAFFIC AREAS, DRAINAGE COURSES, AND STORM DRAIN INLETS
9. EMPLOYEES, SUBCONTRACTORS AND SUPPLIERS SHALL BE EDUCATED ON ALL BMP'S INCLUDING CONCRETE WASTE STORAGE AND DISPOSAL PROCEDURES
10. SEDIMENT CONTROL PRACTICES SHALL EFFECTIVELY PREVENT A NET INCREASE OF SEDIMENT LOAD IN STORMWATER DISCHARGE
11. ANY SLOPE WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER
12. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED OR MODIFIED AS APPROVED BY THE INSPECTOR IF THEY INTERFERE WITH GRADING OPERATIONS, OR IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED
13. EXCEPT AS OTHERWISE APPROVED BY THE INSPECTOR, ALL DEVICES SHOWN ON THE PLAN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR ON WEEKENDS WHEN THE 5 DAY RAIN PROBABILITY FORECAST EXCEEDS 40%
14. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
15. ALL LOOSE SOIL AND DEBRIS, WHICH MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY, SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE INSPECTOR
16. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM OR WHENEVER DIRECTED BY THE INSPECTOR
17. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICE EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED DRY WITHIN 72 HOURS AFTER EACH RAINSTORM. BEFORE REMOVAL OF THE RAINWATER INTO THE STORM DRAIN SYSTEM, THE
18. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER
19. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN OCTOBER 1 AND APRIL 15 WITHOUT PRIOR APPROVAL OF THE INSPECTOR
20. THE UNDERSIGNED OWNER WILL SUPERVISE EROSION CONTROL WORK IN ACCORDANCE WITH THE APPROVED PLANS

SIGNATURE _____ DATE _____

811 Know what's below. Call before you dig.

## REFERENCE:

1. VENTURA COUNTY WIDE STORM WATER QUALITY MANAGEMENT PROGRAM (SWQMP) FOR SITES LESS THAN ONE ACRE DISTURBED, NPDES PERMIT NO. CAS004002 (ORDER 09-0057)
2. CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES – WATER QUALITY ORDER NO. 97-03-DWQ
3. VENTURA COUNTY MUNICIPAL STORMWATER NPDES PERMIT NO. 2010-0108-DWQ

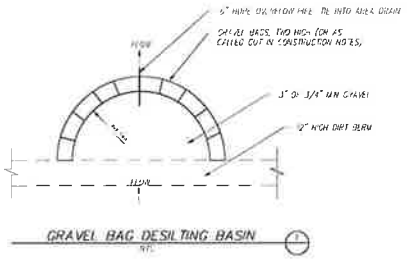
## AIR QUALITY:

(A) THE DEVELOPER SHALL CONTROL DUST AND POTENTIAL AIR QUALITY IMPACTS BY THE FOLLOWING MEASURES

a. IMPLEMENT A REGULAR WATERING PROGRAM TO REGULATE FUGITIVE DUST
b. DURING SITE GRADING, A REGULAR WATERING PROGRAM SHALL BE IMPLEMENTED TO CONTROL WIND EROSION
c. SEED EXPOSED SURFACES WITH FAST-GROWING, SOIL BINDING PLANT MATERIALS.
d. GRADING SUBJECT TO COMPLIANCE WITH THE VENTURA COUNTY APCD DUST CONTROL MEASURES
e. ALL CONSTRUCTION EQUIPMENT USED FOR DUST CONTROL SHALL BE KEPT ON SITE UNTIL THOSE PHASES OF DEVELOPMENT ARE COMPLETE
f. SITE ACCESS ROADS COVERED WITH GRAVEL OR CONTINUOUSLY WATERED
g. THE GRADING OPERATIONS SHALL BE CEASED IN PERIODS OF HIGH WINDS (WINDS IN EXCESS OF TWENTY (20) MILES PER HOUR) AND SMOG ALERT DAYS
h. ALL MATERIAL BEING MOVED SHALL BE WATERED AND COVERED
i. PERIODIC APPLICATION OF WATER ON MATERIAL STOCKPILES
j. APPLY WATER TWICE DAILY OR CHEMICAL STABILIZERS ACCORDING TO MANUFACTURER'S SPECIFICATIONS TO ALL UNPAVED PARKING/STAGING AREAS OR UNPAVED ROADS
k. ON-SITE VEHICULAR TRAFFIC LIMITED TO NO MORE THAN FIFTEEN (15) MILES PER HOUR
l. MECHANICALLY WASH OR SWEEP PUBLIC STREETS IN THE VICINITY OF THE SITE

## ADDITIONAL REFERENCES:

1. CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY – WATER QUALITY ORDER 2009-0009-DWQ
2. CALIFORNIA NPDES GENERAL PERMIT FOR STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES – WATER QUALITY ORDER NO. 97-03-DWQ
3. VENTURA COUNTY MUNICIPAL STORMWATER NPDES PERMIT NO. CAS004002
4. VENTURA COUNTY STORMWATER MANAGEMENT PLAN



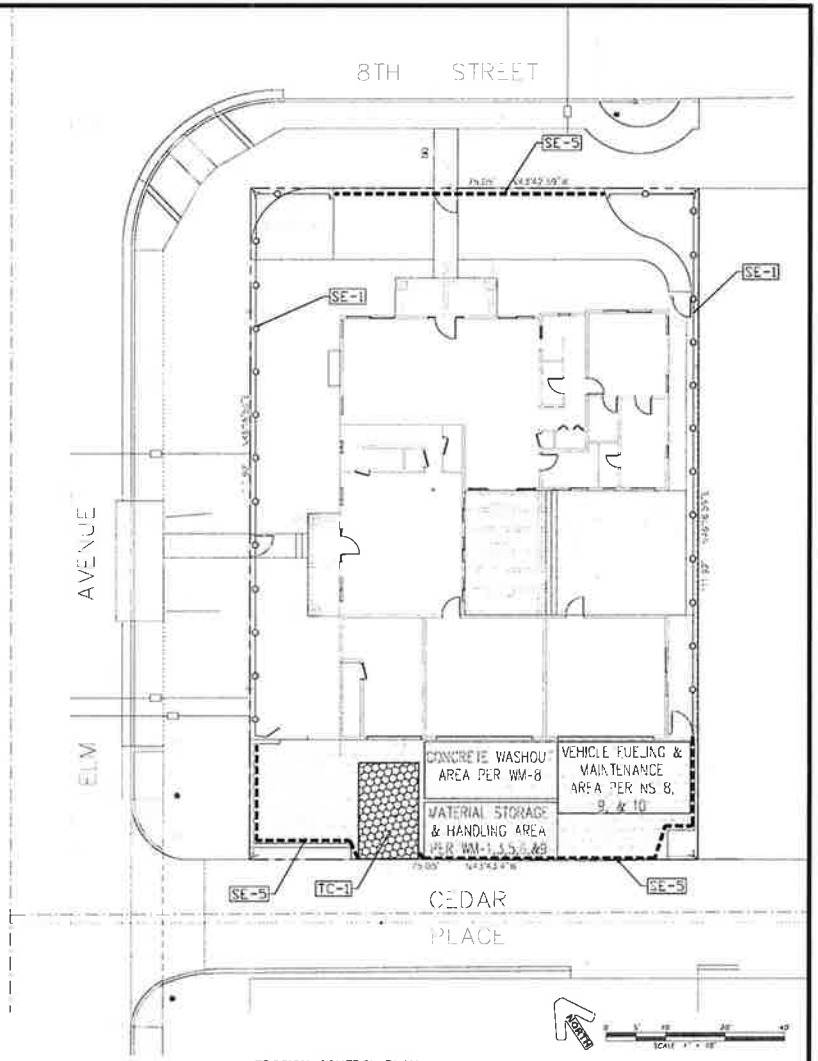

GRAVEL BAG DESILTING BASIN

## LEGEND:

- FIBER ROLL BARRIER LOCATION – INSTALL PER CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-5 AND DETAIL "1" ON SHEET 4
- SILT FENCE LOCATION – INSTALL PER CALIFORNIA STORMWATER BMP HANDBOOK DETAIL SE-1 AND DETAIL "B" ON SHEET 4
- STABILIZED CONSTRUCTION ENTRANCE – CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK TC-1 AND DETAIL "C" ON SHEET 4
- GRAVEL BAG DE-SILTING BASIN – CONSTRUCT PER CALIFORNIA STORMWATER BMP HANDBOOK AND DETAIL 1 HEREON

## NOTE:

1. CONTRACTOR SHALL NOT REDUCE INFILTRATION CAPACITY OF SOIL IN PERCOLATION BASIN THROUGH COMPACTION OR BY USING IT AS SEDIMENT TRAP. CARE MUST BE TAKEN TO KEEP SEALS OUT OF BASIN. CDS, OTHER POST-CONSTRUCTION TREATMENT DEVICES DURING CONSTRUCTION TO PREVENT CLOGGING
2. THE ENTIRE SITE IS CONSIDERED A SINGLE DRAINAGE AREA




EROSION CONTROL PLAN
SCALE 1" = 10'

## INDEX OF SHEETS:


SHT 3 EROSION CONTROL PLAN
SHT 4 EROSION CONTROL DETAILS

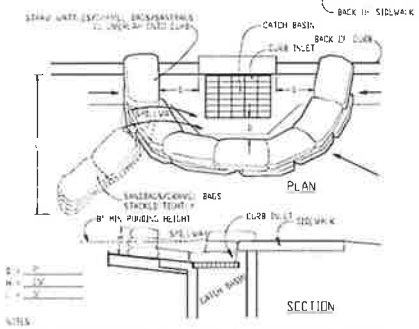

PREPARED BY:
ROBERT WILLIAM COMPANY
ENGINEERING AND LAND PLANNING DIVISION
GENERAL ENGINEERING & BUILDING CONTRACTORS
216 N 8th ST., SANTA PAULA CA 93060
Phone (805) 525-5400

CITY OF CARPINTERIA
APPROVED BY
PUBLIC WORKS DIRECTOR / CITY ENGINEER DATE

**CITY OF CARPINTERIA**
4905 8TH STREET CONDOMINIUMS
**EROSION CONTROL PLAN**

PROJECT NO. 10472.000
SHEET 4 OF 5
PLAN DATE 05-08-2023

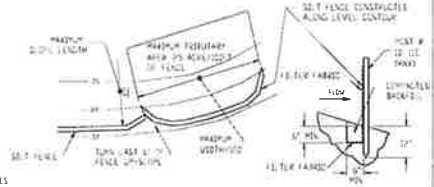
## A CATCH BASIN/INLET PROTECTION




NOTES

1. CATCH BASIN/INLET PROTECTION SHALL BE INSTALLED WHEREVER THERE IS A POTENTIAL OF STORMWATER OR NON-STORMWATER BEING DISCHARGED INTO IT.
2. INLET PROTECTION IS REQUIRED ALONG WITH OTHER POLLUTION PREVENTION MEASURES SUCH AS; EROSION CONTROL, SOIL STABILIZATION, AND MEASURES TO PREVENT TRACKING ONTO PAVED SURFACES
3. MODIFY INLET PROTECTION AS NEEDED TO AVOID CREATING TRAFFIC HAZARDS
4. INCLUDE INLET PROTECTION MEASURES AT HILLSIDE V-DITCHES AND MISC. DRAINAGE SWALES
5. INLET PROTECTION SHALL BE INSPECTED AND ACCUMULATED SEDIMENTS REMOVED. SEDIMENT SHALL BE DISPOSED OF PROPERLY AND IN A MANNER THAT ASSURES THAT THE SEDIMENT DOES NOT ENTER THE STORM DRAIN SYSTEM
6. DAMAGED BAGS SHALL BE REPLACED IMMEDIATELY
7. ADDITIONAL SANDBAG SEDIMENT TRAPS SHALL BE PLACED AT INTERVALS AS INDICATED ON SITE PLAN

## B SILT FENCE

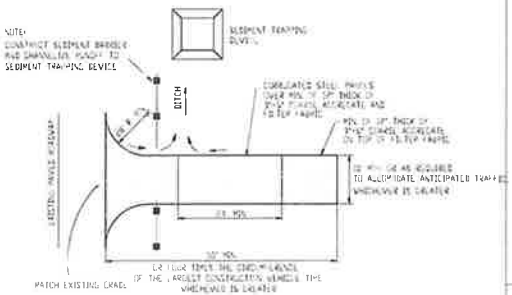



NOTES

1. CONSTRUCT THE SILT FENCE ALONG A LEVEL CONTOUR
2. SILT FENCES SHALL REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED
3. PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOE OF SLOPE OR OTHER OBSTRUCTIONS ABOUT 1200 SQ FT OF PONDING AREA SHALL BE PROVIDED FOR EVERY ACRE DRAINING TO THE FENCE
4. TURN THE ENDS OF THE FILTER FENCE UPHILL TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE
5. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWNSLOPE FROM THE FENCE
6. DO NOT PLACE IN LIVE STREAM OR INTERMITTENTLY FLOWING CHANNELS
7. WHEN STANDARD FILTER FABRIC IS USED A WIRE MESH SUPPORT FENCE SHALL BE FASTENED SECURELY TO THE UPSLOPE SIDE OF THE POSTS USING HEAVY-DUTY WIRE STAPLES AT LEAST 1 INCH LONG, TIE WIRES OR HOG RINGS
8. REFER ALSO TO BMP SE-1 FROM 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION

Know what's below. Call before you dig. 811

## C STABILIZED CONSTRUCTION ENTRANCE




NOTES

1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC ROADS. DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER FLOWS INTO THE STORM DRAIN SYSTEM
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
   A. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR PARKING AREA
   B. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN 3"-0" COARSE AGGREGATE WITH LENGTH, WIDTH & THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES

### STREET MAINTENANCE

NOTES:

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE
3. ~~FLUSHING~~ WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM

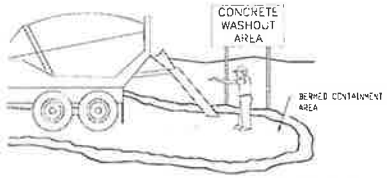
## D MATERIAL STORAGE AND DELIVERY

APPLY BMP WM-1 FROM THE 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION AVAILABLE AT www.casqa.org

MINIMUM REQUIREMENTS FOR WM-1

1. MATERIAL DELIVERY AND STORAGE AREAS SHOULD BE LOCATED NEAR THE CONSTRUCTION ENTRANCES AWAY FROM WATERWAYS OR DRAINAGE PATHS. PREFERRED METHOD OF MATERIAL STORAGE IS INDOORS WITHIN EXISTING STRUCTURES OR SHEDS WHEN AVAILABLE. AT A MINIMUM, MATERIAL STORAGE AREA SHALL BE SURROUNDED WITH PROTECTIVE BERMS
2. MATERIALS SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS AND THE ORIGINAL PRODUCT LABELS SHOULD BE MAINTAINED IN PLACE IN A LEGIBLE CONDITION.
3. MATERIALS SHOULD BE STORED ON PALLETS AND SHOULD NOT BE ALLOWED TO ACCUMULATE ON THE GROUND. SECONDARY CONTAINMENT SHALL BE PROVIDED WHEN POSSIBLE, TO PROVIDE PROTECTION FROM WIND AND RAIN, MATERIALS SHOULD BE COVERED DURING NON-WORKING DAYS AND PRIOR TO AND DURING RAIN OR WIND EVENTS
4. EMPLOYEES AND SUBCONTRACTORS SHALL BE TRAINED ON PROPER MATERIAL DELIVERY AND STORAGE PRACTICES AND IN EMERGENCY SPILL CLEANUP PROCEDURES

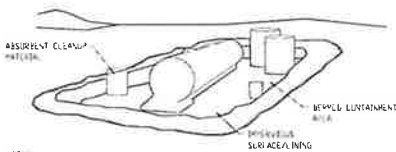
## E CONCRETE WASTE MANAGEMENT




NOTES:

1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM
2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.
3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY
4. CONCRETE WASHOUT AREA SHALL BE LINED WITH A MINIMUM 10 MIL POLYETHYLENE SHEETING. REFER TO BMP WM-8 FROM THE 2015 CALIFORNIA CONSTRUCTION BMP HANDBOOK

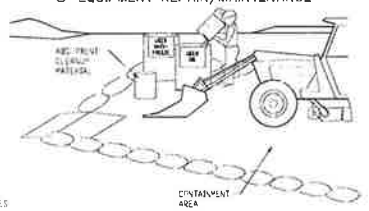
## F VEHICLE/EQUIPMENT FUELING




NOTES:

1. FUELING SHALL BE PERFORMED IN A DESIGNATED AREA AWAY FROM DRAINAGE COURSES
2. ABSORBENT CLEANUP MATERIAL SHALL BE ON SITE AND USED IMMEDIATELY IN THE EVENT OF A SPILL
3. REFER ALSO TO BMP NS-9 FROM 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION

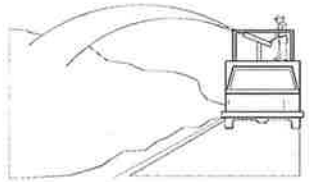
## G EQUIPMENT REPAIR/MAINTENANCE




NOTES

1. LEAKING VEHICLES AND EQUIPMENT SHALL NOT BE ALLOWED ON-SITE. EQUIPMENT AND VEHICLES SHALL BE INSPECTED FREQUENTLY FOR LEAKS AND SHALL BE REPAIRED IMMEDIATELY. CLEAN UP SPILLS AND LEAKS PROMPTLY WITH ABSORBENT MATERIALS. DO NOT FLUSH WITH WATER
2. VEHICLES AND EQUIPMENT SHALL BE MAINTAINED AND REPAIRED ON-SITE ONLY IN DESIGNATED AREAS. PREVENT RUN-ON AND RUN-OFF FROM DESIGNATED AREAS. CONTAINMENT DEVICES SHALL BE PROVIDED AND AREAS SHALL BE COVERED IF NECESSARY
3. DESIGNATE ON-SITE VEHICLE AND EQUIPMENT MAINTENANCE AREAS, AWAY FROM STORM DRAIN INLETS AND WATERCOURSES
4. ALWAYS USE SECONDARY CONTAINMENT, SUCH AS A DRAIN PAN OR DROP CLOTH, TO CATCH SPILLS AND LEAKS WHEN REMOVING OR DRAINING FLUIDS
5. LEGALLY DISPOSE OF USED OILS, FLUIDS, AND LUBRICANTS
6. PROVIDE SPILL CONTAINMENT DIKES OR SECONDARY CONTAINMENT AROUND STORED OIL, FUEL, AND CHEMICAL DRUMS
7. MAINTAIN AN ADEQUATE SUPPLY OF ABSORBENT SPILL CLEANUP MATERIALS IN DESIGNATED AREA
8. REFER ALSO TO BMP NS-8 AND NS-10 FROM 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION

## H EROSION CONTROL



NOTES

1. SOIL/SLOPE STABILIZATION PRACTICES SHALL BE DESIGNED TO PRESERVE EXISTING VEGETATION WHERE FEASIBLE AND TO REVEGETATE OPEN AREAS AS SOON AS FEASIBLE AFTER GRADING. THESE CONTROL PRACTICES SHALL INCLUDE TEMPORARY SEEDING, PERMANENT SEEDING, MULCHING, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, OR OTHER SOIL STABILIZATION PRACTICES
2. SOIL STABILIZATION SHALL BE IMPLEMENTED ON ALL INACTIVE DISTURBED AREAS FROM OCTOBER 1 THRU APRIL 15 AND ON ALL DISTURBED AREAS DURING A RAIN EVENT OR POTENTIAL RAIN.
3. STABILIZATION PRACTICES SHALL CONTROL/PREVENT EROSION FROM THE FORCES OF WIND AND WATER
4. STABILIZATION PRACTICES SHALL BE IMPLEMENTED IN CONJUNCTION WITH SEDIMENT TRAPPING/FILTERING PRACTICES AND PRACTICES TO REDUCE THE TRACKING OF SEDIMENT INTO PAVED ROADS
5. WHEN USING STRAW MULCHING, THE MINIMUM APPLICATION SHALL BE 2 TONS/ACRE. MULCH MUST BE ANCHORED IMMEDIATELY TO MINIMIZE LOSS BY WIND OR WATER
6. WHEN USING HYDROSEEDING/MULCHING, THE MINIMUM APPLICATION OF WOOD FIBER SHALL BE 1,500 LBS/ACRE. SHAKE BLOCK NOT CONTAIN MORE THAN 30 PERCENT MOISTURE
7. FOR SEEDING RECOMMENDATIONS, CONTACT USDA, NATURAL RESOURCES CONSERVATION SERVICE OR VENTURA COUNTY RCD
8. FOR DETAILED INFO, SEE BMP EC-01 THROUGH EC-15 FROM 2015 CALIFORNIA STORMWATER BMP HANDBOOK FOR CONSTRUCTION

## J Fiber Rolls SE-5

| | | |
|---|---|---|
| PREPARED BY | ROBERT WILLIAM COMPANY<br>ENGINEERING AND LAND PLANNING DIVISION<br>GENERAL ENGINEERING & BUILDING CONTRACTORS<br>216 N 8TH ST, SANTA PAULA, CA 93060<br>Phone (805) 525-5400 | |
| CITY OF CARPINTERIA APPROVED BY | PUBLIC WORKS DIRECTOR / CITY ENGINEER ____ DATE ____ | CITY OF CARPINTERIA<br>4905 8TH STREET CONDOMINIUMS<br>EROSION CONTROL DETAILS |
| | | PROJECT NO 10473.000<br>SHEET 5 OF 5<br>PLAN DATE 05-08-2023 |

CHAPPELL ARCHITECTURE
COMMERCIAL RESIDENTIAL

CITY CASE NUMBER
PLN2021-00261

BUILDING DEPARTMENT SUBMITTAL 09-01-2023

# 8TH STREET CONDOMINIUMS

4905 8TH STREET
CARPINTERIA, CA 93013

| NO | DESCRIPTION | DATE |
|---|---|---|
| 1 | REVISION | |

PLANS

A1.0




PROJECT TRUE

SITE PLAN 1

## GENERAL NOTES

1 SEE ELECTRICAL SHEETS FOR ELECTRICAL FIXTURE K AND APPLICABLE NOTES
2 INSTALL MOISTURE RESISTANT GWB ON ALL WALLS IN KITCHENS
3 BATHROOMS AND WATER CLOSET COMPARTMENTS
4 ATTIC ACCESS AND ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTICS OF BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION WHERE THE VERTICAL HEIGHT IS 30 INCHES OR MORE AT ANY POINT THE OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES CRC R807 1 HEADROOM PREVIDED UNOBSTRUCTED HEADROOM OF 30" MINIMUM OVER ATTIC ACCESS (CRC R807 1)
4 DIMENSIONING
A ALL DIMENSIONS ARE GIVEN TO FACE OF FRAMING, GWB, LINES, CENTERLINE OF OPENING AND CENTER OF COLUMN U N O
B DOORS AT CORNERS OR NEAR INTERSECTIONS OF PERPENDICULAR WALLS ARE LOCATED 4" FROM FACE OF STUD TO FACE OF JAMB U N O
5 DIMENSIONS GIVEN TO EXISTING STRUCTURAL ELEMENTS ARE DERIVED FROM ORIGINAL CONSTRUCTION DRAWINGS, THE TOPOGRAPHIC SURVEY, AND FIELD MEASUREMENTS TO FINISH SURFACES THESE DIMENSIONS MUST BE FIELD VERIFIED
6 OCCUPIABLE SPACES, HABITABLE SPACES AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6" BATHROOMS, TOILET MODULES, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS MAY HAVE A CEILING HEIGHT OF NOT LESS THAN 7' 0" CBC SECTION 1208 2)
7 HABITABLE SPACES OTHER THAN KITCHENS SHALL HAVE A CLEAR PASSAGEWAY OF NOT LESS THAN 3' 0" BETWEEN COUNTER FRONTS AND APPLIANCES OR COUNTER FRONTS AND WALLS (CBC SECTION 1208 1)
8 HALLS AND STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36" (CBC 1018 2)
9 DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO 26 GAUGE SHEET STEEL OR OTHER APPROVED MATERIAL EQUAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE (CRC R302)
10 CLOTHES DRYER EXHAUST DUCTS SHALL BE TERMINATED OUTSIDE THE BUILDING AND SHALL BE A BACK DRAFT DAMPER EXHAUST DUCT IS LIMITED TO 14 FEET WITH 2 ELBOWS EXHAUST SHALL BE LOCATED A MINIMUM OF 3'-0" AWAY FROM ANY OPERABLE OPENINGS (CMC 504 3) PROVIDE A 4" DIA DUCT (CMC 504 3 2)
11 EACH OF HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY CASEMENT CASE AND RESCUE OPENING WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES (1118 MM) MEASURED FROM THE FLOOR (CRC R310 2) MINIMUM OPENING AREA ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET (0 464M2) (CRC 310 1 2) EXCEPTION OPENING HEIGHT THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 MM) (CRC R310 1 2) MINIMUM OPENING WIDTH THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 MM) (CRC R310 1 3)
12 ALL WINDOWS TO BE SEALED AND INSULATED WITH R-5 INSULATION
13 NEW CONSTRUCTION ADDITIONS AND INTERIOR ALTERATIONS WITH PLUMBING FIXTURES WATER CONSERVATION PLUMBING FIXTURES ARE REQUIRED TO BE INSTALLED PER CPC 402 AND CAL GREEN STANDARD CODE FOR ALL NEW PLUMBING FIXTURES (FOR KITCHEN SINKS, LAVATORY DAR SINKS SHOWERS AND TOILETS AS APPLICABLE
14 THE LIGHT FIXTURE'S THAT ARE RECESSED INTO INSULATED CEILINGS ARE REQUIRED TO BE INSULATION CONTACT (IC RATED) AND LABELED AS SUCH AND CAN BE PLACED THERE IN THE INSULATION THE HOUSING ON THE FIXTURE SHALL BE AIRTIGHT TO PREVENT CONDITIONED AIR FROM ESCAPING INTO THE CEILING CAVITY OR ATTIC SPACE AND PREVENT UNCONDITIONED AIR FROM INFILTRATING INTO THE CONDITIONED SPACE THIS IS A MANDATORY MEASURE
15 FACTORY-BUILT FIREPLACES AND CHIMNEYS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS AND THE MANUFACTURER'S INSTRUCTIONS
16 GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS METAL REINFORCEMENT IN THE INTERLOCKING AREA AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I S 2 STRUCTURAL REQUIREMENTS NO VINYL WINDOWS PROPOSED IN PROJECT
17 PROVIDE A MINIMUM 2% SLOPE FOR A MINIMUM OF 10 0" AWAY FROM STRUCTURE (CPC 1804 4) SURFACE DRAINAGE SHALL BE DIVERTED TO A STORM DRAIN OR OTHER APPROVED DRAINAGE FACILITY A MINIMUM SLOPE OF 1% SHALL BE USED FOR PAVED AREAS AND A MINIMUM SLOPE OF 2% SHALL BE USED FOR UNPAVED AREAS WITHIN 10 FEET (3048 MM) OF THE BUILDING (CBC 1804 3)
18 NEW AC CONDENSOR REQUIRES THE HVAC SYSTEM SHALL BE TESTED FOR DUCT LEAKAGE BY HERS RATER
20 USE FIRE DAMPERS, OR USE 26-GAUGE METAL DUCTS WHERE FIREWALL OF GARAGE IS PIERCED BY F A U DUCTS (CRC R302 5 1)
21 SHOWER COMPARTMENT INTERIOR DIMENSION SHALL HAVE MINIMUM 1 024 SQ IN AND BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE
23 SEE ADDITIONAL NOTES ON SHEET G0 1

## PLUMBING NOTES

1 PLUMBING FIXTURES FOR NEW CONSTRUCTION AND ALTERATIONS SHALL COMPLY WITH THE FOLLOWING
A WATER CLOSETS LESS THAN 1 28 GALLPLUSH (4 303 1 1)
B URINALS LESS THAN 0 125 GAL/PLUSH (4 303 1 2)
C SINGLE SHOWERHEADS LESS THAN 1 8 GPM @ 80 PSI (4 303 1 3 1)
D MULTIPLE SHOWERHEADS COMBINED FLOW RATE OF ALL SHOWERHEADS (AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1 8 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME (4 303 1 3 2)
E RESIDENTIAL LAVATORY FAUCETS LESS THAN 1 2 GPM @ 60 PSI (4 303 1 4 1)
F LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS OF RESIDENTIAL BUILDINGS LESS THAN 0 5 GPM @ 60 PSI (4 303 1 4 2)
G METERING FAUCETS LESS THAN 0 25 GALLONS PER CYCLE (4 303 1 4 3)
H KITCHEN FAUCETS LESS THAN 1 8 GPM @ 60 PSI TEMPORARY INCREASE TO 2 2 GPM ALLOWED BUT SHALL DEFAULT TO 1 8 GPM (4 303 1 4 4)
I HOT AND COLD WATER PIPING SHALL BE COPPER TYPE 'L' OR PEX
2 EXISTING PLUMBING FIXTURES MAY REMAIN UNLESS CALIFORNIA CIVIL CODE SEC 1101 1 TO 1101 8) AS A CONDITION FOR FINALS WITH PERMIT, EXISTING TOILETS OF GREATER THAN 1 6 GALLONS PER FLUSH (GPF) AND SHOWERS WITH FLOW CAPACITY OF MORE THAN 2 2 GPM AT 60 PSI AND LAVATORY FAUCETS WITH FLOW CAPACITY OF MORE THAN 2 2 GPM SHALL NEED TO BE REPLACED TO AT LEAST THE MINIMUM STANDARD INDICATED
3 PROVIDE 2'0 S CLOTH IN PLUMBING WALL AT WATER CLOSET TO PREVENT EAVESDROPPING OR BURNING OF STUDS (CMC SEC 607 5)
4 PROVIDE 24" SPACE IN FRONT OF THE WATER CLOSET 30" WIDE (CPC SEC 402 5)
5 PROVIDE NON-SLIP JOINT TRANSITION SEE A4F 10
6 WATER HEATER PRESSURE AND TEMPERATURE RELIEF DRAIN LINE NEEDS TO TERMINATE TO OUTSIDE THE BUILDING (CPC SEC 608 5)
7 SHOWERS AND SHOWER COMPARTMENTS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE PER CPC 408 3
8 ALL DRAINPIPES AND ALL HOT WATER PIPES BENEATH LAVATORIES ARE TO BE INSULATED OR OTHERWISE COVERED CBC 1115 9

## WALL LEGEND

NEW 2X STUD WALL @ 16" O.C.

All NEW EXTERIOR WALLS AND NEW PLUMBING WALLS TO BE 2X6 U.N.O.

## KEY NOTES

(1) TILE WALL FINISH FLOOR TO CEILING ALL WALLS IN SHOWER SHOWER ENCLOSURE COMPARTMENT WALLS SHALL BE FINISHED WITH A NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 6 FEET ABOVE THE FLOOR CRC R307 2 AND R702 4 7

(2) SHOWER ENCLOSURE 1/2" TEMPERED GLAZING GLAZING, SAFETY GLAZING E G , TEMPERED IN THIS FOR LISTING HAZARDOUS LOCATIONS PER CRC R308 4 (3) CBC 2406 4
A WITHIN 60 INCHES HORIZONTALLY FACING A TUB SHOWER OR SAUNA WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE

SHOWER DOOR SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22-INCH UNOBSTRUCTED EGRESS OPENING CPC 408 3

(3) DOOR LANDINGS PROVIDE A LANDING EQUAL TO THE WIDTH OF THE DOOR AND A LENGTH IN THE DIRECTION OF TRAVEL EQUAL TO 36" MIN (CRC R311 3) AT EXTERIOR DOORS THAT ARE NOT REQUIRED EXIT DOORS LANDINGS SHALL BE NOT MORE THAN 1 3/4" BELOW THE TOP OF THE THRESHOLD

LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD CRC 311 3

(4) DRYER VENT CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK DRAFT DAMPER EXHAUST DUCT IS LIMITED TO 14 FEET WITH 2 ELBOWS REDUCE ALLOWED LENGTH BY TWO FEET FOR EVERY 90 DEGREE ELBOW BEYOND THE ALLOWED TWO EXHAUST SHALL BE LOCATED A MINIMUM OF 3'-0" AWAY FROM ANY OPERABLE DOOR OR WINDOW PROVIDE A 4" METAL DUC (CMC 504 3 & 504 3 2)

(5) (R) PANEL WORKING CLEARANCE PROVIDE 30" WIDE X 36 DEEP WORKING CLEARANCE S AT PANELS SEC 110 26 (A)(1) PROVIDE 6'-6" HEADROOM AT SERVICE PANEL CEC 110 26 2)(A) (3)

(6) A/C COMPRESSOR WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CAC 902 2 7

(7) WHERE PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR BEARING WALL WHERE CUTTING BEDING OR NOTCHING NECESSITATE REMOVAL OF MORE THAN 50% OF ITS WIDTH A LOAD BEARING TIE OF 16 GA AND 1 1/2 INCHES WIDE SHALL BE FASTENED ACROSS THE PLATE ON EACH SIDE WITH EIGHT 10D NAILS WITH A MIN DEPTH OF 1 1/2 INCHES IN LENGTH CRC R602 6 1

(8) ROOF MATERIAL CLASS A ASPHALT SHINGLE ROOF

(9) THERE SHALL BE 15" MINIMUM CLEARANCE ON EACH SIDE OF THE TOILET TO CENTERLINE AND 24" FRONT CLEARANCE

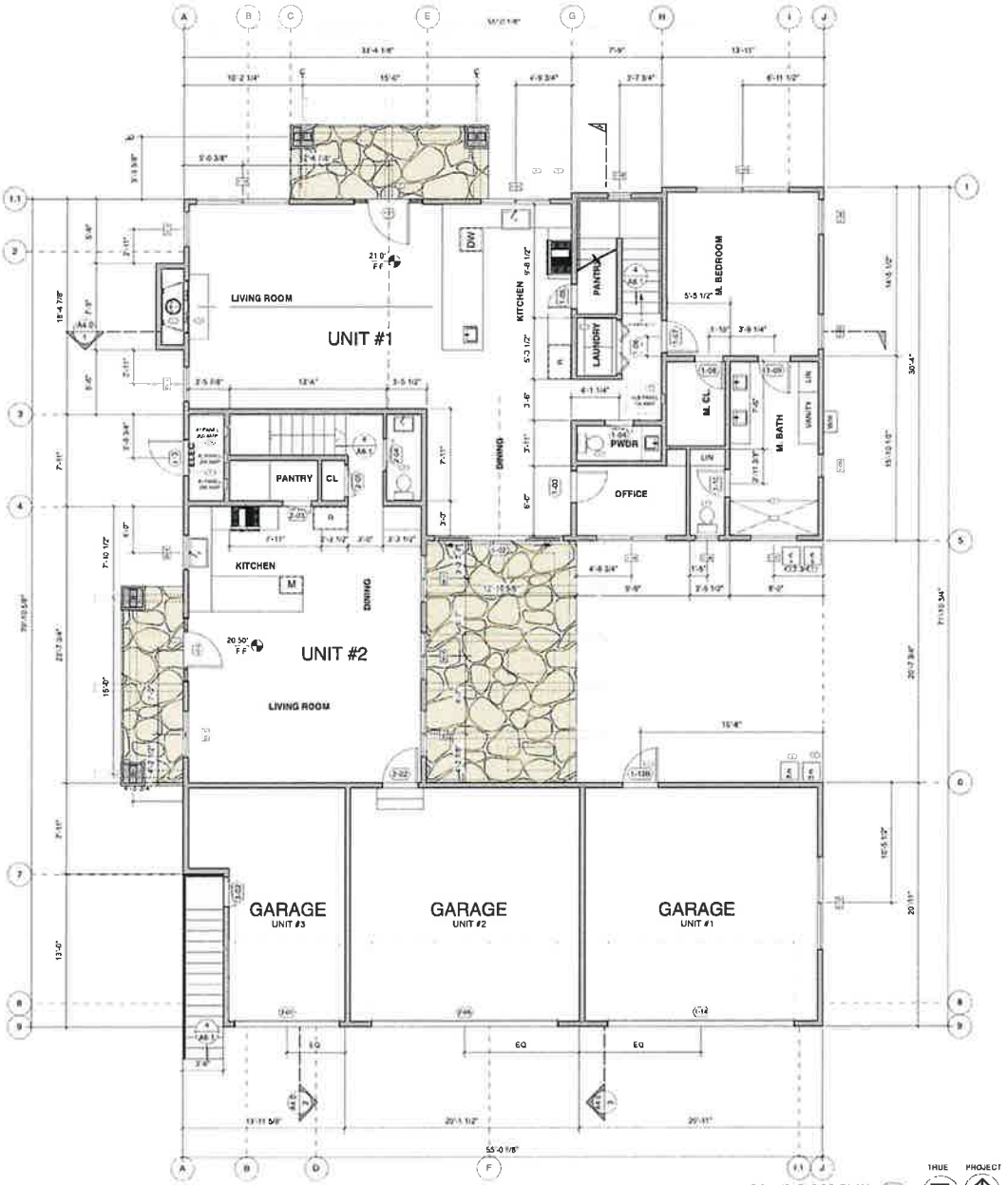
(10) GUARDRAIL 42" TALL MIN.

(11) FIREPLACE RUTHERFORD 42" WOOD FIREPLACE BY HEATILATOR SEE G8 0 FOR SPEC

(12) FIREPLACE HEARTH SEE G8 0 FOR DIMENSIONS AND CODE REQUIREMENTS

(13) SUN TUNNEL VELUX SEE G8 0 FOR SPECIFICATIONS

(14) ATTIC ACCESS PER R807 1 THE ROUGH-FRAMED OPENING SHALL BE NOT LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM) AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS




GROUND FLOOR PLAN 1

TRUE PROJECT

CHAPPELL ARCHITECTURE
COMMERCIAL · RESIDENTIAL
P O BOX 6217
MANASHTA LAKE, CA 93064
805.833.1677

CITY CASE NUMBER
PLN2021-00261

# 8TH STREET CONDOMINIUMS

4905 8TH STREET
CARPINTERIA, CA 93013
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BUILDING DEPARTMENT SUBMITTAL 09-01-2023

| REVISION | | |
|---|---|---|
| NO | DESCRIPTION | DATE |
| | | |

GROUND FLOOR PLAN

A2.1

## GENERAL NOTES

1 SEE ELECTRICAL SHEET E FOR ELECTRICAL FIXTURES AND APPLICABLE NOTES
2 INSTALL MOISTURE RESISTANT GYP BD ON ALL WALLS IN KITCHENS, BATHROOMS, AND ROOMS SUBJECT TO WET CONDITIONS
3 ATTIC ACCESS AN ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTICS OF BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION WHERE THE VERTICAL HEIGHT IS 30 INCHES OR MORE AT ANY POINT THE OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES CRC R807 1 HEADROOM PROVIDE UNOBSTRUCTED HEADROOM OF 30" MINIMUM OVER ATTIC ACCESS (CRC R807 1)
4 DIMENSIONING
5 ALL DIMENSIONS ARE GIVEN TO FACE OF FRAMING, GRIDLINES, CENTERLINE OF OPENING AND CENTER OF COLUMN U N O
6 DOORS AT CORNERS IN OR NEAR INTERSECTIONS OF PERPENDICULAR WALLS ARE LOCATED 4" FROM FACE OF STUD TO FACE OF JAMB U N O
7 DIMENSIONS GIVEN TO EXISTING STRUCTURAL ELEMENTS ARE DERIVED FROM ORIGINAL CONSTRUCTION DRAWINGS, THE TOPOGRAPHIC SURVEY AND FIELD MEASUREMENTS TO FINISH SURFACES, THESE DIMENSIONS MUST BE FIELD VERIFIED
8 ACCESSIBLE SPACES HABITABLE SPACES AND OCCUPIABLE SHALL HAVE A CLEAR CEILING HEIGHT OF NOT LESS THAN 7'-6" BATHROOMS, TOILET ROOMS, KITCHENS, CORRIDORS, HALLWAYS AND LAUNDRY ROOMS MAY HAVE A CLEAR HEIGHT OF NOT LESS THAN 7'-0" (CBC SECTION 1208 2)
7 HABITABLE SPACES OTHER THAN KITCHENS SHALL HAVE A CLEAR PASSAGEWAY OF NOT LESS THAN 3'-0" BETWEEN COUNTER FRONTS AND APPLIANCES OR COUNTER FRONTS AND WALLS (CBC SECTION 1208 1)
8 HALLS AND STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36" (CBC 1018 2)
9 DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO 26 GAGE (.4mm) SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE (CBC 406 4)
10 CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL BE VENTED OUTSIDE THE BUILDING AND HAVE A BACK DRAFT DAMPER EXHAUST DUCT IS LIMITED TO 14 FEET WITH 2 ELBOWS EXHAUST SHALL BE LOCATED A MINIMUM OF 3'-0" AWAY FROM ANY OPERABLE WINDOW OR DOOR PROVIDE A 4"Ø METAL DUCT (CMC 504 3)
11 BASEMENTS HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES (1118 MM) MEASURED FROM THE FLOOR (CRC R310 2(MAXIMUM OPTIONS) AREA ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET (0 465M2) (CRC 310 1) EXCEPTING OPENING HEIGHT THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610MM) (CRC R310 1 EXCEPTION) OPENING WIDTH THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 MM) (CAL R310 1) 3
13 ALL NEW JOISTS TO BE SEALED AND INSULATED WITH R-19 INSULATION
15 NON-CONSTRUCTION ADDITIONS AND INTERIOR ALTERATIONS WITH PLUMBING FIXTURES WATER CONSERVATION PLUMBING FIXTURES ARE REQUIRED TO BE INSTALLED WHEN ALTERATIONS ADDITIONS OR REPLACEMENTS ARE MADE TO PLUMBING FIXTURES FOR KITCHEN SINKS, LAVATORY, BAR SINKS SHOWERS, AND TOILETS AS APPLICABLE
16 THE CONTRACTOR SHALL INSTALL AND RESEAL ALL PENETRATIONS AND OPENINGS IN THE BUILDING ENVELOPE, INCLUDING PENETRATIONS AROUND SOIL STACKS, DUCTS, AND FLUES SO THAT INSULATION CANNOT BE DISPLACED AND THE SEALANT ON THE FACE OF THE OPENINGS IS APPLIED TO PREVENT CONDITIONED AIR FROM ESCAPING INTO THE CEILING CAVITY OR ATTIC SPACE OR WHERE UNCONDITIONED AIR FROM OUTSIDE INFILTRATING INTO THE CONDITIONED SPACE THIS IS A MANDATORY MEASURE
17 FACTORY-BUILT FIREPLACES AND CHIMNEYS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS AND THE MANUFACTURER'S INSTRUCTIONS
18 GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENTLY ADOPTED VERSION OF ANSI/AAMA/NWWDA 101/I S 2 STRUCTURAL REQUIREMENTS NO VINYL WINDOWS PROPOSED IN PROJECT
17 PROVIDE A MINIMUM 5% SLOPE FOR A MINIMUM OF 10'-0" AWAY FROM STRUCTURE (2% IF SURFACE IS IMPERVIOUS) OR TO AN APPROVED DRAINAGE SYSTEM SWALES USED FOR THIS PURPOSE ARE TO HAVE A MIN SLOPE OF 2%
18 REPAIR AND REPLACE ANY FIRE PROOFING DAMAGED DURING CONSTRUCTION
19 NEW AC CONDENSOR REQUIRES TITLE HVAC SYSTEM SHALL BE TESTED FOR DUCT LEAKAGE BY HERS RATER
20 USE FIRE DAMPERS, OR USE 26-GAUGE METAL DUCTS, WHERE FIREWALL OF GARAGE IS PENETRATED BY HVAC DUCTS (CRC SEC R302 5 2)
21 SHOWER COMPARTMENT INTERIOR DIMENSION SHALL HAVE MINIMUM 1024 SQ IN AND BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE
22 SEE ADDITIONAL NOTES ON SHEET G2 1

## PLUMBING NOTES

1 PLUMBING FIXTURES FOR NEW CONSTRUCTION AND ALTERATIONS SHALL COMPLY WITH THE FOLLOWING
A WATER CLOSETS LESS THAN 1 28 GAL/FLUSH (4 303 1 1)
B URINALS LESS THAN 0 125 GAL/FLUSH (4 303 1 2)
C SINGLE SHOWERHEADS LESS THAN 1 8 GPM @ 80 PSI (4 303 1 3 1)
D MULTIPLE SHOWERHEADS COMBINED FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1 8 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME (4 303 1 3 2)
E RESIDENTIAL LAVATORY FAUCETS LESS THAN 1 2 GPM @ 60 PSI (4 303 1 4 1)
F LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS OF RESIDENTIAL BUILDINGS LESS THAN 0 5 GPM @ 60 PSI (4 303 1 4 2)
G METERING FAUCETS LESS THAN 0 25 GALLONS PER CYCLE (4 303 1 4 3)
H KITCHEN FAUCETS LESS THAN 1 8 GPM @ 60 PSI TEMPORARY INCREASE TO 2 2 GPM ALLOWED BUT SHALL DEFAULT TO 1 8 GPM (4 303 1 4 4)
I HOT AND COLD WATER PIPING SHALL BE COPPER TYPE 'L' OR PEX

2 EXISTING PLUMBING FIXTURES IN PRE-1994 DWELLINGS (CALIF CIVIL CODE SEC 1101 1-1101 8) AS A CONDITION FOR FINAL INSPECTION EXISTING TOILETS OF GREATER THAN 1 6 GAL/FLUSH SHOWERHEADS WITH FLOW CAPACITY OF MORE THAN 2 5 GAL/MIN AND INTERIOR FAUCETS WITH FLOW CAPACITY OF MORE THAN 2 2 GAL/MIN WILL NEED TO BE REPLACED TO AT LEAST THE MINIMUM STANDARD INDICATED
3 PROVIDE 2x8 STUDS IN PLUMBING WALL AT WATER CLOSET TO PREVENT EXCESSIVE NOT CHINA UM BOWING UP STUDS (CRC SEC 602 6)
4 PROVIDE 24" SPACE IN FRONT OF THE WATER CLOSET 30" WIDE (CPC SEC 402 5)
5 PROVIDE NON-SLIP JOINT TRAPS (CPC SEC 402 10)
6 WATER HEATER PRESSURE AND TEMPERATURE RELIEF DRAIN LINE NEEDS TO TERMINATE TO OUTSIDE THE BUILDING (CPC SEC 608 5)
7 SHOWERS AND SHOWER TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE PER CPC 408 3
8 ALL HEADPIPES AND ALL HOT WATER PIPES BENEATH LAVATORIES ARE TO BE INSULATED OR OTHERWISE COVERED CBC 1115 8

## WALL LEGEND

NEW 2X STUD WALL @ 16" O C

All NEW EXTERIOR WALLS AND NEW PLUMBING WALLS TO BE 2X6 U N O

## KEY NOTES

(1) TILE WALL FINISH, FLOOR TO CEILING, ALL WALLS IN SHOWER SHOWER AND/OR TUB/SHOWER WALLS SHALL BE FINISHED WITH A NONABSORBENT SURFACE OVER A MOISTURE RESISTANT UNDERLAYMENT TO A HEIGHT OF 6 FEET ABOVE THE FLOOR CRC R307 2 AND R702 3 7

(2) SHOWER ENCLOSURE 1/2" TEMPERED GLAZING GLAZING SAFETY GLAZING, E G, TEMPERED, IN THE FOLLOWING HAZARDOUS LOCATIONS PER CRC R308 4 OR CBC 2406 4
A WITHIN 60 INCHES HORIZONTALLY FACING A TUB SHOWER OR SAUNA WHERE THE GLAZING IS LESS THAN 60 INCHES ABOVE THE STANDING SURFACE

SHOWER DOOR SHALL OPEN SO AS TO MAINTAIN NOT LESS THAN A 22-INCH UNOBSTRUCTED EGRESS OPENING CPC 408 5

(3) DOOR LANDINGS PROVIDE A LANDING EQUAL TO THE WIDTH OF THE DOOR AND A LENGTH IN THE DIRECTION OF TRAVEL, EQUAL TO 36" MIN (CRC R311 3) AT EXTERIOR DOORS THAT ARE NOT REQUIRED FOR EXITS LANDINGS SHALL BE NOT MORE THAN 7 3/4" BELOW THE TOP OF THE THRESHOLD

LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD CRC 311 3

(4) DRYER VENT CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK DRAFT DAMPER EXHAUST DUCT IS LIMITED TO 14 FEET WITH 2 ELBOWS REDUCE ALLOWED LENGTH BY TWO FEET FOR EVERY 90 DEGREE ELBOW BEYOND THE ALLOWED TWO EXHAUST SHALL BE LOCATED A MINIMUM OF 3'-0" AWAY FROM ANY OPERABLE DOOR OR WINDOW PROVIDE A 4" METAL DUCT (CMC 504 3 & 504 3 2)

(5) ELEC PANEL WORKING CLEARANCE PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCE S AT PANELS CEC SLC 110 26 (A)(1) PROVIDE 6 6" HEADROOM AT SERVICE PANELS CEC 110 26 (E) & (3)

(6) A/C COMPRESSOR WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CMC 301 2 1

(7) WHERE PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR BEARING WALL, WHERE CUTTING, BORING OR NOTCHING NECESSITATE REMOVAL OF MORE THAN 50% OF ITS WIDTH A DAUNTING METAL TIE OF 16 GA AND 1 1/2 INCHES WIDE SHALL BE FASTENED ACROSS THE PLATE ON EACH SIDE WITH EIGHT 10D NAILS WITH A MIN DEPTH OF 1 1/2 INCHES IN LENGTH CRC R602 6 1

(8) ROOF MATERIAL CLASS A ASPHALT SHINGLE ROOF

(9) THERE SHALL BE 15" MINIMUM CLEARANCE ON EACH SIDE OF THE TOILET TO CENTERLINE AND 24" FRONT CLEARANCE

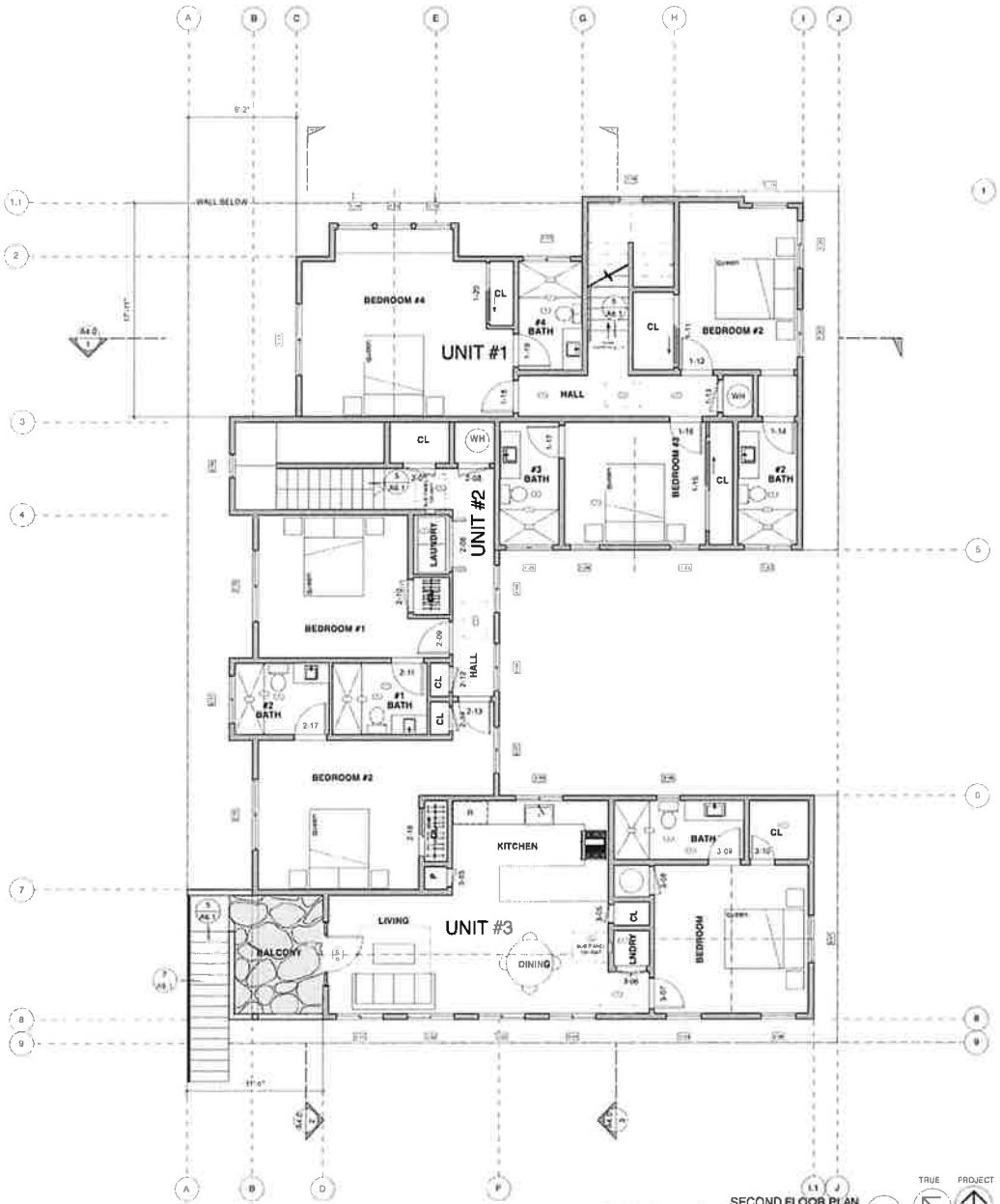
(10) DIAGONAL 6" TILE BAND

(11) FIREPLACE RUTHERFORD 42" WOOD FIREPLACE BY HEATILATOR SEE G6 0 FOR SPEC

(12) FIREPLACE HEARTH SEE G6 0 FOR DIMENSIONS AND CODE REQUIREMENTS

(13) SUN TUNNEL VELUX SEE G6 0 FOR SPECIFICATIONS

(14) ATTIC ACCESS PER R807 1 THE ROUGH FRAMED OPENING SHALL BE NOT LESS THAN 22 INCHES BY 30 INCHES (559 MM BY 762 MM) AND SHALL BE LOCATED IN A HALLWAY OR OTHER LOCATION WITH READY ACCESS




SECOND FLOOR PLAN 1

SCALE 1/4" = 1'-0"

TRUE PROJECT

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
P O Box 5261
MAMMOTH LAKES, CA 93546
805.852.1677

CITY CASE NUMBER
PLN2021-00261

# 8TH STREET CONDOMINIUMS

4905 8TH STREET
CARPINTERIA, CA 93013

BUILDING DEPARTMENT SUBMITTAL 09-01-2023

| REVISION NO | DESCRIPTION | DATE |
|---|---|---|
| | | |

SECOND FLOOR PLAN

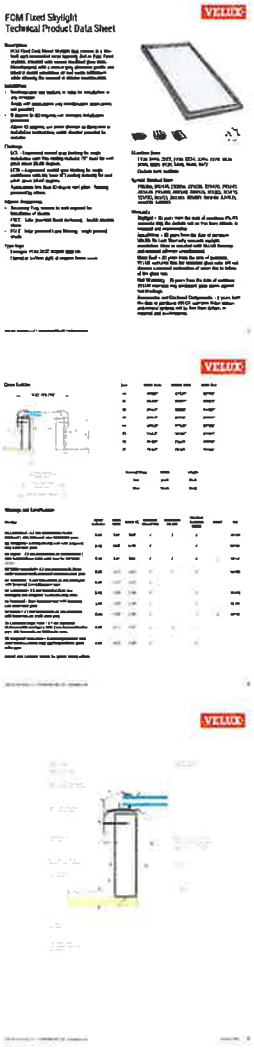
A2.2

## ICC REPORTS

## KEY NOTES

1. ROOF MATERIAL: CLASS A -CERTAINTEED, PRESIDENTIAL SHAKE COLOR, COUNTRY GRAY SEE ICC REPORTS
2. GUTTERS AND DOWNSPOUTS: GUTTER AND DOWNSPOUT LOCATIONS. DOWNSPOUTS TO CONNECT TO SITE DRAIN
3. PHOTOVOLTAIC PANELS: BY SEPERATE PERMIT

## SKYLIGHT SPECIFICATIONS



FCM Fixed Skylight
Technical Product Data Sheet

VELUX

Description

FCM Fixed Curb Mount SKYLIGHT (fcm) consists of a double glazed unit with a clear laminated glass inside. Manufactured with a natural grey aluminium profile and a white powder coated aluminium flashing. Available in white internally and natural aluminium externally.

Installation

- Recommended use: residential or similar for installation in pitched roofs.
- Ready made opening size: see technical data sheet (not provided).
- Minimum 15° pitch.
- Maximum 90° pitch.

Above 15 degrees, use proper slanted up flashing and a installation instructions, under shorter provided by installer.

Flashing

EDL - Engineered covered step flashing for single installation with flat roofing materials 15° and flat roof pitch, about 15x30 inches.

EDW - Engineered covered step flashing for single installation with tile, from 15° to roofing materials flat roof pitch, about 15x30 inches.

Instructions for Easy Deck-Mount roof plane - Flashing accessories, others.

Material Designations

- Accessory Parts: common to each material for installation of double.
- PVC: Color: powerful finish darkened, double chamber.
- PVC: Color: powerful core flattening, single grooved finish.

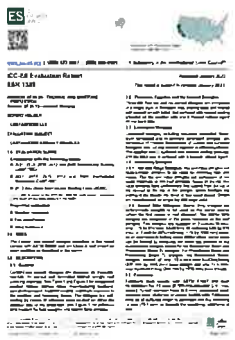
Type Image

Dimensions: 21 1/4 3/4" (540) x 55 1/8 (1400) mm
1 Openings: in three rigid, all compact frame mount.

Manufacturer Name

[illegible] [illegible], [illegible], [illegible],

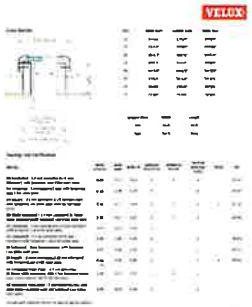
## ICC REPORTS

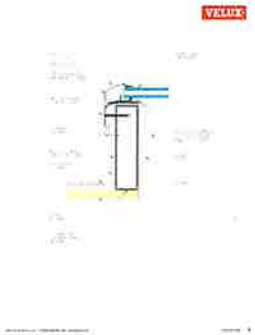


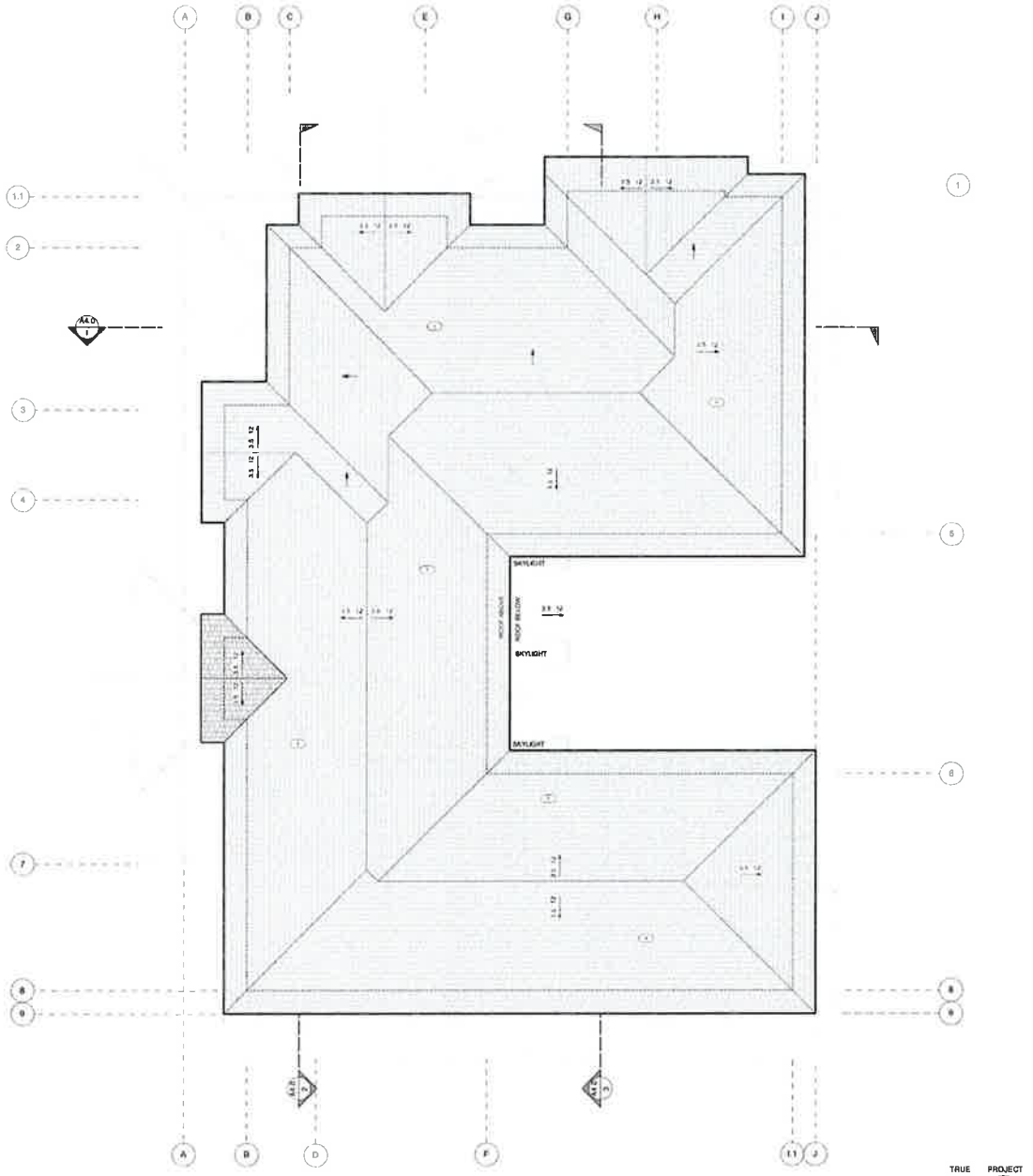
## KEY NOTES

1. ROOF MATERIAL: CLASS A CERTAINTEED, PRESIDENTIAL SHAKE COLOR: COUNTRY GRAY SEE ICC REPORTS
2. GUTTERS AND DOWNSPOUTS: GUTTER AND DOWNSPOUT LOCATIONS. DOWNSPOUTS TO CONNECT TO SITE DRAIN
3. PHOTOVOLTAIC PANELS. SY SEPERATE PERMIT

## SKYLIGHT SPECIFICATIONS




2ND FLOOR ROOF PLAN 1

TRUE PROJECT

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
P.O. BOX 8251
MAMMOTH LAKES, CA 93546
805.852.1677

CITY CASE NUMBER
PLN2021-00261

# 8TH STREET CONDOMINIUMS

4905 8TH STREET
CARPINTERIA, CA 93013
-
BUILDING DEPARTMENT SUBMITTAL 09-01-2023

| REVISION | | |
|---|---|---|
| NO | DESCRIPTION | DATE |

2ND FLOOR ROOF PLAN

A2.5

## KEY NOTES

- (1) **EXT. FINISH** HORIZONTAL SIDING, HARDIE PLANK, CEDARMILL, COLOR: SINAI SLATE
- (2) **EXT. FINISH** SHINGLE SIDING, HARDIE SHINGLE LEVER, CHIP SLATE
- (3) **EXT. FINISH** BOARD & BATT, HARDIE PANEL VERTICAL SIDING, CEDARMILL, COLOR: ARTIC WHITE
- (4) **SANDSTONE VENEER** NATURAL SANDSTONE VENEER
- (5) **SANDSTONE CAP** NATURAL SANDSTONE WALL CAPS 4" THICK
- (6) **WINDOWS & DOORS** MILGARD, TUSCANY, COLOR: WHITE
- (7) **ROOF** CLASS A, SHINGLES, CERTAINTEED, PRESIDENTIAL SHAKE, COLOR: SHADOW GRAY
- (8) **EXT. LIGHTING** DARKSKY COMPLIANT
- (9) **EXT. TRIM** DUNN-EDWARDS, CLASSIC WHITE DEW108
- (10) **RAILING** AGS STAINLESS CABLE RAIL RAINER WITH FLAT TOP BAR
- (11) PRIVACY WINDOW 3'-6" MIN SILL HEIGHT FOR NEIGHBORS PRIVACY

WEST ELEVATION 2

30' MAX HT ALLOWED

NORTH ELEVATION 1


CHAPPELL ARCHITECTURE
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CITY CASE NUMBER
PLN2021-00261

# 8TH STREET CONDOMINIUMS

**4905 8TH STREET**
**CARPINTERIA, CA 93013**

BUILDING DEPARTMENT SUBMITTAL 09-01-2023

| REVISION | | |
|---|---|---|
| NO | DESCRIPTION | DATE |

ELEVATIONS

**A3.0**

EAST ELEVATION 2

SOUTH ELEVATION 1

**KEY NOTES**

1. **EXT. FINISH:** HORIZONTAL SIDING: HARDIE PLANK CEDARMILL, COLOR: GRAY SLATE
2. **EXT. FINISH:** SHINGLE SIDING: HARDIESHINGLE LAP, COLOR: GRAY SLATE
3. **EXT. FINISH:** BOARD & BATT: HARDIE PANEL VERTICAL SIDING: CEDARMILL, COLOR: ARCTIC WHITE
4. **SANDSTONE VENEER:** NATURAL SANDSTONE VENEER
5. **SANDSTONE CAP:** NATURAL SANDSTONE WALL CAPS 4" THICK
6. **WINDOWS & DOORS:** MILGARD, FUSCAWN, COLOR: WHITE
7. **ROOF:** CLASS A SHINGLES: CERTAINTEED, PRESIDENTIAL SHAKE, COLOR: SHADOW GRAY
8. **EXT. LIGHTING:** DARKSKY COMPLIANT
9. **EXT. TRIM:** DUNN EDWARDS, CLASSIC WHITE DEW506
10. **RAILING:** AGS STAINLESS CABLE RAIL RAINIER WITH FLAT TOP BAR
11. **PRIVACY WINDOW:** 5.9' MIN SILL HEIGHT FOR NEIGHBORS PRIVACY


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# 8TH STREET CONDOMINIUMS

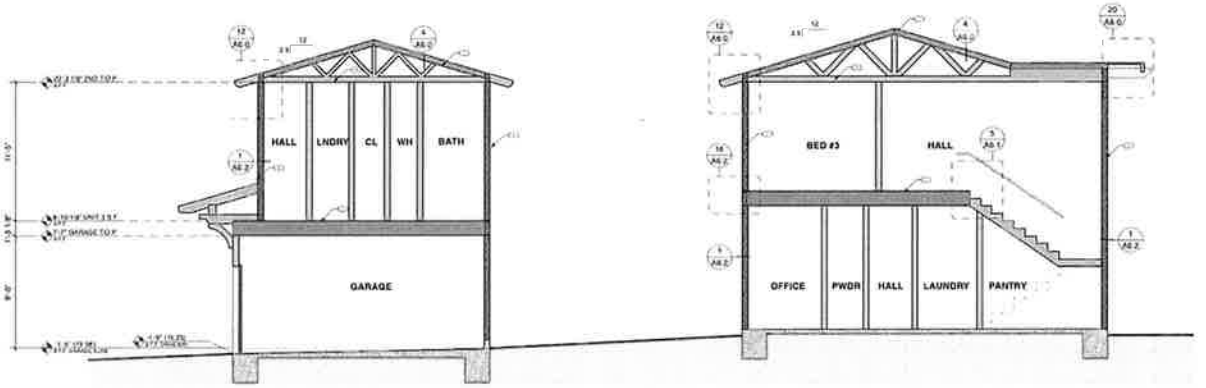
4905 8TH STREET
CARPINTERIA, CA 93013

BUILDING DEPARTMENT SUBMITTAL 09-01-2023

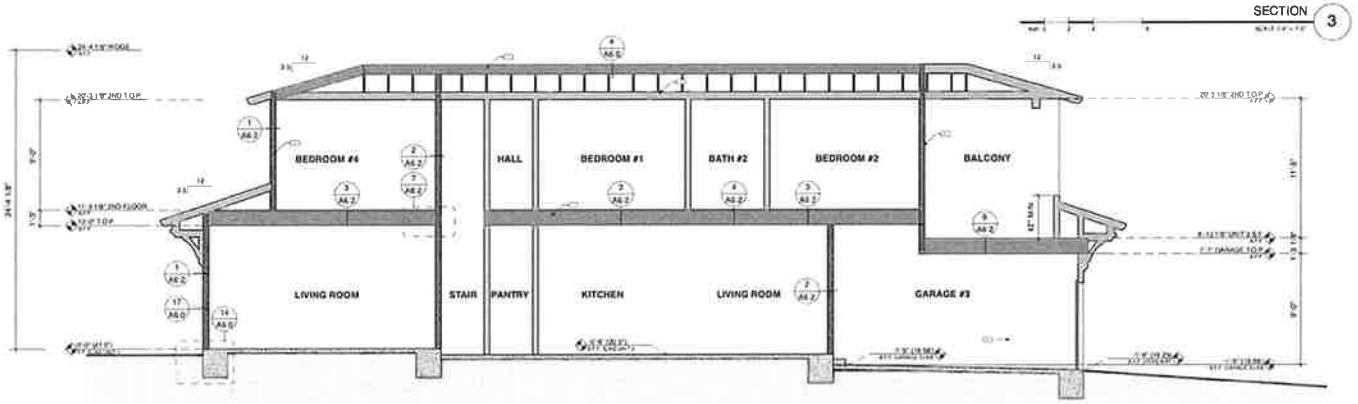
| REVISION NO | DESCRIPTION | DATE |
|---|---|---|
| | | |

ELEVATIONS

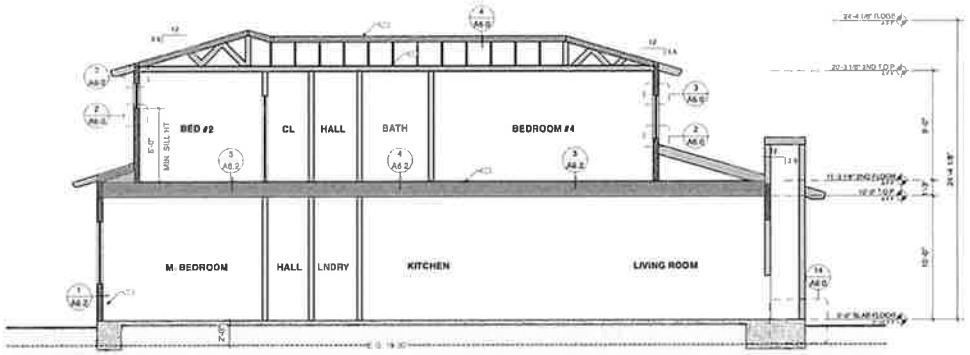
A3.1




SECTION 3




SECTION 2




SECTION 1

## SECTION NOTES

1. R-VALUE
   CEILINGS R-56 SPRAY FOAM
   WALLS R-21 BATT
   FLOORS R-19 SPRAY FOAM
   UNDER BALCONY R-19 SPRAY FOAM
2. ALL WALLS AND CEILINGS SHALL BE 5/8" GYPSUM BOARD W/ PTD FINISH

## SECTION KEY NOTES

1. SPRAY FOAM INSULATION SEE SPEC
2. BATT INSULATION
3. TRUSSES SEE TRUSS MANUFACTURER
4. SLOPE SLOPE TO DRIVEWAY 1/8" 1' MIN

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CITY CASE NUMBER
PLN2021-00261

# 8TH STREET CONDOMINIUMS

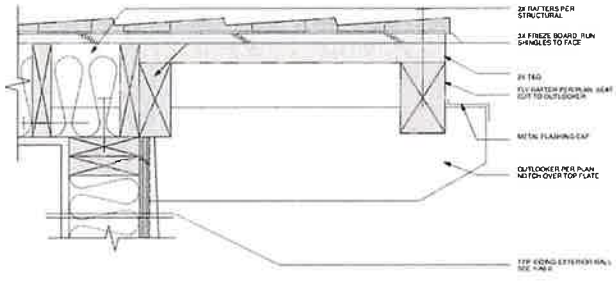
4905 8TH STREET
CARPINTERIA, CA 93013

BUILDING DEPARTMENT SUBMITTAL 09-01-2023

| REVISION | | |
|---|---|---|
| NO | DESCRIPTION | DATE |
| | | |

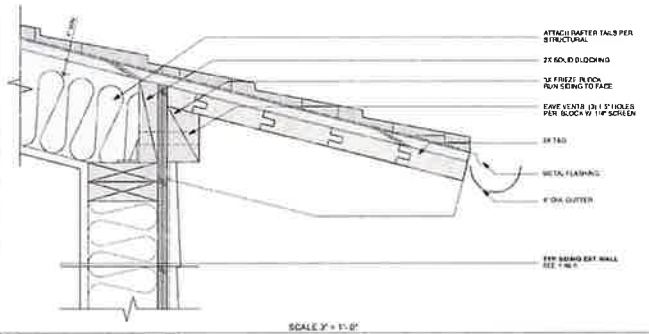
SECTIONS

A4.0



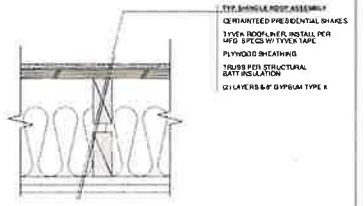

SCALE 3" = 1'-0"

**20** SIDING @ RAKE TYP.




SCALE 3" = 1'-0"

**12** SIDING @ EAVE TYP.

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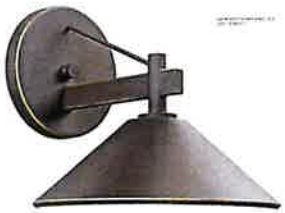
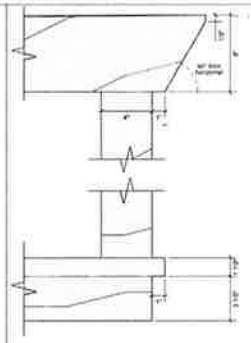
**4** ROOF ASSEMBLY TYP.

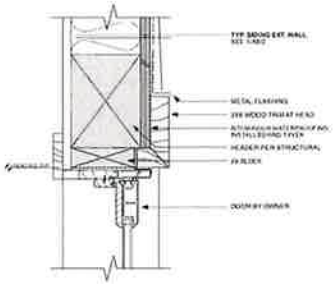


**19** EXTERIOR WALL SCONCE: KICHLER - RIPLEY



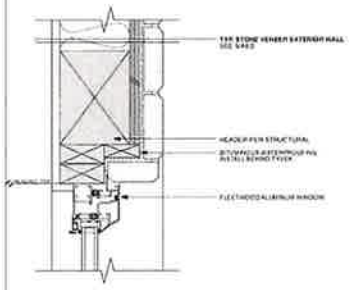
SCALE 3" = 1'-0"

**15** TYP. EXTERIOR TRIM DETAIL



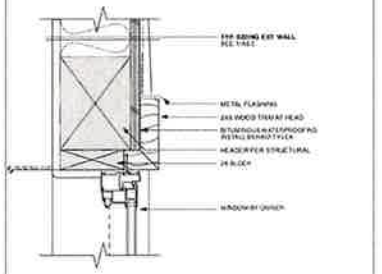

SCALE 3" = 1'-0"

**11** SIDING @ DOOR HEAD



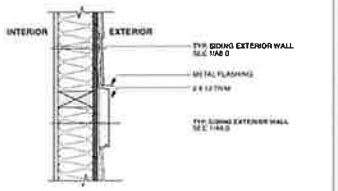

SCALE 3" = 1'-0"

**7** STONE @ WINDOW HEAD / DOOR SIM.




SCALE 3" = 1'-0"

**3** SIDING @ WINDOW HEAD

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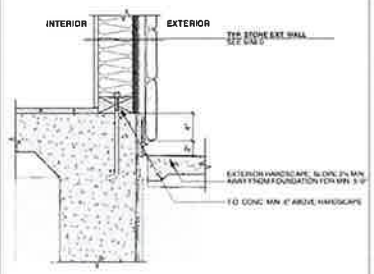
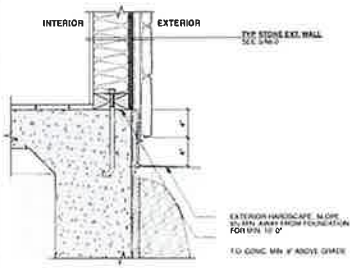
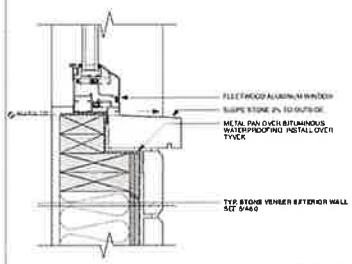
**18** TRIM DETAIL @ HOR. SIDING AND SHINGLES




**14** TYP. STONE VENEER EXTERIOR WALL @ HARDSCAPE

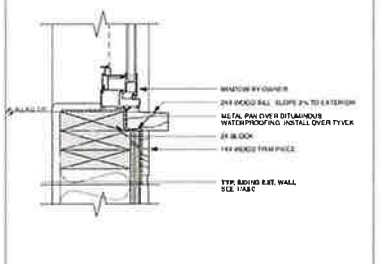



**10** TYP. STONE VENEER EXTERIOR WALL @ GRADE



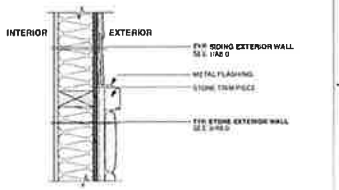

SCALE 3" = 1'-0"

**6** STONE @ WINDOW SILL



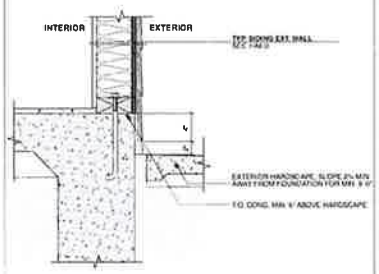

SCALE 3" = 1'-0"

**2** SIDING @ WINDOW SILL



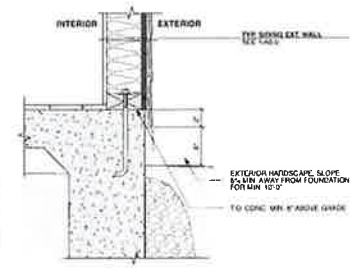

SCALE 1 1/2" = 1'-0"

**17** TRIM DETAIL @ SIDING AND STONE VENEER



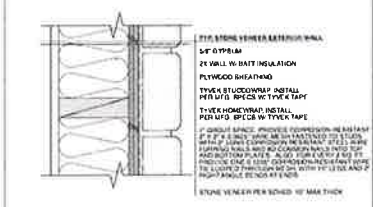

SCALE 1 1/2" = 1'-0"

**13** TYP. WOOD SIDING EXTERIOR WALL @ HARDSCAPE



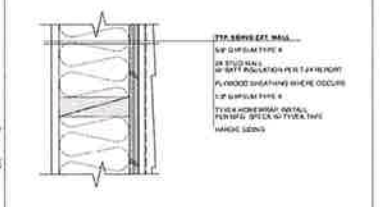

SCALE 1 1/2" = 1'-0"

**9** TYP. WOOD SIDING EXTERIOR WALL @ GRADE




SCALE 3" = 1'-0"

**5** TYP. STONE VENEER EXTERIOR WALL




SCALE 3" = 1'-0"

**1** TYP. HARDIE SIDING EXTERIOR WALL

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
PO BOX 4271
MANNSVILLE, CA 93446
805.852.1677

CITY CASE NUMBER
PLN2021-00261

# 8TH STREET CONDOMINIUMS

**4905 8TH STREET**
**CARPINTERIA, CA 93013**

BUILDING DEPARTMENT SUBMITTAL 09-01-2023

| △ REVISION | | |
|---|---|---|
| NO | DESCRIPTION | DATE |
| | | |

DETAILS

**A6.0**

STAIRWAY NOTES

STAIRWAYS (PER R311.7)

1. R311.7.1 Width.
Stairways shall be not less than 36 inches (914 mm) in clear width at all points above the permitted handrail height and below the required headroom height. Handrails shall not project more than 4½ inches (114 mm) on either side of the stairway and the clear width of the stairway at and below the handrail height, including treads and landings, shall be not less than 31½ inches (787 mm) where a handrail is installed on one side and 27 inches (686 mm) where handrails are provided on both sides
Exception: The width of spiral stairways shall be in accordance with Section R311.7.10.1.

2. R311.7.2 Headroom.
The headroom in stairways shall be not less than 6 feet 8 inches (2032 mm) measured vertically from the sloped line adjoining the tread nosing or from the floor surface of the landing or platform on that portion of the stairway.
Exception: Where the nosings of treads at the side of a flight extend under the edge of a floor opening through which the stair passes, the floor opening shall be allowed to project horizontally into the required headroom not more than 4¾ inches (121 mm).
The headroom for spiral stairways shall be in accordance with Section R311.7.10.1.

3. R311.7.3 Vertical rise.
A flight of stairs shall not have a vertical rise larger than 147 inches (3734 mm) between floor levels or landings.

4. R311.7.4 Walkline.
The walkline across winder treads shall be concentric to the curved direction of travel through the turn and located 12 inches (305 mm) from the side where the winders are narrowest. The 12 inch (305 mm) dimension shall be measured from the widest point of the clear inside width of the walking surface of the winder. If winders are adjacent within the flight, the point of the widest clear stair width of the adjacent winders shall be used.

5. R311.7.5 Stair treads and risers.
Stair treads and risers shall meet the requirements of this section. For the purposes of this section, components and compromised surfaces shall be exclusive of carpets, rugs or runners.

6. R311.7.5.1 Risers.
The riser height shall be not more than 7¾ inches (196 mm). The riser shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm). Risers shall be vertical or sloped from the underside of the nosing of the tread above at an angle not more than 30 degrees (0.51 rad) from the vertical. Open risers are permitted provided that the opening located more than 30 inches (762 mm), as measured vertically, to the floor or grade below do not permit the passage of a 4 inch diameter (102 mm) sphere.
Exceptions:
1. The opening between adjacent treads is not required on spiral stairways.
The riser height of spiral stairways shall be in accordance with Section R311.7.10.1.

7. R311.7.5.2 Treads.
The tread depth shall be not less than 10 inches (254 mm). The tread depth shall be measured horizontally between the vertical planes of the foremost projection of adjacent treads and at right angle to the tread's leading edge. The greatest tread depth within any flight of stairs shall not exceed the smallest by more than 3/8 inch (9.5 mm).

8. R311.7.5.2.1 Winder treads.
Winder treads shall have a tread depth of not less than 10 inches (254 mm) measured between the vertical planes of the foremost projection of adjacent treads at the intersection with the walkline. Winder treads shall have a tread depth of not less than 6 inches (152 mm) at any point within the clear width of the stair. within any flight of stairs, the largest winder tread depth at the walkline shall not exceed the smallest winder tread by more than 3/8 inch (9.5 mm). Consistently shaped winders at the walkline shall be allowed within the same flight of stairs as rectangular treads, and as not more to no within 3/8 inch (9.5 mm) of the rectangular tread depth.
Exception: The tread depth at spiral stairways shall be in accordance with Section R311.7.10.1.

9. R311.7.5.3 Nosings.
The leading edge or curvature of the nosing shall be not greater than 4½ inch (114 mm). A nosing projection not less than 3/4 inch (19 mm) and not more than 1¼ inches (32 mm) shall be provided on stairways with solid risers. The greatest nosing projection shall not exceed the smallest nosing projection by more than 3/8 inch (9.5 mm) between two stories, including the nosing at the level of floors and landings. Beveling of nosings shall not exceed ½ inch (12.7 mm).
Exception: A nosing projection is not required where the tread depth is not less than 11 inches (279 mm).

10. R311.7.5.4 Exterior plastic composite stair treads.
Plastic composite exterior stair treads shall comply with the provisions of this section and Section R507.3.

11. R311.7.6 Landings for stairways.
There shall be a floor or landing at the top and bottom of each stairway. The width perpendicular to the direction of travel shall be not less than the width of the flight served. Landings of shapes other than square or rectangular shall be permitted provided that the depth at the walk line and the area is not less than that of a quarter circle with a radius equal to the required landing width. Where the stairway has a straight run, the depth in the direction of travel shall be not less than 36 inches (914 mm).
Exception: A floor or landing is not required at the top of an interior flight of stairs, including stairs in an enclosed garage, provided that a door does not swing over the stairs.

12. R311.7.7 Stairway walking surface.
The walking surface of treads and landings of stairways shall be sloped not steeper than one unit vertical in 48 inches horizontal (2 percent slope).

13. R311.7.8 Handrails.
Handrails shall be provided on not less than one side of each continuous run of treads or flight with four or more risers.

14. R311.7.8.1 Height.
Handrail height, measured vertically from the sloped plane adjoining the tread nosing, or from surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).
Exceptions:

The use of a volute, turnout or starting easing shall be allowed over the lowest tread.
Where handrail fittings or bendings are used to provide continuous transition between flights, transitions at newel treads, the transition from handrail to guard, or used at the start of a flight, the handrail height at the fittings or bendings shall be permitted to exceed 38 inches (965 mm).

15. R311.7.8.2 Continuity.
Handrails for stairways shall be continuous for the full length of the flight, from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight. Handrail ends shall be returned or shall terminate in newel posts or safety terminals. Handrails adjacent to a wall shall have a space of not less than 1½ inches (38 mm) between the wall and the handrails.
Exceptions:
Handrails shall be permitted to be interrupted by a newel post at the turn.
The use of a volute, turnout, starting easing or starting newel shall be allowed over the lowest tread.

16. R311.7.8.3 Grip size.
Required handrails shall be of one of the following types or provide equivalent graspability.
Type 1. Handrails with a circular cross section shall have an outside diameter of not less than 1¼ inches (32 mm) and not greater than 2 inches (50 mm). If the handrail is not circular, it shall have a perimeter dimension of not less than 4 inches (102 mm) and not greater than 6¼ inches (160 mm) with a cross section not exceeding 2¼ inches (57 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).
Type II. Handrails with a perimeter greater than 6¼ inches (160 mm) shall have a graspable finger recess area on both sides of the profile. The finger recess shall begin within a distance of 3/4 inch (19 mm) measured vertically from the tallest portion of the profile and achieve a depth of not less than 5/16 inch (8 mm) within 7/8 inch (22 mm) below the widest portion of the profile. This required depth shall continue for not less than 3/8 inch (10 mm) to a level that is not less than 1¾ inches (45 mm) below the tallest portion of the profile. The width of the handrail above the recess shall be not less than 1¼ inches (32 mm) and not more than 2¾ inches (70 mm). Edges shall have a radius of not less than 0.01 inch (0.25 mm).

17. SPACE BETWEEN HANDGRIP AND WALL SHALL BE NOT LESS THAN 1 1/2 INCHES

18. R311.7.8.4 Exterior plastic composite handrails.
Plastic composite exterior handrails shall comply with the requirements of Section R507.3.

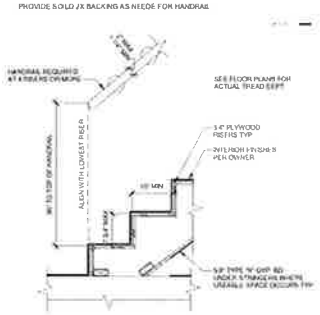
19. R311.7.9 Illumination.
Stairways shall be provided with illumination in accordance with Section R303.7

20. R312.1.3 Opening limitations.
Required guards shall not have openings from the walking surface to the required guard height that allow passage of a sphere 4 inches (102 mm) in diameter.
Exceptions:
The triangular openings at the open side of stairs formed by the riser, tread and bottom rail of a guard shall not allow passage of a sphere 6 inches (152 mm) in diameter.
Guards on the open side of stairs shall not have openings that allow passage of a sphere 4¾ inches (121 mm) in diameter

PROVIDE SOLID 2X BACKING AS NEEDE FOR HANDRAIL

**5 TYP. STAIR LANDING @ TOP**

PROVIDE SOLID 2X BACKING AS NEEDE FOR HANDRAIL




**4 TYP. STAIR LANDING @ BOTTOM**

1115A.6 EXTERIOR STAIRWAY HANDRAILS

1115A.6.1 WHERE REQUIRED

STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE. INTERMEDIATE HANDRAILS SHALL BE LOCATED EQUIDISTANT FROM THE SIDES OF THE STAIRWAY AND COMPLY WITH SECTION 1012.8.

EXCEPTION: STAIRWAYS SERVING AN INDIVIDUAL DWELLING UNIT MAY HAVE ONE HANDRAIL, EXCEPT THAT STAIRWAYS OPEN ON ONE OR BOTH SIDES SHALL HAVE HANDRAILS ON THE OPEN SIDE OR SIDES.

1115A.6.2 HANDRAIL CONFIGURATION

1115A.6.2.1 HANDRAIL HEIGHTS

THE TOP OF HANDRAILS SHALL BE 34 TO 38 INCHES (864 TO 965 MM) ABOVE THE NOSING OF THE TREADS.

1115A.6.2.2 HANDRAIL CONTINUITY

HANDRAILS ON ALL STAIRWAYS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT. INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS SHALL BE CONTINUOUS BETWEEN STAIR FLIGHTS.

1115A.6.2.3 HANDRAIL EXTENSIONS

AT THE TOP OF STAIR FLIGHTS, HANDRAILS SHALL EXTEND A MINIMUM OF 12 INCHES (305 MM) HORIZONTALLY ABOVE LANDINGS, BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD OR THE ADJACENT SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT. AT THE BOTTOM OF STAIR FLIGHTS, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. SUCH EXTENSION SHALL CONTINUE WITH 12 INCHES (305 MM) MINIMUM HORIZONTAL EXTENSION SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE. HANDRAIL HORIZONTAL EXTENSIONS SHALL BE IN THE SAME DIRECTION AS THE STAIR FLIGHTS. (SEE FIGURES 11A-6A AND 11A-6E.)

1115A.6.2.4 HANDRAIL PROJECTIONS

HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF 1½ INCHES (38.1 MM) MINIMUM BETWEEN THE WALL AND THE HANDRAIL.

HANDRAILS MAY BE LOCATED IN A RECESS IF THE RECESS IS A MAXIMUM OF 3 INCHES (76.2 MM) DEEP AND EXTENDS AT LEAST 18 INCHES (457 MM) ABOVE THE TOP OF THE RAIL. ANY WALL OR OTHER SURFACE ADJACENT TO THE HANDRAIL SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS. (SEE FIGURE 11A-6B.)

1115A.6.2.5 HANDRAIL GRIPPING SURFACES

HANDRAIL GRIPPING SURFACES SHALL BE CONTINUOUS ALONG THEIR LENGTH AND SHALL NOT BE OBSTRUCTED ALONG THEIR TOPS OR SIDES. THE BOTTOMS OF HANDRAIL GRIPPING SURFACES SHALL NOT BE OBSTRUCTED FOR MORE THAN 20 PERCENT OF THEIR LENGTH. WHERE PROVIDED, HORIZONTAL PROJECTIONS SHALL OCCUR NOT LESS THAN 1½ INCHES (38.1 MM) BELOW THE BOTTOM OF THE HANDRAIL GRIPPING SURFACE. THE DISTANCE BETWEEN HORIZONTAL PROJECTIONS AND THE BOTTOM OF THE GRIPPING SURFACE SHALL BE PERMITTED TO BE REDUCED BY 1/8 INCH (3.2 MM) FOR EACH 1/2 INCH (12.7 MM) OF ADDITIONAL HANDRAIL PERIMETER DIMENSION THAT EXCEEDS 4 INCHES (102 MM).

HANDRAIL GRIPPING SURFACES AND ANY SURFACES ADJACENT TO THEM SHALL BE FREE OF SHARP OR ABRASIVE ELEMENTS AND SHALL HAVE ROUNDED EDGES.

1115A.6.2.6 CROSS SECTION

HANDRAIL GRIPPING SURFACES SHALL COMPLY WITH THIS SECTION ON THE SHAPE SHALL PROVIDE TO ONE (1) OF THE FOLLOWING:

1. CIRCULAR CROSS SECTION: HANDRAIL GRIPPING SURFACES WITH A CIRCULAR CROSS SECTION SHALL NOT BE LESS THAN 1¼ INCHES (31.75 MM) NOR MORE THAN 2 INCHES (50.8 MM) IN CIRCUMFERENTIAL DIMENSION.

2. NONCIRCULAR CROSS SECTION: HANDRAIL GRIPPING SURFACES WITH A NONCIRCULAR CROSS SECTION SHALL HAVE AN EQUIVALENT DIMENSION OF 4 INCHES (101.6 MM) MINIMUM AND 6¼ INCHES (159 MM) MAXIMUM, AND A CROSS SECTION DIMENSION OF 2¼ INCHES (57 MM) MAXIMUM.

1115A.6.2.7 FITTINGS

HANDRAILS SHALL NOT ROTATE WITHIN THEIR FITTINGS.

SECTION 1115A EXTERIOR STAIRWAYS

1115A.1 GENERAL

EXTERIOR STAIRWAYS SERVING BUILDINGS ON A SITE CONTAINING COVERED MULTIFAMILY DWELLING UNITS SHALL COMPLY WITH THIS SECTION.

1115A.2 OPEN RISERS

OPEN RISERS ARE NOT PERMITTED ON EXTERIOR STAIRWAYS.

EXCEPTIONS:
1. AN OPENING OF NOT MORE THAN 1/2 INCH (12.7 MM) MAY BE PERMITTED BETWEEN THE BASE OF THE RISER AND THE TREAD.
2. RISERS CONSTRUCTED OF GRATING CONTAINING OPENINGS OF NOT MORE THAN 1/2 INCH (12.7 MM) MAY BE PERMITTED.

1115A.3 TREADS

ALL TREAD SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT, AND SHALL COMPLY WITH SECTION 1115A.3. TREADS SHALL HAVE SMOOTH, ROUNDED OR CHAMFERED EXPOSED EDGES, AND NO ABRUPT EDGES AT THE NOSING (LOWER FRONT EDGE).

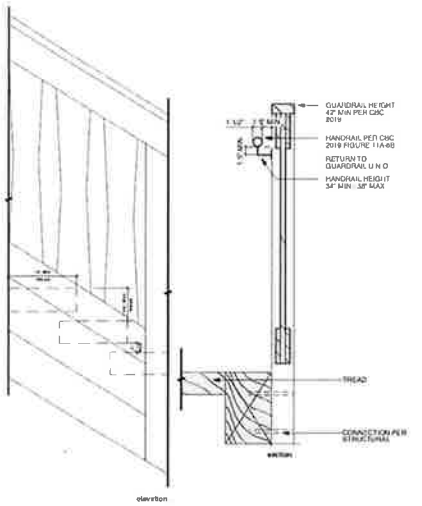
1115A.4 NOSING

NOSING SHALL NOT PROJECT MORE THAN 1¼ INCHES (31.8 MM) PAST THE FACE OF THE RISER BELOW. RISERS SHALL BE SLOPED OR THE UNDERSIDE OF THE NOSING SHALL HAVE AN ANGLE NOT MORE THAN 30 DEGREES (0.52 RAD) FROM THE VERTICAL. (SEE FIGURE 11A-6A.)

1115A.5 STRIPING FOR THE VISUALLY IMPAIRED

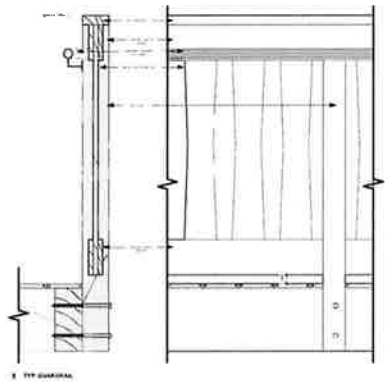
EXTERIOR STAIRWAYS SERVING BUILDINGS ON A SITE CONTAINING MULTIFAMILY DWELLING UNITS SHALL HAVE THE UPPER APPROACH AND ALL TREADS MARKED BY A STRIPE PROVIDING CLEAR VISUAL CONTRAST.

THE STRIPE SHALL BE A MINIMUM OF 2 INCHES (50.8 MM) WIDE TO A MAXIMUM OF 4 INCHES (101.6 MM) WIDE, PLACED PARALLEL TO AND NOT MORE THAN 1 INCH (25.4 MM) FROM THE NOSE OF THE STEP OR UPPER APPROACH. THE STRIPE SHALL EXTEND THE FULL WIDTH OF THE STEP OR UPPER APPROACH AND SHALL BE OF MATERIAL THAT IS AT LEAST AS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR. A PAINTED STRIPE SHALL BE ACCEPTABLE. GROOVES SHALL NOT BE USED TO SATISFY THIS REQUIREMENT.




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

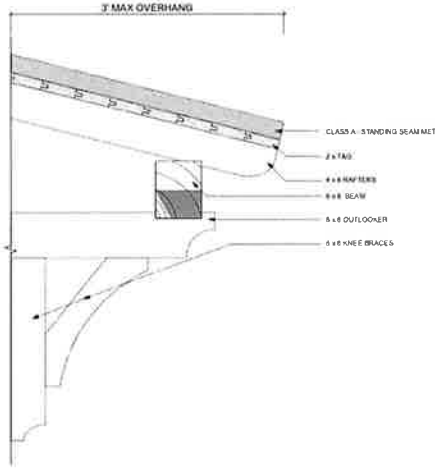
**2 EXTERIOR STAIR AND HANDRAIL, TYP.**




2304.12.2.5.1 POSTS OR COLUMNS

POSTS AND COLUMNS THAT ARE SUPPORT WILDPERMANENT STRUCTURES AND EMBEDDED IN CONCRETE THAT IS EXPOSED TO THE WEATHER OR IN DIRECT CONTACT WITH THE EARTH SHALL BE OF PRESERVATIVE TREATED WOOD.

**3 GUARDRAIL DETAIL, TYP.**




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

**1 KNEE BRACE, TYP.**

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
PO BOX 6291
MAMMOTH LAKES, CA 93546
855.552.1677

CITY CASE NUMBER
PLN2021-00261

# 8TH STREET CONDOMINIUMS

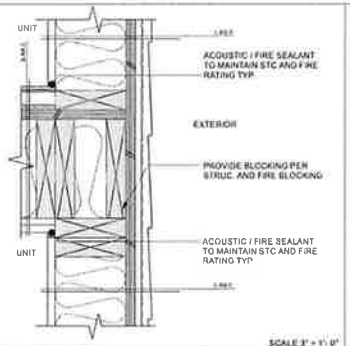
4905 8TH STREET
CARPINTERIA, CA 93013

BUILDING DEPARTMENT SUBMITTAL 09-01-2023

| REVISION | | |
|---|---|---|
| NO | DESCRIPTION | DATE |
| | | |

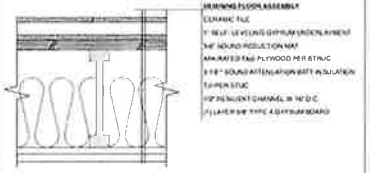
DETAILS

A6.1

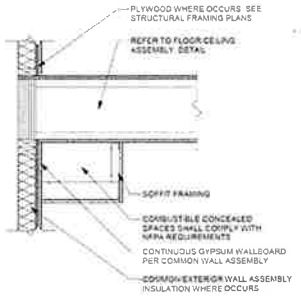



**16 FLOOR TO WALL ASSEMBLY @ EXTERIOR WALL**

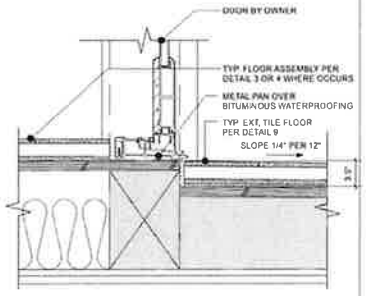
| STC RATING | TESTED ASSEMBLY NO |
|---|---|
| 60 | RAL TL04-032 |
| IIC RATING | |
| 55 | RAL-IN04-007 |
| FIRE RATING | |
| 1HR | UL L569 OR GA FC-5112 |



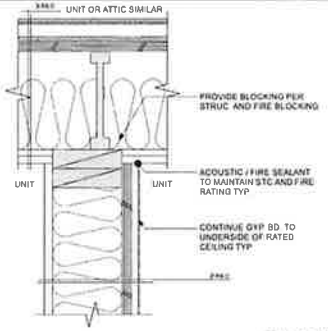

**4 INTERIOR TILE FLOOR ASSEMBLY**




**15 SOFFIT, TYP.**

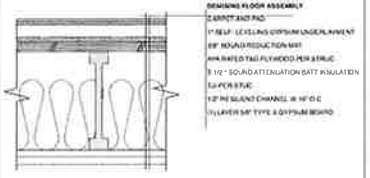



**11 2ND FLOOR ENTRY THRESHOLD, TYP.**

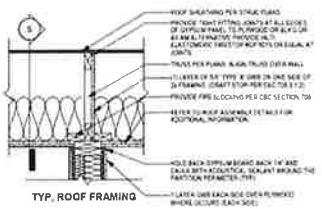


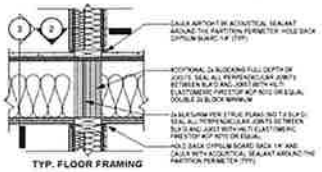

**7 ASSEMBLY INTERSECTION**

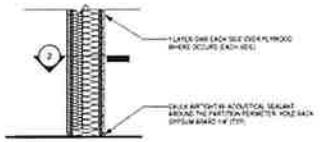
| STC RATING | TESTED ASSEMBLY NO |
|---|---|
| 60 | RAL TL04-032 |
| IIC RATING | |
| 78 | RAL-IN04-005 |
| FIRE RATING | |
| 1HR | UL L568 OR GA FC-5112 |

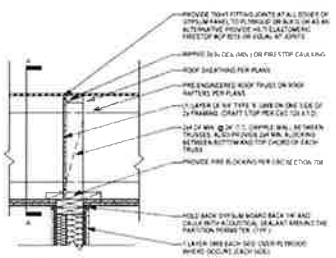


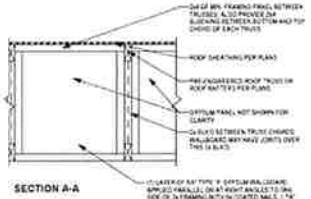

**3 CARPET FLOOR ASSEMBLY**



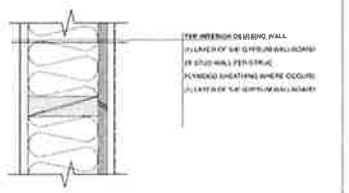





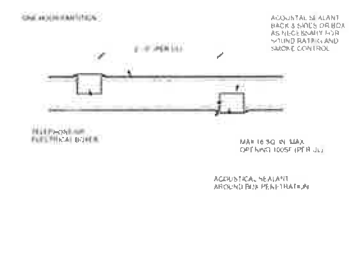




**17 1 HOUR COMMON WALL TYPICAL**

| STC RATING | TESTED ASSEMBLY NO |
|---|---|
| 33 | RAL-TL11-172 |
| IIC RATING | |
| N/A | N/A |
| FIRE RATING | |
| 1HR | UL 305 |

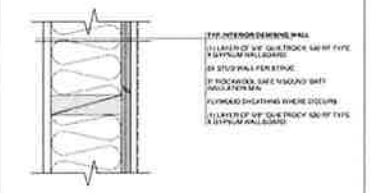



**10 INTERIOR PARTITION WALL ASSEMBLY**



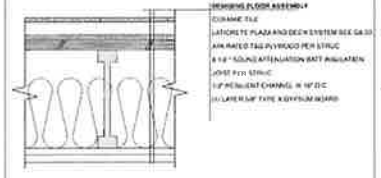

**6 RATED PARTITION - ADJACENT ELECTRICAL BOXES**

| STC RATING | TESTED ASSEMBLY NO |
|---|---|
| 50-54 | GUSTHDCK FGD 02.10.100 & NRCC TLA-01-038 |
| IIC RATING | |
| N/A | N/A |
| FIRE RATING | |
| 1HR | UL U309 |



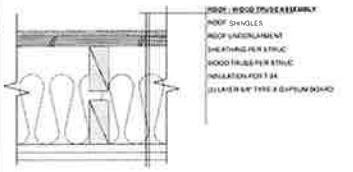

**2 INTERIOR DEMISING WALL ASSEMBLY**

| STC RATING | TESTED ASSEMBLY NO |
|---|---|
| 60 | RAL TL04-032 |
| IIC RATING | |
| 55 | RAL-IN04-007 |
| FIRE RATING | |
| 1HR | UL L569 OR GA FC-5112 |



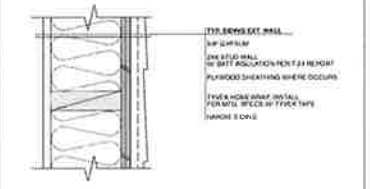

**9 EXTERIOR TILE FLOOR ASSEMBLY AT BALCONY**

| STC RATING | TESTED ASSEMBLY NO |
|---|---|
| N/A | N/A |
| IIC RATING | |
| N/A | N/A |
| FIRE RATING | |
| 1HR | GA DESIGN RC 2602 |




**5 ROOF / CEILING ASSEMBLY**

| STC RATING | TESTED ASSEMBLY NO |
|---|---|
| N/A | N/A |
| IIC RATING | |
| N/A | N/A |
| FIRE RATING | |
| 1HR | ASTM E119, CAN/ULC S101<br>SEE HARDIE SPEC ON GS.1 |




**1 EXTERIOR WALL ASSEMBLY**

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
PO BOX 891
MANHATTAN BEACH, CA 90266
805.852.1677

CITY CASE NUMBER
PLN2021-00261

# 8TH STREET CONDOMINIUMS

4905 8TH STREET
CARPINTERIA, CA 93013

BUILDING DEPARTMENT SUBMITTAL 09-01-2023

| REVISION | | |
|---|---|---|
| NO | DESCRIPTION | DATE |

ASSEMBLY DETAILS

A6.2

## WINDOW SCHEDULE

| Mark | Nominal Size O.A. Width | Nominal Size O.A. Height | Window Style Configuration | T-24 INFO U-VALUE | T-24 INFO SHGC | Window Data Mfr | Accessories | Comments |
|---|---|---|---|---|---|---|---|---|
| 1-01 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-02 | 2'0" | 3'0" | Casement | N/A | | Milgard | | |
| 1-03 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-04 | 2'0" | 3'0" | Fixed Punch | N/A | | Milgard | | |
| 1-05 | 2'0" | 3'0" | Fixed Punch | N/A | | Milgard | | |
| 1-06 | 2'0" | 3'0" | Fixed Punch | N/A | | Milgard | | |
| 1-07 | 3'0" | 4'0" | Fixed Punch | N/A | | Milgard | | |
| 1-08 | 3'0" | 4'0" | Fixed Punch | N/A | | Milgard | | |
| 1-09 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-10 | 2'0" | 3'0" | Casement | N/A | | Milgard | | |
| 1-11 | 2'0" | 3'0" | Casement | N/A | | Milgard | | |
| 1-12 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-13 | 2'0" | 3'0" | Casement | N/A | | Milgard | | |
| 1-14 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-15 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-16 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-17 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-18 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-19 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-20 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-21 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-22 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-23 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-24 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-25 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-26 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-27 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-28 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-29 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-30 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-31 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-32 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-33 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-34 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-35 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-36 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-37 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-38 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-39 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-40 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
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| 1-45 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
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| 1-50 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
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| 1-52 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
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| 1-58 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-59 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-60 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-61 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-62 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-63 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-64 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-65 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-66 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-67 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-68 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-69 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-70 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-71 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-72 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-73 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-74 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-75 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-76 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-77 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-78 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-79 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-80 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-81 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-82 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-83 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-84 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-85 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-86 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-87 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-88 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-89 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-90 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-91 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-92 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-93 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-94 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-95 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-96 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-97 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-98 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-99 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-100 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-101 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-102 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-103 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-104 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-105 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-106 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-107 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-108 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-109 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-110 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-111 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-112 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-113 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-114 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-115 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-116 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-117 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-118 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-119 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-120 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-121 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-122 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-123 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-124 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-125 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-126 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-127 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-128 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-129 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-130 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-131 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-132 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-133 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-134 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
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| 1-136 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-137 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-138 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-139 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-140 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-141 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-142 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-143 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-144 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-145 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-146 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-147 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-148 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-149 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-150 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-151 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-152 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-153 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-154 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
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| 1-159 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-160 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-161 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-162 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-163 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-164 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-165 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-166 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-167 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-168 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-169 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-170 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-171 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-172 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-173 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
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| 1-200 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
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| 1-202 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
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| 1-250 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-251 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
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| 1-253 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-254 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-255 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-256 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-257 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-258 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
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| 1-296 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-297 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-298 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-299 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |
| 1-300 | 3'0" | 5'0" | Horizontal Slider | AL | | Milgard | | |

## DOOR SCHEDULE

| Mark | Nominal Size Width | Nominal Size Height | Door Configuration | Side Lights | Sidelt Wid | Sidelt Wid | Glaz. Style | T-24 INFO U-VALUE | T-24 INFO SHGC | Door Data Mfr | Door Data Model No. | Accessories | Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1-01 | 3'0" | 8'0" | Swing Simple | * | 1'0" | 1'0" | Tempered | | | | | | |
| 1-02 | 11'0" | 6'8" | Slider | | N/A | N/A | None | | | | | | |
| 1-03 | 2'8" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 1-04 | 2'0" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 1-05 | 2'0" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 1-06 | 2'10" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 1-07 | 2'0" | 6'8" | Pocket Simple | | N/A | N/A | None | | | | | | |
| 1-10 | 2'8" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 1-11 | 2'4" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 1-12 | 2'8" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 1-13 | 2'0" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 1-13B | 3'0" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 1-14 | 16'0" | 6'8" | Overhead | | N/A | N/A | | | | | | | |
| 1-15 | 8'0" | 6'8" | Slider | | N/A | N/A | None | | | | | | |
| 1-15 | 2'10" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 1-15 | 2'8" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 1-15 | 2'8" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 1-16 | 2'8" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 1-16 | 2'8" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 1-16 | 8'0" | 6'8" | Slider | | N/A | N/A | None | | | | | | |
| 1-16 | 2'8" | 6'8" | Swing Bi-part | | N/A | N/A | None | | | | | | |
| 1-17 | 2'8" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 1-17 | 2'8" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 2-01 | 3'0" | 8'0" | Swing Simple | * | 1'0" | 1'0" | Tempered | | | | | | |
| 2-02 | 3'0" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 2-03 | 2'4" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 2-04 | 2'8" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 2-05 | 16'0" | 6'8" | Slider | | N/A | N/A | | | | | | | |
| 2-06 | 4'0" | 6'8" | Bi-fold 3 part | | N/A | N/A | None | | | | | | |
| 2-08 | 2'8" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 2-09 | 2'8" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 2-10 | 6'0" | 6'8" | Slider | | N/A | N/A | None | | | | | | |
| 2-11 | 2'8" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 2-12 | 2'0" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 2-13 | 2'8" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 2-14 | 2'0" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 2-15 | 5'0" | 6'8" | Slider | | N/A | N/A | None | | | | | | |
| 2-17 | 2'8" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 3-01 | 9'0" | 6'8" | Overhead | | N/A | N/A | | | | | | | |
| 3-02 | 2'8" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 3-03 | 3'0" | 8'0" | Swing Simple | * | 1'0" | 1'0" | Tempered | | | | | | |
| 3-04 | 1'8" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 3-05 | 1'8" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 3-06 | 2'8" | 6'8" | Swing Bi-part | | N/A | N/A | None | | | | | | |
| 3-07 | 2'8" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 3-08 | 2'0" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 3-09 | 2'8" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |
| 3-10 | 2'0" | 6'8" | Swing Simple | | N/A | N/A | None | | | | | | |

## WINDOW AND DOOR GENERAL NOTES

1 WINDOWS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS

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

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

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

6 R308.4.1 GLAZING IN DOORS GLAZING IN FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION

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

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

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

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

9 R308.4.3 GLAZING IN WINDOWS GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOC

## SECTION #1 - GENERAL REQUIREMENTS

1. ALL WORK SHALL CONFORM TO THE 2022 CALIFORNIA BUILDING CODE (CBC), 2022 CALIFORNIA RESIDENTIAL CODE (CRC), 2022 CALIFORNIA ELECTRICAL CODE (CEC), 2022 CALIFORNIA MECHANICAL CODE (CMC), 2022 CALIFORNIA PLUMBING CODE (CPC), 2022 CALIFORNIA ENERGY CODE, AND 2022 CALIFORNIA FIRE CODE AS AMENDED BY THE LOCAL JURISDICTION.
2. THE GENERAL CONTRACTOR SHALL CHECK ALL VERTICAL DIMENSIONS AND GRADES ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. ANY WORK PERFORMED BY THE CONTRACTOR AGAINST INCORRECT DIMENSIONS SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CORRECT AT NO ADDITIONAL COST TO THE OWNER.
3. EARTHWORK SHALL CONSIST OF ALL EXCAVATION, FILLING AND HAULING NECESSARY TO ESTABLISH THE GRADES SHOWN ON THE PLANS. ALL EXCAVATIONS SHALL BE MADE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS ENGINEER AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING, BRACING, AND DEWATERING TO PROTECT EXCAVATIONS AND ADJACENT STRUCTURES.
4. ALL WORK AND MATERIALS SHALL BE IN STRICT ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, LAWS, ORDINANCES, AND REGULATIONS. NOTHING IN THESE PLANS OR SPECIFICATIONS SHALL BE CONSTRUED AS REQUIRING OR PERMITTING ANY VIOLATION OF THESE REGULATIONS. IN CASE OF CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE BEGINNING ANY WORK. ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT AND ENGINEER IMMEDIATELY. DO NOT SCALE DRAWINGS; USE WRITTEN DIMENSIONS ONLY.
6. ALL WORK SHALL BE PERFORMED BY EXPERIENCED, SKILLED WORKMEN IN A NEAT AND WORKMANLIKE MANNER. THE CONTRACTOR SHALL PROVIDE ADEQUATE SUPERVISION AT ALL TIMES TO ENSURE QUALITY AND SAFETY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING, AND FORMWORK REQUIRED FOR THE STABILITY OF THE STRUCTURE DURING CONSTRUCTION. SUCH WORK SHALL BE DESIGNED BY A QUALIFIED ENGINEER WHERE REQUIRED BY THE BUILDING OFFICIAL.
8. THE CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS, UTILITIES, AND ADJACENT PROPERTY FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE CAUSED BY THE CONTRACTOR SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
9. THE CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY JOB SITE AT ALL TIMES. DEBRIS AND WASTE MATERIALS SHALL BE REMOVED FROM THE SITE REGULARLY AND DISPOSED OF IN ACCORDANCE WITH LOCAL REGULATIONS.
10. THE CONTRACTOR SHALL OBTAIN ALL PERMITS, INSPECTIONS, AND APPROVALS REQUIRED BY THE BUILDING DEPARTMENT AND OTHER AUTHORITIES HAVING JURISDICTION BEFORE COMMENCING WORK. COPIES OF APPROVED PERMITS SHALL BE KEPT ON SITE.
11. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND SUBCONTRACTORS TO ENSURE THAT THE PROJECT IS COMPLETED IN A TIMELY AND EFFICIENT MANNER. THE CONTRACTOR SHALL SCHEDULE AND ATTEND REGULAR JOB MEETINGS AS NECESSARY.
12. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER AT LEAST 48 HOURS IN ADVANCE OF ANY INSPECTIONS REQUIRED BY THE PLANS OR SPECIFICATIONS. WORK SHALL NOT BE COVERED UNTIL IT HAS BEEN INSPECTED AND APPROVED.
13. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE FIRE PROTECTION DURING CONSTRUCTION, INCLUDING FIRE EXTINGUISHERS AT ALL WORK AREAS AND STORAGE OF COMBUSTIBLE MATERIALS.
14. THE CONTRACTOR SHALL COMPLY WITH ALL OSHA REGULATIONS REGARDING WORKER SAFETY, INCLUDING BUT NOT LIMITED TO FALL PROTECTION, TRENCHING, AND CONFINED SPACE REQUIREMENTS.
15. THE CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY FACILITIES FOR ALL WORKERS ON SITE.
16. THE CONTRACTOR SHALL NOT USE ANY ASBESTOS-CONTAINING MATERIALS IN THE CONSTRUCTION OF THIS PROJECT.
17. THE CONTRACTOR SHALL PROVIDE A FINAL CLEAN OF THE ENTIRE PROJECT PRIOR TO OCCUPANCY, INCLUDING REMOVAL OF ALL DEBRIS, DUST, AND TEMPORARY PROTECTIVE COVERINGS.
18. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY CHANGES IN THE SCOPE OF WORK. NO EXTRA WORK SHALL BE PERFORMED WITHOUT A WRITTEN CHANGE ORDER APPROVED BY THE OWNER.
19. THE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS TO THE OWNER UPON COMPLETION OF THE PROJECT.
20. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE ENERGY CONSERVATION REQUIREMENTS OF THE CALIFORNIA ENERGY CODE, INCLUDING INSULATION, WINDOW, AND HVAC REQUIREMENTS.
21. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY DEVICES, GUARDRAILS, AND WARNING SIGNS TO PROTECT THE PUBLIC FROM HAZARDS ASSOCIATED WITH THE CONSTRUCTION.
22. THE CONTRACTOR SHALL NOT BEGIN ANY WORK UNTIL ALL PERMITS HAVE BEEN OBTAINED AND THE PLANS HAVE BEEN APPROVED BY THE BUILDING DEPARTMENT.
23. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE LIGHTING FOR ALL WORK AREAS AND EGRESS PATHS DURING CONSTRUCTION.
24. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UTILITIES, INCLUDING ELECTRICAL, PLUMBING, AND MECHANICAL SYSTEMS, TO AVOID CONFLICTS AND ENSURE PROPER FUNCTIONALITY.
25. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE VENTILATION DURING CONSTRUCTION, ESPECIALLY WHEN USING PAINTS, SOLVENTS, OR OTHER CHEMICALS.
26. THE CONTRACTOR SHALL NOT USE ANY MATERIALS CONTAINING LEAD-BASED PAINT OR OTHER HAZARDOUS SUBSTANCES PROHIBITED BY LAW.
27. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE SECURITY MEASURES TO PREVENT THEFT AND VANDALISM DURING CONSTRUCTION.
28. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS BETWEEN THE PLANS AND EXISTING CONDITIONS.
29. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES TO PREVENT WATER DAMAGE TO THE SITE AND ADJACENT PROPERTIES.
30. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES.
31. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE SECURITY FENCING AROUND THE PERIMETER OF THE SITE.
32. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE SIGNAGE FOR TRAFFIC CONTROL AND PEDESTRIAN SAFETY.
33. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE LIGHTING FOR NIGHTTIME WORK.
34. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE VENTILATION FOR ENCLOSED SPACES.
35. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE FIRE EXTINGUISHERS AT ALL WORK AREAS.
36. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE FIRST AID KITS AT ALL WORK AREAS.
37. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE EMERGENCY EQUIPMENT AT ALL WORK AREAS.
38. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE EMERGENCY PROCEDURES AT ALL WORK AREAS.
39. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE EMERGENCY COMMUNICATION AT ALL WORK AREAS.
40. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE EMERGENCY EVACUATION PLANS AT ALL WORK AREAS.
41. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE EMERGENCY RESPONSE PLANS AT ALL WORK AREAS.
42. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE EMERGENCY TRAINING AT ALL WORK AREAS.
43. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE EMERGENCY DRILLS AT ALL WORK AREAS.
44. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE EMERGENCY EQUIPMENT AT ALL WORK AREAS.
45. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE EMERGENCY PROCEDURES AT ALL WORK AREAS.
46. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE EMERGENCY COMMUNICATION AT ALL WORK AREAS.
47. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE EMERGENCY EVACUATION PLANS AT ALL WORK AREAS.
48. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE EMERGENCY RESPONSE PLANS AT ALL WORK AREAS.
49. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE EMERGENCY TRAINING AT ALL WORK AREAS.
50. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE EMERGENCY DRILLS AT ALL WORK AREAS.

## SECTION #2 - MATERIAL SPECIFICATIONS

| | | |
|---|---|---|
| | CONCRETE | 28 DAY COMPRESSIVE STRENGTH AS SHOWN ON PLANS, MIN. 2500 PSI. SEE SECTION #4 FOR ADDITIONAL CONCRETE NOTES. |
| 2 | REINFORCING STEEL | ASTM A615, GRADE 60 |
| 3 | STRUCTURAL STEEL | ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 UNLESS NOTED OTHERWISE. |
| 4 | WELDING RODS | AWS A5.1, E70XX |
| 5 | ANCHOR BOLTS | ASTM A307 |
| 6 | TYPICAL NAILING | SHALL BE AS SPECIFIED IN THE 2022 CBC, UNLESS NOTED OTHERWISE ON THE PLANS. |
| 7 | SAND | ASTM C33, FINE AGGREGATE |
| 8 | GRAVEL | ASTM C33, 3/4" MAXIMUM SIZE, CLEAN AND WELL-GRADED. |
| 9 | PORTLAND CEMENT | ASTM C150, TYPE I OR II |
| 10 | WATER | POTABLE, FREE FROM OIL, ACID, ALKALI, ORGANIC MATTER, OR OTHER DELETERIOUS SUBSTANCES. |
| 11 | CONCRETE BLOCK | ASTM C90, GRADE N, NORMAL WEIGHT, 2000 PSI MINIMUM COMPRESSIVE STRENGTH. |
| 12 | MORTAR | ASTM C270, TYPE S |
| 13 | GROUT | ASTM C476, 2000 PSI MINIMUM COMPRESSIVE STRENGTH. |

## SECTION #3 - FOUNDATION DESIGN

1. THE FOUNDATION SYSTEM SHALL BE DESIGNED BY A LICENSED GEOTECHNICAL ENGINEER IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT PREPARED BY [GEOTECHNICAL ENGINEER'S NAME], DATED [REPORT DATE]. THE REPORT IS HEREBY MADE A PART OF THESE PLANS AND SPECIFICATIONS. ALL RECOMMENDATIONS CONTAINED IN THE REPORT SHALL BE FOLLOWED UNLESS SUPERSEDED BY MORE STRINGENT REQUIREMENTS SHOWN ON THE PLANS.
2. THE FOOTING DESIGN SHALL BE BASED ON AN ASSUMED ALLOWABLE SOIL BEARING PRESSURE OF [ALLOWABLE BEARING PRESSURE] PSF. THIS VALUE SHALL BE VERIFIED BY THE GEOTECHNICAL ENGINEER DURING EXCAVATION. IF ACTUAL SOIL CONDITIONS DIFFER FROM THOSE ASSUMED, THE FOOTING DESIGN SHALL BE REVISED ACCORDINGLY.
3. ALL FOOTINGS SHALL BEAR ON UNDISTURBED, NATURAL SOIL OR ON COMPACTED FILL PLACED UNDER THE SUPERVISION OF THE GEOTECHNICAL ENGINEER. THE BOTTOM OF ALL FOOTINGS SHALL BE A MINIMUM OF [MINIMUM FOOTING DEPTH] BELOW THE LOWEST ADJACENT FINISHED GRADE, UNLESS A GREATER DEPTH IS REQUIRED BY THE GEOTECHNICAL REPORT OR BY LOCAL CODE.
4. CONCRETE FOOTINGS SHALL BE PLACED IN NEAT, CLEAN EXCAVATIONS. FORMS SHALL BE USED WHERE NECESSARY TO CONTAIN THE CONCRETE AND PREVENT SLOUGHING OF THE SOIL. THE BOTTOM OF EXCAVATIONS SHALL BE FREE OF LOOSE SOIL, WATER, AND DEBRIS BEFORE CONCRETE IS PLACED.
5. REINFORCING STEEL IN FOOTINGS SHALL BE SECURELY TIED AND SUPPORTED TO MAINTAIN THE CORRECT POSITION DURING CONCRETE PLACEMENT. CONCRETE SHALL BE PLACED IN A MANNER THAT AVOIDS SEGREGATION OF THE AGGREGATE AND ENSURES COMPLETE FILLING OF THE EXCAVATION.
6. ALL FOOTINGS SHALL BE STEPPED AS REQUIRED TO FOLLOW THE NATURAL SLOPE OF THE GROUND. THE MAXIMUM STEP SHALL BE [MAXIMUM STEP HEIGHT] AND THE MINIMUM HORIZONTAL DISTANCE BETWEEN STEPS SHALL BE [MINIMUM STEP LENGTH]. STEPPED FOOTINGS SHALL BE DESIGNED TO RESIST SLIDING AND OVERTURNING.
7. A MINIMUM OF [NUMBER] CONTINUOUS REINFORCING BARS SHALL BE PLACED IN THE TOP AND BOTTOM OF ALL FOOTINGS. THE BARS SHALL BE LAPPED AT CORNERS AND INTERSECTIONS AS SHOWN ON THE PLANS.
8. ALL FOOTINGS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER AND THE BUILDING OFFICIAL PRIOR TO THE PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE INSPECTORS AT LEAST [NOTICE PERIOD] IN ADVANCE OF THE INSPECTION.
9. BACKFILL SHALL NOT BE PLACED AGAINST FOOTINGS UNTIL THE CONCRETE HAS REACHED AT LEAST [CONCRETE STRENGTH] OF ITS SPECIFIED STRENGTH. BACKFILL SHALL BE PLACED IN LIFTS AND COMPACTED TO AT LEAST [COMPACTION PERCENTAGE] OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557.
10. THE CONTRACTOR SHALL PROVIDE ADEQUATE DRAINAGE AROUND THE FOOTINGS TO PREVENT THE ACCUMULATION OF WATER. SURFACE WATER SHALL BE DIRECTED AWAY FROM THE EXCAVATION AND SUBSURFACE DRAINAGE SHALL BE PROVIDED AS NECESSARY.
11. ANY DISCREPANCIES BETWEEN THE FOUNDATION DESIGN SHOWN ON THE PLANS AND THE ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE ARCHITECT AND ENGINEER IMMEDIATELY. DO NOT PROCEED WITH CONSTRUCTION UNTIL THE DISCREPANCIES HAVE BEEN RESOLVED.
12. ALL FOOTINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED IN THE GEOTECHNICAL REPORT AND THE APPROVED PLANS. ANY DEVIATIONS FROM THE PLANS SHALL BE APPROVED BY THE ENGINEER AND THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION.

## SECTION #4 - CONCRETE NOTES

1. ALL CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM STRENGTHS AT 28 DAYS:
   - FOOTINGS AND SLABS ON GRADE: 2500 PSI
   - GRADE BEAMS: 4000 PSI
   - SPECIAL INSPECTION IS REQUIRED ONLY IF CONCRETE WITH A DESIGN STRENGTH GREATER THAN 3000 PSI IS SPECIFIED ON THE PLANS. (CBC 1705.3)
2. ALL CONCRETE SHALL BE PROPORTIONED, MIXED, AND PLACED IN ACCORDANCE WITH ACI 318, CHAPTER 5. CONCRETE SHALL BE DELIVERED TO THE JOB SITE IN READY-MIXED TRUCKS CONFORMING TO ASTM C94.
3. ADMIXTURES FOR THE FOLLOWING PURPOSES MAY BE USED, SUBJECT TO THE APPROVAL OF THE ENGINEER:
   - A. AIR-ENTRAINING ADMIXTURES FOR CONCRETE EXPOSED TO FREEZING AND THAWING.
   - B. WATER-REDUCING ADMIXTURES.
   - C. RETARDING ADMIXTURES.
   - D. OTHER ADMIXTURES AS APPROVED BY THE ENGINEER.
4. CONCRETE SHALL NOT BE PLACED WHEN THE AMBIENT TEMPERATURE IS BELOW 40°F (4°C) OR ABOVE 90°F (32°C) UNLESS SPECIAL PRECAUTIONS ARE TAKEN. CONCRETE SHALL BE PROTECTED FROM FREEZING DURING THE CURING PERIOD.
5. READY-MIXED CONCRETE SHALL BE PLACED WITHIN 90 MINUTES OF THE INTRODUCTION OF MIXING WATER TO THE CEMENT AND AGGREGATES, OR WITHIN 1.5 HOURS IF A RETARDING ADMIXTURE IS USED, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
6. ALL CONCRETE SHALL BE CONSOLIDATED BY MECHANICAL VIBRATION DURING PLACEMENT. VIBRATORS SHALL BE OPERATED BY EXPERIENCED WORKERS AND SHALL NOT BE USED TO MOVE CONCRETE LATERALLY.
7. CONSTRUCTION JOINTS SHALL BE LOCATED AS SHOWN ON THE PLANS OR AS APPROVED BY THE ENGINEER. JOINTS SHALL BE KEYED AND DOWELED AS REQUIRED. THE SURFACE OF CONSTRUCTION JOINTS SHALL BE CLEANED AND ROUGHENED BEFORE NEW CONCRETE IS PLACED.
8. CONCRETE SHALL BE CURED FOR A MINIMUM OF 7 DAYS BY KEEPING IT CONTINUOUSLY MOIST OR BY USING AN APPROVED CURING COMPOUND. CURING SHALL BEGIN IMMEDIATELY AFTER FINISHING.
9. CONCRETE SHALL BE TESTED IN ACCORDANCE WITH ASTM C39. ONE SET OF TEST CYLINDERS SHALL BE TAKEN FOR EACH 50 CUBIC YARDS OR FRACTION THEREOF, BUT NOT LESS THAN ONE SET PER DAY'S POUR. ADDITIONAL TESTS MAY BE REQUIRED BY THE BUILDING OFFICIAL.
10. CONCRETE MIX DESIGNS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AT LEAST 14 DAYS PRIOR TO THE START OF CONCRETE PLACEMENT. MIX DESIGNS SHALL INCLUDE THE PROPORTIONS OF CEMENT, AGGREGATES, WATER, AND ADMIXTURES, AND THE EXPECTED COMPRESSIVE STRENGTH AT 28 DAYS.
11. CONCRETE EXPOSED TO SEVERE SULFATE CONDITIONS SHALL BE PROPORTIONED IN ACCORDANCE WITH ACI 318, TABLE 19.3.1.1, AND SHALL USE A SULFATE-RESISTANT CEMENT (TYPE V) AND A MAXIMUM WATER-CEMENT RATIO OF 0.45.
12. CONCRETE EXPOSED TO FREEZING AND THAWING SHALL BE AIR-ENTRAINED WITH A TOTAL AIR CONTENT OF 5% TO 7%, UNLESS OTHERWISE SPECIFIED.
13. CONCRETE SHALL BE PROTECTED FROM DAMAGE BY TRAFFIC, EQUIPMENT, AND VANDALISM UNTIL IT HAS REACHED ITS SPECIFIED STRENGTH. BARRICADES AND SIGNS SHALL BE PROVIDED AS NECESSARY.
14. ALL CONCRETE WORK SHALL BE INSPECTED BY A QUALIFIED INSPECTOR AS REQUIRED BY THE BUILDING OFFICIAL. THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY CONCRETE PLACEMENT.

## SECTION #5 - REINFORCING STEEL

1. ALL REINFORCING STEEL SHALL BE FURNISHED IN COMPLIANCE WITH THE LATEST EDITION OF THE CRSI MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION, AND SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL REINFORCING BARS SHALL BE CONTINUOUS THROUGH CORNERS AND INTERSECTIONS, AND SHALL BE LAPPED AT SPLICES AS SHOWN ON THE PLANS OR AS REQUIRED BY THE ENGINEER. LAP SPLICES SHALL BE STAGGERED WHERE POSSIBLE.
3. ALL REINFORCING BARS SHALL BE SECURELY TIED AND SUPPORTED TO MAINTAIN THEIR CORRECT POSITION DURING CONCRETE PLACEMENT. BARS SHALL BE SUPPORTED BY CHAIRS, BOLSTERS, OR OTHER APPROVED DEVICES AT INTERVALS NOT EXCEEDING 4 FEET.
4. REINFORCING STEEL SHALL BE FREE OF LOOSE RUST, SCALE, OIL, GREASE, DIRT, AND OTHER COATINGS THAT WOULD REDUCE BOND WITH THE CONCRETE. BARS WITH EXCESSIVE RUST OR PITTING SHALL BE REJECTED.
5. MINIMUM CONCRETE COVER FOR REINFORCING BARS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLANS:
   - A. CONCRETE CAST AGAINST EARTH: 3 INCHES
   - B. CONCRETE EXPOSED TO WEATHER:
     - #6 AND LARGER: 2 INCHES
     - #5 AND SMALLER: 1½ INCHES
   - C. CONCRETE NOT EXPOSED TO WEATHER OR EARTH:
     - SLABS, WALLS, JOISTS: ¾ INCH
     - BEAMS, COLUMNS: 1½ INCHES
6. WELDED WIRE FABRIC SHALL BE USED ONLY WHERE SHOWN ON THE PLANS. IT SHALL BE LAPPED AT LEAST ONE FULL MESH PLUS 2 INCHES AT SPLICES.
7. ALL REINFORCING STEEL SHALL BE INSPECTED BY THE BUILDING OFFICIAL OR THE ENGINEER PRIOR TO THE PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AT LEAST [NOTICE PERIOD] IN ADVANCE OF THE INSPECTION.
8. BENDING OF REINFORCING STEEL SHALL BE PERFORMED COLD. BARS PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE BENT OR STRAIGHTENED IN THE FIELD EXCEPT AS PERMITTED BY THE ENGINEER.

## SECTION #6 - PLYWOOD NOTES

1. ALL PLYWOOD SHEATHING SHALL BE APA RATED EXTERIOR GRADE.
2. EACH PLYWOOD SHEET SHALL BEAR THE APA GRADE-TRADEMARK.
3. ALL EDGES OF PLYWOOD SHEATHING SHALL BE BACKED BY FRAMING MEMBERS OR EDGE BLOCKING, UNLESS OTHERWISE NOTED ON THE PLANS.
4. PLYWOOD SHEATHING SHALL BE INSTALLED WITH THE FACE GRAIN PERPENDICULAR TO THE SUPPORTS, UNLESS OTHERWISE SHOWN ON THE PLANS.
5. NAILING SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLANS:
   - A. WALL SHEATHING: 8D COMMON NAILS AT 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
   - B. ROOF SHEATHING: 8D COMMON NAILS AT 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
   - C. FLOOR SHEATHING: 8D COMMON NAILS AT 6" O.C. AT EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
6. PLYWOOD SHEATHING SHALL BE INSTALLED WITH A MINIMUM GAP OF 1/8" BETWEEN PANELS TO ALLOW FOR EXPANSION.
7. ALL PLYWOOD SHEATHING SHALL BE PROTECTED FROM WEATHER DURING CONSTRUCTION.
8. ROOF SHEATHING SHALL BE INSTALLED WITH THE LONG DIMENSION PERPENDICULAR TO THE RAFTERS OR TRUSSES, AND SHALL BE STAGGERED SO THAT NO FOUR CORNERS MEET AT A POINT.

## SECTION #7 - GLUE-LAMINATED LUMBER

1. GLUE-LAMINATED TIMBER SHALL BE MANUFACTURED IN ACCORDANCE WITH ANSI A190.1, "STRUCTURAL GLUED LAMINATED TIMBER."
2. ALL EXPOSED LAMINATIONS SHALL BE PROPERLY SELECTED FOR APPEARANCE AND MOISTURE CONTENT SHALL NOT EXCEED 12%.
3. ALL MEMBERS SHALL BE CAMBERED TO THE 2019 CALIFORNIA BUILDING CODE, SECTION 2404.1, CAMBER ON 24" O.C. SPACING OR LESS. CAMBER SHALL BE 1/2" FOR SPANS UP TO 20 FEET, 3/4" FOR SPANS OVER 20 FEET UP TO 30 FEET, AND 1" FOR SPANS OVER 30 FEET. CANTILEVER MEMBERS SHALL BE CAMBERED AS DIRECTED BY THE ENGINEER.
4. ALL EXPOSED GLUE-LAMINATED TIMBER SHALL BE FREE OF KNOTS LARGER THAN 1" IN DIAMETER, CHECKS, SPLITS, OR OTHER DEFECTS THAT WOULD IMPAIR THE STRUCTURAL INTEGRITY OR APPEARANCE OF THE MEMBER.
5. FABRICATOR SHALL SUBMIT SHOP DRAWINGS AND CUTTING DIAGRAMS FOR ENGINEER'S REVIEW BEFORE BEGINNING FABRICATION. ALL CUTTING, DRILLING, AND NOTCHING SHALL BE DONE IN ACCORDANCE WITH THE APPROVED SHOP DRAWINGS.
6. ALL LAMINATIONS SHALL CONFORM TO ASTM D245, "STANDARD PRACTICE FOR ESTABLISHING STRUCTURAL GRADES FOR WOOD."
7. TEMPORARY ERECTION BRACING SHALL BE PROVIDED AS NECESSARY TO MAINTAIN STABILITY AND ALIGNMENT DURING CONSTRUCTION.
8. ALL EXPOSED SURFACES OF LAMINATED BEAMS SHALL BE FREE FROM GLUE SQUEEZE-OUT.

## SECTION #8 - TRUSS NOTES

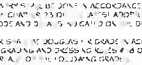
1. THE CONTRACTOR SHALL REVIEW ALL DIMENSIONS PRIOR TO STARTING WORK. ANY DISCREPANCIES OR CONDITIONS DIFFERENT FROM THOSE SHOWN ON THE PLANS SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
2. ALL TRUSSES SHALL BE DESIGNED BY A LICENSED ENGINEER IN THE STATE OF CALIFORNIA AND SHALL BE IN ACCORDANCE WITH THE 2019 CALIFORNIA BUILDING CODE, SECTION 2303.4. THE TRUSS DESIGN DRAWINGS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
3. ALL TRUSSES SHALL BE BRACED IN ACCORDANCE WITH THE TRUSS MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE 2019 CALIFORNIA BUILDING CODE, SECTION 2303.4. TEMPORARY AND PERMANENT BRACING SHALL BE INSTALLED AS SHOWN ON THE TRUSS DESIGN DRAWINGS.
4. TRUSSES SHALL BE SPACED AT 24" O.C. UNLESS OTHERWISE NOTED ON THE PLANS.
5. TRUSSES SHALL BE ATTACHED TO THE SUPPORTING STRUCTURE WITH THE HARDWARE SPECIFIED ON THE TRUSS DESIGN DRAWINGS. ALL CONNECTIONS SHALL BE INSPECTED BEFORE CONCEALMENT.
6. NO CUTTING, NOTCHING, OR DRILLING OF TRUSS MEMBERS SHALL BE PERFORMED WITHOUT THE APPROVAL OF THE TRUSS MANUFACTURER AND THE ENGINEER OF RECORD.
7. TRUSSES SHALL BE PROTECTED FROM WEATHER DURING DELIVERY, STORAGE, AND ERECTION. DAMAGED TRUSSES SHALL NOT BE INSTALLED.
8. ALL TRUSS DESIGNS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO FABRICATION. THE SUBMITTAL SHALL INCLUDE THE TRUSS DESIGN DRAWINGS, CALCULATIONS, AND THE ENGINEER'S WET STAMP AND SIGNATURE.
9. TRUSS DESIGN DRAWINGS SHALL BE PREPARED BY A REGISTERED ENGINEER AND SHALL INCLUDE THE FOLLOWING:
   - A. A LAYOUT DRAWING OF THE TRUSSES.
   - B. DESIGN DRAWINGS FOR EACH TRUSS TYPE.
   - C. CALCULATIONS FOR EACH TRUSS TYPE.
   - D. THE ENGINEER'S WET STAMP AND SIGNATURE.
   - E. THE DESIGN LOADS USED.
   - F. THE LOCATION OF ALL BRACING.
   - G. THE HARDWARE SPECIFICATIONS.
   - H. THE ALLOWABLE DEFLECTION.
   - I. THE CAMBER.
   - J. THE BEARING DETAILS.
   - K. THE CONNECTION DETAILS.
   - L. THE ERECTION SEQUENCE.
   - M. THE TEMPORARY BRACING REQUIREMENTS.
   - N. THE PERMANENT BRACING REQUIREMENTS.
   - O. THE NOTES AND SPECIFICATIONS.
   - P. THE SIGNATURE AND SEAL OF THE ENGINEER.
   - Q. THE DATE.
   - R. THE REVISION HISTORY.
   - S. THE SHEET NUMBER.
   - T. THE TOTAL NUMBER OF SHEETS.
   - U. THE PROJECT NAME.
   - V. THE PROJECT ADDRESS.
   - W. THE OWNER'S NAME.
   - X. THE ARCHITECT'S NAME.
   - Y. THE ENGINEER'S NAME.
   - Z. THE CONTRACTOR'S NAME.

## SECTION #9 - FRAMING NOTES

1. ALL FRAMING AND EARTHWORK SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF CHAPTER 23 OF THE 2022 CALIFORNIA BUILDING CODE AND THE DETAILS SHOWN ON THE DRAWINGS.
2. ALL STRUCTURAL LUMBER SHALL BE DOUGLAS FIR-LARCH GRADE #2 OR BETTER, UNLESS OTHERWISE NOTED ON THE PLANS. ALL LUMBER SHALL BE GRADE STAMPED BY AN APPROVED GRADING AGENCY.
3. ALL EXPOSED LUMBER SHALL BE CLEAR VERTICAL GRAIN DOUGLAS FIR, NO. 1 GRADE OR BETTER, UNLESS OTHERWISE NOTED.
4. ALL FRAMING SHALL BE INSPECTED BY THE BUILDING OFFICIAL BEFORE ANY CONCEALMENT. THE CONTRACTOR SHALL NOTIFY THE INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF THE INSPECTION.
5. ALL NAILING SHALL BE IN ACCORDANCE WITH THE 2022 CALIFORNIA BUILDING CODE, TABLE 2304.10.1, UNLESS OTHERWISE NOTED ON THE PLANS. NAILS SHALL BE DRIVEN FLUSH WITH THE SURFACE OF THE WOOD, BUT NOT OVERDRIVEN.
6. ALL BOLTED CONNECTIONS SHALL USE STANDARD CUT WASHERS UNDER THE HEAD AND NUT OF EACH BOLT. BOLT HOLES SHALL BE DRILLED 1/16" LARGER THAN THE BOLT DIAMETER.
7. ALL NOTCHING AND BORING OF STUDS SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE, SECTION 2308.9.9. NOTCHES SHALL NOT EXCEED 25% OF THE STUD DEPTH, AND HOLES SHALL NOT EXCEED 40% OF THE STUD DEPTH.
8. ALL FRAMING MEMBERS SHALL BE PROTECTED FROM MOISTURE DURING CONSTRUCTION. WET LUMBER SHALL BE ALLOWED TO DRY BEFORE BEING ENCLOSED.
9. ALL FRAMING MEMBERS SHALL BE SECURELY BRACED AND SUPPORTED DURING CONSTRUCTION TO PREVENT COLLAPSE OR MOVEMENT.

## SECTION #10 - SHEAR WALL SCHEDULE

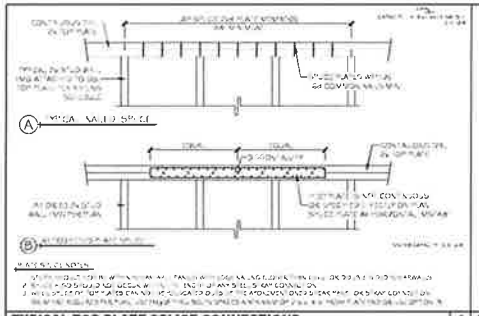
SHEAR WALL CALCULATIONS



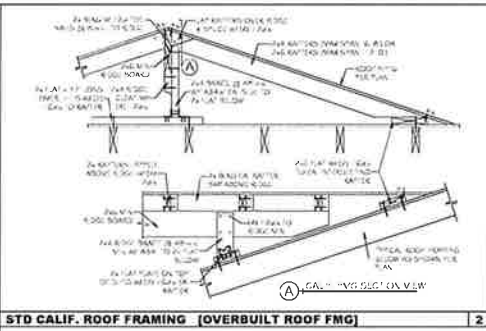
ASSEMBLY SHEAR WALL TYPE

ASSEMBLY CALCULATION WORK SHEET

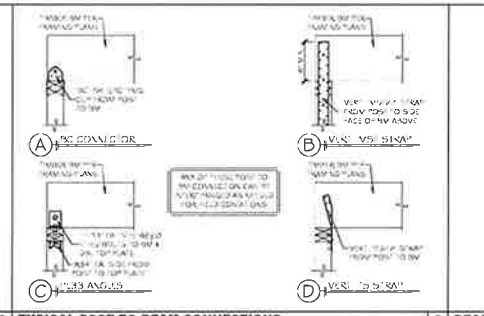
| TYPE | A | B | C | D |
|---|---|---|---|---|
| MATERIAL | [illegible] PLYWOOD | [illegible] PLYWOOD | [illegible] PLYWOOD | [illegible] PLYWOOD |
| CORE VALUE | Do Common [illegible] | Do Common [illegible] | Do Common [illegible] | Do Common [illegible] |
| FACE VALUE | Do Common [illegible] | Do Common [illegible] | Do Common [illegible] | Do Common [illegible] |
| ANCHOR BOLTS | [illegible] | [illegible] | [illegible] | [illegible] |
| STUDS & PLATE | [illegible] | [illegible] | [illeg



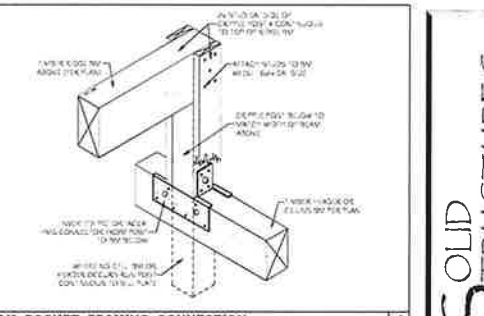
TYPICAL TOP PLATE SPLICE CONNECTIONS | 1



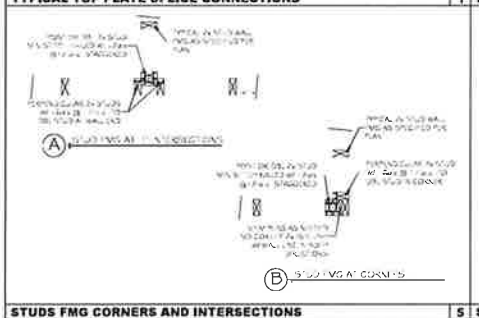
STD CALIF. ROOF FRAMING (OVERBUILT ROOF FMG) | 2



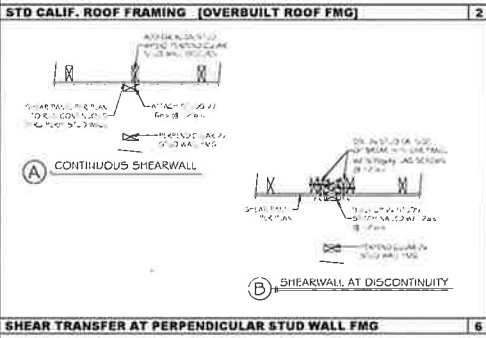
TYPICAL POST TO BEAM CONNECTIONS | 3



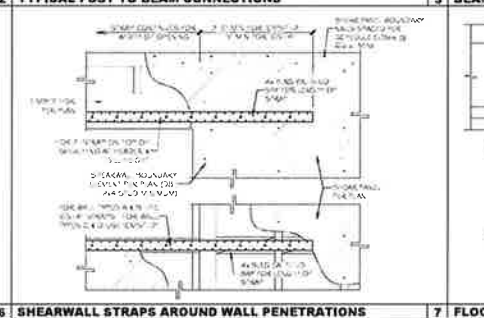
BEAM POCKET FRAMING CONNECTION | 4



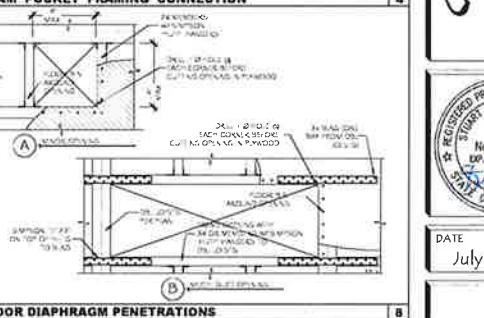
STUDS FMG CORNERS AND INTERSECTIONS | 5



SHEAR TRANSFER AT PERPENDICULAR STUD WALL FMG | 6



SHEARWALL STRAPS AROUND WALL PENETRATIONS | 7



FLOOR DIAPHRAGM PENETRATIONS | 8

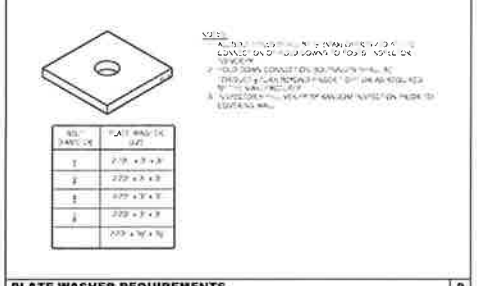
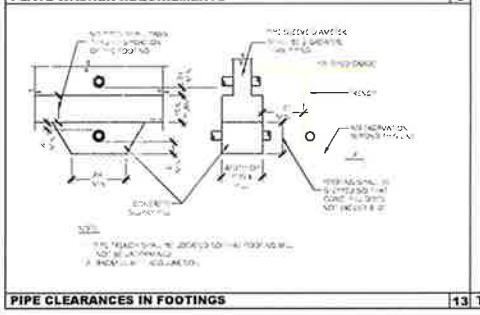
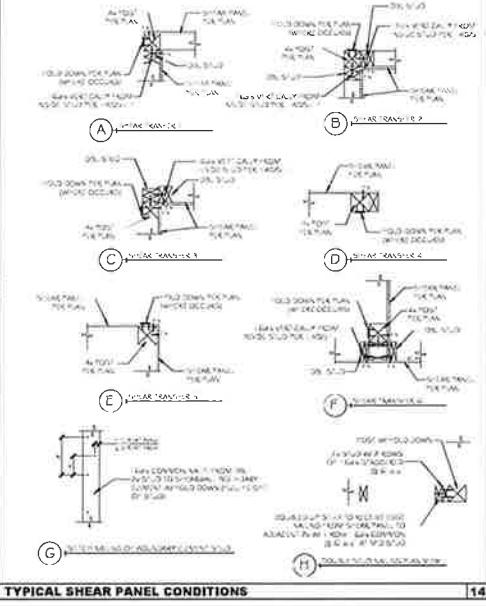


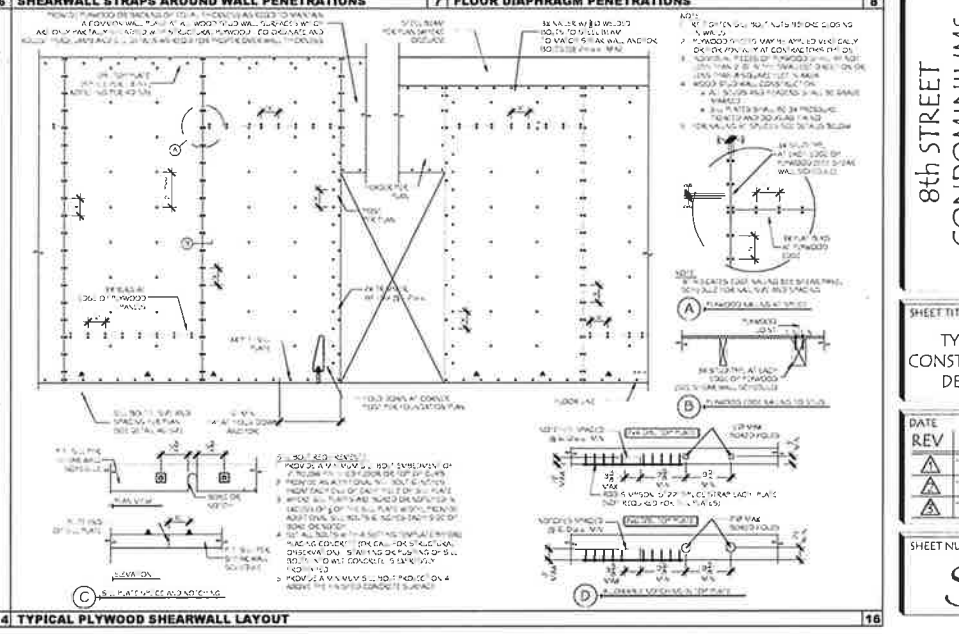
PLATE WASHER REQUIREMENTS | 9



PIPE CLEARANCES IN FOOTINGS | 13



TYPICAL SHEAR PANEL CONDITIONS | 14



TYPICAL PLYWOOD SHEARWALL LAYOUT | 16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• PROFESSIONAL ENGINEERING •
4726 MARKET ST. #18 VENTURA, CALIF. 93003
PH • (805) 658-4807 FAX • (805) 664-5168
e • stuart@solidstruct.com


REGISTERED PROFESSIONAL ENGINEER
STUART TERRY TOMSHY
No. 68454
EXP. 09/30/2023
STATE OF CALIFORNIA

DATE
July 17, 2023

# 8th STREET CONDOMINIUMS

4905 8th STREET
CARPINTERIA, CALIFORNIA

SS PROJECT • 1523-1991

SHEET TITLE
TYPICAL CONSTRUCTION DETAILS

| REV | DATE |
|---|---|
| 1 | - |
| 2 | - |
| 3 | - |

SHEET NUMBER
S1.1

## FOUNDATION NOTES

1. CONCRETE SLAB ON GRADE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS. SLAB SHALL BE PLACED OVER A MINIMUM 10 MIL VAPOR BARRIER OVER 2" SAND OVER 10" COMPACTED NATIVE SOIL OR 6" CLASS 2 BASE OVER 10" COMPACTED NATIVE SOIL OR CLEAN GRAVEL.
2. ALL HOLD DOWNS AND ANCHOR BOLTS SHALL BE SET IN PLACE AND INSPECTED PRIOR TO FOUNDATION INSPECTION.
3. ALL WOOD SHALL BE CONNECTED TO CONCRETE WITH ANCHOR BOLTS AND/OR HOLD DOWNS AS SHOWN ON PLANS AND DETAILS.
4. ALL WORK SHALL COMPLY WITH THE 2019 CALIFORNIA RESIDENTIAL CODE AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
5. ALL SPECIAL INSPECTIONS SHALL BE PERFORMED AS REQUIRED BY THE 2019 CALIFORNIA RESIDENTIAL CODE AND THE SPECIAL INSPECTION AGREEMENT FOR THIS PROJECT.
6. ALL WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER AND SHALL BE FREE FROM DEFECTS.
7. ALL FOOTINGS SHALL BE EXCAVATED TO A MINIMUM DEPTH OF 18" BELOW UNDISTURBED NATURAL GRADE.
8. CONTRACTOR TO VERIFY ALL DIMENSIONS AND SITE CONDITIONS WITH THE ARCHITECTURAL PLANS PRIOR TO THE START OF ANY WORK.
9. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING AND EXCAVATION SAFETY MEASURES. LOCAL AND CAL/OSHA REGULATIONS SHALL BE FOLLOWED.
10. REFER TO GENERAL NOTES ON SHEET S0.0 FOR MORE INFORMATION.

ANY STRUCTURAL OBSERVATION PROGRAM NOTES AND SIGNOFF REQUIREMENTS SHALL BE SHOWN ON THE SITE PLAN. ANY SPECIAL OBSERVATION REQUIRED BY THE ENGINEER OF RECORD (EOR) AND/OR THE BUILDING OFFICIAL SHALL BE COMPLETED AND APPROVED PRIOR TO PLACING ANY CONCRETE OR FRAMING. OBSERVATION REPORTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL AND EOR FOR REVIEW. ALL REQUIRED OBSERVATIONS SHALL BE COMPLETED AND APPROVED BY THE EOR AND/OR BUILDING OFFICIAL PRIOR TO THE FINAL INSPECTION. A MINIMUM OF 2 BUSINESS DAYS NOTICE SHALL BE PROVIDED TO THE EOR AND BUILDING OFFICIAL FOR ANY REQUIRED OBSERVATIONS.

1. A SOILS REPORT IS PART OF THE APPROVED PLANS. THE RECOMMENDATIONS AND REQUIREMENTS CONTAINED IN THE SOILS REPORT SHALL BE INCORPORATED INTO THE CONSTRUCTION DOCUMENTS AND SHALL BE FOLLOWED DURING CONSTRUCTION. THE SOILS ENGINEER OF RECORD SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE PLACEMENT OF ANY CONCRETE OR FRAMING.
2. CONTRACTOR IS RESPONSIBLE TO INCLUDE COMPACTION TESTING IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT.
3. A COPY OF THE SOILS REPORT SHALL BE KEPT AT THE JOB SITE AT ALL TIMES AND IS CONSIDERED PART OF THE APPROVED PLANS.

## SYMBOL LEGEND

| | |
|---|---|
| | SHEAR WALL PER SHEET S0.0 AND SCHEDULE ON THIS SHEET |
| | 10 GAUGE CONVENTIONAL FRAMING (SEE NOTE 3 ON SHEET S0.0 FOR ALTERNATE SHEAR FRAMING) |
| | 10 GAUGE BOUNDARY ELEMENT (SEE PLAN FOR HOLD DOWN AND ANCHOR BOLT SPACING) |
| | 10 GAUGE LOCATION OF SHEAR PRE-MANUFACTURED SHEAR PANELS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS |
| | LOCATION OF HOLD DOWN PER SCHEDULE ON THIS SHEET AND SHEAR WALL SCHEDULE ON SHEET S0.0 |
| | ANCHOR BOLT PER SCHEDULE ON THIS SHEET AND SHEAR WALL SCHEDULE ON SHEET S0.0 |

### PAD FOOTING DETAIL

| PAD MARK | PAD SIZE | PAD DEPTH |
|---|---|---|
| A | 2'-0" SQUARE | 1'-0" |
| B | 3'-0" SQUARE | 1'-0" |
| C | 3'-6" SQUARE | 1'-0" |
| D | 4'-0" SQUARE | 1'-0" |

PAD FOOTING NOTES

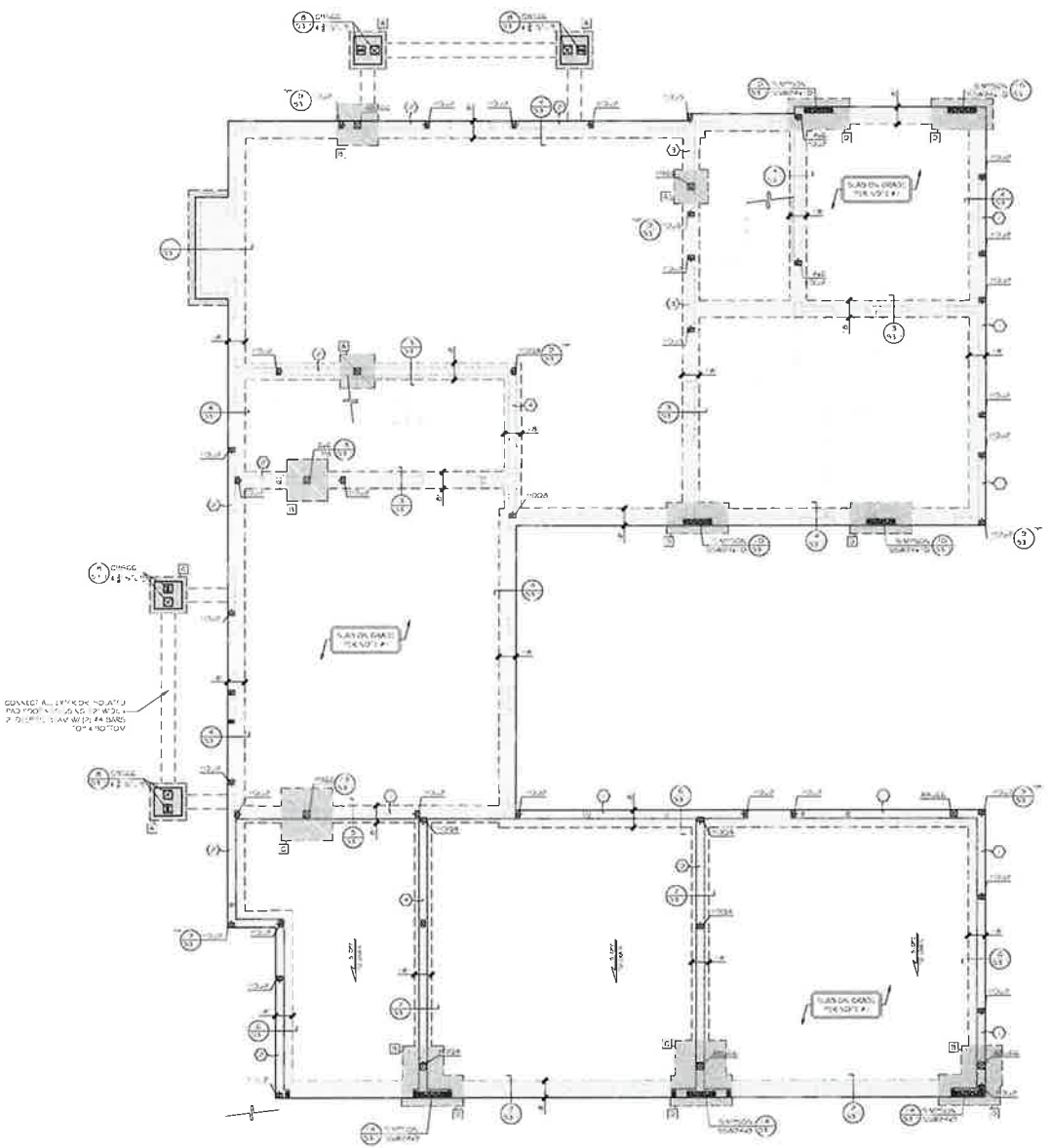
1. ALL PADS TO BE CENTERED WITH BOLT. TYP. UNLESS NOTED OTHERWISE.
2. ALL PADS TO BE KEYED 1'-0" INTO UNDISTURBED SOIL OR COMPACTED FILL.
3. TYPICAL ALL PADS NOTED OTHERWISE.

### ANCHOR BOLT SCHEDULE

| ANCHOR BOLT MARK | ANCHOR BOLT SIZE & EMBEDMENT |
|---|---|
| 1 | 5/8"ø x 10" EMBED @ 32" O.C. MAX |
| 2 | 5/8"ø x 10" EMBED @ 24" O.C. MAX |
| 3 | 5/8"ø x 10" EMBED @ 16" O.C. MAX |
| 4 | 5/8"ø x 10" EMBED @ 12" O.C. MAX |

ANCHOR BOLT NOTES

1. BOLTS ARE BEING INSTALLED INTO EXISTING CONCRETE CONTRACTOR MAY CHOOSE ANY EPOXY OR MECHANICALLY EXPANDED ANCHOR BOLT SYSTEM THAT MEETS OR EXCEEDS THE SPECIFICATIONS PER ICC REPORT AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. PLATE WASHERS ARE REQUIRED ON ALL ANCHOR BOLTS TO CONFORM WITH SPECIFICATIONS PER DETAIL 6/S0.1.
3. CONTRACTOR TO PROVIDE AND INSTALL ANY ADDITIONAL ANCHOR BOLTS AND PLATE WASHERS AS NEEDED FOR ANY SHEAR WALL LENGTH OVER 12".




# FOUNDATION PLAN

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

SOLID STRUCTURES
• PROFESSIONAL ENGINEERING •
4125 MARKET ST #18 VENTURA, CALIF. 93003
PH • (805) 318-4807 FAX • (805) 684-3166
e • stu@4sholdstruct.com

REGISTERED PROFESSIONAL ENGINEER
STUART TERRY TOMLINSON
No.68454
EXP. 09/30/2023
STATE OF CALIFORNIA

DATE
July 17, 2023

8th STREET CONDOMINIUMS
4905 8th STREET
CARPINTERIA, CALIFORNIA
SS PROJECT • 2021.1005

SHEET TITLE
FOUNDATION PLAN

| REV | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |

SHEET NUMBER
S2.1

## FLOOR FRAMING NOTES

1. FLOOR SHEATHING: ¾" APA RATED STRUCTURE I SPAN RATING 40/20 EXPOSURE 1 GLUED AND NAILED PER APA RECOMMENDATIONS FOR SUBFLOOR, UNO ON PLANS.
2. ROOF SHEATHING: ½" APA RATED STRUCTURE I SPAN RATING 32/16 EXPOSURE 1 GLUED AND NAILED PER APA RECOMMENDATIONS FOR ROOF, UNO ON PLANS.
3. WOOD FRAMING: DOUGLAS FIR-LARCH #2 OR BETTER UNO ON PLANS.
4. ALL EXTERIOR WALLS SHALL BE FURRED OUT TO ACCOMMODATE 2" RIGID INSULATION ON EXTERIOR SIDE OF WALL.
5. ALL WOOD FRAMING MEMBERS SHALL BE:
   - 2x MEMBER: 24" O.C. UNO ON PLANS
   - 4x MEMBER: 24" O.C. UNO ON PLANS
   - 6x BEAMS: 24" O.C. UNO ON PLANS
6. ALL POSTS SHALL BE FULL WIDTH OF BEAM OR WALL ABOVE, UNO ON PLANS. ALL POSTS SHALL BE CONTINUOUS FROM FOUNDATION TO ROOF UNO ON PLANS.
7. REFER TO SHEET S0.1 FOR ADDITIONAL FRAMING NOTES.

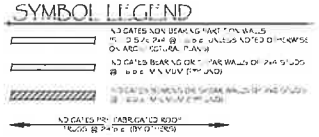
## SYMBOL LEGEND

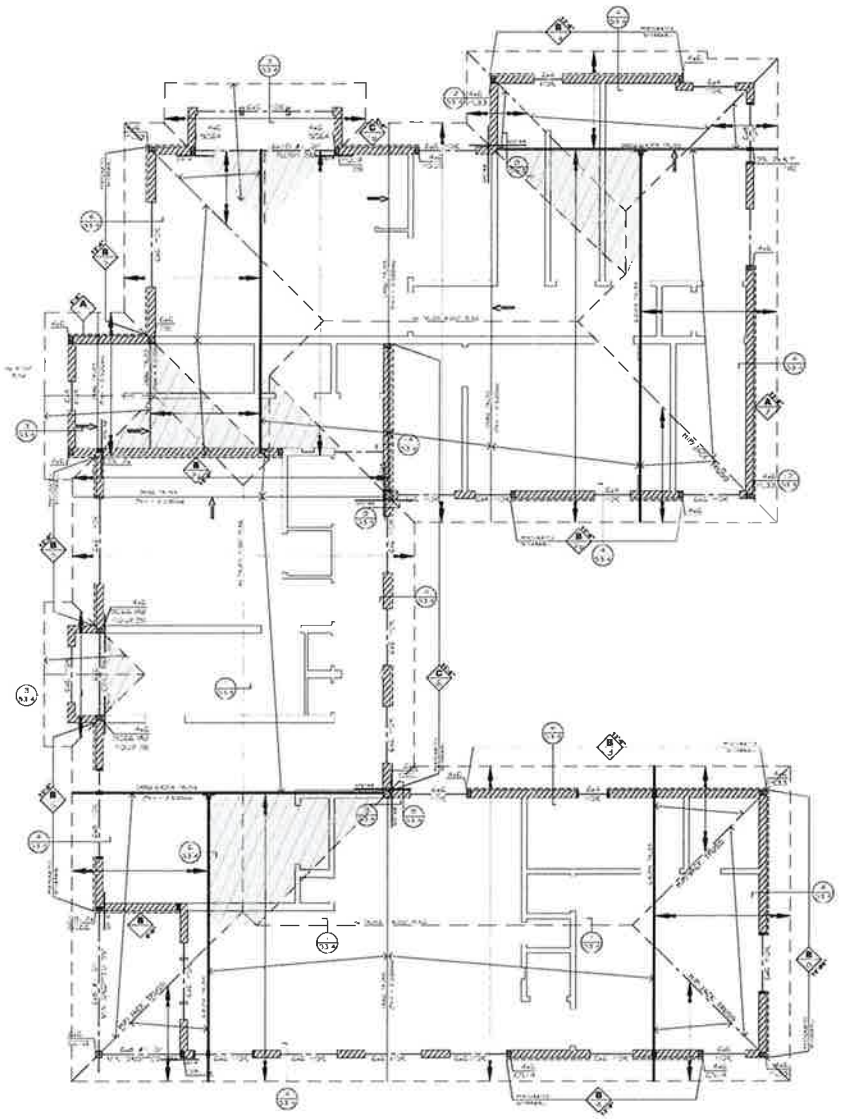
- NO. DENOTES OUTLINE OF WALLS ABOVE AND FOUNDATION BELOW
- NO. DENOTES NON-BEARING PARTITION WALLS
- NO. DENOTES 2-HR RATED OR 1-HR RATED WALLS NOTED OTHERWISE ON ARCHITECTURAL PLANS
- NO. DENOTES 1-HR RATED OR 2-HR RATED WALLS OF 2-HR RATED FLOORS @ 5psf MAXIMUM (TYP. UNO)
- NO. DENOTES 2-HR RATED OR 1-HR RATED WALLS OF 1-HR RATED FLOORS @ 10psf MAXIMUM (TYP. UNO)
- NO. DENOTES 2x6 FLOOR RAFTERS @ 24" O.C. MAXIMUM (TYP. UNO)
- NO. DENOTES 2x6 FLOOR RAFTERS @ 24" O.C. MAXIMUM (TYP. UNO)
- NO. DENOTES 4x6 MAXIMUM SPANNING RAFTERS @ 32" O.C. MAXIMUM (TYP. UNO)
- NO. DENOTES ROOF OPENING
- NO. DENOTES ROOF SLOPE DOWN FROM RIDGE
- NO. DENOTES ROOF SLOPE UP FROM RIDGE

## ROOF FRAMING NOTES

## TRUSS NOTES

## SYMBOL LEGEND





# FLOOR FRAMING PLAN

SCALE: 1/4"=1'-0"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• PROFESSIONAL ENGINEERING •
415 MARKET ST. #18 VENTURA, CALIF. 93001
PH • (805) 658-4807 FAX • (805) 654-7318
e-mail • stuart@solidstruct.com


REGISTERED PROFESSIONAL ENGINEER
STUART TERRY TOMEY
No. 68454
EXP. 09/30/2023
STATE OF CALIFORNIA

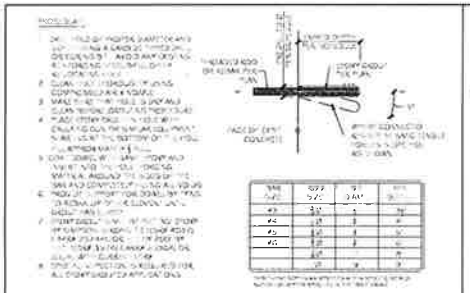
DATE
July 17, 2023

8th STREET CONDOMINIUMS
4905 8th STREET
CARPINTERIA, CALIFORNIA

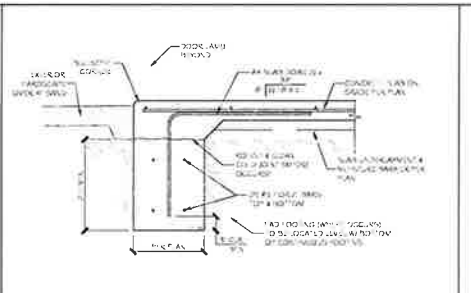
SHEET TITLE
ROOF FRAMING PLAN

| REV | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |

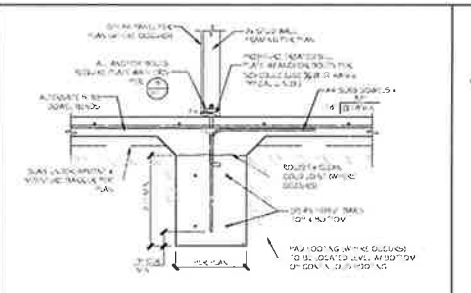
SHEET NUMBER
S2.3



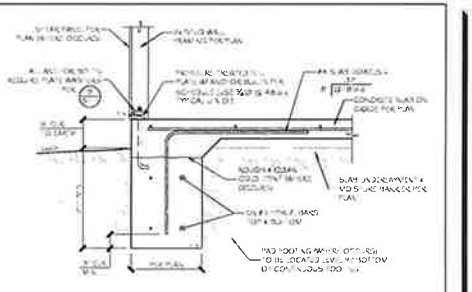
EPOXY GROUTING STANDARD | 1



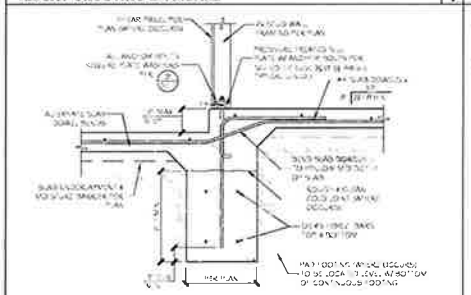
TYPICAL PERIMETER FOOTING AT GARAGE OPENING | 2



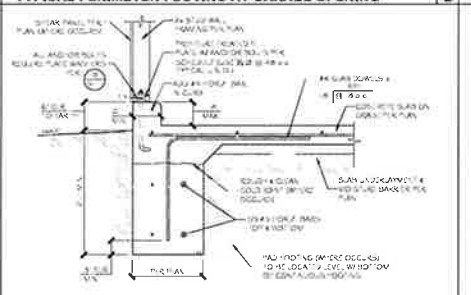
TYPICAL INTERIOR FOOTING | 3



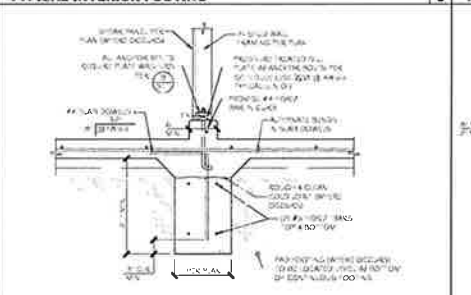
TYPICAL PERIMETER FOOTING | 4



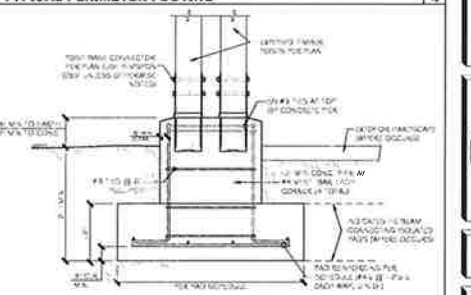
TYPICAL INTERIOR STEP FOOTING | 5



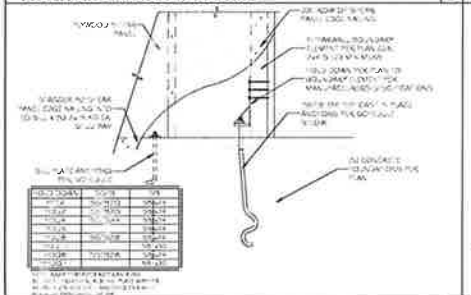
TYPICAL PERIMETER FOOTING WITH CURB | 6



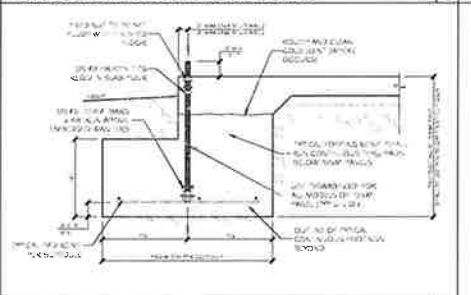
TYPCIAL INTERIOR FOOTING WITH CURB | 7



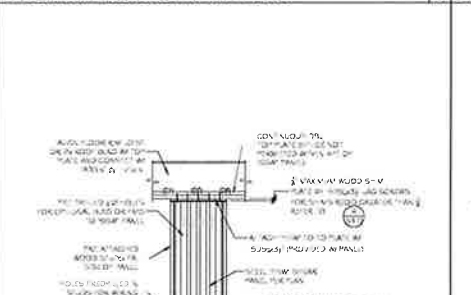
EXTERIOR ISOLATED PAD FOOTING WITH PILASTER | 8



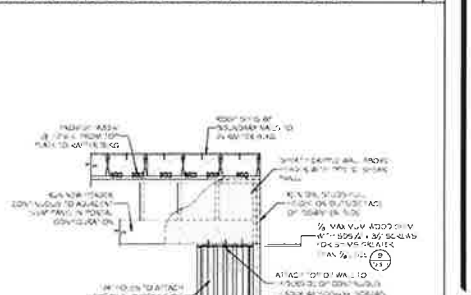
TYPICAL HOLD DOWN DETAIL | 9



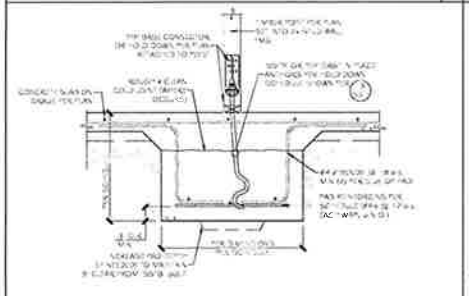
PAD FOOTING AT SSW SHEAR PANEL | 10



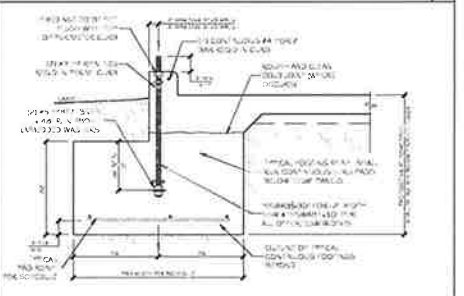
SSW TYPICAL INSTALLATION AT CONCRETE SLAB | 15



STEEL SSW IN PORTAL FRAME CONFIGURATION | 16



INTERIOR PAD FOOTING W/ POST BASE CONNECTOR | 13



PAD FOOTING AT SSW SHEAR PANEL (GARAGE CURB) | 14


SOLID STRUCTURES
• PROFESSIONAL ENGINEERING •
4125 MARKET ST. #15 VENTURA, CALIF. 93003
PH • (805) 398-4807 FAX • (805) 684-5168
e • stuart@solidstruct.com

DATE
July 17, 2023

# 8th STREET CONDOMINIUMS

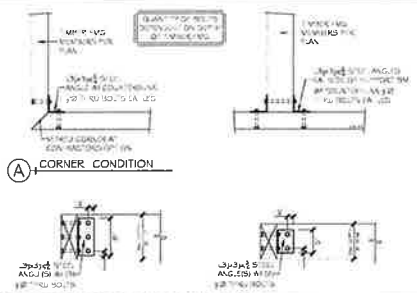
4905 8th STREET
CARPINTERIA, CALIFORNIA

SS PROJECT • 0321-1905

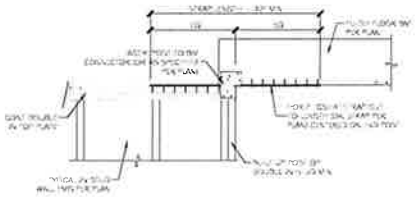
SHEET TITLE
FOUNDATION DETAILS

| DATE REV | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |

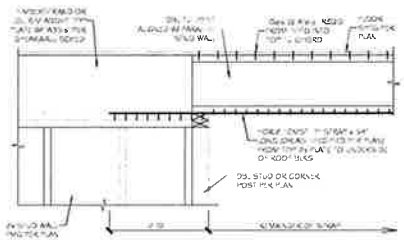
SHEET NUMBER
S3.1



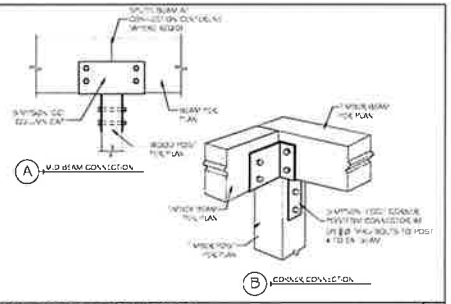

FLUSH BEAM TO BEAM CONNECTIONS | 1



DRAG CONNECTION AT FLUSH BEAM | 2

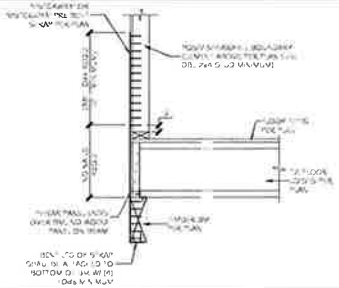


DRAG STRAP TO DBL TJI FLOOR JOIST | 3

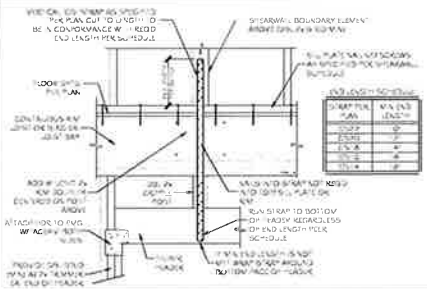



POST TO BEAM CONNECTION | 4

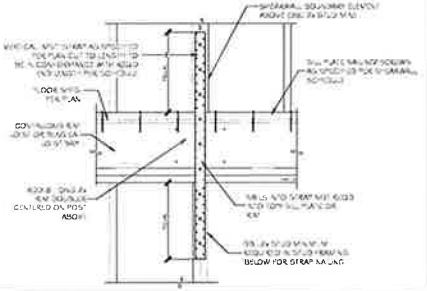
| 5 |



HOLD-DOWN TO PLATE BEAM | 6

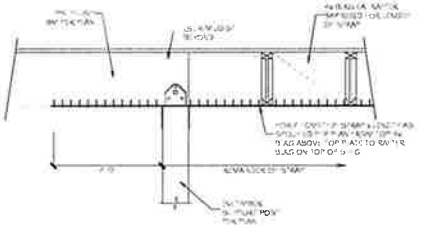


FLOOR HOLD-DOWN TO HEADER BELOW | 7

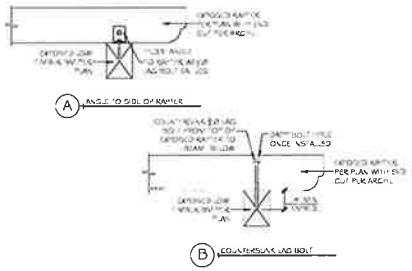


TYPICAL FLOOR HOLD-DOWN | 8

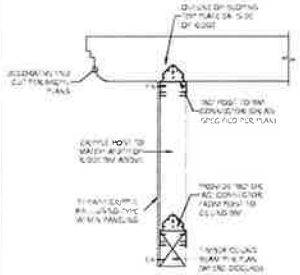
| 9 |



CMST STRAP CONNECTION TO UNDERSIDE OF BLKG | 10




TRELLIS CONNECTIONS | 11



RIDGE BM TO POST CONNECTIONS AT CEIL. BM | 12

| 13 |

| 14 |

| 15 |

| 16 |

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PH • (805) 318-4807 FAX • (805) 684-3388
e • stuart@solidstruct.com

REGISTERED PROFESSIONAL ENGINEER
STUART TERRET TINNEY
No. 68454
EXP. 09/30/2023
STATE OF CALIFORNIA

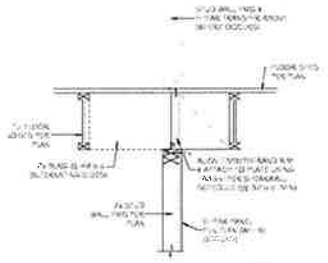
DATE
July 17, 2023

8th STREET CONDOMINIUMS
4905 8th STREET
CARPINTERIA, CALIFORNIA
15 PROJECT • 2023-1985

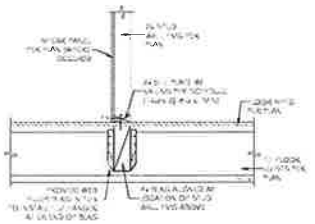
SHEET TITLE
STRUCT'L CONNECTION DETAILS

| REV | DATE |
|---|---|
| 1 | |
| 2 | |
| 3 | |

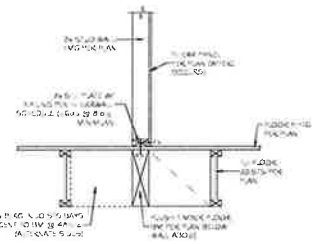
SHEET NUMBER
S3.2



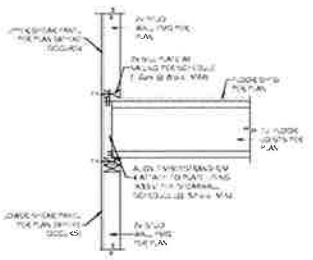
SHEAR TRANSFER AT PARALLEL FLOOR JOISTS | 1



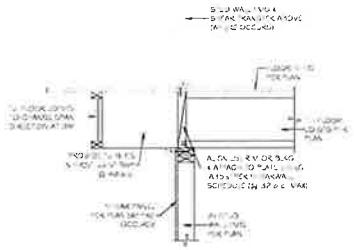
BLKG IN TJI JOISTS AT BEARING WALL ABOVE | 2



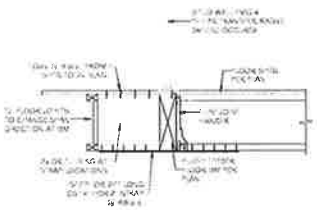
SHEAR TRANSFER AT FLUSH FLOOR BM | 3



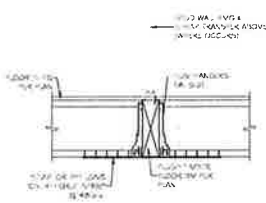
STD SHEAR TRANSFER AT FLOOR PERIMETER | 4



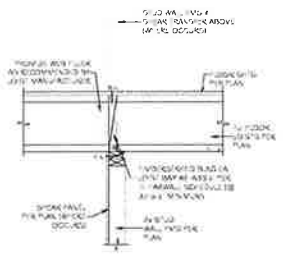
FLOOR JOIST TRANSITION AT BEARING WALL | 5



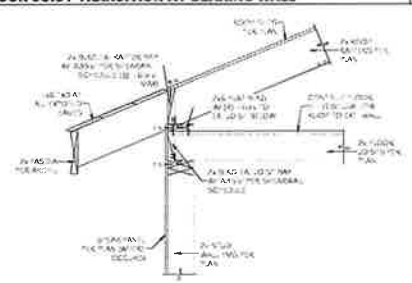
FLOOR JOIST TRANSITION AT FLUSH BEAM | 6



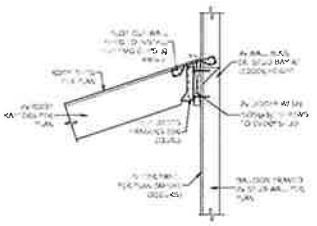
FLOOR JOISTS TO FLUSH BM | 7



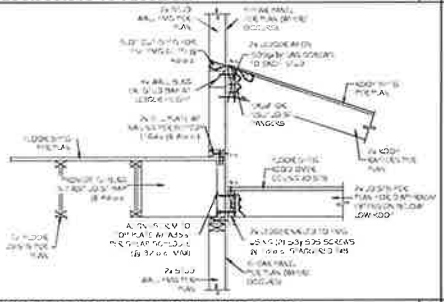
FLOOR JOISTS AT INTERIOR BEARING WALL | 8



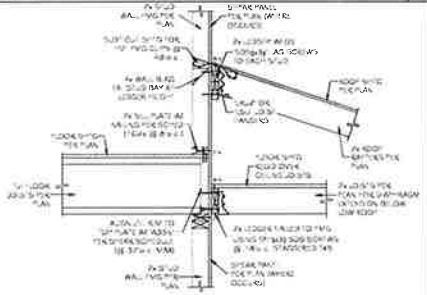
SHEAR TRANSFER CONNECTION AT LOW ROOF | 9



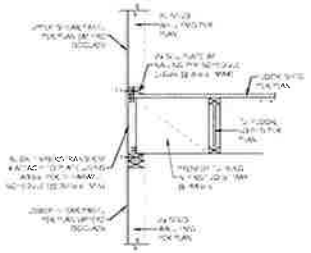
LOW ROOF LEDGERED TO BEARING WALL | 10



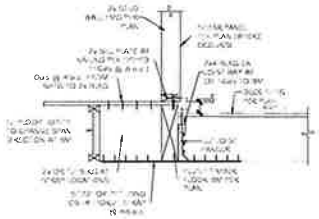
FLOOR FMG AT BEARING WALL W/ LOW ROOF | 11



FLOOR FMG AT BEARING WALL W/ LOW ROOF | 12



STD SHEAR TRANSFER AT FLOOR PERIMETER | 13



SHEAR TRANSFER AT DECK CONNECTION | 14

15

16

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425 MARKET ST #13 VENTURA, CALIF. 93003
PH • (805) 518-4807 FAX • (805) 684-3188
e • stuart@solidstruct.com

REGISTERED PROFESSIONAL ENGINEER
STUART TERRY TOWNSEND
No. 68454
EXP. 09/30/2023
STATE OF CALIFORNIA

DATE
July 17, 2023

# 8th STREET CONDOMINIUMS

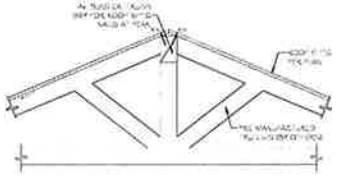
4905 8th STREET
CARPINTERIA, CALIFORNIA

SJ PROJECT # 1521-1995

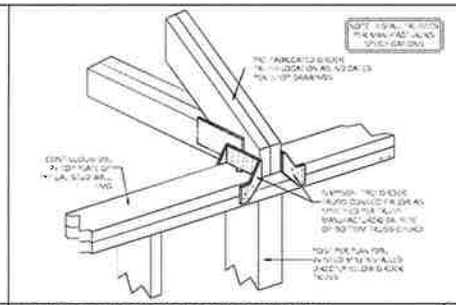
SHEET TITLE
FLOOR FMG DETAILS

| DATE REV | DATE |
|---|---|
| 1 | - |
| 2 | - |
| 3 | - |

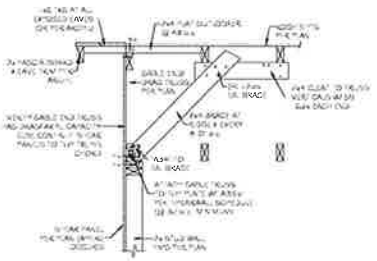
SHEET NUMBER
S3.3



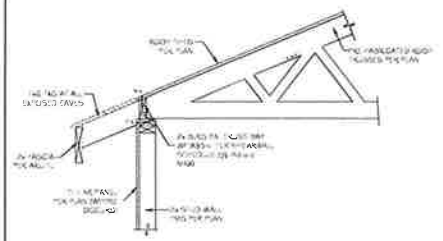
RIDGE BLKG AT TRUSS FRAMING | 1



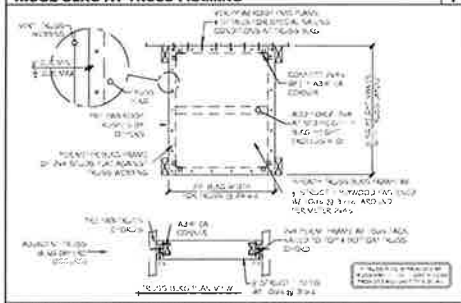
GIRDER TRUSS TO TOP PLATE CONNECTION | 2



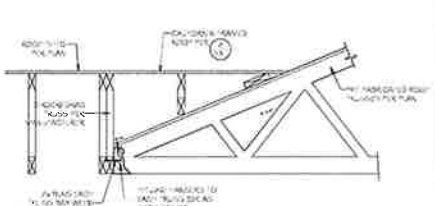
TRUSS RAKE TO TOP PLATE | 3



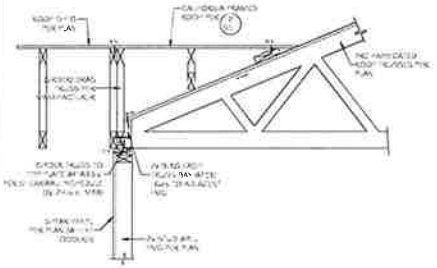
TRUSS EAVE TO TOP PLATE | 4



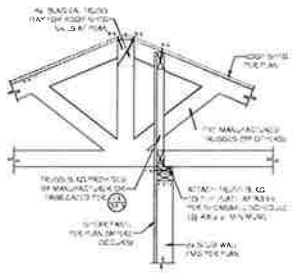
STANDARD FABRICATED TRUSS BLOCKING DETAIL | 5



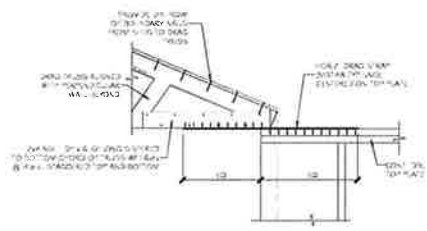
TRUSS CONNECTIONS AT GIRDER TRUSS | 6



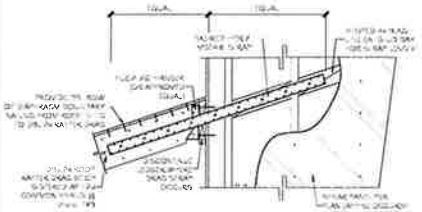
SHEAR TRANSFER AT GIRDER TRUSS | 7



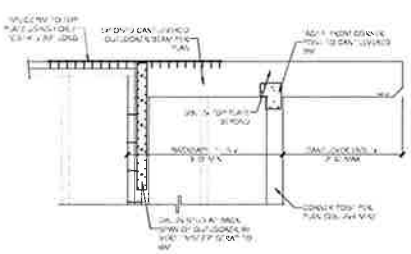
INTERIOR SHEAR TRANSFER TO TRUSS BLKG | 8



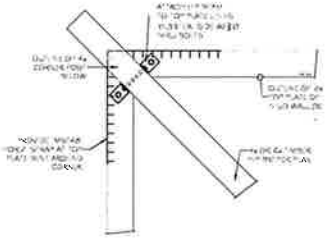
TRUSS DRAG STRAP TO TOP PLATE | 9



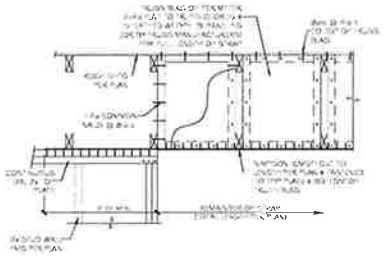
DRAG STRAP AT LOW ROOF FMG | 10



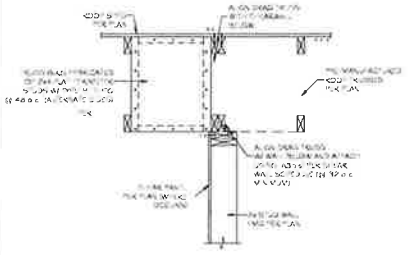
CANTILEVERED OUTLOOKER BEAM TO STUD WALL FMG | 11



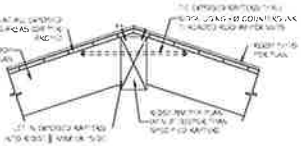
HIP TO TOP PLATE W/ TENSION TIE | 12



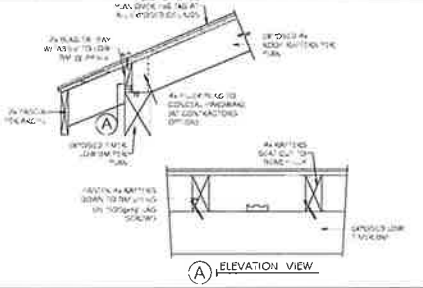
TRUSS BLKG DRAG CONNECTION | 13



SHEAR TRANSFER CONNECTION | 14



STRUCTURAL RIDGE CONNECTIONS | 15




ROOF EAVE W/ EXPOSED FRAMING | 16

SOLID STRUCTURES
• PROFESSIONAL ENGINEERING •
4225 MARKET ST #15 VENTURA, CALIF. 93003
PH ● (805) 318-4807 FAX ● (805) 684-3168
e ● stuart@solidstruct.com

REGISTERED PROFESSIONAL ENGINEER
STUART TERRET TOMEY
No. 68454
EXP. 09/30/2023
STATE OF CALIFORNIA

DATE
July 17, 2023

8th STREET CONDOMINIUMS
4905 8th STREET
CARPINTERIA, CALIFORNIA
SS PROJECT ● SS21-1085

SHEET TITLE
ROOF FMG DETAILS

| REV | DATE |
|---|---|
| 1 | - |
| 2 | - |
| 3 | - |

SHEET NUMBER
S3.4

## ABBREVIATIONS

| | |
|---|---|
| AC | AIR CONDITIONING UNIT |
| AD | ACCESS DOOR |
| AFF | ABOVE FINISHED FLOOR |
| AHU | AIR HANDLING UNIT |
| AP | ACCESS PANEL |
| ARCH | ARCHITECTURAL |
| BDD | BACK DRAFT DAMPER |
| BFF | BELOW FINISHED FLOOR |
| BLDG | BUILDING |
| BTUH | BRITISH THERMAL UNITS PER HOUR |
| CD | CONDENSATE DRAIN |
| CFH | CUBIC FEET PER HOUR |
| CFM | CUBIC FEET PER MINUTE |
| CP | CONDENSATE PUMP |
| CU | CONDENSING UNIT |
| DB | DRY BULB |
| DS | DUCT SILENCER |
| ELEC | ELECTRICAL |
| EF | EXHAUST FAN |
| EU | EXISTING |
| ER | EXHAUST REGISTER |
| F | DEGREES FAHRENHEIT |
| FA | FREE AREA |
| FC | FAN COIL |
| FD | FIRE DAMPER |
| FLR | FLOOR |
| FP | FIRE PUMP |
| FPM | FEET PER MINUTE |
| FX | FLEXIBLE CONNECTION |
| GPH | GALLONS PER HOUR |
| GPM | GALLONS PER MINUTE |
| HP | HEAT PUMP |
| HV | HEATING AND VENTILATING UNIT |
| HX | HEAT EXCHANGER |
| HZ | HERTZ |
| ID | INSIDE DIAMETER |
| LAT | LEAVING AIR TEMPERATURE |
| LWT | LEAVING WATER TEMPERATURE |
| LD | LINEAR DIFFUSER |
| LF | LINEAR FEET |
| MBH | BTU PER HOUR (*1000) |
| MC | MECHANICAL CONTRACTOR |
| MECH | MECHANICAL |
| MIN | MINIMUM |
| MUA | MAKE-UP AIR UNIT |
| NI | NEW |
| N/A | NOT APPLICABLE |
| NC | NORMALLY CLOSED |
| NIC | NOT IN CONTRACT |
| NO | NORMALLY OPEN |
| NO | NUMBER |
| NTS | NOT TO SCALE |
| OA | OUTSIDE AIR |
| OAI | OUTSIDE AIR INTAKE |
| OD | OUTSIDE DIAMETER |
| PTAC | PACKAGED TERMINAL AIR CONDITIONER |
| PSI | POUNDS PER SQUARE INCH |
| PSIG | POUNDS PER SQUARE INCH GAUGE |
| RA | RETURN AIR |
| RAG | RETURN AIR GRILLE |
| RCP | REFLECTED CEILING PLAN |
| RHC | REHEAT COIL |
| RF | RETURN FAN |
| REQ'D | REQUIRED |
| RFRG | REFRIGERATOR |
| RPM | REVOLUTIONS PER MINUTE |
| RTU | ROOF TOP UNIT |
| SA | SUPPLY AIR |
| SCG | SMOKE CONTROL GRILLE |
| SCH | SCHEDULE |
| SD | SMOKE DAMPER |
| SEF | SMOKE EXHAUST FAN |
| SF | SUPPLY FAN |
| SP | STATIC PRESSURE |
| SQ FT | SQUARE FEET |
| TEMP | TEMPERATURE |
| TG | TRANSFER GRILLE |
| THK | THICK |
| TYP | TYPICAL |
| UFG | UNDERFLOOR |
| UH | UNIT HEATER |
| UNO | UNLESS NOTED OTHERWISE |
| VAV | VARIABLE AIR VOLUME UNIT |
| V/Ø/HZ | VOLTS/PHASE/HERTZ |
| VD | VOLUME DAMPER |
| VEL | VELOCITY |
| VFD | VARIABLE FREQUENCY DRIVE |
| W | WITH |
| W/O | WITHOUT |
| WB | WET BULB |
| WH | WATER HEATER |

## MECHANICAL SYMBOLS

| SYMBOL | DESCRIPTION |
|---|---|
| | SUPPLY CEILING DIFFUSER |
| | SIDE WALL SUPPLY DIFFUSER |
| | RETURN CEILING DIFFUSER |
| | SIDEWALL RETURN DIFFUSER |
| | EXHAUST GRILL OR FAN |
| | EXHAUST FAN DUCT UP THRU ROOF W/ CAP |
| | ROUND EXHAUST DUCT UP |
| T | THERMOSTAT |
| | FLEXIBLE DUCTWORK |
| | POINT OF CONNECTION |
| | HATCH DENOTES DROPPED CEILING |
| FSD/FD | FIRE SMOKE DAMPER OR FIRE DAMPER (FSD OR FD) |

| SYMBOL | DESCRIPTION |
|---|---|
| | SUPPLY CEILING DIFFUSER |
| | ATTIC ACCESS PANEL |
| | AIR HANDLER UNIT |
| | OUTDOOR AIR COMPRESSOR |
| | SMOKE DETECTOR |
| | SUPPLY DUCT UP |
| | RETURN DUCT UP |
| | SUPPLY AND RETURN DUCT DOWN |
| | EXHAUST WALL CAP |
| | OUTSIDE AIR WALL CAP |
| | MOTORIZED ZONING DAMPER |
| | KEYED NOTES |

## GENERAL MECHANICAL NOTES

1. ALL MECHANICAL SYSTEMS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES AND STANDARDS INCLUDING 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA FIRE CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA ENERGY CODE, 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE, TITLE 24 CALIFORNIA CODE OF REGULATIONS, AND VENTILATION REQUIREMENTS PER ASHRAE STD 62.2-2022
2. PRIOR TO SUBMITTING BID, CONTRACTOR SHALL SURVEY THE ENTIRE PROJECT SITE AND BECOME THOROUGHLY FAMILIAR WITH ACTUAL EXISTING CONDITIONS. THE INTENT OF WORK IS SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN BY THE ACT OF SUBMITTING A BID PROPOSAL FOR WORK, THE CONTRACTOR SHALL BE DEEMED TO HAVE MADE SUCH A STUDY AND EXAMINATION AND TO ACCEPT ALL CONDITIONS PRESENT AT SITE. NO REQUEST FOR ADDITIONAL PAYMENT SHALL BE CONSIDERED VALID, DUE TO CONTRACTOR FAILURE TO ALLOW IN COST ESTIMATE FOR CONDITIONS WHICH MAY EXIST
3. CONTRACTOR BID SHALL NOT BE LIMITED TO THE MORE SHOWN ON THE PLANS AND SPECIFICATIONS. ALL PREMIUM OVERTIME COSTS, UTILITY CHARGES, COST FOR TEMPORARY UTILITY SERVICES, ALL ALTERATION, ALL DEMOLITION AND EXTENSION WORKS, PERMITS, INSPECTION FEES, MISCELLANEOUS CONTINGENCY COST ETC., SHALL BE INCLUDED IN BID
4. CONTRACTOR MUST VERIFY LOCATIONS OF ALL EQUIPMENT AND POINTS OF CONNECTIONS AND COORDINATE WITH CONSTRUCTION MANAGER, ARCHITECT, CIVIL ENGINEER, LANDSCAPE ARCHITECT AND UTILITY CONSULTANTS PRIOR TO START OF CONSTRUCTION. NO COMPENSATION WILL BE MADE FOR RELOCATION OF EQUIPMENT AND ASSOCIATED COST
5. CONTRACT DRAWINGS ARE DIAGRAMMATIC. THE CONTRACTOR MUST FIELD VERIFY THE DRAWINGS PRIOR TO FABRICATION AND CONSTRUCTION. ALL DIMENSIONS SHOWN ON THESE PLANS ARE APPROXIMATE AND MUST BE CONFIRMED ON SITE
6. CONTRACTOR SHALL VERIFY ACTUAL EXISTING CONDITIONS AT SITE PRIOR TO SUBMITTING BID
7. ANY WORK TO BE PERFORMED MUST BE PLANNED IN ADVANCE. SCHEDULING SHALL BE DONE IN COOPERATION WITH CONSTRUCTION MANAGER. INCLUDE ALL PREMIUM TIME CHARGES IN BID TO COVER AFTER-HOURS AND WEEKEND WORK
8. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL TRADES. COORDINATE THE LOCATIONS OF ALL CEILING DIFFUSERS, REGISTERS AND GRILLES WITH THE ARCHITECTURAL CEILING PLAN, ELECTRICAL LIGHTING LAYOUT, STRUCTURAL FRAMING LAYOUT, AND ARCHITECTURAL ROOM ELEVATIONS. ALL WORK SHALL BE IN ACCORDANCE WITH BEST CONSTRUCTION PRACTICES
9. THE CONTRACTOR SHALL FURNISH ALL MATERIAL, TOOLS, LABOR, ETC. TO INSTALL A COMPLETE AND FUNCTIONING SYSTEM AS INDICATED ON DRAWINGS
10. THE CONTRACTOR SHALL REPORT TO THE CONSTRUCTION MANAGER IMMEDIATELY ANY INTERFERENCE BETWEEN TRADES OR WITH BUILDING OBSTRUCTIONS
11. PROVIDE SHOP DRAWINGS FOR ALL EQUIPMENT, DUCTWORK, PIPING, DAMPERS, ETC. AND SUBMIT IT TO THE CONSTRUCTION MANAGER FOR APPROVAL
12. ALL DUCTWORK SHALL BE CONSTRUCTED, ERECTED, AND SEALED IN ACCORDANCE WITH THE MOST RESTRICTIVE OF LOCAL REGULATIONS AND PROCEDURES DETAILED IN ASHRAE HANDBOOK OF FUNDAMENTALS OR THE APPLICABLE STANDARDS ADOPTED BY THE SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION AND THE UNIFORM MECHANICAL CODE
13. FACTORY-MADE AIR DUCTS SHALL NOT BE USED FOR VERTICAL RISERS IN AIR-DUCT SYSTEMS SERVING MORE THAN TWO STORIES (UNLESS ALLOWED BY CHIEF BUILDING INSPECTOR AND THE FIELD INSPECTOR). SUCH DUCTS SHALL NOT PENETRATE CONSTRUCTION WHERE FIRE DAMPERS ARE REQUIRED (CMC SECTION 605.4.)
14. ALL DUCT SIZES ARE CLEAR INSIDE SIZES. OBTAIN APPROVAL FROM CONSTRUCTION MANAGER FOR SIZING OF ANY DUCTWORK WHERE SIZES ARE NOT SHOWN ON DRAWINGS
15. MANUAL VOLUME DAMPERS SHALL BE PROVIDED IN ALL DUCT BRANCHES TO INDIVIDUAL BOXES, DIFFUSERS, GRILLES AND REGISTERS AND SHALL BE LOCKED IN THE FINAL POSITION AFTER COMPLETION OF AIR BALANCE
16. ALL DUCT SHALL BE INSTALLED WITH ACCORDANCE TO MANUFACTURERS GUIDELINES AND CHAPTER 6 OF CMC 2022
17. TRANSVERSE AND LONGITUDINAL JOINTS FOR ALL SUPPLY AIR DUCTS SHALL BE SEALED WITH APPROVED MASTIC PER SMACNA
18. COVER ALL WALLS, FLOOR, CEILING AND ROOF OPENINGS LEFT AS THE RESULT OF THE WORK. PROVISIONS SHALL BE MADE TO PROJECT PEOPLE FROM INJURY AND TO PROTECT EQUIPMENT FROM WEATHER
19. CUTTING OR PENETRATION OF STRUCTURAL MEMBERS MUST BE APPROVED BY THE STRUCTURAL ENGINEER ON RECORD
20. SEAL ALL PENETRATIONS THROUGH WALLS, CEILINGS, FLOOR, ETC. TO MAINTAIN THE FIRE RATING AND BUILDING PRESSURIZATION
21. PROVIDE ANCHORAGE FOR ALL PIPING, DUCTWORK AND EQUIPMENT IN ACCORDANCE WITH THE LATEST EDITION OF GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS PER SMACNA
22. INSTALL ALL DUCT WORK AND PIPING HIGH AS POSSIBLE UNLESS NOTED ON THE PLANS
23. ALL EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S RECOMMENDATIONS. PROVIDE ALL NECESSARY ACCESSORIES FOR COMPLETE INSTALLATION
24. CURBS, PLATFORMS, AND FLASHING FOR MECHANICAL EQUIPMENT SHALL BE AS INDICATED ON THE ARCHITECTURAL PLANS AND STRUCTURAL PLANS. COORDINATE EXACT SIZES OF REQUIRED OPENINGS AND SUPPORTS FOR FURNISHED EQUIPMENT
25. ALL DUCT WORK MUST BE INSULATED OR LINED PER SPECIFICATIONS OR NOTED IN THE DRAWINGS. THE FLEXIBLE DUCT MUST BE INSTALLED PER MANUFACTURER GUIDELINES AND SHALL ELIMINATE RESTRICTION TO AIR FLOW
26. PRE-INSULATED FLEXIBLE DUCT WORK SHALL BE SUPPORTED AND JOINED TO SHEET METAL PER SMACNA DUCT CONSTRUCTION STANDARDS AND SHALL BE USED WITH A 3" SHEET METAL SADDLE AT EACH SUPPORT HANGER.
27. WHEN FLEXIBLE DUCTWORK IS INSTALLED AS A BRANCH DUCTWORK TO A POINT OF TERMINATION, THE CONTRACTOR MUST UTILIZE ADJUSTABLE SHEET METAL ELBOWS WITH AN ALUMINIZED INSULATION MATCHING THE PRE-INSULATED FLEXIBLE DUCTWORK INSULATING VALUE
28. METAL DUCTS SHALL COMPLY WITH CMC SECTION 603.2. THE METALS DUCTS SHALL BE SUPPORTED PER THE REQUIREMENTS PER CMC 603.3
29. ALL HVAC EQUIPMENT SHALL BE UL LISTED AND BEAR A UL LABEL.
30. MECHANICAL EQUIPMENT, AIR DISTRIBUTION DEVICES, AIR DIFFUSERS, FANS AND OTHER EQUIPMENT THAT MAY PRODUCE SOUND SHALL BE INSTALLED PER MINIMUM REQUIREMENT, CONFORM TO INSTALLATION DETAILS AND RECOMMENDATION IN CHAPTER 53 OF ASHRAE HANDBOOK, "HVAC SYSTEMS AND APPLICATIONS."
31. GUARDS SHALL BE PROVIDED WHERE APPLIANCES, EQUIPMENT, FANS, ROOF HATCH OPENINGS OR OTHER COMPONENTS THAT REQUIRE SERVICE ARE LOCATED WITHIN 10 FEET OF A ROOF EDGE OR OPEN SIDE OF WALKING SURFACE AND SUCH EDGE OR OPEN SIDE IS LOCATED MORE THAN 30" ABOVE THE FLOOR, ROOF OR GRADE BELOW. THE GUARD SHALL BE CONSTRUCTED SO AS TO PREVENT THE PASSAGE OF A SPHERE 21" IN DIAMETER. THE GUARD SHALL EXTEND NOT LESS THAN 30" BEYOND EACH END OF SUCH APPLIANCE, EQUIPMENT, FAN OR COMPONENT
32. COORDINATE THE THERMOSTATS/SENSORS LOCATIONS WITH THE ARCHITECT. ALL THE THERMOSTATS/SENSORS SHALL BE MOUNTED AT 48" ABOVE FINISHED FLOOR TO MEET ADA REQUIREMENTS
33. THE CONTRACTOR SHALL VERIFY THE INPUT VOLTAGE AND AMPERAGE (NAMEPLATE) RATING OF ALL EQUIPMENT PRIOR TO INSTALLATION
34. CONTRACTOR SHALL PROVIDE ALL SAFETY MATERIALS AND EQUIPMENT NOT LIMITED TO BARRIERS, SIGNS, LIGHTS, ETC
35. CONTRACTOR SHALL PROVIDE BARRICADE, SAFETY SIGNS AND OTHER DEVICES TO ISOLATE WORK AREA DURING CONSTRUCTION UPON CONSTRUCTION MANAGER APPROVAL
36. CONTRACTOR SHALL REPAIR/PATCH AND WEATHER PROOF ANY OPENING CAUSED BY EQUIPMENT/PIPING INSTALLATION, AND SHALL PAINT WHERE NECESSARY
37. THE CONTRACTOR SHALL THOROUGHLY CLEAN THE UNITS, REMOVE ALL PACKING LABELS, STICKERS AND ANY CRATING DEBRIS AND LEAVE ALL INSTALLATION FINISHED AND READY FOR OPERATION
38. AFTER COMPLETION, THE COMPLETE SYSTEM SHALL BE TESTED AND BALANCED. ANY ADDITIONAL BALANCING DEVICES REQUIRED FOR PROPER BALANCING SHALL BE INSTALLED PRIOR TO BALANCING. ALL FILTERS SHALL BE REPLACED WITH NEW CLEAN FILTERS PLACED IN THE RETURN GRILLES
39. UPON COMPLETION OF PROJECT AND PRIOR TO ACCEPTANCE OF THE WORK BY THE CONSTRUCTION MANAGER, CONTRACTOR SHALL FURNISH TO HIM FOUR (4) COPIES OF OPERATION AND MAINTENANCE MANUAL OF EQUIPMENT BOUND IN BOOK FORM AND INDEXED. MANUAL SHALL CONTAIN PARTS LIST, RECOMMENDED PERIODS OF INSPECTION, ETC., AND NAME, ADDRESS AND PHONE NUMBER OF ALL SUPPLIERS
40. THE CONTRACTOR SHALL PREPARE ONE (1) SET OF "RECORD DRAWINGS" PLANS AND KEEP AT JOB SITE FOR REVIEW BY THE CONSTRUCTION MANAGER. ANY CHANGES FROM THE DESIGN DRAWINGS SHALL BE NOTED WITH RED INK. UPON COMPLETION OF PROJECT THE CONTRACTOR SHALL SUBMIT THE PLANS TO THE CONSTRUCTION MANAGER
41. COMPLETE INSTALLATION SHALL BE GUARANTEED AND CONTRACTOR SHALL PROVIDE 1 YEAR SERVICE INCLUDING PARTS AND LABOR
42. THE CONTRACTOR SHALL FURNISH A TRAINED AND COMPETENT SERVICE ENGINEER TO INSTRUCT THE OPERATORS IN THE OPERATION AND MAINTENANCE OF THE SYSTEM
43. EACH SINGLE SYSTEM HEATING OR COOLING AIR IN EXCESS OF 2,000 CUBIC FEET PER MINUTE SHALL BE EQUIPPED WITH AN AUTOMATIC SHUTOFF ACTIVATED BY SMOKE DETECTORS PER 2022 CMC SECTION 608
44. ALL DUCT SMOKE DETECTORS SHALL BE FURNISHED AND WIRED BY DIV 16 INSTALLED BY DIV 15. DETECTOR SAMPLING TUBES TO HAVE AN ACCESS DOOR MAKING SAMPLING TUBES READILY ACCESSIBLE
45. PROVIDE CEILING ACCESS PANELS IN ALL NON-ACCESSIBLE CEILINGS FOR VALVES, CLEANOUTS AND DAMPERS. REFER TO ARCHITECTURAL PLANS FOR LOCATIONS
46. HVAC SYSTEM INSTALLERS SHALL BE TRAINED AND CERTIFIED IN THE PROPER INSTALLATION OF HVAC SYSTEMS AND EQUIPMENT BY A RECOGNIZED TRAINING OR CERTIFICATION PROGRAM
47. FIRE PLACES MUST BE DIRECT-VENT SEALED-COMBUSTION CHAMBER TYPE PER CGBSC 4.503. NO WOOD BURNING FIREPLACE IS PERMITTED PER AQMD REGULATIONS
48. ALL VENTILATION OPENINGS AND DOORS SHALL HAVE A LABEL INDICATING THE U-FACTOR AND SHGC
49. AT THE TIME OF ROUGH INSTALLATION, DURING STORAGE ON THE CONSTRUCTION SITE AND UNTIL FINAL STARTUP OF HEATING, COOLING AND VENTILATING EQUIPMENT, ALL DUCT AND OTHER RELATED AIR INTAKE AND DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED
50. EACH BATHROOM SHALL BE MECHANICALLY VENTILATED AND SHALL COMPLY WITH THE FOLLOWING:
    - 50.1 FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING
    - 50.2 UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDITY CONTROL
      - 50.2.1 HUMIDITY CONTROLS SHALL BE CAPABLE OF MANUAL OR AUTOMATIC ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF LESS THAN 50% TO A MAXIMUM OF 80%
      - 50.2.2 A HUMIDITY CONTROL MAY BE A SEPARATE COMPONENT TO THE EXHAUST FAN AND IS NOT REQUIRED TO BE INTEGRAL OR BUILT-IN
51. BUILDING CONTAINS A WHOLE HOUSE EXHAUST FAN. ITS COVERS OR LOUVERS SHALL HAVE A MINIMUM OF R-4.2 INSULATION
52. AIR CONDITIONING AND HEATING FILTER SHALL BE RATED AT MERV 13 MINIMUM. THE DUCT SYSTEM MUST BE DESIGN ACCOUNTING FOR THE PRESSURE DROP ACROSS THE FILTER
53. THE INSTALLING CONTRACTOR MUST PROVIDE SEISMIC BRACING OF ALL MECHANICAL EQUIPMENT, PIPING AND DUCT WORK IN ACCORDANCE WITH REQUIREMENTS OF THE 2022 CBC FOR "SEISMIC DESIGN CATEGORY."
54. WHERE ANCHORAGE DETAILS ARE NOT SHOWN ON THE PLANS, THE FIELD CONTRACTOR MUST VERIFY AND GET APPROVAL FOR THE INSTALLATION FROM THE MECHANICAL ENGINEER AND THE STRUCTURAL ENGINEER

## AIR SYSTEM DESIGN CRITERIA

| | |
|---|---|
| CITY | CARPINTERIA |
| COUNTY | SANTA BARBARA |
| CLIMATE ZONE | 06 |
| SUMMER OUTDOOR DESIGN TEMP (DRY BULB) | 85 DEG F |
| SUMMER COINCIDENT WET-BULB TEMP | 69 DEG F |
| SUMMER DAILY RANGE | 5 DEG F |
| WINTER OUTDOOR DESIGN TEMP (DRY BULB) | 50 DEG F |
| SUMMER INDOOR DESIGN TEMP (DRY BULB) | 75 DEG F |
| WINTER INDOOR DESIGN TEMP (DRY BULB) | 68 DEG F |

## MECHANICAL SHEET INDEX



| NO | SHEET | DESCRIPTION |
|---|---|---|
| 1 | M-1.0 | HVAC GENERAL NOTES, SYMBOLS & SHEET INDEX |
| 2 | M-1.1 | HVAC EQUIPMENT SCHEDULES |
| 3 | M-1.2 | HVAC DETAILS |
| 4 | M-2.0 | HVAC PLAN - FIRST FLOOR |
| 5 | M-2.1 | HVAC PLAN - SECOND FLOOR |



| REVISIONS | | |
|---|---|---|
| NO. | DATE | DESCRIPTION |


GMEP ENGINEERS
15438 Ramona Pkwy. B, Ste 120
Lake Forest, CA 92630
t: 949-397-0080


PROJECT:
# EIGHTH STREET CONDO
4900 8TH STREET,
CARPINTERIA, CA 93013

SHEET TITLE
MECHANICAL
HVAC GENERAL NOTES, SYMBOLS & SHEET INDEX

M-1.0

## RECTANGULAR DUCT SIZE ESTIMATE

| DESIGN CFM | DUCT HEIGHT = NET INSIDE DIMENSION IN INCHES | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 4" | CFM | 6" | CFM | 8" | CFM | 10" | CFM | 12" |
| 60 | 6X4 | 80 | 4X6 | 90 | 4X8 | 120 | 4X10 | 150 | 4X12 |
| 90 | 8X4 | 110 | 6X6 | 160 | 6X8 | 215 | 6X10 | 270 | 6X12 |
| 120 | 10X4 | 160 | 8X6 | 280 | 8X8 | 310 | 8X10 | 400 | 8X12 |
| 150 | 12X4 | 215 | 10X6 | 310 | 10X8 | 430 | 10X10 | 550 | 10X12 |
| 180 | 14X4 | 270 | 12X6 | 400 | 12X8 | 550 | 12X10 | 680 | 12X12 |
| 210 | 16X4 | 320 | 14X6 | 490 | 14X8 | 670 | 14X10 | 800 | 14X12 |
| 240 | 18X4 | 375 | 16X6 | 580 | 16X8 | 800 | 16X10 | 950 | 16X12 |
| 270 | 20X4 | 430 | 18X6 | 670 | 18X8 | 930 | 18X10 | 1100 | 18X12 |
| 300 | 22X4 | 490 | 20X6 | 750 | 20X8 | 1060 | 20X10 | 1250 | 20X12 |
| 330 | 24X4 | 540 | 22X6 | 840 | 22X8 | 1200 | 22X10 | 1400 | 22X12 |
| | | 600 | 24X6 | 930 | 24X8 | 1320 | 24X10 | 1600 | 24X12 |
| | | 690 | 26X6 | 1020 | 26X8 | 1480 | 26X10 | 1750 | 26X12 |
| | | 710 | 28X6 | 1100 | 28X8 | 1550 | 28X10 | 1950 | 28X12 |
| | | 775 | 30X6 | 1200 | 30X8 | 1670 | 30X10 | 2150 | 30X12 |
| 40 | 2 1/2X10 | | | 1300 | 32X8 | 1800 | 32X10 | 2300 | 32X12 |
| 70 | 2 1/2X14 | | | 1400 | 34X8 | 1930 | 34X10 | 2450 | 34X12 |
| 150 | 2 1/2X30 | | | 1500 | 36X8 | 2060 | 36X10 | 2600 | 36X12 |
| | | 100 | 3 1/2X14 | | | 2200 | 38X10 | 2750 | 38X12 |
| | | 220 | 3 1/2X30 | | | 2350 | 40X10 | 2900 | 40X12 |
| | | | | | | | | 3050 | 42X12 |

RECTANGULAR SHEET METAL DUCT + .01" ON MOST METAL DUCT CALCULATORS

## ROUND METAL PIPE

| DUCT SIZE | DESIGN AIRFLOW (CFM) |
|---|---|
| 5" | 60 |
| 6" | 100 |
| 7" | 150 |
| 8" | 240 |
| 9" | 300 |
| 10" | 400 |
| 12" | 650 |
| 14" | 1000 |
| 16" | 1400 |
| 18" | 2000 |
| 20" | 2500 |

ROUND METAL PIPE + .1" ON METAL DUCT CALCULATORS

## FLEXIBLE DUCT

| DUCT SIZE | DESIGN SUPPLY AIRFLOW (CFM) | DESIGN RETURN AIRFLOW (CFM) |
|---|---|---|
| 5" | 60 | 54 |
| 6" | 100 | 90 |
| 7" | 150 | 135 |
| 8" | 240 | 216 |
| 9" | 300 | 270 |
| 10" | 400 | 360 |
| 12" | 650 | 585 |
| 14" | 1000 | 900 |
| 16" | 1400 | 1270 |
| 18" | 2000 | 1800 |
| 20" | 2500 | 2250 |

FLEX DUCT + .1" ON MOST METAL DUCT CALCULATOR

## FAN SCHEDULE (EF)

| EQUIPMENT NO | SERVICE | LOCATION | CFM | STATIC PRESS IN W.G.) | MOTOR WATTS | MOTOR HP | MOTOR RPM | MOTOR VOLT-PH-HZ/F | MANUFACTURER & MODEL | SONES | OPTIONS-ACCESSORIES |
|---|---|---|---|---|---|---|---|---|---|---|---|
| EF R | RESTROOM | CEILING | 85 | 0.25 | 31.6 | -- | -- | 120-1-60 | AIRKING AER0 OR EQUAL | 1.5 | BACK DRAFT DAMPER CONTROLLED BY SWITCH OPER. WT. = 10.0 LBS |
| EF B | BATHROOM | CEILING | 84 | 0.25 | 31.0 | -- | -- | 120-1-60 | AIRKING EBOSH W/ BOOST | 0.7 | BACK DRAFT DAMPER CONTROLLED BY BUILT IN HUMIDITY SENSOR OPER. WT. = 17.0 LBS |
| EF MB | MASTER BATHROOM | CEILING | 83 | 0.25 | 31.0 | -- | -- | 120-1-60 | AIRKING EBOSH W/ BOOST | 0.7 | BACK DRAFT DAMPER CONTROLLED BY BUILT IN HUMIDITY SENSOR OPER. WT. = 17.0 LBS |
| EF LJ | LAUNDRY/ WHOLEHOUSE | CEILING | 78 | 0.25 | 28.6 | -- | -- | 120-1-60 | AIRKING AK 90156 OR EQUAL | 1.0 | BACK DRAFT DAMPER CONTROLLED BY SWITCH (CONTINUOUS OPERATION WHILE HOUSE IS OCCUPIED) OPER. WT. = 9.5 LBS |
| EF L2 | LAUNDRY/ WHOLEHOUSE | CEILING | 116 | 0.25 | 31.0 | -- | -- | 120-1-60 | AIRKING AK 90158 OR EQUAL | 0.5 | BACK DRAFT DAMPER CONTROLLED BY SWITCH (CONTINUOUS OPERATION WHILE HOUSE IS OCCUPIED) OPER. WT. = 17.0 LBS |
| EF BH | BATHROOM/ WHOLEHOUSE | CEILING | 80/90 | 0.25 | 93 | -- | -- | 120-1-60 | AIRKING DB80H OR EQUAL | 0.5/0.6 | BACK DRAFT DAMPER LOW SPEED CONTROLLED BY SWITCH (CONTINUOUS OPERATION WHILE HOUSE IS OCCUPIED) HIGH SPEED CONTROLLED BY BUILT IN HUMIDITY SENSOR OPER. WT. = 17.0 LBS |

NOTES:
VERIFY WITH ARCHITECT/OWNER FOR EXACT MODEL NUMBER BEFORE ROUGH-IN
ALL EXHAUST FANS TO BE ENERGY STAR CERTIFIED

## SPLIT SYSTEM INDOOR CEILING FAN COIL UNITS SCHEDULE (FC)

| EQUIPMENT NO | MANUFACTURER & MODEL NO | SERVICE | SUPPLY AIR (CFM) | OUTSIDE AIR (CFM) | E.S.P (IN H2O) | ELECTRICAL V-PH-HZ | ELECTRICAL MCA | OPERATING WEIGHTS (LBS) | REMARKS |
|---|---|---|---|---|---|---|---|---|---|
| FC 06 | MITSUBISHI MLZ-KW06NA2-U1 OR EQUAL | SEE PLAN | 458 | -- | -- | 208/230-1-60 | 1.0 | 24.5 | 1 2 3 4 5 |
| FC 09 | MITSUBISHI MLZ-KP09NA2-U1 OR EQUAL | SEE PLAN | 511 | -- | -- | 208/230-1-60 | 1.0 | 34.0 | 1 2 3 4 5 |
| FC 12A | MITSUBISHI MLZ-KP12NA2-U1 OR EQUAL | SEE PLAN | 552 | -- | -- | 208/230-1-60 | 1.0 | 34.0 | 1 2 3 4 5 |
| FC 12B | MITSUBISHI SLZ-KP12NA TM OR EQUAL | SEE PLAN | 535 | -- | -- | 208/230-1-60 | 0.3 | 31.0 | 1 2 3 4 5 |
| FC 18 | MITSUBISHI MLZ-KP18NA2-U1 OR EQUAL | SEE PLAN | 403 | -- | -- | 208/230-1-60 | 1.0 | 39.0 | 1 2 3 4 5 |

NOTES:
1 PROVIDE REQUIRED ACCESS TO INDOOR UNIT PER CMC
2 PROVIDE PROGRAMMABLE BOOCH THERMOSTAT FOR EACH FAN/FC UNIT
3 PROVIDE CONTROL WIRING, CONDUIT, ETC. FOR A COMPLETE AND OPERABLE SYSTEM
4 PROVIDE SECONDARY CONDENSATE DRAIN PAN FOR ALL FR COILS
5 PROVIDE MERV 13 FILTER AT RETURN AIR PLENUM CONNECTION TO UNIT
6 PLEASE REACH OUT TO TED TSANAKAS IN TH TEAM MITSUBISHI (tsanakas@ivione.com FOR PRICING ON THE FAN COILS

## SPLIT SYSTEM OUTDOOR HEAT PUMP CONDENSING UNITS SCHEDULE (HP)

| EQUIPMENT NO | MANUFACTURER & MODEL NO | SERVICE | HEATING CAPACITY (BTU/HR) | HSPF OR COP | COOLING CAPACITY (BTU/HR) | SEER/EER | ELECTRICAL V-PH-HZ | ELECTRICAL MCA | ELECTRICAL MOCP | OPERATING WEIGHTS (LBS) | REFRIGERANT TUBE LIQUID | REFRIGERANT TUBE VAPOR | REMARKS |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| HP 20 | MITSUBISHI MXZ-3E20NA3-U1 OR EQUAL | FC 06, FC 12B | 22,000 | 10.0 HSPF | 18,000 | 33.0/23.1 | 208/230-1-60 | 19.2 | 20 | 139.0 | 1/4" | 5/8" | 6 |
| HP 24 | MITSUBISHI MXZ-3C24NA3-U1 OR EQUAL | FC 06, FC 06, FC 09 | 29,000 | 10.0 HSPF | 22,000 | 20.5/13.5 | 208/230-1-60 | 22.1 | 25 | 139.0 | 1/4" | 5/8" | 6 |
| HP 36A | MITSUBISHI MXZ-4C36NA3-U1 OR EQUAL | FC 09, FC 12A, FC 12A | 36,000 | 11.0 HSPF | 33,400 | 19.2/14.6 | 208/230-1-60 | 23.1 | 25 | 139.0 | 1/4" | 5/8" | 6 |
| HP 36B | MITSUBISHI MXE-4C36NA3-U1 OR EQUAL | FC 06, FC 09, FC 18 | 36,000 | 11.0 HSPF | 33,400 | 19.2/14.6 | 208/230-1-60 | 23.1 | 25 | 139.0 | 1/4" | 5/8" | 6 |

NOTES:
1 PROVIDE ALL REQUIRED MATERIALS & INSULATED REFRIGERANT LINES FOR COMPLETE INSTALLATION, SIZE PER MFR'S PIPING PER MANUFACTURER'S GUIDELINES
2 PLEASE REACH OUT TO TED TSANAKAS WITH TEAM MITSUBISHI (tsanakas@ivione.com FOR PRICING ON THE HEAT PUMP

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

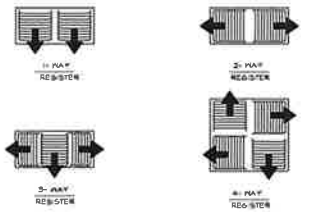
SEAL

GMEP ENGINEERS
8540 Rosena Pkwy, S. Ste 120
Lake Forest, CA 92630
Tel 949-887-9088

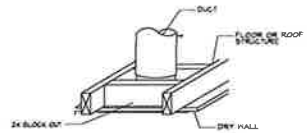
PROJECT:
EIGHTH STREET CONDO
4905 8TH STREET,
CARPINTERIA, CA 93013

SHEET TITLE
MECHANICAL
HVAC EQUIPMENT SCHEDULES

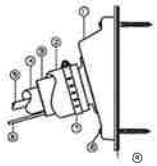
DESIGN GMEP
DRAWN GMEP
DATE 06/09/21
SCALE AS NOTED
JOB NO. 21-191
SHEET M-1.1




COMMOM TYPES OF DIRECTIONAL REGISTERS
SCALE NONE — 8



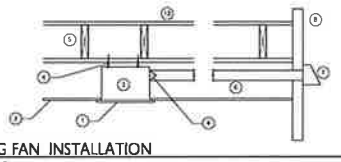

TYPICAL REGISTER BLOCK OUT
SCALE NONE — 7



1. EXTERIOR WALL OR PARAPET WALL SEAL PENETRATION OUTLET WITH ELASTOMERIC LINE-SET COMPRESSION SLEEVE TYPE "TITANSEAL" BY AIREX MANUFACTURING INC.
2. INSULATION PROTECTIVE PVC COVER TYPE "E-FLEX GUARD" BY AIREX MANUFACTURING INC.
3. ELASTOMERIC LINE-SET COMPRESSION & ANTI-VIBRATION SLEEVE (COMPONENT OF REFERENCE 1 "TITAN 66500")
4. 3/4" INSULATION FOR REFRIGERATION SUCTION LINE TYPE "_____"
5. 7/8" REFRIGERATION SUCTION LINE TYPE "_____" COPPER
6. 1/2" REFRIGERATION LIQUID LINE TYPE "_____" COPPER
7. MECHANICAL CONNECTION SECURED WITH STAINLESS STEEL CLAMP (COMPONENT OF REFERENCE 1 "TITAN 66500")
8. WALL FASTENERS SELF-TAPPING 3/8" HEX HEAD 1/4" DIAMETER ALL MATERIAL ANCHORS SCREWS WITH ELASTOMERIC WASHERS (COMPONENT OF REFERENCE 1 "TITAN 66500")
9. WALL SURFACE SEAL ELASTOMERIC GASKET (COMPONENT OF REFERENCE 1 "TITAN 66500")

PIPE PENETRATION DETAIL
SCALE NONE — 6

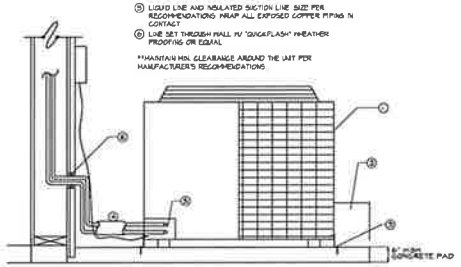
1. GRILL FINISH AT THE DROP CEILING
2. NON-RATED DROP CEILING
3. EXHAUST FAN
4. LAB. SCREW TO FASTEN TO STRUCTURE
5. FLOOR JOIST
6. 26 GAGE EXHAUST DUCT
7. WALL CAP
8. EXTERIOR WALL
9. BACK DRAFT DAMPER
10. FLOOR ABOVE



CEILING FAN INSTALLATION
SCALE NONE — 5

1. CONDENSING UNIT
2. EXTEND PAD A MIN. OF 4" FROM UNIT ON ALL SIDES SOURCE MATE SIZE WITH CONDENSING UNIT USED
3. STRAP A/C TO CONC. SLAB WITH ANCHOR BOLTS/SCREWS PER A/C MANUFACTURER RECOMMENDATION AT ALL SIDES
4. REFER TO TYPE PENETRATION DETAIL"
5. LIQUID LINE AND INSULATED SUCTION LINE SIZE PER RECOMMENDATIONS WRAP ALL EXPOSED COPPER PIPING IN CONTACT
6. LINE SET THROUGH WALL W/ "GRACEFLASH" WEATHER PROOFING OR EQUAL

**MAINTAIN MIN. CLEARANCE AROUND THE UNIT PER MANUFACTURER'S RECOMMENDATIONS




CONDENSING UNIT INSTALLATION ON GRADE
SCALE NONE — 4

DRYER VENT SIZING

| DRYER VENT SIZE | L1 | REMARK |
|---|---|---|
| 4" | 14'-0" | |
| 5" | 54'-0" | |

CLOTHES DRYER VENT SHALL NOT EXCEED A TOTAL COMBINED HORIZ AND VERT LENGTH OF 14' FOR 4" AND 54' FOR 5", INCLUDING TWO 90° DEGREE ELBOWS. TWO FEET SHALL BE DEDUCTED FOR EACH 90° DEGREE ELBOW IN EXCESS OF TWO. SECTION 504.4.2.1 OF THE CMC. FLEX DUCT PORTION CANNOT BE CONCEALED WITHIN BUILDING CONSTRUCTION AS PROPOSED

NOTES:

1. FOR A 4" GALVANIZED DRYER VENT DUCT
   IF: L1= B
   THEN L2 = 14 - B = B
2. FOR AN EQUIVALENT 5" GALVANIZED DRYER VENT DUCT
   IF: L1= B
   THEN L2 = 54 - B = 26

GPH = VELOCITY X AREA
GPH 4" = GPH 5"

V4" X A4" = V5" X A5"
V4" X (3.14 X (.04")^2/4 = V5" X (3.14 X (.05")^2/4
V4" = 5"/4" X V5" = 1.5625 V5"

FRICTION 4" = FRICTION 5" =
= (1 X L4" X V4")^2/2g = (1 X L5" X V5")^2/2g =
= (1 X L4" X 1.5625 V5")^2/2g = 1 X L5" X V5")^2/2g

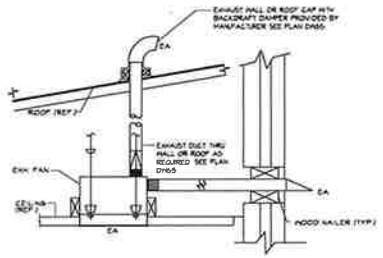
L5" = 1.5625^2 X L4" = 2.44 X L4"
L4" = 14 ft
L5" = 2.44 X 14 = 34 ft

54 FEET OF 5" DUCTWORK IS EQUAL TO 14 FEET OF 4" DUCTWORK (WITH THE SAME ASPEUN AND PRESSURE DROP)

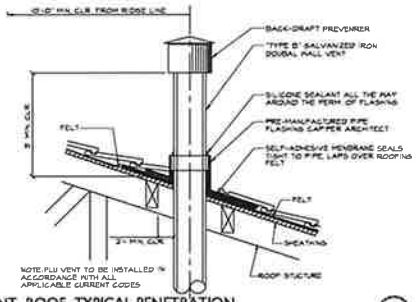
*SEE DRYER VENT SIZING TABLE BELOW

LEGEND

1. EYEBROW H / BACKDRAFT DAMPER MAINTAIN MIN 3' AWAY FROM OPENINGS INTO BUILDINGS (CMC CHAPTER 5)
2. DRYER VENT TO ROOF WHERE SHOWN OR NOTED ON MECH. DWGS
3. JOIST, SEE STRUCT. DWGS (TYPICAL)
4. FLOOR - CEILING ASSEMBLY
5. APPROVED FLEXIBLE DUCT CONNECTORS NOT MORE THAN 8'-1". (A LENGTH MAY BE USED) FLEXIBLE DUCT CONNECTORS SHALL NOT BE CONCEALED WITHIN BUILDING CONSTRUCTION
6. DRYER DUCT SHALL NOT BE CONNECTED W / SHEET METAL SCREWS OR OTHER FASTENERS WHICH PULL OUT/PROTECT THE AIR FLOW (TYPICAL)
7. DRYER DUCT SHALL BE OF MIN. 26 GAUGE SHEET METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES (TYPICAL)
8. FIRE CAULK AT PLATE PENETRATION (TYPICAL)

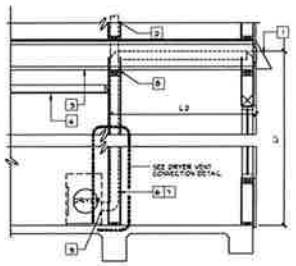



CEILING TYPE EXHAUST FAN
SCALE NONE — 3




NOTE: FLU VENT TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CURRENT CODES

FLUE VENT ROOF TYPICAL PENETRATION
SCALE NONE — 2




DRYER VENT W/ MAX LENGTH CALC OPTION
SCALE NONE — 1

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

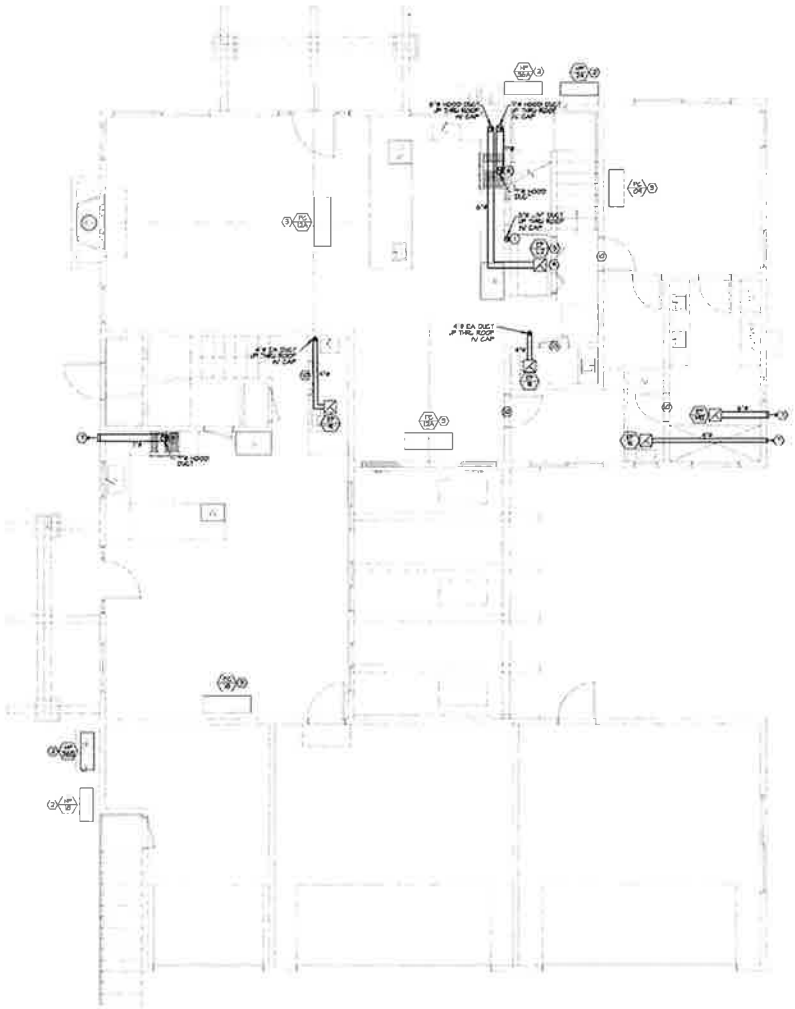
SEAL:

G MEP ENGINEERS
26400 Rancho Pkwy. S. Ste 100
Lake Forest, CA 92630
Tel: 949-597-8888

PROJECT:
EIGHTH STREET CONDO
8905 8TH STREET
CARTERNERIA, CA 93013

SHEET TITLE
MECHANICAL
HVAC DETAILS

M-1.2



## HVAC PLAN - FIRST FLOOR

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

## HVAC GENERAL NOTES

1. REFER TO SHEET M-1.0 FOR LEGENDS AND GENERAL NOTES
2. REFER TO SHEET M-1.1 FOR EQUIPMENT SCHEDULES
3. REFER TO DRAWING M-2 FOR TYPICAL MECHANICAL DETAILS
4. THE DUCT ROUTING SHOWN ON PLANS ARE SCHEMATIC ONLY. VERIFY WITH STRUCTURAL AND ALL OTHER PARTIES REGARDING ANY DISCREPANCY AND REPORT TO THE MECHANICAL ENGINEER FOR APPROVAL
5. REFER TO THE ARCHITECTURAL DRAWINGS FOR FINALIZED CEILING HEIGHTS
6. FIRE SEAL ALL THE PENETRATIONS AS REQUIRED PER CMC AND CBC CODE REQUIREMENTS.
7. PROVIDE A MINIMUM OF 100 SQ. IN FREE AREA OPENING(S) INTO LAUNDRY ROOM FOR MAKE-UP AIR AS REQUIRED BY CODE (CMC 504.4.1)
8. ALL TERMINATION OF ENVIRONMENTAL AIR DUCTS MUST BE LOCATED 3 FEET AWAY FROM ANY OPENINGS INTO THE BUILDING
9. OUTSIDE FRESH AIR INTAKES MUST BE 10 FEET FROM ANY PLUMBING VENTS AND EXHAUST VENTS
10. IF HUMIDISTAT IS REQUIRED, LOCATE IT ADJACENT TO THERMOSTAT.
11. CONDENSATE PIPING FOR ALL INDOOR AIR HANDLERS SHALL FALL UNDER THE CONTRACTOR WORK SCOPE. COORDINATE WITH THE HVAC SUB ACCORDINGLY
12. THE DEDICATED WHOLE HOUSE VENTILATION FAN MUST BE OPERATING 24/7 WHILE THE HOUSE IS OCCUPIED. THE FAN MUST BE INSTALLED PER MANUFACTURER GUIDELINES WITH ON-OFF SWITCH. PROVIDE A LABEL NEXT TO THE SWITCH WITH CLEARLY WRITTEN TEXT NO SMALLER THAN 12 POINT ARIAL TYPE "THE FAN MUST BE ON 24/7 WHILE THE HOUSE IS OCCUPIED, UNLESS THERE IS SEVERE OUTDOOR AIR CONTAMINATION"
13. KITCHEN HOOD SHALL BE PROVIDED WITH MINIMUM 100 CFM OF EXHAUST AIR RATING AT 0.25" WG
14. "REGISTERED COPY OF THE CF-2R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING
15. INSTALLING CONTRACTOR SHALL FILL OUT CF-3R FORMS AND SHALL HAVE IT READILY AVAILABLE TO THE INSPECTOR.
16. ALL INSTALLED FIRE PLACES MUST BE SEALED COMBUSTION TYPE AND MUST BE VENTED TO THE EXTERIOR

## HVAC KEYED NOTES

1. CAP SHOULD BE LISTED FOR CLOTH DRYER VENTING (DRYER DUCT TO VENT TO EXTERIOR WITH BACKDRAFT DAMPER. CONTRACTOR TO INSTALL DRYER EXHAUST DUCT PER MANUFACTURER INSTALLATION GUIDELINES
2. PROVIDE REFRIG. PIPING SIZE PER MANUFACTURER'S GUIDELINES. ROUTE FROM REMOTE CONDENSATE JKT TO THE INDOOR AIR HANDLER. VERIFY CONDENSER LOCATIONS WITH ALL RELEVANT PLAN CHECK PARTIES BEFORE INSTALLATION
3. THE 3/4" PRIMARY CONDENSATE LINE TO THE LAVATORY TAILPIECE. SECONDARY CONDENSATE TO DRAIN TO THE EXTERIOR ABOVE A WINDOW OR PROVIDE A SENSOR TO SHUT-OFF UNIT UPON DETECTION OF WATER. COORDINATE WITH THE PLUMBER.
4. FURNACE FLUE DUCT RUN UP THRU ROOF WITH CAP. FURNACE VENT TO BE INSTALLED PER MANUFACTURER GUIDELINES. ROUTING AND TERMINATION OF FLUE FOR HEATING UNIT SHALL COMPLY WITH CH. 8, CMC 2022
5. THIS FAN DENOTES THE WHOLE HOUSE VENTILATION FAN. THE FAN TO RUN CONTINUOUSLY WHILE THE HOUSE IS OCCUPIED. CLEARLY LABEL NEXT TO THE SWITCH
6. CONNECT KITCHEN HOOD MIN. 100 CFM TO THE KITCHEN HOOD EXHAUST AIR DUCT (MIN. 6"Ø). THE HOOD MUST VENT TO THE EXTERIOR W/ BACKDRAFT DAMPER. VERIFY W/ ARCH OR OWNER BEFORE ROUGH IN
7. EXHAUST OUTLET TERMINATES 3' AWAY FROM OPENINGS INTO THE BUILDING AND 3' AWAY FROM THE PROPERTY LINE. SEE CIVIL DRAWINGS AND ARCHITECTURAL DRAWINGS FOR PROPERTY LINE DETAILS.
8. PROVIDE CONCENTRIC KIT. CONNECT THE TWO 4" PVC PIPE FROM WATER HEATER. REFER TO INSTALLATION MANUAL FOR DETAILS
9. PROVIDE 6"X6" TOP GRILL AND 6"X6" LOUVER OPENING ON THE DOOR 12" A.F.F. FOR COMBUSTION AIR FOR THE LAUNDRY ROOM.
10. PROVIDE 12" DOOR UNDER CUT, TOP GRILL, OR JUMPER DUCT

## WHOLE UNIT VENTILATION CALCULATION (ASHRAE 62.2) CONTINUOUSLY

| LOCATION | UNIT 1 | UNIT 2 | UNIT 3 |
|---|---|---|---|
| FLOOR AREA (SQFT) | 2303 | n/a | 972 |
| NO. OF BEDROOMS | 4 | 2 | - |
| VENTILATION RATE (CFM) = 0.03(SQFT)+7.5(BEDROOMS+1) | 106.6 | 64.4 | 36.1 |
| DESIGNED VENTILATION (CFM) | 45 | 45 | 50 |

PRESCRIPTIVE DUCT SIZING REQUIREMENTS (FROM ASHRAE 62.2)

IN ORDER TO COMPLY WITH THE PRESCRIPTIVE DUCT SIZING REQUIREMENTS OF ASHRAE 62.2 A VENTILATION FAN MUST BE SELECTED THAT IS RATED TO PROVIDE AT A MINIMUM THE REQUIRED VENTILATION AIRFLOW AT 0.25 IN W.G. AND THE DUCTS MUST BE SIZED IN ACCORDANCE WITH THE SPECIFICATIONS GIVEN IN TABLE 1 BELOW.

TABLE 51

| Duct Type | Flex Duct | | | | Smooth Duct | | | |
|---|---|---|---|---|---|---|---|---|
| Fan Rating (cfm @ 0.25" w.c.) | 50 | 80 | 100 | 125 | 50 | 80 | 100 | 125 |
| | Maximum Allowable Duct Length (ft) | | | | | | | |
| Diameter (in) | Flex Duct | | | | Smooth Duct | | | |
| 3 | X | X | X | X | 3 | X | X | X |
| 4 | 10 | 3 | X | X | 105 | 33 | 9 | X |
| 5 | NL | 70 | 35 | 20 | NL | 139 | 39 | 18 |
| 6 | NL | NL | 29 | 15 | NL | NL | NL | 93 |
| 7 and above | NL | NL | NL | NL | NL | NL | NL | NL |

This table assumes no elbow. Deduct 15 ft of allowable duct length for each turn, elbow, or fitting. Interpolation and extrapolation in Tab e 7.1 is not allowed. For fan ratings not listed, use the next higher value. *This table is not applicable for fan ratings > 125cfm
NL = no limit on duct length of this size
X = not allowed, any length of duct of this size with assumed turns and fittings will exceed the rated prescribed drop (0.25 in wg)
Note: round up length (e.g. 9 is the same as round column)

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

SEAL:

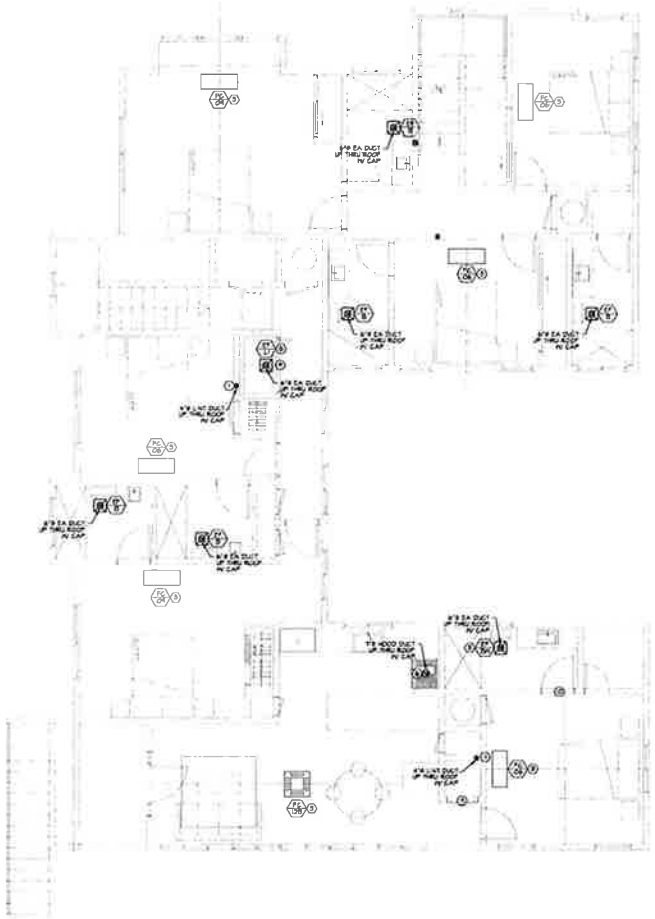
GMEP ENGINEERS
8648 Rancho Peñas St. Ste 103
Lake Forest, CA 92630
Tel: 949-387-6068

PROJECT:
EIGHTH STREET CONDO
4905 8TH STREET,
CARPINTERIA, CA 93013

SHEET TITLE:
MECHANICAL
HVAC PLAN - FIRST FLOOR

GMEP
DRAWN BY:
GMEP
DATE:
08/24/23
SCALE:
AS NOTED
JOB NO.
23.191
SHEET

M-2.0



## HVAC PLAN - SECOND FLOOR

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

## HVAC GENERAL NOTES

1. REFER TO SHEET M-1.0 FOR LEGENDS AND GENERAL NOTES.
2. REFER TO SHEET M-1.1 FOR EQUIPMENT SCHEDULES
3. REFER TO DRAWING M-1.2 FOR TYPICAL MECHANICAL DETAILS
4. THE DUCT ROUTING SHOWN ON PLANS ARE SCHEMATIC ONLY. VERIFY WITH STRUCTURAL AND ALL OTHER PARTIES REGARDING ANY DISCREPANCY AND REPORT TO THE MECHANICAL ENGINEER FOR APPROVAL
5. REFER TO THE ARCHITECTURAL DRAWINGS FOR FINALIZED CEILING HEIGHTS
6. FIRE SEAL ALL THE PENETRATIONS AS REQUIRED PER CMC AND CBC CODE REQUIREMENTS
7. PROVIDE A MINIMUM OF 100 SQ. IN FREE AREA OPENING(S) INTO LAUNDRY ROOM FOR MAKE-UP AIR AS REQUIRED BY CODE (CMC 504.4.1)
8. ALL TERMINATION OF ENVIRONMENTAL AIR DUCTS MUST BE LOCATED 3 FEET AWAY FROM ANY OPENINGS INTO THE BUILDING
9. OUTSIDE FRESH AIR INTAKES MUST BE 10 FEET FROM ANY PLUMBING VENTS AND EXHAUST VENTS
10. IF HUMIDISTAT IS REQUIRED, LOCATE IT ADJACENT TO THERMOSTAT
11. CONDENSATE PIPING FOR ALL INDOOR AIR HANDLERS SHALL FALL UNDER THE CONTRACTOR HORK SCOPE. COORDINATE WITH THE HVAC SUB ACCORDINGLY.
12. THE DEDICATED WHOLE HOUSE VENTILATION FAN MUST BE OPERATING 24/7 WHILE THE HOUSE IS OCCUPIED. THE FAN MUST BE INSTALLED PER MANUFACTURER GUIDELINES WITH ON-OFF SWITCH. PROVIDE A LABEL NEXT TO THE SWITCH WITH CLEARLY WRITTEN TEXT NO SMALLER THAN 12 POINT ARIAL TYPE. "THE FAN MUST BE ON 24/7 WHILE THE HOUSE IS OCCUPIED, UNLESS THERE IS SEVERE OUTDOOR AIR CONTAMINATION."
13. KITCHEN HOOD SHALL BE PROVIDED WITH MINIMUM 100 CFM OF EXHAUST AIR RATING AT 0.25" WG
14. "REGISTERED" COPY OF THE CF-2R FORMS SHALL BE SUBMITTED PRIOR TO FINAL INSPECTION, SIGNED BY HERS RATER, FOR FIELD VERIFICATION AND DIAGNOSTIC TESTING
15. INSTALLING CONTRACTOR SHALL FILL OUT CF-3R FORMS AND SHALL HAVE IT READILY AVAILABLE TO THE INSPECTOR
16. ALL INSTALLED FIRE PLACES MUST BE SEALED COMBUSTION TYPE AND MUST BE VENTED TO THE EXTERIOR

## HVAC KEYED NOTES

1. CAP SHOULD BE LISTED FOR CLOTH DRYER VENTING (DRYER JACK). DRYER DUCT TO VENT TO EXTERIOR WITH BACKDRAFT DAMPER. CONTRACTOR TO INSTALL DRYER EXHAUST DUCT PER MANUFACTURER INSTALLATION GUIDELINES
2. PROVIDE ROUTE, PIPING SIZE PER MANUFACTURER'S GUIDELINES. ROUTE FROM REMOTE CONDENSATE UNIT TO THE INDOOR AIR HANDLER. VERIFY CONDENSER LOCATIONS WITH ALL RELEVANT DESIGN PARTIES BEFORE INSTALLATION
3. THE 3/4" PRIMARY CONDENSATE LINE TO THE LAVATORY TAILPIECE. SECONDARY CONDENSATE TO DRAIN TO THE EXTERIOR ABOVE A WINDOW OR PROVIDE A SENSOR TO SHUT-OFF UNIT UPON DETECTION OF WATER. COORDINATE WITH THE PLUMBER
4. FURNACE FLUE DUCT RUN UP THRU ROOF WITH CAP. FURNACE VENT TO BE INSTALLED PER MANUFACTURER GUIDELINES. ROUTING AND TERMINATION OF FLUE FOR HEATING UNIT SHALL COMPLY WITH CH. 8, CMC 2022
5. THIS FAN DENOTES THE WHOLE HOUSE VENTILATION FAN. THE FAN TO RUN CONTINUOUSLY WHILE THE HOUSE IS OCCUPIED. CLEARLY LABEL NEXT TO THE SWITCH.
6. CONNECT KITCHEN HOOD (MIN 100 CFM) TO 7"ø KITCHEN HOOD EXHAUST AIR DUCT (MIN. 6"ø). THE HOOD MUST VENT TO THE EXTERIOR W/ BACKDRAFT DAMPER. VERIFY W/ ARCH OR OWNER BEFORE ROUGH IN
7. EXHAUST OUTLET TERMINATES 3' AWAY FROM OPENINGS INTO THE BUILDING AND 3' AWAY FROM THE PROPERTY LINE. SEE CIVIL DRAWINGS AND ARCHITECTURAL DRAWINGS FOR PROPERTY LINE DETAILS.
8. PROVIDE CONCENTRIC KIT. CONNECT THE 7"ØD 4" PVC PIPE FROM WATER HEATER. REFER TO INSTALLATION MANUAL FOR DETAILS
9. PROVIDE 10"x18" TOP GRILL AND 10"x18" LOUVER OPENING ON THE DOOR 12" A.F.F. FOR COMBUSTION AIR FOR THE LAUNDRY ROOM
10. PROVIDE 10" 200Ø UNDER CUT. TOP GRILL OR JUMPER DUCT

PRESCRIPTIVE DUCT SIZING REQUIREMENTS (FROM ASHRAE 62.2)

IN ORDER TO COMPLY WITH THE PRESCRIPTIVE DUCT SIZING REQUIREMENTS OF ASHRAE 62.2 A VENTILATION FAN MUST BE SELECTED THAT IS RATED TO PROVIDE AT A MINIMUM THE REQUIRED VENTILATION AIRFLOW AT 0.25 IN WG AND THE DUCTS MUST BE SIZED IN ACCORDANCE WITH THE SPECIFICATIONS GIVEN IN TABLE 7.3 BELOW.

TABLE 7.1

| Duct Type | Flex Duct | | | | Smooth Duct | | | |
|---|---|---|---|---|---|---|---|---|
| Fan Rating (L/s ø @ 25 Pa) | 50 | 80 | 100 | 125 | 50 | 80 | 100 | 125 |
| Maximum Allowable Duct Length (ft) | | | | | | | | |
| Diameter (in) | Flex Duct | | | | Smooth Duct | | | |
| 3 | x | x | x | x | 5 | x | x | x |
| 4 | 10 | 3 | x | x | 125 | 30 | 5 | x |
| 5 | NL | 70 | 35 | 20 | NL | 215 | 85 | 55 |
| 6 | NL | NL | 125 | 95 | NL | NL | NL | 140 |
| 7 and above | NL | NL | NL | NL | NL | NL | NL | NL |

This table assumes no elbow. Deduct (5 ft) of allowable duct length for each turn, elbow, or fitting. Interpolation and extrapolation in Table 7.1 is not allowed. For fan ratings not listed, use the next higher value. This table is not applicable for fan ratings > 125 L/s.
NL = no limit on duct length of this size.
X = not allowed, any length of duct of this size with assumed turns and fittings will exceed the rated pressure drop (0.25 in w.g.)
Note: water gauge (w.g.) is the same as water column (w.c.)

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|

SEAL:


GMEP ENGINEERS
25422 Rancho Pkwy. S. Ste 150
Lake Forest, CA 92630
Tel: 949-297-0088


PROJECT:

# EIGHTH STREET CONDO

4905 8TH STREET,
CARPINTERIA, CA 93013

SHEET TITLE:

MECHANICAL
HVAC PLAN - SECOND FLOOR

M-2.1

## LED FIXTURE SCHEDULE

| TYPE | MANUFACTURER AND CATALOG NUMBER | LED MODULE TYPE | COLOR TEMP | WATTS | DRIVER | OPTIC/LENS | REMARKS |
|---|---|---|---|---|---|---|---|
| A 12 | JUNO 2SF 2SF 05IN 07LM 27K 90CRI 120 FRFC WH | LED | 2700K | 12 | UNV | ACRYLIC | 5" THIN SURFACE MOUNT |
| B 10 | FBO | LED | 2700K | 10 | UNV | GLASS | KITCHEN PENDANT |
| C 30 | LITHONIA CLX CLX L48 L30 SEF WOL GZ10 LP830 | LED | 3000K | 30 | 0-10 | ACRYLIC | 4' UTILITY STRIP |
| D 20 | FBO | LED | 2700K | 20 | 120V | ACRYLIC | CEILING LIGHT |
| F 30 | FBO | LED | 2700K | 28 | 120V | GLASS | DECORATIVE PENDANT |
| G 24 | FBO | LED | 2700K | 24 | | GLASS | VANITY SCONCE |
| W 20 | FBO | LED | 2700K | 20 | | METAL | EXTERIOR SCONCE |
| X 20 | FBO | LED | 2700K | 20 | | METAL | EXTERIOR PENDANT |

## ELECTRICAL SERVICE LOAD CALCULATIONS

4905 8th STREET

5838 SF X 3VA/SF = 17.8KVA

3 FIXED APPLIANCES @ 2950VA = 9KVA
3 HP/FC @ 4020VA = 12KVA
3 WD @ 5000VA = 15KVA
3 RANGES @ 8000VA 24VA
3 HP WATER HTRS @ 4500 VA = 15KVA
SUBTOTAL = 93KVA
220.84 DEMAND 45% X 93KVA = 42KVA

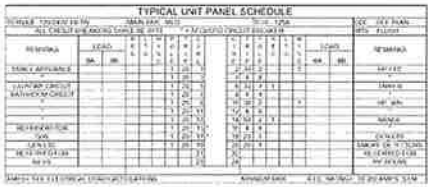
PANEL H = 10KVA

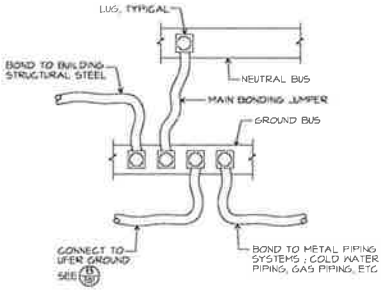
TOTAL = 52KVA

AT 120/240V 1PH 3W = 217A

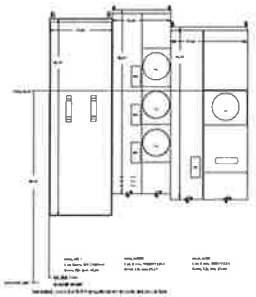
## ELECTRICAL LOAD CALCULATION - WORST CASE UNIT

## TYPICAL UNIT PANEL SCHEDULE

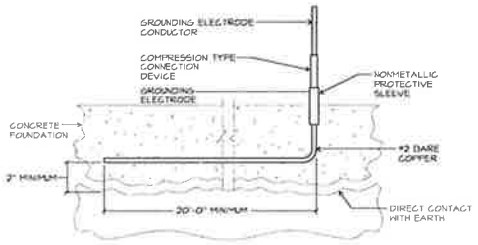





BONDING DIAGRAM
SCALE: NONE ©

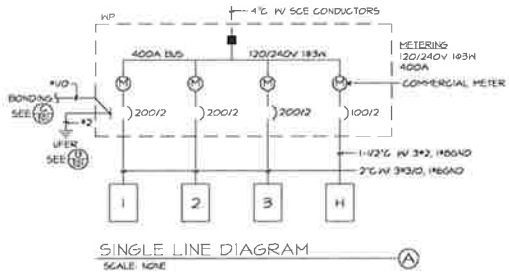


METERING ELEVATION
SCALE: NONE Ⓓ




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

UFER GROUND DETAIL
SCALE: NONE Ⓑ




SINGLE LINE DIAGRAM
SCALE: NONE Ⓐ

# GENERAL NOTES

1. VISIT JOB SITE AND VERIFY EXISTING CONDITIONS PRIOR TO BID
2. THE ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES WHERE PLANS CALL FOR A HIGHER STANDARD THAN APPLICABLE CODES, THE PLANS SHALL GOVERN
3. CONDUIT RUNS ARE SHOWN DIAGRAMMATICALLY. EXACT LOCATIONS SHALL BE DETERMINED IN THE FIELD TO SUIT FIELD CONDITIONS
4. ALL ELECTRICAL EQUIPMENT, APPLIANCES AND LIGHTING FIXTURES SHALL BE LISTED BY A RECOGNIZED TEST LAB AND BEAR THAT LABEL OF APPROVAL
5. CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT ALL MATERIAL AND EQUIPMENT FOR THIS WORK UNLESS OTHERWISE NOTED
6. PROVIDE DISCONNECT SWITCHES AT REMOTE MOTORS
7. ALL SPACES AS INDICATED ON PANELS OR SWITCHBOARDS SHALL BE COMPLETE WITH HARDWARE AND BUSSING FOR FUTURE BREAKER OR SWITCH
8. CHECK ARCHITECTURAL PLANS FOR DOOR SWINGS BEFORE INSTALLING SWITCH OUTLETS
9. WIRING AND BONDING SHALL BE PER CODE PLUS ANY ADDITIONAL PROVISIONS SPECIFIED OR SHOWN ON DRAWINGS
10. ALL CONDUIT RUNS SHALL CONTAIN A CODE SIZED GREEN GROUND WIRE
11. THESE PLANS ARE NOT COMPLETE UNTIL APPROVED BY THE AUTHORITY HAVING JURISDICTION
12. ALL FEEDER CONDUCTORS SHALL BE IN CONDUIT BRANCH CIRCUITS MAY BE NON-METALLIC SHEATHED CABLE
13. ALL CONDUCTORS SHALL BE COPPER WITH TYPE THHN/THWN INSULATION
14. COORDINATE WITH SERVING ELECTRICAL UTILITY COMPANY AND MAKE PROVISIONS FOR ELECTRICAL SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND UTILITY COMPANY CHARGES IN BID.
15. COORDINATE WITH SERVING TELEPHONE UTILITY COMPANY AND MAKE PROVISIONS FOR TELEPHONE SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND ANY UTILITY COMPANY CHARGES IN BID
16. COORDINATE WITH SERVING CABLE TELEVISION COMPANY AND MAKE PROVISIONS FOR CABLE TELEVISION SERVICE ACCORDINGLY. INCLUDE ALL SERVICE COSTS AND ANY UTILITY COMPANY CHARGES IN BID
17. ALL PERMITS SHALL BE OBTAINED AND PAID FOR BY CONTRACTOR
18. ALL 120-VOLT SINGLE PHASE 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHEN, FAMILY ROOM, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT/BRANCH CIRCUIT INTERRUPTER COMBINATION TYPE. A BRANCH/FEEDER TYPE, A LISTED SUPPLEMENTAL ARC PROTECTION CIRCUIT BREAKER INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT [CEC 210.12(A)(1)(THROUGH(6)]
19. ALL NON-LOCKING TYPE 125-VOLT, 15 AND 20 AMPERE RECEPTACLES IN A DWELLING UNIT SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES [EXCEPTIONS 1]RECEPTACLE MORE THAN 5'-6" ABOVE THE FLOOR 2]RECEPTACLES PART OF A LUMINAIRE OR APPLIANCE 3]A SINGLE RECEPTACLE OR A DUPLEX RECEPTACLE FOR TWO APPLIANCES THAT ARE NOT EASILY MOVED AND LOCATED WITHIN DEDICATED SPACE AND ARE CORD-AND-PLUG CONNECTED AS PER CEC 400.10(A)(6), (A)(7) OR (A)(8), AND 4]NON-GROUNDING RECEPTACLES USED FOR REPLACEMENTS AS PERMITTED IN CEC 406.4(D)(2). [CEC 406.3]
20. SMOKE DETECTORS SHALL BE 110V PHOTOELECTRIC/ION COMBINATION UNITS WITH BATTERY BACK UP. THEY SHALL BE INTERCONNECTED
21. HALLWAY DETECTOR SHALL BE COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR. THEY SHALL BE INTERCONNECTED WITH SMOKE DETECTOR
22. LIGHT FIXTURES IN BATHTUB OR SHOWER AREAS SHALL BE MARKED "AS SUITABLE FOR DAMP LOCATIONS" PER CEC 410.10
23. WP EXTERIOR RECEPTACLES SHALL HAVE RUBBER GASKET EXTRA DUTY COVERS OR EQUAL. ALL RECEPTACLES IN DAMP OR WET (WP) SHALL BE LISTED WEATHER-RESISTANT TYPE AND BE GFCI. [CEC 406.9]
24. MANUFACTURERS LITERATURE SHOWING PROPOSED LED LIGHT FIXTURES ARE HIGH EFFICACY AND CALIFORNIA CERTIFIED IS TO BE ON SITE AT THE TIME OF FIELD INSPECTION CALIFORNIA ENERGY CODE 150
25. AT LEAST ONE FIXTURE INSTALLED IN GARAGES, CLOSETS, LAUNDRY ROOMS AND UTILITY ROOMS SHALL BE CONTROLLED BY A VACANCY SENSOR PER CALIFORNIA ENERGY CODE 150(K)
26. AT LEAST ONE LIGHT FIXTURE IN EACH BATHROOM SHALL BE CONTROLLED BY A VACANCY SENSOR PER CALIFORNIA ENERGY CODE 150(K)
27. TWO MINIMUM 1" DIAMETER METALLIC CONDUITS SHALL BE PROVIDED THAT ORIGINATE AT A READILY ACCESSIBLE ATTIC LOCATION WITH PROXIMITY TO A SOLAR ZONE AREA COMPLYING WITH CALIFORNIA ENERGY CODE, SECTION 5(10) AND TERMINATE AT A MINIMUM 4' FROM THE ELECTRICAL PANEL. THE ELECTRICAL PANEL JUNCTION BOX AND SEGMENT OF CONDUIT RUN IN THE ATTIC SHALL BE PERMANENTLY AND VISIBLY MARKED AS "FOR FUTURE SOLAR PHOTOVOLTAIC"
28. RECESSED LUMINAIRES INSTALLED IN INSULATED CEILINGS SHALL HAVE IC RATING AND SHALL BE CERTIFIED AS AIR TIGHT
29. LUMINAIRES WITH SCREW BASE SOCKETS SHALL NOT BE RECESSED IN A CEILING
30. LUMINAIRES WITH SCREW BASE SOCKETS SHALL BE MARKED AS JA8-2016-E COMPLIANT AND SHALL ONLY CONTAIN JA8 COMPLIANT LAMPS
31. ALL JA8 COMPLIANCE LUMINAIRES SHALL BE CONTROLLED BY DIMMERS OR VACANCY SENSORS
32. WHERE BRANCH-CIRCUIT WIRING IS MODIFIED, REPLACED OR EXTENDED IN AREAS SPECIFIED IN CEC 210.12(A), THE BRANCH CIRCUIT SHALL BE PROTECTED BY EITHER A LISTED COMBINATION-TYPE AFCI LOCATED AT THE ORIGIN OF THE BRANCH CIRCUIT OR A LISTED OUTLET BRANCH-CIRCUIT TYPE AFCI LOCATED AT THE FIRST RECEPTACLE OF THE EXISTING BRANCH CIRCUIT. PLEASE NOTE THIS ON PLANS [CEC 210.8]
33. ALL KITCHEN COUNTERTOP RECEPTACLES ARE TO BE GFCI PROTECTED RECEPTACLES WITHIN 6 FEET FROM THE TOP INSIDE EDGE OF THE BOWL OF THE SINK. RECEPTACLES WITHIN 6 FEET OF THE OUTSIDE EDGE OF ANY BATHTUB OR SHOWER STALL AND RECEPTACLES IN LAUNDRY AREAS ARE TO BE GFCI PROTECTED [CEC 210.8]

# SYMBOLS

- CONDUIT EXISTING
- CONDUIT CONCEALED IN WALL OR CEILING
- CONDUIT CONCEALED UNDER FLOOR OR BELOW GRADE
- CONDUIT STUBBED OUT AND CAPPED
- CONDUIT TURNED UP
- CONDUIT TURNED DOWN
- MATCH MARKS INDICATE NO OF #12 WIRES IN CODE SIZED CONDUIT (3) DASH IN 1/2" ø (3) DASH IN 3/4" ø, (#6 MIN IN ø1"). NO MARKS = #12
- A-3 HOME RUN (LETTER INDICATES PANEL, NUMBER(S) INDICATES CIRCUIT(S))
- SWAGE
- GROUND CONNECTION
- DISTRIBUTION SWITCHBOARD OR PANEL
- PANEL, BRANCH CIRCUIT TYPE, SURFACE AND FLUSH
- SIGNAL TERMINAL CABINET, SURFACE & FLUSH
- FLUORESCENT FIXTURE
- OUTLET DATA - DAR INDICATES WALL MOUNT, LETTER INDICATES SWITCH CONTROL, NO INDICATES CIRCUIT
- SURFACE FIXTURE ON FLUSH OUTLET
- RECESSED FIXTURE WITH JUNCTION BOX FOR THRU WIRING
- EXIT LIGHT WITH ARROWS AS SHOWN ON PLANS, WALL AND CEILING MOUNT
- LOW LEVEL EXIT SIGN, 18" AFF, +1" FROM DOOR JAMB
- A 100 LIGHT FIXTURE DESIGNATION: LETTER INDICATES TYPE; NO INDICATES WATTAGE. SEE FIXTURE SCHEDULE
- FC MECHANICAL EQUIPMENT DESIGNATION SEE MECHANICAL DRAWINGS
- SPECIAL RECEPTACLE - SEE PLAN
- METER
- FLUSH FLOOR RECEPTACLE
- RECEPTACLE, DUPLEX, 15A, 125V, NEMA 5-15R, +18" U.N.O.
- DUPLEX RECEPTACLE W/O ABOVE BACKSPLASH
- DUPLEX RECEPTACLE W/LOWER HALF SWITCHED
- GFCI GROUND FAULT CIRCUIT INTERRUPTING RECEPTACLE
- DOUBLE DUPLEX RECEPTACLE
- CEILING RECEPTACLE
- RECEPTACLE, DUPLEX, 20A, 125V, NEMA 5-20R, +18" U.N.O.
- JUNCTION BOX 4" SQUARE, 1-1/2" DEEP U.N.O.
- THERMOSTAT @ 60"
- MOTOR, HP INDICATES HORSEPOWER
- DOOR OUTLET +7'-6" U.N.O.
- DISCONNECT SWITCH, NON-FUSED
- DISCONNECT SWITCH FUSED HORSEPOWER RATED OR SIZED AS NOTED
- COMBINATION MAGNETIC STARTER WITH DISCONNECT SWITCH AND FUSES
- MAGNETIC MOTOR STARTER W/OVERLOADS IN EACH PHASE
- TIMER W/INTERNAL "ON-OFF" SW.
- FOUNDATION
- PHOTOCELL
- SMOKE DETECTOR
- TELEPHONE/COMPUTER/DATA OUTLET, TWO GANG BOX W/1 GANG COVERPLATE & GROMMETED OPENINGS +18" U.N.O.
- CABLE TV OUTLET +18" U.N.O.
- MOTION SENSOR
- EXISTING SWITCH
- S SINGLE POLE SWITCH
- $S^2$ DOUBLE POLE SWITCH
- $S^3$ THREE WAY SWITCH
- $S^P$ SWITCH W/PILOT LT
- $S^M$ MANUAL MOTOR STARTER

(QUIET TUMBLE TYPE RATED AT 15A, 120/277V AC, +48" U.N.O.)

- FACP FIRE ALARM CONTROL PANEL
- GFI GROUND FAULT CIRCUIT INTERRUPTER
- LS3 LINEAR SPLICE TUNEON
- MLO MAIN LUGS ONLY
- W/ WITH
- C.O CONDUIT ONLY
- W.P. WEATHERPROOF
- F.B.O. FURNISHED BY OTHERS INSTALL & CONNECT
- U.N.O UNLESS NOTED OTHERWISE
- N.E.C NATIONAL ELECTRICAL CODE
- N.I.C. NOT IN CONTRACT
- (E) EXISTING
- (N) NEW
- (R) REMOVE
- (RL) RELOCATE
- S/M SURFACE MOUNT
- U/G UNDERGROUND
- CWP COLD WATER PIPE
- AFF ABOVE FINISHED FLOOR
- HACR HEATING AND AIR CONDITIONING RATED CIRCUIT BREAKER
- N.L. NIGHT LIGHT

NOTE: NOT ALL SYMBOLS SHOWN ARE USED ON THIS PROJECT


CHAPPELL ARCHITECTURE
COMMERCIAL + RESIDENTIAL
P.O. BOX 6161
BRIGHTON LAKES, CA 80246
805.895.1977


# 8TH STREET CONDOMINIUMS
4905 8TH STREET
CARPINTERIA, CA 93013

PLANNING COMMISSION SUBMITTAL 10-26-2022

REVISIONS

| NO | DESCRIPTION | DATE |
|---|---|---|
| | | |

NOTES, SYMBOLS, SCHEDULES & DETAILS

E0.1

**CERTIFICATE OF INSTALLATION**

Note: This table completed by HERS Rater.

| Field Name | Data Entry | Field Name | Data Entry |
|---|---|---|---|
| Project Name | | Enforcement Agency | |
| Dwelling Address | | Permit Number | |
| City and Zip Code | | Permit Application Date | |

**A. Installed Lighting and Controls**

Select Yes or No according to whether your work on the project includes each of the following types of lighting and controls. See Sections B through I for applicable requirements.

| Field | Field Name | Yes or No |
|---|---|---|
| 01 | High luminous efficacy luminaires installed in any interior rooms. (See Section B.) | Yes / No |
| 02 | IAR compliant luminaires installed in any interior rooms. (See Section B.) | Yes / No |
| 03 | Recessed downlight luminaires in ceilings in any interior rooms. (See Section C.) | Yes / No |
| 04 | Light sources in enclosed or recessed luminaires. (See Section C.) | Yes / No |
| 05 | Lighting controls in Bathrooms. (See Section E.) | Yes / No |
| 06 | Lighting controls in laundry rooms. (See Section E.) | Yes / No |
| 07 | Lighting controls in utility rooms. (See Section E.) | Yes / No |
| 08 | Lighting controls in garages. (See Section E.) | Yes / No |
| 09 | Lighting controls in walk-in closets. (See Section E.) | Yes / No |
| 10 | Lighting controls in interior rooms except Bathrooms, laundry rooms, utility rooms, and garages. (See Section F.) | Yes / No |
| 11 | Screw Based luminaires. (See Section G.) | Yes / No |
| 12 | Internally illuminated address sign. (See Section H.) | Yes / No |
| 13 | Outdoor lighting and controls. (See Section I.) | Yes / No |
| 14 | Parking Garages for eight or more vehicles. (See Section J.) | Yes / No |
| 15 | Blank Electrical Boxes mounted more than 5 feet from finished floor. (See Section K.) | Yes / No |





**B. High Luminous Efficacy Luminaires**

| Field | Field Name |
|---|---|
| 01 | 150.0(k)1A and Table 150.0-A. All luminaires are installed with:<br>• Light sources of one of the lighting technologies specified under the "High Luminous Efficacy" column of Table 150.0-A; or<br>• IAR compliant light sources and the light sources are marked with "JAB 2022" or "JAB 2022 E".<br>Exception 1: Integrated sensor lighting, lighting integral to exhaust fans, kitchen range hoods, bath vanity mirrors, and garage door openers, and non-removable lighting attached to ceiling fans.<br>Exception 2: Navigation lighting: flashlights, step lights, path lights less than 5 watts.<br>Exception 3: Cabinet lighting: lighting internal to drawers, cabinetry, and linen closets with an efficacy of 45 lumens per watt or greater. |
| 02 | • Lighting shall have readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF. |

**The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.**





**C. Recessed Downlight Luminaires in Ceilings**

| Field | Field Name |
|---|---|
| 01 | 150.0(k)1B: Do not contain screw based lamp sockets. |
| 02 | The luminaire is marked with "JAB 2022". |
| 03 | 150.0(k)1B: Has labels verifying the luminaires are air tight with air leakage less than 2.0 cfm at 75 Pascals when tested in accordance with ASTM E283.<br>Exception: Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings. |
| 04 | 150.0(k)1C: Sealed with a gasket or caulk between the luminaire housing and ceiling, and all air leakage gaps between conditioned and unconditioned spaces are sealed with a gasket or caulk, or be installed per manufacturer's instructions to maintain airtightness between the luminaire housing and ceiling.<br>Exception: Recessed luminaires marked for use in fire-rated installations, and recessed luminaires installed in non-insulated ceilings. |
| 05 | 150.0(k)1Ci: Meet the following requirements (California Electrical Code Section 410.116):<br>• A recessed luminaire that is not identified for contact with insulation shall have all recessed parts spaced not less than 1/2 inch from combustible materials. The points of support and the trim finishing off the openings in the ceiling shall be permitted to be in contact with combustible materials.<br>• A recessed luminaire that is identified for contact with insulation, Type IC, shall be permitted to be in contact with combustible materials at recessed parts, points of support, and portions passing through or finishing off the openings in the building structure.<br>• Thermal insulation shall not be installed above a recessed luminaire or within 3 inches of the recessed luminaire's enclosure, wiring compartment, ballast, transformer, LED driver, or power supply unless the luminaire is identified as Type IC for insulation contact. |

**The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.**

**D. Light Sources in enclosed or recessed luminaires (other than recessed downlight luminaires in ceilings)**

| Field | Field Name |
|---|---|
| 01 | 150.0(k)1D: Light Sources in Enclosed or Recessed luminaires that are not marked with "JAB 2022 E", should not be installed in enclosed or recessed luminaires. |

**The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.**





**E. Lighting Controls in Bathrooms, garages, laundry rooms, utility rooms, and walk-in closets**

| Field | Field Name |
|---|---|
| 01 | 150.0(k)2E: In bathrooms, garages, laundry rooms, utility rooms, and walk-in closets, at least one installed luminaire is controlled by an occupancy or vacancy sensor providing automatic off functionality. |

**The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.**





**F. Lighting Controls in any Interior rooms**

| Field | Field Name |
|---|---|
| 01 | 150.0(k)2F: For lighting internal to drawers and cabinets with opaque fronts or doors, the lighting has controls to turn light off when the drawer or door is closed, or are grouped. |
| 02 | 150.0(k)2F: Lighting in hall/table spaces, including but not limited to living rooms, dining rooms, kitchens, and bedrooms, have readily accessible wall-mounted dimming controls that allow the lighting to be manually adjusted up and down. Forward phase cut dimmers controlling LED light sources in these spaces comply with NEMA SSL 7A.<br>EXCEPTION 1: Existing wire may provide control of integrated lighting via a remote control.<br>EXCEPTION 2: Lighting not connected to a circuit with controlled lighting power less than 20 watts, or controlled by an occupancy or vacancy sensor providing automatic off functionality.<br>EXCEPTION 3: Navigation lighting such as night lights, step lights, and path lights less than 5 watts, and lighting internal to drawers and cabinetry with opaque fronts or doors or with automatic off controls. |
| 03 | 150.0(k)2F: Lighting has readily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF. |
| 04 | 150.0(k)2F: No controls bypass a dimmer, occupant sensor or vacancy sensor function where that dimmer or sensor is installed to comply with Section 150.0(k). |
| 05 | 150.0(k)2F: Lighting controls comply with the applicable requirements in Section 110.9. |
| 06 | 150.0(k)2G: An Energy Management Control System (EMCS) or a multizone programmable control can be used to comply with dimming, occupancy, and lighting control requirements in Section 150.0(k)2 if it provides the functionality of the specified control in accordance with Section 110.9, and the physical controls in easily accessible wall-mounted controls that allow the lighting to be manually turned ON and OFF. |
| 07 | 150.0(k)2H: Independent controls:<br>• Integrated lighting of exhaust fans is controlled independently from the fans.<br>• All installed lighting, undershelf lighting, interior lighting of display cabinets, and specified cabinet and concealed cove lighting is controlled by a manual ON and OFF switch. |

**The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.**





**G. Screw Based luminaires**

| Field | Field Name |
|---|---|
| 01 | 150.0(k)1B: Screw Based luminaires shall contain lamps that are marked with "JAB 2022" or "JAB 2022 E". |

**The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.**

**H. Address Signs**

| Field | Field Name |
|---|---|
| 01 | 150.0(k)3: Internally illuminated address signs, externally illuminated address signs shall either:<br>• Comply with Section 140.8, Applicable nonresidential sign lighting compliance forms shall also be submitted; or<br>• Consume no more than 5 Watts of power. |

**The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.**

**I. Outdoor Lighting and Controls**

| Field | Field Name |
|---|---|
| 01 | 150.0(k)1A and Table 150.0-A: High efficacy outdoor lighting or LED light sources are installed. |
| 02 | 150.0(k)3A: Outdoor lighting is controlled by a manual ON and OFF switch that permits use of the following automatic actions:<br>• Controlled by a photocell and either a motion sensor or an automatic time switch control; or<br>• Controlled by an astronomical time clock control.<br>Controls that override to ON shall not be allowed unless the override automatically returns the automatic control to its normal operation within 6 hours.<br>An energy management control that provides the specified lighting control functionality and complies with all requirements applicable to the specified controls may be used to meet the above requirements. |

**The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.**

**J. Lighting for Residential Garages for Eight or More Vehicles**

| Field | Field Name |
|---|---|
| 01 | 150.0(k)5: Lighting complies with the applicable requirements for nonresidential occupancies Sections 110.9, 130.0, 130.1, 130.4, 140.6, and 141.0. Applicable LRG forms shall also be submitted. |

**The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.**





**K. Blank Electrical Boxes**

| Field | Field Name |
|---|---|
| 01 | 150.0(k)1E: The number of electrical boxes that are more than 5 feet above the finished floor and do not contain a luminaire or other device shall be no greater than the number of bedrooms. These electrical boxes must be served by a dimmer, vacancy sensor control, low voltage wiring or fan speed control. |

**The responsible person's signature on this compliance document affirms that all applicable requirements in this table have been met.**





**Documentation Author's Declaration Statement**

1. I certify that this Certificate of Compliance documentation is accurate and complete.

| | |
|---|---|
| Documentation Author Name | Documentation Author Signature |
| Company | Signature Date |
| Address | CEA/HERS Certification Identification (if applicable) |
| City/State/Zip | Phone |

**Responsible Person's Declaration Statement**

I certify the following under penalty of perjury, under the laws of the State of California:

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

| | |
|---|---|
| Responsible Designer Name | Responsible Designer Signature |
| Company | Date Signed |
| Address | License |
| City/State/Zip | Phone |

**For assistance or questions regarding the Energy Standards, contact the Energy Hotline at: 1-800-772-3300**



CHAPPELL ARCHITECTURE
COMMERCIAL – RESIDENTIAL
P.O. BOX 8781
MAMMOTH LAKES, CA 93546
805.852.1637

8TH STREET CONDOMINIUMS
4905 8TH STREET
CARPINTERIA, CA 93013

PLANNING COMMISSION SUBMITTAL 10-26-2022

REVISIONS

| NO | DESCRIPTION | DATE |
|---|---|---|
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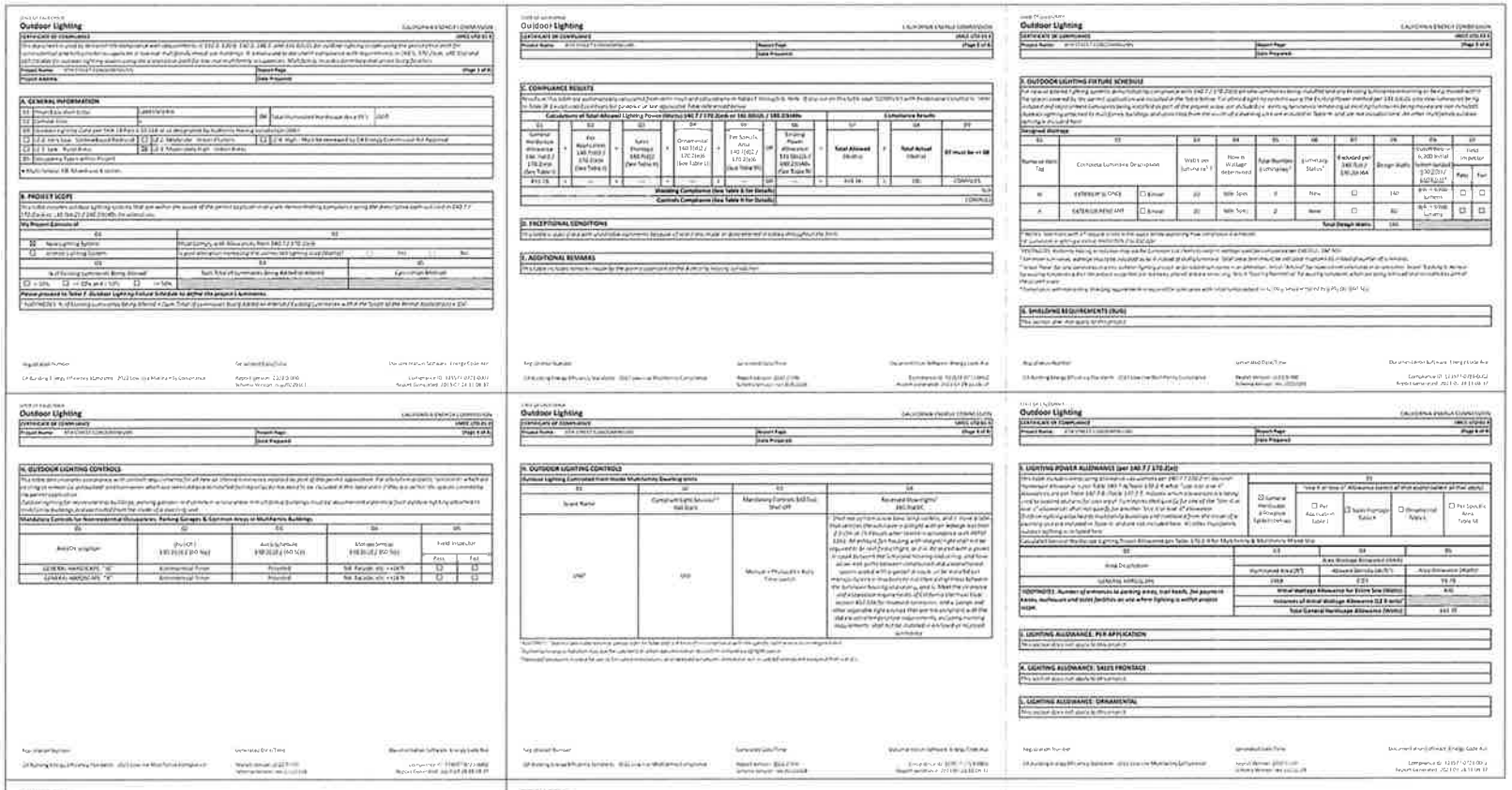
JMPE

SINGLE FAMILY LIGHTING COMPLIANCE

E0.2



Outdoor Lighting

CERTIFICATE OF COMPLIANCE

A. GENERAL INFORMATION

B. PROJECT SCOPE

C. COMPLIANCE RESULTS

D. EXCEPTIONAL CONDITIONS

E. ADDITIONAL REMARKS

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

G. SHIELDING REQUIREMENTS (BUG)

H. OUTDOOR LIGHTING CONTROLS

I. LIGHTING POWER ALLOWANCE (per 140.7 / 170.2(e))

J. LIGHTING ALLOWANCE: PER APPLICATION

K. LIGHTING ALLOWANCE: SALES FRONTAGE

L. LIGHTING ALLOWANCE: ORNAMENTAL

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

RESPONSIBLE PERSON'S DECLARATION STATEMENT

CHAPPELL ARCHITECTURE
COMMERCIAL + RESIDENTIAL
P.O. BOX 6267
WAWONA LAKES, CA 93268
805.452.1677

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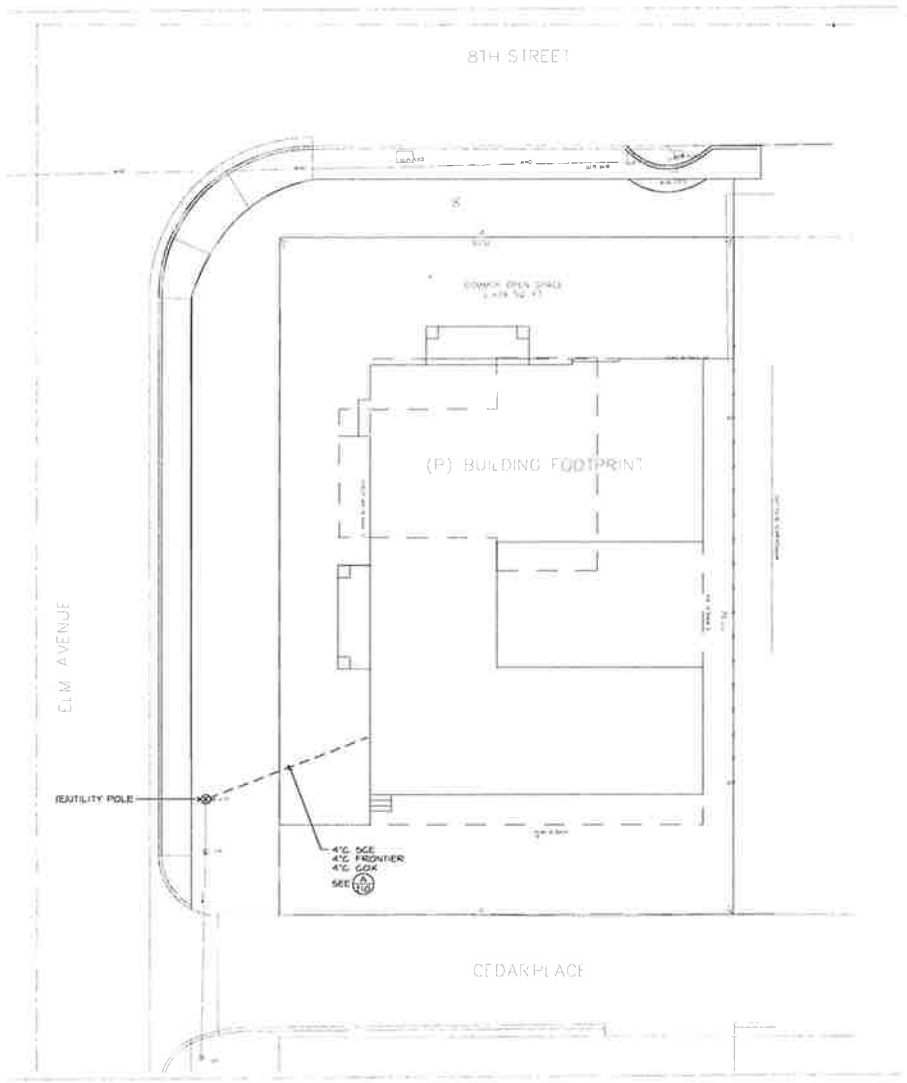
LIGHTING ENGINEERING
STANLEY MARCUS
2010

OUTDOOR LIGHTING COMPLIANCE

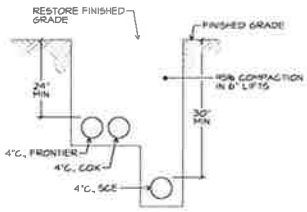
E0.3




ELECTRICAL SITE PLAN

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

NORTH




TRENCH DETAIL

SCALE: NONE

A

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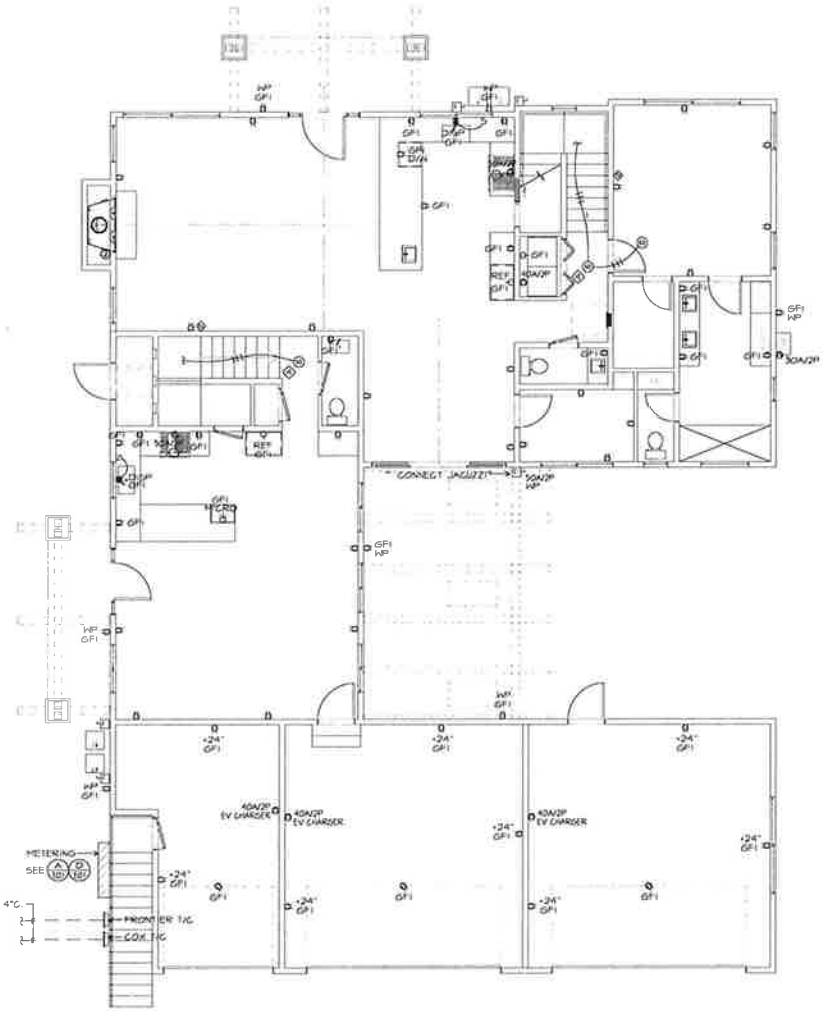
ELECTRICAL SITE PLAN

E1.0




GROUND FLOOR POWER PLAN

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

NORTH

## ELECTRICAL NOTES

1. ALL OUTLETS IN DWELLING UNITS SHALL BE PROTECTED BY A LISTED ARC FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE PER CEC 210.12
2. TAMPER RESISTANCE RECEPTACLE SHALL BE INSTALLED IN DWELLING UNITS PER CEC 406.11
3. SMOKE DETECTORS SHALL BE 120V, INTERCONNECTED PHOTOELECTRICIION UNITS WITH BATTERY BACK UP

4. HALLWAY DETECTORS SHALL BE COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR PART #KIDDE KN-COSM-BA
5. VERIFY LOCATION OF FLUSH FLOOR RECEPTACLE PRIOR TO ROUGH IN
6. VACANCY SENSOR SWITCH SENSOR SWITCH #WSD-PDT-WH
7. LIGHTS MASTER SWITCH
8. 2 POLE VACANCY SENSOR SWITCH SENSOR SWITCH #WSD-2P-PDT-WH FAN
4. RESIDENCE SHALL BE PROTECTED BY APPROVED FIRE WARNING SYSTEM PER NFPA 72
9. EXHAUST FAN WITH MOTION & HUMIDITY CONTROL

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COMMERCIAL - RESIDENTIAL
P.O. BOX 8287
MAMMOTH LAKES, CA 93546
805.853.1877

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JMPE
23516

**GROUND FLOOR POWER PLAN**

**E2.1**

## ELECTRICAL NOTES

1. ALL OUTLETS IN DWELLING UNITS SHALL BE PROTECTED BY A LISTED ARC FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE PER CEC 210.12
2. TAMPER RESISTANCE RECEPTACLE SHALL BE INSTALLED IN DWELLING UNITS PER CEC 406.11
3. SMOKE DETECTORS SHALL BE 120V, INTERCONNECTED, PHOTOELECTRIC/ION UNITS WITH BATTERY BACK UP
4. HALLWAY DETECTORS SHALL BE COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR PART #CIDDE KN-COSM-BA
5. VERIFY LOCATION OF FLUSH FLOOR RECEPTACLE PRIOR TO ROUGH IN
6. VACANCY SENSOR SWITCH SENSOR SWITCH #HSD-PDT-WH
7. LIGHTS MASTER SWITCH
8. 2 POLE VACANCY SENSOR SWITCH SENSOR SWITCH #HSD-2P-PDT-WH FAN
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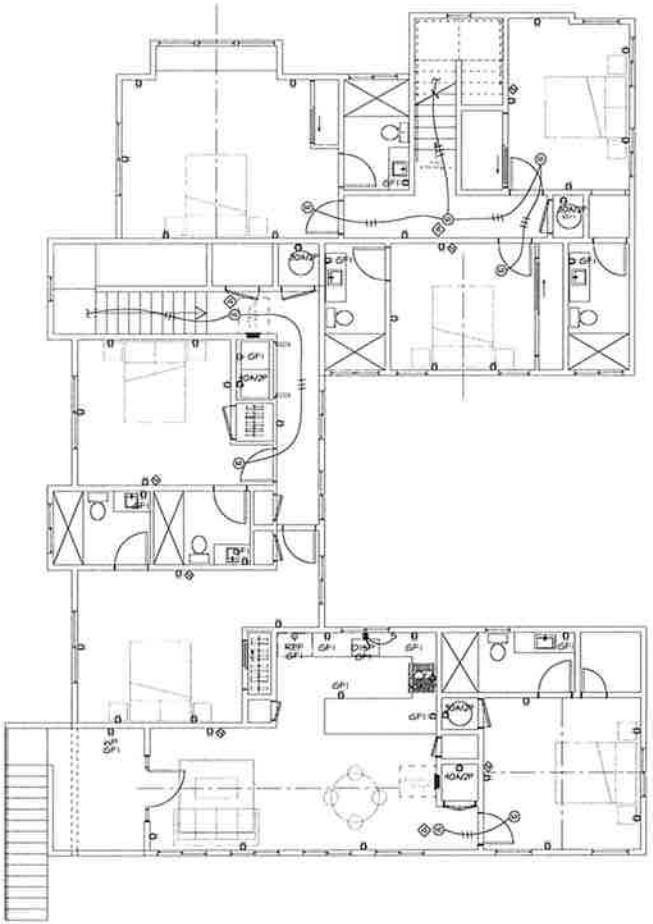


SECOND FLOOR POWER PLAN

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

NORTH

CHAPPELL ARCHITECTURE
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P.O. BOX 8291
WINDSOR LAKES, CA 93043
805.883.7877

# 8TH STREET CONDOMINIUMS

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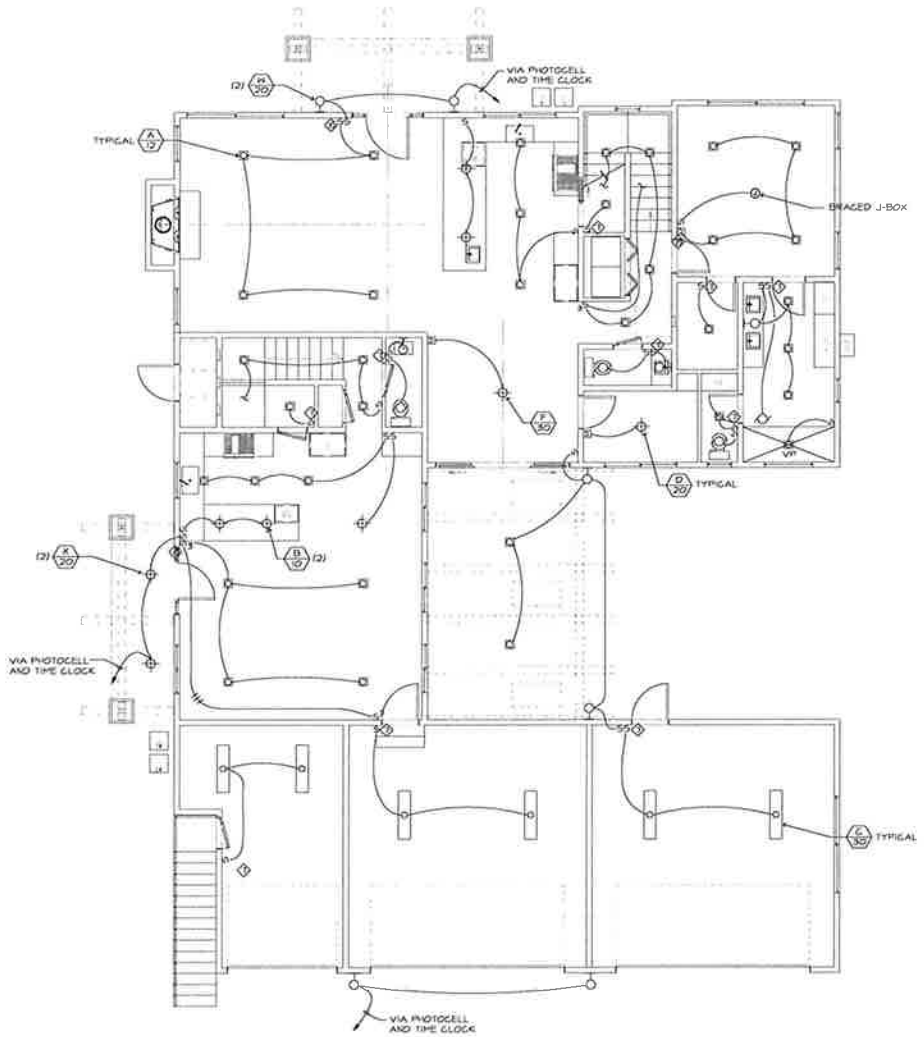
SECOND FLOOR POWER PLAN

E2.2




GROUND FLOOR LIGHTING PLAN

SCALE 1/4" = 1'-0"

NORTH

## LIGHTING NOTES

1. ALL INSTALLED LIGHTING TO BE HIGH EFFICACY PER REQUIREMENTS OF 2022 CEC SECTION 150(k) AND JOINT APPENDIX JA8.
2. BUILDER SHALL PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF ALL INSTALLED LAMPS AND LUMINAIRES
3. ANY JA8 COMPLIANT LAMP MUST BE CONTROLLED BY A VACANCY SENSOR OR DIMMER BASED ON TYPE OF LUMINAIRE OR LAMP INSTALLED
4. RECESSED FIXTURES SHALL BE IC RATED AND ASTM E283 CERTIFIED
   RECESSED FIXTURES SHALL NOT CONTAIN A SCREW BASE SOCKET AND MUST BE INSTALLED WITH A LIGHT SOURCE THAT IS JA8 CERTIFIED, SHALL NOT CONTAIN LIGHT SOURCES THAT ARE LABELED "NOT FOR USE IN ENCLOSED FIXTURES" OR "NOT FOR USE IN RECESSED FIXTURES."
5. IN BATHROOMS, LAUNDRY ROOMS, GARAGES, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE SHALL BE CONTROLLED BY A VACANCY SENSOR
6. THE NUMBER OF ELECTRICAL BOXES LOCATED ABOVE FINISHED FLOOR THAT DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL NOT EXCEED THE NUMBER OF BEDROOMS. THESE BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL

(V) VACANCY SENSOR SWITCH
SENSOR SWITCH #WSD-PDT-WH

(D) DIMMER SWITCH PER LAMPING

CHAPPELL ARCHITECTURE
COMMERCIAL + RESIDENTIAL
P.O. BOX 8267
WAKEFIELD, CA 95340
805.853.1617

# 8TH STREET CONDOMINIUMS

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| | | |

## GROUND FLOOR LIGHTING PLAN

E3.1

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
P.O. BOX 8281
WARMUTH LAKE S, CA 93249
805.453.1877

## LIGHTING NOTES

1. ALL INSTALLED LIGHTING TO BE HIGH EFFICACY PER REQUIREMENTS OF 2019 CEC SECTION 150.0(k) AND JOINT APPENDIX JA8.
2. BUILDER SHALL PROVIDE THE HOMEOWNER WITH A LUMINAIRE SCHEDULE THAT INCLUDES A LIST OF ALL INSTALLED LAMPS AND LUMINAIRES.
3. ANY JA8 COMPLIANT LAMP MUST BE CONTROLLED BY A VACANCY SENSOR OR DIMMER BASED ON TYPE OF LUMINAIRE OR LAMP INSTALLED.
4. RECESSED FIXTURES SHALL BE IC RATED AND ASTM E283 CERTIFIED.
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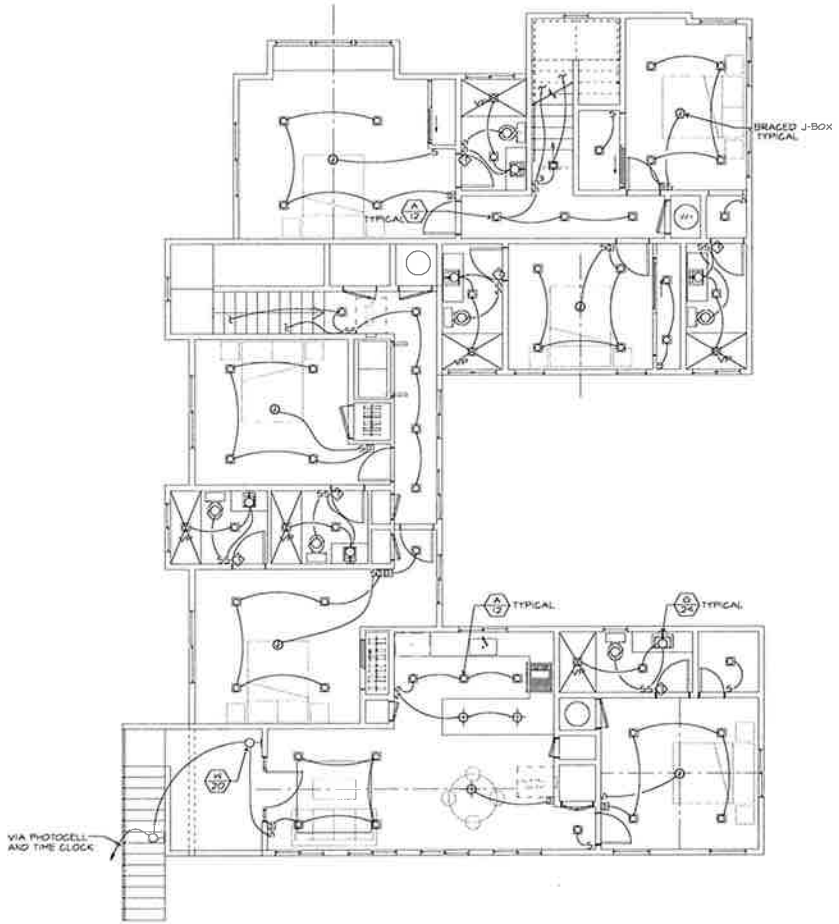
6. THE NUMBER OF ELECTRICAL BOXES LOCATED ABOVE FINISHED FLOOR THAT DO NOT CONTAIN A LUMINAIRE OR OTHER DEVICE SHALL NOT EXCEED THE NUMBER OF BEDROOMS. THESE BOXES MUST BE SERVED BY A DIMMER, VACANCY SENSOR, OR FAN SPEED CONTROL.

(7) VACANCY SENSOR SWITCH
SENSOR SWITCH #WSD-PDT-WH

(8) DIMMER SWITCH PER LAMPING




SECOND FLOOR LIGHTING PLAN
SCALE: 1/4" = 1'-0"
NORTH

# 8TH STREET CONDOMINIUMS
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SECOND FLOOR LIGHTING PLAN

E3.2

## ABBREVIATIONS

| | | | |
|---|---|---|---|
| ABV | ABOVE | NFPA | NATIONAL FIRE PROTECTION ASSOCIATION |
| ADA | AMERICAN DISABILITIES ACT | NIC | NOT IN CONTRACT |
| AFF | ABOVE FINISHED FLOOR | NO | NORMALLY OPEN |
| AHU | AIR HANDLING UNIT | NO | NUMBER |
| AP | ACCESS PANEL | NTS | NOT TO SCALE |
| ARCH | ARCHITECTURAL | | |
| | | OD | OUTSIDE DIAMETER / OVERFLOW DRAIN |
| BG | BELOW GRADE | OF | OVERFLOW |
| BFF | BELOW FINISHED FLOOR | ORD | OVERFLOW ROOF DRAIN |
| BFP | BACKFLOW PREVENTION DEVICE | OSD | OVERFLOW STORM DRAIN |
| BLDG | BUILDING | | |
| BTUH | BRITISH THERMAL UNITS PER HOUR | PD | PLANTER DRAIN |
| BWV | BACKWATER VALVE | POC | POINT OF CONNECTION |
| | | PRESS | PRESSURE |
| CD | CONDENSATE DRAIN | PRV | PRESSURE REDUCING VALVE |
| CFH | CUBIC FEET PER HOUR | PS | PIPE SUPPORT |
| CLG | CEILING | PSI | POUNDS PER SQUARE INCH |
| CO | CLEANOUT | PSIG | POUNDS PER SQUARE INCH GAUGE |
| CONT | CONTINUATION | | |
| CO TO | CLEAN OUT TO GRADE | RD | ROOF DRAIN |
| DH | DOMESTIC COLD WATER | REQ'D | REQUIRED |
| CWPU | COLD WATER FIXTURE UNITS | RMFG | REFRIGERATOR |
| | | RPBP | REDUCING PRESSURE BACKFLOW PREVENTER |
| DD | DECK DRAIN | RPM | REVOLUTIONS PER MINUTE |
| DF | DRINKING FOUNTAIN | | |
| DFU | DRAINAGE FIXTURE UNIT | S | SINK |
| DN | DOWN | SCH | SCHEDULE |
| E.C. | ELECTRICAL | SD | STORM DRAIN |
| EQ | EQUIPMENT | SECT | SECTION |
| EXIST./EJ | EXISTING | SHWR | SHOWER |
| EJ | EXPANSION TANK | SOV | SHUT-OFF VALVE |
| EWH | ELECTRIC WATER HEATER | SP | SUMP PUMP |
| | | SPEC | SPECIFICATION |
| F | DEGREES FAHRENHEIT | SPRK | SPRINKLER |
| FCO | FLOOR CLEANOUT | SQ FT | SQUARE FOOT / SQUARE FEET |
| FD | FLOOR DRAIN | SS | SERVICE SINK |
| FF | FINISHED FLOOR | SSD | SUB-SURFACE (FOUNDATION) DRAIN |
| FLR | FLOOR | STL | STEEL |
| FS | FLOOR SINK | STR | STREET/URAL |
| GCO | GROUND CLEAN OUT | TEMP | TEMPERATURE |
| GPH | GALLONS PER HOUR | THK | THICK |
| GPM | GALLONS PER MINUTE | TP | TEMP PRESHER |
| GR | GREASE WASTE | TYP | TYPICAL |
| GRW | GREY WATER WASTE | | |
| | | UG | UNDERGROUND |
| HDR | HOSE BIBB | UD | UNDERDRAIN / SUBGRADE DRAIN |
| HB | HUB DRAIN | UNO | UNLESS NOTED OTHERWISE |
| HH | DOMESTIC HOT WATER | UR | URINAL |
| HHFU | HOT WATER FIXTURE UNITS | UTIL | UTILITY |
| IE | INVERT ELEVATION | V | VENT |
| IN | INCH | V/1/PH | VOLTS/PHASE/HERTZ |
| | | VA | VALVE |
| KS | KITCHEN SINK | VAC | VACUUM |
| KH | KILOWATTS | VEL | VELOCITY |
| KWH | KILOWATTS PER HOUR | VFD | VARIABLE FREQUENCY DRIVE |
| | | VTR | VENT THROUGH ROOF |
| LAV | LAVATORY | | |
| LBS | POUNDS | W | SANITARY WASTE |
| LGTH | LENGTH | W | WITH |
| | | W/O | WITHOUT |
| MAX | MAXIMUM | WSH | WASHER |
| MBH | BTU PER HOUR (x1000) | WC | WATER CLOSET |
| MECH | MECHANICAL | WG | WATER GAUGE |
| MIN | MINIMUM | WCO | WALL CLEANOUT |
| MPH | MEDIUM PRESSURE GAS | WH | WATER HEATER / WALL HYDRANT |
| MS | MOP SINK | WHA | WATER HAMMER ARRESTOR |
| | | WH | WATER HEATER |
| (N) | NEW | WSFU | WATER SERVICE FIXTURE UNITS |
| N/A | NOT APPLICABLE | WTR | WATER |
| NC | NORMALLY CLOSED | | |

## PIPING SYMBOLS

| SYMBOL | MEANING |
|---|---|
| | DOMESTIC COLD WATER |
| | DOMESTIC HOT WATER |
| | DOMESTIC H/W CIRCULATION |
| | RECYCLED WATER |
| | SANITARY SEWER |
| | VENT PIPING |
| | STORM DRAIN PIPING |
| | GREASE WASTE |
| | GAS |
| | CONDENSATE DRAIN |
| GRW | GRAY WATER WASTE |
| (HV) | WASTE & VENT RISER |
| (CH) | COLD & HOT WATER RISER |
| (G) | GAS RISER |
| (AH) | AC UNIT |
| | CHECK VALVE |
| | FLOOR SINK |
| | FLOOR CLEANOUT |
| | WALL CLEANOUT |
| | FLOOR DRAIN |
| | GAS COCK |
| | PLUMBING FIXTURE |
| | CONNECT TO EXISTING |
| | SHUT-OFF VALVE |
| | RECIRCULATION PUMP |
| | PIPE CAP |
| | PIPE ELBOW DOWN |
| | PIPE ELBOW UP |

## GENERAL PLUMBING NOTES

1. THE ENTIRE PLUMBING SYSTEM SHALL BE IN ACCORDANCE WITH THE 2022 CALIFORNIA PLUMBING CODE AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL CODES
2. PIPING INDICATED ON THESE PLANS ARE DIAGRAMMATIC. ALL WORK SHALL BE COORDINATED WITH ALL OTHER TRADES PRIOR TO INSTALLATION
3. IT IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO REVIEW THESE PLANS AND SPECIFICATIONS AS WELL AS THE RELATED HVAC, FIRE PROTECTION, ELECTRICAL, STRUCTURAL, ARCHITECTURAL, INTERIOR DESIGN AND SITE ENGINEERING DRAWINGS TO BECOME FAMILIAR WITH THE FULL PROJECT SCOPE. IN ADDITION, THIS CONTRACTOR MUST COORDINATE WITH AN OWNER REPRESENTATIVE TO FULLY UNDERSTAND ALL REQUIREMENTS WHICH MAY NOT BE SPECIFIED HEREIN AND WHICH THE OWNER MAY CONSIDER PART OF THIS CONTRACT DURING THE COURSE OF CONSTRUCTION COORDINATION AND ACTUAL CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE PLUMBING CONTRACTOR TO WORK CLOSELY WITH ALL ACCOMPANYING CONTRACTORS AND TRADESMEN IN ORDER TO ENSURE A SMOOTH RUNNING AND CAREFULLY COORDINATED INSTALLATION
4. PIPING SHOWN ON DRAWINGS WITHOUT DIMENSIONAL LOCATION SHALL BE FIELD ROUTED BY CONTRACTOR. CONTRACTOR SHALL VERIFY PROPOSED PIPE ROUTINGS PRIOR TO INSTALLATION, INCLUDING INTERFERENCE WITH BUILDING STRUCTURES, EQUIPMENT AND WORK OF OTHER TRADES WHETHER NEW OR EXISTING. PROPOSED ROUTINGS SHALL BE REVIEWED WITH THE CONSTRUCTION MANAGER
5. PIPE SLEEVES FOR PLUMBING LINES SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR COORDINATE WITH SLAB AND WALL CONTRACTORS FOR PROPER LOCATION AND SIZE
6. CONTRACTOR SHALL SEAL PENETRATIONS THROUGH FIRE WALLS AND FLOORS WITH APPROVED FIRE SEALANT. REFER TO SPECIFICATION. INSTALL PER MANUFACTURERS INSTRUCTIONS FOR APPLICABLE PIPE MATERIAL AND SIZE
7. BATHTUB SHOWER AND TUB-SHOWER COMBINATIONS REQUIRE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE. HANDLE POSITION STOPS SHOULD BE PROVIDED ON THE VALVES AND SHOULD BE ADJUSTED PER MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM 120°F
8. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT FIXTURE LOCATIONS AND MOUNTING HEIGHTS OF ALL PLUMBING FIXTURES
9. WASTE AND VENT PIPING SHALL BE SLOPED AT 2% UNLESS NOTED OTHERWISE
10. WATER PIPE AND FITTING WITH A LEAD CONTENT WHICH EXCEEDS 0.25% SHALL BE PROHIBITED IN SYSTEMS CONVEYING POTABLE WATER
11. CONTRACTOR SHALL VERIFY WATER PRESSURE CONDITIONS AT THE PROJECT SITE. CONTRACTOR SHALL PROVIDE INSTALL A PRESSURE REGULATOR WHERE THE SUPPLY PRESSURE EXCEEDS 80 PSI
12. ALL PIPING SHALL BE SUPPORTED AT INTERVAL NOT TO EXCEED THOSE SHOWN IN CPC TABLE 313.3
13. ALL POTABLE WATER OUTLETS WITH HOSE ATTACHMENTS, SUCH AS HOSE BIBS, AND HOP SINKS ARE TO BE PROVIDED WITH A BACKFLOW/ANTI-SIPHON DEVICE
14. NEW OR REPAIRED POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE WHERE REQUIRED BY THE AUTHORITY HAVING JURISDICTION. THE METHOD TO BE FOLLOWED SHALL BE THAT PRESCRIBED BY THE HEALTH AUTHORITY OR, IN CASE NO METHOD IS PRESCRIBE BY IT THE METHOD PRESCRIBED IN SEC. 609.10 CPC, 2022 SHALL BE USED
15. PLUMBING VENT THROUGH ROOF SHALL TERMINATE VERTICALLY NOT LESS THAN ONE FOOT FROM ANY VERTICAL SURFACE. EACH VENT SHALL TERMINATE NOT LESS THAN 10 FEET HORIZONTALLY OR AT LEAST 3 FEET ABOVE ANY WINDOW, DOOR, OPENING, AIR INTAKE OR SHAFT. EACH VENT PIPE SHALL EXTEND THROUGH ITS FLASHING AND SHALL TERMINATE VERTICALLY NOT LESS THAN 6 INCHES ABOVE THE ROOF. VENTS WITHIN 10 FEET OF A PART OF THE ROOF THAT IS USED FOR SUCH OTHER PURPOSES SHALL EXTEND NOT LESS THAN 7 FEET ABOVE SUCH ROOF AND SHALL BE SECURELY STAYED
16. FIXTURES INSTALLED ON A FLOOR LEVEL THAT IS LOWER THAN THE NEXT UPSTREAM MANHOLE COVER OF THE PUBLIC OR PRIVATE SEWER SHALL BE PROTECTED FROM BACKFLOW OF SEWAGE BY INSTALLING AN APPROVED TYPE OF BACKWATER VALVE. FIXTURES ON SUCH FLOOR LEVEL THAT ARE NOT BELOW THE NEXT UPSTREAM MANHOLE COVER SHALL NOT BE REQUIRED TO BE PROTECTED BY A BACKWATER VALVE. FIXTURES ON FLOOR LEVELS ABOVE SUCH ELEVATION SHALL NOT DISCHARGE THROUGH THE BACKWATER VALVE
17. ALL REQUIRED CLEANOUTS SHALL BE INSTALLED AS PER SEC. 707.0 & 719.0 OF THE CALIFORNIA PLUMBING CODE
18. FLOOR DRAINS OR SINKS AT TRAPS DIRECTLY CONNECTED TO THE DRAINAGE SYSTEM AND SUBJECT TO INFREQUENT USE SHALL BE PROVIDED WITH AN APPROVED AUTOMATIC MEANS OF MAINTAINING THEIR WATER SEALS

## PEX PIPING NOTES

1. ALL INSTALLATIONS OF PEX PIPE WHERE IT IS THE INITIAL PLUMBING PIPING INSTALLED IN NEW CONSTRUCTION SHALL BE FLUSHED THOROUGHLY OVER A PERIOD OF AT LEAST ONE WEEK. THE PIPE SYSTEM SHALL BE FIRST FLUSHED FOR AT LEAST 10 MINUTES AND THEN FILLED AND ALLOWED TO STAND FOR NO LESS THAN ONE WEEK. AFTER WHICH ALL THE BRANCHES OF THE PIPE SYSTEM MUST BE FLUSHED LONG ENOUGH TO FULLY EMPTY THE CONTAINED VOLUME. THIS PROVISION SHALL NOT APPLY TO THE INSTALLATION OF PEX PIPE WHERE IT REPLACES AN EXISTING PIPE SYSTEM OF ANY MATERIAL
2. AT THE TIME OF FULL EACH FIXTURE SHALL HAVE A REMOVABLE TAG APPLIED STATING: (A) "THIS NEW PLUMBING SYSTEM WAS FIRST FILLED AND FLUSHED ON _____ (DATE) BY _____ (NAME)" THE STATE OF CALIFORNIA REQUIRES THAT THE SYSTEM BE FLUSHED AFTER STANDING AT LEAST ONE WEEK AFTER THE FILL DATE SPECIFIED ABOVE. IF THIS SYSTEM IS USED EARLIER THAN ONE WEEK AFTER THE FILL DATE, THE WATER MUST BE ALLOWED TO RUN FOR AT LEAST TWO MINUTES PRIOR TO USE FOR HUMAN CONSUMPTION. THIS TAG MAY NOT BE REMOVED PRIOR TO THE COMPLETION OF THE REQUIRED SECOND FLUSHING, EXCEPT BY THE BUILDING OWNER OR OCCUPANT
3. WHEN PEX TUBING IS PLACED IN SOIL AND IS USED IN POTABLE WATER SYSTEMS INTENDED TO SUPPLY DRINKING WATER TO FIXTURES OR APPLIANCES, THE TUBING OR PIPING SHALL BE SLEEVED WITH A MATERIAL APPROVED FOR POTABLE WATER USE IN SOIL OR OTHER MATERIAL THAT IS IMPERMEABLE TO SOLVENTS OR PETROLEUM PRODUCTS.

## PLUMBING DISABILITY NOTES

1. TOILET FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. CONTROLS FOR FLUSH VALVES SHALL BE MOUNTED ON THE WIDE SIDE OF THE TOILET AREA NO MORE THAN 44 INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS FORCE.
2. URINAL FLUSH CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, OR TWISTING OF THE WRIST AND SHALL BE MOUNTED NO MORE THAN 44 INCHES ABOVE THE FLOOR. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NOT GREATER THAN 5 POUNDS FORCE
3. HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES
4. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS FORCE. LEVER-OPERATED, PUSH-TYPE AND ELECTRONICALLY CONTROLLED MECHANICAL ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF-CLOSING VALVES ARE ALLOWED IF THE FAUCET REMAINS OPEN AT LEAST 10 SECONDS

## TITLE 24 ENERGY NOTES

1. THE TEMPERATURE CONTROLS FOR PUBLIC LAVATORIES SHALL LIMIT THE OUTLET TEMPERATURE TO 110°F
2. INSTALLED SERVICE WATER HEATER STORAGE TANKS AND BACKUP TANKS FOR SOLAR WATER HEATING SYSTEMS SHALL HAVE EXTERNAL INSULATION WITH AN INSTALLED R-VALUE OF AT LEAST R-12 OR AN INTERNAL AND EXTERNAL INSULATION WITH A COMBINED R-VALUE OF AT LEAST R-16
3. IF A CIRCULATING HOT WATER SYSTEM IS INSTALLED, IT SHALL HAVE A CONTROL CAPABLE OF AUTOMATICALLY TURNING OFF THE CIRCULATING PUMP(S) WHEN HOT WATER IS NOT BEING USED
4. WATER HEATING SYSTEMS SHALL BE EQUIPPED WITH AUTOMATIC TEMPERATURE CONTROLS CAPABLE OF ADJUSTMENT FROM THE LOWEST TO THE HIGHEST ACCEPTABLE TEMPERATURE SETTING FOR THE INTENDED USE AS LISTED IN TABLE 3 CHAPTER 50 OF THE ASHRAE HANDBOOK.
5. WATER HEATING SYSTEMS USING GAS OR PROPANE WATER HEATERS TO SERVE INDIVIDUAL DWELLING UNITS SHALL INCLUDE THE FOLLOWING COMPONENTS:
   - A. A 120V ELECTRICAL RECEPTACLE THAT IS WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS.
   - B. A CATEGORY III OR IV VENT, OR A TYPE B-VENT WITH STRAIGHT PIPE BETWEEN THE OUTSIDE TERMINATION AND THE SPACE WHERE THE WATER HEATER IS INSTALLED
   - C. A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER, AND ALLOWS NATURAL DRAINING WITHOUT PUMP ASSISTANCE
   - D. A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR

## PIPE INSULATION NOTES

1. THE FOLLOWING PIPES ARE ISOLATED TO THE THICKNESSES REQUIRED BY TABLE 120.3A AND CPC 609.11
   - a. THE FIRST 5 FEET OF HOT AND COLD WATER PIPES FROM THE STORAGE TANK.
   - b. ALL HOT WATER PIPING.
   - c. ALL PIPING ASSOCIATED WITH A DOMESTIC HOT WATER RECIRCULATION SYSTEM REGARDLESS OF THE PIPE DIAMETER, EXCEPT WHEN COLD WATER RETURN IS USED IN A DEMAND SYSTEM.

THE FOLLOWING SECTIONS OF PIPE DO NOT HAVE TO BE ISOLATED:

- a. PIPING THAT PENETRATES FRAMING MEMBERS SHALL NOT BE REQUIRED TO HAVE PIPE INSULATION FOR THE DISTANCE OF THE FRAMING PENETRATION. METAL PIPING THAT PENETRATES METAL FRAMING SHALL USE GROMMETS, PLUGS, WRAPPING OR OTHER INSULATING MATERIAL TO ASSURE THAT NO CONTACT IS MADE WITH THE METAL FRAMING. INSULATION SHALL BUTT SECURELY AGAINST ALL FRAMING MEMBERS.

| NOMINAL PIPE DIAMETER | INSULATION THICKNESS |
|---|---|
| 1/2" TO 3/4" | 1" |
| 1" TO 1 1/2" | 1 1/2" |
| 2" AND ABOVE | 2" |

## PIPING MATERIAL SCHEDULE

| | |
|---|---|
| DOMESTIC COLD/HOT WATER | UPONOR AQUA PEX TUBING WITH PROPER FITTINGS INSTALLED IN COMPLIANCE WITH MANUFACTURES INSTRUCTIONS |
| SEWER, WASTE AND VENT PIPING - INSIDE BUILDING + ABOVE GRADE | SCHEDULE 40 ABS (OR PVC) |
| SEWER, WASTE AND VENT PIPING - INSIDE BUILDING + BELOW GRADE | SCHEDULE 40 ABS (OR PVC) |
| CONDENSATE WASTE AND CONDENSATE PIPING | PVC/CPVC |

NOTES:
1 BUILDING DRAIN AND VENT PIPING MATERIALS SHALL COMPLY WITH SECTIONS 1210 AND 1211 OF THE CALIFORNIA PLUMBING CODE.

2 ALL SANITARY SYSTEM MATERIALS SHALL BE LISTED BY AN APPROVED LISTING AGENCY

## CAL GREEN NOTES

1. PLUMBING FIXTURES AND FITTING SHALL COMPLY WITH ALL THE REQUIREMENTS IN SECTION 4.303 IN THE CALIFORNIA GREEN BUILDING CODE.
2. WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD THE COMBINED FLOW RATE OF ALL THE SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ALLOW ONLY ONE SHOWER OUTLET TO BE IN OPERATION AT A TIME. A HAND-HELD SHOWER SHALL BE CONSIDERED A SHOWERHEAD
3. THE MAXIMUM FLOW RATE OF RESIDENTIAL LAVATORY FAUCETS SHALL NOT BE LESS THAN 0.8 GPM AT 20 PSI
4. KITCHEN FAUCETS MAY TEMPORARILY INCREASE THE FLOW ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GPM AT 60 PSI, AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GPM AT 60 PSI
5. THE EFFECTIVE FLUSH VOLUME OF DUAL FLUSH TOILETS IS DEFINED AS THE COMPOSITE, AVERAGE FLUSH VOLUME OF TWO REDUCED FLUSHES AND ONE FULL FLUSH.
6. PLUMBING FIXTURES AND FITTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE AND SHALL MEET THE APPLICABLE STANDARDS REFERENCED IN TABLE 1701.1 OF THE CALIFORNIA PLUMBING CODE

### FIXTURE FLOW RATES

| FIXTURE TYPE | MAX FLOW RATE |
|---|---|
| SHOWERHEADS | 1.8 GPM @ 80 PSI |
| LAVATORY FAUCETS, RESIDENTIAL | 1.2 GPM @ 60 PSI |
| LAVATORY FAUCETS IN COMMON AND PUBLIC AREAS | 0.5 GPM @ 60 PSI |
| KITCHEN FAUCETS | 1.8 GPM @ 60 PSI |
| WATER CLOSETS | 1.28 GALLONS/FLUSH |
| URINALS (WALL MOUNTED) | 0.125 GALLON/FLUSH |
| URINALS (FLOOR MOUNTED) | 0.5 GALLONS/FLUSH |
| METERING FAUCETS | .25 GALLONS/CYCLE |

FLOW RATES ARE BASED ON SEC 4.303 OF THE GREEN BUILDING CODE

## PLUMBING SHEET INDEX



| NO | SHEET | DESCRIPTION |
|---|---|---|
| 1 | P-1.0 | PLUMBING GENERAL NOTES, SYMBOLS & SHEET INDEX |
| 2 | P-2.1 | PLUMBING SCHEDULES & CALCULATIONS & DETAILS |
| 3 | P-2.2 | PLUMBING DETAILS |
| 4 | P-3.0 | PLUMBING PLAN - BASEMENT WATER - FLOOR PLANS |
| 5 | P-3.0 | PLUMBING PLAN - WASTE & VENT - FLOOR PLANS |



| REVISIONS | | |
|---|---|---|
| NO. | DATE | DESCRIPTION |
| | | |

SEAL:


GMG ENGINEERS
18420 Rancho Pkwy. S. Ste 110
Lake Forest, CA 92610
Tel: 949-367-8888


PROJECT:

# EIGHTH STREET CONDO

4905 8TH STREET,
CARPINTERIA, CA 93013

SHEET TITLE:

PLUMBING
GENERAL NOTES, SYMBOLS
& SHEET INDEX

P-1.0

## FIXTURE UNIT CALCULATION

| FIXTURE TYPE | QTY | DOMESTIC WATER | | | | | | | DRAINAGE | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | COLD WATER FIXTURE UNITS (CWFU) | HOT WATER FIXTURE UNITS (HWFU) | 75th COLD WATER FIXTURE DEMAND | 75th HOT WATER FIXTURE DEMAND | TOTAL COLD WATER DEMAND (CWFU) | 75th TOTAL COLD WATER DEMAND (CWFU) | 75th TOTAL HOT WATER DEMAND (HWFU) | DRAINAGE FIXTURE UNITS (DFU) | TOTAL DFU |
| WATER CLOSET, TANK TYPE | 4 | 2.5 | 0.0 | - | 0.0 | 22.5 | 22.5 | 0.0 | 3 | 21 |
| LAVATORY | 10 | 1.0 | 1.0 | 0.75 | 0.75 | 10.0 | 7.5 | 7.5 | 1 | 10 |
| SHOWER | 1 | 2.0 | 2.0 | 1.50 | 1.50 | 14.0 | 10.5 | 10.5 | 2 | 14 |
| ICE MAKE BOX | 3 | 0.5 | 0 | 0.38 | 0.00 | 1.5 | 1.5 | 0.00 | 0 | 0 |
| CLOTHES WASHER | 3 | 4.0 | 4.0 | 3.0 | 3.0 | 12.0 | 9.0 | 9.0 | 3 | 9 |
| KITCHEN SINK | 4 | 1.5 | 1.5 | 1.125 | 1.125 | 6.0 | 4.500 | 4.500 | 2 | 8 |
| WINE BARR | 1 | 2.5 | 0.0 | - | 0.0 | 2.5 | 1.875 | 0.00 | 0 | 0 |
| DISHWASHER | 1 | 1.5 | 1.5 | 0.0 | 1.5 | 1.5 | 0.0 | 1.5 | 0 | 0 |
| TOTAL FIXTURE UNITS | | | | | | 72.0 | 57.0 | 33.0 | | 60.0 |
| EQUIVALENT WATER DEMAND IN GPM | | | | | | 31 | 33 | 22 | | |
| REQUIRED MINIMUM PIPE SIZE | | | | | | 2" | 1-1/2" | 1-1/4" | | 4" |

## TYPICAL WATER CALCULATION

STREET PRESSURE: 65 MIN / 75 MAX

METER SIZE: 2" FOR 31 GPM

| | PRESSURE CALCULATION | UNIT | VALUE |
|---|---|---|---|
| 1 | METER LOSS | PSI | 5.0 |
| 2 | 2"FT STATIC LOSS | PSI | 4.1 |
| 3 | MIN PRESSURE REQUIRED | PSI | 20.0 |
| 4 | TOTAL LOSSES ITEMS 1-3 | PSI | 34.1 |
| 5 | MIN STREET PRESSURE | PSI | 65 |
| 6 | PRESSURE AVAILABLE FOR FRICTION | PSI | 30.9 |
| 7 | ACTUAL LENGTH OF SYSTEM | FT | 95 |
| 8 | DEVELOPED LENGTH (130% OF ITEM 8) | FT | 246.5 |
| 9 | AVERAGE PRESSURE DROP | PSI/100FT | 12.9 |

## PEX PIPE SIZING CHART

FOR VELOCITY OF 10FPS (GPM) AND 8FT/100FT PRESSURE LOSS PER 100FT IN PSI (12.0

| PIPE SIZE | COLD WATER TANK TYP. | COLD WATER GPM | HOT WATER TYP. | HOT WATER GPM |
|---|---|---|---|---|
| 1/2" | 2 | 2.8 | 3 | 3.0 |
| 3/4" | 8 | 11 | 9 | 13 |
| 1" | 20 | 19.0 | 20 | 19.5 |
| 1-1/4" | 35 | 33.9 | 33 | 31 |
| 1-1/2" | 51 | 51.8 | 54 | 50.3 |
| 2" | 119 | 64.9 | 124 | 51.8 |

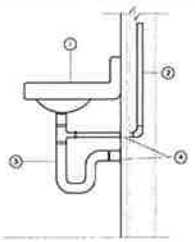
BASED ON UPONOR AQUAPEX PRESSURE LOSS TABLES IN CH 4 OF THE PLUMBING DESIGN ASSISTANCE MANUAL

## FIXTURE SCHEDULE

| ITEM | DESCRIPTION | MAKE/MODEL | TRAP | WASTE | VENT | COLD WATER | HOT WATER | REMARKS |
|---|---|---|---|---|---|---|---|---|
| WC-1 | WATER CLOSET, TANK TYPE | TBD | - | 3" | 2" | 1/2" | - | 1.28 GPF. VERIFY W/ OWNER OR ARCHITECT FOR EXACT FIXTURE SPECIFICATION BEFORE PURCHASING FIXTURE |
| L-1 | LAVATORY | TBD | 1 1/2" | 2" | 1 1/2" | 1/2" | 1/2" | 1.2 GPM FAUCET. VERIFY SELECTION W/ ARCH & OWNER. |
| S-1 | KITCHEN SINK | TBD | 1 1/2" | 2" | 1 1/2" | 1/2" | 1/2" | 1.8 GPM FAUCET. SELECTION TBD BY OWNER |
| SH-1 | SHOWER | TBD | 2" | 2" | 1 1/2" | 1/2" | 1/2" | 1.8 GPM SHOWER HEAD. PROVIDE A THERMOSTATIC OR PRESSURE BALANCE TYPE MIXING VALVE FOR THERMAL SHOCK AND SCALD PROTECTION |
| W/D-1 | WASHER/DRYER | TBD | 2" | 2" | 1 1/2" | 1/2" | 1/2" | SELECTION TBD BY OWNER |
| DW-1 | DISHWASHER | TBD | - | - | - | - | 1/2" | SELECTION TBD BY OWNER |
| IMB-1 | ICE MAKE BOX | TBD | - | - | - | 1/2" | - | SELECTION TBD BY OWNER |
| GD-1 | GARBAGE DISPOSAL | TBD | - | - | - | - | - | SELECTION TBD BY OWNER |

PLUMBING FIXTURES MUST COMPLY WITH GREEN BUILDING STANDARDS

## PRIMARY CONDENSATE TERMINATION DETAIL



KEYED NOTES:
1. LAVATORY OR SINK
2. 3/4" CONDENSATE PIPE
3. P-TRAP
4. ESCUTCHEON PLATE

NOTE
SEE ARCHITECT'S DRAWING FOR HANDICAP REQUIREMENTS

SCALE: NONE — 1

## TYPICAL CONDENSATE PIPE DETAIL

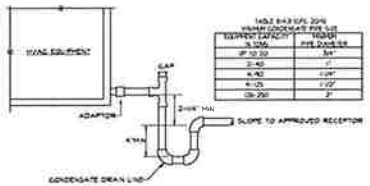


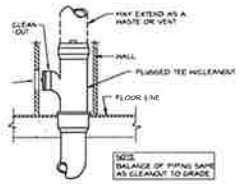

TABLE 8.4.3 (CPC 2019)
MINIMUM CONDENSATE PIPE SIZE

| EQUIPMENT CAPACITY IN TONS | MINIMUM PIPE DIAMETER |
|---|---|
| UP TO 20 | 3/4" |
| 21-40 | 1" |
| 41-90 | 1-1/4" |
| 91-125 | 1-1/2" |
| 126-250 | 2" |

NOTES:
1. ALL INTERIOR CONDENSATE DRAIN PIPING SHALL BE INSULATED
2. SLOPE ALL CONDENSATE DRAIN LINES AT 1%
3. ROUTE CONDENSATE DRAIN TO TAILPIECE OF NEAREST LAVATORY OR OTHER APPROVED LOCATION
4. ROUTE SECONDARY CONDENSATE DRAIN TO EXTERIOR OR PROVIDE A SHUT-OFF FLOAT SWITCH

SCALE: NONE — 2

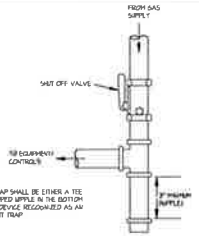
## TYPICAL WALL CLEANOUT




NOTE
BALANCE OF PIPING SAME AS CLEANOUT TO GRADE

SCALE: NONE — 3

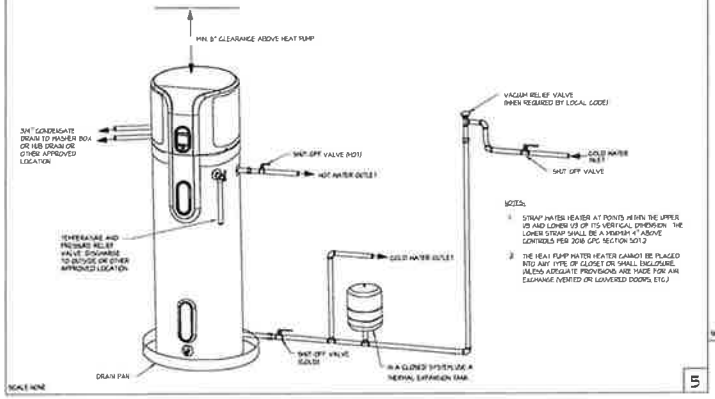
## TYPICAL GAS CONNECTION




NOTE: SEDIMENT TRAP SHALL BE EITHER A TEE FITTING WITH A CAPPED NIPPLE IN THE BOTTOM OUTLET, OR OTHER DEVICE RECOGNIZED AS AN EFFECTIVE SEDIMENT TRAP

SCALE: NONE — 4

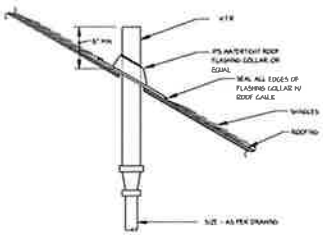
## HEAT PUMP WATER HEATER DETAIL




NOTES:
1. STRAP WATER HEATER AT POINTS WHERE THE UPPER 1/3 AND LOWER 1/3 OF ITS VERTICAL DIMENSION. THE LOWER STRAP SHALL BE A MINIMUM 4" ABOVE CONTROLS PER 2018 CPC SECTION 507.2
2. THE HEAT PUMP WATER HEATER CANNOT BE PLACED INTO ANY TYPE OF CLOSET OR SMALL ENCLOSURE, UNLESS ADEQUATE PROVISIONS ARE MADE FOR AIR EXCHANGE (VENTED OR LOUVERED DOORS, ETC.)

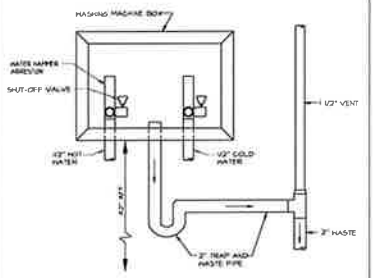
SCALE: NONE — 5

## PLUMBING VENT THROUGH ROOF




SCALE: NONE — 6

## TYPICAL WASHING MACHINE BOX




SCALE: NONE — 7

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

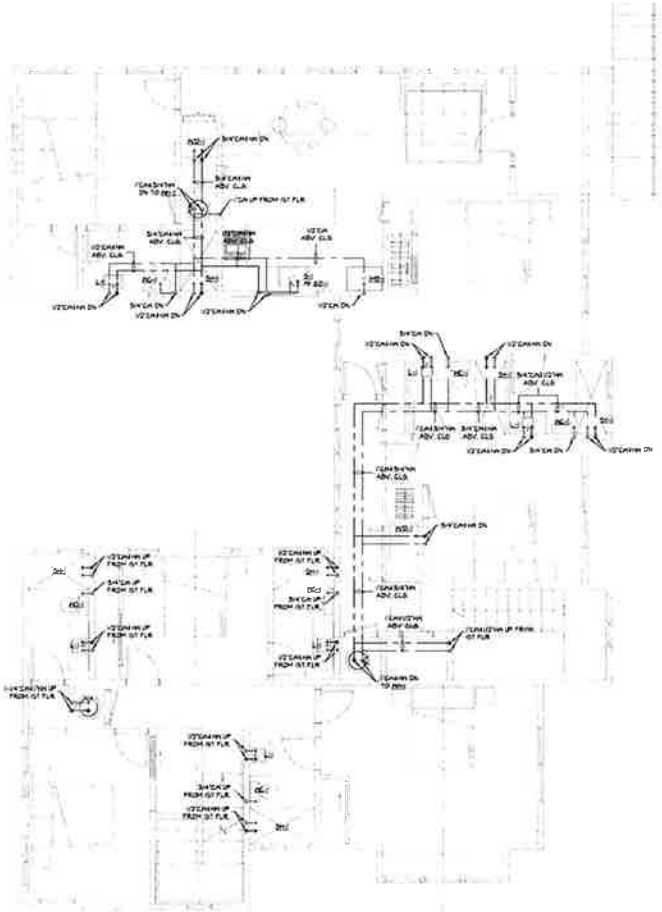
SEAL

GMEP ENGINEERS
19-681 Bowles Ave., Ste 120
Lake Forest, CA 92630
Tel: 949-887-9086

PROJECT:
EIGHTH STREET CONDO
4905 8TH STREET,
CARPINTERIA, CA 93013

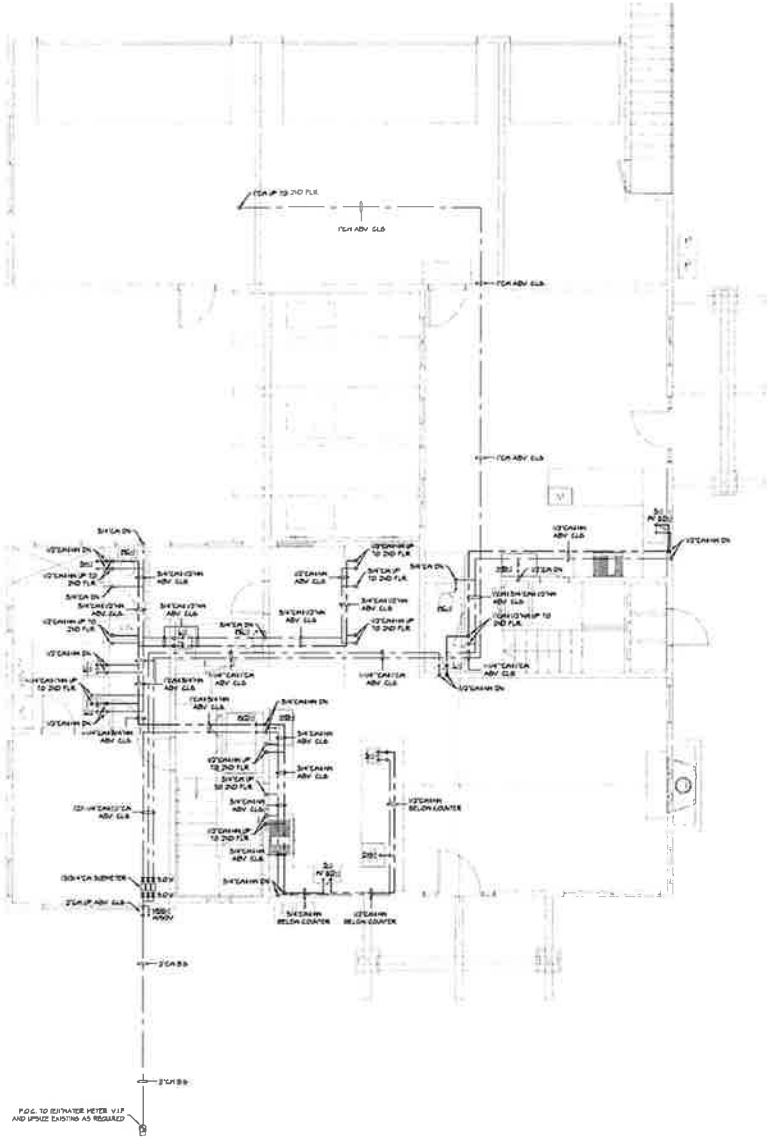
SHEET TITLE
PLUMBING
CALCULATIONS & DETAILS

DRAWN: GMEP
CHECKED: GMEP
DATE: 04/30/21
SCALE: AS NOTED
JOB NO: 20-191
SHEET: P-1.1



PLUMBING - SECOND FLOOR - COLD/HOT WATER

SCALE 1/4"=1'-0"



PLUMBING - FIRST FLOOR - COLD/HOT WATER

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

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

SEAL

GMEP ENGINEERS

PROJECT:

EIGHTH STREET CONDO

4905 8TH STREET,
CARPINTERIA, CA 93013

SHEET TITLE

PLUMBING PLAN
COLD/HOT WATER

GMEP

GMEP

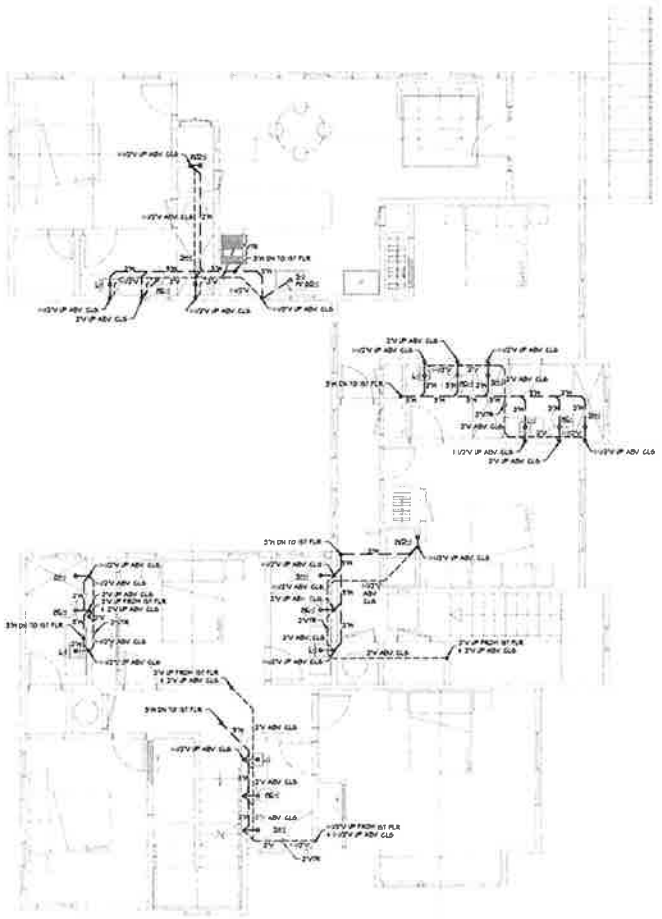
DATE
04/01/21

SCALE
AS NOTED

JOB NO.
21-191

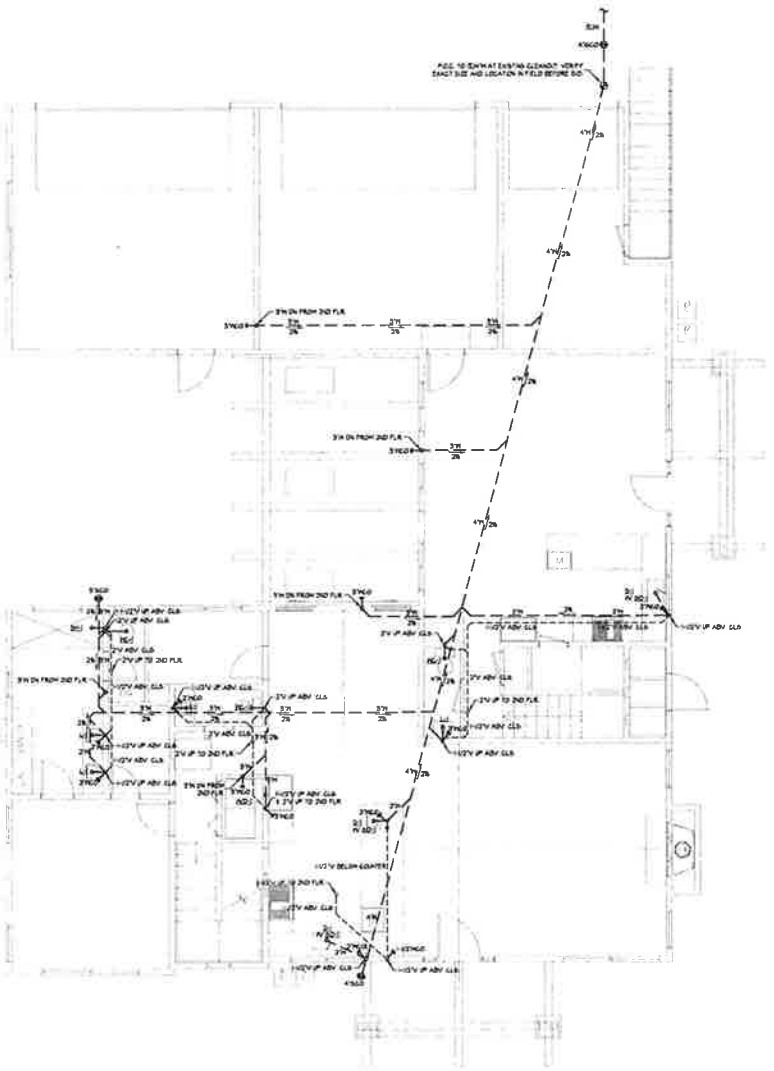
SHEET

P-2.0



PLUMBING - SECOND FLOOR - WASTE/VENT

SCALE 1/4"=1'-0"



PLUMBING - FIRST FLOOR - WASTE/VENT

SCALE 1/4"=1'-0"

REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | |

SEAL:

GMS ENGINEERS

PROJECT:

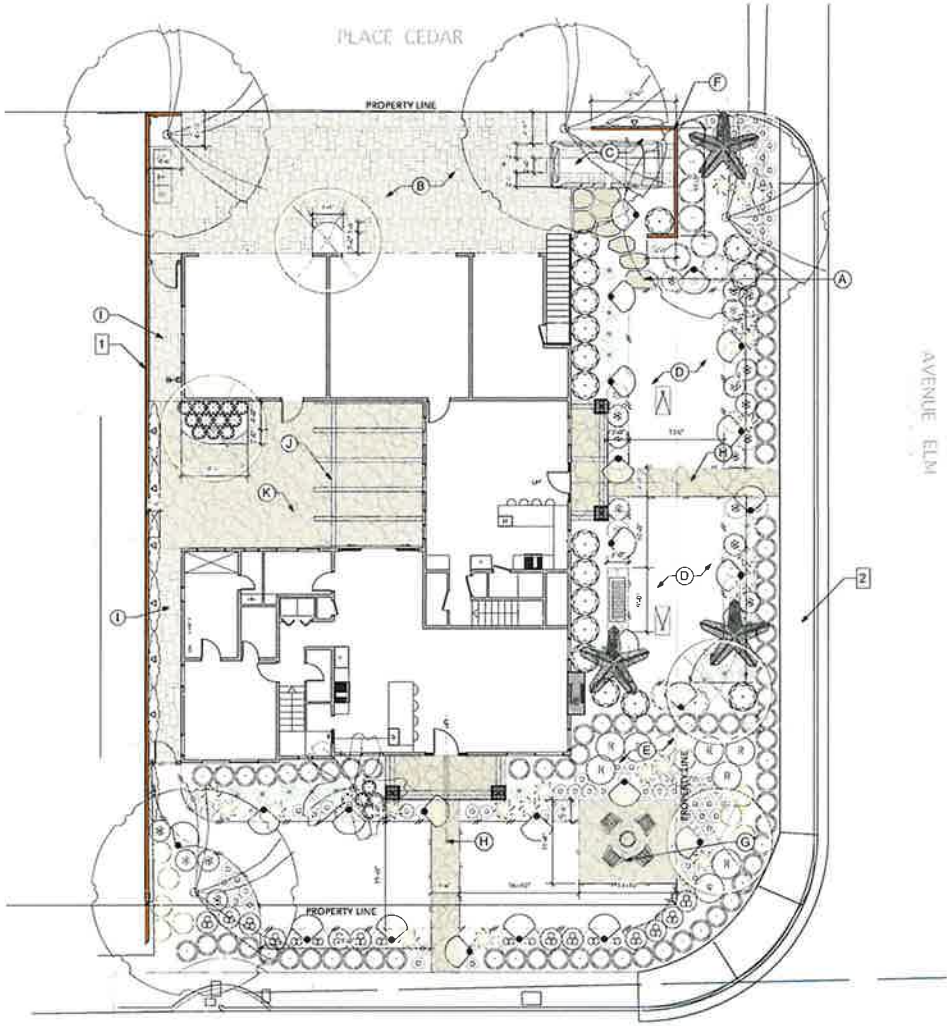
EIGHTH STREET CONDO

4905 8TH STREET,
CARPINTERIA, CA 93013

SHEET TITLE

PLUMBING PLAN
WASTE & VENT

P-3.0




6 Hardscape + Materials Plan
Scale: 1/8" = 1'-0"

North

Angelus permeable courtyard pavers Sand-Stone-Mocha, Ashlar pattern

Natural gas fire bowl 38" x 15" avail at hartsconcretedesign.com Per Owner

Common space bench Per Owner

Lawn recreation Provided by Owner

## Existing Keynotes

1. (E) 6' Fence to remain
2. (E) Sidewalk

## Proposed Keynotes

A. Flagstone, 2" MIN,Oklahoma, set on mortar base
B. Permeable paver auto court
C. Guest parking
D. Recreational lawn
E. Shrubs and perennials
F. 6' HT. fence. See detail, this sheet.
G. Fire pit, flagstone patio and seating. Flagstone set on concrete base. Contractor to supply gas line to fire bowl
H. Flagstone entry path, Oklahoma set on concrete slab
I. Permeable paver side yard

## Abbreviations

| | | |
|---|---|---|
| (E) | = | existing |
| (P) | = | proposed |
| APPROX | = | approximate |
| EQ | = | equal |
| SIM | = | similar |
| TYP | = | typical |
| LF | = | linear foot |
| SF | = | square foot |
| MAX | = | maximum |
| MIN | = | minimum |
| OC | = | on center |
| H | = | height |
| TBD | = | to be determined |
| TYP | = | typical |
| LA | = | landscape architect |
| L.O.W. | = | limit of work |
| DG | = | decomposed granite |
| DI | = | drain inlet |

## Materials Legend

| Symbol | Material | Area |
|---|---|---|
| | Permeable Pavers, Angelus, Sand-Stone-Mocha Permeable Courtyard Pavers. Installed in ashlar pattern. Install per manufacturer specifications to assure permeability. | 1600 sq.ft. |
| | Flagstone, 2" thick Oklahoma. Provide samples for Owner approval. | 1200 sq.ft. |
| | Sure-loc® Steel landscape edging, 6' | 360 l.ft. |

## Lighting General Notes

1. All electrical installations and wiring by others Electrical/lighting contractor shall provides sleeves for all lighting conduit underneath pavod areas

2. For timers and switches refer to Electrical/lighting contractor.

3. Install all fixtures per manufacturer's specifications

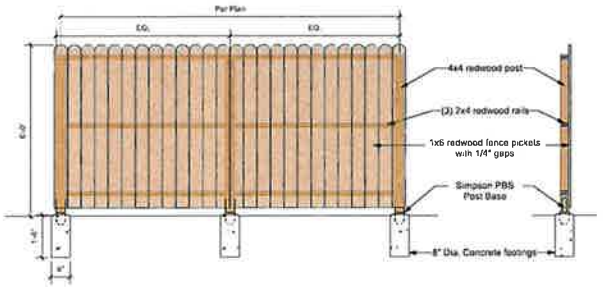
4. Electrical/lighting contractor to orchestrate safety lighting and mood lighting/optics to maximize performance.

5. Electrical/lighting contractor to confirm voltage prior to ordering. All landscape lighting can be specified between 8-15V.

6. In general, all outdoor lighting shall be designed and oriented to control glare, minimize light trespass onto adjacent properties, minimize direct upward light emission, promote effective security, and avoid interface with the safe operation of vehicles.

## Lighting Legend

| Fixture Symbol | Quantity of Fixtures | Manufacturer | Description | Model Number | Comments |
|---|---|---|---|---|---|
| | 24 | SPJ Lighting | Path Lights Matte Bronze | SPJ07-10-1-MBR-3W-150-2700K-8-15V | See Lighting General Notes |




1 Redwood Fence Detail
Scale 1/2" = 1'-0"

PO Box 1166
Carpinteria CA 93014
PH: (805) 550-4748
E: rachel@rlg-la.com

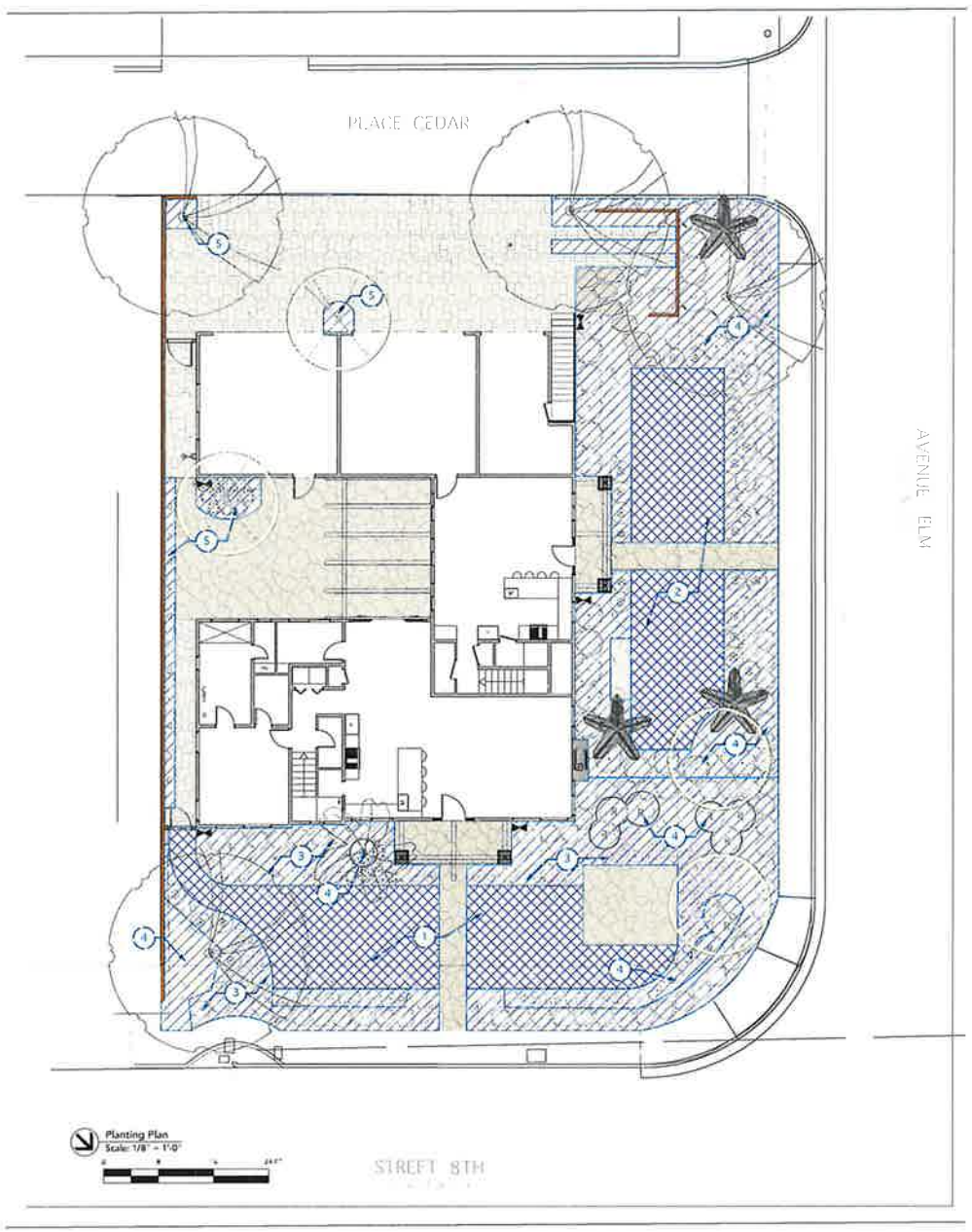
**8th Street Condos**
4905 8th St. Carpinteria, CA 93013

**Hardscape + Materials Plan**

Submittal Date: 11/07/23

Drawn By: RG

L1.1




## Hydrozone Legend

| Valve/Zone | Description: | Area | Method | Irrigation req. | Exposure |
|---|---|---|---|---|---|
| 1 | Lawn | 787sf | Spray | Medium | full sun |
| 2 | Lawn | 670sf | Spray | Medium | full sun |
| 3 | Trees, ornamental shrubs, perennials & groundcovers | 1198sf | Drip | Medium | part sun |
| 4 | Trees, ornamental shrubs, perennials & groundcovers | 1938sf | Drip | Low | part sun |
| 5 | Trees, ornamental shrubs, perennials & groundcovers | 160sf | Drip | Medium | part sun |

(#) valve/zone locations

HB Proposed Hose Bib locations

*OUTDOOR water use estimate (Non Agricultural)*

Water Efficient Landscape Worksheet

Reference Evapotranspiration (ETo) Table for Carpinteria

| ETo | Jan | Feb | Mar | Apr | May | June | July | Aug | Sept | Oct | Nov | Dec | Annual |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Carpinteria | 2.0 | 2.4 | 3.2 | 3.9 | 4.8 | 5.2 | 5.5 | 5.7 | 4.5 | 3.4 | 2.4 | 2.0 | 44.9 |

Reference Evapotranspiration (ETo) 44.9

| Hydrozone # /Planting Description | Plant Factor (PF) | Irrigation Method | Irrigation Efficiency (IE) | ETAF (PF/IE) | Landscape Area (sq. ft.) | ETAF x Area | Estimated Total Water Use (ETWU) |
|---|---|---|---|---|---|---|---|
| Regular Landscape areas | | | | | | | |
| | 0.5 | Drip | 0.81 | 0.62 | Total A | 1815.0 | 11,187.53 |
| | 0.5 | Drip | 0.81 | 0.62 | Total A | 847.26 | 13,048.88 |
| | 0.5 | Overhead Spray | 0.75 | 0.67 | Total A | 1743.60 | 12,887.97 |
| | | | | | Totals | (A) 4153.86 | (B) 2914.03 | 64,737.38 |
| Special Landscape Areas (i.e. the portion of the site not covered by regular landscape areas) | | | | | | | |
| | | | | | Totals | (C) | (D) | |
| | | | | | | | ETWU Total | 64,737.38 |
| | | | | | Maximum Allowed Water Allowance (MAWA)= | | | 72,894.88 |

| Hydrozone # /Planting Description | Plant Factor | Irrigation method | Irrigation Efficiency | ETAF x Area Before Required |
|---|---|---|---|---|
| Examples | | | | |
| 1) Front lawn | Very low water use 0-0.1 | (1) Overhead spray | (1) 0.75 for spray head | Enter A & B |
| 2) Low water use plantings | Low water use 0.1-0.3 | (2) Drip | (2) 0.81 for drip | |
| 3) Medium water use planting | Moderate water use 0.4-0.6 | | | |
| | High water use 0.7-1.0 | | | |

Single Family Residential water features, including pools, should be documented in the Regular Landscape area with a Plant Factor of 0.7

Non-single family (multi-family, commercial etc.) water features, including pools, should be documented in the Special Landscape area with a ETAF of 1.0

MAWA (Annual Gallons Allowed) = ((Eto) x (0.62) x ((ETAF x LA) + ((1 ETAF) x SLA))

Where 0.62 is conversion factor that converts acre inches per acre per year to gallon per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non residential areas

ETAF Calculations

| Regular Landscape Areas | | All Landscape Areas | | |
|---|---|---|---|---|
| Total ETAF x Area | (B) | Total ETAF x Area | (B+D) | Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas and 0.45 or below for non residential areas. |
| Total Area | (A) | Total Area | (A+C) | |
| | | | A | |

PO Box 1166
Carpinteria CA 93014
PH (805) 550-9746
E rachelle@rlg-lz.com

6.30.24

**8th Street Condos**
4905 8th St. Carpinteria, CA 93013

Irrigation Zone Plan

Submittal Date:
11/07/23

Drawn By: RG

L2.1

## Plant List

| Symbols | Botanical Name | Common Name | Size | Qty | Mature Height | Size Width | WUCOLS |
|---|---|---|---|---|---|---|---|
| | **Trees** | | | | | | |
| | *Howea forsteriana* | Kentia Palm | 24" box | 1 | 40 ft | 20 - 30 ft | Med |
| | *Hymenosporum flavum* | Sweetshade | 24" box | 4 | 25 - 40 ft | 15 - 20 ft | Med |
| | *Koelreuteria bipinnata* | Chinese Flame Tree | | 4 | 15 - 35 ft. | 20 - 35 ft. | Med |
| | *Syagrus romanzoffiana* | Queen Palm | 24" box | 3 | 15 - 35 ft | 7 - 12 ft | Med |
| | **Shrubs** | | | | | | |
| | *Boronia crenulata 'Sharks Bay'* | Shark Bay Aniseed Boronia | 1 gal | 20 | 2-3 ft | 2-4 ft in | Med |
| | *Grewia occidentalis* | Lavender Star Plant | 5 gal | 9 | 5 - 10 ft | 7 - 12 ft | Med |
| | *Lantana sellowiana (L. montevidensis)* | Trailing Lantana | | 87 | <= 12 in | 4 - 7 ft | Low |
| | *Rhaphiolepis umbellata 'Minor'* | Dwarf Yedda Hawthorn | 5 gal | 75 | 3 - 5 ft. | 36 in. - 4 ft. | Low |
| R | *Rosa x 'Iceberg' Floribunda Rose* | Iceberg Rose | | 9 | 30 in - 3 ft | 30 in - 3 ft | Med |
| | *Salvia leucantha* | Mexican Bush Sage | 1 gal | 21 | 3 - 5 ft | 36 in - 4 ft | Low |
| | *Teucrium fruticans* | Bush Germander | 5 gal | 7 | 4 - 5 ft | 4 - 5 ft | Low |
| | **Perennials** | | | | | | |
| | *Clivia miniata 'San Marcos Yellow'* | Select Yellow Clivia | 5 gal | 21 | 18 - 24 in. | 12 - 24 in. | Low |
| | *Salvia chamaedryoides* | Germander Sage | 1 gal | 31 | <= 12 in. | 24 - 48 in. | Low |
| | **Succulents** | | | | | | |
| | *Agave attenuata 'Ray of Light'* | Variegated Fox Tail Agave | 15 gal | 22 | 3 - 5 ft. | 3 - 5 ft. | Low |
| | **Grasses** | | | | | | |
| | *Lomandra longifolia 'Roma13'* | Platinum Beauty Lomandra | | 26 | 30 in. - 3 ft. | 24 - 36 ft. | Low |
| | *Miscanthus sinensis 'Adagio'* | Adagio Maiden Grass | 1 gal | 11 | 3 - 5 ft. | 24 - 36 ft. | Med |
| | **Groundcover + Turf** | | | | | | |
| | *Dymondia margaretae* | Silver Carpet | flats | 10 | <6" | 1 - 3 ft. | Med. |
| | *Marathon II* | Turf | sod | 1,500sf | <6" | 1 - 2 ft. | Med. |

## Planting Notes

1. Contractor shall clear and grub all planting areas, removing all weed growth and construction debris, prior to installation of plant materials. Remove all rocks over 1 1/2" in diameter, sticks, plaster, concrete, debris, and foreign growth of any kind form area to be planted before soil is prepared. In any area where any construction chemicals may have been poured, remove soil to the depths necessary to remove contamination. Coordinate with General Contractor to verify location where contaminates may have been spilled. Before grading operations are commenced, remove or poison existing Bermuda or Kikuyu grass, Ivy, Poison Oak, Wild Cucumber, and other weeds in strict accordance with spray manufacturers instructions. Prune, remove or relocate existing trees and shrubs at direction of Landscape Architect or Owner.

2. For soils less than 6% organic matter in the top 6 inches of soil, compost with 50/50 as supplied at All-Around Irrigation or equal, at a rate of a minimum of four cubic yards per 1,000 square feet of planting area shall be incorporated to a depth of six inches into the soil.

3. Plants shall be healthy, well established, vigorous, of normal growth, free of disease, insects, insect eggs and larvae. No root bound, sunburned or wind tattered plants. All plants hardened to natural growing conditions. Protect plants after delivery. No substitutions will be permitted without prior approval of Landscape Architect or Owner.
No pruning prior to delivery. The size of plants shall conform to the plans or as approved by Owner. Plants just moved up from a smaller size container will normally not be accepted. Plants of the same species in rows shall be matched in size. Plants are subject to inspection at any time before final acceptance for quality, size, variety, condition, latent defects or injurious disease and insects. Trees shall be approved by inspection of the Owner or Owner's Agent at the nursery or from photographs before delivery of trees to the site. Rejected plants shall be removed immediately from the site.

4. All plant materials shall be set out as shown on plan. Final locations shall be approved by the Landscape Architect prior to planting. Landscape Architect shall be given 48 hours notice.

5. All plants shall be thoroughly watered prior to planting. (So that soil is still wet when planted). And thoroughly water whole planting area after planting and mulching.

6. Linear Root Barriers shall be provided for all trees 5' or closer to paving and curbs.

7. Contractor shall provide and install 3" of mulch in all planted areas unless otherwise noted. Mulch to be 'Walk-on' or Ground Cedar Bark, 1/2 inch-1 inch as supplied by All-Around Irrigation, (805) 684-3115 or equal. Mulch shall be spread evenly.

8. Installation of gopher baskets for plants is recommended. Verify with owner.

9. Lawn Planting: Apply fertilizer amendments evenly at the following rates: Fertilizer: 50 lbs. per 1000 sq. ft.; shavings: 3 cubic yards per 1000 sq. ft. Thoroughly till all groundcover areas to a depth of 12" while moist. Remove all rocks over 1 1/2" in diameter, sticks and debris. Fine grade. New lawn areas to be fine graded 1" below adjacent finish surfaces. Sod shall be installed immediately after delivery. Wilting sod shall be kept shaded and sprinkled. Plant sod after all shrubs and trees are planted. Lay sod in straight lines in staggered rows, butt joints tightly, do not overlap edges. Roll and water gently.

PO Box 1166
Carpinteria CA 93014
PH (805) 550-4748
E rachelle@rg42.com

6.30.24

**8th Street Condos**
4905 8th St. Carpinteria, CA 93013

Planting Plan

Submittal Date:
11/07/23

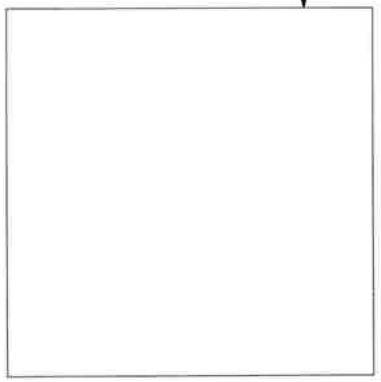
Drawn By: RG

L3.1

# Attachment B
## Final Colors and Materials Board

Zins SFD Demo & New Condominium Triplex
Final ARB Review
December 14, 2023

**EXT. TRIM**



**MANUFACTURER:**
DUNN-EDWARDS

**COLOR:**
CLASSIC WHITE
DEHWO8

**SHINGLE ROOF**

**MANUFACTURER:**
CERTAINTEED

**COLOR:**
PRESIDENTIAL SHAKE
SHADOW GRAY

**DARKSKY LIGHT FIXTURE**

**MANUFACTURER:**
KICHLER

**MODEL:**
RIPLEY

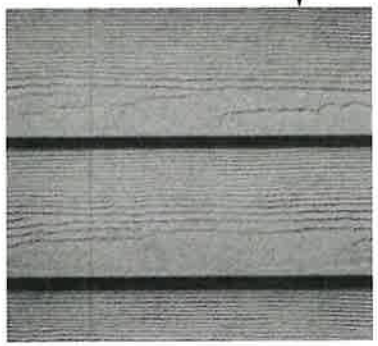
**LED:**
7.9W

**EXT. VERTICAL SIDING**

**MANUFACTURER:**
JAMES HARDIE
BOARD & BATT

**COLOR:**
HARDIEPLANK
CEDERMILL
COLOR:
ARTIC WHITE

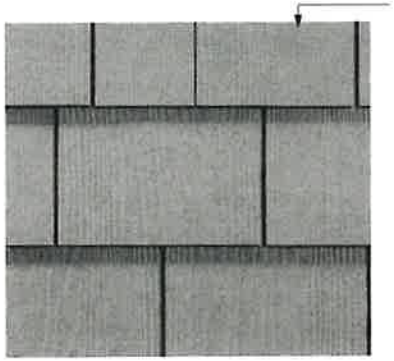
**EXT. HORZ. SIDING**



**MANUFACTURER:**
JAMES HARDIE

**COLOR:**
HARDIEPLANK
CEDERMILL
COLOR:
GRAY SLATE

**EXT. SHINGLE SIDING**



**MANUFACTURER:**
JAMES HARDIE

**COLOR:**
HARDIESHINGLE
CEDERMILL
COLOR:
GRAY SLATE

**SANTA BARBAR SANDSTONE**

**MANUFACTURER:**
NATURAL STONE

5 POINT DESIGN

**WINDOWS & DOORS**

**MANUFACTURER:**
MILGARD, TUSCANY
COLOR: WHITE

**S.S. CABLE RAIL**

**MANUFACTURER:**
AGS STAINLESS

RAINIER- FLATBAR


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


PROJECT: **8TH STREET CONDOMINIUM**

LOCATION: 4905 8TH STREET CARPINTERIA, CA 93013

OWNER: JERRY AND LISA ZINS

# MATERIAL BOARD

08/25/2022

Attachment C

July 30, 2020, April 28, 2022, September 15, 2022, and March 16, 2023 ARB Minutes

Zins SFD Demo & New Condominium Triplex

Final ARB Review

December 14, 2023

**CITY OF CARPINTERIA**
5775 Carpinteria Avenue
Carpinteria California 93013

**ARCHITECTURAL REVIEW BOARD**
Meeting Date: July 30, 2020

# ACTION MINUTES

The virtual meeting was called to order on Zoom Meeting at 5:30 p.m. by Brad Stein, Chair.

**ROLL CALL**

**Boardmembers present:** Brad Stein, Chair
Jim Reginato
Jason Rodriguez
Richard Johnson

**Boardmembers absent:** None

**OTHERS PRESENT:** 10 members of the public were in attendance.

**PUBLIC COMMENT:**

1) ARB Vacancy: Staff announced the current vacancy on the ARB and disclosed that applications to fill the vacant seat would be accepted by the City Clerk until 5:00 p.m. on Friday, July 31, 2020.

2) Zoom Webinar Procedures: Staff provided an overview of the new Zoom Webinar platform in use for ARB meetings and the protocol for members of the public to request the opportunity to speak on an item.

**PROJECT REVIEW**

1) Applicant: Dylan Chappell, architect for Jerry and Lisa Zins
Project: 20-2052-CON
Planner: Syndi Souter
Project Location: 4905 Eighth Street
Zoning: Planned Residential Development (PRD-20)

Request of Dylan Chappell, architect for Jerry and Lisa Zins, to consider Project 20-2052-CON for conceptual review of a request to demolish an existing single-story 1,124 square foot single family residence and construct a new two-story 5,886 square foot tri-plex condominium structure containing three dwelling units and an attached five-car garage. The property is an 8,391 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-311-011, addressed as 4905 Eighth Street.

Staff described and summarized the project, explaining that the project was located on a corner lot and therefore had both a large front yard setback and a street-side setback, and that the alley at the rear of the site would provide vehicular access to the project's onsite parking. Staff also explained the requested modifications needed to allow the two covered porches and a portion of Unit 1 to encroach into the required setbacks. Boardmember Rodriguez raised a question about the land use and zoning for the property, and Boardmember Johnson raised a question about the elevations.

Dylan Chappell, architect, added to Staff's presentation. He elaborated on the fact that the property is a corner lot, with ample open space due to the front and street side yards, along with the additional undeveloped rights-of-way. He explained that the proposed encroachments would leave plenty of

remaining open space, and that the structure was designed to be lower than the adjacent two-story residence to the east.

Jerry and Lisa Zins, applicants, introduced themselves and explained that the project will be their retirement home and provide two long-term rentals. They explained that the project was a two-story design due to the existing setback and onsite parking constraints on the property. Although the proposal is for condominiums, they explained that they did not plan on selling the other two units right away.

Public Comment:
Toni Stuart, a neighbor at 4881 Eighth Street, commented that she thinks the project is a terrible idea, is too big and bulky, and fears that too many two-story buildings will make Eighth Street feel like a canyon on the way to Linden Avenue. She stated that the proposal is not "beachy" or "Carp," and that Craftsman architecture is not like another development (referencing Lavender Court), but typically a one-story bungalow with a large covered porch. Ms. Stuart also submitted three separate public comment letters ahead of the meeting and requested they be read into the record. The letters generally reflect her statements shared during the meeting. Copies of the letters are on file with the Community Development Department.

Matt Theule, a neighbor at 4925 Eighth Street, lives immediately east of the project and shared that his house is two-stories, as well as the house across the street. He was supportive of the project.

Boardmember Discussion:
Boardmember Johnson started the discussion with concerns about the massing, suggesting that Unit 1 was in essence a 5½ bedroom residence that could be reduced in size to reduce the massing, particularly at the street corner. He said the design was, "charming," and that he liked the animation, details, and roof. He shared that the stone on the exterior needs to have visible support.

Boardmember Rodriquez shared that he thinks the project has a good design, nice aesthetics, the massing is fine, that the project will improve the neighborhood character, that the multiple units are appropriate for downtown, and feels it will be a perfect bookend into downtown. He commented that he felt the size of Unit 1 is appropriate due to the fact that is will be a retirement home and that they will need room for their family to visit. He was supportive of the requested setbacks encroachments, but suggested the porch roof overhangs could be reduced. He suggested that the guest parking space should be screened or relocated, that there is not a fence or gate shown to block access to pedestrians walking from Eighth Street to Cedar Lane through the property, and that the stairwell to Unit 3 could be reconfigured to be more integrated into the structure.

Boardmember Reginato shared that the project is set back from the street more than Lavender Court, and that he likes the Craftsman styling of the project. He said that the zoning allows for three units, and that he is generally supportive of the project. He noted however, that he agreed with Boardmember Johnson's suggestion that the massing located toward the Eighth Street/Elm Avenue intersection could stand to be reduced. He also agreed with Boardmember Johnson about the unsupported stone walls, and was supportive of the setback encroachments as-is. He suggested that the one-car garage for Unit 3 should be moved next to the stairs, that Unit 2 needs a porch or other type of private outdoor space, and that the guest parking space should be rotated 90° to Cedar and screened. He also mentioned that the project should include planting new street trees in the rights-of-way to help soften the building.

Boardmember Stein was supportive of the proposal and agreed with all of the other Boardmembers' comments. He appreciated the Craftsman details and liked the idea of the applicant providing affordable rental housing for the City.

**ACTION**: Public comment received and conceptual comments provided by ARB.

**VOTE:** N/A

2) Applicant: David Bejarano, engineer/agent for Jesse Bustillos
Project: 19-2009-DPR/CDP
Planner: Marysol Smith
Project Location: 389 Linden Avenue - The Spot Restaurant
Zoning: Commercial Planned Development (CPD)

Request of David Bejarano, engineer/agent for Jesse Bustillos to consider Project 19-2009-DPR/CDP for final review of request to reconstruct the Spot Restaurant's existing detached dining room structure, remodel the outdoor seating area and parking lot, and relandscape existing areas. The property is a 19,130 square foot parcel zoned Commercial Planned Development (CPD) and shown as APN 003-440-011, addressed as 389 Linden Avenue.

Staff described the revised project, explaining the project elements that have been updated in response to the Board's comments from the previous in-progress review. Revisions included new exterior lighting fixtures, a new landscape plan, bike parking location and additional information about the rooftop ventilation turbines and the perimeter fence. Staff noted that, overall, the revised plans appeared to satisfactorily address many of the ARB's previous comments, however staff was still seeking feedback from the Board, particularly on the quantity and design specifications for the new lighting, and the need for additional landscaping along the property's eastern (side) boundary.

David Bejarano, agent/engineer, explained that the proposed gravel would extend to the fence at the eastern property line and this same area is presently used as a pathway, particularly during these times to meet physical distancing requirements. The ventilation turbines are proposed to be gravity fed and match the style of the existing turbines.

Public Comment: None.

Boardmember Discussion:
Boardmember Johnson noted that the proposed bike rack is designed to be two-sided for proper use. The plans (and potentially) the location should be revised to allow for user access to both sides of the bike rack. He also recommended the roof vents be reevaluated as there a variety of designs available, including models that lay flat on the roof. Boardmember Johnson noted that the vents continue to appear out of scale on the plans; if they are to scale, then they must be reduced in size. The applicant should consider an alternative model that lays flat or ensure that the proposed turbines are small and to scale with the dining room building.

Boardmember Reginato agreed with above comments. The rooftop vents can be smaller or lay flat and still function adequately for the space. He could accept the proposed turbines, if the applicant prefers the aesthetic, however, they must be appropriate in scale, unlike what is depicted on the

Boardmember Rodriguez shared the following comments: He supported the idea of exposing the decorative CMU block and liked the proposed building colors. He did not feel the proposed shed was of sufficient quality for the setting, and should either be replaced with something higher quality or screened (like a trash enclosure), perhaps. He felt the parking lot needed to be softened with additional landscaping around the perimeter and within the center median. He noted that he was in support of fencing the property, and cited the Carpinteria Arts Center as an example of a venue where fencing is still attractive and inviting. He agreed the proposed fencing design is very open, but perhaps it could be further set back from the sidewalk, and staggered or undulated rather than presenting a linear barrier across the frontage. He agreed with Boardmember Stein that the main building windows should be at least semi-transparent and urged the applicant to look into protective films that could provide the desired UV protection while also allowing visibility. With respect to potential conflicts with the mural, he asked whether the mural could be moved to an alternate location that might have better access and would not have the potential to be blocked by any proposed improvements.

Boardmember Reginato agreed with the other Boardmembers about the need for more landscaping in and around the parking lot, and concerning the appropriateness of the storage shed. We asked whether the new use still needs two driveways from Linden Avenue and whether the parking lot could not instead be reoriented to have a single entry/exit point. He noted he was okay with the Linden Avenue-facing windows being blocked out, but felt the Carpinteria Avenue-facing windows and plaza-facing windows should have transparent elements and/or visible displays. Concerning the fencing, he recommended the fence posts and frames instead be hot dipped galvanized and use rounded posts. He also felt the fence should not be right up against the sidewalk and should instead be set back further. He was also in agreement with relocating the kinetic sculpture farther back into the lot. He voiced support for the City to not replace the trellis in front of the building. Overall, he noted it was a nice project and he was in support of it.

**ACTION**: Motion by Boardmember Reginato, seconded by Boardmember Rodriguez, to recommend continuance to a future meeting date with their comments attached.

**VOTE:** 4-0

3) Project: Zins Duplex, Project 21-2083-DP/CDP
Address: 4905 Eighth Street
Applicant: Dylan Chappell, architect for Jerry and Lisa Zins
Planner: Syndi Souter

Request of Dylan Chappell, architect for Jerry and Lisa Zins, to consider Project 21-2083-DP/CDP for preliminary review of a request to demolish an existing single-story 1,124 square foot single family residence and construct a new two-story 5,990 square foot duplex containing two dwelling units with an attached five-car garage. The property is an 8,391 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-311-011, addressed as 4905 Eighth Street.

No Ex Parte Communications were disclosed.

Staff presented the project to the Board and described how the project evolved from the tri-plex that was previously reviewed at concept level to the current duplex proposal.

Dylan Chappell, architect, described to the Board that the height had been reduced, and that hipped roofs were added to the eastern elevation to reduce the roof mass. He also noted that the project had been reduced from three down to two units.

Jerry and Lisa Zins, applicants, spoke and explained that Unit 1 would be their retirement home and that Unit 2 would be a rental, most likely rented to family members. Mr. Zins further explained that the 5-car garage is necessary to store his collectible car.

Public Comment:
Cheryl Lake spoke against the project, stating that she will lose her mountain views from her residence on Seventh Street and that the proposal would be a very large building on a corner lot. She was also representing the Morales family on Elm Avenue who also thought the project was too big.

Tobi Theule, the next-door neighbor on Eighth Street, spoke in support of the project and shared that she is an advocate of the design review process after she went through the process a few years ago to do an addition and remodel to her home. She noted that she will miss her mountain views and that she is not looking forward to the construction noise.

Boardmember Discussion:
Boardmember Blakemore commented on the landscaping plan and shared that she likes the direction and the materials so far. She felt the landscaping was appropriate and in scale with the design and the property. She did note that three fire pits may be excessive.

Boardmember Rodriguez stated that he felt the size, bulk, and scale was appropriate, and that he likes the project. He did caution that he did not want this project to become as contentious as the Hawkins project in Concha Loma a few years ago, which was a two-story single-family home. He questioned the stairs leading to the second entrance to Unit 2, and if the second entrance was necessary. He added that he was okay with the parking as shown, with five garage spaces and a guest space.

Boardmember Reginato agreed with Boardmember Rodriguez about the stairway to the second entrance being unnecessary, especially in the setback. He expressed that he liked the architectural details and the materials, but that the structure was very bulky for the neighbors to the west and south. He noted that there are larger buildings just a block away from the project site. He suggested flipping the courtyard to face Elm Avenue to break up the massing of the structure.

Boardmember Stein questioned the private patio/courtyard for Unit 1 and asked if the applicants were considering converting the structure to a tri-plex in the future. He did not think the large two-story structure was appropriate on a corner lot, and he could not support the requested modifications to allow portions of the structure to be located in the front and street side setbacks. He stated that the scale of the project is too big.

The ARB Secretary, Nick Bobroff, addressed the Board and explained the findings that the Planning Commission would need to make in order to approve the modification requests. He stated that the modification requests were problematic and could not be supported as presented. The Board went on

to have a discussion about the findings. Their final comments were to reduce the size of the building, keep the habitable space outside of the setbacks, and that the front porches were okay in the setbacks.

**ACTION**: Motion by Boardmember Rodriguez, seconded by Boardmember Reginato, to continue the item to the May 26th ARB meeting date with their comments attached.

**VOTE:** 4-0

4) Project: Motel 6 Landscaping and Lighting, Project 21-2116-DPR/ARB
Address: 5550 Carpinteria Avenue
Applicant: David Lundy, PM Design Group for Mike Panzer, G6 Hospitality LLC
Planner: Marysol Smith

Request of David Lundy, agent for Mike Panzer, G6 Hospitality LLC (Motel 6), to consider Project 21-2116-DPR/ARB for preliminary review of a landscaping and exterior lighting retrofit project. Select existing exterior unpermitted building mounted lights and parking lot/grounds lighting would be replaced with new fixtures, select existing exterior fixtures would be removed, and new fixture locations are proposed. Fifty-two replacement trees would be planted and a variety of shrubs are also proposed as part of a comprehensive re-landscaping plan. No remaining existing trees are proposed to be removed. The property is a 4-acre parcel zoned Commercial Planned Development (CPD) and shown as APN 001-070-039, addressed as 5550 Carpinteria Avenue.

No Ex Parte Communications were disclosed.

Staff presented the proposed project, provided an overview of the history of the project, relevant comments from the ARB's previous review of superseded Project #1976, and highlighted the issue areas for the Board's consideration related to landscaping/screening of the parking lot, and consistency with night-sky friendly lighting policies and regulations for development adjacent to Environmentally Sensitive Habitat, among other items.

David Lundy, agent for Motel 6, explained that they worked with a lighting designer (CREE Lighting) to prepare an updated proposal with significant lighting upgrades for the site. They understand that the roof mounted lights are a nuisance and therefore are now proposing to remove them. It was challenging to develop a plan that would provide the minimum amount of site illumination needed for safety/security and still meet the City's protective ESH lighting requirements. With the new proposal, illumination site-wide would be decreased substantially to a level the Board would likely find acceptable. He also noted that it would be possible to make minor adjustments to the fixtures themselves at time of install. Lastly, he clarified that the property has recently been sold to a franchisee, whom will be taking over the project soon.

Public Comment:
Bob Jordan commented that the proposed 15 gallon trees are too small and agrees with Boardmember Blakemore's observation that a boxed tree would be more appropriate to replace the mature trees that were removed.

Virginia Hallihan expressed agreement that the trees proposed to be planted must be of a larger size.

**CITY OF CARPINTERIA**
5775 Carpinteria Avenue
Carpinteria California 93013

**ARCHITECTURAL REVIEW BOARD**
Meeting Date: September 15, 2022

# ACTION MINUTES

The meeting was called to order at 5:30 p.m. by Chair Stein.

**ROLL CALL**

**Boardmembers present:** Brad Stein, Chair
Amy Blakemore
Richard Johnson
Jim Reginato

**Boardmembers absent:** None

**OTHERS PRESENT:** 12 members of the public were in attendance.

**PUBLIC COMMENT:** None.

**PROJECT REVIEW**

1) Project: Zins Condominium Triplex, Project 21-2083-DP/CDP
Address: 4905 Eighth Street
Applicant: Dylan Chappell, architect, for Jerry and Lisa Zins
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Jerry and Lisa Zins, to consider Project 21-2083-DP/CDP for revised preliminary review of a request to demolish an existing single-story 1,124 square-foot single family residence and construct a new 5,822 square-foot two-story condominium triplex with an attached five-car garage. The property is an 8,391 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-311-011, addressed as 4905 Eighth Street.

No ex parte communications were disclosed.

Syndi Souter presented the revised project to the Board, describing how the project was modified from the previously reviewed duplex to the present three-unit condominium proposal. Staff explained that some of the Board's previous comments had been addressed, including the removal of habitable space from the setbacks and reductions to the second floor to reduce the perceived massing from the street elevations. Boardmember Johnson inquired about the number of bedrooms in the revised proposal, and staff responded that the number of bedrooms did not change, but that the number of units did increase.

Dylan Chappell, architect, elaborated on the revisions to be project since the last ARB meeting, focusing on the reductions to the massing from the street elevations. Boardmembers Reginato and Johnson inquired about the finished surface of the exterior stairways, and Mr. Chappell responded that an Elastomeric-type finish would be used to ensure waterproofing. Boardmember Blakemore inquired about the courtyard finishes, and suggested that more landscaping should be added to break up the hardscape. Boardmember Stein added that the revisions appeared to address the Boards prior comments and concerns. The proposed colors and materials were discussed, and the Board requested that physical samples should be presented when the project returns for final review.

Public Comment:
Sue and Joel Renfro, 4910 Seventh Street, spoke against the project. Their primary concerns were the loss of their mountain views, and loss of privacy from the windows of Unit 3 looking down into their backyard. The Board reviewed the proposed landscaping for the project, and suggested that additional trees should be added at the corner of Eighth Street and Elm Avenue, and to the Cedar Place frontage at the driveway to screen views of the structure. Mr. Chappell added that the sill heights of the non-egress windows in Unit 3 could be raised to increase privacy. Mr. Renfro added that he is strongly opposed to the project because he will lose his mountain view.

Mary Oeffling, 4791 Seventh Street, inquired about the process moving forward. Staff responded that the proposal would be revised to include the ARB's comments, then go to the Planning Commission, and return to the ARB for final review if approved by the Planning Commission. Ms. Oeffling commented that she was concerned about the proposed density and a proliferation of "McMansions" ruining the small-town feel of Carpinteria.

Boardmember Discussion:
The Boardmembers summarized their comments from the project discussion. Boardmember Johnson suggested that the plate heights could be lowered on the south elevation to reduce the overall height of the structure facing Cedar Place.

**ACTION**: Motion by Boardmember Johnson, seconded by Boardmember Reginato, to recommend revised preliminary approval to the Planning Commission with the following comments:

- Add trees to the Cedar Place frontage and at the corner of Elm Avenue and Eighth Street,
- Add additional landscaping in the courtyard,
- Consider lowering the plate heights, and
- Raise the sill height and shift the living/dining room window for Unit 3 towards Elm Avenue.

**VOTE:** 4-0

2) Project: Lee Residence Remodel & Addition, Project 22-2159-ARB/CDP
Address: 501 Concha Loma Drive
Applicant: Dylan Chappell, architect, for Greg Lee
Planner: Syndi Souter

Request of Dylan Chappell, architect, for Greg Lee, to consider Project 22-2159-ARB/CDP for preliminary review of a request to construct a new 528 square-foot attached two-car garage and a 97 square-foot addition at the rear of an existing single-family residence. The project would include an interior remodel, new doors, new windows, and new exterior shingle siding. An existing 323 square-foot carport would be demolished. The property is a 35,719 square foot parcel zoned Single Family Residential (20-R-1) and shown as APN 003-370-007, addressed as 501 Concha Loma Drive.

No ex parte communications were disclosed.

Syndi Souter presented the project and provided the history of the property, including how the existing carport was allowed to be located within the front yard setback. Boardmember Johnson asked if the

Board also mentioned that there might still be a need for ropes or other means to delineate the area for queuing. The applicants added they can include potted plants to help further delineate the area and, separately, to also help add a buffer in front of the tables. Staff agreed that strategies to encourage customers to queue on private property are needed and would be greatly appreciated.

**ACTION**: Motion by Boardmember Johnson, seconded by Boardmember Blakemore, to recommend preliminary approval to the Community Development Director with their comments attached.

**VOTE:** 4-0

**OTHER BUSINESS:**

- ARB vacant position: Staff noted that all four current Boardmembers were reappointed to their positions by the City Council, but that no applications were submitted for the existing vacant seat on the Board. Staff urged the Boardmembers to share the vacancy with any qualified Carpinteria residents and to urge them to apply. Otherwise, the seat will remain vacant until an application is received and an appointment is made by the Council.

- Selection of ARB members to the Development Review Committee: Boardmembers Stein and O'Connor volunteered to represent the ARB on the City's Development Review Committee. All of the Boardmembers consented.

**CONSENT CALENDAR:**

5. Action Minutes of the Architectural Review Board Meeting of January 26, 2023

   **ACTION**: Motion by Boardmember Blakemore, seconded by Boardmember Stein to approve the Minutes as presented.

   **VOTE:** 3-0-1 (O'Connor abstain)

6. Action Minutes of the Architectural Review Board Meeting of February 16, 2023

   **ACTION**: Motion by Boardmember Blakemore, seconded by Boardmember Stein to approve the Minutes as presented.

   **VOTE:** 4-0

**MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL:** None

**MATTERS PRESENTED BY BOARDMEMBERS/STAFF:**

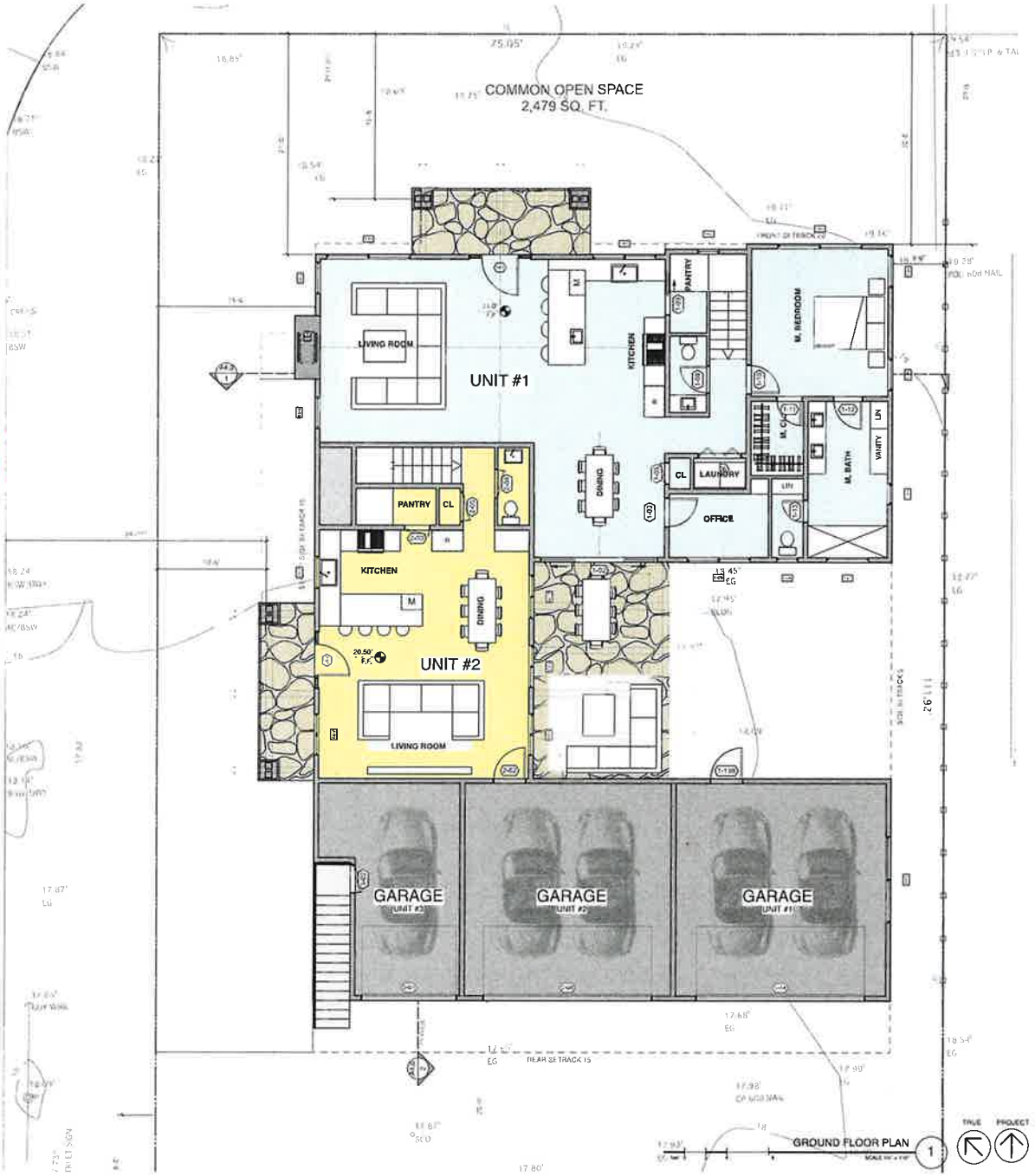
- Zins Condominiums, 4905 Eighth Street: Dylan Chappell, project architect, presented two different options for the addition of a roof cover over the exterior stairway to the rooftop deck. Option 1 was to fabricate a faux chimney over the stairway; Option 2 was to construct a roofed stair tower. The Board liked both solutions, with some adjustments, but ultimately settled on the roofed stair tower option but recommended the roof be turned 90°, the roof eave be lowered, and windows be added to the tower enclosure.

Attachment D

Plans Approved by the Planning Commission
(superseded)

Zins SFD Demo & New Condominium Triplex
Final ARB Review
December 14, 2023

SUPERSEDED




CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2021-00261

# 8TH STREET CONDOMINIUMS

4905 8TH STREET
CARPINTERIA, CA 93013

PLANNING COMMISION SUBMITTAL 10-26-2022

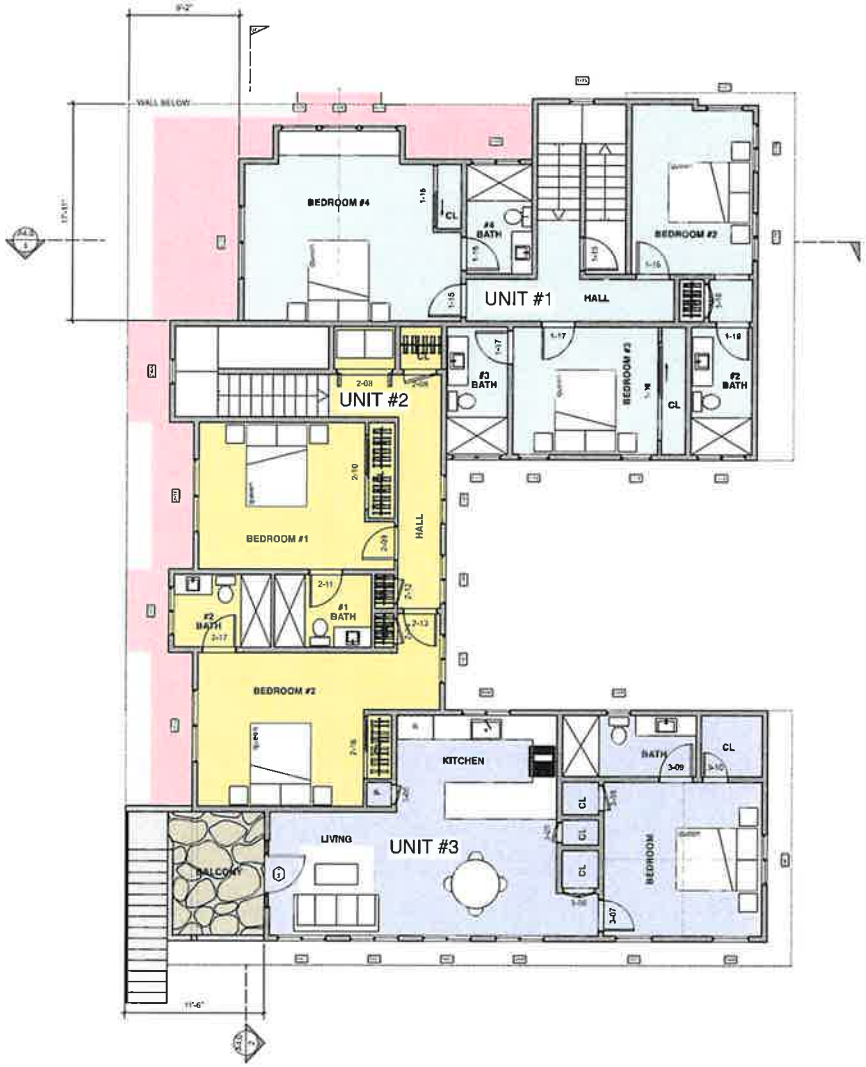
REVISION

| NO | DESCRIPTION | DATE |
|---|---|---|
| | | |

GROUND FLOOR PLAN

A2.1

SUPERSEDED




SECOND FLOOR PLAN 1

TRUE PROJECT

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
P.O. BOX 6757
SANTA BARBARA, CA 93160
805.852.1877

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PLN2021-00261

# 8TH STREET CONDOMINIUMS

4905 8TH STREET
CARPINTERIA, CA 93013

PLANNING COMMISION SUBMITTAL 10-26-2022

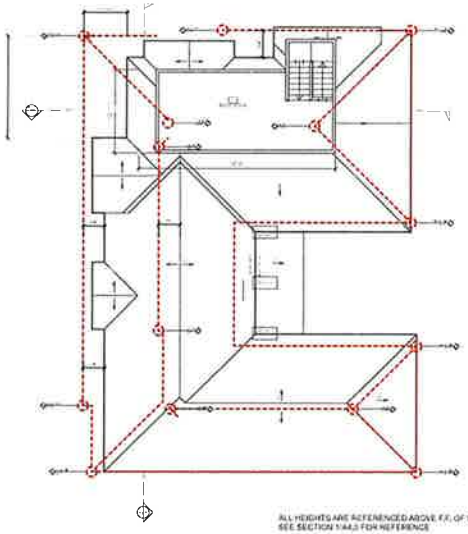
REVISION

| NO | DESCRIPTION | DATE |
|---|---|---|
| | | |

SECOND FLOOR PLAN

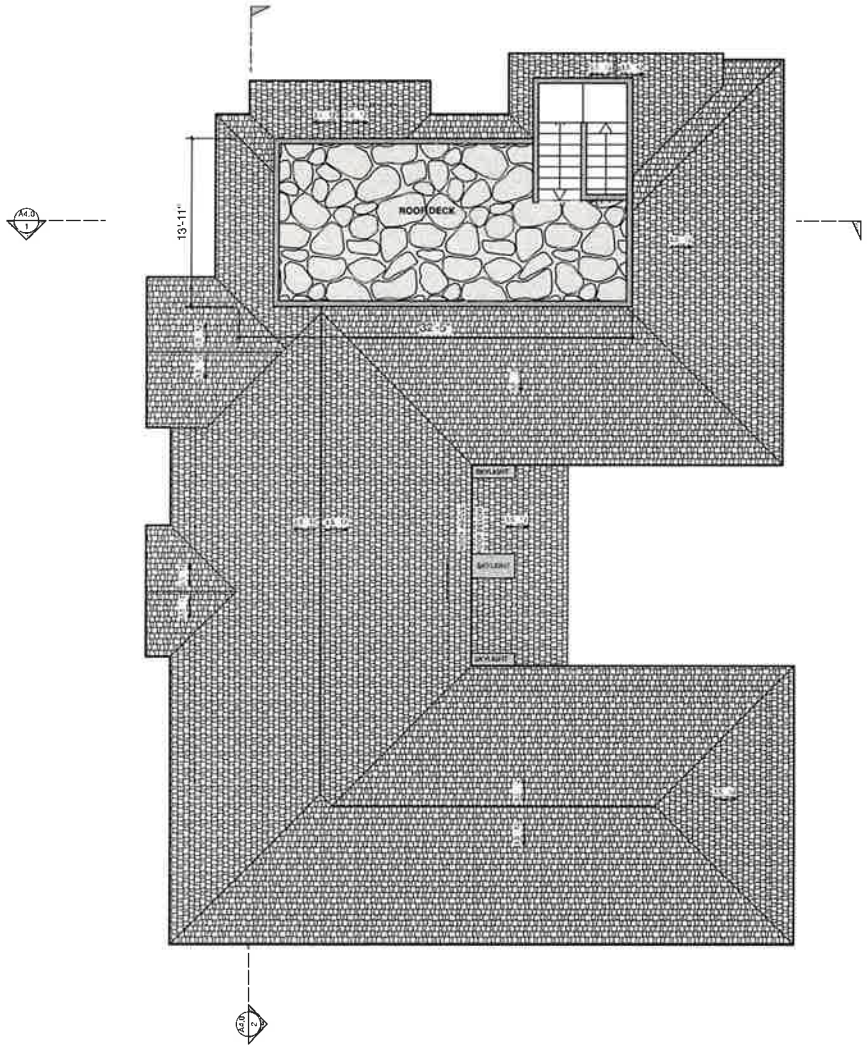
A2.2

SUPERSEDED



ALL HEIGHTS ARE REFERENCED ABOVE F.F. OF UNIT #1 21.02'
SEE SECTION 1/A4.3 FOR REFERENCE

STORY POLE PLAN 1




ROOF PLAN 1

TRUE PROJECT

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.852.1677

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PLN2021-00261

# 8TH STREET CONDOMINIUMS

4905 8TH STREET
CARPINTERIA, CA 93013

PLANNING COMMISION SUBMITTAL 10-26-2022

REVISION

| NO | DESCRIPTION | DATE |
|---|---|---|
| | | |

ROOF PLAN

A2.5

SUPERSEDED

## KEY NOTES

(1) EXT. FINISH: HORIZONTAL SIDING, HARDIEPLANK, CEDARMILL, COLOR: GRAY SLATE

(2) EXT. FINISH: SHINGLE SIDING, HARDIE SHINGLE COLOR: GRAY SLATE

(3) EXT. FINISH: BOARD & BATT, HARDIE PANEL, VERTICAL SIDING, CEDARMILL, COLOR: ARTIC WHITE

(4) SANDSTONE VENEER: NATURAL SANDSTONE VENEER

(5) SANDSTONE CAP: NATURAL SANDSTONE WALL CAPS 4" THICK

(6) WINDOWS & DOORS: MILGARD, EQUIVANT EDGE, COLOR: WHITE

(7) ROOF: CLASS A, SHINGLES, CERTAINTEED, PRESIDENTIAL SHAKE, COLOR: SHADOW GRAY

(8) EXT. LIGHTING: DARKSKY COMPLIANT

(9) EXT. TRIM: CLEAR REDWOOD, CLEAR, WHITE, OR WOOD

(10) RAILING: 42" STAINLESS CABLE RAIL, PAINTED WITH FLAT TOP RAIL

(11) PRIVACY WINDOW: 5'-6" MIN SILL HEIGHT FOR NEIGHBORING PRIVACY

WEST ELEVATION 2

NORTH ELEVATION 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.932.1677

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PLN2021-00261

# 8TH STREET CONDOMINIUMS

4905 8TH STREET
CARPINTERIA, CA 93013

PLANNING COMMISION SUBMITTAL 10-26-2022

| REVISION | | |
|---|---|---|
| NO | DESCRIPTION | DATE |
| | | |

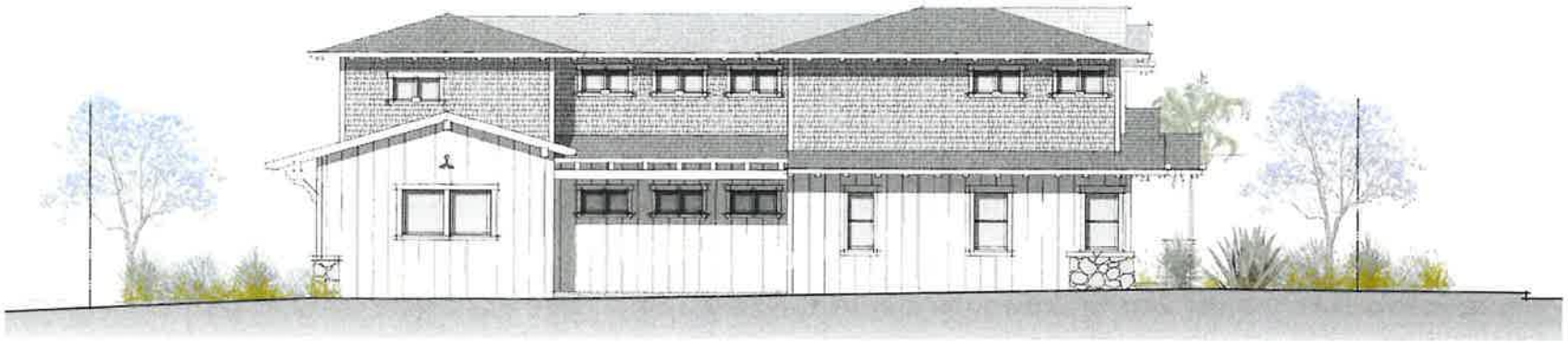
ELEVATIONS

A3.0

SUPERSEDED

## KEY NOTES

- (1) EXT. FINISH: HORIZONTAL SIDING: HARDIE PLANK, CEDARMILL, COLOR: GRAY SLATE
- (2) EXT. FINISH: SHINGLE SIDING: HARDIESHINGLE COLOR: GRAY SLATE
- (3) EXT. FINISH: BOARD & BATT: HARDIE PANEL VERTICAL SIDING: CEDARMILL: COLOR: ARTIC WHITE
- (4) SANDSTONE VENEER: NATURAL SANDSTONE VENEER
- (5) SANDSTONE CAP: NATURAL SANDSTONE WALL CAPS 4" THICK
- (6) WINDOWS & DOORS: MILGARD: TUSCANY: COLOR: WHITE
- (7) ROOF: CLASS A: SHINGLES: CERTAINTEED, PRESIDENTIAL SHAKE: COLOR: SHADOW GRAY
- (8) EXT. LIGHTING: DARKSKY COMPLIANT
- (9) EXT. TRIM: DUNN-EDWARDS: CLASSIC WHITE DEW06
- (10) RAILING: AGS STAINLESS CABLE RAIL: RAINIER WITH FLAT TOP RAIL
- (11) PRIVACY WINDOW: 5'-6" MIN SILL HEIGHT FOR NEIGHBORS PRIVACY



EAST ELEVATION 2

SOUTH ELEVATION 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.852.1677

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PLN2021-00261

# 8TH STREET CONDOMINIUMS

4905 8TH STREET
CARPINTERIA, CA 93013

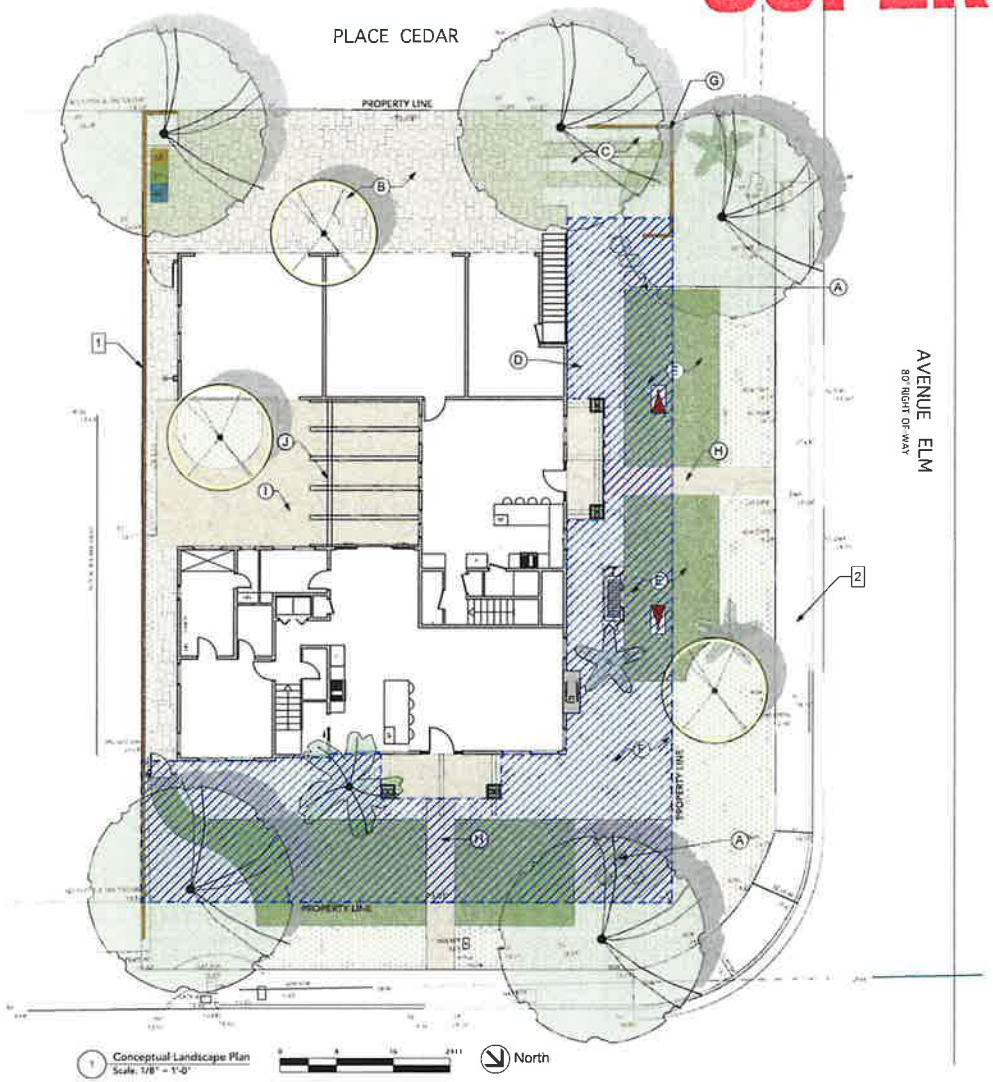
PLANNING COMMISION SUBMITTAL 10-26-2022

| REVISION | | |
|---|---|---|
| NO | DESCRIPTION | DATE |

ELEVATIONS

A3.1

SUPERSEDED




1 Conceptual Landscape Plan
Scale: 1/8" = 1'-0"

North

## Concept Plant List

| Symbols | Botanical Name | Common Name |
|---|---|---|
| | **Trees** | |
| | *Howea forsteriana* | Kentia Palm |
| | *Hymenosporum flavum* | Sweetshade |
| | *Koelreuteria bipinnata* | Chinese Flame Tree |
| | *Syagrus romanzoffiana* | Queen Palm |
| | **Shrubs** | |
| | *Camellia sasanqua October Magic* | October Magic Shrub Camellia |
| | *Grewia occidentalis* | Lavender Star Plant |
| | *Lantana sellowiana (L. montevidensis)* | Trailing Lantana |
| | *Pittosporum tenuifolium 'Beach Ball'* | Beach Ball Kohuhu |
| | *Pittosporum tenuifolium 'Margone Channon* | Margone Channon Kohuhu |
| | *Rhaphiolepis umbellata 'Minor'* | Dwarf Yedda Hawthorn |
| | *Rosa x 'Iceberg' Floribunda Rose* | Iceberg Rose |
| | *Salvia leucantha* | Mexican Bush Sage |
| | *Teucrium fruticans* | Bush Germander |
| | **Vines** | |
| | **Perennials** | |
| | *Alstroemeria aurantiaca 'Butterscotch'* | Peruvian Lily |
| | *Clivia miniata 'Monya'* | Flamed Bush Lily |
| | *Clivia miniata 'San Marcos Yellow'* | Select Yellow Clivia |
| | *Cuphea hyssopifolia 'Rosea'* | Dwarf False Heather |
| G | *Gaura lindheimeri* | White Gaura |
| | *Lavandula stoechas 'Otto Quast'* | Spanish Lavender |
| | *Limonium latifolium* | Sea Lavender |
| | *Liriope spicata 'Silvery Sunproof'* | Variegated Lily Turf |
| | *Salvia 'Indigo Spires'* | Indigo Spires Sage |
| | *Salvia 'Waverly'* | Waverly Sage |
| | *Salvia 'Wendy's Wish'* | Wendy's Wish Sage |
| | *Salvia chamaedryoides* | Germander Sage |
| | *Teucrium chamaedrys* | Wall Germander |
| | **Succulents** | |
| | *Agave attenuata 'Ray of Light'* | Variegated Fox Tail Agave |
| | **Grasses** | |
| | *Helictotrichon sempervirens* | Blue Oat Grass |
| | *Lomandra longifolia 'Roma 13'* | Platinum Beauty Lomandra |
| | *Miscanthus sinensis 'Adagio'* | Adagio Maiden Grass |

## Existing Keynotes

1. (E) 6' Fence
2. (E) Sidewalk

## Proposed Keynotes

- (A) Fire pit, flagstone patio and seating
- (B) Permeable paver auto court
- (C) Guest parking
- (D) Outdoor shower. Drain into landscaping
- (E) Recreational lawn
- (F) Shrubs and perennials
- (G) 6' HT. fence
- (H) Flagstone entry path
- (I) Firepit per Owner
- (J) Covered patio per Architect

## Legend

| Symbol | Material | Area |
|---|---|---|
| | Planting area | 3436 s.f. |
| | Lawn | 1292 s.f. |
| | Common space | 2480 s.f. |
| | Flagstone | 1185 s.f. |
| | Permeable pavers | 1596 s.f. |

## Abbreviations

| | | |
|---|---|---|
| (E) | = | existing |
| (P) | = | proposed |
| APPROX | = | approximate |
| EQ | = | equal |
| SIM | = | similar |
| TYP | = | typical |
| LF | = | linear foot |
| SF | = | square foot |
| MAX | = | maximum |
| MIN | = | minimum |
| OC | = | on center |
| H | = | height |
| TBD | = | to be determined |
| TYP | = | typical |
| LA | = | landscape architect |
| L.O.W. | = | limit of work |
| DG | = | decomposed granite |
| DI | = | drain inlet |

## Amenities

Fire bowl | Outdoor shower | Lawn recreation | Adirondack chairs | Bench

## Trees

Hymenosporum flavum | Koelreuteria bipinnata | Syagrus romanzoffiana | Howea forsteriana


PO Box 1166
Carpinteria CA 93014
PH: (805) 550-9748
E: rachelle@rgla.com


8th Street Condos
4905 8th St. Carpinteria, CA 93013

Conceptual Landscape Plan

Submittal Date: 10/27/22

Drawn By: RG

L0.1

**CITY OF CARPINTERIA**
**ARCHITECTURAL REVIEW BOARD**
**Meeting of December 14, 2023**

***Agenda Item #3***

# COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

**Project:** 23-2237-CUP/CDP/ARB **Planner:** Syndi Souter
**Address:** 4788 & 4792 Dorrance Way
**APN:** 003-435-006
**Zoning:** Planned Residential Development District (PRD-20)
**Applicant:** Dylan Chappell, architect, for Brandon Bono

**Project Review:**
☐ Conceptual
☑ Preliminary
☐ Final

## PROJECT DESCRIPTION

This is the preliminary review of a proposal to construct a new 371 square-foot second-story addition to an existing 1,781 square-foot single-story duplex and to convert an existing 354 square-foot carport into a two-car garage. The resultant duplex would be 1,798 square feet in size with an attached 354 square-foot two-car garage, for a total size of 2,152 square feet. The maximum height of the duplex would be 21.5-feet above existing grade. New exterior finishes, doors, and windows are also proposed for the entire structure.

Preliminary architectural plans are included in Attachment A, and the proposed colors and materials are shown in Attachment B. Story poles were erected on November 30, 2023, and photographs are included in Attachment C.

## PROJECT BACKGROUND

*Project Setting*

The project site is located at the northwest corner of the intersection of Holly Avenue and Dorrance Way. The 4,400 square-foot lot is presently developed with a single-story duplex with the units connected by a two-car carport. The unit addressed as 4788 Dorrance Way is 896 square feet in size and the unit addressed as 4792 Dorrance Way is 531 square feet in size. Historically, the two units have been connected by a narrow, unpermitted hallway that was constructed along the back wall of the carport. Along the street frontage, the property is surrounded by white fencing ranging from 32-inches to six-feet in height.

The unit at 4792 Dorrance Way is the original residence that was constructed on the property, and was built sometime prior to 1949. An attached one-car carport was constructed in 1949 under variance #49-V-10 and building permit #1136. The variance allowed the carport to be constructed in-line with the existing residence with a reduced (then) front yard setback of 15-feet from Dorrance Way and a reduced (then) rear yard setback of 3.5-feet from the property line. Note that those setbacks are now considered the street-side setback and side setback, respectively, under the current Carpinteria Municipal Code.

The second unit at 4788 Dorrance Way was originally constructed in 1954 under building permit #2532. The original carport was demolished and reconstructed in 1977 under building permit #1277, which is the present two-car carport connecting the two units. Two subsequent additions have been constructed on the unit: a laundry room addition in 1985 under building permit #3032, and a bedroom addition in 1993 under building permit #5332. Although the majority of the improvements on the property have building permits, portions of the existing structure are considered legal non-conforming because they encroach into the now-required setbacks.

The project site is located in the Beach Neighborhood (Community Design Subarea 1), comprised of a mix of single-family and multi-family residences. The property is surrounded on three sides by two-story residences. Across Holly Avenue from the subject property are several small single-story single-family residences. The general vicinity contains several two-story residential structures, comprised of apartments, condominiums, and single-family dwellings.

The site is zoned Planned Residential Development (PRD-20) and has a Medium Density Residential (MDR) land use designation. The project site is not currently located in any overlay districts. However, the project is located in an area identified in the City's Sea Level Rise Vulnerability Assessment and Adaptation Plan (SLRVAAP) as being vulnerable to sea level rise impacts from two or more feet of sea level rise.

*Project History*

On April 27, 2023, the Architectural Review Board (ARB) reviewed a conceptual proposal for this property (Project #23-2199-CON). The scope of the concept was very similar to the current proposal and included a new 371 square-foot second-story addition to the existing 1,781 square-foot single-story duplex with the 354 square-foot carport proposed to remain. The Board's reaction to the conceptual proposal was generally positive, with comments to enclose the carport to become a two-car garage, add a deck/balcony to the front of the second-story addition, include a landscaping plan with the formal application submittal, support for the proposed blue entry doors, and to be mindful of Sea Level Rise and flooding impacts with the project design.

The April 27, 2023 ARB Meeting Minutes are included as Attachment D, and the Conceptual Architectural Plans are included as Attachment E.

## PROJECT ANALYSIS

### Carpinteria Municipal Code (CMC)

A duplex is a permissible use in this district, subject to specific development standards and approval of a Development Plan and Coastal Development Permit. The following table identifies the project's conformance with applicable Planned Residential Development District (PRD-20) requirements:

| Standard | | Requirement/Allowance | Proposal |
|---|---|---|---|
| Setbacks | | | |
| | Front (Holly Avenue) | 50 feet from centerline of street or 20 feet from property line, whichever is greater. | Existing: 42.33 feet from centerline; 2.33 feet from property line*<br>Proposed: 52 feet from centerline; 12 feet from property line* |
| | Street Side (Dorrance Way) | 10 feet | Existing: 13.75<br>Proposed: No change |
| | Side (North) | 5 feet | Existing: 4 feet*<br>Proposed: No change |
| | Rear (West) | 15 feet | Existing: 14.5 feet*<br>Proposed: No change |
| Height | | 30 feet | Existing: 14.5 feet<br>Proposed: 21.5 feet |
| Building Coverage | | 50% max. (2,200 square feet) | Existing: 40% (1,781 square feet)<br>Proposed: No change |
| Common Open Space | | 20% min. (880 square feet) | Existing: 48% (2,068 square feet)<br>Proposed: 24.5% (1,080 square feet) |
| Density | | 2 units max. (20 units/acre) | Existing: 2 units<br>Proposed: No change |
| Parking | | 3 spaces<br>(2 covered + 1 uncovered) | Existing: 2 spaces in a carport*<br>Proposed: No change |

**The existing duplex is considered legal non-conforming with respect to: the required front, side, and rear setbacks; and parking. Please see the discussion below.*

*Legal Non-conforming Setbacks & Parking*

The existing duplex is legal non-conforming with respect to: the required front, side, and rear setbacks; and parking. The existing duplex encroaches 17.67 feet into the front yard setback, one-foot into the side yard setback, and six-inches into the rear yard setback. The proposed project would demolish a portion of the duplex and a wooden deck that encroach into the front yard setback, reducing the front yard setback encroachment to 7.5 feet. The project site also contains only two parking spaces within the carport, whereas a minimum of three onsite parking spaces are required per the current code. The proposed second-story addition would comply with the current setbacks and additional parking would not be triggered as the affected unit would continue to contain a total of two bedrooms.

Chapter 14.82 of the CMC outlines the review process for projects involving a legal nonconforming use or structure. Section 14.82.010 of that Chapter sets out the general policy that physical alteration of an existing nonconforming use or structure is prohibited unless specifically authorized

by the Municipal Code. Pursuant to CMC §14.82.061- Nonconformance of residential uses as to yards, height or parking, if a residential use of four or fewer dwelling units is conforming to use but non-conforming as to yards, height or parking, improvements which may result in prolonging the life of such nonconforming use may be authorized by the Planning Commission subject to a Conditional Use Permit. In considering and approving such a Conditional Use Permit, the Planning Commission must, at a minimum, make all of the following findings:

a. *Continuation or upgrading the residential unit or units will not have an adverse effect on the surrounding neighborhood;*
b. *The habitable capacity of the unit or units will not be increased beyond that previously existing; and*
c. *The shortage of adequate housing within the City justifies the continuation of the nonconforming use and authorization to make improvements necessary to upgrade the living conditions in the unit or units.*

The decision whether to approve a CUP would ultimately reside with the Planning Commission. However, based on the preliminary proposal, staff believes all of the above findings could likely be made for support of such a request. The small bedroom addition is modest in size, and the unit will remain a two-bedroom unit. Improving the livability of the unit would not have an adverse effect on the surrounding neighborhood since it would not change the nature or intensity of the existing use of the property for two small dwelling units. The habitable capacity of the unit in question will not be increased as the unit would remain with two-bedrooms, and the project would help to preserve part of the City's existing housing stock. The improvements would also upgrade the living conditions of the units.

**The ARB's input on the proposal, particularly as it relates to neighborhood compatibility and avoidance of any adverse impacts on the surrounding neighborhood is requested.**

**Design Review**

Overall, the current project is very similar to the concept proposal, with a few minor changes in response to the ARB comments. The proposed second-story addition has been designed to match the vernacular cottage style of the existing duplex. The addition would provide a new primary bedroom suite for the unit at 4788 Dorrance Way. New dormers are proposed over the front entries to each unit. The exterior of the duplex would be refinished to include exposed rafter tails, board-and-batten siding with horizontal siding around the base, stone veneer accents, and new doors and windows. The new entry doors are proposed to be painted "Age of Aquarius" blue per the ARB's preference. The existing carport would be enclosed with new garage doors facing the street. The maximum height of the duplex would increase from 14.5 feet to 21.5 feet, with a plate height of 7.5 feet and open-beam ceilings in the second story.

The two-story addition would be centrally located over the duplex. The second-story addition would be stacked above the first floor on the south (Dorrance Way) elevation, but would be visually broken up with a covered second-floor balcony extending 3.5 feet out over the garage doors. The rear of the addition would be set back 3.5 feet from the back side of the duplex. The roofline of the

addition would run east-west with open gable ends, and a large dormer would be located over the balcony with a door and windows centered over the garage.

A landscaping/hardscape plan has been prepared for the project, which encompasses the entire property. The existing fences of various heights and styles along the street frontages would be replaced with a new 3.5-foot-tall cedar picket fence. A new 6-foot-tall wooden fence would be constructed along the western property line. The open yard space would be covered with pea gravel, with flagstone pathways to the front entries and around the property. New landscaping, including fruit trees, is proposed around the perimeter of the property and around the front of the duplex units. The plans include decomposed granite in the street right-of-way along Dorrance Way, and pea gravel in the street right-of-way extending towards Holly Avenue.

**The Board's comments on the architectural style, detailing, and landscaping for the proposal would be appreciated.**

## General Plan/Coastal Plan Neighborhood Policies

The City's Community Design Element of the General Plan contains both general over-arching citywide policies and specific subarea policies. The project site is in Design Subarea 1 (Beach Neighborhood).

*Citywide Community Design Element Objectives and Policies*

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

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

The proposed project would change the scale of the existing cottage style duplex from a one-story structure to a two-story structure. The proposed second-story addition would be centered over the existing structure. The proposed height of the two-story addition would be 21.5 feet, which is relatively low for two-story construction. The property is surrounded on three sides by two-story residential structures, and the immediate neighborhood includes a mix of one- and two- story structures. The proposed design and size of the second-story addition is not out of character with other homes in the neighborhood. As such, Staff feels that the proposal is consistent with the above objectives.

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

Given that the property is surrounded on three sides by two-story structures, the proposal is not expected to significantly impact public views of the mountains. Views of the Pacific Ocean are not available from the project site.

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

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

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

**Policy CD-5c:** *Low walls, low fences and hedges should be encouraged along the frontages to define the edge of the private yard area, where appropriate.*

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

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

The project site has street frontages on Dorrance Way and Holly Avenue. Although Holly Avenue is technically the "front" of the property, the front doors and driveway are located off of Dorrance Way. Views from the Holly Avenue frontage would be enhanced by the new low fencing and landscaping. The Dorrance Way frontage, which functionally serves as the front yards of the units, would be more welcoming with the new uniform fencing and entry walkways. As part of the project, new covered porches are proposed over each entry, which would help to further animate this frontage and draw attention to the units' respective front doors. The existing carport would become a garage with new doors facing the street, and would be further animated with the balcony above. Architecturally, the proposal would update the duplex to be more consistent with other two-story residential structures in the area.

**The Board should comment on the proposal's consistency with the City's street frontage design objectives and policies.**

**Objective CD-13:** *Ensure that lighting of new development is sensitive to the character and natural resources of the City and minimizes photopollution to the maximum extent feasible.*

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

The proposed exterior light fixture is shown on Sheet G1.0 of the plans in Attachment A and on the proposed colors and materials board in Attachment B. Should the project be approved by the Planning Commission, the project would return to the ARB for final review at which time the Board would have the opportunity to review the specifications and cut sheets for the proposed exterior lighting to ensure consistency with this Objective and Policy.

*Subarea 1 (Beach Neighborhood) Objectives and Policies*

**Objective CDS1-2:** *Enhance the pedestrian character of the neighborhood streets.*

**Objective CDS1-3:** *Ensure that the scale and character of new development is consistent with the existing small-scale character of the residential neighborhood and that it is consistent with the neighborhood "small beach town" image. Discourage new development of large, "boxy" buildings, with ground floors primarily devoted to garages.*

**CDS1-Implementation Policy 1:** *New buildings should discourage the ground floor being dominated by garage doors or "boxy" building design.*

**CDS1-Implementation Policy 5:** *The front door should face the street. Pedestrian-oriented transitional spaces should be provided from the public sidewalk to the front door. Such spaces may include landscaped front yards, landscaped and/or hardscaped forecourts, and raised front porches and dooryards. These spaces should be designed to accommodate uses such as children's play areas and/or sitting areas.*

**CDS1-Implementation Policy 7:** *To create a picturesque skyline, visible pitched roofs are recommended, rather than flat roofs with parapets or mansard fascias. On three-story elements, visible pitched roofs should be required to prevent the buildings from "walling off' the beach from the town.*

**CDS1-Implementation Policy 8:** *Building articulation is encouraged: e.g. balconies, bay windows, dormers, porches and pergolas.*

The proposal is designed to match the existing cottage style architecture, which is consistent with the "small beach town" image of the neighborhood. The new garage doors would not dominate the Dorrance Way elevation. The new dormers over the front doors of the units add charm to the entrances. Although the proposed second story is not entirely stepped back from the ground floor on all sides, the proposed covered balcony over the garage provides horizontal relief on the Dorrance Way elevation. The open gable ends of the roof mimic the existing roof lines, and the large dormer over the balcony on the second story adds dimension to the roof.

*Beach Neighborhood Residential Design Guidelines*

**DG 1:** *The primary dwelling should not be located beyond a side yard encroachment plane defined as follows: a 15-degree angle measured from the vertical at a point beginning six feet above the existing grade along the interior side property line(s). For street side yards, the standard setback shall be applied. Encroachments consistent with those defined in CMC Section 14.50.070, General Yard Regulations, (i.e., sills, belt courses, buttresses, cornices, chimneys, eaves, ornamental features and uncovered landings) are permitted.*

The proposal complies with DG 1 and substantially complies with the City's Solar Access Guidelines, as shown on the East Elevation on Sheet A3.0 of the preliminary plans.

**DG 2:** *New or modified buildings should be compatible with surrounding buildings and with the character of the Beach Neighborhood. The small beach town charm should be reflected in the scale and form of the building.*

**DG 3:** *Buildings should be composed of varying masses. Variety in the shape, scale and design of buildings is encouraged throughout the neighborhood.*

The massing of the proposed addition is balanced with the second story located over the central portion of the structure. The dormers and other architectural details are unique to this property, but consistent with the design of other residential structures in the neighborhood. Overall, the proposed cottage style of architecture is consistent with the "small beach town" character.

**DG 5:** *Second floor frontages should be stepped in at least three feet from the ground floor façade in order to maintain single story elements along the street frontage and reduce the prominence of second floors.*

The front of the proposed second-story addition would be physically flush with the ground floor below. However, a covered balcony would extend out 3.5 feet over the garage doors, which would provide visual relief. The design appears to meet the intention of DG 5 without being stepped back by three feet.

**DG 7:** *Maximum building heights over 26 feet for two-story structures are discouraged.*

The maximum height of the proposed addition would be 21.5 feet, so the project complies with DG 7 (scale Sheet A3.0).

**DG 10:** *Building facades longer than 20 feet should incorporate design features such as larger windows or off-set wall planes.*

The building façade along Dorrance Way is 82.17 feet in length. The proposed fenestration includes a variety of window and door sizes, and a second-story balcony, which add variation to the elevation. The face of the garage is off-set by one-foot in front of the residential units. Additionally, the dormers add additional articulation to the structure. Second floor massing would somewhat mimic the ground floor, with the larger dormer area and balcony stepping out forward of the adjacent wall planes.

**DG 12:** *Large roof masses should be avoided. Roofs should feature varied and articulated roof planes, which may include but are not limited to front-facing gables, cross gables or hipped roofs. Flat roofs and side-facing gables are discouraged.*

The existing gable roof runs east-west with the open end facing the frontage on Holly Avenue. The roof of the proposed addition would run the same, with an intersecting large dormer that faces Dorrance Way. The pitch of the roof over the proposed second story is 6:12, which is steeper than the existing 3.5:12 roof pitch over the one-story portions of the building. The proposal would eliminate the existing flat roof over the existing carport.

**DG 13:** *Frontages that include porches and/or yards where residents may sit or interact with the public realm are encouraged. A boundary such as a landscape feature between the public realm (i.e., the street or sidewalk) and the private realm (the private property) may exist, but not in a manner that prevents the desired interaction.*

**DG 14:** *Multi-unit residential buildings should include frontages that are welcoming to residents and visitors from the street. These frontages may include courtyards or gateways and should allow residents and visitors to interact with the surrounding public realm.*

**DG 15:** *Dwellings should include a pathway separate from the driveway to lead pedestrians from the front door to the street or sidewalk.*

**DG 16:** *Dwellings on corner lots should be designed with street-oriented facades on both street frontages.*

As discussed previously, the primary street frontage for this property is along Dorrance Way. The low picket fence, entry walkways/paths, new garage doors, and proposed dormers add welcoming features to the property. The existing decks along the street frontages would be removed as part of the proposal. The Holly Avenue frontage would have a kitchen door facing the street without a pathway from the street to the door. Modifications could be made to the proposal, such as moving the 3.5-foot-tall perimeter fence back a foot or so to allow for additional plantings in front of the fence along the street frontages, for better consistency with the above Design Guidelines.

**DG 17:** *Garages and driveways should not dominate the habitable frontage of the dwelling. Garages that are placed out of view (such as detached garages placed at the rear of a lot) and accessed via a driveway or alley are preferred. Garages included as part of the frontage design are acceptable but should include measures to reduce their prominence (see DG 18).*

**DG 18:** *Garage design may include windows, trellises, separate doors, decorative trim and other architectural elements to enhance the aesthetics of the garage. When placed at the front of a house, garages should be set back from the main frontage and entry.*

**DG 19:** *Whenever possible, carports and parking lots should be located out of view from the public realm.*

The existing lot is small and narrow, so it would not be feasible to relocate the covered parking to the rear of the property. Although the proposal includes enclosing the carport with garage doors, the garage would occupy 20-feet, or approximately 21%, of the Dorrance Way elevation, so it would not dominate the public views.

**DG 20:** *The selected architectural style should include the primary identifying features indicative of that style.*

**DG 21:** *Elements such as windows and doors should be consistent in design with the architectural style, and when appropriate, should draw from elements in the existing neighborhood.*

**DG 22:** *Bay windows, dormers, balconies, covered porches and other decorative elements are encouraged when appropriate to the architecture of a building, particularly when these elements are oriented toward a public street, public space or open space.*

**DG 23:** *Fenestration should be provided to add architectural interest when facades are visible from the public realm.*

**DG 24:** *Exterior architectural detail and treatment should be carried around all sides of the building.*

**DG 26:** *Second floor balconies, windows and decks that are oriented toward the public realm are preferred. When these features face adjacent private properties, they should be located and designed to protect privacy.*

The cottage style of architecture is popular in Carpinteria, and the proposed exterior alterations and second story addition would enhance the existing structure. The proposed details, including the dormers, exposed roof eaves, balcony, and stone accents are all typical of the style. The fenestration is not uniform, which adds visual interest to the structure. The proposed second-story bedroom windows would have sill heights of 4.5 feet, which would minimize potential privacy impacts with neighbors. The proposed second-story covered balcony with the door and windows facing the street is consistent with DG 26.

**DG 29:** *Landscaping should allow visibility of the building and complement its architecture, without hindering privacy or causing excessive shading or leaf litter on adjacent lots.*

**DG 30:** *Hardscape materials should complement the building and be distinguishable from materials used in the public realm. Hardscape that incorporates varied materials, textures and designs is encouraged.*

The preliminary plans include a landscaping plan that includes hardscape improvements for the project. The landscaping plan would focus plantings around the perimeter of the property and along the entrances to the duplex. Public Works may have comments in the future regarding the proposed materials (decomposed gravel and pea gravel) in the street right-of-way.

**DG 34:** *Along street frontages, open fence types such as picket, wrought iron or post and rail are preferred. Chain-link and solid fencing materials are discouraged but if they are used, should be screened with landscaping to the height of the top of the fence or wall.*

**DG 35:** *Where the side yard faces a street on a corner lot, the rear yard portion of the street side fence may be solid and up to six feet in height.*

The landscaping/hardscape plan includes the removal of the existing mixture of fencing and replacement with a new uniform 3.5-foot-tall cedar picket fence along the street frontages and a new 6-foot-tall wooden fence along the western property line. The proposed fencing is consistent with these design guidelines.

**DG 36:** *Outdoor lighting should include:*

- *Fully shielded fixtures positioned so that light is not visible above the horizontal plane of the fixture;*
- *Motion sensor and timers to keep lights off when not in use;*
- *Energy efficient light types with low watts and lumens;*
- *Fewest number of fixtures possible at minimum heights necessary; and*
- *Cutoffs for fixtures to prevent spillover onto neighboring properties.*

The proposed exterior light fixture is shown on Sheet G1.0 of the plans in Attachment A and on the proposed colors and materials board in Attachment B. Should the project be approved by the Planning Commission, the project would return to the ARB for final review at which time the Board would have the opportunity to review the specifications and cut sheets for the proposed exterior lighting to ensure consistency with this Objective and Policy.

*Safety Element*

**Objective S-4:** *Minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from flooding.*

Although the project site is not located in the mapped 100-year floodplain at this time, it is still an area currently vulnerable to flooding impacts. These vulnerabilities are liable to become more pronounced in the future as a result of rising sea levels, as discussed in the City's Sea Level Rise Vulnerability Assessment and Adaptation Project (SLRVAAP), which shows the subject property as being vulnerable to two feet (or more) of SLR by 2060. The City's Interim Sea Level Rise Guidance document (included in Attachment F), defines redevelopment as projects that result in improvements costing more than 50% of the existing structure's market value; or projects resulting in the replacement of more than 50% of the existing structure. If a proposed project exceeded these thresholds, it would qualify as "redevelopment" and be expected to further analyze vulnerability to impacts from sea level rise and identify and implement adaptation strategies to mitigate those potential impacts.

The applicant has provided an appraisal, a construction cost estimate, and a scope of alterations (see Sheet G5.0 of the plans in Attachment A) for staff to review and determine if the proposed improvements would constitute "redevelopment." Staff has reviewed the documents and has determined that the proposal would not constitute "redevelopment" because the cost of improvements would be 31.2% of the existing structure's market value and 29% of the existing structure would be replaced, both of which are below the 50% thresholds. In the event these thresholds are exceed via project revisions or during future construction activities, that would trigger the need for a Coastal Hazards Study and SLR mitigation measures. Such mitigation measures could include, but may not be limited to, raising the finished floor elevation and constructing breakaway walls around the foundation.

## SUMMARY OF ISSUES

- Architectural style and detailing;
- Location and massing of the second story addition;
- Compatibility with the neighborhood and the "small beach town" character;
- Views from street frontages, including the proposed garage doors; and
- Fencing, landscaping, and hardscape improvements.

## RECOMMENDATION

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

## ATTACHMENTS

Attachment A- Preliminary Architectural Plans
Attachment B- Preliminary Colors and Materials Board
Attachment C- Story Pole Photographs
Attachment D- ARB Meeting Minutes from April 27, 2023
Attachment E- Conceptual Architectural Plans (Superseded)
Attachment F- Interim Sea Level Rise Guidance Document

# Attachment A
## Preliminary Architectural Plans

Bono Duplex Remodel & Second Story Addition
Preliminary ARB Review
December 14, 2023

# 4788 & 4792 DORRANCE

## DARK SKY COMPLIANT LIGHT FIXTURE

KICHLER

## VICINITY MAP

## CODE COMPLIANCE

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE PROTECTION CODE
2022 CALIFORNIA ENERGY CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA HISTORICAL BUILDING CODE

## SPECIAL INSPECTIONS

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

1 WINDOW ORIENTATION
2 VERIFIED FENESTRATION
3 VERIFIED FENESTRATION CHANGE
4 FAN EFFICIENCY WATTS, CFM
5 DUCT LEAKAGE TESTING

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

## PROJECT TEAM

OWNER — BRANDON BOHN
4788 DORRANCE AVE
CARPINTERIA, CA 93013

ARCHITECT — DYLAN CHAPPELL
DYLAN CHAPPELL ARCHITECTS
PO BOX 8201
MAMMOTH LAKES, CA 93546

## GOVERNING AGENCY

CITY OF CARPINTERIA

## PROJECT INFORMATION

| | |
|---|---|
| PROJECT ADDRESS | 4788 & 4792 DORRANCE CARPINTERIA, CA 93013 |
| ASSESSOR'S PARCEL NUMBER | 004-350-008 |
| LOT AREA | 4400 SQ. FT. |
| ZONE | PRD 20 |
| OC DISTRICT | R-1 U |
| BUILDING TYPE | SFR |
| CONSTRUCTION TYPE | VB |
| FIRE HAZARD | NO |
| FIRE SPRINKLERS REQUIRED | NO |
| GENERAL PLAN | |
| FLOOD ZONE DESIGNATION | X |
| SLOPE | 0% |
| STORMWATER MANAGEMENT PLAN | |
| MAX BUILDING HEIGHT | 30 |
| PROPOSED BUILDING HEIGHT | 25'-0" |
| SETBACKS | FRONT: 20' FROM PROPERTY OF STREET SIDE 5' REAR: 15' SIDE: 10' |
| PARKING | 3 COMPACT SPACES PROVIDED |

## PROJECT AREAS

| SQUARE FOOTAGE | EXISTING (SF) NET | EXISTING (SF) GROSS | PROPOSED (SF) NET | PROPOSED (SF) GROSS |
|---|---|---|---|---|
| 4788 | | | | |
| GROUND FLOOR | | 896 | | 896 |
| SECOND FLOOR | | | | 371 |
| 4792 | | 531 | | 531 |
| BUILDING TOTAL (LC) | | 1,427 | | 1,798 |
| CARPORT (LC) | | 354 | | 354 |
| TOTAL | | 1,781 | | 2,152 |
| AREA OF REMODEL | | | | 828 |

| LOT COVERAGE DATA | PROPOSED (SF) | |
|---|---|---|
| SITE | 4,400 | 100% |
| BUILDING FOOTPRINT (LOT COVERAGE) | 1,781 | 40% |
| MAX LOT COVERAGE ALLOWED | 2,200 | 50% |
| HARDSCAPE (IMPERVIOUS) | 1298 | 30% |
| LANDSCAPE | 1321 | 30% |
| NEW OR REPLACED IMPERVIOUS SURFACES | 1271 | |

GRADING STATS:
ON-SITE: 0 CY CUT, 0 CY FILL, 0 CY EXPORT

## SWCP

Stormwater Control Plan for Small (Tier) Projects

[Complete all fields]

Project Name / Case File Number: 4877 Dorrance Duplex

Project Location (Street Address if available, or stormwater control APN): 4877 Dorrance 004-350-008

Name of Owner or Developer: Brandon Bohn

Project Type and Description (Examples: "Single Family Residence" "Parking Lot Addition" "Retail and Parking"): MIX

Total New Impervious Surface Area (square feet) [Total of currently permeable area that will be covered with new impervious surfaces]: 0

Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces.]: 371

Total Net Project Impervious Surface Area: 2331

Total Post-Project Impervious Surface Area: 2331

Runoff Reduction Measure(s) Selected (Check one or more):

- 1. Disperse runoff from roofs or pavement to vegetated area
- 2. Permeable pavement
- 3. Cistern or Rain Barrel
- 4. Stormwater Planter or Planter Box

Stormwater Control Plan for Small (Tier) Projects

Measure 2: Permeable Pavement

Permeable pavement may include pervious concrete, pervious asphalt, pavers, manufactured turf grass, open pavers with grass or gravel in the joints, or other paving with gravel in wide joints with open (non-grouted) joints.

Show on your site plan:

- Location, extent and limits of pervious pavement(s)
- Subgrade composition is essential
- Bottom of base course is at least 12 inches deep (18" or greater is adequate to retain rainfall and support heavy loads. Greater depth may be required)
- No rainwater is permitted to run off of a roof and be routed to the pervious pavement within 10 feet above bottom of base course
- Subgrade is level and slopes are not so steep that subgrade is prone to erosion
- Roof edge is prevented to avoid excessive downspout inlet and piping
- Voids and joints of sand are set to small or pea-if with crushed stone. Wide joints (1" or greater) are filled with an open graded aggregate free of fines
- Permeable concrete or porous asphalt slurry are installed by industry-certified professionals according to the installer's recommendations
- Inspection and records of pavement, maintenance, frequency with Distribution, for inspection (if applicable) are available, and are:
- Additional measures:

Check with local Fire Department for applicability, minimum and permeable pavement.

## FIRE DEPARTMENT NOTES

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

2. SMOKE ALARM: DETECTOR SMOKE ALARM DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACK-UP AND LIMITED TO WHEN BATTERIES ARE LOW. SMOKE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.

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

## LAND DEVELOPMENT NOTES

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

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

SITE MANAGER TO CONTACT
NAME
PHONE

## CONDITIONS OF APPROVAL

## UNDER SEPARATE PERMIT

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

## SCOPE OF WORK

AN 883 SQ. FT. REMODEL TO AN EXISTING 1,427 SQ. SINGLE STORY DUPLEX, WITH AN ATTACHED 354 SQ. FT. CARPORT. TO ADD A SECOND STORY ADDITION OF 304 SQ. FT. AND CONVERT THE CARPORT TO A GARAGE. THERE WILL BE ELECTRICAL, MECHANICAL, PLUMBING WORK AND SITE WORK.

## SHEET INDEX


GENERAL
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G2.0 SITE PHOTOS
G3.0 PRELIMINARY SUR ENGRAM

CIVIL
C1.0 SURVEY

ARCHITECTURAL
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A2.0 FLOOR PLANS
A2.1 ROOF PLAN / STORY POLE
A3.0 ELEVATIONS
A4.0 SECTIONS / SCHEDULES
A5.0 DETAILS
A5.1 DETAILS

LANDSCAPE
L1.1 LANDSCAPE PLAN
L1.2 PLANTING PLAN



CHAPPELL ARCHITECTURE
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PO BOX 8201
MAMMOTH LAKES, CA 93546
805.832.1677



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COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

# DORRANCE DUPLEX

4788 & 4792 DORRANCE
CARPINTERIA, CA 93013

PLANNING COMMISION SUBMITTAL 07/12/23

| REVISION | | |
|---|---|---|
| NO | DESCRIPTION | DATE |

TITLE SHEET

G1.0

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805.932.1677

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# DORRANCE DUPLEX

4788 & 4792 DORRANCE
CARPINTERIA, CA 93013
.

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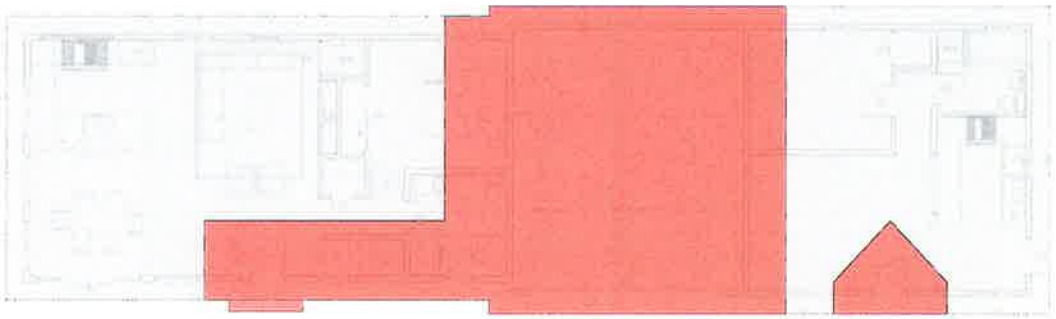
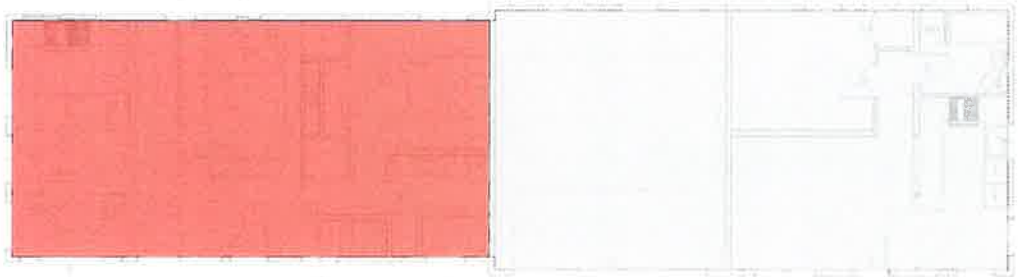
|---|---|---|
| | | |

SITE PHOTOS

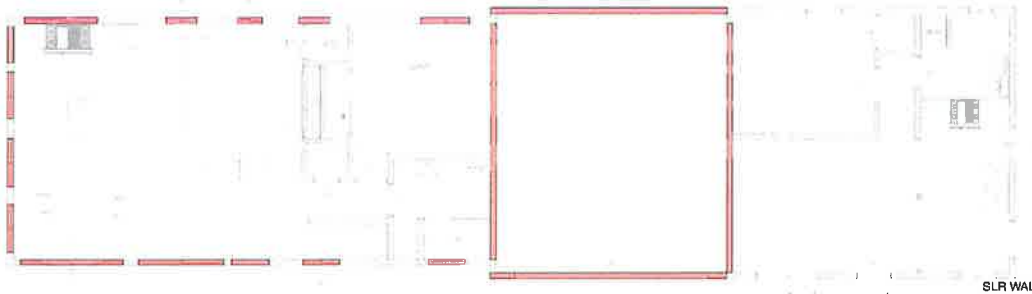
G2.0



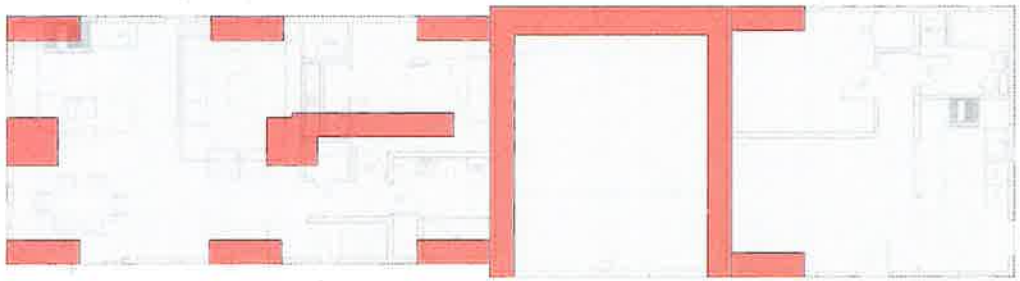
SLR ROOF 4



SLR CEILING 3



SLR WALLS 2



SLR FOUNDATION 1

SEA LEVEL RISE CALCULATIONS

| | (MOD) | E) |
|---|---|---|
| ROOF | | |
| EXISTING AREA | | 2,107 |
| AREA OF ALTERED OR MODIFIED ROOF | 892 | |
| CEILING | | |
| EXISTING AREA | | 1,553 |
| AREA OF ALTERED OR MODIFIED ROOF | 700 | |
| WALLS | | |
| EXISTING AREA | | 2,840 |
| AREA OF ALTERED OR MODIFIED ROOF | 418 | |
| FOUNDATIONS / SLABS / FLOOR | | |
| EXISTING AREA | | 1,751 |
| AREA OF ALTERED OR MODIFIED | 37% | |
| TOTALS | 2,010 | 8,413 |
| TOTAL MODIFIED AREA | 19% | |

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MAMMOTH LAKES, CA 93546
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4788 & 4792 DORRANCE
CARPINTERIA, CA 93013

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|---|---|---|
| | | |

SLR DIAGRAMS

G5.0

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SANTA BARBARA, CA 93160
805.452.5677

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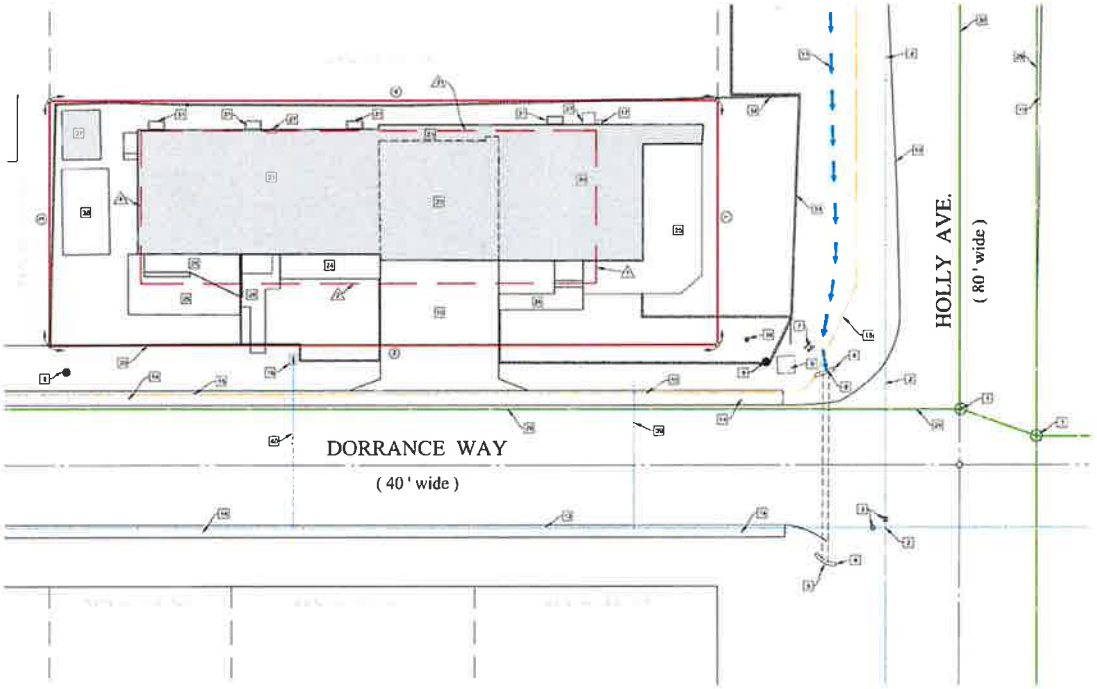
CITY CASE NUMBER
PROJECT #

GRAPHIC SCALE

AERIAL MAP
NO SCALE

AREA MAP
NO SCALE




LEGEND

| | |
|---|---|
| ① = S 44 ° 58 ' 40 " W 40.00 ' | 50 = water meter |
| ② = N 45 ° 00 ' 20 " W 110.00 ' | 51 = gas meter ( above ground ) |
| ③ = N 44 ° 58 ' 40 " E 40.00 ' | 52 = concrete driveway |
| ④ = S 45 ° 00 ' 20 " E 110.00 ' | 53 = wood deck |
| = parcel boundary line | 54 = existing living unit fin flr elev = 10.76 |
| = front setback = 20 ' | 55 = existing living unit fin flr Elev = 10.80 |
| = street side setback = 10 ' | 56 = covered carport , fin.surface elev = 9.10 to 9.15 |
| = side setback = 5 ' | 57 = enclosed connecting corridor , fin flr Elev = 10.55 |
| = rear setback = 15 ' | 58 = concrete walk |
| 1 = sanitary sewer manhole | 59 = wood deck |
| 2 = 8 " water main | 60 = concrete patio |
| 3 = water valve | 61 = water heater |
| 4 = concrete headwall | 62 = 6 " VCP sewer main ( CSD dwg 401 - cs - 10 ) |
| 5 = 12 " CMP - outlet flowline elev = 7.05 | 63 = 12 " VCP sewer main ( CSD dwg 72 - 3 - 2A ) |
| 6 = 12 " CMP - inlet flowline elev = 7.67 | 64 = 6 " VCP sewer main ( CSD dwg 72 - 3 - 2A ) |
| 7 = fire hydrant | 65 = crawl space entry |
| 8 = powerpole | 66 = wood fence - 7 ' 11 " high |
| 9 = concrete transformer pad | 67 = wood fence - 6 ' high |
| 10 = edge of asphalt pavement | 68 = wood fence - 3 2 " high |
| 11 = unlined swale | 69 = plastic fence - 6 ' 6 " high |
| 12 = wood fence | 70 = trellis / arbor |
| 13 = 6 " A.C.P. water main | 71 = storage shed |
| 14 = 30 " concrete rolled curb / gutter | 72 = 8 " avocado |
| 15 = 2 " street gas main | 73 = 1 " water line / lateral - inactive |
| | 74 = 1 " water line / lateral |

SITE ADDRESS : 4788 Dorrance Way
Owners : Brandon Bono / Lorraine Pulido

# SITE PLAN

## OF LOT 4 IN BLOCK " D " OF THE DORRANCE RE-SUBDIVISION

CITY OF CARPINTERIA
COUNTY OF SANTA BARBARA
OCTOBER, 2022 SCALE : 1 " = 8 '

PROFESSIONAL LAND SURVEYOR
DAN JARVIS
NO. 6801
STATE OF CALIFORNIA

SURVEYING SERVICES
P.O. BOX 650 CARPINTERIA , CA. 93014
805 - 568 - 6870

DORRANCE DUPLEX
4788 & 4792 DORRANCE
CARPINTERIA, CA 93013

PLANNING COMMISION SUBMITTAL 07/12/23

△ REVISION

| NO | DESCRIPTION | DATE |
|---|---|---|
| | | |

SURVEY

C1.0

## EROSION CONTROL AND BMP NOTES

Owner:

BRANDON SONO
4788 DORRANCE WAY
CARPINTERIA, CA 93013

It shall be the Contractor's responsibility to maintain control of the entire construction operations and to keep the entire site in compliance with the soil Erosion Control Plan.

Detailed Erosion Control Plan prepared

Dylan Chappell
Dylan Chappell Architects
189 PINECREST AVE, P.O. BOX 8281
MAMMOTH LAKES, CA 93546
805.324.4760

• This Plan is intended for use for interim erosion and sediment control only and is not to be used for final elevations or permanent improvements.

• The Contractor shall be responsible for monitoring erosion and sediment control measures prior, during, and after storm events. Monitoring includes maintaining a file documenting on-site inspections, problems encountered, corrective actions, and notes and a redline map of remedial implementation measures.

• Reasonable care shall be taken when hauling any earth, sand, gravel, stone debris or any hazardous substance over any public street, alley or other public place. Should any blow, spill, or track over and upon said public or adjacent private property, immediate clean up shall occur.

• Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entrance/exit.

• Sanitary facilities shall be maintained on site as appropriate.

• During the rainy season, all paved areas shall be kept clear of earth material and debris. All storm structures over 2.0 CY shall be covered by a tarp and ringed with straw bales or silt fencing. The site shall be maintained so as to minimize sediment-laden runoff to any storm drainage system including existing drainage swales and water courses.

• Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.

• The facilities shown on this plan are designed to control erosion and sediment during the rainy season, November 1 to April 15. Facilities are to be operable prior to October 1st of any year.

• Grading operations during the rainy season which leave denuded slopes shall be protected with erosion control measures immediately following grading on the slopes.
This will include use of straw mulch, bonded, and erosion control blankets.

• This plan covers only as first areas following grading with assumed site conditions as shown on the Detailed Erosion Control Plan. Prior to September 15, the completion of site improvement shall be evaluated and revisions made to this Plan as necessary with the approval of the City. Plans are to be resubmitted for approval prior to August 15 of each subsequent year until site improvements are accepted by the County.

**Construction Entrance:**
The existing asphaltic concrete shared driveway, acting as the construction entrance onto public way, shall be kept clean and free of mud and dirt that is tracked onto it.
A gravel construction entrance shall be installed where vehicle traffic is anticipated off of unpaved areas. The responsibility for field design to meet site conditions, and maintenance of the construction entrance remains with the construction contractor. The owner/home assn. shall remain responsible for the clean up of any mud or dirt that is tracked onto public streets or permit areas even with the installation of gravel construction entrances.

**Catch Basin Protection:**
A filter system shall be used on catch basins (drop inlets) in public and private streets, or parking lots downstream of this project. See detail ON SITE PLAN

**Sediment Filters/Barriers (Silt Fences and Straw Wattles):**
Sediment filters such as silt fences or straw wattles shall be installed along the down-slope edge of the disturbed area prior to the commencement of grading. The sediment filter structures shall be located so that all runoff from the earthwork will be filtered prior to entering a property line or entering the City storm drain system. Sediment filter structures are to be inspected regularly by County Inspection staff during inspections scheduled by the Contractor. Sediment shall be removed when the depth of sediment is up more than one half the height of the structure. Straw wattles should not remain in place more than 12 months after installation unless it can be determined significant sediment has not occurred. Sediment filters shall be protected and repaired prior to, and after every storm event. Sediment filters shall be installed level along contours, and shall have ends turned into the slope for the last 6". Silt fences and straw wattles shall be installed per details in locations identified on the Erosion Control Plan.

**Plastic Sheeting/Tarps:**
Plastic sheeting shall generally not be used as an erosion control measure over large areas. Plastic sheeting may be used to protect small, highly erodible areas, or to protect temporary stockpiles of material. If plastic sheeting is used, the path of concentrated flow from the plastic must be protected.

**Existing Vegetation and Revegetation:**
As far as is practicable, existing vegetation shall be protected and left in place in accordance with the clearing limits shown on the approved Building, Grading, Landscape and Erosion Control Plans. Work areas shall be carefully located and marked to reduce potential damage. Where existing vegetation has been removed, or the original soil surface disturbed, the site shall be revegetated, and the vegetation established as soon as practicable, but no later than October 15. If vegetation is not established by said date, see their Weather Measures below.

**Slope Protection:**
Slopes greater than 4V:1H should be protected using straw and mulch. The installation of erosion control barriers should be considered for all disturbed slopes steeper than 2.5H:1V and greater than 30 feet in slope length. Installation of fiber rolls staked on contour should be considered for all slopes steeper than 4H:1V with slope lengths greater than 30 feet. Straw wattles or silt fencing should be installed at the toe of all slopes steeper than 4H:1V. Fiber rolls shall be installed per the detail.

**Wet Weather Measures:**
If a protective ground cover is not established by October 15, open areas shall be protected through the wetter weeks with straw mulch and fiber rolls. Straw mulch shall be applied at a rate of 3,000 lb./ac. or wood fiber hydroseeded 2,000 lb./ac. Fiber rolls shall be installed per the detail.

**General Site Protection:**
Stockpiles of earth, sand and other construction related materials must be protected from being transported from the site by the forces of wind or water. The materials tend for stucco, drywall demolition debris, drywall "mud" packaging, etc.

Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.

Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the site.

Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste. See Erosion Control Plan for designated Concrete Washout Area. The washout area shall consist of a plastic-lined dumpster, or plastic lined earthen, or straw wattle containment area.

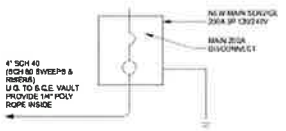
Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

**Sheeting, Construction Fencing, and other Site Safety:**
The responsibility for design to meet site conditions, and maintenance of the construction site safety remains with the construction contractor. Any geotechnical engineering and permitting of shoring or other safety devices is the responsibility of the contractor. Construction fencing shown on this plan is for tree and vegetation protection only.

**Protection Measure Removal:**
The erosion prevention and sediment control measures shall remain in place and be maintained in good condition until all disturbed soil areas are permanently stabilized by installation and establishment of landscaping, grass, mulching or are otherwise covered and protected from erosion.

NEW 200 AMP PANEL

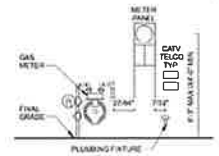
NEW LOCATION OF 200 AMP ELECTRIC SERVICE PANEL
PROVIDE GROUND & LIFER GROUND S.C.E. MSR # XXXXXXX




GROUNDING SHALL BE REQUIRED AND THE ELECTRICAL SERVICE GROUNDING ELECTRODE SHALL BE:

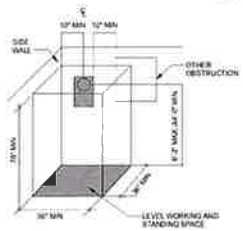
1. OF THE CONCRETE ENCASED TYPE
2. LOCATED IN THE BOTTOM THREE (3) INCHES OF THE FOOTING
3. NOT LESS THAN TWENTY (20) FEET IN LENGTH
4. BARE COPPER CONDUCTOR, SIZED IN ACCORDANCE WITH THIS CODE, TABLE 250.66, BUT NOT SMALLER THAN NO. 4 A.W.G
5. PANEL LOCATION NEEDS TO BE COORDINATED WITH EDISON CO

### METER ASSEMBLY SEPARATION 6



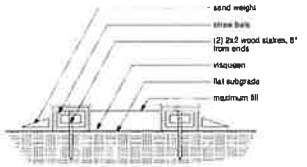

1. SIZE AND DIMENSIONS OF PANELS WILL VARY. DRAWINGS ARE NOT TO SCALE
2. THIS DRAWING PERTAINS TO BOTH OVERHEAD AND UNDERGROUND ELECTRIC SERVICE APPLICATIONS
3. MAINTAIN A 3-FOOT CLEAR LEVEL AND UNOBSTRUCTED WORKSPACE IN FRONT OF ELECTRIC SERVICE EQUIPMENT
4. PLUMBING FIXTURES THAT EXTEND MORE THAN 6 INCHES OUT FROM WALL SURFACE MUST BE LOCATED 15-INCHES MINIMUM FROM THE OUTSIDE EDGE OF THE METER PANEL
5. FOR NEW CONSTRUCTION ONLY, DOES NOT APPLY FOR UPGRADES.

### ELECTRICAL SERVICE PANEL 5




1. THE HORIZONTAL CLEARANCE FROM THE CENTERLINE OF THE METER TO THE NEAREST SIDE WALL OR OTHER OBSTRUCTION SHALL BE 12 INCHES MINIMUM A HORIZONTAL CLEARANCE FROM THE EDGE OF THE METER PANEL TO THE EDGE OF A WINDOW OR DOORWAY (INCLUDING SLIDING GLASS DOORS) SHALL BE 12 INCHES MINIMUM. A GAS METER OR PLUMBING FIXTURE THAT DOES NOT PROTRUDE MORE THAN 6 INCHES OUT FROM THE WALL, OR EXTEND LESS THAN 18 INCHES HORIZONTALLY FROM THE OUTSIDE EDGE OF THE METER PANEL, SHALL NOT BE CONSIDERED AN OBSTRUCTION.
2. A LEVEL WORKING AND STANDING SURFACE, CLEAR AND UNOBSTRUCTED, ENTIRELY ON THE PROPERTY OF THE CUSTOMER, SHALL BE PROVIDED. THE MINIMUM WIDTH OF THE WORKSPACE SHALL BE 36 INCHES OVERALL, BUT NEED NOT BE CENTERED BENEATH THE METER. THE MINIMUM DEPTH OF THE WORKSPACE SHALL BE 36 INCHES. WHERE METERS ARE ENCLOSED IN A CLOSET OR RECESSED IN AN ENCLOSURE THE DEPTH OF THE WORKSPACE IS MEASURED FROM THE OUTER FACE OF THE CLOSET OR RECESS. THE MINIMUM HEIGHT OF THE WORKSPACE SHALL BE 78 INCHES.

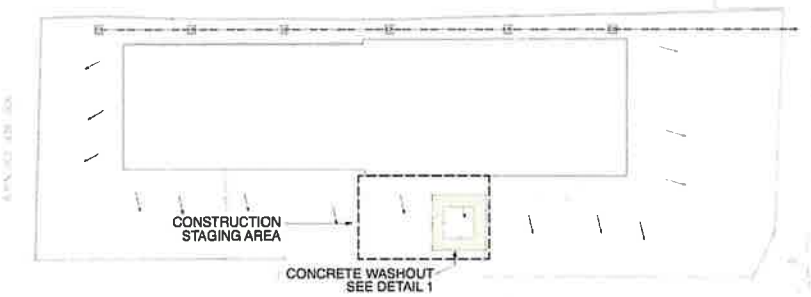
### ELECTRICAL METER INSTALL 4



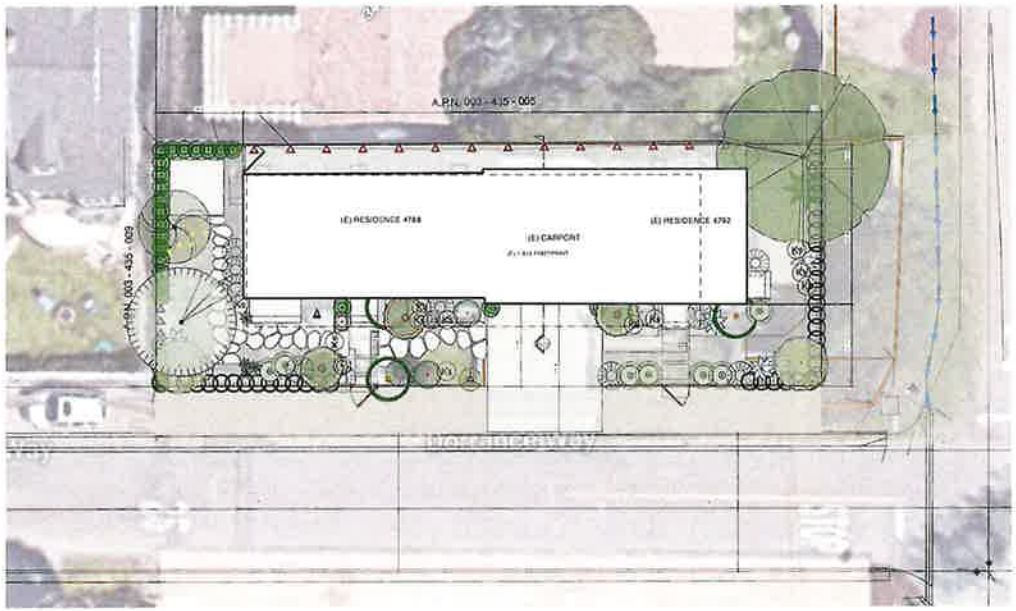

### CONCRETE WASHOUT 3

## LEGEND

- PROPERTY LINE
- SETBACK
- 4" STORM DRAIN
- CB — STORM DRAIN CATCH BASIN
- G — GAS LINE
- E — ELEC. LINE
- S — SEWER LINE
- W — WATER LINE
- BF — BACKFLOW PREVENTER
- Minimum 5% slope for a minimum of 10' away from structure (2% if surface is impervious) or to approved drainage system. SBCO Grading Ordinance #4706




### GRADING AND DRAINAGE PLAN 2




### SITE PLAN 1


CHAPPELL ARCHITECTURE
COMMERCIAL + RESIDENTIAL
PO BOX 8281
MAMMOTH LAKES, CA 93546
805.852.1677



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4788 & 4792 DORRANCE
CARPINTERIA, CA 93013

PLANNING COMMISION SUBMITTAL 07/12/23

| REVISION | | |
|---|---|---|
| NO | DESCRIPTION | DATE |
| | | |

SITE PLAN

A1.0

## GENERAL NOTES

1 SEE ELECTRICAL SHEETS FOR ELECTRICAL FIXTURES AND APPLICABLE NOTES
2 INSTALL MOISTURE RESISTANT G.W.B. ON ALL WALLS IN KITCHENS BATHROOMS AND ROOMS SUBJECT TO WET CONDITIONS
3 ATTIC ACCESS: AN ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTICS OF BUILDINGS WITH UNOBSTRUCTED HEADROOM HEIGHT EXCEEDING 30 INCHES IN THE VERTICAL PLANE LOCATED A MINIMUM OF 30 INCHES CLEAR IN ANY DIRECTION FROM THE OPENING. THE OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES CLEAR IN ANY FRAMING. PROVIDE PERMANENT ATTIC ACCESS PER CRC R807.1)
4 DIMENSIONING
A ALL DIMENSIONS ARE GIVEN TO FACE OF FRAMING, DIVIDING, CENTERLINE OF OPENING AND CENTER OF COLUMN, U.N.O.
B DOORS AT CORNERS OR NEAR INTERSECTIONS OF PERPENDICULAR WALLS ARE LOCATED 4" FROM FACE OF STUD TO FACE OF JAMB U.N.O.
C DIMENSIONS GIVEN TO EXISTING STRUCTURAL ELEMENTS ARE DERIVED FROM ORIGINAL CONSTRUCTION DRAWINGS. THE TOPOGRAPHIC SURVEY, AND FIELD MEASUREMENTS TO FINISH SURFACES. THESE DIMENSIONS MUST BE FIELD VERIFIED
6 OCCUPIABLE SPACES, HABITABLE SPACE AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'6" BATHROOMS, TOILET ROOMS, KITCHENS, STORAGE ROOMS AND LAUNDRY ROOMS MAY HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0" (CRC SECTION R305.1)
7 HABITABLE SPACES, (1) HIGH THAN KITCHENS, SHALL HAVE A CLEAR PASSAGEWAY OF NOT LESS THAN 3'-0" BETWEEN COUNTER FRONTS AND APPLIANCES OR COUNTER FRONTS AND WALLS. (CRC SECTION 1 (R311)
8 HALLS AND STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36" (CBC 1018.2)
9 DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. (CRC R302.5.2)
10 DRYER EXHAUST DUCTS SHALL BE CONDUCTED TO TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14 FEET WITH 2 ELBOWS. EXHAUST SHALL BE LOCATED A MINIMUM OF 3'-0" AWAY FROM ANY OPERABLE WINDOW, OR DOOR. PROVIDE A RIGID METAL DUCT. (CMC 504.3)
11 BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES (1118 MM) MEASURED FROM THE FLOOR. (CRC R310) MINIMUM OPENING AREA. ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET (0.530 SQ. M). THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 MM). THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 MM) (CRC R310.1.2).
12 ALL VENT DUCTS TO BE SEALED AND INSULATED WITH R-8 INSULATION.
13 NEW CONSTRUCTION, ADDITIONS AND INTERIOR ALTERATIONS WITH PLUMBING FIXTURES, WATER CONSERVATION PLUMBING FIXTURES ARE REQUIRED TO BE INSTALLED PER CPC 402 AND CAL. GREEN STANDARD CODE FOR ALL NEW PLUMBING FIXTURES FOR KITCHEN SINKS, LAVATORY BAR SINKS, SHOWERS, AND TOILETS AS APPLICABLE.
14 THE LIGHTING FIXTURES THAT ARE RECESSED INTO INSULATED CEILINGS, ARE LABELED TO BE RATED FOR INSULATION CONTACT (IC) RATED SO THAT INSULATION CAN BE PLACED OVER THEM. THE HOUSING ON THE FIXTURE SHALL BE AIRTIGHT TO PPR - 1971 CONDITIONED AIR FROM ESCAPING INTO THE CEILING CAVITY OR ATTIC SPACE OR PREVENT UNCONDITIONED AIR FROM INFILTRATING INTO THE CONDITIONED SPACE. THIS IS A MANDATORY MEASURE.
15 FACTORY-BUILT FIREPLACES AND CHIMNEYS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS AND THE MANUFACTURER'S INSTRUCTIONS.
16 GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS. ALL NON-OPERABLE OR IN THE INTERIOR AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS. NO VINYL WINDOWS PROPOSED IN PROJECT.
17 PROVIDE A MINIMUM 5% SLOPE FOR A MINIMUM OF 10'-0" AWAY FROM STRUCTURE OR IF SPACE IS LIMITED PROVIDE SWALE OR OTHER APPROVED DRAINAGE SYSTEM. SWALES SHALL HAVE A MINIMUM SLOPE OF 2% FOR THIS PURPOSE AND TO HAVE A MIN. SLOPE OF 2%.
18 REPAIR AND REPLACE ANY FIRE PROOFING DAMAGED DURING CONSTRUCTION.
19 NEW A/C CONDENSOR REQUIRES THE HVAC SYSTEM SHALL BE TESTED FOR DUCT LEAKAGE BY HERS RATER.
20 USE FIRE DAMPERS OR USE 26-GAUGE METAL DUCTS, WHERE FIREWALL OF GARAGE IS PENETRATED BY A U. DUCTS (CRC R302.5.2) (CMC 607.5.2)
21 SHOWER COMPARTMENT INTERIOR DIAMETER SHALL HAVE MINIMUM 1,024 SQ. IN. AND BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE.
22 SEE ADDITIONAL NOTES ON SHEET G2.1

## PLUMBING NOTES

1 PLUMBING FIXTURES FOR NEW CONSTRUCTION AND ALTERATIONS SHALL COMPLY WITH THE FOLLOWING
A WATER CLOSETS LESS THAN 1.28 GAL/FLUSH (4.3L/3.1 L)
B URINALS LESS THAN 0.125 GAL/FLUSH (.4 3L/3.1 2)
C SINGLE SHOWERHEADS LESS THAN 2.0GPM @ 80 PSI (4.3L/3.1 3)
D MULTIPLE SHOWERHEADS ADD, LIMIT 2.0 FLOW RATE OF ALL SHOWERHEADS (AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME. (4.3L/3.1 3.2)
E RESIDENTIAL LAVATORY FAUCETS LESS THAN 1.2 GPM @ 60 PSI (4.3L/3.1 4.1)
F LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS OF RESIDENTIAL BUILDINGS LESS THAN 0.5 GPM @ 60 PSI (4.3L/3.1 4.2)
G KITCHEN FAUCETS LESS THAN 1.8 GALLONS PER CYCLE (4.3L/3.1 4.2)
H KITCHEN FAUCETS LESS THAN 1.8 GPM, TEMPORARY INCREASE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM (4.3L/3.1 4.4)
I HOT AND COLD WATER PIPING SHALL BE COPPER TYPE 'L' OR PEX
J EXISTING PLUMBING FIXTURES IN PUBLIC OR COMMON AREAS (CALGREEN SEC. 101.1 TITLE 24, CA CODE OF REGULATIONS) FOR FINAL INSPECTION EXISTING TOILETS OF GREATER THAN 1.6 GAL FLUSH, SHOWER HEADS WITH FLOW CAPACITY OF MORE THAN 2.5 GALLONS PER MIN. AND INTERIOR FAUCETS WITH FLOW CAPACITY OF MORE THAN 2.2 GALLONS PER MIN. WILL NEED TO BE REPLACED TO AT LEAST THE MINIMUM STANDARD INDICATED
EXCEPTIONS: (NOT ALL EXCEPTIONS LISTED ARE APPLICABLE TO THIS PROJECT)
A PROVIDE 24" SPACE IN FRONT OF THE WATER CLOSET 30" WIDE (CPC SEC 402.5)
B PROVIDE NON SLIP GRAB BARS PER CPC SEC. 420.1(3)
C WATER HEATER PRESSURE AND TEMPERATURE RELIEF DRAIN LINE NEEDS TO TERMINATE TO OUTSIDE THE BUILDING (CPC SEC 608.5)
D SHOWERS AND SHOWER STALL DIMENSIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE PER CPC 408.3
E ALL DRAINPIPES AND ALL HOT WATER PIPES BENEATH LAVATORIES ARE TO BE INSULATED OR OTHERWISE COVERED CBC 1115.8

## WALL LEGEND

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

NEW 2X STUD WALL @ 16" O.C.

AREA OF REMODEL AREA OF ADDITION

## WALL TAGS

W1 (E) 2X4 WALL PRIOR TO 1971 ALL EXTERIOR WALLS U.N.O.

W2 (E) 2X4 WALL ADD R-13 INSULATION WHERE POSSIBLE

W3 (N) 2X6 WALL ADD WITH R-19 INSULATION

## FIRE SPRINKLER NOTE

## KEY NOTES

1 (E) WALL TO BE REMOVED

2 (E) WINDOW OR DOOR TO BE REMOVED AND WALL FILLED IN

3 DOOR LANDINGS: PROVIDE A LANDING EQUAL TO THE WIDTH OF THE DOOR AND A LENGTH IN THE DIRECTION OF TRAVEL EQUAL TO 36" MIN. (CRC R311.3) AT EXTERIOR DOORS THAT ARE NOT REQUIRED EXIT DOORS, LANDINGS SHALL BE NOT MORE THAN 7 3/4" BELOW THE TOP OF THE THRESHOLD

4 TILE WALL FINISH FLOOR TO CEILING ALL WALLS IN SHOWER

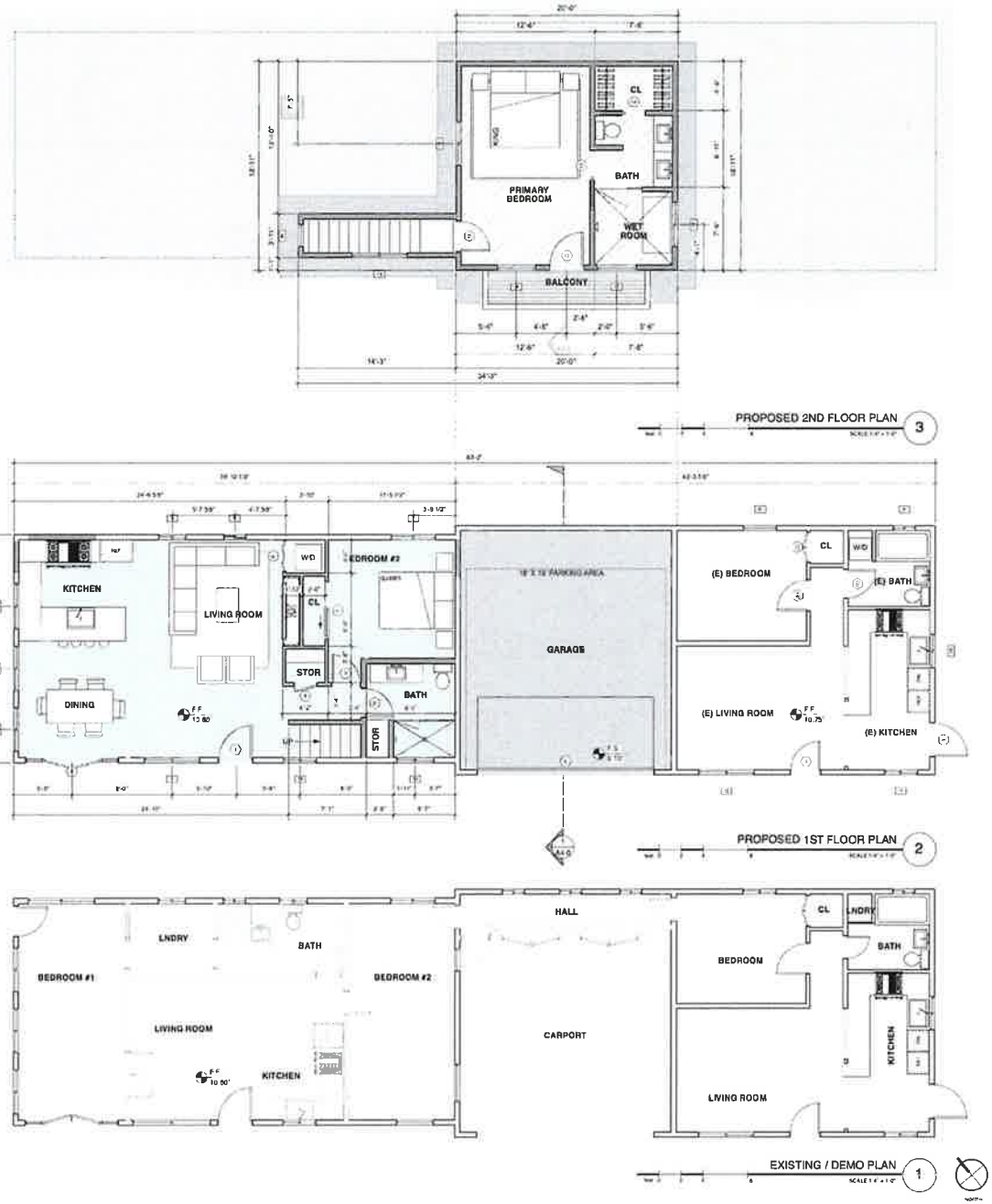
5 SHOWER ENCLOSURE 1/2" TEMPERED GLAZING GLAZING

6 DRYER VENT CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14 FEET WITH 2 ELBOWS. REDUCE ALLOWED LENGTH BY TWO FEET FOR EVERY 90 DEGREE ELBOW BEYOND THE ALLOWED TWO. EXHAUST SHALL BE LOCATED A MINIMUM OF 3'-0" AWAY FROM ANY OPERABLE DOOR OR WINDOW. PROVIDE A 4" METAL DUCT (CMC 504.3 & 504.3.2.2)

7 GARAGE FIRE SEPARATION: PROVIDE 1/2 INCH GYP. TYPE 'X' GYPSUM WALLBOARD FROM FOUNDATION TO ROOF SHEATHING APPLIED TO THE GARAGE SIDE OF THE SEPARATION WALL BETWEEN GARAGE AND RESIDENCE. (CRC TABLE R302.6 PROVIDE 5/8 HEADROOM AT SERVICE PANEL. CEC 110.26 (E)(1)

8 (E) 200 AMP PANEL WORKING CLEARANCE: PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS. (CEC SEC. 110.26 (A)(1) PROVIDE 6'-6" HEADROOM AT SERVICE PANEL. CEC 110.26 (E)(3)

9 A/C CONDENSER WITH DISCONNECT SWITCH THAT IS LOCATED WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CMC 933.2.7




CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.252.1677

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

# DORRANCE DUPLEX

4788 & 4792 DORRANCE
CARPINTERIA, CA 93013

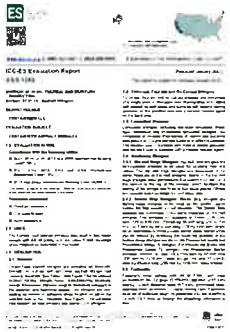
PLANNING COMMISION SUBMITTAL 07/12/23

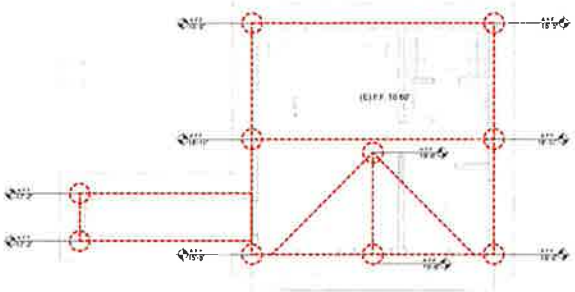
| REVISION | | |
|---|---|---|
| NO | DESCRIPTION | DATE |

PLANS

A2.0

## ICC REPORTS



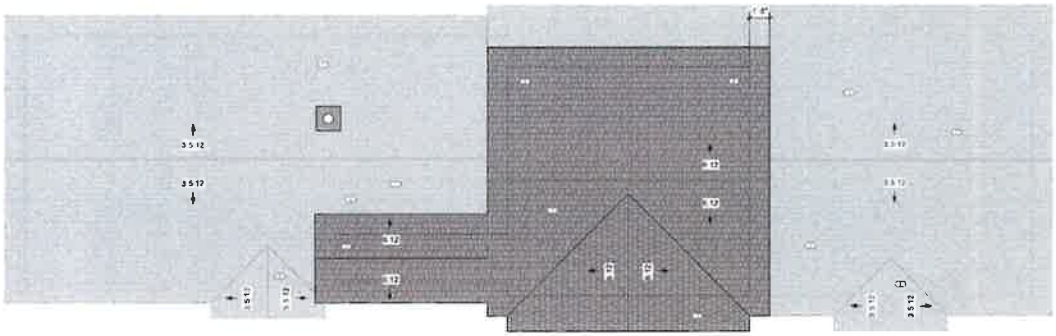



STORY POLE PLAN 1

SCALE: 1" = 1'-0"

## ROOF KEY NOTES

1. ROOF MATERIAL: CLASS A CERTAINTEED, RESIDENTIAL SHAKE COLOR: COUNTRY GRAY. See ICC REPORTS
2. NEW ROOF AREA
3. GUTTERS AND DOWNSPOUTS: GUTTER AND DOWNSPOUT LOCATIONS. DOWNSPOUTS TO CONNECT TO SITE DRAIN
4. EXISTING ROOF AREA: REROOF WITH MATERIAL CALLED OUT ABOVE.




ROOF PLAN 1

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

NORTH

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
PO BOX 5281
SAN LUIS OBISPO, CA 93403
805.550.1677

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

# DORRANCE DUPLEX

4788 & 4792 DORRANCE
CARPINTERIA, CA 93013
.

PLANNING COMMISION SUBMITTAL 07/12/23

REVISION

| NO | DESCRIPTION | DATE |
|---|---|---|
| | | |

ROOF PLAN

A2.1

## KEY NOTES

1. EXT FINISH HARDIE BOARD AND BATT SIDING CLASSIC WHITE DUNN-E
2. EXT FINISH HARDIE LAP SIDING CEDARMILL CLASSIC WHITE DUNN-E
3. WINDOWS AND DOORS ANDERSON A SERIES COLOR: WATERCOLOR BLUE
4. EXT LIGHTING DARKSKY COMPLIANT, SEE SPEC SHEET
5. EXT WOOD AND TRIM FINISH DUNN EDWARDS CLASSIC WHITE DE6358
6. ROOF CLASS A CERTAINTEED PRESIDENTIAL SHAKE COLOR: COUNTRY GRAY
7. SANDSTONE VENEER NATURAL SANDSTONE VENEER
8. EXT STAIN FINISH: CABOT CHESTNUT BROWN

EAST ELEVATION 4

NORTH ELEVATION 2

WEST ELEVATION 3

SOUTH ELEVATION 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
PO BOX 6297
SANTA BARBARA, CA 93160
805.552.1077

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

# DORRANCE DUPLEX

4788 & 4792 DORRANCE
CARPINTERIA, CA 93013

PLANNING COMMISION SUBMITTAL 07/12/23

REVISION

| NO | DESCRIPTION | DATE |
|---|---|---|
| | | |

ELEVATIONS

A3.0

## WINDOW SCHEDULE

SYMBOL

| ID | Nominal Size | | Window Style | T-24 INFO | | Window Data | | |
|---|---|---|---|---|---|---|---|---|
| | O.A. Width | O.A. Height | Configuration | U VALUE | SHGC | Mfr | Accessories | Comments |
| 1 | 3'0" | 4'0" | 2/3 Horizontal Slider | .44 | .25 | TBD | | |
| 2 | 4'0" | 4'0" | 2/3 Horizontal Slider | .44 | .25 | TBD | | |
| 3 | 4'0" | 4'0" | 2/3 Horizontal Slider | .44 | .25 | TBD | | |
| 4 | 2'6" | 1'6" | Horizontal Slider | .44 | .25 | TBD | | |
| 5 | 4'0" | 1'6" | Horizontal Slider | .44 | .25 | TBD | | |
| 6 | 4'0" | 4'0" | 2/3 Horizontal Slider | .44 | .25 | TBD | | |
| 7 | 3'0" | 4'0" | Fixed | N.A. | .25 | TBD | | |
| 8 | 3'0" | 4'0" | 2/3 Horizontal Slider | .44 | .25 | TBD | | |
| 9 | 3'0" | 4'0" | 2/3 Horizontal Slider | .44 | .25 | TBD | | |
| 10 | 3'0" | 4'0" | 2/3 Horizontal Slider | .44 | .25 | TBD | | |
| 11 | 3'0" | 4'0" | 2/3 Horizontal Slider | .44 | .25 | TBD | | |
| 12 | 3'0" | 4'0" | 2/3 Horizontal Slider | .44 | .25 | TBD | | |
| 13 | 3'0" | 4'0" | 2/3 Horizontal Slider | .44 | .25 | TBD | | |
| 14 | 4'0" | 4'0" | 2/3 Horizontal Slider | .44 | .25 | TBD | | |
| 15 | 4'0" | 4'0" | 2/3 Horizontal Slider | .44 | .25 | TBD | | |
| 16 | 4'0" | 4'0" | 2/3 Horizontal Slider | .44 | .25 | TBD | | |
| 17 | 2'0" | 4'0" | Fixed | N.A. | .25 | TBD | | |
| 18 | 3'0" | 4'0" | 2/3 Horizontal Slider | .44 | .25 | TBD | | |
| 19 | 3'0" | 4'0" | 2/3 Horizontal Slider | .44 | .25 | TBD | | |
| 20 | 3'0" | 4'0" | 2/3 Horizontal Slider | .44 | .25 | TBD | | |

## DOOR SCHEDULE

SYMBOL

| Mark | Nominal Size | | | | Sidelights | T-24 INFO | | Door Data | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | Width | Height | Thickness | Door Operation | | U-VALUE | SHGC | Mfr | Model No. | Accessories | Comments |
| 1 | 3'0" | 6'8" | 1 3/4" | Swing Simple | | | | | | | |
| 2 | 5'0" | 6'8" | 1 3/4" | Swing Bi-part | * | | | | | | |
| 3 | 3'0" | 6'8" | 1 3/4" | Swing Simple | | | | | | | |
| 4 | 2'8" | 6'8" | 1 3/4" | Swing Simple | | | | | | | |
| 5 | 16'0" | 8'0" | 1 3/4" | Overhead | | | | | | | |
| 6 | 2'8" | 6'8" | 1 3/4" | Bi-fold Bi-part | | | | | | | |
| 7 | 5'0" | 6'8" | 1 3/4" | Sl-der. | | | | | | | |
| 8 | 2'0" | 6'8" | 1 3/4" | Swing Simple | | | | | | | |
| 9 | 2'0" | 6'8" | 1 3/4" | Swing Simple | | | | | | | |
| 10 | 2'0" | 6'8" | 1 3/4" | Swing Simple | | | | | | | |
| 11 | 2'8" | 8'0" | 1 3/4" | Swing Simple | | | | | | | |
| 12 | 7'0" | 8'0" | 1 3/4" | Swing Simple | | | | | | | |
| 13 | 2'6" | 8'0" | 1 3/4" | Pocket Simple | | | | | | | |
| 14 | 2'0" | 8'0" | 1 3/4" | Pocket Simple | | | | | | | |

## WINDOW AND DOOR GENERAL NOTES

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

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

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

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

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

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

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

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

EXCEPTIONS: 1. DECORATIVE GLAZING. 2. WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING. 3. WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET (914 MM) OR LESS IN DEPTH. GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION R308.4.2 GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS.

9. R308.4.3 GLAZING IN WINDOWS. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION: THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (0.84 M2), THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR, THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR, AND ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

EXCEPTIONS: 1. DECORATIVE GLAZING. 2. WHERE A HORIZONTAL RAIL IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34 TO 36 INCHES (864 TO 914 MM) ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (730 N/M) WITHOUT CONTACTING THE GLASS AND HAVE A LOWER RAIL HORIZONTAL HEIGHT OF NOT LESS THAN 1 1/2 INCHES (38 MM). 3. OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 25 FEET (7620 MM) OR MORE ABOVE GRADE, A ROOF, WALKING SURFACES OR OTHER HORIZONTAL SURFACES WITHIN 45 DEGREES (0.79 RAD) OF HORIZONTAL. SUCH SURFACE ADJACENT TO THE GLASS. EXCEPTION

## EGRESS NOTES

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

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

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

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

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

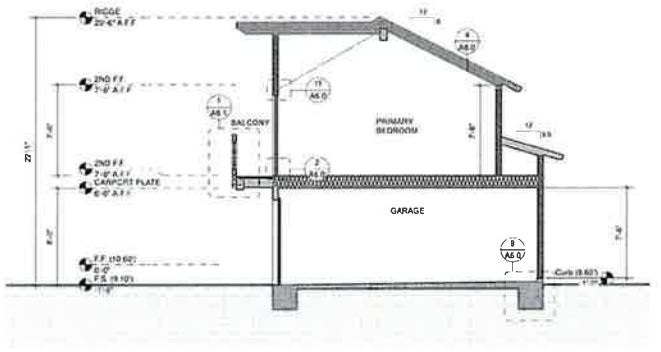
5. R313.2 WINDOW FALL PROTECTION. WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2.

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

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

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

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




CROSS SECTION / SITE SECTION 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
PO BOX 5291
SAN BERNARDINO, CA 92412
805.552.1677

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

# DORRANCE DUPLEX

4788 & 4792 DORRANCE
CARPINTERIA, CA 93013

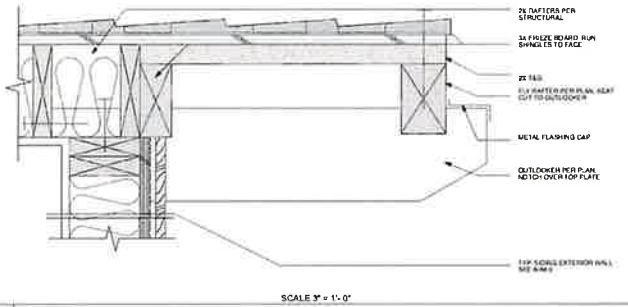
PLANNING COMMISION SUBMITTAL 07/12/23

REVISION

| NO | DESCRIPTION | DATE |
|---|---|---|
| | | |

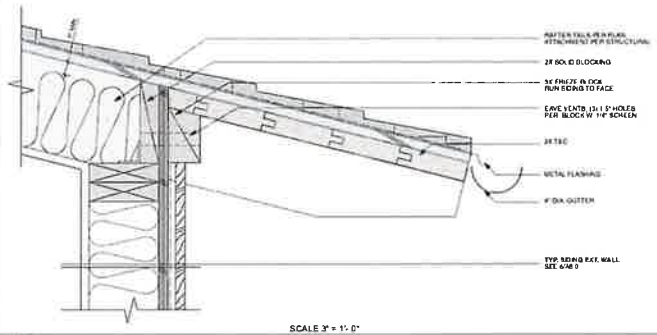
SECTIONS SCHEDULE

A4.0



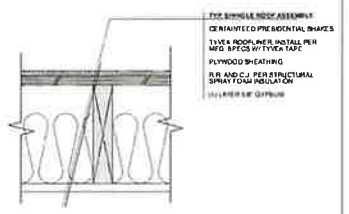

SCALE 3" = 1'- 0"

**20** SIDING @ RAKE TYP.




SCALE 3" = 1'- 0"

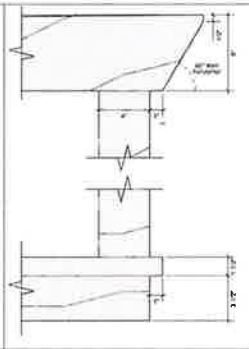
**12** SIDING @ EAVE TYP.




SCALE 3" = 1'- 0"

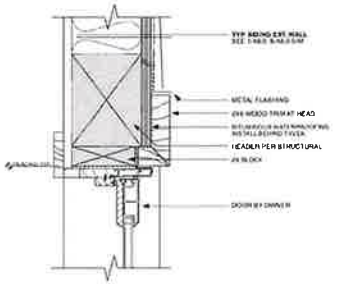
**4** ROOF ASSEMBLY TYP.

**19** EXTERIOR WALL SCONCE: KICHLER - RIPLEY



SCALE 3" = 1'- 0"

**15** TYP. EXTERIOR TRIM DETAIL

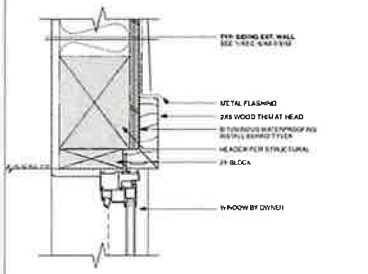



SCALE 3" = 1'- 0"

**11** SIDING @ DOOR HEAD

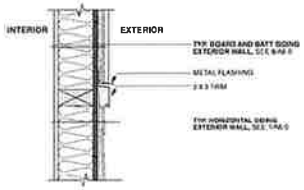
SCALE 3" = 1'- 0"

**7** STONE @ WINDOW HEAD / DOOR SIM.



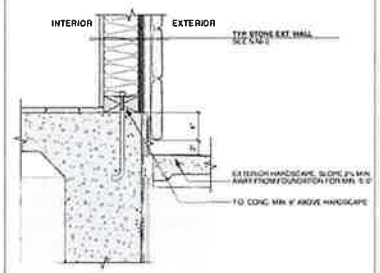

SCALE 3" = 1'- 0"

**3** SIDING @ WINDOW HEAD

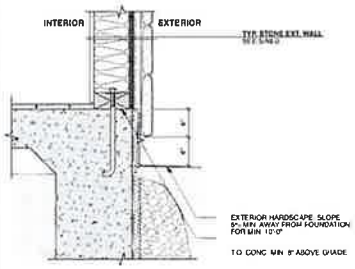



SCALE 1 1/2" = 1'- 0"

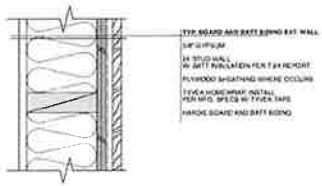
**18** TRIM DETAIL @ HOR. SIDING AND SHINGLES




**14** TYP. STONE VENEER EXTERIOR WALL @ HARDSCAPE

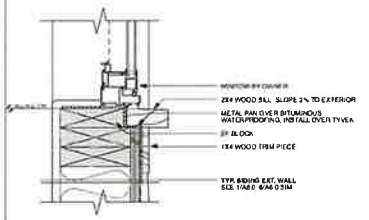



**10** TYP. STONE VENEER EXTERIOR WALL @ GRADE



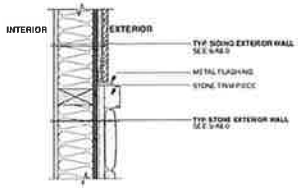

SCALE 3" = 1'- 0"

**6** TYP. HARDIE BOARD AND BATT SIDING



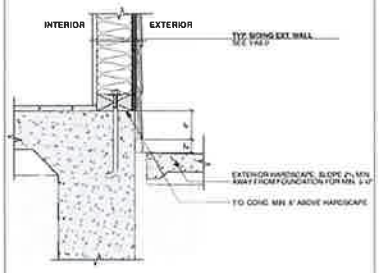

SCALE 3" = 1'- 0"

**2** SIDING @ WINDOW SILL



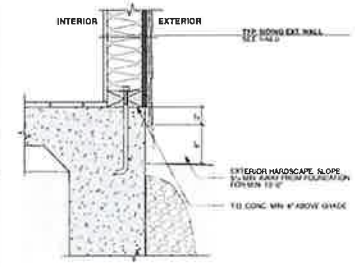

SCALE 1 1/2" = 1'- 0"

**17** TRIM DETAIL @ SIDING AND STONE VENEER



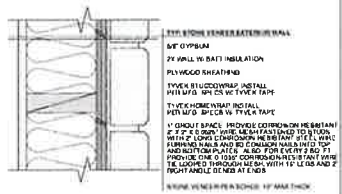

SCALE 1 1/2" = 1'- 0"

**13** TYP. WOOD SIDING EXTERIOR WALL @ HARDSCAPE



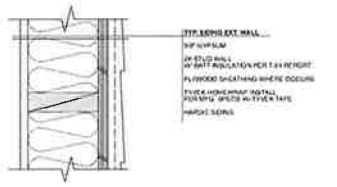

SCALE 1 1/2" = 1'- 0"

**9** TYP. WOOD SIDING EXTERIOR WALL @ GRADE




SCALE 3" = 1'- 0"

**5** TYP. STONE VENEER EXTERIOR WALL




SCALE 3" = 1'- 0"

**1** TYP. HARDIE HORIZONTAL LAP SIDING

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
PO BOX 8251
MAMMOTH LAKES, CA 93546
805.332.1677

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

# DORRANCE DUPLEX

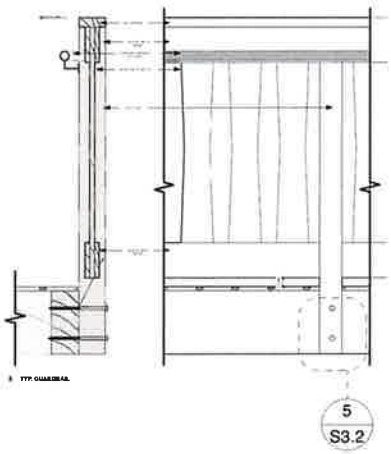
4788 & 4792 DORRANCE
CARPINTERIA, CA 93013

PLANNING COMMISION SUBMITTAL 07/12/23

| REVISION | | |
|---|---|---|
| NO | DESCRIPTION | DATE |
| | | |

DETAILS

A6.0

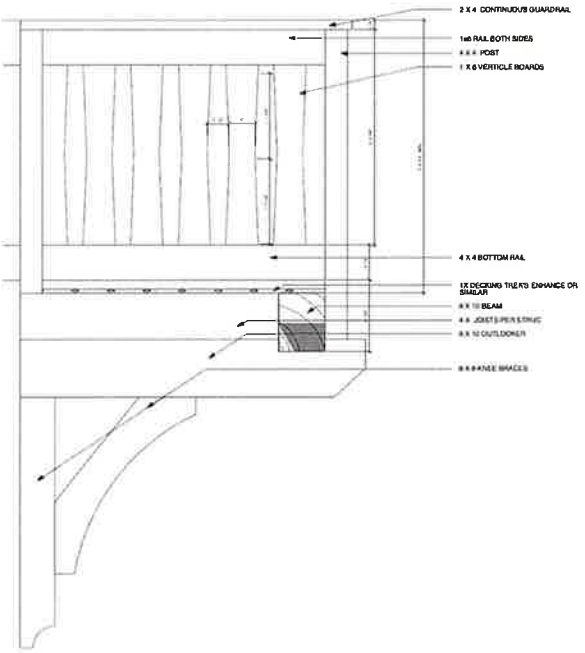



2304.12.5.5.1 POSTS OR COLUMNS

POSTS AND COLUMNS THAT ARE SUPPORTING PERMANENT STRUCTURES AND EMBEDDED IN CONCRETE THAT IS EXPOSED TO THE WEATHER OR IN DIRECT CONTACT WITH THE EARTH SHALL BE OF PRESERVATIVE-TREATED WOOD.

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

3 | GUARDRAIL DETAIL, TYP.




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

1 | BALCONY AND GUARDRAIL DETAIL, TYP.

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
PO BOX 5251
DIAMOND BAR, CA 91765
909.852.1677

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

# DORRANCE DUPLEX

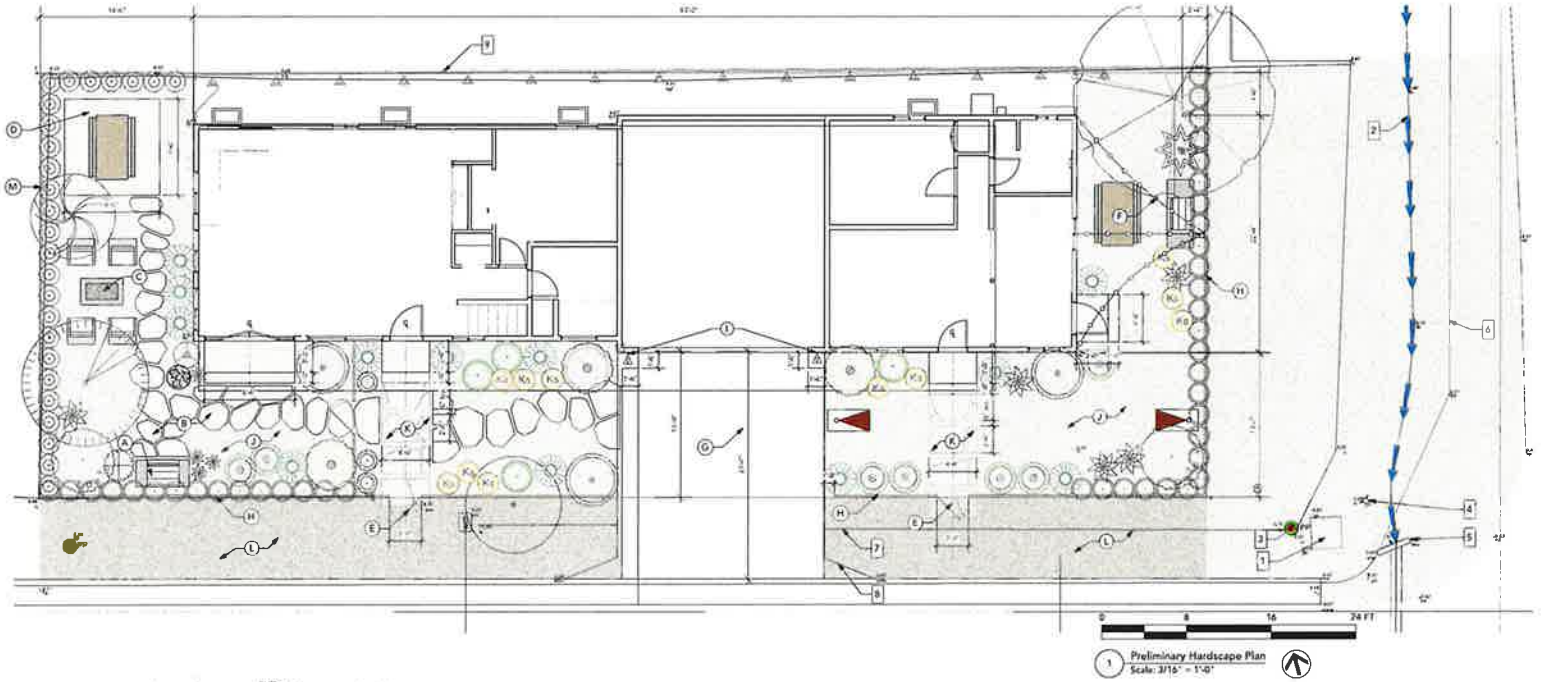
4788 & 4792 DORRANCE
CARPINTERIA, CA 93013

PLANNING COMMISION SUBMITTAL 07/12/23

| REVISION | | |
|---|---|---|
| NO | DESCRIPTION | DATE |
| | | |

DETAILS

A6.1



1 Preliminary Hardscape Plan
Scale: 3/16" = 1'-0"

## Existing Keynotes

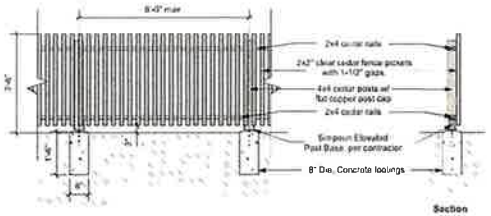
1. Existing concrete transformer pad
2. Existing drinage flow line
3. Existing power pole
4. Existing fire hydrant
5. Existing concrete headwall
6. Existing 2" steel gas main
7. Existing 32" HT. wood fence to be removed
8. Existing edge of pavment
9. Existing back yard fence to remain

## Proposed Keynotes

- (A.) Gas BBQ
- (B.) Mortar set Cherokee Creek Flagstone with 3" gravel gaps
- (C.) Gas Fire Pit
- (D.) Concrete Patio
- (E.) Custom steel gate
- (F.) Bistro string lights over BBQ and picnic table
- (G.) Integral colored concrete driveway. Color TBD
- (H.) 42" HT. picket fence. See detail 2, this sheet
- (L.) Bower vine to climb up and over garage. Provide steel cable support.
- (J.) 3/8" Handley Gold Gravel mulch
- (K.) Cut Cherokee Creek Flagstone on reinforced concrete base
- (L.) Decomposed granite
- (M.) 6' HT side yard fence

## Abbreviations

| | | |
|---|---|---|
| (E) | = | existing |
| (P) | = | proposed |
| APPROX | = | approximate |
| EQ | = | equal |
| SIM | = | similar |
| TYP | = | typical |
| LF | = | linear foot |
| SF | = | square foot |
| MAX | = | maximum |
| MIN | = | minimum |
| OC | = | on center |
| H | = | height |
| TBD | = | to be determined |
| TYP | = | typical |
| LA | = | landscape architect |
| L.O.W. | = | limit of work |
| DG | = | decomposed granite |
| DI | = | drain inlet |




Section/Elevation

2 Clear Cedar Picket Fence Detail
Scale: 1/2" = 1'-0"

**Notes:**

-If fasteners to be S.S. or solid brass, wood finish screw.
-Wood: Clear cedar w/ knots. Stain color tbd + matte sealer. Fence intended to age to a light brownwood appearance.
-Hardware tbd.
-Contractor coordination with steel gate artist required to assure correct spacing and post requirement. May need steel posts at gate openings.
-Simpson Strong Tie post base per contractor. Painted matte black

## Hardscape and Layout Notes

1. Dimensions shown are relative to existing conditions and must be verified in the field by the Contractor. The locations and extent of paving must be staked by the Contractor, and any neccessary adjustments made in consultation with the Owner prior to construction.

2. Contractor shall confirm all field dimensions and conditions prior to the start of work. Any discrepancies with plans shall be reported to the Owner.

3. Contractor shall make modifications to material or method of installation as required by local code, and shall notify the Owner of such changes.

4. Contractor shall provide sleeves for irrigation under paved areas to access all planting areas.

5. Contractor to provide positive drainage from all existing structures.

## Materials Legend

- DG parking. Color tbd
- Flagstone. Cherokee Creek. Provide samples for Owner approval.
- Pea Gravel. 3/8" Del Rio or Handly Gold pea gravel. Provide samples for Owner approval.
- Large Sandstone Boulders in drainage swale. Install per Detail 3, this sheet.

## Layout & Grading Legend

| Symbol | Description |
|---|---|
| | point of beginning |
| | center line |
| | flush |
| | align |
| | drainage flow direction |
| DI | drain inlet (DI) |

Flagstone path with gravel gaps

3/8" Handly Gold Gravel

Cherokee Creek Flagstone

flagstone stairs

Fence with a thin vertical pickets


Rachelle Bahan
LANDSCAPE ARCHITECTURE
PO Box 1186
Carpinteria CA 93014
PH (805) 550-9748
E rachelle@rgla.com


6 30 26
Renewal Date

**Bono Residence**
4788 Dorrance Way, Carpinteria CA 93013

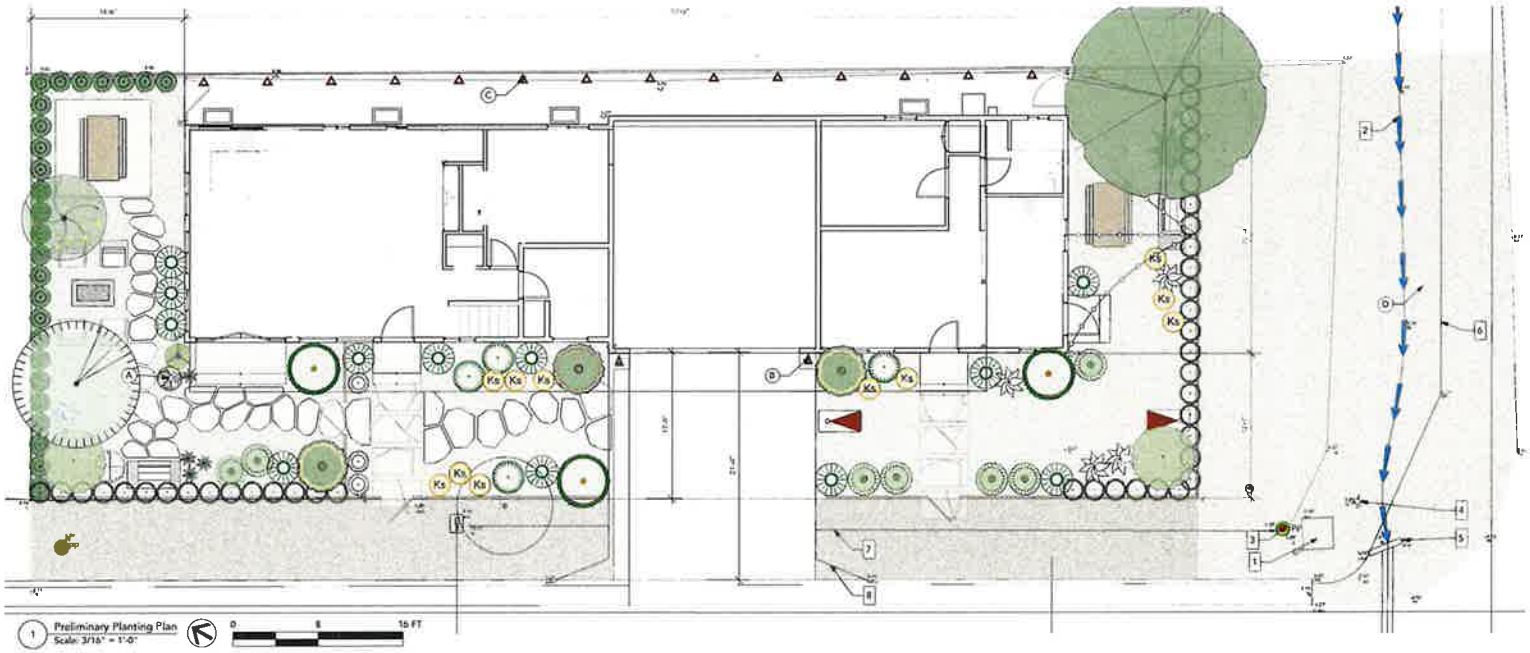
Revisions:
# Date Name

Master Landscape Plan -Hardscape

Submittal Date:
July 14, 2023

Drawn By: RG

L1.1




## Existing Keynotes

1. Existing concrete transformer pad
2. Existing drainage flow line
3. Existing power pole
4. Existing fire hydrant
5. Existing concrete headwall
6. Existing 2" steel gas main
7. Existing 32" HT. wood fence
8. Existing edge of pavment

## Proposed Keynotes

- (A.) Herb planter -owners choice
- (B.) Bower Vine to climb up and over garage -requires support
- (C.) Trumpet vine -requires support
- (D.) Native reed grasses planted in drainage swale

## Abbreviations

| | | |
|---|---|---|
| (E) | = | existing |
| (P) | = | proposed |
| APPROX | = | approximate |
| EQ | = | equal |
| SIM | = | similar |
| TYP | = | typical |
| LF | = | linear foot |
| SF | = | square foot |
| MAX | = | maximum |
| MIN | = | minimum |
| OC | = | on center |
| H | = | height |
| TBD | = | to be determined |
| TYP | = | typical |
| LA | = | landscape architect |
| L.O.W. | = | limit of work |
| DG | = | decomposed granite |
| DI | = | drain inlet |

## Planting Notes

1. Contractor shall clear and grub all planting areas, removing all weed growth and construction debris, prior to installation of plant materials. Remove all rocks over 1 1/2" in diameter, sticks, plaster, concrete, debris, and foreign growth of any kind form area to be planted before soil is prepared. In any area where any construction chemicals may have been poured, remove soil to the depths necessary to remove contamination. Coordinate with General Contractor to verify location where contaminates may have been spilled. Before grading operations are commenced, remove or poison existing Bermuda or Kikuyu grass. Ivy, Poison Oak, Wild Cucumber, and other weeds in strict accordance with spray manufacturers instructions. Prune, remove or relocate existing trees and shrubs at direction of Landscape Architect or Owner.

2. For soils less than 6% organic matter in the top 6 inches of soil, compost with 50/50 as supplied at All-Around Irrigation or equal, at a rate of a minimum of four cubic yards per 1,000 square feet of planting area shall be incorporated to a depth of six inches into the soil.

3. Plants shall be healthy, well established, vigorous, of normal growth, free of disease, insects, insect eggs and larvae. No root bound, sunburned or wind tattered plants. All plants hardened to natural growing conditions. Protect plants after delivery. No substitutions will be permitted without prior approval of Landscape Architect or Owner.
No pruning prior to delivery. The size of plants shall conform to the plans or as approved by Owner. Plants just moved up from a smaller size container will normally not be accepted. Plants of the same species in rows shall be matched in size. Plants are subject to inspection at any time before final acceptance for quality, size, variety, condition, latent defects or injurious disease and insects. Trees shall be approved by inspection of the Owner or Owner's Agent at the nursery or from photographs before delivery of trees to the site. Rejected plants shall be removed immediately from the site.

4. All plant materials shall be set out as shown on plan. Final locations shall be approved by the Landscape Architect prior to planting. Landscape Architect shall be given 48 hours notice.

5. All plants shall be thoroughly watered prior to planting. (So that soil is still wet when planted). And thoroughly water whole planting area after planting and mulching.

6. Linear Root Barriers shall be provided for all trees 5' or closer to paving and curbs.

7. Contractor shall provide and install 3" of mulch in all planted areas unless otherwise noted. Mulch to be 'Walk-on', or Ground Cedar Bark, 1/2 inch-1 inch as supplied by All-Around Irrigation, (805) 684-3115 or equal. Mulch shall be spread evenly.

8. Installation of gopher baskets for plants is recommended. Verify with owner.

9. Lawn Planting. Apply fertilizer amendments evenly at the following rates. Fertilizer, 50 lbs. per 1000 sq. ft.; shavings 3 cubic yards per 1000 sq. ft. Thoroughly till all groundcover areas to a depth of 12" while moist. Remove all rocks over 1 1/2" in diameter, sticks and debris. Fine grade. New lawn areas to be fine graded 1" below adjacent finish surfaces. Sod shall be installed immediately after delivery. Waiting sod shall be kept shaded and sprinkled. Plant sod after all shrubs and trees are planted. Lay sod in straight lines in staggered rows, butt joints tightly, do not overlap edges. Roll and water gently.

## Plant List

| Symbols | Botanical Name | Common Name | Size | Qty | Mature Height | Size Width | WUCOLS |
|---|---|---|---|---|---|---|---|
| | **Trees** | | | | | | |
| | *Avocado 'Hass'* | Hass Avocado | 15 gal | 1 | 15 - 25 ft. | 15 - 25 ft. | Med |
| | *Citrus dwarf limon 'Meyer Improved'* | Dwarf Improved Meyer Lemon | 24" box | 1 | 5 - 10 ft | 12 - 20 ft | Med |
| | *Citrus x latifolia* | Bearss Lime | 24" box | 1 | 10 - 15 ft | 4 - 7 ft | Med |
| | *Ficus carica 'Mission'* | Mission Fig | 15 gal | 1 | 15 - 35 ft | 20 - 35 ft | Med |
| | **Shrubs** | | | | | | |
| | *Brugmansia x candida* | Angel's Trumpet | 24" box | 1 | 8 - 12 ft. | 8 - 12 ft. | Med |
| | *Ficus 'Green Gem'* | Indian Laurel | 15 gal | 26 | 10 - 15 ft. | 4 - 7 ft. | Med |
| | *Lavandula angustifolia 'Hidcote Blue'* | Hidcote Blue English Lavender | 1 gal | 1 | 24 - 30 in. | 24 - 36 in. | Low |
| | *Leucodendron 'Cloundbank Ginny'* | Willow Cone Bush | 15 gal | 2 | 3 - 5 ft. | 3 - 6 ft. | Low |
| | *Leucodendron 'Safari Sunset'* | Cone Bush | 15 gal | 1 | 8 - 10 ft. | 6 - 8 ft. | Low |
| | *Leucospermum 'Scarlet Ribbons'* | Scarlet Pincushion | 15 gal | 3 | 4 - 5 ft | 4 - 5 ft | Low |
| | *Rhaphiolepis umbellata 'Minor'* | Dwarf Yedda Hawthorn | 15 gal | 41 | 3 - 5 ft. | 36 in. - 4 ft. | Low |
| | **Vines** | | | | | | |
| | *Distictis buccinatoria* | Scarlet Trumpet Vine | 5 gal | 15 | 35 - 50 ft. | | |

## Plant List

| Symbols | Botanical Name | Common Name | Size | Qty | Mature Height | Size Width | WUCOLS |
|---|---|---|---|---|---|---|---|
| | *Pandorea jasminoides 'Rosea'* | Pink Bower Vine | 5 gal | 2 | Spreading | | |
| | **Perennials** | | | | | | Med |
| | *Anigozanthos 'Orange Cross'* | Orange Cross Kangaroo Paws | 5 gal | 7 | 18 - 24 in. | 12 - 24 in. | Med-Low |
| | *Anigozanthos 'Red Cross'* | Red Cross Kangaroo Paws | 5 gal | 4 | 36 - 48 in. | 12 - 24 in. | Med-Low |
| | *Doryanthus palmeri* | Giant Spear Lily | 15 gal | 1 | 6 - 8 ft. | 4 - 6 ft. | Low |
| Ks | *Kniphofia 'Shining Sceptre'* | Orange Hot Poker | 1 gal | 11 | 2 - 3 ft | 1 - 2 ft | Low |
| | *Pelargonium 'Chocolate Mint'* | Chocolate Mint Pelargonium | 1 gal | 1 | 12 - 18 in. | 2 - 3 ft. | Low |
| | *Pelargonium x fragrans* | Nutmeg Scented Geranium | 1 gal | 3 | <= 12 in. | <= 12 in. | Low |
| | **Succulents** | | | | | | |
| | *Agave 'Blue Flame'* | Blue Flame Agave | 15 gal | 5 | 3 - 5 ft. | 3-5 ft. | Low |
| | *Aloe Vera* | Aloe Vera | 5 gal | 4 | 12 - 24 in. | 12 - 24 in. | Low |
| | **Grasses** | | | | | | |
| | *Chondropetalum tectorum 'El Campo'* | Cape Rush | 5 gal | 12 | 2 - 3 ft. | 2 - 3 ft. | Low |
| | **Total** | | | 196 | | | |

PO Box 1166
Carpinteria CA 93014
PH (805) 550-9746
E. rachelle@rgla.com


**Bono Residence**
4788 Dorrance Way, Carpinteria CA 93013

Revisions:
# Date Name

Master Landscape Plan -Planting

Submittal Date:
July 14, 2023

Drawn By: RG

L1.2

Attachment B

Preliminary Colors and Materials Board

Bono Duplex Remodel & Second Story Addition

Preliminary ARB Review

December 14, 2023

**EXT. TRIM**

**MANUFACTURER:**
DUNN-EDWARDS

**COLOR:**
CLASSIC WHITE
DEHW08

**ROOF SHINGLES**

**MANUFACTURER:**
CERTAINTEED

PRESIDENTIAL
SHAKE

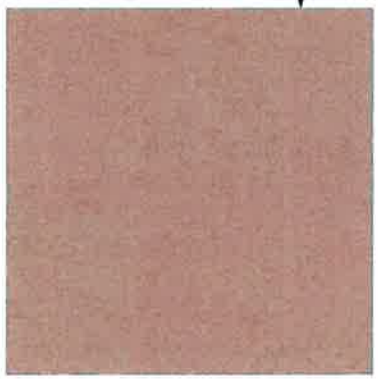
**COLOR:**
COUNTRY GRAY

**DARKSKY
LIGHT FIXTURE**

**MANUFACTURER:**
KICHLER

**MODEL:**
RIPLEY

**LED:**
1-8 WATT INTEGRATED



**EXT. WOOD
STAIN**

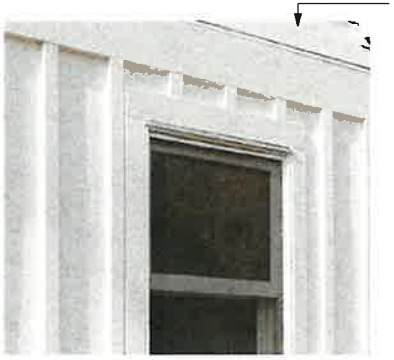
**MANUFACTURER:**
CABOT

**COLOR:**
CHESTNUT
BROWN

**ENTRY DOORS**

**MANUFACTURER:**
TM COBB, GREENE DF

**COLOR:**
AGE OF AQUARIUS
DEFD45



**EXT. SIDING**

**MANUFACTURER:**
JAMES HARDIE

**COLOR:**
CEDERMILL
COLOR:
CLASSIC WHITE
DEHW08

**SANTA BARBAR
SANDSTONE**

**MANUFACTURER:**
NATURAL STONE

5 POINT DESIGN

**WINDOWS &
DOORS**

**MANUFACTURER:**
ANDERSON A-SERIES

**COLOR:**
BLACK


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


PROJECT: **DORRANCE DUPLEX**

LOCATION: 4788 & 4792 DORRANCE CARPINTERIA, CA 93013

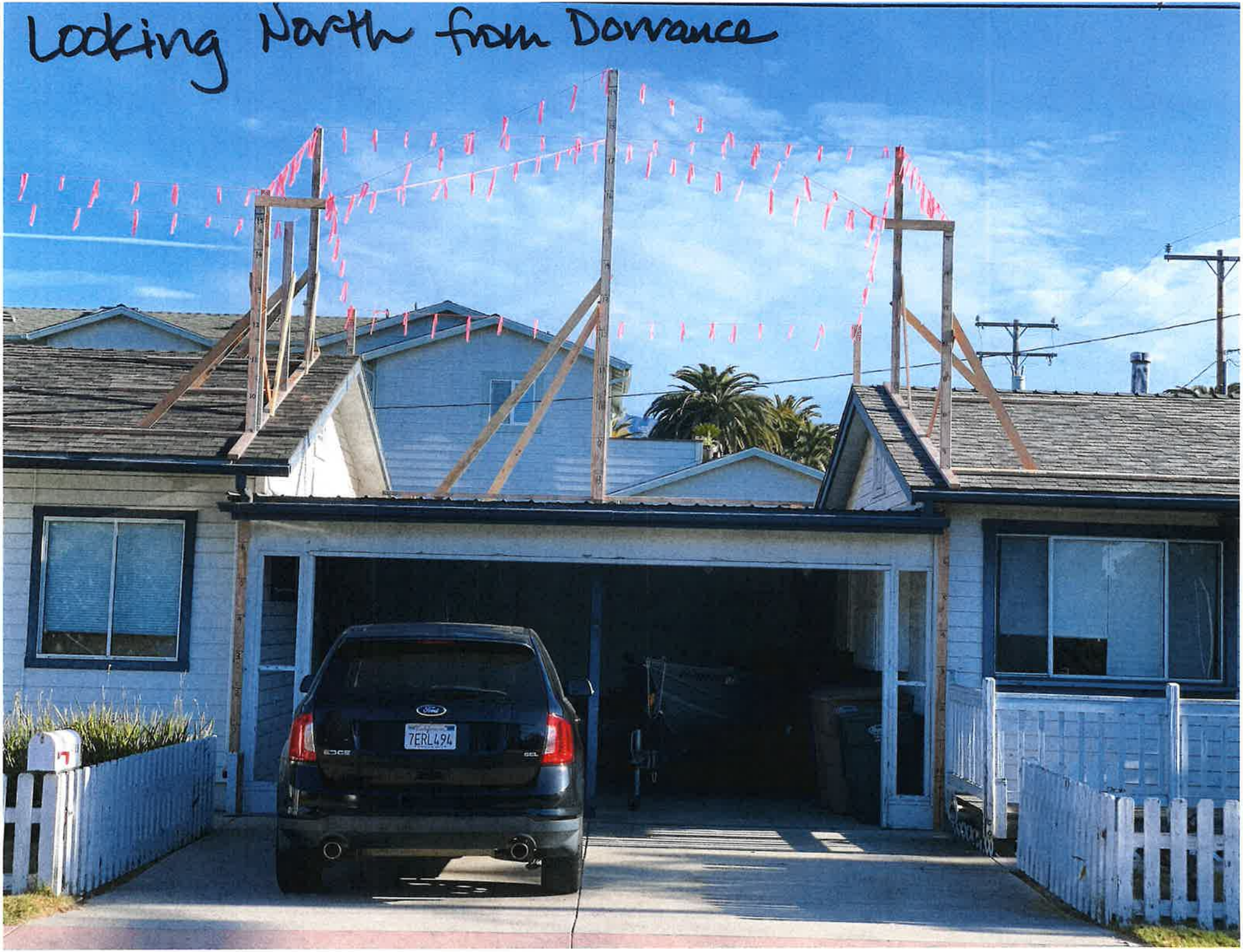
OWNER: BRANDON & LORRAINE BONO

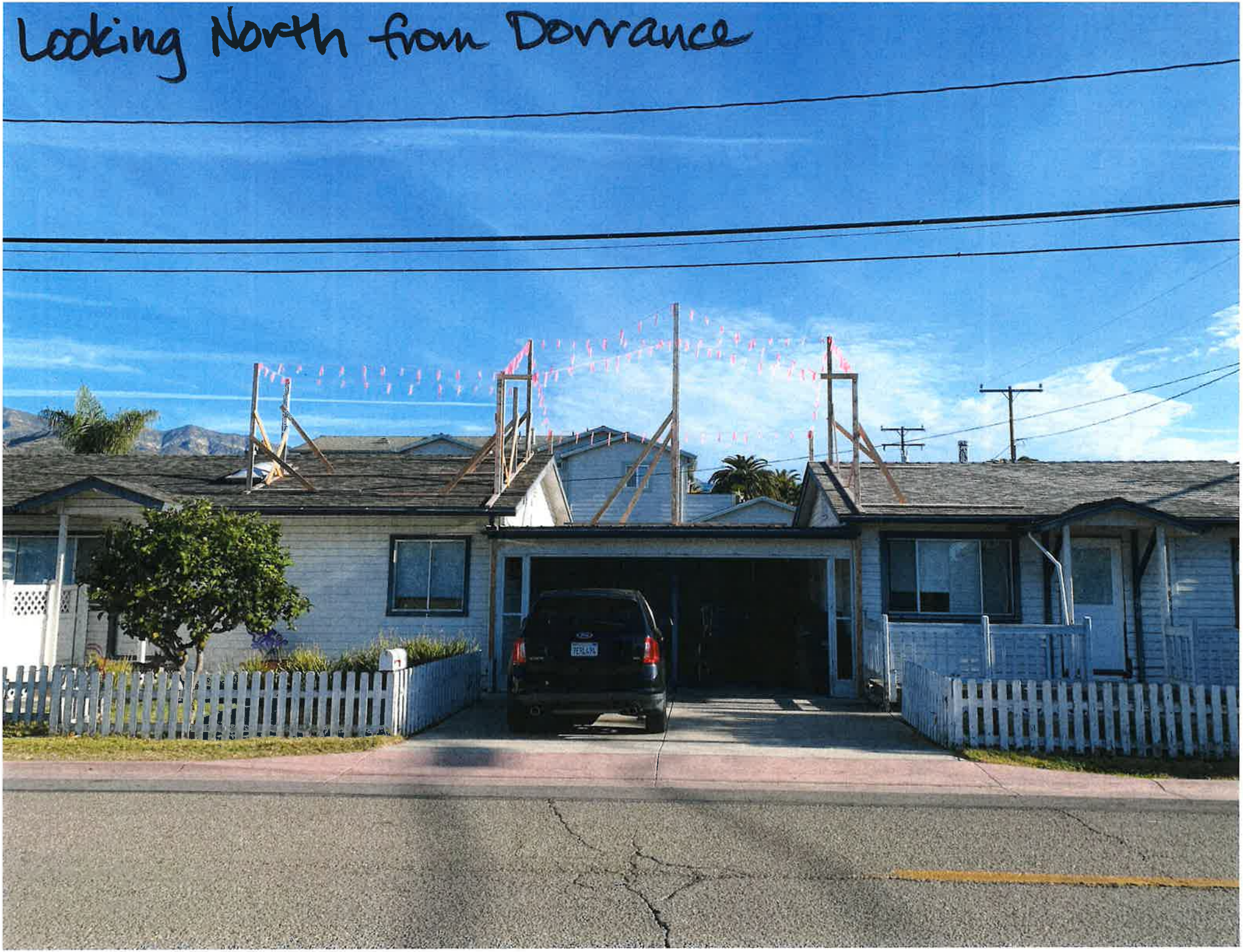
# MATERIAL BOARD

07/17/2023

# Attachment C
## Story Pole Photographs

Bono Duplex Remodel & Second Story Addition
Preliminary ARB Review
December 14, 2023

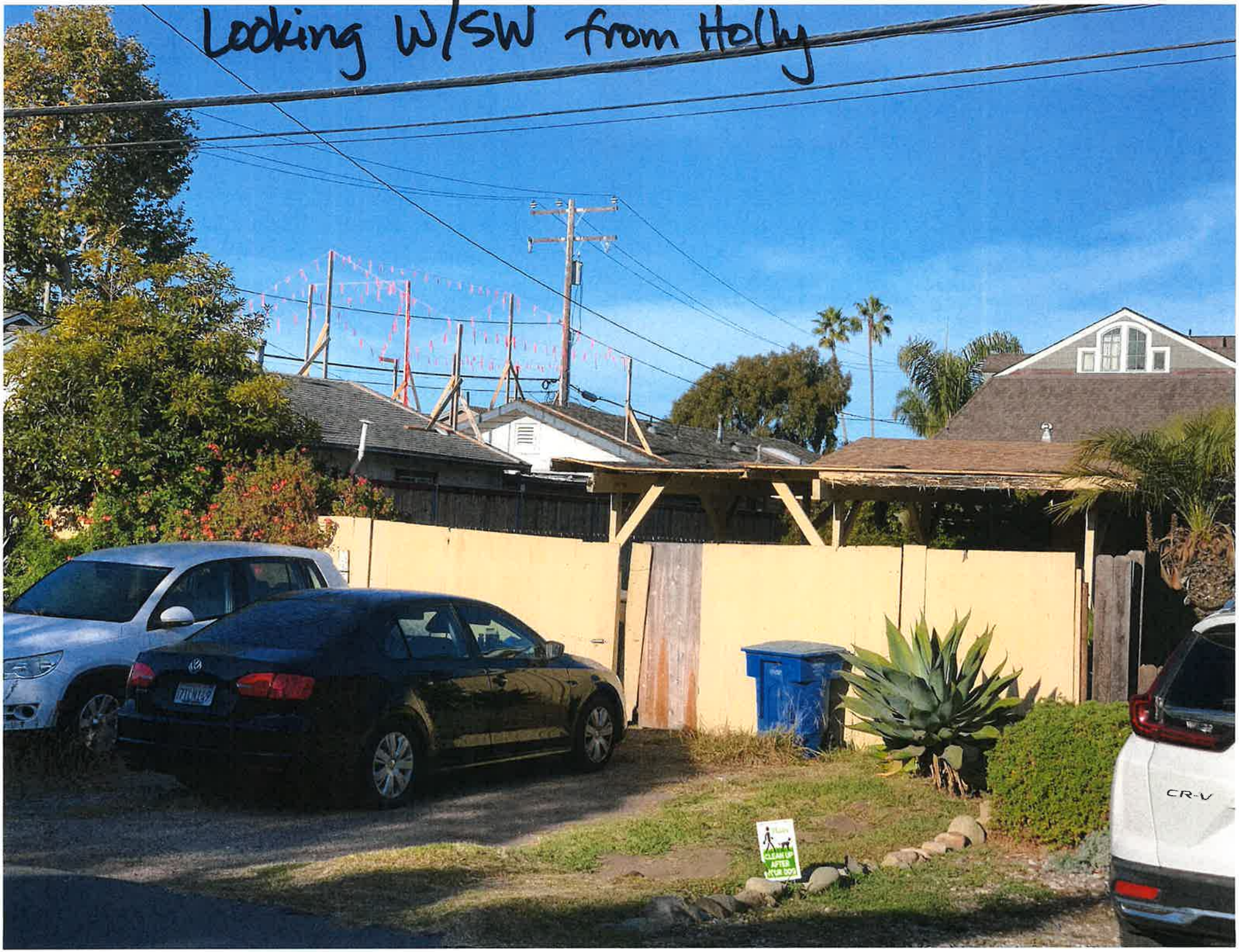

Looking North from Dorrance
7ERL494

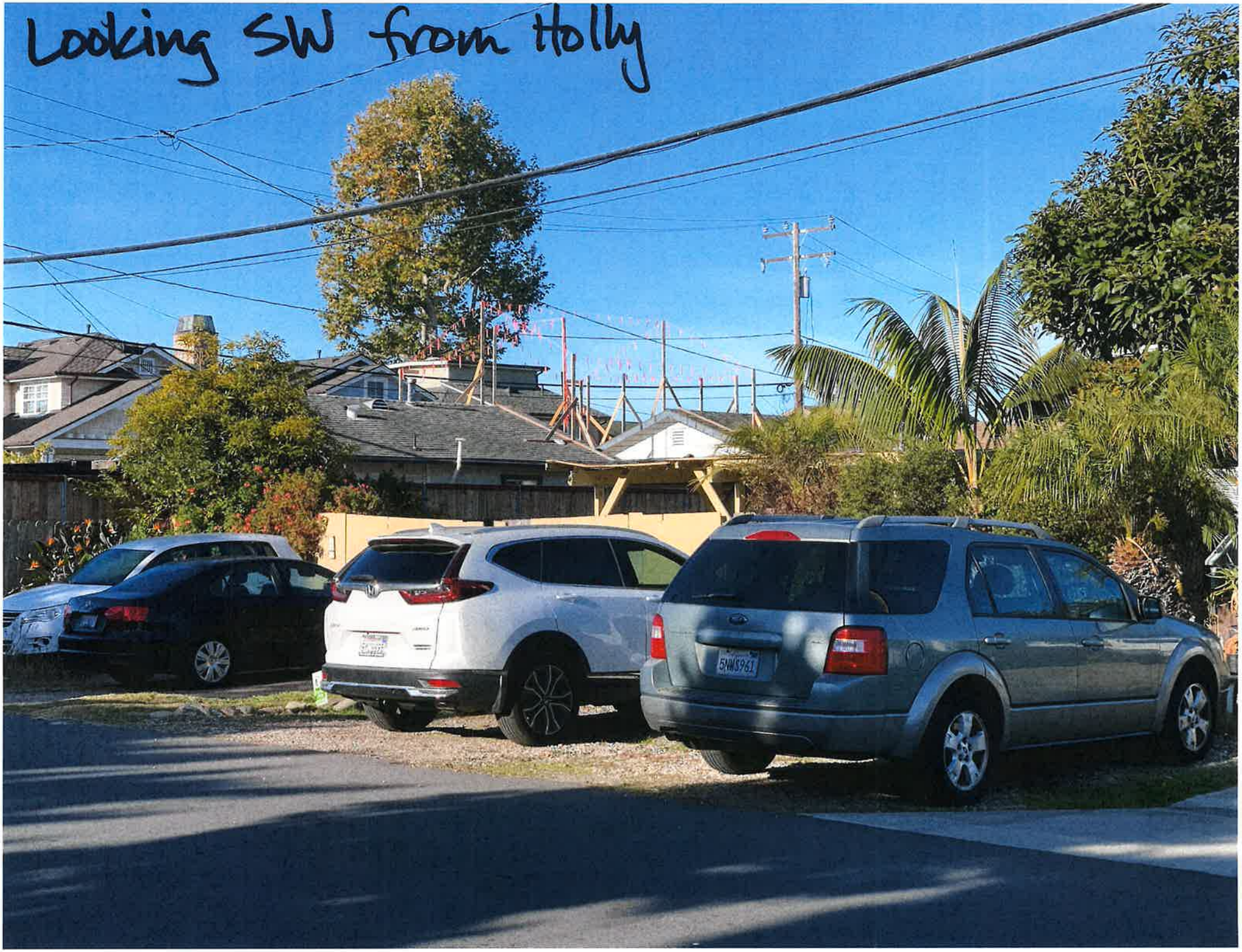

Looking North from Dorrance

Looking NE from Dorrance

Looking NW from Dorrance

Looking West from Holly


Looking W/SW from Holly
CLEAN UP AFTER YOUR DOG
CR-V


Looking SW from Holly

Attachment D

ARB Meeting Minutes from April 27, 2023

Bono Duplex Remodel & Second Story Addition

Preliminary ARB Review

December 14, 2023

Boardmember Blakemore suggested the use of Arbutus marina for the two front yard trees. She also suggested the applicants may want to consider some vertical landscaping along the rear yard for privacy and screening from neighbors' properties.

Boardmember Stein commented that it is a great project and he liked the look of it as presented. He was glad to see the project would utilize existing grades and raised floor foundation to address flood hazards rather than a raised fill pad, and that building heights were measured from existing grade.

**ACTION**: Motion by Boardmember Johnson, seconded by Boardmember Blakemore, to recommend preliminary approval to the Planning Commission with their comments attached.

**VOTE:** 3-0

4) Project: Bono Duplex Addition & Remodel, Project 23-2199-CON
Address: 4788 & 4792 Dorrance Way
Applicant: Dylan Chappell, architect for Brandon Bono
Planner: Syndi Souter

Request of Dylan Chappell, architect for Brandon Bono, to consider Project 23-2199-CON for conceptual review of a proposal to construct a new 371 square-foot second-story addition to the existing 1,781 square-foot single-story duplex. The resultant duplex would be 1,798 square feet in size with an attached 354 square-foot two-car carport, for a total size of 2,152 square feet. The maximum height of the duplex would be 21.58 feet above existing grade. The property is a 4,400 square-foot parcel zoned Planned Residential Development (PRD-20), and shown as APN 003-435-006, addressed as 4788 and 4792 Dorrance Way.

No ex parte communications were disclosed.

Syndi Souter described the conceptual proposal which included a second-story addition and interior remodel of the existing duplex. She noted that the proposed height was kept lower by maintaining the eight-foot plate height on the first floor and a plate height of 7.5 feet with open beam ceilings on the second floor. She explained that several portions of the duplex are legal non-conforming in relation to the required front, side, and rear setbacks. She added that the new owner has already began to clean up the appearance of the property, but that the fencing on the property needs a cohesive design. Boardmember Stein asked why Holly Avenue was considered the front yard when both of the front doors and addresses were on Dorrance Way, and staff responded that it is unusual, but that is how the Municipal Code defines the setbacks.

After the presentation, a discussion occurred between staff, the applicant, and the Boardmembers regarding an oversight on the plans where the front "pop-out" over the garage was not accurately drawn on the east elevation.

Dylan Chappell, architect, explained that the project would include exterior architectural articulation and details for both units, including outlookers, rafter tails, knee braces, and beams. The front (smaller) unit would have a simple interior remodel with new cabinets and paint, and the larger unit would be significantly remodeled and become the primary dwelling for the owners. He shared that

they would like to add a garage door to the front of the open carport. He added that the lot is very small, and it is challenging to meet all the required setbacks and solar setbacks.

Public Comment: None

Boardmember Discussion:
Boardmember Stein expressed a preference for the carport to be enclosed into a garage, if feasible. He cautioned the applicant team about the impacts of Sea Level Rise and flooding on the design of the project.

Boardmember Johnson suggested the applicants could explore opportunities to incorporate a small second floor deck or balcony over the carport into the proposed plans, and he liked the blue doors.

Boardmember Blakemore liked the project and would like to see a landscaping plan as part of the formal submittal.

**ACTION**: Public comment received and conceptual feedback provided to the applicant.

**VOTE:** N/A

**OTHER BUSINESS:** None

**CONSENT CALENDAR:**

5. Action Minutes of the Architectural Review Board Meeting of March 16, 2023

**ACTION**: Motion by Boardmember Stein, seconded by Boardmember Blakemore to approve the Minutes as presented.

**VOTE:** 3-0

**MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL:** None

**MATTERS PRESENTED BY BOARDMEMBERS/STAFF:**

- 4690 Carpinteria Avenue- Windows and Door Replacements: Architect for the business owner explained the need for upgraded windows and doors for security purposes, including the replacement of the glass door and side lights on the building's west parking lot-facing elevation with a pair of solid French doors instead. The Board consented to the door swap out, but recommended the architect select a pair of higher quality 4-panel doors instead of the 6-panel style shown. Window replacements would be with new vinyl clad, double pane windows with integrated dividers. No objections were raised to the window replacements.
- Dow Building, 4904 Carpinteria Avenue- Exterior Stair Tiles: Pursuant to the ARB's prior recommendation for approval of a series of exterior improvements to the subject property, the project contractor provided samples of the proposed replacement tiles to be used on the reconstruction of the exterior stairway. The Board agreed that the selected replacement tiles were a very close match appearance-wise and looked to be of high quality. Boardmember Johnson noted that the new decorative tiles are slightly larger than the original tiles used on the stairs and thus the tile seams would not line up perfectly with the Saltillo tile seams. The Board

# Attachment E
## Conceptual Architectural Plans (Superseded)

Bono Duplex Remodel & Second Story Addition
Preliminary ARB Review
December 14, 2023

# 4788 & 4792 DORRANCE

SUPERSEDED

VICINITY MAP

CODE COMPLIANCE

2019 CALIFORNIA BUILDING CODE
2021 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2021 CALIFORNIA FIRE PROTECTION CODE
2021 CALIFORNIA ENERGY CODE
2021 CALIFORNIA GREEN BUILDING CODE
2021 CALIFORNIA HISTORICAL BUILDING CODE
CITY OF CHAPPELL MUNICIPAL CODE

SPECIAL INSPECTIONS

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

1 MINIMUM AIR FLOW
2 VERIFIED LEAK SEAL
3 VERIFIED REFRIGERANT CHARGE
4 FAN EFFICIENCY WATTS/CFM
5 DUCT LEAKAGE TESTING

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

PROJECT TEAM

OWNER
BRANDON BOND
4788 DORRANCE WAY
CARPINTERIA, CA 93013

ARCHITECT
DYLAN CHAPPELL
DYLAN CHAPPELL ARCHITECTS
PO BOX 1091
MAMMOTH LAKES, CA 93546

GOVERNING AGENCY

CITY OF CARPINTERIA

PROJECT INFORMATION

| | |
|---|---|
| PROJECT ADDRESS | 4788 & 4792 DORRANCE CARPINTERIA, CA 93013 |
| ASSESSOR'S PARCEL NUMBER | 43-210-44 |
| ZONING | 4,400 SQ. FT. |
| APN | 43-210-44 |
| OCCUPANCY | R-3/U |
| BUILDING TYPE | V-B |
| CONSTRUCTION TYPE | VB |
| FIRE HAZARD | NO |
| FIRE SPRINKLERS REQUIRED | NO |
| FLOOD ZONE | |
| FLOOR ZONE DESIGNATION | R |
| SLOPE | 2% |
| GEOLOGICAL HAZARD ZONE | |
| MAX BUILDING HEIGHT | 30' |
| PROPOSED BUILDING HEIGHT | 21' 7" |
| SETBACKS | FRONT 15' / REAR 15' / SIDE 5' & 10' |
| PARKING | 4 COMPACT SPACES PROVIDED |

PROJECT AREAS

| SQUARE FOOTAGE | EXISTING (SF) NET | EXISTING (SF) GROSS | PROPOSED (SF) NET | PROPOSED (SF) GROSS |
|---|---|---|---|---|
| **4788** | | | | |
| GROUND FLOOR | | 896 | | 896 |
| SECOND FLOOR | | | | 371 |
| **4792** | | 531 | | 531 |
| BUILDING TOTAL (LC) | | 1,427 | | 1,798 |
| CARPORT (LC) | | 354 | | 354 |
| TOTAL | | 1,781 | | 2,152 |
| AREA OF REMODEL | | | | 823 |

| LOT COVERAGE DATA | PROPOSED (SF) | |
|---|---|---|
| SITE | 4,400 | 100% |
| BUILDING FOOTPRINT (LOT COVERAGE) | 1,781 | 40% |
| MAX LOT COVERAGE ALLOWED | 2,200 | 50% |
| HARDSCAPE ( IMPERVIOUS) | 551 | 12% |
| LANDSCAPE | 2068 | 48% |

GRADING STATS.
ON-SITE: 0 CY CUT, 0 CY FILL, 0 CY EXPORT

FIRE DEPARTMENT NOTES

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

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

3. CARBON MONOXIDE ALARMS. DETECTORS SHALL COMPLY WITH NFPA 720 AND BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA FIRE CODE AND CALIFORNIA HEALTH AND SAFETY CODE SECTION 17926. CARBON MONOXIDE ALARMS. DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM AND BE EQUIPPED WITH BATTERY BACKUP. CARBON MONOXIDE ALARMS SHALL BE INTERCONNECTED SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.

LAND DEVELOPMENT NOTES

1. PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN A CITY EASEMENT, THE APPLICANT SHALL APPLY FOR AND OBTAIN AN ENCROACHMENT PERMIT FROM THE CITY ENGINEERING DIVISION OF THE PUBLIC WORKS DEPARTMENT. NOTIFY 48 HOURS IN ADVANCE FOR INSPECTION.

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

SITE MANAGER TO CONTACT
NAME
PHONE

CONDITIONS OF APPROVAL

UNDER SEPARATE PERMIT

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

SCOPE OF WORK

AN 823 SQ. FT. REMODEL TO AN EXISTING 1,427 SQ. SINGLE STORY DUPLEX WITH AN ATTACHED 354 SQ. FT. CARPORT TO ADD A SECOND STORY ADDITION OF 394 SQ. FT. THERE WILL BE ELECTRICAL, MECHANICAL, PLUMBING WORK AND SITE WORK.

SHEET INDEX


GENERAL
G1.0 TITLE SHEET
G2.0 SITE PHOTOS
G3.0 PRELIMINARY SURVEY/PLAN

CIVIL
C1.0 SURVEY

ARCHITECTURAL
A1.0 SITE PLAN
A2.0 FLOOR PLANS
A3.0 ELEVATIONS



CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.852.1677


COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

DORRANCE DUPLEX
4788 & 4792 DORRANCE
CARPINTERIA, CA 93013

CONCEPT DESIGN 01/12/23

REVISION

| NO | DESCRIPTION | DATE |
|---|---|---|
| | | |

TITLE SHEET

G1.0

SUPERSEDED

CHAPPELL
ARCHITECTURE
COMMERCIAL · RESIDENTIAL
805.552.1677

COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

DORRANCE DUPLEX
4788 & 4792 DORRANCE
CARPINTERIA, CA 93013

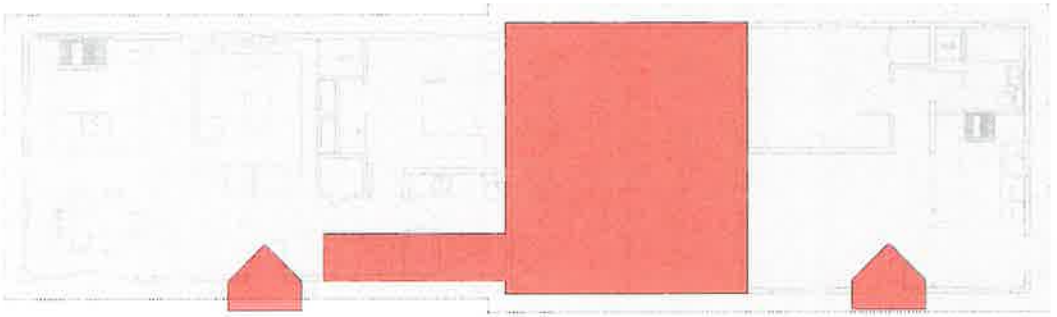
CONCEPT DESIGN 01/12/23

| REVISION | | |
|---|---|---|
| NO | DESCRIPTION | DATE |

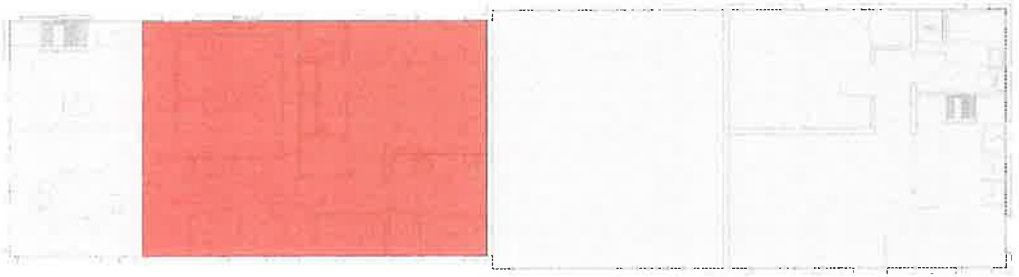
SITE PHOTOS

G2.0

SUPERSEDED

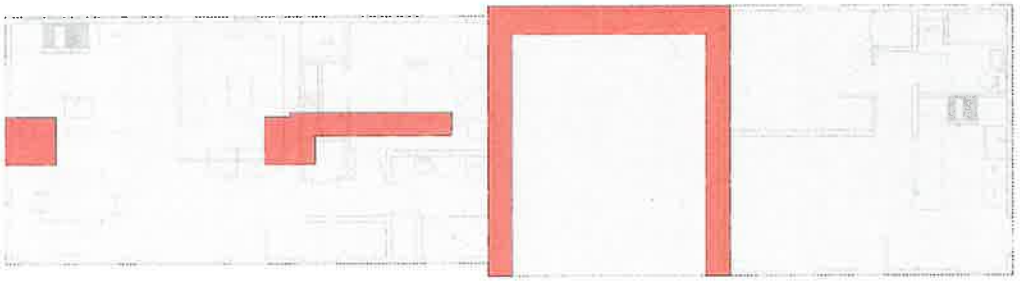


SLR ROOF 4



SLR CEILING 3

SLR WALLS 2



SLR FOUNDATION 1

SEA LEVEL RISE CALCULATIONS

| | (MOD) | E) |
|---|---|---|
| ROOF | | |
| EXISTING AREA | | 2,107 |
| AREA OF ALTERED OR MODIFIED ROOF | 513 | |
| CEILING | | |
| EXISTING AREA | | 1,965 |
| AREA OF ALTERED OR MODIFIED ROOF | 152 | |
| WALLS | | |
| EXISTING AREA | | 2,849 |
| AREA OF ALTERED OR MODIFIED ROOF | 272 | |
| FOUNDATIONS / SLABS / FLOOR | | |
| EXISTING AREA | | 1,751 |
| AREA OF ALTERED OR MODIFIED ROOF | 161 | |
| TOTALS | 1,099 | 8,472 |
| TOTAL MODIFIED AREA | 11% | |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ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.852.1677


COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

# DORRANCE DUPLEX

4788 & 4792 DORRANCE
CARPINTERIA, CA 93013

CONCEPT DESIGN 01/12/23

| REVISION | | |
|---|---|---|
| NO | DESCRIPTION | DATE |

SLR DIAGRAMS

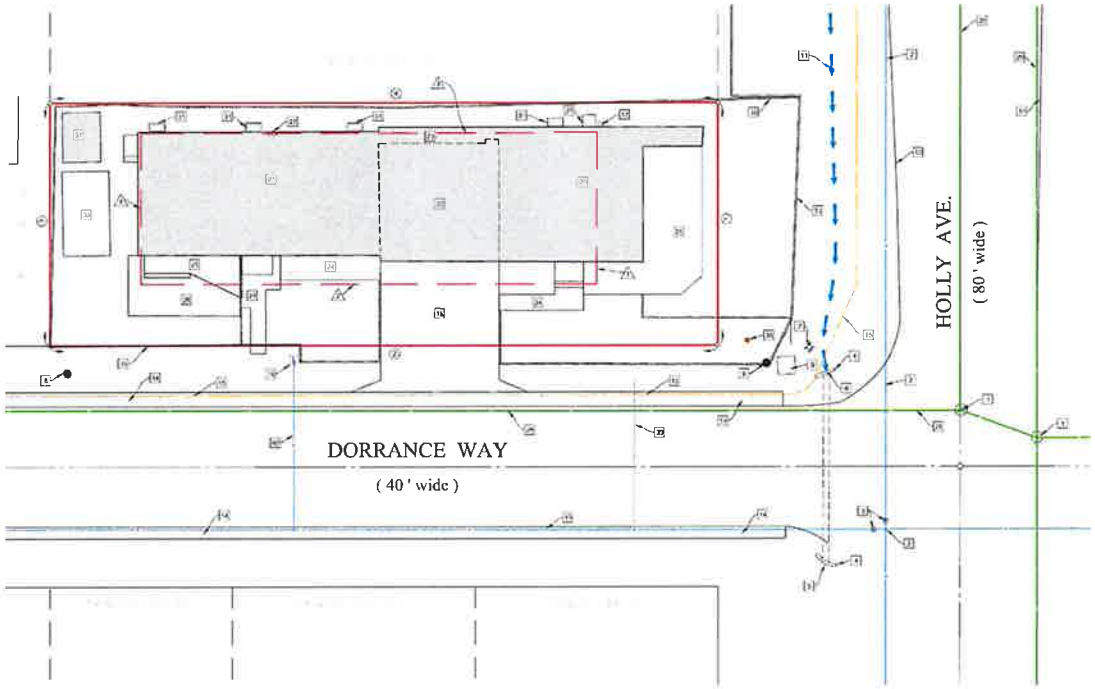
G5.0

SUPERSEDED

GRAPHIC SCALE

AERIAL MAP
NO SCALE

AREA MAP
NO SCALE




LEGEND

① = S 44 ° 50 ' 40 " W 40.00 '
② = N 45 ° 00 ' 20 " W 110.00 '
③ = N 44 ° 50 ' 40 " E 40.00 '
④ = S 45 ° 00 ' 20 " E 110.00 '

= parcel boundary line

A = front setback = 20 '
A1 = street side setback = 10 '
A2 = side setback = 5 '
A3 = rear setback = 15 '

1 = sanitary sewer manhole
2 = 8 " water main
3 = water valve
4 = concrete headwall
5 = 12 " CMP – outlet flowline elev = 7.05
6 = 12 " CMP – inlet flowline elev = 7.87
7 = fire hydrant
8 = powerpole
9 = concrete transformer pad
10 = edge of asphalt pavement
11 = unlined swale
12 = wood fence
13 = 8 " A.C.P. water main
14 = 30 " concrete rolled curb / gutter
15 = 2 " steel gas main
16 = water meter
17 = gas meter ( above ground )
18 = concrete driveway
19 = wood deck
20 = existing living unit 1st flr. elev = 10.75
21 = existing living unit 1st flr. Elev = 10.60
22 = covered carport , finish surface elev = 9.10 to 9.15
23 = enclosed overhanging overhang , 1st flr. Elev. = 10.55
24 = concrete walk
25 = wood deck
26 = concrete patio
27 = water heater
28 = 6 " VCP sewer main ( CSD dwg 401 – c0 – 10 )
29 = 12 " VCP sewer main ( CSD dwg 72 – 3 – 2A )
30 = 6 " VCP sewer main ( CSD dwg 72 – 3 – 2A )
31 = crawl space entry
32 = wood fence – 5 ' 11 " high
33 = wood fence 6 " high
34 = wood fence – 32 " high
35 = plastic fence – 5 ' 6 " high
36 = trellis / arbor
37 = storage shed
38 = 9 " avocado
39 = 1 " water line / lateral - meadow
40 = 1 " water line / lateral

SITE ADDRESS : 4788 Dorrance Way
Owners : Brandon Bono / Lorraine Pulido

# SITE PLAN

## OF LOT 4 IN BLOCK " D " OF THE DORRANCE RE-SUBDIVISION

CITY OF CARPINTERIA
COUNTY OF SANTA BARBARA
OCTOBER 2022 SCALE : 1 " = 8 '

PROFESSIONAL LAND SURVEYOR DAN JANIS NO. 7 6/17 STATE OF CALIFORNIA

SURVEYING SERVICES
P. O. BOX 880 CARPINTERIA , CA. 93014
805 - 566 - 9570

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.832.1677

COORDINATION SET
NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

DORRANCE DUPLEX
4788 & 4792 DORRANCE
CARPINTERIA, CA 93013
CONCEPT DESIGN 01/12/23

| REVISION | | |
|---|---|---|
| NO | DESCRIPTION | DATE |

SURVEY

C1.0

## EROSION CONTROL AND BMP NOTES

Owner

BRANDON BOND
4792 DORRANCE WAY
CARPINTERIA, CA 93013

It shall be the Contractor's responsibility to maintain control of the entire construction operations and to keep the entire site in compliance with the soil Erosion Control Plan.

Designer/Erosion Control Plan Preparer:

Dylan Chappell
Dylan Chappell Architects
248 PINECREST AVE. PO BOX 6291
MAMMOTH LAKES, CA 93546
505 295 4782

• This Plan is intended for use for storm erosion and sediment control only and is not to be used for final elevations or permanent improvements

• The Contractor shall be responsible for maintaining erosion and sediment control measures prior during and after storm events. Maintaining includes maintaining a file documenting any site inspections, problems encountered, corrective actions and notes and a routine map of rainfall implementation measures.

• Reasonable care shall be taken when hauling any earth, sand, gravel, stone debris or any haulage dust substance over any public street, alley or other public place. Should any blow, spill or track over and upon said public or adjacent private property, immediate clean up shall occur.

• Construction entrances shall be installed prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entranceway

• Sanitary services shall be maintained on site as scheduled.

• During the rainy season, all paved areas shall be kept clear of earth material and debris. All earth stockpiles over 2.0 CY shall be covered by a tarp and ringed with straw bales or silt fencing. The site shall be maintained so as to minimize sediment-laden runoff to any storm drainage system including existing drainage swales and water courses

• Construction operations shall be carried out in such a manner that erosion and water pollution will be minimized. State and local laws concerning pollution abatement shall be complied with.

• The facilities shown on this plan are designed to shed all work and sediment during the rainy season, November 1 to April 15. Facilities are to be operable prior to October 15 of any year

• Grading operations during the rainy season should be limited. Disturbed areas shall be protected with erosion control measures immediately following grading on the areas.
This will include use of straw mulch, berms and erosion control blankets

• The plan covers only the first winter following grading with assumed site conditions as shown on the Detailed Erosion Control Plan. Prior to September 15, the completion of site improvements shall be evaluated and revisions made to the Plan as necessary with the approval of the City Plans are to be resubmitted for approval prior to August 15 of each succeeding year until site improvements are accepted by the County

**Construction Entrance:**
The existing asphalton concrete shared driveway acting as the construction entrance onto public way, shall be kept clean and free of mud and dirt that is tracked onto it.
A gravel construction entrance shall be installed where vehicle traffic is embarked off of unpaved areas. The responsibility for land design to meet site conditions and
maintenance of the construction entrance remains with the construction contractor. The owner-contractor shall remain responsible for the clean up of any mud or dirt that is
tracked onto public streets or paved areas, even with the installation of gravel construction entrances

**Catch Basin Protection:**
A filter system shall be used on catch basins (loop inlets) in public and private streets, or paving lots downstream of this project. See detail ON SITE PLAN

**Sediment Fibers/Berriers (Silt Fences and Straw Wattles):**
Sediment fibers such as silt fences or straw wattles shall be installed along the down slope edge of the entire construction project prior to commencement of grading. The sediment fibers shall be located so that all runoff from the construction site is filtered prior to entering the City storm drain system. Sediment fiber structures are to be inspected regularly by Owner, inspector, and during inspections scheduled by the County. Sediment shall be removed when the depth of sediment is no more than one half the height of the barrier. Straw wattles shall be remade in place. Fiber rolls TV new fiber rolls when damage is such as determined by the County. Sediment that is collected shall be disposed of in such a manner that it will not cause further problems. Sediment fibers shall be inspected after storm events and shall have repairs made as soon as practicable. Sediment fibers shall be removed when they are no longer required, but not before adequate protection of the Erosion Control Plan.

**Plastic Sheeting/Tarps:**
Plastic sheeting shall generally not be used as an erosion control measure over large areas. Plastic sheeting may be used to protect small highly erodible areas, or to protect temporary stockpiles of material. If plastic sheeting is used the path of concentrated flow from the plastic must be protected.

**Existing Vegetation and Revegetation**
All flat, or to gentle slopes, existing vegetation shall be maintained wherever practical and the grading limits shown on the approved Building, Grading, Landscape, and Erosion Control Plans. Work areas shall be carefully located and marked to reduce potential damage. Where existing vegetation has been removed or the original soil contents disturbed, the site shall be revegetated and the vegetation established, as soon as practicable, but no later than October 15. If vegetation is not established by said date, see Wet Weather Measures below

**Slope Protection:**
Slopes greater than 4V:1H should be protected using some and wattle. The installation of erosion control blankets should be considered for all disturbed slopes steeper than 2.5H:1V and generally over 30 feet in slope length. Installation of fiber rolls placed on contour should be considered for all slopes steeper than 4H:1V, with slope lengths greater than 30 feet. Silt fences or straw fencing should be installed at the toe of all disturbed slopes greater than 4H:1V. Fiber rolls shall be installed per the detail

**Wet Weather Measures:**
If a protective ground cover is not established by October 15, open areas shall be protected through the winter with straw mulch and fiber rolls. Straw mulch shall be applied at a rate of 3,000 lb./ac. or wood fiber hydroseeded 2,000 lb./ac. Fiber rolls shall be installed per the detail.

**General Site Protection:**
Stockpiles of earth, sand and other construction related materials must be protected from being transported from the site by the forces of wind or water. This includes sand for stucco, drywall demolition debris, drywall mud, backfilling, etc.

Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and are not to contaminate the soil and surface waters. All approved storage containers are to be protected from the weather. Spills may not be washed into the drainage system.

Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained at the site.

Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions must be made to retain concrete wastes on site until they can be disposed of as a solid waste. See Erosion Control Plan for designated Concrete Washout Area. The concrete washout area shall consist of a plastic lined dumpster, or plastic lined earthen, or straw waste containment area

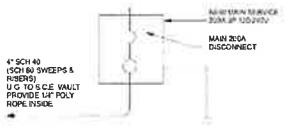
Trash and construction material solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind

**Sheeting, Construction Fencing, and other Site Safety:**
The responsibility for design to meet site conditions and maintenance of the construction site safety remains with the construction contractor. Any applicable engineering and permitting of shoring or other safety devices is the responsibility of the contractor. Construction fencing shown on the plans is for bee and vegetation protection only

**Protection Measure Removal:**
The erosion prevention and sediment control measures shall remain in place and be maintained in good condition until all disturbed soil areas are permanently stabilized by installation and establishment of landscaping, grass, mulching, or are otherwise covered and protected from erosion.

NEW 200 AMP PANEL

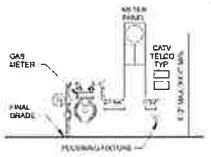
NEW LOCATION OF 200 AMP ELECTRIC SERVICE PANEL
PROVIDE BONDING & UFFER GROUND S.C.E I/S# #XXXXXXXX




GROUNDING SHALL BE REQUIRED AND THE ELECTRICAL SERVICE GROUNDING ELECTRODE SHALL BE:

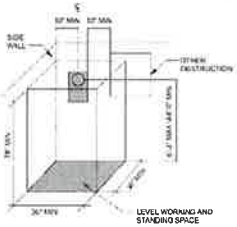
1 OF THE CONCRETE ENCASED TYPE
2 LOCATED IN THE BOTTOM THREE (3) INCHES OF THE FOOTING
3 NOT LESS THAN TWENTY (20) FEET IN LENGTH
4 BARE COPPER CONDUCTOR SIZED IN ACCORDANCE WITH THIS CODE TABLE 250.66, BUT NOT SMALLER THAN NO 4 A.W.G
5 PANEL LOCATION NEEDS TO BE COORDINATED WITH EDISON CO

### METER ASSEMBLY SEPARATION 6




1. SIZE AND DIMENSIONS OF PANELS WILL VARY DRAWINGS ARE NOT TO SCALE
2. THIS DRAWING PERTAINS TO BOTH OVERHEAD AND UNDERGROUND ELECTRIC SERVICE APPLICATIONS
3. MAINTAIN A 3 FOOT CLEAR, LEVEL, AND UNOBSTRUCTED WORKSPACE IN FRONT OF ELECTRIC SERVICE EQUIPMENT
4. PLUMBING FIXTURES THAT EXTEND MORE THAN 6 INCHES OUT FROM WALL SURFACE MUST BE LOCATED 15 INCHES MINIMUM FROM THE OUTSIDE EDGE OF THE METER PANEL
5. FOR NEW CONSTRUCTION ONLY, DOES NOT APPLY FOR UPGRADES

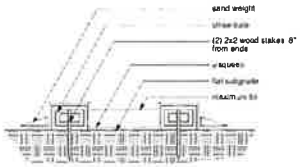
### ELECTRICAL SERVICE PANEL 5




1 THE HORIZONTAL CLEARANCE FROM THE CENTERLINE OF THE METER TO THE NEAREST SIDE WALL OR OTHER OBSTRUCTION SHALL BE 10 INCHES MINIMUM A HORIZONTAL CLEARANCE FROM THE EDGE OF THE METER PANEL TO THE EDGE OF A WINDOW OR DOORWAY (INCLUDING SLIDING GLASS DOORS) SHALL BE 10 INCHES MINIMUM A GAS METER OR PLUMBING FIXTURE THAT DOES NOT PROTRUDE MORE THAN 6 INCHES OUT FROM THE WALL OR EXTEND LESS THAN 15 INCHES HORIZONTALLY FROM THE OUTSIDE EDGE OF THE METER PANEL, SHALL NOT BE CONSIDERED AN OBSTRUCTION

2 A LEVEL WORKING AND STANDING SURFACE, CLEAR AND UNOBSTRUCTED, ENTIRELY ON THE PROPERTY OF THE CUSTOMER, SHALL BE PROVIDED. THE MINIMUM WIDTH OF THE WORKSPACE SHALL BE 30 INCHES OVERALL, BUT NEED NOT BE CENTERED BENEATH THE METER. THE MINIMUM DEPTH OF THE WORKSPACE SHALL BE 30 INCHES WHERE METERS ARE ENCLOSED IN A CLOSET OR RECESSED IN AN ENCLOSURE. THE DEPTH OF THE WORKSPACE IS MEASURED FROM THE OUTER FACE OF THE CLOSET OR RECESS. THE MINIMUM HEIGHT OF THE WORKSPACE SHALL BE 78 INCHES

### ELECTRICAL METER INSTALL 4



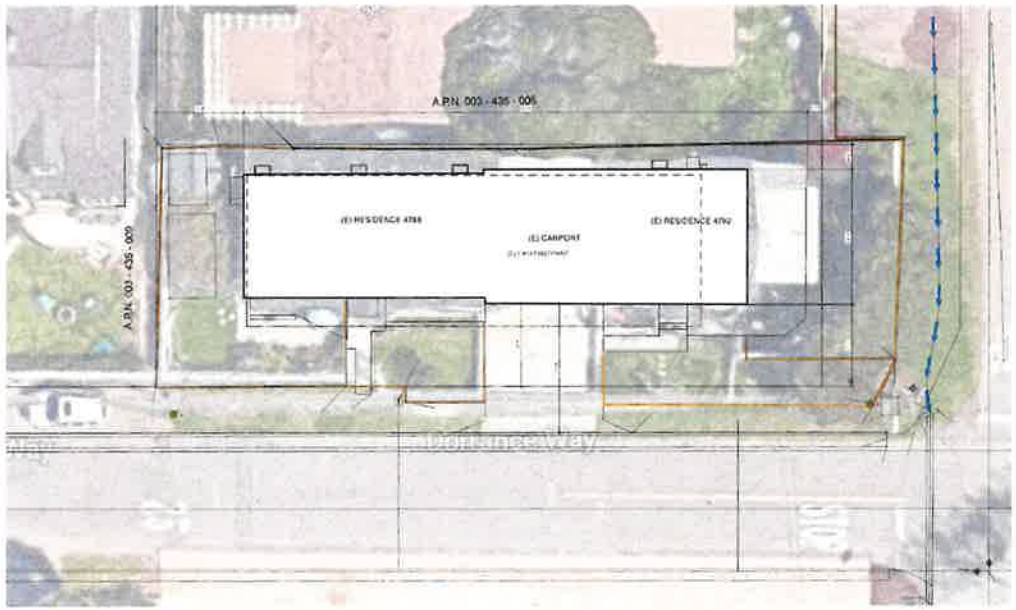

### CONCRETE WASHOUT 3

SCALE 1/4" = 1'-0"

## LEGEND

- PROPERTY LINE
- SETBACK
- 4" STORM DRAIN
- CB — STORM DRAIN CATCH BASIN
- G — GAS LINE
- E — ELEC. LINE
- S — SEWER LINE
- W — WATER LINE
- BF — BACKFLOW PREVENTER
- Minimum 5% slope for a minimum of 10' away from structure (2% if surface is impervious) or to approved drainage system SBCO Grading Ordinance #4706

SUPERSEDED




### SITE PLAN 1

SCALE 1/8" = 1'-0"


CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.852.9477



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COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

# DORRANCE DUPLEX

4788 & 4792 DORRANCE
CARPINTERIA, CA 93013

CONCEPT DESIGN 01/12/23

| REVISION | | |
|---|---|---|
| NO | DESCRIPTION | DATE |

SITE PLAN
GRADING PLAN

A1.0

## GENERAL NOTES

1 SEE ELECTRICAL SHEETS FOR ELECTRICAL FIXTURES AND APPLICABLE NOTES
2 INSTALL MOISTURE RESISTANT D.W.B. ON ALL WALLS IN KITCHENS BATHROOMS LAUNDRY ROOMS AND W.H. CONFINING
3 ATTIC ACCESS AN ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTICS OF BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION WHERE THE VERTICAL HEIGHT IS 30 INCHES OR MORE AT ANY POINT THE OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES (CRC R807) HEADROOM PROVIDED
4 DIMENSIONING
A ALL DIMENSIONS ARE GIVEN TO FACE OF FRAMING OR CLINES, CENTERLINE OF OPENING AND CENTER OF COLUMN U.N.O
B DOORS AT CORNERS OR NEAR INTERSECTIONS OF PERPENDICULAR WALLS ARE LOCATED 4" FROM FACE OF STUD TO FACE OF JAMB U.N.O
C DIMENSIONS GIVEN TO EXISTING STRUCTURAL ELEMENTS ARE DERIVED FROM ORIGINAL CONSTRUCTION DRAWINGS, THE JOB CONDITIONS EXISTING AND FIELD MEASUREMENTS TO FINISH SURFACES. THESE DIMENSIONS MUST BE FIELD VERIFIED
5 OCCUPIABLE SPACES, HABITABLE SPACE AND CORRIDORS SHALL HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-6" BATHROOMS, TOILET ROOMS, KITCHENS STORAGE ROOMS AND LAUNDRY ROOMS MAY HAVE A CEILING HEIGHT OF NOT LESS THAN 7'-0" (CBC SECTION 1208.2)
A HABITABLE SPACES, OTHER THAN KITCHENS SHALL HAVE A CLEAR PASSAGEWAY OF NOT LESS THAN 3'-0" BETWEEN COUNTER FRONTS AND APPLIANCES OR COUNTER FRONTS AND WALLS (CBC SECTION 1208.1)
B HALLS AND STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36" (CBC 1016.2
C DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48MM) SHEET STEEL OR OTHER APPROVED NONCOMBUSTIBLE AND SHALL HAVE NO OPENINGS INTO THE GARAGE. (CRC R302)
10 CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14 FEET WITH 2 ELBOWS. EXHAUST SHALL BE LOCATED A MINIMUM OF 3'-0" AWAY FROM ANY OPERABLE WINDOW OR DOOR. PROVIDE A PID METAL DUCT. (CMC 504.3)
11 BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE EMERGENCY ESCAPE AND RESCUE OPENINGS ARE PROVIDED THEY SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44 INCHES (1118 MM)
[illegible] EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET (0.465 M²). THE MINIMUM OPENING HEIGHT OF THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 MM). (CRC [illegible] MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 MM). (CRC R310.1.2)
13 ALL WASTE DUCTS TO BE SEALED, AND INSULATED WITH R-8 INSULATION
13 NEW CONSTRUCTION ADDITIONS AND INTERIOR ALTERATIONS WITH PLUMBING FIXTURES. WATER CONSERVATION PLUMBING FIXTURES ARE REQUIRED TO BE INSTALLED PER CPC 402.0 AND CAL. GREEN STANDARD CODE. TEST ALL NEW PLUMBING FIXTURES FOR KITCHEN SINKS, LAVATORY BAR SINKS, SHOWERS, AND TOILETS AS APPLICABLE
14 THE LIGHTING FIXTURES THAT ARE RECESSED INTO INSULATED CEILINGS ARE REQUIRED TO BE RATED FOR INSULATION CONTACT (IC RATED) SO THAT INSULATION CAN BE PLACED OVER THEM. THE HOUSING ON THIS FIXTURE SHALL BE AIRTIGHT TO PREVENT CONDITIONED AIR FROM ESCAPING INTO THE CEILING CAVITY OR ATTIC SPACE OR PREVENT UNCONDITIONED AIR FROM INFILTRATING INTO THE CONDITIONED SPACE. THIS IS A MANDATORY MEASURE
15 FACTORY-BUILT FIREPLACES AND CHIMNEYS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE TERMS OF THEIR LISTINGS AND THE MANUFACTURER'S INSTRUCTIONS
16 GLAZING FRAMED MADE OF VINYL MATERIAL SHALL HAVE WELDED CORNERS METAL REINFORCEMENT IN THE INTERLOCK AREA, AND BE CERTIFIED TO THE MOST CURRENT EDITION OF ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS. NO VINYL WINDOWS PROPOSED IN PROJECT
17 PROVIDE A MINIMUM SLOPE OF 1/4" PER FOOT, A MINIMUM OF 30'-0" AWAY FROM STRUCTURE, OR IF DISTANCE IS NOT POSSIBLE DUE TO AN APPROVED DRAINAGE SYSTEM SHALL BE INSTALLED FOR THIS PURPOSE ARE TO HAVE A MIN. SLOPE OF 2%
18 REPAIR AND REPLACE ANY FIRE PROOFING DAMAGED DURING CONSTRUCTION
19 HOA AC CONDENSOR REQUIRES THE HVAC SYSTEM SHALL BE TESTED FOR DUCT LEAKAGE BY HERS RATER
20 USE FIRE DAMPERS, OR USE 26-GAUGE METAL DUCTS WHERE FIREWALL OF GARAGE IS PIERCED BY F.A.U. DUCTS (CRC SEC 302.5...)
21 SHOWER COMPARTMENT WALL SURFACES SHALL HAVE MINIMUM 1,024 SQ IN AND 36" CIRCUMFERENCE OR EQUIVALENT AT 30 INCH CIRCLE
22 SEE ADDITIONAL NOTES ON SHEET G0.1

## PLUMBING NOTES

1 PLUMBING FIXTURES FOR NEW CONSTRUCTION AND ALTERATIONS SHALL COMPLY WITH THE FOLLOWING
A WATER CLOSETS LESS THAN 1.28 GAL/FLUSH (4.203 1 1 1)
B SHOWER HEADS LESS THAN OR EQUAL TO 1.8 GPM (4.303 1.2)
C SINGLE SHOWERHEAD LESS THAN 1.8 GPM @ 80 PSI (4.303 1.2 1)
D MULTIPLE SHOWERHEADS COMBINE FLOW RATE OF ALL SHOWERHEADS AND/OR OTHER SHOWER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 1.8 GPM @ 80 PSI OR ONLY ONE SHOWER OUTLET IS TO BE IN OPERATION AT A TIME (4.303.1.3.2)
E RESIDENTIAL LAVATORY FAUCETS LESS THAN 1.2 GPM @ 60 PSI (4.303.1.4.1)
F LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS OF RESIDENTIAL BUILDINGS LESS THAN 0.5 GPM @ 60 PSI (4.303.1.4.2)
G METERING FAUCETS LESS THAN 0.25 GALLONS PER CYCLE (4.303.1.4.3)
H KITCHEN FAUCETS LESS THAN 1.8 GPM @ 60 PSI TEMPORARY RAISE TO 2.2 GPM ALLOWED BUT SHALL DEFAULT TO 1.8 GPM (4.303.1.4.4)
I HOT AND COLD WATER PIPING SHALL BE COPPER TYPE 'L' OR PEX
2 EXISTING PLUMBING FIXTURES IN PRE 1994 DWELLINGS (CALIFORNIA CODE SEC 1101.1.1101.8) AS A CONDITION FOR FINAL INSPECTION EXISTING TOILETS OF GREATER THAN 1.6 GALLONS PER FLUSH AND SHOWERHEADS EXCEEDING 2.5 GPM AT 80 PSI AND LAVATORY FAUCETS IN EXCESS OF MORE THAN 2.2 GALLONS WILL NEED TO BE REPLACED (OR AT LEAST THE MINIMUM STANDARD INDICATED)
3 PROVIDE [illegible] TO PREVENT EXCESSIVE NOISE
4 PROVIDE [illegible] WIDE (CPC SEC 408.3)
5 PROVIDE NON-SLIP JOINT TRANSITIONS (CPC SEC 408.6)
6 WATER HEATER PRESSURE AND TEMPERATURE RELIEF DRAIN LINE NEEDS TO TERMINATE TO OUTSIDE THE BUILDING (CPC SEC 608.5)
7 SHOWERS AND SHOWER TUB COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE PER (CPC 408.3
8 ALL DRAINPIPES AND ALL HOT WATER PIPES BENEATH LAVATORIES ARE TO BE INSULATED OR OTHERWISE COVERED (CRC 119.5.8

## WALL LEGEND

EXISTING WALL TO REMAIN

EXISTING WALL TO BE REMOVED

NEW 2X STUD WALL @ 16" O.C

AREA OF REMODEL

AREA OF ADDITION

## WALL TAGS

W1 (E) 2X4 WALL PRIOR TO 1971 ALL EXTERIOR WALLS U.N.O

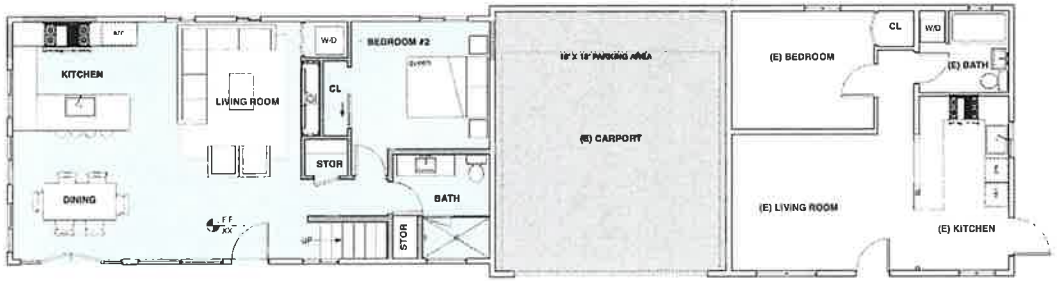
W2 (E) 2X4 WALL ADD R-13 INSULATION WHERE POSSIBLE

W3 (N) 2X6 WALL ADD WITH R-19 INSULATION

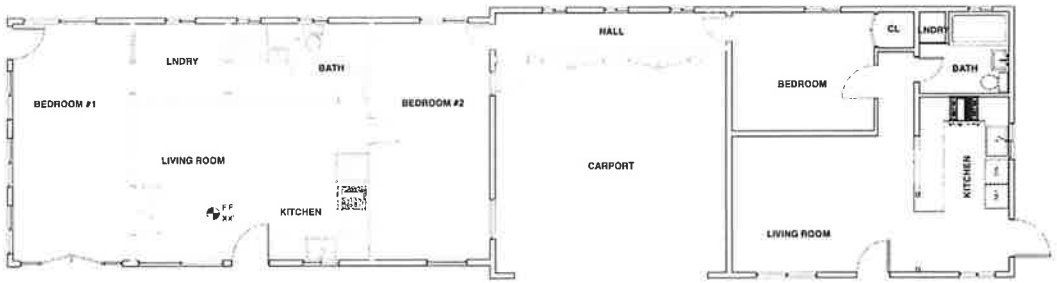
## FIRE SPRINKLER NOTE

SUPERSEDED

PROPOSED 2ND FLOOR PLAN 3




PROPOSED 1ST FLOOR PLAN 2




EXISTING / DEMO PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.832.1677

COORDINATION SET NOT FOR BIDDING OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

# DORRANCE DUPLEX

4788 & 4792 DORRANCE
CARPINTERIA, CA 93013

CONCEPT DESIGN 01/12/23

| REVISION NO | DESCRIPTION | DATE |
|---|---|---|
| | | |

PLANS

A2.0

SUPERSEDED

EAST ELEVATION 2

SOUTH ELEVATION 1

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.852.1677

COORDINATION SET
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OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #

# DORRANCE DUPLEX

4786 & 4792 DORRANCE
CARPINTERIA, CA 93013

CONCEPT DESIGN 01/12/23

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|---|---|---|
| NO | DESCRIPTION | DATE |

ELEVATIONS

A3.0

# Attachment F
## Interim Sea Level Rise Guidance Document

Bono Duplex Remodel & Second Story Addition
Preliminary ARB Review
December 14, 2023

**CITY OF CARPINTERIA**
**INTERIM SEA LEVEL RISE GUIDANCE**
**APPLICANT CHECKLIST FOR NEW DEVELOPMENT**
**IN AREAS POTENTIALLY AFFECTED BY SEA LEVEL RISE**

## INTRODUCTION

In reviewing an applicant's proposed project, the City of Carpinteria's (City) must consider a proposed project's consistency with the City's certified Coastal Land Use Plan/General Plan (CLUP/GP). The City's current CLUP/GP references the broader policies of the California Coastal Act (Coastal Act) by incorporation which allows the City to consider sea level rise impacts in the interim while the City's CLUP/GP is formally amended to include specific policies and development standards. The purpose of this Interim Guidance document is to notify applicants of the information requests and the potential special conditions the City anticipates imposing on Coastal Development Permit applications for new development and redevelopment that may be affected by sea level rise within the City's jurisdiction.

## DECISION PROCESS

The City will review applications to analyze (1) whether the proposed project site will be impacted by sea level rise within the life of the project, relying on the best available science, and (2) the estimated extent of the impact caused by sea level rise. The City will use these analyses to determine whether any special conditions will be placed on the Coastal Development Permit (CDP), if approved. The remaining sections of this guidance provide applicants with an overview of the potential information requests, and possible special conditions, the City may require in order to inform its review and approval of a CDP. The information requests and special conditions the applicant should be aware of are determined by answering the following questions:

a. ***Is my project considered "redevelopment"?***
b. ***Where is my project located?***

### *IS MY PROJECT CONSIDERED REDEVELOPMENT?*

The following information requests and special conditions are only applicable to proposed projects that fall within the definition of "development" or "redevelopment" as specified in City City's General Plan, Zoning Code, and Public Resources Code section 30610. For the purposes of this Interim Guidance, the City interprets the terms "redevelopment" and to "redevelop" as:

*All new construction or reconstruction, additions and remodels that have a valuation exceeding fifty percent (50%) of the valuation of the existing structure; or replacement of fifty percent (50%) or more of an existing structure.*

Applicants are expected to provide staff with sufficient information to make a determination as to whether a project qualifies as redevelopment. Information that may be required to make a redevelopment determination include, but are not limited to, a real estate appraisal demonstrating current market value of improvements; detailed contractor's estimate for proposed scope of work; preliminary structural plans demonstrating the extent of anticipated structural alternations (e.g., foundation, load bearing walls, roof/flooring and frame work, etc.).

***WHERE IS MY PROJECT LOCATED?***

Conditions and information requests to be considered are determined by the geographic location of the applicant's proposed project site and potential exposure to sea level rise, as defined by the following Zones:

| | |
|---|---|
| **Zone 1** | **Properties located on the ocean side of Sandyland Road between Linden Avenue and Ash Avenue** |
| **Zone 2** | **Properties located in the Beach Neighborhood excluding the northeast corner of the neighborhood, defined as those properties east of Holly Avenue *and* north of Third Street** |

Once the applicant has determined in which Zone the proposed project is located, the applicant should be prepared to expect the following information requests during the permit review process and/or special conditions of approval to be placed on the permit approval:

| | |
|---|---|
| **Zone 1** | • Information Request<br>  ○ Wave action study<br>  ○ Site specific coastal hazards study<br>• Conditions<br>  ○ Recorded disclaimers regarding (1) assumption of the risk, and/or (2) waiver of future claims against the City |

| | |
|---|---|
| **Zone 2** | • Information Request<br>  ○ Site specific coastal hazards study<br>• Conditions<br>  ○ Recorded disclaimers regarding (1) assumption of the risk, and/or (2) waiver of future claims against the City |

## DESCRIPTIONS

### I. Information Requests

- Wave Action Study. The City's current Safety Objective 4 (S-4) calls for minimizing "the potential risks and reduc[ing] the loss of life, property and the economic and social dislocations resulting from flooding." Implementation Policy 14 associated with this objective calls for wave run-up studies under certain circumstances. The City recognizes that every project is unique and may not present the same vulnerability to flooding hazards. The City will consider the 100-year storm event, like the 100-year flood event, as a design standard for development. Accordingly, the City will require these studies when the project is located within Zone 1.

- Coastal Hazards Study. Coastal Hazards Studies determine at what level and by what year the project site may be susceptible to sea level rise. The City and California Coastal Commission staff would likely rely on the USGS Coastal Storm Modeling System (CoSMoS) and guidance from the Commission's Sea Level Rise policy document, the 2018 Ocean Protection Council (OPC)'s Sea-Level Rise document, and appropriate tide gauges to analyze the project site's vulnerability to coastal hazards. Applicants should be aware that projects within areas susceptible to early sea level rise may be required by the Coastal Commission to address the life of their projects under the **Medium-High Risk Aversion** scenario or the **Extreme Risk Aversion (H++)** based on a set of sea level rise predictions during an appeal process. In anticipation of this requirement, applicants should prepare a Coastal Hazards Study to avoid a potential appeal to the Coastal Commission. For direction on the preparation of a Coastal Hazards Study, the City recommends reviewing the County of Santa Barbara's *Technical Guidelines for Preparation of a Coastal Hazard Report* that are pending certification by the Coastal Commission. A copy of which is attached to this guidance.

  If possible, adaptation options should be identified and analyzed as a part of the applicant's project, leading to one or more alternatives for the project site that will minimize risks from sea level rise hazards and avoid or minimize impacts to coastal resources. This is because the City may require future or incremental removal of structures if property owners are faced with certain hazard triggers, for example when the shoreline comes within a certain distance of the foundation of the project, or the OPC

predictions indicate sea level rise may encroach on a project sooner than initially anticipated. Triggers identified would be based on estimated lead times needed to catalyst planning for future adaptation measures. These potential hazard triggers are typically incorporated into an adopted LCP, however, at least one court has approved removal conditions in the absence of an LCP policy requiring such removal, as long as the triggers are not overly broad. (See *Lindstrom v. California Coastal Commission* (2019) 40 Cal.App.5th 73.) This would also be consistent with the Coastal Act's purpose of minimizing coastal hazard risks and resource impacts when making redevelopment decisions. The potential condition would encourage and/or require, as applicable, at-risk structures to be brought into conformance with current standards as necessary.

## II. Disclosures & Waivers

- Assumption of the Risk. For projects that qualify as "redevelopment" located in Zones 1 and 2, The City shall require applicants to assume the risk of damage caused by future sea level rise, and to waive any claims for damages for such hazards. Examples of waivers include:

  - "*By acceptance of this permit, the applicant acknowledges and agrees (i) that the site may be subject to hazards, including but not limited to coastal flooding, which may worsen with future sea level rise; (ii) to assume the risks to the permittee and the property that is the subject of this permit of injury and damage from such hazards in connection with this permitted development; (iii) to waive unconditionally any claim of damage or liability against the City, its officers, agents, and employees for injury or damage from such hazards; (iv) to indemnify and hold harmless the City, its officers, agents, and employees with respect to the City's approval of the project against any and all liability, claims, demands, damages, costs (including costs and fees incurred in defense of such claims), expenses, and amounts paid in settlement arising from any injury or damage due to such hazards; (v) that sea level rise could render it difficult or impossible to provide services to the site (e.g., maintenance of roadways, utilities, sewage or water systems), thereby constraining allowed uses of the site or rendering it uninhabitable; and (vi) that the structure and/or site require future adaptation or may need to be removed or relocated and the site restored if it becomes unsafe.*"

- Disclosures & Waiver of Future Development. For projects that qualify as "redevelopment" located in Zones 1 and 2, the City shall require sellers of real estate to disclose permit conditions related to coastal hazards, or property defects or vulnerabilities, including information about known current and potential future vulnerabilities to sea level rise, to prospective buyers prior to closing escrow. As a corollary, the Coastal Commission, on appeal, may require additional disclosures that inform

future property owners that under certain circumstances they are unable to seek future CDPs for bluff or shoreline protective device(s), or other development, in the event their structure is damaged by sea level rise or storm events. An example of such disclosures, which would be tailored for individual projects based on potential hazards, includes:

- *"By acceptance of this Permit, the applicants agree, on behalf of themselves and all successors and assigns, that no bluff or shoreline protective device(s) shall ever be constructed to protect the development approved pursuant to Coastal Development Permit No. [X] including, but not limited to, the residence and foundation in the event that the development is threatened with damage or destruction from waves, erosion, storm conditions, bluff retreat, landslides, or other natural hazards in the future. By acceptance of this Permit, the applicants hereby waive, on behalf of themselves and all successors and assigns, any rights to construct such devices that may exist under Public Resources Code Section 30235."*

## APPLICABLE AUTHORITY

All CDPs issued by the City must be consistent with its certified CLUP/GP as well as with the policies of the California Coastal Act. There are several policies within the City's current CLUP/GP which guide the City's evaluation and issuance of CDPs. These include, but are not limited to, the following:

- Objective LU-1: Establish the basis for orderly, well planned urban development while protecting coastal resources and providing for greater access and recreational opportunities for the public.

- Policy LU-1a: The policies of the Coastal Act are incorporated by reference as the guiding policies of the land use plan (Public Resources Code Sections 30210 through 30263). As applicable, the City may rely on:

    - *Section 30250 Location; existing developed area*
    - *Section 30253 Minimization of adverse impacts*

- Objective S-4: Minimize the potential risks and reduce the loss of life, property and the economic and social dislocations resulting from flooding.

    - *S-4-Implementation Policy 13*: The City shall support and facilitate the current Army Corps of Engineers (ACOE) feasibility study and otherwise pursue long-term solutions for beach nourishment and establishment of a vegetated dune system at City Beach. As an interim measure, and with permission from the Coastal Commission and US Army Corps of Engineers, the City may construct a sand berm on the City Beach parallel to the homes fronting on the beach.

- *S-4-Implementation Policy 14*: All new construction or reconstruction, additions and remodels that have a valuation exceeding 50 percent of the valuation of the existing structure, shall be constructed so as to be protected from wave action. A wave action study shall be prepared and submitted to the city as a part of the project application that determines the necessary construction design and technique to protect the structure and prevent impacts to adjacent property. Shoreline protective devices, such as seawalls and revetments, shall be prohibited. Coastal development permits for new construction, including reconstruction where more than 50 percent of the exterior walls are removed, shall be conditioned to not allow a future seawall to protect the development.

The Coastal Commission has taken the policy position that local governments are able to rely on the broader flood hazards policies of the Coastal Act as authority to analyze sea level rise impacts on new development without needing amendments to local coastal programs. (Pub. Res. Code, § 30253.) More specifically, while the Commission's jurisdiction on appeal is "limited to an allegation that the development does not conform to the standards set forth in the certified local coastal program or the public access policies set forth in [the Coastal Act]." (Pub. Res. Code, § 30603(b)(1)), the Commission's jurisdiction on appeal does include imposing reasonable terms and conditions on the permit "to ensure that such development or action will be in accordance with the provisions of this division." (Pub. Res. Code, § 30607.) Accordingly, applicants should be aware that the Coastal Commission has utilized the broader policies of the Coastal Act to impose special conditions for appealed projects, even if not within the authority allowed in the local government's certified LCP.

# Appendix 1

## County of Santa Barbara's Technical Guidelines for Preparation of a Coastal Hazard Report

## APPENDIX I: TECHNICAL GUIDELINES FOR PREPARATION OF A COASTAL HAZARD REPORT

The following standards and guidelines are intended to clarify and assist with the preparation of a Coastal Hazard Report for beachfront and bluff-top development. This appendix also includes the methodology for calculating a site-specific bluff edge setback and preparing a wave run-up study. All of these standards and guidelines may not be applicable or necessary for an individual project on a specific site, based upon the initial analysis performed by a qualified professional. The qualified professional must provide sufficient evidence to show that individual standards or guidelines do not apply to a specific site or proposed development.

1. Sea Level Rise Projection Information.

   The Medium Sea Level Rise Coastal Hazard Screening Map (Appendix J to the Coastal Land Use Plan) shows areas of the county coastline that are potentially subject to increased threats from sea level rise and coastal hazards, where further site-specific study is needed to assess potential adverse impacts. The Screening Map shows the "medium" sea level rise scenario possible by the years 2030, 2060, and 2100, based on projections described in the County's 2017 "Sea Level Rise and Coastal Hazards Vulnerability Assessment." Table I-1 below shows the medium sea level rise scenario, as well as the low and high scenarios. All three scenarios can be visually examined using the Coastal Resilience Mapping Portal available online through the Planning and Development Department website.

**Table I-1. Sea Level Rise Projections for Santa Barbara County (inches)**

| Time Period | Low Sea Level Rise Scenario | Medium Sea Level Rise Scenario | High Sea Level Rise Scenario |
|---|---|---|---|
| By 2030 | 0.04 | 3.5 | 10.2 |
| By 2060 | 2.8 | 11.8 | 27.2 |
| By 2100 | 10.6 | 30.7 | 60.2 |

*Source:* Santa Barbara County Sea Level Rise and Coastal Hazards Vulnerability Assessment, July 2017.

2. Methodology for Calculating a Bluff Edge Setback:

   (a) Identify bluff edge consistent with the Article II definition of "bluff edge."

   (b) Determine a slope stability setback. Evaluate the stability of the bluff. If the slope exhibits a factor of safety of less than 1.5 for the static condition or 1.1 for the pseudostatic condition, then a "slope stability buffer" shall be established landward of the bluff edge. The slope stability buffer is the line landward of the bluff edge where the minimum factor of safety (1.5 static and 1.1 pseudostatic) can be met. When determining the slope stability buffer, the minimum factor of safety shall be achieved without the use of new or existing slope or shoreline protection devices.

   (c) Determine the bluff erosion setback. A site-specific evaluation of the long-term bluff retreat rate at the site shall be conducted that considers not only historical bluff retreat data, but also acceleration of bluff retreat projected to occur under continued and accelerated sea level rise and any known site-specific conditions. The geologic evaluation must include the total scope of development (e.g., proposed grading, buildings, structures, landscaping, and associated irrigation). Such an evaluation shall be used to determine the distance from the bluff edge (or from the slope stability buffer line if applicable) that the bluff might reasonably be expected to erode over the anticipated life of the structure (refer to Coastal Land Use Plan Policy 3-10), factoring in sea level rise using the current best available science, and without the use of new or existing slope or shoreline protection devices. Analysis of the effect of sea level rise on erosion rate shall use the best available science and include an examination of the "medium" amount of the sea level rise expected over the anticipated life of the development. Historic erosion rates can be determined by examination of historic records, surveys,

aerial photographs, studies, or other evidence showing the location of the bluff edge through time. A minimum of 50 years' worth of historic data is generally used to evaluate historic erosion rates, but a greater time period may be warranted if the shoreline has changed dramatically due to natural forces or development.

(d) Determine the bluff edge setback by adding the slope stability and bluff erosion setback distances. Development shall be setback from the bluff edge the distance needed to: ensure slope stability (the slope stability setback); ensure the development is not endangered by erosion (the bluff erosion setback); and avoid the need for protective devices during the life of the structure.

3. Standards and Guidelines for Preparation of a Coastal Hazard Report for Bluff-top Properties:

A site-specific Coastal Hazard Report shall be required that is prepared by a qualified California licensed engineer with expertise in coastal processes. At a minimum, the Coastal Hazard shall examine the "medium" scenario of projected sea level rise over the expected life of the structure using the current best available science. The conditions that shall be considered in the hazard evaluation are: a seasonally eroded beach combined with erosion over the life of the structure, excluding the effects of any existing shoreline protective device; high tide conditions, combined with projections for sea level rise for the life of the structure; and storm waves from a 100-year event. The study shall provide maps and profiles that identify these conditions, as well as recommendations and alternatives to avoid, and if avoidance is not feasible, minimize, identified coastal hazards over the expected life of the structure. The study shall identify unavoidable coastal resource impacts and appropriate mitigation measures. Studies shall include an assessment of the availability of and potential risks to services to the site, including risks to public or private roads, stormwater management, water, sewer, electricity, and other utilities over the life of the development, considering sea level rise.

Coastal Hazard Reports shall include analysis of the physical impacts from coastal hazards and sea level rise that might constrain the project site and/or adversely impact the proposed development. Reports should address and demonstrate the site hazards and effects of the proposed development on coastal resources, including discussion, maps, profiles and/or other relevant information that describe the following:

(a.) Current conditions at the site, including the current:
- tidal range, referenced to an identified vertical datum
- intertidal zone
- inland extent of flooding and wave run-up associated with extreme tidal conditions and storm events
- beach erosion rates, both long-term and seasonal variability
- bluff erosion rates, both long-term and episodic

(b) Projected future conditions at the site, accounting for sea level rise over the anticipated life of the development, including the future:
- Shoreline, dune, or bluff edge, accounting for long-term erosion and assuming an increase in erosion from sea level rise
- intertidal zone
- inland extent of flooding and wave run-up associated with both storm and non-storm conditions

(c) Safety of the proposed structure to current and projected future coastal hazards, including:
- Identification of a building envelope on the site that avoids hazards
- Identification of options to minimize hazards if no building envelope exists that would allow avoidance of hazards

- Analysis of the adequacy of the proposed building/foundation design to ensure stability of the development relative to expected wave run-up, flooding and groundwater inundation for the anticipated life of the development in both storm and non-storm conditions
- Description of any proposed future sea level rise adaptation measures, such as incremental removal or relocation when threatened by coastal hazards

(e) Discussion of the study and assumptions used in the analysis including a description of the calculations used to determine long-term erosion impacts and the elevation and inland extent of current and future flooding and wave runup.

(f) For blufftop development, the report shall include a detailed analysis of erosion risks, including the following:

- To examine risks from erosion, the predicted bluff edge, shoreline position, or dune profile shall be evaluated considering not only historical retreat, but also acceleration of retreat due to continued and accelerated sea level rise and other climatic impacts. Future long-term erosion rates should be based upon the best available information, using resources such as the highest historic retreat rates, sea level rise model flood projections, or shoreline/bluff/dune change models that take rising sea levels into account. Additionally, proposals for blufftop development shall include a quantitative slope stability analysis demonstrating a minimum factor of safety against sliding of 1.5 (static) and 1.1 (pseudostatic, k=0.15 or determined through a quantitative slope stability analysis by a geotechnical engineer), whereby safety and stability must be demonstrated for the predicted position of the bluff and bluff edge following bluff recession over the identified project life, without the need for caissons or other protective devices. The analysis should consider adverse impacts both with and without any existing shoreline protective devices.

The "medium" sea level rise scenario shall be examined to understand potential adverse impacts that may occur throughout the anticipated life of the development. At a minimum, flood risk over the anticipated life of the development should be examined. Additionally, the analysis should consider the frequency of future flooding impacts (e.g., daily impacts versus flooding from extreme storms only) and describe the extent to which the proposed development would be able to avoid, minimize, and/or withstand impacts from such occurrences of flooding. Studies should describe adaptation strategies that reduce hazard risks and neither create nor add to adverse impacts on existing coastal resources and that could be incorporated into the development.

4. Standards and Guidelines for Preparation of a Coastal Hazard Report for Beachfront Properties:

A site-specific Coastal Hazard shall be required that is prepared by a qualified California licensed engineer with expertise in coastal processes. At a minimum, the Coastal Hazard shall examine the projected sea level rise under the "medium" scenario, over the expected life of the structure, using the current best available science. The conditions that shall be considered in the hazard evaluation are: a seasonally eroded beach combined with erosion over the life of the structure, excluding the effects of any existing shoreline protective device; high tide conditions, combined with projections for sea level rise for the life of the structure; and storm waves from a 100-year event. The study shall provide maps and profiles that identify these conditions as well as recommendations and alternatives to avoid, and if avoidance is not feasible, minimize, identified coastal hazards over the expected life of the structure. The study shall identify unavoidable coastal resource impacts and appropriate mitigation measures. Studies shall include an assessment of the availability of and potential risks to services to the site, including risks to public or private roads, stormwater management, water, sewer, electricity, and other utilities over the life of the development, considering sea level rise.

Coastal Hazard Reports shall include analysis of the physical impacts from coastal hazards and sea level rise that might constrain the project site and/or adversely impact the proposed development. Studies should address and demonstrate the site hazards and effects of the proposed development on coastal

resources, including discussion, maps, profiles and/or other relevant information that describe the following:

(a) Current conditions at the site, including the current:
- tidal range, referenced to an identified vertical datum
- intertidal zone
- inland extent of flooding and wave run-up associated with extreme tidal conditions and storm events
- beach erosion rates, both long-term and seasonal variability
- bluff erosion rates, both long-term and episodic

(b) Projected future conditions at the site, accounting for sea level rise over the anticipated life of the development, including the future:
- shoreline, dune, or bluff edge, accounting for long-term erosion and assuming an increase in erosion from sea level rise
- intertidal zone
- inland extent of flooding and wave run-up associated with both storm and non-storm conditions

(c) Safety of the proposed structure to current and projected future coastal hazards, including:
- Identification of a building envelope on the site that avoids hazards
- Identification of options to minimize hazards if no building envelope exists that would allow avoidance of hazards
- Analysis of the adequacy of the proposed building/foundation design to ensure stability of the development relative to expected wave run-up, flooding and groundwater inundation for the anticipated life of the development in both storm and non-storm conditions
- Description of any proposed future sea level rise adaptation measures, such as incremental removal or relocation when threatened by coastal hazards

(d) Discussion of the study and assumptions used in the analysis including a description of the calculations used to determine long-term erosion impacts and the elevation and inland extent of current and future flooding and wave runup.

(e) For development on a beach, dune, low bluff, or other shoreline property subject to coastal flooding, inundation or erosion, the report shall include a detailed wave uprush and impact report and analysis, including the following:
- The analysis shall consider current flood hazards as well as flood hazards associated with sea level rise over the anticipated life of the development. To examine risks and adverse impacts from flooding, including daily tidal inundation, wave impacts, runup, and overtopping, the site should be examined under conditions of a beach subject to long-term erosion and seasonally eroded shoreline combined with a large storm event (1% probability of occurrence). Flood risks should take into account daily and annual high tide conditions, backwater flooding, water level rise due to El Niño and other atmospheric forcing, groundwater inundation, storm surge, sea level rise appropriate for the time period, and waves associated with a large storm event (such as the 100 year storm or greater). The analysis should consider impacts both with and without any existing shoreline protective devices.

At a minimum, the "medium" scenario of projected sea level rise shall be examined to understand the potential adverse impacts that may occur throughout the anticipated life of the development. Additionally, the analysis should consider the frequency of future flooding impacts (e.g., daily impacts versus flooding from extreme storms only) and describe the extent to which the proposed development would be able to avoid, minimize, and/or withstand impacts from such occurrences of flooding. Studies should describe adaptation strategies that reduce hazard risks and neither create nor add to impacts on existing coastal resources and that could be incorporated into the development.

**CITY OF CARPINTERIA**
**ARCHITECTURAL REVIEW BOARD**
**Meeting of December 14, 2023**

***Agenda Item #4***

## COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

**Project:** 23-2257-DPR/CDP **Planner:** Brian Banks
**Address:** 4185 – 4198 Carpinteria Avenue
**APN:** 004-031-017, -018 and -019
**Zoning:** Commercial Planned Development with Residential Overlay (CPD/R)
**Applicant:** Sam Maphis, Landscape Architect, for Carpinteria Business Park Partners, owners

**Project Review:**
☐ Conceptual
☑ Preliminary
☐ Final

### PROJECT DESCRIPTION

This is the preliminary review of a request to complete new and rehabilitated landscape and hardscape improvements to The Row business park. Landscape improvements would include a comprehensive refurbishment of the existing landscape planter areas along the Carpinteria Avenue frontage with a mix of ground cover, shrubs, and tree plantings. Planter areas in the parking lots along the rear and side of each building would include a mix of existing plantings where healthy, and new plantings where necessary.

Hardscape improvements would include a new decomposed granite seating area fronting building "F", with a seating area towards the rear of the building, and bicycle rack areas would be interspersed throughout the project site. Pedestrian access improvements would include the addition of new concrete stairs in several locations to join the existing pedestrian paths that front each building to the recently completed multi-use path along Carpinteria Ave on the south project site, and to the existing sidewalk on the north project site.

On the north project site, the project includes removal of the existing six-foot chain-link fencing along the freeway frontage and replacement with an eight-foot CMU wall with plaster finish to match the existing buildings, along with creeping vines to screen the interior of the wall.

Plans are included as Attachment A.

## PROJECT SETTING

"The Row" (formally known as "Carpinteria Business Park") is located at the western terminus of Carpinteria Avenue and occupies both the north and south sides of the street. The subject 4.11-acre (179,032 square feet) parcels are presently improved with seven buildings ranging in size from approximately 4,000 square feet to 10,200 square feet. Total cumulative building square footage is approximately 57,775 square feet. Five of the buildings (buildings "A," "C," "E," "F," and "G" are oriented to face and front on Carpinteria Avenue. The remaining two buildings (buildings "B," and "D") are in the rear interior of the lot.

The project site is located at the western edge of the Downtown/Old Town District (Community Design Subarea 2), which is the original and current center of the City, as well as the City's commercial core. The immediate vicinity of the project is made up of a mix of commercial, multifamily residential, transportation, and public open space land uses. Adjacent to the project site to the north (across Carpinteria Avenue) is Building "G" of The Row, the "Puerta del Mar" condominiums, and US Highway 101. To the east of the project site, across Estero Way, is a mix of commercial and residential properties. To the south is the UPRR railroad tracks, on the other side of which is the Carpinteria Salt Marsh. To the west of the project site is the southbound US Highway 101 Carpinteria Avenue off-ramp.

The project site is zoned Commercial Planned Development with a Residential Overlay ("CPD/R") and has a General Commercial ("GC") land use designation. Because of the proximity of the project site to the Carpinteria Salt Marsh, the project site is also located within the Coastal Appeals ("CA") and Flood Hazard ("FH") Overlay Districts.

### *Project History*

The project site recently completed a comprehensive façade improvement project and sign program (19-1965-DP/CDP), which the Community Development Director considered and approved on September 26, 2019. The project returned for Final ARB review on October 31, 2019, at which time the ARB granted Final Approval with specific comments related to the location and design of the bicycle parking areas and exterior lighting, which were to be addressed as a part of the Building Permit plans. As part of ARB's deliberations related to the façade improvements, the applicant indicated that future landscape enhancements would be forthcoming in a separate phase of development. A copy of the minutes from the October 31, 2019 meeting is provided as Attachment B.

After ARB Final approval, three project revisions were referred to the ARB as "matters by staff": a January 2021 revision to the exterior lighting; an August 2021 revision to the awnings; and a revision to reface the existing monument sign instead of demo and replacement. All revisions were reviewed and approved by the ARB. The exterior

improvements subsequently received approval of a building permit (No. 12915), including approval of the lighting, awning and monument sign revisions.

As construction of the façade improvements progressed, Caltrans also commenced work on the Santa Claus Lane Bikeway which fronts the project site on the south side of Carpinteria Avenue. The bikeway project and related landscaping in the right of way are now complete, and as the applicant previously committed to the ARB, this application for a comprehensive landscape refurbishment, including required bicycle parking areas, would complete the overall aesthetic "refresh" of the business park.

## PROJECT ANALYSIS

### Carpinteria Municipal Code

The existing use of the subject property as a multi-tenant business park is consistent with the types of uses allowed in the CPD district, and matches the mix and types of uses permitted as part of the original Development Plan approval. The proposed landscape project would not affect the approved uses for the business park or alter the cumulative building square footage or parking requirements. The following table identifies the project's conformance with Municipal Code requirements:

| Standard | | Requirement/Allowance | Proposal |
|---|---|---|---|
| Setbacks | | | |
| | Front | 35 feet from centerline of street or 5 feet from property line, whichever is greater. | Existing: Varies, 8-22 feet from the property line<br><br>Proposed: No change. |
| | Side (East) | Not required, unless adjacent parcel is zoned residential, then 10 foot setback required. For buildings greater than 20 feet high, a 20 foot setback from the residential parcel is required. | No change |
| | Side (West) | Not required, unless adjacent parcel is zoned residential, then 10 foot setback required. For buildings greater than 20 feet high, a 20 foot setback from the residential parcel is required. | No change |
| | Rear | 23-25 feet | No change |
| Height | | 30 feet | Existing: 20 feet<br>Proposed: No change |

| | | |
|---|---|---|
| Landscaping* | Minimum 20% (not less than 10%) | Existing: 20% per (D-16-85)<br>Proposed: 20% |
| Vision Clearance | Minimum 7 ft on corner lots | No change |
| Parking* | Vehicle: 1 space per 250 square feet (227 spaces)<br><br>Bicycle: No minimum, per Planning Commission's discretion. | Existing: 133<br>Proposed: No change<br><br>Existing: 10 per (D-16-85)<br>Proposed: 14 |

**Landscaping/Screening of Parking Areas*

Carpinteria Municipal Code §14.54.080 provides certain standards for landscaping of parking areas that exceed 3,600 square feet, including a requirement that trees, shrubbery, and ground cover shall be provided at suitable intervals in order to break up the continuity of the parking area and that islands for such trees and shrubs shall be protected from automobile traffic by either asphalt or concrete curbs. As proposed, the landscaping within the parking areas would include a mix of existing plantings where healthy, and new plantings where plantings have died or have been trampled. These existing and new plantings would be located within existing planter areas protected by curbs in the existing parking areas, in compliance with this regulation.

**Parking*

The original Development Plan was approved with a requirement for a minimum of 145 parking spaces based on a non-standard reduced parking rate with a project condition to maintain a mix of commercial and warehouse uses at a ratio of 27% to 73%, respectively. While the mix of Park tenants generally conform to this ratio, a recent parking survey conducted by the applicant for this project identified only 133 parking spaces in the business park. The discrepancy between the approved 145 parking spaces and the current shortage on site will be further reviewed by the Planning Department, however the proposed landscape improvements would not alter the existing parking arrangement nor trigger additional parking. In addition, the proposed project includes the provision for a total of 14 bicycle parking spaces, exceeding the ten bicycle parking spaces required under the original Development Plan approval.

*Architectural Review Standards*

Carpinteria Municipal Code §2.36.080 lists certain standards which the ARB shall objectively review with respect to landscape projects. Select standards applicable to the proposed project are provided below:

> *F. Adequate landscaping in proportion to the project and the site, with due regard to preservation of specimen, landmark or other healthy trees; selection of a size and type of planting which will be appropriate to the project and will grow on the site; and adequate provision for maintenance of all plantings...*

*M. Parking and loading areas should be attractively landscaped and otherwise screened, and there should be landscaping between property lines and parking areas; and,*

*P. Landscaping to soften large expanses of paved areas shall be emphasized.*

## Design Review

The proposed landscape improvements would rehabilitate the existing business park landscape and hardscape areas which have not been significantly altered since they were originally installed in the mid-1980s.

The proposed project would include a comprehensive refurbishment of the existing landscape planter areas along both Carpinteria Avenue frontages with a mix of low water use ground cover species such as: African Lily, Bearberry Cotoneaster and Spiny Headed Mat Rush; shrubs such as: Agave, Red Yucca and New Zealand Flax; and tree plantings of Strawberry Tree, New Zealand Christmas Tree, and Queen Palm. Passion Vines are proposed to cover the recently installed façade green screens, and Creeping Fig are proposed to cover the new wall along the freeway. Planter areas in the parking lots along the rear and side of each building would include a mix of existing plantings where healthy, and new plantings where necessary to ensure no bare planter areas remain.

Hardscape improvements would include a large new decomposed granite seating area fronting building "F," with smaller seating area towards the rear of the building, and bicycle rack areas would be interspersed throughout the project site (located behind the respective buildings in existing paved areas). Pedestrian access improvements would include the addition of new concrete stairs in several locations to join the existing pedestrian paths that front each building to the recently completed bikeway along Carpinteria Avenue on the south project site, and to the existing sidewalk on the north project site.

**The Board's comments on the proposed landscape layout, plant selections, and hardscape materiality would be appreciated.**

## General Plan/Coastal Plan Policies

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

## CITYWIDE COMMUNITY DESIGN OBJECTIVES

**Objective CD-1:** *The size, scale and form of buildings, and their placement on a parcel should be compatible with adjacent and nearby properties, and with the dominant neighborhood or district development pattern.*
**Objective CD-2:** *Architectural designs based on historic regional building types should be encouraged to preserve and enhance the unique character of the city.*

The proposed landscape project would not alter the size, scale or form of the existing buildings, but would instead update the site landscaping to tie into the recent façade improvements, thus resulting in a comprehensive refreshment of the business park as a whole. The proposed project would introduce new plantings, including a mix of groundcover, shrubs and trees, while maintaining some areas of existing landscape areas and trees.

The proposed eight-foot plaster-finished wall along the Highway 101 frontage of the northern parcel would replace an older six-foot chain link fence with vinyl slats. Both sides of the wall would be finished in a plaster color that matches the recently completed façade improvements. An existing approximately 10-foot sound wall was recently completed by Caltrans as part of the Highway 101 project and extends along approximately 25% of the northeastern freeway frontage. The proposed eight-foot wall would extend in a southwesterly direction to complete the screening of the property, thus providing a more uniform appearance from both the freeway and from the interior of the property. As currently conceived, the new wall does not propose landscaping on the freeway side of the wall. While Caltrans has recently installed landscaping in their right of way that presumably would vigorously grow to help screen the proposed wall, to ensure that new segment of wall is properly screened, the installation of a creeping vine or other plant material may be appropriate on the freeway side of the wall, especially to help mitigate instances of graffiti which plague the existing vinyl slat chain link fencing.

**The Board's comments with respect to wall plantings are requested.**

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

Views of the mountains or sea from Carpinteria Avenue in the vicinity of the business park are largely blocked due to the proximity of the existing buildings to the street. View corridors are only available between or around the existing buildings. Thus, the proposed landscape improvements, including the approximately two-foot increase resulting from the new wall compared to the existing vinyl slat chain link fence, would not result in any appreciable changes to existing views.

**Objective CD-7:** *Enhance and maintain the Linden Avenue downtown core, the Carpinteria Avenue commercial core, the Eugenia Professional office area, the Casitas*

*Village, Shepard's place Shopping Center, and the Cindy Lane-Mark Avenue industrial park districts.*

The proposed landscape improvements would rehabilitate the existing business park landscape and hardscape areas which have not been significantly altered since they were originally installed in the mid-1980s. The proposed landscape improvements would include a comprehensive enhancement of the existing landscape planter areas along both Carpinteria Avenue frontages as well as complete the façade improvements by planting Passion Vines to cover the recently installed façade green screens.

**Objective CD-8:** *To encourage and facilitate pedestrian and bicycle pathways.*

**Policy CD-8a:** *All streets should be designed with safe and pleasant pedestrian ways at their edge. Pedestrian ways shall be spatially separated from vehicular traffic by elements such as trees, other plantings, streetlights, and/or parked cars.*

**Policy CD-8b:** *To provide convenient pedestrian routes, the existing network of automobile lanes, trails and pedestrian ways in the Downtown District and adjacent neighborhoods should be preserved, reinforced and extended into other neighborhoods. This pedestrian network should be in addition to, not in lieu of, pedestrian ways on the streets.*

Pedestrian access improvements would include the addition of new concrete stairs in several locations to join the existing pedestrian paths that front each building to the recently completed bikeway along Carpinteria Avenue on the south project site, and to the existing sidewalk on the north project site. New seating areas and bicycle rack areas would be interspersed throughout the project site to create safe and pleasant pedestrian areas and to encourage the use of bicycles by employees and customers. The Board should, however, consider the proximity of the new pedestrian seating area proposed for Building "F" to the Carpinteria Avenue bikeway. For both safety and aesthetic purposes, staff believes a more generous setback from the bikeway edge to the rock retaining wall may be desirable and allow for a large landscape buffer.

**Objective CD-9:** *To ensure that streets enhance the established city framework and design.*

**Policy CD-9a:** *The City shall promote the planting of appropriate street trees in existing and new neighborhoods to define and enhance the city's streetscape.*

Existing planter areas occupy the space between the public sidewalk and the walkways leading to the individual storefronts. Some of the trees planted as part of the original development have since been removed and footpaths have been worn through areas of the landscaping from the sidewalk to some of the individual tenant spaces. The proposed landscape refurbishment includes new tree plantings of Strawberry Trees, New Zealand Christmas Trees, and Queen Palms in areas where trees have been removed, or when new

space allows. Existing trees that remain in good health will be retained. The replacement tree plantings will help to frame the buildings, provide aesthetic appeal, and better relate to the updated architectural character of the building.

**Objective CD-10:** *Areas with attractive frontage designs should be maintained. New development should be carefully planned with frontage areas which maintain and enhance the quality of Carpinteria's streetscape.*
**Policy CD-10c:** *Commercial and mixed-use frontages should generally have wide sidewalks adequate to encourage customers and residents to walk, shop and linger in the public right-of-way. Commercial buildings should have large windows and entries on the street at the ground level. Residential ground floor uses should be set up or back from the street enough to afford privacy within the dwelling.*

**Policy CD-10e:** *Frontages with existing uses such as the parking, loading or storage of vehicles should be screened with walls and plantings that are consistent with the neighborhood*
*character. These elements should be in scale with pedestrians.*

As discussed elsewhere in this report, the proposed landscape project would update the site landscaping and tie into the recent façade improvements, resulting in a comprehensive refreshment of the business park and from both sides of the Carpinteria Avenue frontage. The proposed eight-foot wall along the Highway 101 frontage would join the recently completed Caltrans soundwall to complete the screening of the rear parking and loading areas of the northern site, thus providing a uniform appearance and consistency with the neighborhood character.

**SUBAREA 2 OBJECTIVES & POLICIES**

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

**Objective CDS2-2:** *Preserve and enhance the downtown's historic status as the center of commercial activity by encouraging a range of uses that serve both residents and visitors.*

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

**Policy CDS2-b:** *To enhance the pedestrian character of the downtown's streets, plazas, paseos, parks and lanes.*

The existing business park was built in the mid-1980s and does not particularly relate architecturally to developments further east along Carpinteria Avenue. Given its size, it

functions as its own development with its own unique and consistent identity amongst the buildings that make up the development.

Importantly, however, is the fact that the business park functions as the western "gateway" to the city for those southbound travelers that exit the freeway at Carpinteria Avenue rather than exiting further east at Linden Avenue or Casitas Pass Road. In this respect, the proposed landscape and pedestrian improvements, in conjunction with the recently completed façade improvements and bikeway, would provide an attractive entrance to the City as compared to the existing condition.

**The Board should provide feedback as to whether the improvements are appropriate with respect to the public's experience as viewed from the sidewalk, multi-use path and street.**

## SUMMARY OF ISSUES

- Overall quality and character of landscape and hardscape improvements;
- Choice of landscape planting species;
- Need for screening vines/plantings on freeway side of proposed CMU wall;
- Setback of proposed seating patio to the Carpinteria Avenue bikeway; and,
- Appropriateness and compatibility with surrounding development.

## RECOMMENDATION

The Board should provide input on the project and issues raised; if the Board feels the project meets the applicable design criteria, then the Board should recommend preliminary approval to the Community Development Director with their comments attached.

## ATTACHMENTS

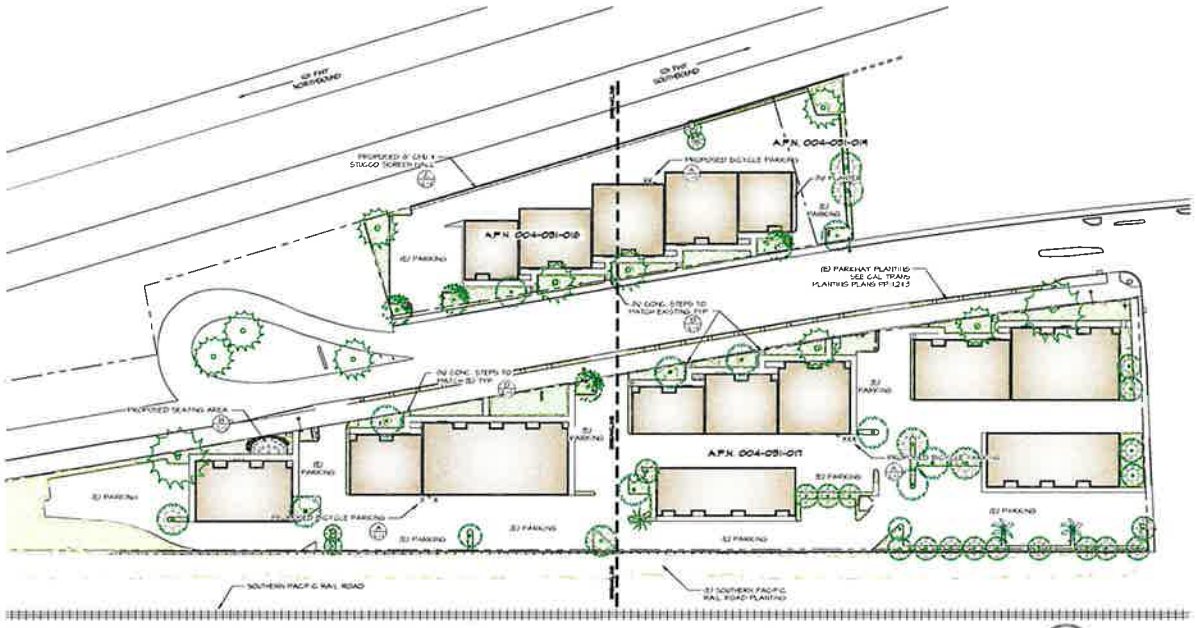
Attachment A – Preliminary Landscape Plans
Attachment B – ARB Minutes of October 31, 2019 (Façade Improvement)

# Attachment A

## Preliminary Plans

The Row Landscaping

December 14, 2023
Architectural Review Board Meeting
Project 23-2257-DPR/CDP




PRELIMINARY SITE LAYOUT PLAN

SCALE: 1" = 40'-0"

## VICINITY MAP

## PROJECT INFORMATION

PARCEL ADDRESS: 4185-4195 CARPINTERIA AVE. CARPINTERIA, CA. 93013

APN: 004-031-017, 004-031-018, 004-031-019 ZONE: CPD/R
NET LOT AREA: 179,031.6 sq.ft.
TOTAL LANDSCAPE AREA= 35,936.55 S.F.
TOTAL LANDSCAPE PERCENTAGE: 20.07% EXISTING
TOTAL BUILDING AREAS: 56,000 sq.ft. PARKING: 124 UNCOVERED

## SCOPE OF WORK

CONSTRUCTION OF (N) BICYCLE PARKING, SITE WALLS, SEATING AREA, PLANTER & LANDSCAPING WITH IRRIGATION. REFURBISH (E) PLANTING.

## GRADING EST.

NO GRADING PROPOSED

## CONTACT INFORMATION


OWNER:
CARPINTERIA BUSINESS PARK PARTNERS
1933 CLIFF DRIVE, SUITE 2
SANTA BARBAR, CA. 93109
ph:(805)963-1971

LANDSCAPE ARCHITECT:
EARTHFORM DESIGN
SAM MAPHIS IV
1227 DE LA VINA ST.
SANTA BARBARA CA. 93101
ph: (805) 963-2006 fax: (805) 963-8335
sam@earthform.com


## Sheet Index


| | |
|---|---|
| L-0 | Title Sheet & Preliminary Site Layout Plan |
| L-1 | Preliminary Landscape Layout Plan |
| L-1.1 | Preliminary Landscape Layout Plan |
| L-2 | Preliminary Irrigation Plan |
| L-2.1 | Preliminary Irrigation Plan |
| L-3 | Preliminary Planting Plan |
| L-3.1 | Preliminary Planting Plan |
| L-A | Landscape Area Calculations |


Progress Print
Not For Construction

REVISIONS

EARTHFORM DESIGN

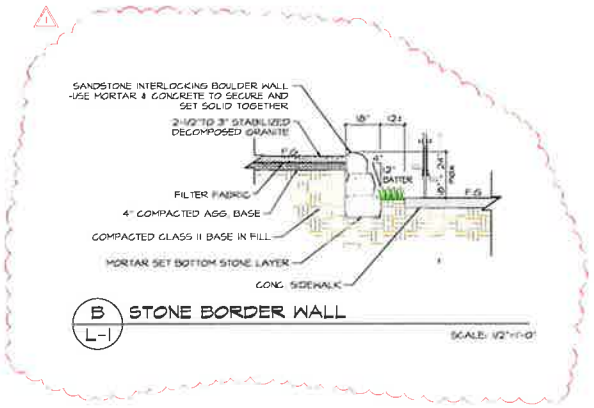
TITLE SHEET & PRELIMINARY SITE LAYOUT PLAN

CARPINTERIA BUSINESS PARK
CARPINTERIA AVE. @ APPLE ST.
CARPINTERIA, CA. 93013

Date 11/10/23
Scale 1"=40'-0"
Drawn NOT
Job CARP BUS

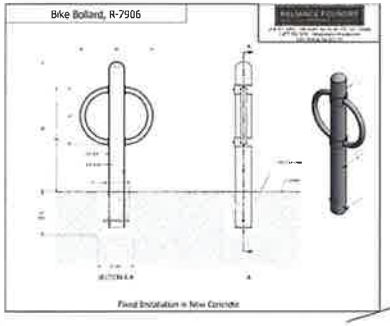
L-0


The landscape architect and his consultants do not warrant or guarantee the accuracy and completeness of the work product from beyond a reasonable diligence. If any omissions, inaccuracies or discrepancies are found to exist that may affect the work product, the landscape architect shall be promptly notified so that he may have the opportunity to take whatever steps necessary to resolve them. Failure to promptly notify the landscape architect of such conditions shall relieve the landscape architect from any responsibility for the consequences of such discrepancies. Parties entitled to the drawings and contents of the landscape architect or a contractor, to the landscape architect's work product or recommendations shall assume the responsibility for use of the landscape architect's work product for the particular intended for such parties. Said plans and designs are the exclusive property of Earthform Design and cannot be used or reproduced without the landscape architect's written consent.



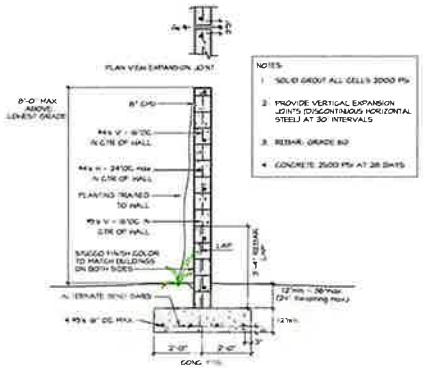

B L-1 STONE BORDER WALL

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



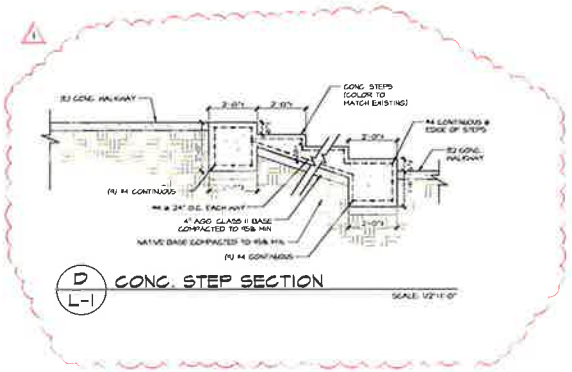

A L-1 BIKE BOLLARD

N.T.S.



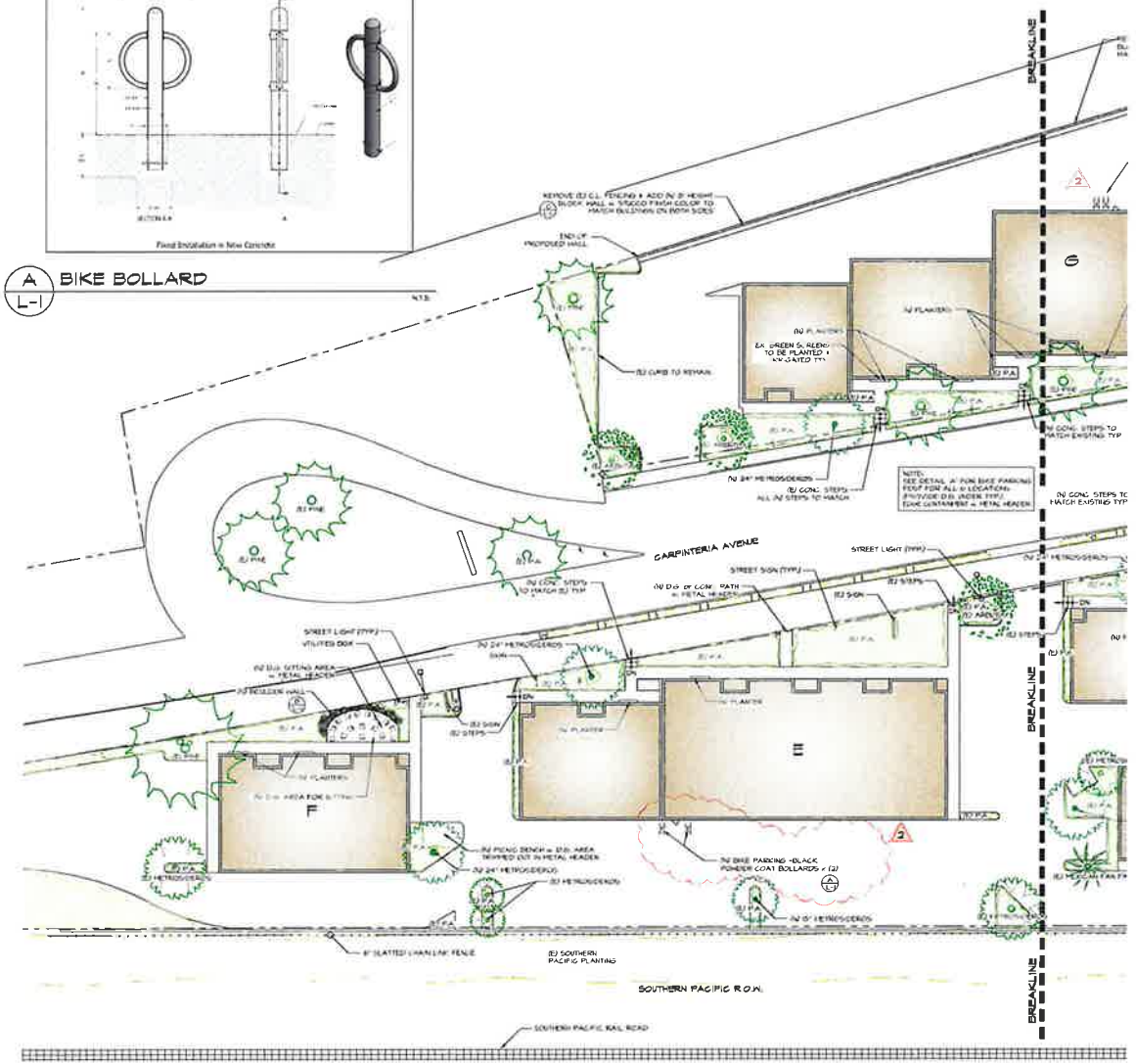

C L-1 8FT. FREE-STANDING CMU WALL

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




D L-1 CONC. STEP SECTION

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




PRELIMINARY LANDSCAPE LAYOUT PLAN

NORTH

SCALE: 1" = 20'-0"

| LANDSCAPE CALCULATIONS | | |
|---|---|---|
| TOTAL SITE NET AREA | = 179,031.6 S.F. -PER COUNTY ASSESSOR | |
| LANDSCAPE AREA= 35,935.55 S.F. | = 20.07% | |
| ADDITIONAL LANDSCAPE AREA | = 29,000 ± S.F. | |

Progress Print
Not For Construction

The landscape architect and his consultants do not warrant or guarantee the accuracy and completeness of the work product shown beyond a reasonable diligence. If any questions, omissions or discrepancies are found to exist in the work product and landscape architect shall be promptly notified so that he may have the opportunity to take whatever steps necessary to resolve same. Failure to promptly notify the landscape architect of such conditions shall relieve the landscape architect from any responsibility for the consequence of such conditions. Actions taken by Contractor that are contrary to the landscape architect's plans or recommendations shall become the responsibility of the landscape architect, but of the person responsible for same. Plant size and design are the minimum property of Earthform Design and intended for use on improvement purposes only. The landscape architect's services consist of those services performed by the landscape architect, his employees and consultants as enumerated in the landscape architect's contract with the client and any other services agreed to by the landscape architect and client in writing.

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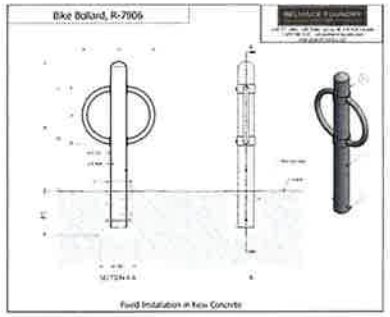
PRELIMINARY
LANDSCAPE LAYOUT PLAN

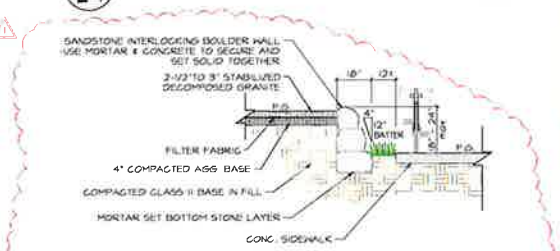
CARPINTERIA BUSINESS PARK
CARPINTERIA AVE. @ APPLE ST.
CARPINTERIA, CA. 93013

Date: 8/14/23
Scale: 1"=20'-0"
Drawn: NOT
Job: CARP BUS
Sheet: L-1



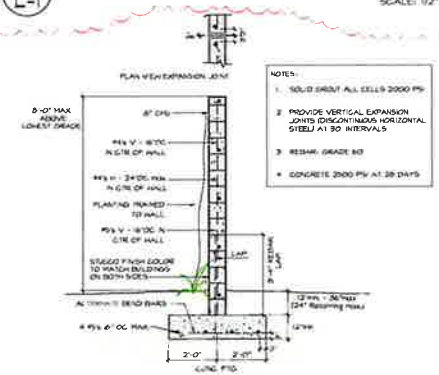

A L-1 BIKE BOLLARD

NTS



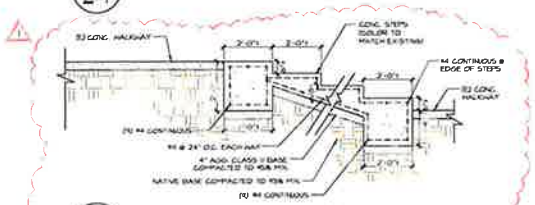

B L-1 STONE BORDER WALL

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



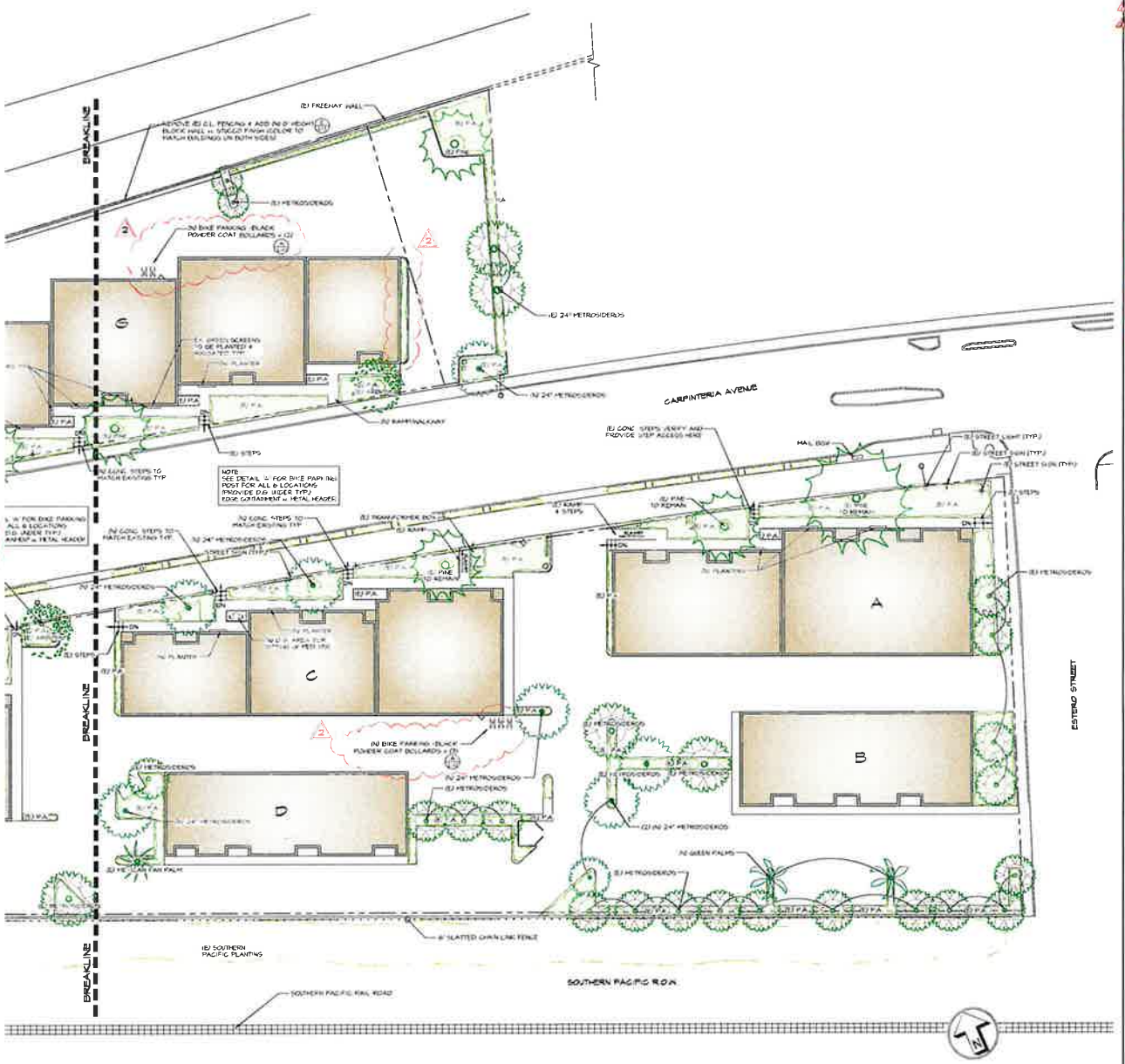

C L-1 8FT. FREE-STANDING CMU WALL

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




D L-1 CONC. STEP SECTION

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




NOTE
SEE DETAIL 1 FOR BIKE PARKING POST FOR ALL 6 LOCATIONS PROVIDE D.G. HIDER TYP.) EDGE CONTAINMENT & METAL HEADER

PRELIMINARY LANDSCAPE LAYOUT PLAN

NORTH

SCALE: 1" = 20'-0"

| LANDSCAPE CALCULATIONS | |
|---|---|
| TOTAL SITE NET AREA | = 179,031.6 S.F. - PER COUNTY ASSESSOR |
| LANDSCAPE AREA= 35,936.55 S.F. | = 20.07% |
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Progress Print
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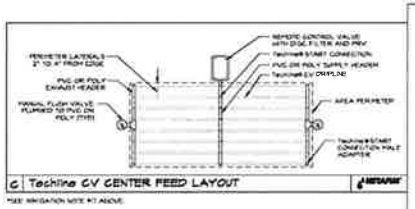
TEL: (805) 963-2006 · FAX: (805) 963-8358

PRELIMINARY
LANDSCAPE LAYOUT PLAN

CARPINTERIA BUSINESS PARK
CARPINTERIA AVE. @ APPLE ST.
CARPINTERIA, CA. 93013

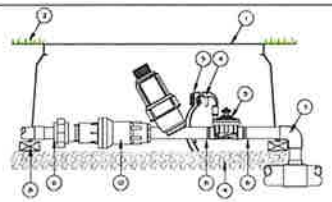
Date: 8/14/25
Scale: 1"=20'-0"
Drawn: NDT
Job: CARP BUIS
Sheet: L-1




C | Techline CV CENTER FEED LAYOUT

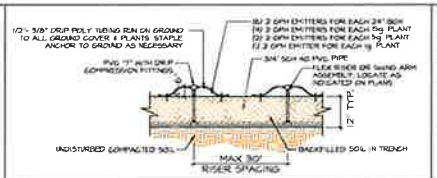
SEE IRRIGATION NOTE #7 ABOVE.

NOTE:
EXISTING IRRIGATION SYSTEM TO BE INSPECTED, REPAIRED AND REVALIDATED PER IRRIGATION NEEDS IF NECESSARY, RETROFITTED AND UPGRADED FOR ALL EXISTING AND PROPOSED PLANTING. ALL (E) VALVES TO BE CONVERTED TO DRIP (TYP.). SEE DETAILS 'A', 'B' & 'C'.



B | (E) & (N) DRIP VALVE w. REGULATOR

1. (E) VALVE BOX
2. FINISH GRADE
3. (E) or (N) CONTROL VALVE
4. WATERPROOF CONNECTIONS (2) or (3) (NOT I-CORE) ON EACH VALVE
5. 18 3/4" GOLOED WIRE
6. SCH 80 T.O.E. NIPPLE
7. MAIN LINE PIPE & FITTINGS
8. BRICK SUPPORTS (4)
9. 3/4" HAUS WASHED GRAVEL
10. REGULATOR 20 or 30 PSI



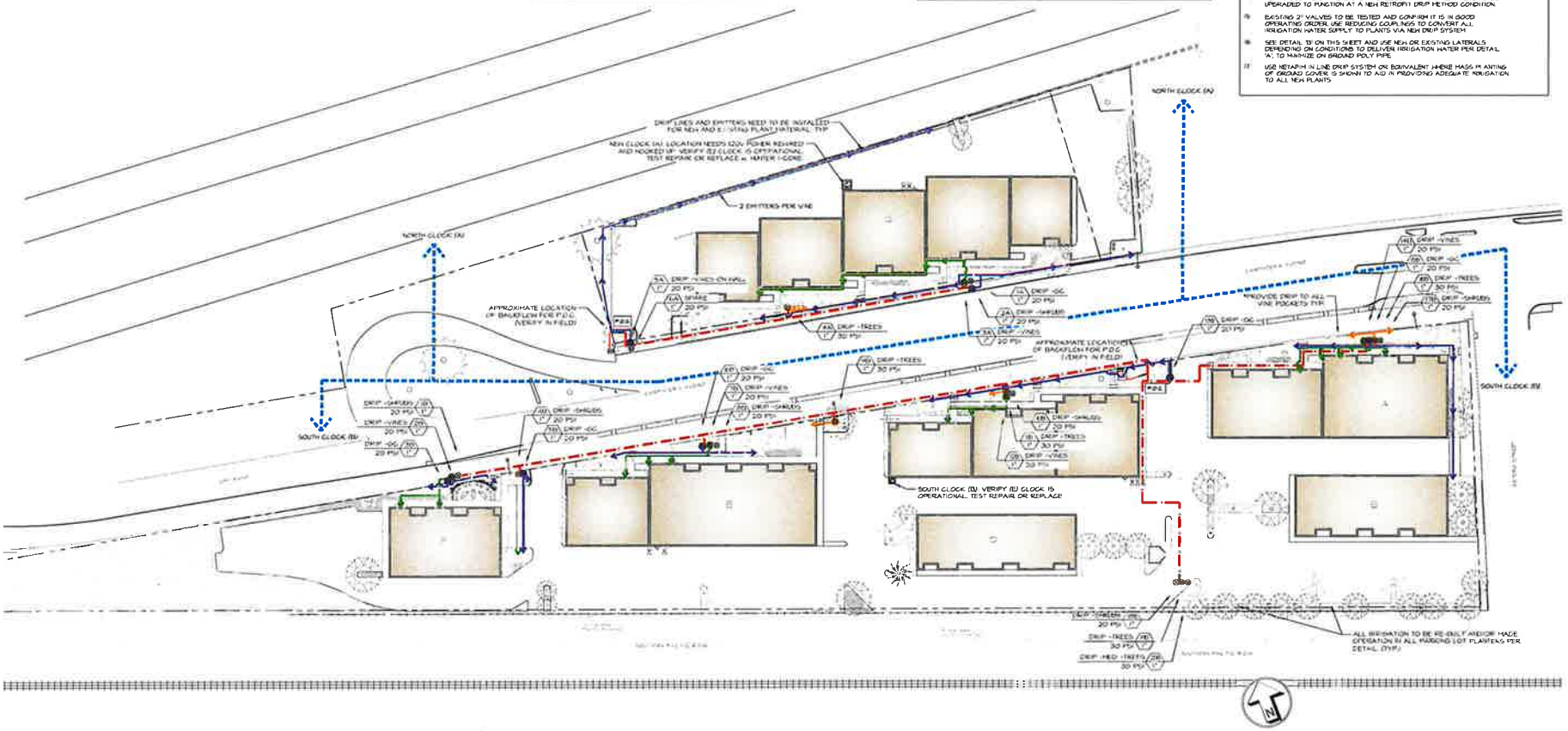

A | DRIP RISER DETAIL

IRRIGATION LEGEND

| | |
|---|---|
| POC | (E) POINT OF CONNECTION. ADD PRESSURE REGULATOR TO ADJUST PRESSURE DOWN TO 50 psi @ POC |
| ⊗ | (E) VALVES -CONVERT TO DRIP ASSEMBLY w. ADDED FILTER AND REGULATOR -SEE DETAIL 'B' BELOW |
| | SCHED 40 PVC LATERAL |
| | CLASS 200 PVC SLEEVING -VERIFY IN FIELD |
| | EXISTING MAIN WATER LINE |
| | ADD AUTOMATIC CLOCKS AS NEEDED FOR SMART OPERATION -HUNTER I-CORE (2) EA. ONE NORTH SIDE OF CARP. AVE. (4) w. (6) STATIONS AND SOUTH SIDE OF CARP. AVE. (5) w. (10) STATIONS |

IRRIGATION NOTES:

1. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION WITH OWNER ON LOCATION OF EXISTING UNDERGROUND UTILITY AND IRRIGATION LOCATIONS
2. CONTRACTOR TO BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANTED AREAS (TREES, SHRUBS, AND GROUND COVER)
3. IRRIGATION PLAN TO BE COORDINATED WITH PLANTING PLAN AND ADJUSTMENTS MADE IN THE FIELD
4. IN CASE OF DISCREPANCY, CONTACT LANDSCAPE ARCHITECT IMMEDIATELY, BEFORE PROCEEDING WITH WORK
5. PRESSURE AT MAIN WATER SUPPLY TO BE VERIFIED BEFORE PROCEED NO PRESSURE TEST NEW IRRIGATION MAIN TO ALLOW ALL NEW DRIP CONVERSION WORK TO COMMENCE. A PRESSURE REGULATOR MAY BE NECESSARY FOR OPTIMUM SYSTEM PERFORMANCE
6. ALL IRRIGATION LINES ARE DRAWN DIAGRAMMATICALLY AND SHOULD BE LOCATED IN COMMON TRENCHES AND PLANTING AREAS WHERE POSSIBLE VERIFY WHERE POSSIBLE IRRIGATION LINE LOCATIONS
7. VERIFY LOCATION OF EXISTING IRRIGATION SYSTEM IN THE FIELD. CHECK & VERIFY CONTROL WIRES ARE WORKING TO CLOCK & VALVES AND REPLACE AS NEEDED
8. SLEEVE UNDER PAVING (CLASS 200 PVC MIN.) 24" UNDER PAVING
9. INSTALL ALL IRRIGATION EQUIP AS PER MANUFACTURER'S INSTRUCTIONS
10. PLASTIC (AMTEK, CARSON OR EQUAL) VALVE BOXES. USE EXISTING VALVES & VALVE BOXES IF DEEMED FUNCTIONAL. TEST ALL EXISTING EQUIPMENT AND REPLACE AS NEEDED IF NOT WORKING
11. PRESSURE REGULATING DEVICES SHALL BE INSTALLED WHERE NECESSARY TO ENSURE THAT THE DYNAMIC PRESSURE AT EACH EMISSION DEVICE IS WITHIN MANUFACTURER'S RECOMMENDED PRESSURE RANGE FOR OPTIMAL PERFORMANCE
12. ALL IRRIGATION EMISSION DEVICES WILL MEET THE CRITERIA AS SET FORTH IN LANDSCAPE SECTION 492.7(a)(3)(H) AND SHALL BE INSTALLED AND OPERATED ACCORDING TO MANUFACTURER'S INSTRUCTIONS/RECOMMENDATIONS
13. CONTRACTOR TO VERIFY ALL EXISTING IRRIGATION LINES ARE FUNCTIONING TO ALLOW NEW DRIP VALVES & DRIP SYSTEM FUNCTIONS. REPLACE ANY MATERIALS THAT ARE BROKEN, PLUGGED, OR NOT WORKING WITH NEW LIKE KIND MATERIALS
14. REPURPOSE THE ENTIRE SYSTEM AS NECESSARY FOR ALL AREAS TO BE UPGRADED TO FUNCTION AT A NEW RETROFIT DRIP METHOD CONDITION.
15. EXISTING 2" VALVES TO BE TESTED AND CONFIRM IT IS IN GOOD OPERATING ORDER. USE REDUCING COUPLINGS TO CONVERT ALL IRRIGATION WATER SUPPLY TO PLANTS VIA NEW DRIP SYSTEM
16. SEE DETAIL 'B' ON THIS SHEET AND USE NEW OR EXISTING LATERALS DEPENDING ON CONDITIONS TO DELIVER IRRIGATION WATER PER DETAIL 'A'. TO MAINTAIN ON GROUND POLY PIPE.
17. USE MULCH IN LINE DRIP SYSTEM OR EQUIVALENT WHERE MASS PLANTING OF GROUND COVER IS SHOWN TO AID IN PROVIDING ADEQUATE IRRIGATION TO ALL NEW PLANTS




PRELIMINARY IRRIGATION PLAN

NORTH

SCALE: 1" = 30'-0"

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The landscape contractor and sub-contractors do not warrant or guarantee the accuracy and completeness of the work product before beyond a reasonable standard. If any discrepancies, inconsistencies or discrepancies are found or exist within the work product, the landscape contractor shall be promptly notified at once so they have the opportunity to take whatever steps necessary to resolve them. Failure to promptly notify the landscape contractor of such inconsistencies shall absolve the landscape contractor from any responsibility for the accomplishment of such discrepancies. Without limiting the foregoing, knowledge and consent of the landscape contractor or a representative of the landscape contractor with respect to recommendations made between the responsible party of the landscape contractor but of the parties responsible hereof, such written. This plan and design are the exclusive property of Earthform Design and cannot be used or reproduced without the landscape architect's written consent.

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PRELIMINARY
IRRIGATION PLAN

CARPINTERIA BUSINESS PARK
CARPINTERIA AVE. @ APPLE ST.
CARPINTERIA, CA. 93013

Date: 8/14/23
Scale: 1"=30'-0"
Drawn: N.O.T.
Job: CARP BUS

L-2

## WATER EFFICIENT LANDSCAPE WORKSHEET

CARPINTERIA BUSINESS PARK
CARPINTERIA AVE. & APPLE ST
CARPINTERIA, CA

SECTION A. HYDROZONE INFORMATION TABLE —

| HYDRO ZONE # | | PLANT TYPE | Water use (low, med, high) | Irrigation | KL (PF) | ETAF (PF/IE) | area (sq.ft.) | ETAF x Area | Estimated Total water use (ETWU) | percent of landscape area |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | Total B + Total ETAF x Area | | |
| Regular Landscape Areas | | | | | | | | | | |
| 1 | | shrubs/ trees | M-2 | DRIP | 0.5 | 0.25 | 34,341 | 8525 | 214,653 | 88% |
| 2 | | shrubs/ trees | M-1 | DRIP | 0.5 | 0.25 | 114 | 112 | 2,734 | 1% |
| | | | | | | TOTALS | 34,715 | 8626 | 217,387 | 100% |
| Sum of Landscape Areas (SLA) | | | | | | | (A) 34,715 | (B) | | |
| | | | | | | TOTALS | (C) 34,715 | (D) | | |

ETWU TOTAL 217,387
MAWA TOTAL 468,615

## ETWU COMPLIES WITH MAWA

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) CALCULATIONS

MAWA CALCULATIONS

Total 468615

ESTIMATED TOTAL WATER USE (ETWU) CALCULATIONS

## ETAF CALCULATIONS

Regular Landscape Areas

| | | |
|---|---|---|
| TOTAL ETAF X Area | (B) | 8626 |
| TOTAL Area | (A) | 34,715 |
| Average ETAF | B / A | 0.25 |

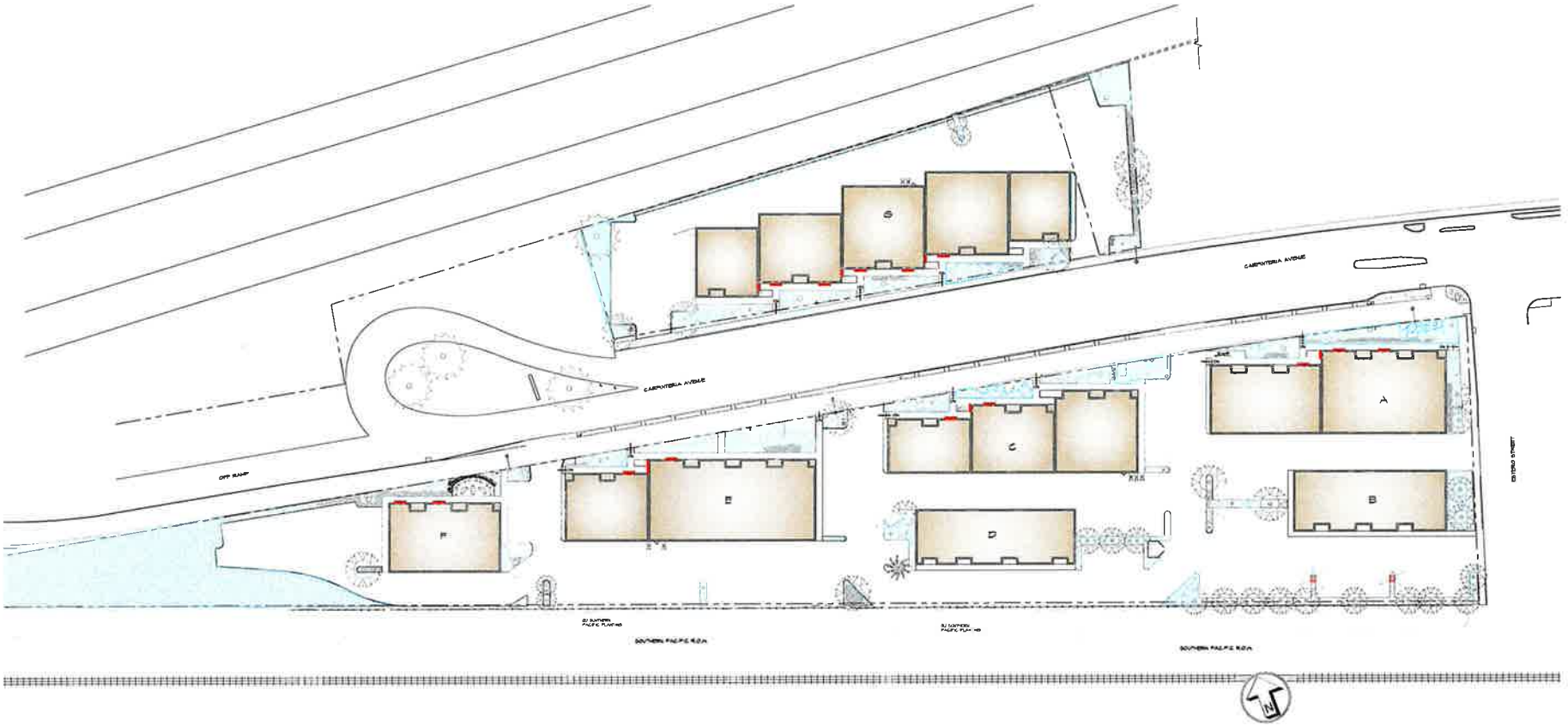
All Landscape Areas

| | | |
|---|---|---|
| TOTAL ETAF X Area | (B + D) | 8626 |
| TOTAL Area | (A + C) | 34,715 |
| Drawndo ETAF | (B+D) / (A + C) | 0.25 |

## HYDRO ZONE LEGEND

HYDRO ZONE #1 LOW USE PLANTING 34341 sq/ft

HYDRO ZONE #2 MED USE PLANTING 114 sq/ft




PRELIMINARY HYDRO-ZONE PLAN

NORTH

SCALE: 1" = 30'-0"

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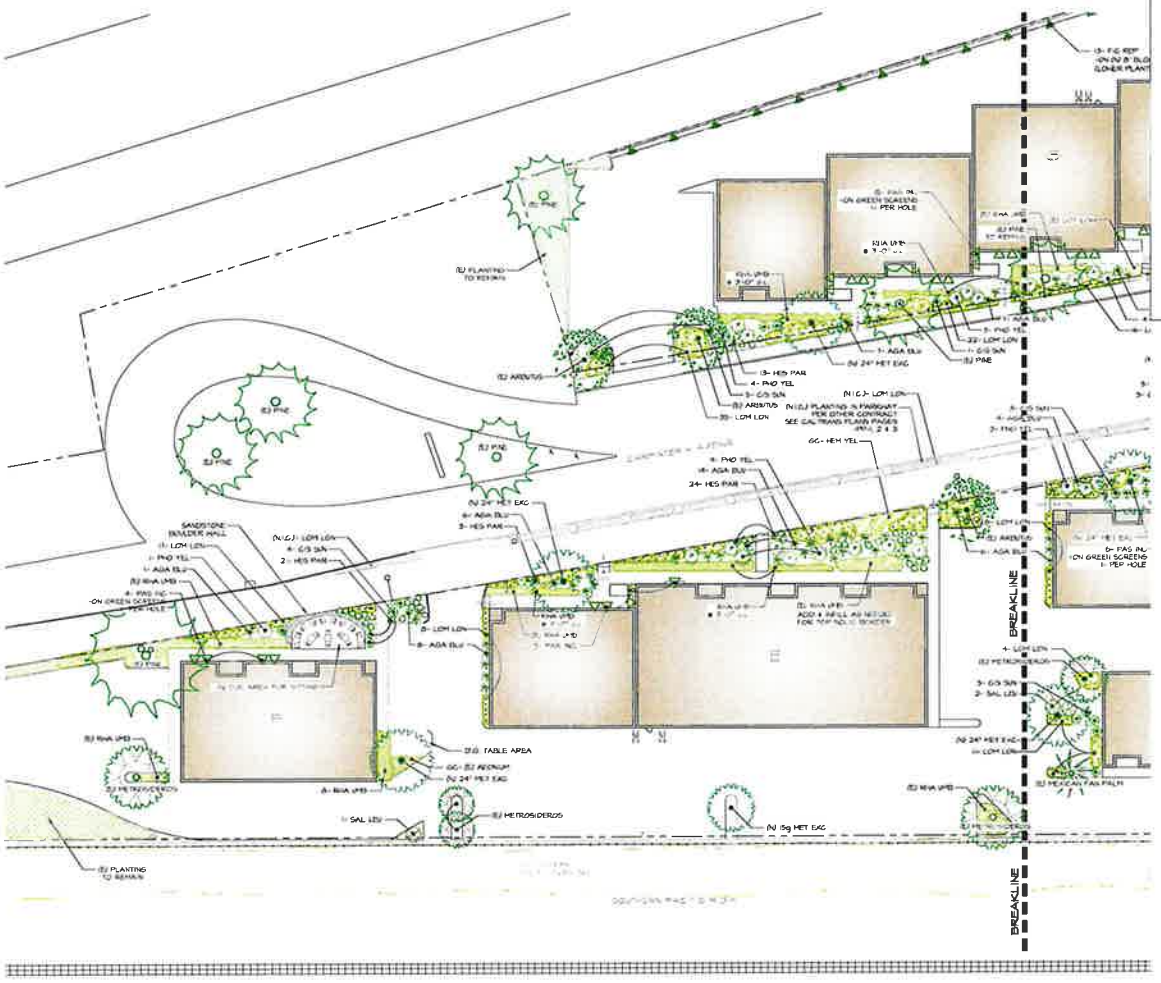
PRELIMINARY
HYDRO-ZONE PLAN

CARPINTERIA BUSINESS PARK
CARPINTERIA AVE. @ APPLE ST.
CARPINTERIA, CA. 93013

| | |
|---|---|
| Date | 11/10/25 |
| Scale | 1"=30'-0" |
| Drawn | NDT |
| Job No. | CARP BUS |
| Sheet | L-2 |

REVISIONS BY




PRELIMINARY PLANTING PLAN

SCALE: 1" = 20'-0"

NOTE:
PLANT QUANTITIES FOR CONVENIENCE OF CONTRACTOR. PLAN SHALL PREVAIL

## PLANT LIST

| Qty | Code | Size | WUCOLS PLANT FACTORS | Botanical Name | Common Name | Notes |
|---|---|---|---|---|---|---|
| **TREES:** | | | | | | |
| | ARB MAR | 36-48" | L | ARBUTUS MARINA | STRAWBERRY TREE | |
| 13 | MET EXG | 11 @ 24" 1 @ Dig | L | METROSIDEROS EXCELSA | NEW ZEALAND CHRISTMAS TREE | |
| 2 | SYA ROM | | M | SYAGRUS ROMANZOFFIANA | QUEEN PALM | |
| **SHRUBS:** | | | | | | |
| 93 | AGA BLU | 15 | L | AGAVE BLUE FLAME | AGAVE | |
| 38 | CIS SUN | 30 | L | CISTUS 'SUNSET' | ROCKROSE | |
| 64 | HES PAR | 15 | VL | HESPERALOE PARVIFLORA 'BRAKE LIGHTS' | RED YUCCA | |
| 36 | PHO YEL | 30 | M | PHORMIUM YELLOW WAVE | NEW ZEALAND FLAX | |
| 13 | SAL LEU | 30 | L | SALVIA LEUCANTHA 'MIDNIGHT' | | |
| **VINE AND GROUND COVERS:** | | | | | | |
| 3 | ACO ARD | 15 | L | ACONIUM ARBORESM | TREE ROSE | -use 24" splits and add new |
| 148 | AGA AFR | 15 | L | AGAPANTHUS AFRICANUS | AFRICAN LILLY | -15"-24" o.c. M1 split exist. & replant @ 18" o.c. |
| 103 | COT LOH | 15 | M | COTONEASTER D 'LOWFAST' | BEARBERRY STONEASTER | -4' o.c. |
| 22 | FIC REP | 10 | M | FICUS REPENS | CREEPING FIG | -train to wall |
| see plan | HEM YEL | 15 | L | HEMEROCALLIS HYB 'STELLA' | YELLOW DAYLILY | -12" o.c. |
| 84 | LOM LON | 15 | L | LOMANDRA LONGIFOLIA 'BREEZE' | SPINY HEADED MAT RUSH | -30" o.c. |
| see plan | RWA UPD | 30 | L | RHAPHIOLEPIS UMBELLATA MINOR | N.C.N. | -3' o.c. |
| 38 | PAS INC | 1-30 | M | PASSIFLORA INCARNATA | PASSION VINE | -for green screens prep. hole with amendments per note #5 table |

## PLANT NOTES

1. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION WITH OWNER FOR LOCATION OF UNDERGROUND UTILITIES
2. PLANT LIST IS FOR CONVENIENCE OF CONTRACTOR. PLAN IS TO PREVAIL AND LANDSCAPE ARCHITECT AND OWNER TO MAKE FINAL ADJUSTMENTS AS NECESSARY
3. CONTRACTOR TO BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANTED AREA
4. IRRIGATION TO BE COORDINATED WITH PLANTING PLAN
5. ALL PLANTER AREAS SHALL BE AMENDED WITH 4 CU YDS OF FOREST HUMUS MULCH AND 150 LBS OF GRO POWER PLUS PER 1000 SQ FT OF PLANTED AREA. PLANTER MIX TO BE 50% NATIVE MIX SOIL AND 50% PLANTER MIX ABOVE FOR ALL BACK FILL OF NEW PLANTS
6. PLANT MATERIAL MAY BE SUBJECT TO CHANGE AS PER OWNER OR LANDSCAPE ARCHITECTS DISCRETION
7. ANY CLARIFICATION OR QUESTIONS ON PLANS, SPECIFICATIONS AND DETAILS SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH WORK
8. ALL PLANTER AREAS TO BE TOP DRESSED WITH SHREDDED CEDAR/ REDWOOD MULCH AT A MINIMUM DEPTH OF 3"
9. ALL TREES SHALL BE PLANTED WITH DEEP ROOT BARRIERS (TYP.) IF WITHIN 8FT OF WALL, WALK, PATIO, PARKING CURB ETC.
10. ALL PLANTING TO HAVE GOPHER BASKETS FOR PROTECTION.
11. PARKWAY PLANTING IS NOT IN CONTRACT (N.I.C.) TO BE TAKEN CARE OF BY OTHERS

Progress Print
Not For Construction

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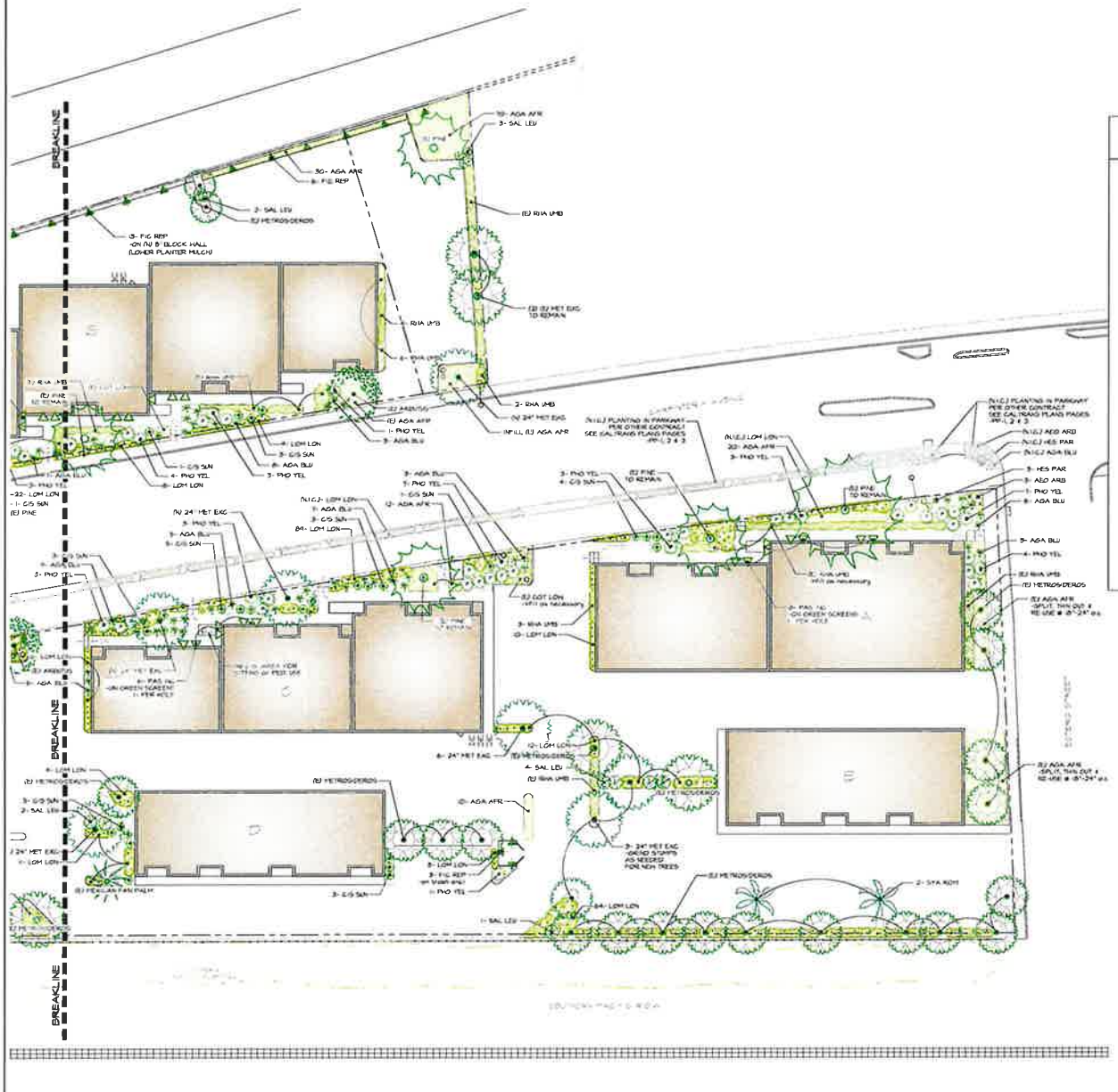
TEL (805) 963-0387 ● FAX (805) 963-8539

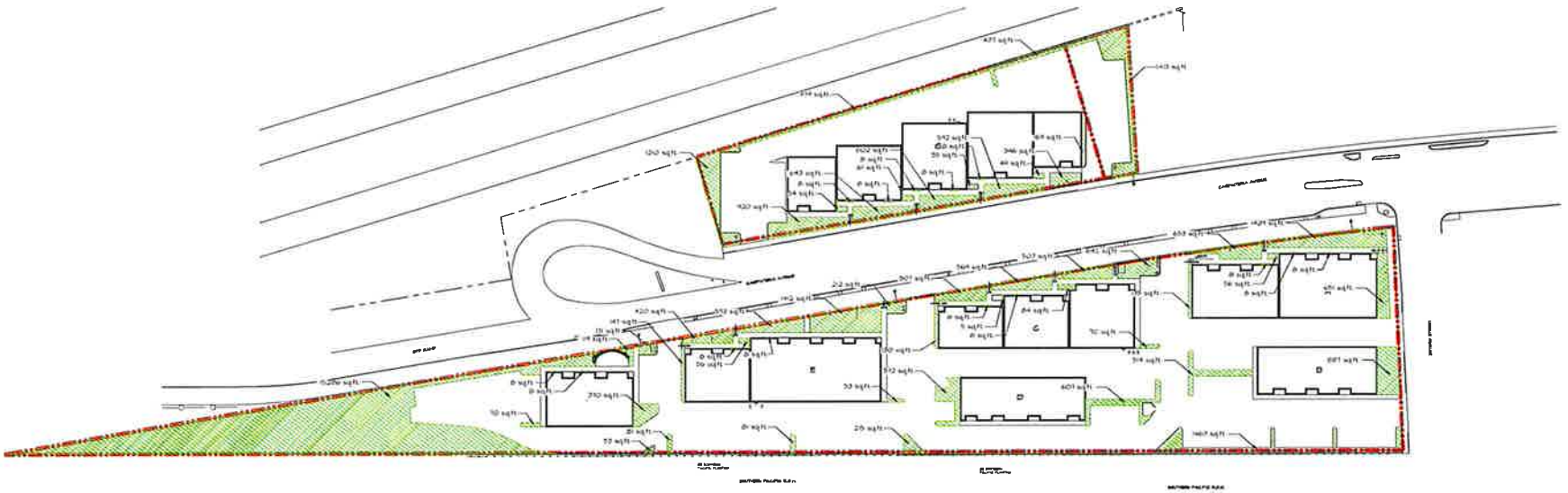
REVISIONS BY

PRELIMINARY
PLANTING PLAN

CARPINTERIA BUSINESS PARK
CARPINTERIA AVE @ APPLE ST.
CARPINTERIA, CA. 93013

Date: 8/14/23
Scale: 1"=20'-0"
Drawn: N.D.T.
Job: CARP. BUS.
Final Date:
Sheet: L-3
of Sheets


BREAKLINE
BREAKLINE
BREAKLINE
(E) PINE
(E) METROSIDEROS
(E) AGA AFR
(E) PHO TEL
(E) ARBUTUS
(E) FICUS
(E) PEPPER TREE
(E) PALM
(E) MAGNOLIA
(E) PINE TO REMAIN
(E) MET EXC TO REMAIN
(E) RHA UMB
(E) ROSEMARY
(E) PEPPER TREE
(E) PALM
(E) MAGNOLIA
(E) PINE TO REMAIN
(E) MET EXC TO REMAIN
(E) RHA UMB
(E) METROSIDEROS
(E) AGA AFR



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|---|---|
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| LANDSCAPE AREA= 35,936.65 S.F. | = 20.07% |

LANDSCAPE AREA CALCULATIONS

NORTH

SCALE: 1" = 40'-0"

Progress Print
Not For Construction

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TEL (805) 963-2006 ● FAX (805) 963-8335

LANDSCAPE AREA CALCULATIONS

CARPINTERIA BUSINESS PARK
CARPINTERIA AVE. @ APPLE ST.
CARPINTERIA, CA. 93013

Date 11/22/25
Scale 1"=40'-0"
Drawn N.O.T.
Job CARP BUS
Sheet L-A

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# Attachment B

## October 31, 2019 ARB Meeting Minutes

(19-1965-DPR/CDP Façade Improvements)

The Row Landscaping

December 14, 2023
Architectural Review Board Meeting
Project 23-2257-DPR/CDP

2) Applicant: Dylan Chappell, Architect, for Carpinteria Business Park Partners
Project: 19-1965-DPR/CDP
Planner: Marysol Smith
Project Location: 4185 – 4198 Carpinteria Avenue
Zoning: Commercial Planned Development with Residential Overlay ("CPD/R")

Request of Dylan Chappell, architect/agent for Carpinteria Business Park Partners, to consider Project 19-1965-DPR/CDP for final review of a request to complete exterior architectural façade improvements to the Carpinteria Business Park and, in one of the buildings, enclose a 45 square foot covered vestibule, install roll-up glass doors and alter an existing outdoor enclosed patio. The architectural façade improvements include new paint color schemes, siding materials, cable-hung and canvas awnings, "green screen" lattices, and new signage standards. Elements of the building facades would be increased in height from the existing 20 feet to 22 feet. The property is a combined 3.71-acre site zoned Commercial Planned Development with Residential Overlay ("CPD/R"), and shown as APNs 004-031-017 and -018, addressed as 4185 – 4198 Carpinteria Avenue.

Staff presented the project, updating the Board on the applicant's response to their previous comments. The applicants included a new night-sky friendly fixture with a charcoal grey finish to replace existing non-compliant fixtures site-wide. Applicants also included requested information that the expected timeline for upgrades to the landscape plan is approximately five years. To meet the original conditions of approval for the development plan, the applicant must also include bike parking spaces. Proposed locations were included on the site plan. There were no significant changes to the sign program. Staff proceeded to answer the Board's follow-up questions about the specifics of the project.

The applicant's representative had no comments to add to Staff's presentation and subsequent discussion.

Public Comment:
Gene Waneck, a neighbor, expressed concern about the proposed exterior lighting fixtures and came to the meeting to learn more about the applicant's proposal. He further explained that exterior lighting is not currently an issue for him, however, additional lighting or ill placed light fixtures could easily become a problem. He commented that the presentation and the Board's discussion helped answer his questions, particularly because he learned that the applicant is not proposing more lighting fixtures, but rather replacing what is existing with versions that are night-sky compliant.

Boardmember Discussion:
Boardmember Stein agreed with the Board about the importance of accessible and visible bike parking on the site. He noted that for some of the current uses, visitors often arrive by bike.

Boardmember Cox agreed with staff and the Board that bike parking should be more visible to the center's users. He would be open to further reducing the landscaping in the front to accommodate formal bike parking areas, however, staff clarified that the property likely does not meet the minimum landscaping requirements for the zone district and any further reduction to landscape coverage would likely require approval of a Development Plan Modification by the Planning Commission. Boardmember Cox posed a question to staff about the possibility of installing bike parking spaces behind the buildings.

The Board and staff subsequently entered into a discussion about possible solutions to accommodate bike parking along Carpinteria Avenue without noticeably reducing existing landscaping. Staff suggested perhaps installing simple bollards behind the Carpinteria Avenue sidewalk as it would require a very small footprint and would not require landscape removal. Regarding the possibility of installing bike parking spaces behind the buildings, staff explained that it would need to be studied further by the City and the Fire District. Ultimately, the Board expressed support overall for the bollard idea, with locations in front of the building behind the sidewalk, and agreed that the exact details, such as bollard design and locations, can be further developed at the staff level.

Boardmember Reginato expressed concern about the expected timeline for the installation of the night-sky friendly exterior lighting fixtures, particularly given the current environmental impacts caused by the existing fixtures. He asked staff if there was a way the City can ensure that the work is done promptly and/or by a certain date. Staff responded by explaining that the City can work with the applicants to see if it is possible to update the light fixtures facing the marsh first, before starting and/or finishing other elements of the project.

Other Boardmembers echoed this concern and Boardmember Cox asked what if the new fixtures don't fully address the light pollution impacts to the marsh or what if the parking lot lights, which are proposed to remain, are found to spill over into the marsh as well. The Board discussed that if the parking lot lights are found to be non-compliant, it would likely be possible to retrofit the fixtures by adding an additional louvre to further shield and angle the emitted light downward. Boardmember Reginato pointed out that Building F has additional security lights on the building that also impact the marsh and that need to be replaced with night sky friendly fixtures.

Staff clarified that the conditions of approval for the project require that all exterior fixtures be night-sky friendly. The City could require additional modifications if the marsh continues to experience light pollution. Staff would communicate these expectations to the applicant.

Boardmember Johnson added that the color of the lighting fixtures is appropriate, however, the lighting element, as proposed, is too bright. The lumens should be much lower and the light color should be warm. Boardmember Reginato agreed, stating that it should not exceed 3000 Kelvin.

**ACTION:** Motion by Boardmember Johnson, seconded by Boardmember Cox to recommend final approval to the Community Development Director with their comments attached.

**VOTE:** 4-0

**OTHER BUSINESS:**

1) Appointment of ARB Chair and Vice Chair. Staff and Boardmembers discussed the status of filling the open vacancy on the Board. Boardmembers agreed to consider possible candidates. The Board agreed to postpone the selection of a new Chair and Vice-Chair until they have a full Board.

**CITY OF CARPINTERIA**
5775 Carpinteria Avenue
Carpinteria California 93013

**ARCHITECTURAL REVIEW BOARD**
Meeting Date: October 26, 2023

# ACTION MINUTES

The meeting was called to order at 5:31 p.m. by Chair Stein.

**ROLL CALL**

**Boardmembers present**: Brad Stein, Chair
Amy Blakemore, Vice Chair
Richard Little
Patrick O'Connor

**Boardmembers absent:** Richard Johnson

**OTHERS PRESENT:** Approximately 13 members of the public were in attendance.

**PUBLIC COMMENT:** None

**PROJECT REVIEW**

1) Projects: Davis Residence Remodel, Project 23-2228-ARB/CDP
Address: 5459 Shemara Street
Applicant: Gabriel Zamora, Architect, for Emma Davis
Planner: Marysol Smith

Request of Gabriel Zamora, architect, for Emma Davis to consider Project 23-2228-ARB/CDP for preliminary/final review of a request to comprehensively remodel the exterior of an existing single family residence and to construct a new covered front porch and a new trellis over the garage. The project also includes an interior remodel and comprehensive site improvements. The property is an 8,712 square foot parcel zoned Single Family Residential (8-R-1) shown as APN 001-272-009 and addressed as 5459 Shemara Street.

Ex Parte Communications Disclosure: None

Staff Comments:
Marysol Smith described the proposed scope of work. Staff requested feedback from the Board on the proposed garden border wall in the front yard, the covered front porch and trellis, and on the expansion of hardscaping in the front yard.

Applicant Comments: Gabriel Zamora, Architect, highlighted the driving factors for the project. The intent of the project is to help open the house up more to the gardens, calling for slightly more privacy in the front yard, which they home would be achieved by the proposed border wall and plantings. The house-side of the border wall would be infilled the minimum necessary to meet the existing grade of the yard, which slopes downward towards the sidewalk. Careful attention to existing front yard treatments in the neighborhood guided their proposal. Although the neighborhood features a variety of treatments, several properties have different types of border walls at different heights. Mr. Zamora further clarified that the new hardscaping in the front yard would have a similar paver style to what is already installed over the driveway and would be installed to allow for permeability.

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Public Comment: None.

Boardmember Discussion:
Boardmember O'Connor commented that the project was nicely designed and is compatible with the neighborhood. He supports the project as proposed.

Boardmember Little expressed support for the feature in front of the garage as it helps soften the look. He shared he has experience building rock walls and observed that the rock wall proposed would be dry stacked. He recommends instead to incorporate some mortar to help improve stability. Overall he supports the project.

Boardmember Blakemore noted that the project would use both Santa Barbara Sandstone and Bouquet Canyon Flagstone. She recommends considering an alternative flagstone variety, such as Sweetwater, Cherokee or Fossil Creek, for enhanced compatibility with the color of the Santa Barbara Sandstone. The water use/irrigation calculations need to be restudied. The Zoysia Turf is not a low water use plant and the water feature in the backyard was not accounted for in the hydrozone table. She confirmed that the plant selection for the top of the border wall in the front yard is appropriate (it is a type of salvia that will stay low). She requested that the specifications for the pavers be shared with Staff, with input from the Board, to ensure the design is compatible. Boardmember Blakemore expressed support for the project and identified the project as an asset to the neighborhood.

Boardmember Stein agreed with all the previous comments. The design of the border wall can be found to be appropriate given the plant selection. He had no objection to the additional permeable paving in the front yard. Overall he supports the project and finds it to be compatible with the neighborhood.

**ACTION**: Motion by Boardmember Little, seconded by Boardmember Blakemore, to recommend preliminary/final approval with their comments attached.

**VOTE:** 4-0 (Boardmember Johnson Absent)

2) Projects: Klentner Mixed-Use Development, Project 23-2221-DP/CDP
Address: 4745 Carpinteria Avenue
Applicant: Michael Stroh, DMHA Architects, for Justin Klentner
Planner: Nick Bobroff / Brian Banks

Request of Michael Stroh, DMHA Architects, agent/architect for Justin Klentner, to consider project 23-2221-DP/CDP for continued preliminary review of a new commercial / residential mixed-use development. The contemplated proposal calls for removing all existing site improvements and constructing a three-story mixed-use building comprised of 4,202 square feet of commercial space, 24 apartment units (4 one-bedroom units and 20 two-bedroom units), and a 53-space ground level parking garage. Total project square footage would be approximately 57,188 square feet and reach a maximum height of approximately 36 feet. The project seeks to utilize state density bonus provisions in exchange for setting aside a percentage of the apartment units for low-income affordable housing. The property is identified as APN 003-251-021, and addressed as 4745 Carpinteria Avenue (presently occupied by "Sun Coast Rentals").

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Ex Parte Communications Disclosure: None

Staff Comments:
Nick Bobroff described the proposed scope of work. He presented a summary of project revisions in response to the previous ARB comments at the August 31, 2023 preliminary review meeting, including revisions to the unit mix, elevations and landscaping along the Franklin Creek property line. Images were displayed to highlight the revisions, including how the applicant responded to the Carpinteria Avenue and 9th Street frontages.

Mr. Bobroff noted that along the Carpinteria Avenue frontage, the square footage of the commercial tenant spaces were slightly adjusted downward to allow for a larger, more prominent entry stair to the second floor, and that the vehicle gate on the Carpinteria Avenue driveway was also recessed farther back into the garage.

On the Ninth Street elevation, Mr. Bobroff noted how each of the townhome units was offset from the neighboring unit to further animate the 9th Street frontage, which also created an opportunity for each unit to be clad in different color siding, to help with more of a residential character to the façade.

On the side elevations, he noted that further animation was introduced by slightly varying the offsets between units and using more variety in the layouts and dimensions of the units' decks and that subtle roof overhangs have also been reintroduced.

Mr. Bobroff also presented more information on the project's proposed colors, materials and architectural details in response to previous ARB comments.
Finally, Mr. Bobroff explained how the proposed revisions to the landscape scheme, principally related to changes to the layout and location of the proposed onsite bioretention facilities to create a larger buffer from the dripline of the large sycamore trees along the creek.

Applicant Comments: Michael Stroh and Ryan Mills of DMHA Architecture, Katie Klein of Parryi Landscape, and the project applicant, Justin Klentner, introduced themselves to the Board. Mr. Stroh explained the changes made in response to the August 31, 2023 Preliminary ARB review comments. Mr. Stroh related that two additional one-bedroom units were incorporated to replace two two-bedroom units and that the overall size of the commercial units was reduced, which allowed for a more open frontage and stairway on the Carpinteria Avenue frontage.

Ryan Mills summarized the evolution of the 9th Street portion of the project including slightly pushing-back some of the units from the street, in addition to revisions to colors/materials, decks, and awnings to create a variety along the frontage and to allow for additional landscape areas. Mr. Mills then summarized the principal changes along the Carpinteria Ave portion of the project, which included reducing the ground floor commercial units and pushing-back from the sidewalk which allowed for a greater opening on the frontage and stairway in response to previous ARB comments.

Ms. Klein then provided a brief overview of the proposed landscape revisions, including how incorporation of proposed trees and their location will help screen the Creekside (west) elevation and the incorporation of evergreen species to ensure that there would not be bare trees in the winter.

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Public Comment:
Betty Songer, a resident on Calle Pacific, asked questions related to how the number of affordable units was determined, the length of time the affordable units would be restricted, and what the rental rates would be for the proposed units.

Amrita Salm, expressed concern that the project is large and that neighborhood compatibility is an issue. She further expressed that the project feels "suburban" and the scale of the project removes the "small town feeling" of the area. She also questioned if the project was proposed as condominiums or rental units and what the rental rates would be.

Gary Campopiano, a resident of 8th Street, commented that the project's type of housing was needed, but the height of the project was concerning. He further expressed that parking in the immediate area is "a nightmare" that would be exacerbated by the proposed project.

John Nicoli, Manager of the Arbor Trailer Park, expressed concern about the loss of parking on 9th Street. He also commented that the City needs to find a comprehensive solution to the 9th Street parking situation and the project should not move forward without a solution. Mr. Nicoli commented that he did appreciate meeting with the applicant to discuss the project and related impacts to the 9th Street residents, but that there should be a "team effort" with the applicant, City and 9th Street residents.

Bob Franco, a resident at 4745 Carpinteria Ave, related that he grew up in the neighborhood and expressed concerns that the project would result in a loss of mountain views and access to sunlight, especially to the residents of 9th Street. He further commented that the project is out of proportion and is offensive to the character of the community. As a side comment, he noted that it was difficult to hear the proceedings and the speaker volume needs to be amplified for the public to be able to clearly hear the meeting.

John Gonzalez, a resident at 4749 Carpinteria Ave and immediately adjacent to the project, expressed concerns about the project's impact on traffic safety on Carpinteria Ave, specifically related to cars existing from the development on to Carpinteria Ave, which he related is already a problem due to the curve and traffic speeds.

Catherine Decker, a resident at 4677 Carpinteria Ave, noted that there are currently 16 cars that currently park on 9th Street and the project would result in a loss of parking on the street. She expressed that assigned parking would be beneficial. Ms. Decker commented that she felt the applicant did make some nice adjustments to the project.

Kathleen Lord commented that the 9th Street portion of the project could be designed as more of a transition from larger portions of the project the to the existing neighborhood and for the applicant to think not just about the neighborhood, but the community and that architectural style is less important than the massing. Ms. Lord also commented that the project would benefit the community more if it proposed more one-bedroom or studio units rather than two-bedroom units.

Gail Marshall commented that Carpinteria has a certain ambiance that the proposed project doesn't have, and that Carpinteria is a small City and proposed projects should be small as a result. She questioned how the project could be made smaller while still complying with the State's housing

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mandates (such as lowering plate heights) and how the General Plan update would impact new development projects.

Three Public Comment Letters/Emails were submitted and summarized below. Copies of the letters were presented to the ARB members at the hearing and on file with the Community Development Department.

John Gobbel wrote that he was opposed to the project in its current form and that the City should not provide any special allowances above the current zoning standards which would "overdevelop" the City and that the project should be scaled down out of concerns related to lack of parking, lack of water availability, pollution, and traffic congestion. Finally, Mr. Gobbel expressed that a beach cottage or Spanish style architecture would be more in keeping with classic Carpinteria architecture.

Salley Graham, a resident on the 4700 block of 9th Street, wrote to protest the size and scale of the project. She questioned if any consideration had been given to the current 9th Street residents with respect to the availability of parking and expressed that parking is already difficult and will become even more of a challenge as a result of the project. Finally, Ms. Graham expressed concern that the project would result in the loss of views of mature trees and open sky and how that would impact the lives of neighbors.

Van Latham, a resident at 1750 Santa Monica Road, wrote to express concern about the project. He related that the story poles "did tell the story" and that the project is too massive/tall, especially for the 9th Street residents. He also lamented the loss of a business that caters to working class citizens and replaced by "upscale" retail and housing.

City Attorney Comments: At the invitation of the Director, City Attorney Mack Carlson presented a brief overview of State Housing laws, including State Densit Bonus law and related limits on ARB and staff's discretion when reviewing housing projects. Mr. Carlson highlighted applicable housing laws and context because the project is afforded certain protections under the Housing Accountability Act and State Density Bonus law. Mr. Carlson related that the ARB has narrow grounds to deny or request modifications/conditions that would result in lesser unit density, but the ARB does still does have latitude to consider the design elements and make recommendations so long as the comments do not seek to condition the project to reduce housing density. Finally, Mr. Carlson answered questions that certain public commenters had related to affordability thresholds and how the affordable rent is calculated and restricted/monitored.

Mr. Carlson and Mr. Bobroff answered several questions from the ARB members related to the state housing laws and how they are applied to the project.

Boardmember Discussion:
Boardmember O'Connor complimented the applicant on the changes to the Carpinteria Avenue entrance, the proposed undergrounding of the power lines on the 9th Street side of the project, and the staggering of the 9th Street units. Boardmember O'Connor expressed that the lot coverage calculation is flawed and that the 50 ft creek buffer should be accounted for, while also noting that the project is meeting "the letter of the law." Boardmember O'Connor commented that the applicant does not have to use the less restrictive calculation and that is what creates the "tension" with the project density.

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Boardmember Little noted that the project revisions on the 9th Street frontage including the setbacks and offsetting, awnings, and textures was a "huge improvement" although he wondered if the roof heights could be reduced by even as little as 1 ft, it could soften the impact of the project. He commented that while he did like the idea to open the Carpinteria Avenue stairway, the design does not feel very "beachy," and still looks too commercial. Boardmember Little noted that the ARBs "hands are tied" with respect to size and density and that makes it difficult and while he expressed that housing is needed, he questioned if there is a way to reduce the size and make the Carpinteria Avenue side "beachier" it would be greatly appreciated.

Vice Chair Blakemore commented that she completely agreed with Boardmember Little's comments and they we are "between a rock and a hard place" considering what State housing laws allow. Vice Chair Blakemore commented that she appreciated the project revisions and that the architecture is much better, however she commented that the Carpinteria Avenue frontage is skewing more contemporary and could be softened to make it more "Carpinteria." She further expressed concerns about parking, especially the size and arrangement within the parking garage that might not actually work as designed. Finally, Vice Chair Blakemore commented that the landscaping was very nice.

Chair Stein noted that the project "had come a long way" however he expressed frustration that what the State Law allows is not realistic for a small City like Carpinteria with such limited room. Chair Stein commented that traffic on Carpinteria Avenue is a concern, as are the public comments related to neighborhood compatibility. He wondered if there was still a way to reduce the 9th Street side, but appreciated the colors and how the elevations have been broken up. He further commented that the appreciated the eclectic look along Carpinteria Avenue and everything along the corridor cannot look the same. Chair Stein noted the location is a good spot for housing but more one-bedroom units are needed and neighborhood compatibility remains a concern.

**ACTION:** Motion by Boardmember Little, seconded by Vice Chair Blakemore, to recommend preliminary approval of the project with comments.

**VOTE:** 2-2* (Little and O'Conner opposed).

*After the initial motion, the applicant advised that he is willing to continue to refine the architectural design to address the ARB's comments if the project can proceed to the Planning Commission for a decision on the overall project scope and its consistency with applicable ordinance regulations and land use policies. A discussion commenced with the applicant Team, the ARB members, the Planning Director, and City Attorney as to options to revise or propose a new motion.

**2nd ACTION:** A Revised Motion by Chair Stein, seconded by Vice Chair Blakemore, recommend preliminary approval with the ARB's comments, with specific emphasis on scaling-down the mass of 9th Street frontage and the noting the ARB's concern about the size, bulk, and scale of future projects that the Planning Commission should consider.

**2nd VOTE:** 3-1 (O'Conner opposed).

**OTHER BUSINESS:**

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**CONSENT CALENDAR:**

3. Action Minutes of the Architectural Review Board Meeting of August 17, 2023

   **ACTION**: Motion by Boardmember O'Conner, seconded by Boardmember Blakemore, to adopt the Minutes as proposed.

   **VOTE:** 4-0-1 (Johnson absent)

4. Action Minutes of the Architectural Review Board Meeting of August 31, 2023

   **ACTION**: Motion by Boardmember Blakemore, seconded by Boardmember Little, to adopt the Minutes as proposed.

   **VOTE:** 3-0-1 (O'Conner abstain; Johnson absent)

5. Action Minutes of the Architectural Review Board Meeting of September 14, 2023

   **ACTION**: Motion by Boardmember O'Conner, seconded by Boardmember Blakemore, to adopt the Minutes as amended.

   **VOTE:** 3-0-1 (Stein abstain; Johnson absent)

**MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL:** None

**MATTERS PRESENTED BY BOARDMEMBERS/STAFF:**

- Stern Exterior and Landscape Changes (5476 Cameo Rd): This project involves a comprehensive exterior remodel as well as re-landscaping the property. There would be no additions or changes to the roofline. The exterior walls would be finished in smooth trowel plaster and would feature overlaid Ipe slat walls in select areas. The side yard gates would match with Ipe on metal framing. The Board expressed support for the project's scope, color and materials, and landscaping.

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