Architectural Review Board
Meeting Agenda

Thursday, May 16, 2024 at 5:30 p.m.
City of Carpinteria, Council Chamber
5775 Carpinteria Avenue, Carpinteria, CA 93013

In-Person Meeting and Virtual Participation Options

Attendance:

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

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.

- Provide a live comment through the City's Zoom webinar platform (through the link provided above). To make public comments through this platform please use the "raise your hand" feature to notify staff that you would like to make a public comment during designated public comment times. Once it is your turn to provide a public comment, staff will unmute your microphone and you will be given a designated amount of time to provide your comment (typically, the practice has been up to 3 minutes per speaker on each item). At the end of your comment, staff will once again mute your microphone.

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: Howard New Residence, Project 22-2162-DP/CDP/ARB
Address: 4818 Dorrance Way
Applicant: Dylan Chappell, architect, for John Howard
Planner: Syndi Souter

Request of Dylan Chappell, architect, for John Howard, to consider Project 22-2162-DP/CDP/ARB for final review of a request to construct a new 2,197 square-foot two-story single-family residence and a detached 512 square-foot two-car garage with a 446 square-foot workshop above on a vacant lot. The project would include new landscaping and hardscape. The property is a 5,471 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-013, addressed as 4818 Dorrance Way.

2. Project: Mayer Residence Remodel & Additions, Project 22-2183-CUP/CDP/ARB
Address: 5557 Calle Arena
Applicant: Ted Meeder, architect, for Tyler and Jessica Mayer
Planner: Syndi Souter

Request of Ted Meeder, architect, for Tyler and Jessica Mayer, to consider Project 22-2183-CUP/CDP/ARB for continued preliminary review of a proposal to partially demolish an existing 2,233 square-foot single-family residence and construct a new 2,663 square-foot two-story single-family residence with an attached 378 square-foot two-car garage, for a total size of 3,041 square feet. The height would reach a maximum of 23.67-feet above finished grade. The proposal also includes new landscaping, hardscape, and fencing. The property is a 7,620 square foot parcel zoned Single Family Residential (6-R-1) and shown as APN 003-382-011, addressed as 5557 Calle Arena.

3. Project: 700 Linden Adaptive Reuse Project Mural, Project 21-2090-DP/CDP
Address: 700 Linden Avenue
Applicant: Michael Stroh, DMHA Architects for CHT, LLC
Planner: Brian Banks

Request of Michael Stroh, DMHA Architects, to consider Project 21-2090-DP/CDP for preliminary and final review of a proposed mural on the new 700 Linden multi-tenant commercial development currently under construction. The proposed mural would be located on the painted plaster wall along the project's primary Seventh Street façade of the remodeled "Hardware" building. The property is a 0.69-acre parcel zoned Central Business (CB) with a Visitor-serving Commercial (V) Overlay and shown as APN 003-313-001, addressed as 700 Linden Avenue.

4. Project: Carter Warehouse Addition, Project 24-2290-CON
Address: 5201/5251 Sixth Street
Applicant: Lizette Elenes, ERA Architects, for Forrest Carter
Planner: Brian Banks

Request of Lizette Elenes, ERA Architects, to consider Project 24-2290-CON for conceptual review of a request to construct a 17,600 square-foot addition to the existing 48,392 square-foot industrial building, new and reconfigured parking areas, new entrance off Palm Avenue, new landscaping, and associated stormwater improvements. The maximum building height would reach 26 feet. The resultant building would have a footprint of approximately 61,020 square feet with a floor area of approximately 65,992 square feet. A total of 132 parking spaces would be provided. The property is a 3.29-acre parcel zoned Industrial (M) and Commercial Planned Development (CPD), and shown as APN 004-105-010 & 004-105-006, addressed as 5201 and 5251 Sixth Street.

OTHER BUSINESS

CONSENT CALENDAR

5. Action Minutes of the Architectural Review Board Meeting of April 11, 2024

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, May 30, 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, May 23, 2024 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 May 16, 2024

Agenda Item #1

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

Project: 22-2162-DP/CDP/ARB
Address: 4818 Dorrance Way
APN: 003-440-013
Zoning: Planned Residential Development (PRD-20)
Applicant: Dylan Chappell, architect, for John Howard

Planner: Syndi Souter

Project Review:
☐ Conceptual
☐ Preliminary
☑ Final

PROJECT DESCRIPTION

This is a final review of a proposal to construct a new 2,197 square-foot two-story single-family residence and a detached 512 square-foot two-car garage with a 446 square-foot workshop above. Total cumulative square footage for all new structures would be 3,155 square feet. The maximum roof ridge height of the residence would be 26.17 feet, and the maximum roof ridge height of the garage/workshop would be 21.33 feet, both measured from finished grade. The project would include new landscaping and hardscape. Access would be via a new driveway off of Dorrance Way.

Final architectural plans are included in Attachment A.

PROJECT HISTORY

On March 16, 2023, the project received preliminary review by the Architectural Review Board (ARB). The Board was generally supportive of the 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 four main comments: 1.) to reduce the size of the planter at the rear of the residence to better accommodate vehicles backing out of the garage, 2.) use an off-set metal stack chimney on workshop, 3.) use pea gravel instead of grass planter strips between the front pavers, and 4.) suggested a ribbon driveway with a planter or different material in the center. At that meeting, the Board voted 4-0 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, and included a metal stack chimney on the workshop. At the meeting, the Planning Commission voted 4-0 (Benefield recused) to approve the project as presented.

A copy of the March 16, 2023 ARB Meeting Minutes is included in 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 planter at the rear of the residence has been narrowed down from six-feet to 2.5-feet wide,
2. The chimneys on the main house and the workshop have been eliminated,
3. The grass planters between the pavers at the entry have been replaced with pea gravel, and
4. The driveway has been modified with a ribbon of pea gravel and groundcover plantings in the center.

Other changes that have been made to the final plans since the Planning Commission approval include:

- The front picket fence was moved back 1.5-feet to allow for a planter in front,
- The stone veneer at the base of the front porch has been eliminated,
- The rear window in Bedroom #3 has been eliminated,
- The rear porch steps have been narrowed to a width of three-feet with a railing across the balance of the porch, and
- The proposed color for the exterior shingle siding has been changed from "Gray Slate" (gray) to "Autumn Brush" (brown).

The details for the project can be found on Sheets A6.0 and A6.1. The proposed exterior light fixture is shown in Detail 19 on Sheet A6.0. 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 landscaping/hardscape plan;
- Proposed shingle siding color change from gray to brown;
- 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 March 16, 2023
Attachment C- Excerpted Sheets from the Preliminary Architectural Plans (Superseded)

Attachment A
Final Architectural Plans

Howard New Residence
Project #22-2162-DP/CDP/ARB
Final ARB Review
May 16, 2024

4818 DORRANCE

ARBORIST REPORT

Bill Spiewak

TREE ASSESSMENT and PROTECTION PLAN
Job Location: 4818 Dorrance Way, Carpinteria CA 93013

Prepared for:
Dylan Chappell AIA
PO Box 4291
Mammoth Lakes, CA 93546
(805) 205-4765 | dylan@chappellarchitecture.com

Prepared by:
Bill Spiewak Consulting Arborist
3537 San Jose Loop
Santa Barbara, CA 93105
(909) 731-6275 | bill.spiewak@gmail.com

September 1, 2022

BACKGROUND AND ASSIGNMENT
The current property owners is proposing to build a new home on the vacant lot. There is one oak tree on the property that is within the parameters of construction. I was retained to assess potential impacts from construction, and provide a report with my findings and recommendations. I was on the site during October 2021 and again in August 2022.

OBSERVATIONS
1. The tree is a California Live Oak (Quercus agrifolia) along the front easterly property line
2. It has a 20' (24+) diameter at breast height measured at 54" above ground.
3. The tree is in good condition
4. The proposed project calls for construction of a new house, garage/ADU, driveway and front porch
5. The structure will be on a raised foundation supported by piers
6. The encroachment into the CRZ (critical root zone) is less than 20%

CONCLUSION
The new tree will not be negatively impacted that protection measures are followed as listed in this report

TREE PROTECTION MEASURES
1. Prior to commencement of work, a pre-construction meeting should be set up with contractors, to discuss tree protection measures.
2. At perpendicular areas, install fence to establish a TPZ zone (protection zone).
3. A TPZ is necessary to keep out construction activities, equipment, storage of materials, and dumping of waste.
4. Change construction fencing if scheduled so that site personnel remains upright and taught.
5. Prior to the removal work on the site, it may be necessary for arborist to perform construction activities in the limits of the property. If so, reduce the TPZ and cover exposed area inside the CRZ with 4" of wood chips and top with 1" plywood to provide a padded work surface that does not compact underlying roots.
6. Paths for users within the CRZ should be hand dug.
7. The project arborist should monitor for ex-situ to the users within the CRZ.
8. If roots are encountered during demolition or excavation, it is important that a clean, 90° cut be provided, by carefully cut with a sharp tool, pruned close to the root growth (not a flush prune, flush cuts, hanging pieces or ragged cutting are to be made cleanly).
9. Root tissues have been determined to not be effective in preventing decay and should not be used.
10. Should roots are cut, the newly exposed root profile must be kept moist to encourage any new initiations to new root growth, and also to prevent the loss of excess from the soil. Limit the duration from the project arborist.
11. Reasonable space should be provided to workers for access to the work and not for machines.
12. Cover compactive, vertical padded work areas.
13. In addition, the tree may need supplemental irrigation. Look for direction from the project arborist.

REFERENCES
- ANSI (American National Standards Institute) A300, Part 5: Management of Trees and Shrubs During Site Planning, Site Development and Construction 2012
- Best Management Practices: Managing Trees During Construction, Second Edition International Society of Arboriculture, Champaign, IL, 2010
- Harris, R. W., and Matheny, N. P. and Clark, J. R., 2004. Arboriculture: Integrated Management of Landscape Trees, Shrubs, and Vines, Fourth Edition. Prentice Hall.
- Matheny and Clark, Trees and Development, A Technical Guide to Preservation of Trees During Land Development, ISA, 1998

Signed: Bill Spiewak
Bill Spiewak
Registered Consulting Arborist #381
American Society of Consulting Arborists
Qualified Tree and Pest Appraiser

Board Certified Master Arborist WE-1156
International Society of Arboriculture
Qualified Tree Risk Assessor

STORMWATER

Stormwater Control Plan for Small (Tier1) Projects

[Complete all fields]

Project Name / Case File Number	4818 Dorrance #22-2162-DP-ABR
Project Location [Street Address if available, or nearest road and/or APN]	4818 Dorrance Way 083-140-013
Name of Owner or Developer	John Howard
Project Type and Description [Examples: "Single Family Residence" "Parking Lot Addition," "Retail and Parking"]	SFR
Total New Impervious Surface Area (square feet) [Sum of currently pervious areas that will be covered with new impervious surfaces]	2,158
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces]	0
Total Pre-Project Impervious Surface Area	2,158
Total Post-Project Impervious Surface Area	2,158
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 Barrels ☐ 4. Bioretention Facility or Planter Box

Stormwater Control Plan for Small (Tier1) Projects

Measure 2: Permeable Pavement

Permeable pavements are surface pervious material, pervious asphalt, pervious pavers - crushed aggregate, open pavers with grass or plantings (turf block), open pavers with gravel, or solid pavers with open joints (pervious joints).

Show on your site plan:

☒ Location, extent and type of pervious pavement

Complete the following questionnaire:

☒ No invisible area drains to impermeable pavement

☒ Subgrade compaction is minimal

☒ Reservoir base material of open graded crushed stone. Base depth (18" or more) is adequate to retain rainfall and support design loads (base depth may be required)

☒ No subbase is included or if a subbase is included, depth determined as a minimum of 3 inches above bottom of base material

☒ Subgrade is level and slopes are not so steep that subgrade is prone to erosion

☒ Base layer is provided to retain pervious pavement and not pervious

☒ Solid wall pavers at sloped, are set in sand or gravel with minimum 1/8 inch gap between the pavers. Voids are filled with no open graded aggregate free of fines.

☒ Permeable material of pervious asphalt, if used, are installed by industry certified professionals according to the vendor's recommendations

☐ Reference soil boring of pavement management Arborists with Boundaries Act requirements (if applicable) soil analyses, and sizes

☐ Additional comments

Check with local Fire Department for applicable criteria using permeable pavement

VICINITY MAP

SHEET INDEX

GENERAL
G1.0 TITLE SHEET
G2.0 GENERAL NOTES
G3.0 SOILS REPORT / CONDITIONS OF APPROVAL
G4.0 GREEN CODE
G4.1 GREEN CODE
G5.0 T-24
G5.1 T-24
G6.0 SPECIFICATIONS

CIVIL
C1.0 SURVEY

ARCHITECTURAL
A1.0 SITE PLAN / GRADING AND DRAINAGE
A2.0 1ST FLOOR PLAN
A2.1 2ND FLOOR PLAN
A2.2 ROOF PLAN - RCP
A3.0 ELEVATIONS
A3.1 ELEVATIONS
A4.0 SECTION
A5.0 DETAILS
A6.1 DETAILS
A7.0 WINDOW AND DOOR SCHEDULE

STRUCTURAL
S0.1 GENERAL NOTES
S0.2 TYPICAL DETAILS
S2.1 FOUNDATION PLAN
S2.2 FLOOR FRAMING PLAN
S2.3 ROOF FRAMING PLAN
S3.0 DETAILS
S3.1 FOUNDATION DETAILS
S3.2 DETAILS
S3.3 FLOOR DETAILS
S3.4 ROOF DETAILS

ELECTRICAL / MECHANICAL
E1.0 1ST FLOOR ELECTRICAL / MECH PLAN
E2.0 2ND FLOOR ELECTRICAL / MECH PLAN

LANDSCAPE
L1.1 LANDSCAPE PLAN
L2.0 IRRIGATION PLAN

CODE COMPLIANCE

FIRE SPRINKLER SYSTEM TO BE INSTALLED UNDER SEPARATE PERMIT

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE PROTECTION CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA GREEN BUILDING CODE
2022 CALIFORNIA HISTORICAL BUILDING CODE
CITY OF CARPINTERIA MUNICIPAL CODE

SPECIAL INSPECTIONS

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

1 MANUAL J AND J-LOW
2 VENTED CLIN / SEER
3 VERIFY DUCT FABRICATION 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	JOHN H. HOWARD 4818 DORRANCE WAY CARPINTERIA, CA 93013
ARCHITECT	DYLAN CHAPPELL DYLAN CHAPPELL ARCHITECTS PO BOX 4291 MAMMOTH LAKES, CA 93546
ARCHITECT	DYLAN CHAPPELL DYLAN CHAPPELL ARCHITECTS PO BOX 4291 MAMMOTH LAKES, CA 93546
ARCHITECT	DYLAN CHAPPELL DYLAN CHAPPELL ARCHITECTS PO BOX 4291 MAMMOTH LAKES, CA 93546

SCOPE OF WORK

TO BUILD A NEW 1,846 SQ. FT. TWO STORY HOUSE WITH A 538 SQ. FT. ATTACHED GARAGE OF 471 SQ. FT. WITH A BEDROOM OF 408 SQ. FT. ON TOP OF THE GARAGE. THERE WILL BE ELECTRICAL, MECHANICAL, PLUMBING, AND SITE WORK.

GOVERNING AGENCY

CITY OF CARPINTERIA

PROJECT INFORMATION

PROJECT ADDRESS	4818 DORRANCE CARPINTERIA, CA 93013
ASSESSOR'S PARCEL NUMBER	083-140-013
LOT AREA	5,471 SQ. FT.
ZONE	PRD 20
OCCUPANCY	R-3/U
BUILDING TYPE	SFR
CONSTRUCTION TYPE	V-B
FIRE HAZARD	NO
FIRE SPRINKLERS REQUIRED	YES
GENERAL PLAN	
FLOOD ZONE DESIGNATION	X
SLOPE	0%
STORMWATER MANAGEMENT PLAN	
MAX BUILDING HEIGHT	30'
PROPOSED BUILDING HEIGHT	26'-0"
SETBACKS FRONT 10' FT/SIDE(S) 5' STREET SIDE 10' REAR 15'	
PARKING	2 GARAGE SPACES PROVIDED

PROJECT AREAS

SQUARE FOOTAGE	EXISTING (SF) NET	EXISTING (SF) GROSS	PROPOSED (SF) NET	PROPOSED (SF) GROSS
1ST FLOOR [LC]			1,288	1,375
2ND FLOOR			687	756
HOUSE TOTAL			1,895	2,031
GARAGE [LC]			471	512
WORKSHOP			408	446
GARAGE / WORKSHOP TOTAL			879	958
TOTAL BOTH BUILDINGS			2,774	2,989
COVERED AND ENCLOSED REAR PORCH [LC]				186

LOT COVERAGE DATA	PROPOSED (SF)	
SITE	5,471	100%
BUILDING FOOTPRINT (LOT COVERAGE)	1,953	36%
MAX LOT COVERAGE ALLOWED	2,735.5	50%
HARDSCAPE (IMPERVIOUS)	205	4%
LANDSCAPE	1,569	30%
PERMEABLE PAVERS	1,644	30%
COMMON OPEN YARD	1,203	22%

GRADING STATS:
ON-SITE: 40 CY CUT, 35 CY FILL, 5 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 ALPHABETIC 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 ALARMS: ELECTRICAL SMOKE ALARM DETECTORS SHALL BE WIRED TO THE BUILDING ELECTRICAL SYSTEM, BE EQUIPPED WITH BATTERY BACKUP AND EACH SIGNAL (WHEN BATTERIES ARE LOW) SMOKE ALARMS SHALL BE INTERCONNECTED, SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OTHER ALARMS.

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

LAND DEVELOPMENT NOTES

1. PRIOR TO COMMENCEMENT OF ANY WORK WITHIN THE PUBLIC RIGHT-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 INSPECTORS REQUIRE 48 HOUR NOTICE OF 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 A 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 SEPERATE PUBLIC WORKS PERMIT
3. SOLAR PANELS

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
[illegible]
805.852.1677

CITY CASE NUMBER
PROJECT #22-2162

4818 DORRANCE
4818 DORRANCE
CARPINTERIA, CA 93013

BUILDING DEPARTMENT SUBMITTAL 02-12-2024

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 by 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 for all governmental entities as necessary for satisfactory completion of the project, with the exception of the general building permit and deputy inspections which will be furnished and paid for by the owner.
The Contractor shall procure all licenses and services required for the completion of the work. The cost of these licenses and services is incidental to other items and as such, no additional payment will be made for costs incurred in obtaining the required licenses and services or in conforming to the requirements thereof.

General Conditions
The name set documents represent the finished structure. Unless otherwise shown, they do not indicate the method of construction. The Contractor shall supervise and finish 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 contractor's work. Such inspections will be conducted only by The Contractor. Any support services performed by The Architect during construction shall be distinguished from contractual and detailed inspection services furnished by others. The support services performed by The Architect are performed solely for the purpose of assisting the quality control and to familiarize contractors with the contract documents, but they are not a 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 considered by the Owner & Contractor at his own expense and at the expense to the Owner and Architect.
It is The Contractor's responsibility to inspect and maintain the work, and to ascertain and ensure the job conditions and possible compositions or difficulties to be encountered as not all 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 ground, including but not limited to: electrical, sewer, water, underground vapor irrigation, gas, telephone, data etc. in addition, The Contractor shall location all as-found actions that the area may have the rights of way contractor under ground utility lines. The drawings show approximate utility locations only. Verification of the underground utilities where information is available, but the drawings are the exact size or the quantity exists or location of such lines. The Contractor shall contact DIG Alert at 811 or DIAL Two (811) (USA) (800 227 2600) two working days prior to any excavation.
The Contractor shall report to the Project Director, the exact location of all underground utilities encountered, document and record as required, and repair any damage to existing utilities as a result of the work under this contract. No unexcavated 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 in buildings or portions thereof constructed prior to 1978, or thereabouts, there is a serious possibility that existing construction materials may contain asbestos.
If materials containing materials or suspected materials are encountered, The Contractor shall notify the Owner to immediately engage a qualified contractor to perform tests to determine if asbestos is present in the area to be altered or removed. Identify the suspect material, sampling and analysis to be performed by a laboratory for tests, and why, a report regarding the results of sampling & any 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 40A
c) California 4 Code of federal regulations Part 6
d) EPA Method 40 CFR asbestos assessment
e) EPA Method 40 CFR guidance for controlling friable asbestos-containing materials in building

Lead Alert
The contractor or contractor must send notification prior to the start of the job (check the lead content of the material disturbed) at least three (3) persons (1,000 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 any face or within (1) day or working for no longer than one hour per shift.
Refer to applicable:
Title 8, California Code of Regulations, Chapter 8, Subchapter 4, Article 4, Section 1532.1(g)
What's Needed:
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. Urgent or unforeseen work may be reported by phone at the start of the job, but must be followed by written identification within 24 hours of the start. Employers in an emergency situation must notify Cal/OSHA before conducting ongoing lead-related operations and maintenance work on potentially lead-hazardous.

Temporary Protection
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 of one trade damaged by another trade becomes the responsibility of the offending trade. The damaged work shall be repaired or replaced by the original installer and the costs borne by the offender. Any materials stolen from the premises or damaged shall be replaced at a value that be reviewed 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 or glass, marble and equipment stored on site, 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 product operating, maintenance care, and wall only instructions and information for all substances, equipment, and finishes.

Manufacturers Directions
Where specifications require work to be performed in accordance with manufacturer's directions, the Contractor shall obtain copies and deposit at least (2) copies to The Architect and The Owner before placing the affected part of the work.

Rainproofing
If rainproofing shall be provided to cut off all concealed draft openings (both vertical and horizontal) and shall form a continuous barrier to passage of rain.

Firestopping
Firestopping materials shall consist of 2 inches nominal lumber or two thicknesses (1 inch nominal lumber with broken lap joints), one thickness of 0.019 inch sheet aluminum, sheet steel or zinc, or other approved materials of not less than the fire resistance of the wall or floor they protect. Where a pipe, conduit or bus penetrates a wall or floor, the annular space between the pipe, conduit or bus and the firestopping material shall be tightly packed with mineral wool, glass fiber or other approved materials installed in such a manner as to be securely retained in place. Unless the insulation material shall not be used as a fire block material. Where forming material or daggerboard loads for sound transmission control or shaft have fire blocks of batts or blankets of mineral or glass fiber or other approved flexible material.

Mounting Backing
The Contractor shall provide mounting backing behind all wall, floor, and ceiling mounted items such as towel accessories, light fixtures, cabinets, etc., in accordance with these documents, per manufacturer requirements, CBC requirements, and as required for a proper installation.

Exterior Joints
All exterior joints around windows and doors/frames, between earth and foundations, between walls and roof, between wall planes, at penetrations of utilities through the envelope shall be sealed, and/or weather-stripped to limit air leakage.

Concrete Embedment
Prior to pouring any Concrete, the Contractor shall make certain that all embedded items and materials, including but not limited to: the work of other trades, are in place and properly anchored prior to any inspection. An embedment items partially exposed, or with less than the required cover, shall be of a corrosion-resistant material or material.

Dissimilar Metals
All dissimilar metals shall be effectively isolated from each other to prevent galvanic deterioration. If the Contractor is unsure if exposure is required for a particular detail or condition, notify The Architect for clarification.

Firewire
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 typically Use "type x" gypsum board where indicated on the drawings or as required to ensure meeting the required construction.
Use moisture resistant gypsum wall board (GWB) or equivalent, where indicated or required in areas subject to moisture penetration.
Where normal walls and partitions are covering on the exterior with plaster, tile, or similar materials and are subjected to water splash, the framing shall be protected with approved waterproofing paper.
Where applicable, tiles or all electrical boxes and/or terminal casing shall be fitted with 5/8" "type x" gypsum wall board to maintain the assembly integrity when installed in fire rated assemblies.
Necessary work such as cutting holes, repairing holes, access panels, escutcheon, finish repairs, and restoring, paint shall cut, and trades/manufacturers specifications shall be included as a part of the work of the contract. Where matching existing finishes, the new finish shall blend into the surface to maintain practical design.

Clean Up
The Contractor shall at all times keep the site clean and free of all waste material or rubbish caused by the 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 contaminated and removed materials and trucks shall be the property of The Contractor unless otherwise noted.

Waste Management
The following waste categories, at a minimum, shall be diverted from waste and properly recycled:
a) Inerts (soil, rock, concrete, masonry, glass)
b) Loose Combustibles (wood, plastic wood, plywood, particle board, etc.
c) Cardboard, paper, packaging
d) all metals
e) Plastics: ABS, PVC
Contractor job waste reduction: Proposal and reporting to comply with Section 5.408 of the California Green Building Standards Code.

Construction Waste Management Plan:
Debarfie feasible shall be submitted for the permitting agency which demonstrates compliance with section 5.408.2 items 1 - 4. This waste management plan shall be updated as necessary and shall be addressed during construction for examination by the permitting 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 are to be sorted on-site or mixed.
3. Identify diversion facilities where material collected will be taken.
4. Identify that the amount of material diverted shall not be calculated by weight or volume, but not both.

Compliance of Completion
Upon completion of the work, The Contractor shall submit a "Certificate of Compliance" required by The General Contractor or Owner's or 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.

Requirements
The contract documents include Civil, Architectural, Structural, Mechanical, Electrical, Plumbing, Landscape, Irrigation, and Fire Protection drawings. The general and supplementary 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 is 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 consultant drawings for additional notes that apply.
These drawings are not complete until augmented by the authority having jurisdiction.

Quality
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 engineers' drawings, it shall be brought to The Architect's attention for resolution 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 contents and abbreviations key for the Architectural drawings, and each set of consultants drawings collaborated for interpretation. If The Contractor still has questions regarding their exact meaning, The Contractor shall request The Architect to issue clarification (bulletin).
Dimensions shown on the drawings are to grid line, face of stud and face of concrete or concrete block unless noted otherwise.
Noted dimensions shall have precedence over scale. Work from figured dimensions, including a minimum of measured data required instructions.
Alignment levels preparatory and dimensions, verify all dimensions and conditions and notify Architect of any discrepancies.
Tolerance Controls
Finish floor elevations are to top of finish floor surface material, unless noted otherwise. Dimensions shall not be used as a finish floor elevation. Finish floor elevations are noted on Plans, Sections, and Elevations.
Where a change in elevation is indicated between future elevation, the datum elevation is held in a slab topography elevation. The datum elevation is shown on sections.
Existing Height (new existing finish floor to finish ceiling heights)
Details are intended to show the method and manner of accomplishing the work and are not limited to reference items. Minor modifications may be required to suit the job dimensions or conditions and shall be included as parts of the work basis.
Do not scale drawings. A dimension missing from plans is needed to dimension of work shall be clarified on prior to by The Architect before the work is started to be.
Specific notes on details shall apply to similar conditions on all other details, unless noted otherwise, and are not limited to construction items.

Coordination
The Contractor shall verify as sizes and progressively work for equipment or work for others and shall coordinate the work of this contract with N.I.C. or work furnished and/or installed by others.
The Contractor shall provide and coordinate the exact dimensions for the sizes and placement of equipment, mounting, attachments and conduit shown in the work.
The Contractor shall provide and coordinate the exact dimensions, sizes, and locations of equipment or building components necessary for the installation of the work.
All access concrete, openings and termination shall be coordinated for size, detail, and style access. All opening 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 schedule and coordinate all existing and new conditions with work to be performed as part of this contract. Unless brought to the attention of The Architect and Owner prior to starting work. This Contractor shall assume and be responsible for the work of himself and his subcontractors at no additional expense to The Owner or Architect.

Revised 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

JOHN HOWARD
4818 DORRANCE AVE
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 own Erosion Control Plan.

Detailed Erosion Control Plan prepared:

Dylan Chappell
Dylan Chappell Architects
175 S. Ventura Ave
Unit 104-A
Ventura, CA 93001
805.320.4161

• This Plan is intended for use for interim erosion and sediment control only and is not to be used for final evaluation or permanent improvements.

• The Contractor shall be responsible for maintaining erosion and sediment control measures prior, during, and after storm events. Monitoring includes maintaining a log documenting on-site inspections, problems encountered, corrective actions and notes and a working map of corrective 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 dirt, sand, or loose rock or debris fall upon such 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 subareas construction.
entrance/exits

• Sanitary facilities shall be maintained on site as appropriate.

• During the rainy season, all paved areas shall be kept clean of earth material and debris. All storm drain inlets/catch basins shall be covered by a burlap and hay/straw with straw bales or silt fencing. The site shall be maintained so as to minimize sediment water 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 operative prior to October
15 of any year.

• Grading operations during the rainy season shall leave completed areas shall be protected with erosion control measures immediately following grading on the slopes.
This will include use of straw mulch, blanket, and erosion control materials.

• This plan covers only the final earthen following grading with assumed site conditions at completion of rough grading. Plan shall be updated by October
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 asphaltic concrete shared driveway acting as the construction entrance area 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 paved areas. The entrance(s) for haul design to road site conditions, and
maintenance of the construction entrance(s) remains with the construction contractor. The owner/contractor shall remove all mud or other debris for 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 using inlets in public and private streets, or parking lots downstream of this project. See detail on S-13, sheet 1.

Sediment Fibre Barriers (Silt Fences and Straw Wattles):
Sediment fibers 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 fiber structures shall be placed so that at runoff from the construction site is limited prior to passing a property line, or entering the city storm drain system. Sediment fiber structures are to be inspected regularly by County Inspection staff during inspections scheduled by the Contractor. Sediment shall be removed when one-half 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 construction unless it can be determined significant sediment 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 up-turns into the slope for the last 5'. Silt fences and straw wattles shall be installed per detail in locations identified on the Erosion Control Plan.

Plastic Sheeting/Tarps:
Plastic sheeting shall not 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 materials. If plastic sheeting is used, the path of concentrated flow from the plastic must be protected.

Existing Vegetations 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. Where areas shall be carefully stripped and mulched to reduce potential damage. Where existing vegetation has been removed, or the original land 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 Soil Washer Measures below.

Slope Protection:
Slopes greater than 4:1 1H should be protected using straw and bonded. The protection of exposed slopes and surfaces should be considered for all disturbed slopes steeper than 4' and 1V and greater than 30 feet in slope length. Installation of fiber rolls, erosion control blankets, or revegetation for all slopes steeper than 4:1V with slope lengths greater than 30 feet. Straw wattles or silt fencing should be installed at the toe of all slopes steeper than 4H to 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 2,000 lb./ac. or equal 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 mortar, drywall construction 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 must 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 and 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 container 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 disposed by mind.

Shoring, 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 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.

SYMBOLS

Details or Elevation
Section Callout
drawing number
sheet where it occurs
Elevation Callout
drawing number
sheet where it occurs
Detail Callout
drawing number
sheet where it occurs
Interior Elevation Callout
drawing number
sheet where it occurs
drawing enlargement outline
Grid line
face of stud or concrete
curtain or steel U.N.O.

Window Designation
Door Number
Revision
Align
Finish Adjacent Surfaces
Stepped Surfaces
installed amount
Drawing Note
see sheet for more key

Abbreviations

&	and	F.G.	finish grade
@	at	FIN.	finish
A.B.	anchor bolt	F.J.	floor joist
ACT	acoustical ceiling tile	FL	flooring
		FLASH	flashing
AD	area drain	FLR.	floor
ADJ.	adjustable or adjacent	F.O.	face of
A.F.F.	abbrv finish floor	F.O.B.	face of block
A.F.G.	above finish grade	F.O.C.	face of concrete
A.F.C.I.	amc fault circuit interrupter	F.O.F.	face of finish
AGG.	aggregate	F.O.S.	face of stud
ALUM.	aluminum	FP	fireplace
APPROX.	approximate	FS	finish surface
ARCH.	architectural	FT.	foot or feet
ASP.	asphalte concrete	FTG.	footing
		FURR.	furring
BD	board	FUT.	future
BTWN	between		
BITUM	bituminous	GALV.	galvanized
BLDG.	building	G.F.C.	ground fault circuit interrupter
BLK.	block	GL.	glass
BLKG.	blocking	GRND.	ground
BM	beam	GYP.	gypsum
B.O.	bottom of	GWB.	gypsum wall board
BOT.	bottom	GYP.	gypsum
BW	bottom of wall	HT.	height
		H.B.	hose bibb
CAB.	cabinet	HNDRL.	handrail
CAP.	capacity	HORIZ.	horizontal
C.T.	ceramic tile	HR.	hour
C.I.	connector installed	HVAC.	heating, ventilation & air conditioning
C.J.	control joint		
CLG.	ceiling joint	I.D.	inside diameter (DIM.)
CL.	centerline	INSUL.	insulation
CLG.	ceiling	INT.	interior
CLKG.	caulking		
CLO.	closet	JT.	joint
COL.	cloud	JST.	joist
CMU.	concrete masonry unit		
COL.	column	KIT.	kitchen
CONC.	concrete	K.P.	kick plate
CONN.	connection		
CONSTR.	construction	LAM.	laminate
CONT.	continuous	LB.	pound
CPTR.	counter	LT.	light
CSK.	countersink	LNDR.	laundry
C.TR.	center		
		MATL.	material
(D)	demolish	M.B.	master bedroom
DBL.	double	MAX.	maximum
DEPT.	department	MC.	medicine cabinet
DET.	detail	MCP.	medium density fiberboard
DF	drinking fountain	MEDH.	mechanical
DIA.	diameter	MEMB.	membrane
DIM.	dimension	MFG.	manufacturer
DN.	down	MIN.	minimum
DR.	door	MISC.	miscellaneous
DS.	downspout	MTL.	mullion
DWG.	drawing		
		(N)	new
(E)	existing	N.	north
E.	east	N.A.	not applicable
EA.	each	N.I.C.	not in contract
E.J.	expansion joint	NO. or #	number
EL.	elevation	NOM.	nominal
ELEC.	electrical	N.T.S.	not to scale
E.P.	electrical panel		
EQ.	equal	O.C.	on center
EQUIP.	equipment	O.D.	outside diameter (DIM.)
EXP.	expansion	O.F.	outside face
EXT.	exterior	OFC.	office
		OPNG.	opening
F.	fahrenheit	OPP.	opposite
F.A.U.	forced air unit		
FDN.	foundation	SHT.L.	sheet/ furnished construction material
F.F.	finish floor	S.F.D.H.	socket furnished, owner installed
		SHD.	overflow roof drain
OVRHD.	overhead		

finish grade	
finish	
floor joist	
flooring	
flashing	
floor	
face of	
face of block	
face of concrete	
face of finish	
face of stud	
fireplace	
finish surface	
foot or feet	
footing	
furring	
future	
galvanized	
ground fault circuit interrupter	
glass	
ground	
gypsum	
gypsum wall board	
gypsum	
height	
hose bibb	
handrail	
horizontal	
hour	
heating, ventilation & air conditioning	
inside diameter (DIM.)	
insulation	
interior	
joint	
joist	
kitchen	
kick plate	
laminate	
pound	
light	
laundry	
material	
master bedroom	
maximum	
medicine cabinet	
medium density fiberboard	
mechanical	
membrane	
manufacturer	
minimum	
miscellaneous	
mullion	
new	
north	
not applicable	
not in contract	
number	
nominal	
not to scale	
on center	
outside diameter (DIM.)	
outside face	
office	
opening	
opposite	
sheet/ furnished construction material	
socket furnished, owner installed	
overflow roof drain	
overhead	

CHAPPELL ARCHITECTURE
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VENTURA, CA 93001
805.652.1877

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CITY CASE NUMBER
PROJECT #22-2162

4818 DORRANCE

4818 DORRANCE
CARPINTERIA, CA 93013

BUILDING DEPARTMENT SUBMITTAL 02-12-2024

REVISION		
NO	DESCRIPTION	DATE

SITE PHOTOS

G2.0

SOILS REPORT RECOMMENDATIONS

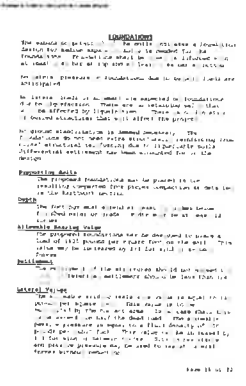
FOUNDATIONS

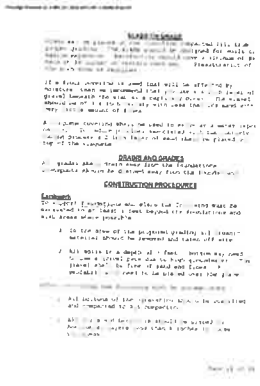
SLAB-ON-GRADE

DRAINS AND GRADES

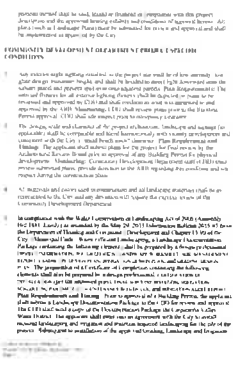
CONSTRUCTION PROCEDURES

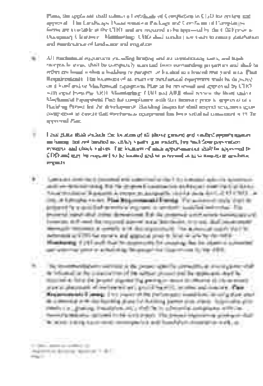
Earthwork

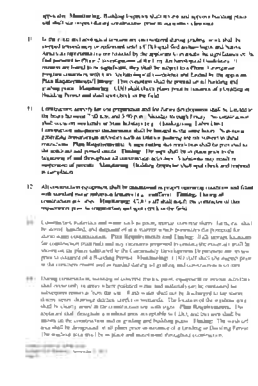


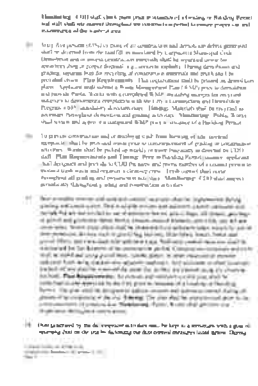


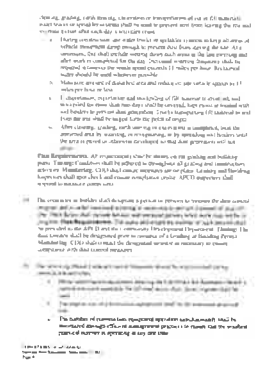
CONDITIONS OF APPROVAL

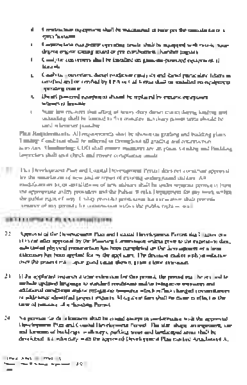


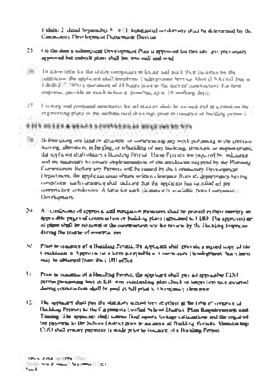


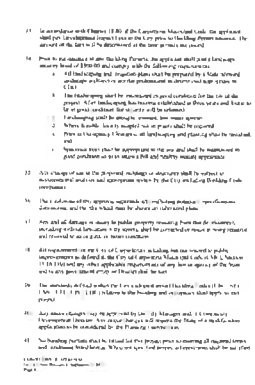


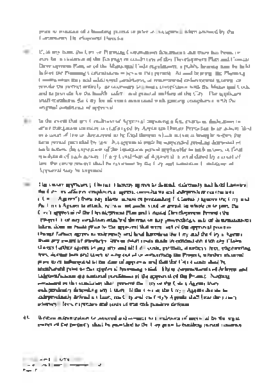












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CITY CASE NUMBER
PROJECT #22-2162

4818 DORRANCE

4818 DORRANCE
CARPINTERIA, CA 93013

BUILDING DEPARTMENT SUBMITTAL 02-12-2024

REVISION	
NO DESCRIPTION	DATE

CONDITIONS OF APPROVAL

G3.0

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2023)

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 enforced by the enforcing agency when adopted at the discretion of the agency. Where specified in the application checklists, compliance with the mandatory measures and the selected voluntary measures will result in buildings certified at the specified tier.

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/or within the specific area of the addition or alteration.

Exception: The mandatory provision 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: Repairs including, but not limited to, reroofing, residing and repainting or maintenance of 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. Fixtures shall be replaced at the time of permit finalization or certificate of final occupation, certificate of occupancy, or equivalent, as applicable, as determined by the local building department. See Civil Code Section 1101.1 et seq. for the definition of 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 distinguished by California to indicate where the provision applies specifically to low-rise (LR) or high-rise (HR). When the section applies to both low-rise and high-rise buildings, no marker 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.

1 Exception:
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, livework units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Livework 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
[BSC]	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	None

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 filled loosely with rock, gravel, aggregate of bark 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 rolls of plant material such as hay, straw or similar material shaped in the form of tubes and placed on a down-flow slope. Wattles are also used for perimeter and inlet controls.

4.103 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 is 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. Rainwater leaders 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 pond, gutter or similar dispersal method, water shall be detained by use of a bubbler 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 in total disturbs one acre or more of soil

Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html

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 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 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 insufficient utility power supply at the local utility to support adequate power.
   1.2. Where there is evidence suitable to the local enforcing agency substantiating 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. Necessary Dwelling Units (ADU) 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 inch and shall terminate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the location of the charging equipment. 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. Where parking is provided for 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. A parking space 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 minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Multifamily developments projects with less than 20 dwelling units. Install hotels and motels with less than 20 sleeping units or guest rooms.

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 electrical subpanel(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 Where 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.

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 parking facilities, no more than one receptacle is required per dwelling unit. For hotels and motels, one receptacle is required per sleeping unit.

Exception: Areas of parking facilities served by parking lifts.

3 EV Chargers. Four (4) 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.

Where one percent (1%) of charging receptacles or a minimum of one (1), whichever is greater, for common use parking, shall have a load management system (LMS) that has the ability to reduce the maximum required electrical capacity to each space served by the LMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kVA simultaneously to each EV charging station (EVCS) served by the LMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EVCS, shall have a capacity of not less than 30 amperes. A LMS shall not be used to reduce the electrical capacity below the required EV capable spaces.

4.106.4.2.2.1 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 compliance with the California Building Code, Chapter 11B are not required to comply with Section 4.106.4.2.2.1 and Section 4.106.4.2.2.1, 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).

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 all EVSE, when 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-A.

4.106.4.2.2.1 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 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 40 ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, 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 future 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 EVSE installed or to be installed. Capacity, conduit, wiring, electrical service, panel capacity, and overcurrent protective devices shall be sized to supply a minimum of 40 amperes to each EV space. Required raceways and related components that are planned to be installed shall be planned, sized, and designed so that they shall not require additional panels, conduit, wiring, or other electrical components to make the installation of EVSE or EV chargers operable when the number of EV spaces needed is installed or converted. Plan design shall demonstrate that the electrical panel service capacity and electrical system, including any electrical subpanel(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of 40 amperes. Electrical calculations shall demonstrate that the service panel and any subpanel(s) have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of the full amperage rating of the EVSE or 40 amperes. Where 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 shall show the future location of required EV spaces, EVSE, and EV chargers.

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.

4.106.4.2.2.2 Electric vehicle charging stations (EVCS).
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).

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.

4.106.4.2.2.3 Accessible EV spaces.
In addition to the requirements in Sections 4.106.4.2.2.1 and 4.106.4.2.2.2 all EVSE, when 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-A.

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 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 40 ampere minimum dedicated branch circuit, including branch circuit overcurrent protective device installed, 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 future 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 EVSE installed or to be installed. Capacity, conduit, wiring, electrical service, panel capacity, and overcurrent protective devices shall be sized to supply a minimum of 40 amperes to each EV space. Required raceways and related components that are planned to be installed shall be planned, sized, and designed so that they shall not require additional panels, conduit, wiring, or other electrical components to make the installation of EVSE or EV chargers operable when the number of EV spaces needed is installed or converted. Plan design shall demonstrate that the electrical panel service capacity and electrical system, including any electrical subpanel(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at a minimum of the full amperage rating of the EVSE or 40 amperes. Where 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 shall show the future location of required EV spaces, EVSE, and EV chargers.

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.

4.106.4.3 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.

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 fittings (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 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 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. Dual-flush 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 shower outlet to be in operation at a time.

Note: A handheld 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), Section 1605.1 (h)(4) Table H-2, Section 1605.1 (h)(11)(A) and Section 1607 (b)(1), and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY. The following table and code section have been reproduced from the California Code of Regulations Title 20 (Appliance Efficiency Regulations) Section 1605.1 (h)(4) 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	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 39 in.)	1.00
Product Class 2 (> 39 in. and ≤ 47 in.)	1.20
Product Class 3 (> 47 in.)	1.28

[For 20 Section 1605.3 (h)(4)(A) commercial pre-rinse spray valves manufactured on or after January 1, 2006, shall have a maximum spray force of not less than 4.5 ounces force (oz-f) (11 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 rental 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 IS APPLICABLE DATA IN SECTION 4.303.1 AND INCLUDED AS A CONVENIENCE FOR 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. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN RESIDENTIAL PUBLIC RESTROOMS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 RESIDENTIAL 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 27. 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 LOW RISK DEMOLITION 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 where 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 waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
2. Identify if materials will be sorted on-site (source separate) or 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 2.4 lbs/sq ft of the building area shall meet the maximum 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 maximum 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

Items:

1. Sample form found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen/ or form 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 owner-occupant foreclosure, including how it can affect the occupant's ability to obtain credit, and what methods an occupant may use to maintain the home in order to avoid foreclosure.
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 cleaning water at least 3 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 the building.
12. Information on the drought tolerance of the plants in the landscape design plan.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including, but not limited to, 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 42649.82 (a)(2)(A) all say one mile required to comply and 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 define 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 occupants, occupants and neighbors

SECTION 4.502 DEFINITIONS

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

AGRIFIBER PRODUCTS. Agrifiber products include sheathboard, strawboard, panel substrates 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

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
[illegible] VENTURA, CA 93001
805.652.1677

CITY CASE NUMBER
PROJECT #22-2162

4818 DORRANCE
4818 DORRANCE
CARPINTERIA, CA 93013

BUILDING DEPARTMENT SUBMITTAL 02-12-2024

REVISION	
NO	DESCRIPTION / DATE

GREEN CODE
G4.0

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 "Base Reactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g/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 subject to this article. The PWMIR is the total product reactivity expressed in thousandths of a gram of ozone formed per gram of product (two-thirds) container and packaging).
Note: PWMIR is calculated according to equations found in CCR, Title 17, Section 94521 (a).

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

VOC: A volatile organic compound. VOC is usually 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, 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 meet the emission limits. 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, 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 FINISH MATERIAL 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. Adhesive, 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. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, 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 aerosol paint VOC limits as shown in Table 4.504.3, and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17.

4.504.2.2 Paints and Coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the AIM Architectural Suggested Control Measure, 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 VOC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone-depleting substances, of Sections 94522(b)(1) and 94522 (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520, and in areas 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[1]
(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
CONCRETE ADHESIVES	50
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	
NONPOROUS	775
POROUS	775
MODIFIED BITUMINOUS	760
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 and 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
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORMALDEHYDE COMPOUNDS	350
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW-SOLIDS COATINGS	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 PREVENTIVE 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, 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, 2000. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

TABLE 4.504.5 - FORMALDEHYDE LIMITS[1]
(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 ADOPTED AND AMENDED THROUGH APRIL 11, 2013, AND REGULATORY TEXT AFTER OFFICE OF ADMINISTRATIVE LAW APPROVAL FOR ADDITIONAL INFORMATION, SEE CARB 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 (Section 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/DEODE/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 (Section 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/DEODE/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 (Section 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/DEODE/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 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 standards of the Engineered Wood Association, the American NHLA Rules, the Canadian CSA 0121, CSA 0151, and CSA 0153 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 (12.7mm) or larger clean aggregate shall be provided with a capillary break 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 the time of framing inspection, 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 installed or allowed to dry prior to enclosure in wall or floor cavities. The applied insulation products shall follow the manufacturers' 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 - 2016 (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.

Exception: 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 system 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 statewide energy consulting or verification 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, the special inspector shall possess 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 demonstrated to 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.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A GUIDE TO PROJECTS APPLICABLE OR DOMICILED WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) CODE. USE OF THIS CHECKLIST IS TO ASSIST ON AN INDIVIDUAL BASIS WITH THE CALGREEN CODE AND ITS APPLICATION. THE CHECKLIST IS NOT A SUBSTITUTE FOR ANY APPLICABLE REGULATIONS, STATUTES OR ORDINANCES ADOPTED BY THE BUILDING DEPARTMENT JURISDICTIONS. THIS CHECKLIST IS TO BE USED AS AN INFORMATIONAL TOOL ONLY AND MAY BE MODIFIED BY THE END USER TO MEET THEIR INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT. BUILDING OPERATION WITH THE FULL CODE

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
[illegible]
805.832.1677

CITY CASE NUMBER
PROJECT #22-2162

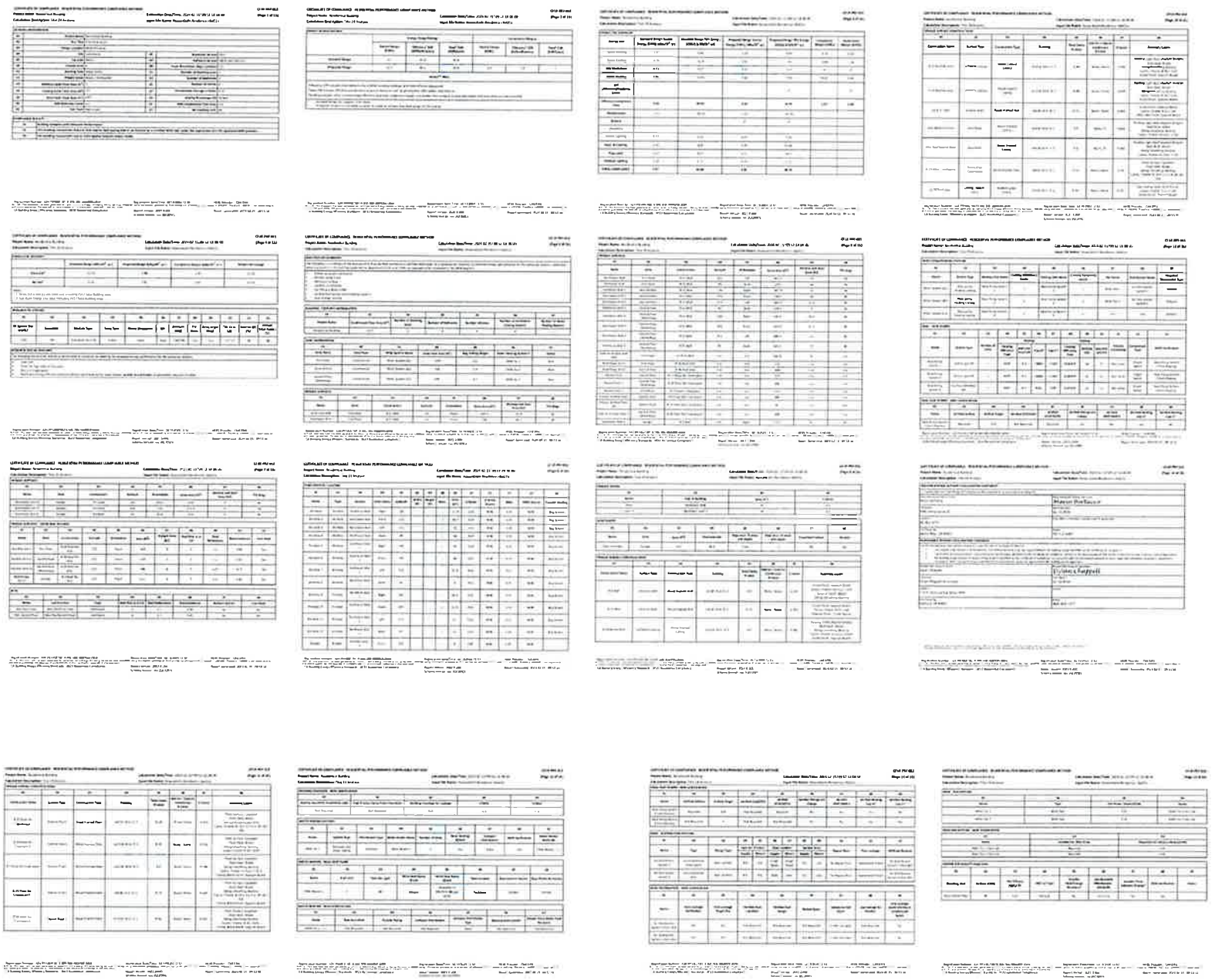
4818 DORRANCE
4818 DORRANCE
CARPINTERIA, CA 93013

BUILDING DEPARTMENT SUBMITTAL 02-12-2024

REVISION		
NO	DESCRIPTION	DATE

GREEN CODE

G4.1



CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
178 S. VENTURA AVE. SUITE 104A
VENTURA, CA 93001
803.652.1877

CITY CASE NUMBER
PROJECT #22-2162

4818 DORRANCE

4818 DORRANCE
CARPINTERIA, CA 93013

BUILDING DEPARTMENT SUBMITTAL 02-12-2024

REVISION

NO	DESCRIPTION	DATE

T-24

G5.0

RESIDENTIAL MEASURES SUMMARY

RESIDENTIAL MEASURES SUMMARY

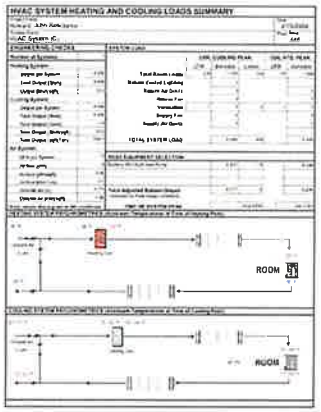
2022 Single Family Residential Mandatory Requirements Summary

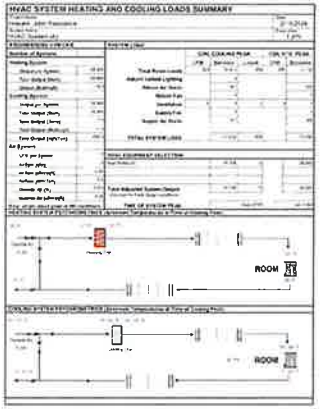
2022 Single Family Residential Mandatory Requirements Summary

2022 Single Family Residential Mandatory Requirements Summary

2022 Single Family Residential Mandatory Requirements Summary

2022 Single Family Residential Mandatory Requirements Summary


HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY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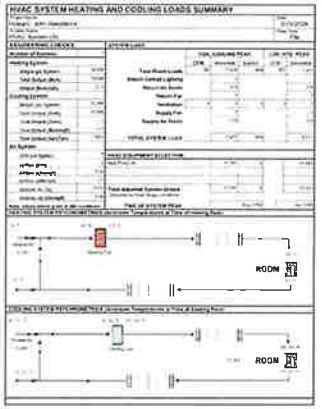

HVAC SYSTEM HEATING AND COOLING LOADS SUMMARY

CHAPPELL ARCHITECTURE
COMMERCIAL · RESIDENTIAL
1775 VENTURA AVE. SUITE 136A
VENTURA, CA 93001
805.652.1677

CITY CASE NUMBER
PROJECT #22-2162

4818 DORRANCE

4818 DORRANCE
CARPINTERIA, CA 93013
-

BUILDING DEPARTMENT SUBMITTAL 02-12-2024

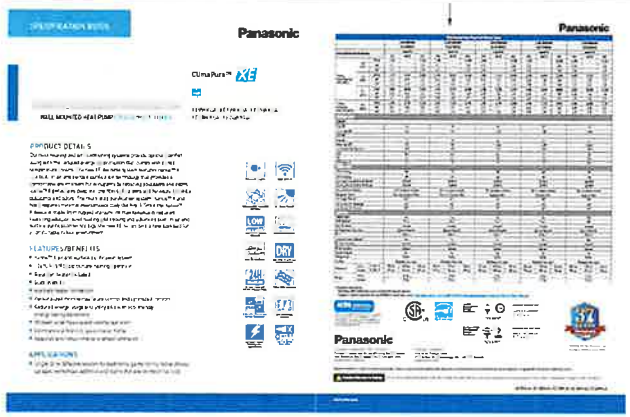
REVISION

NO	DESCRIPTION	DATE

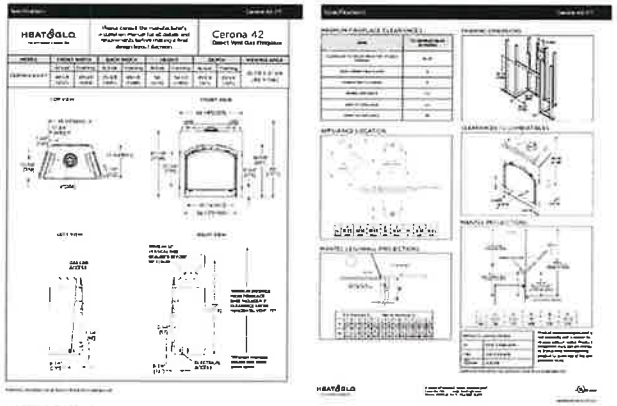
T-24

G5.1

HEAT PUMP SPECIFICATION



FIREPLACE - CERONA 42



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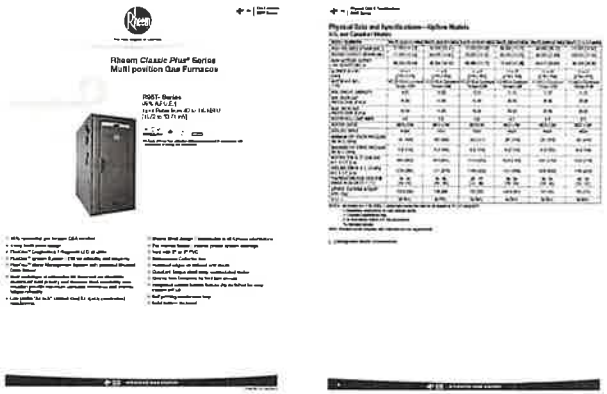

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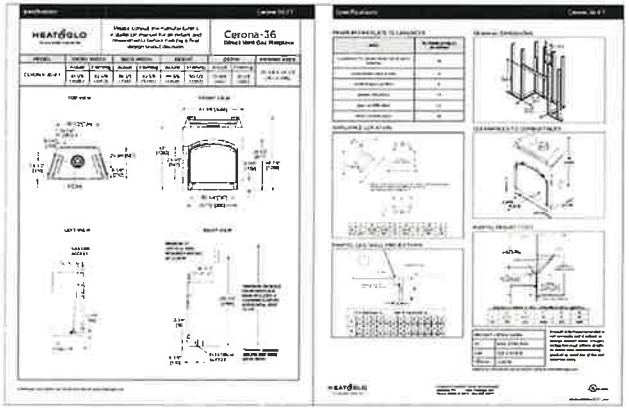
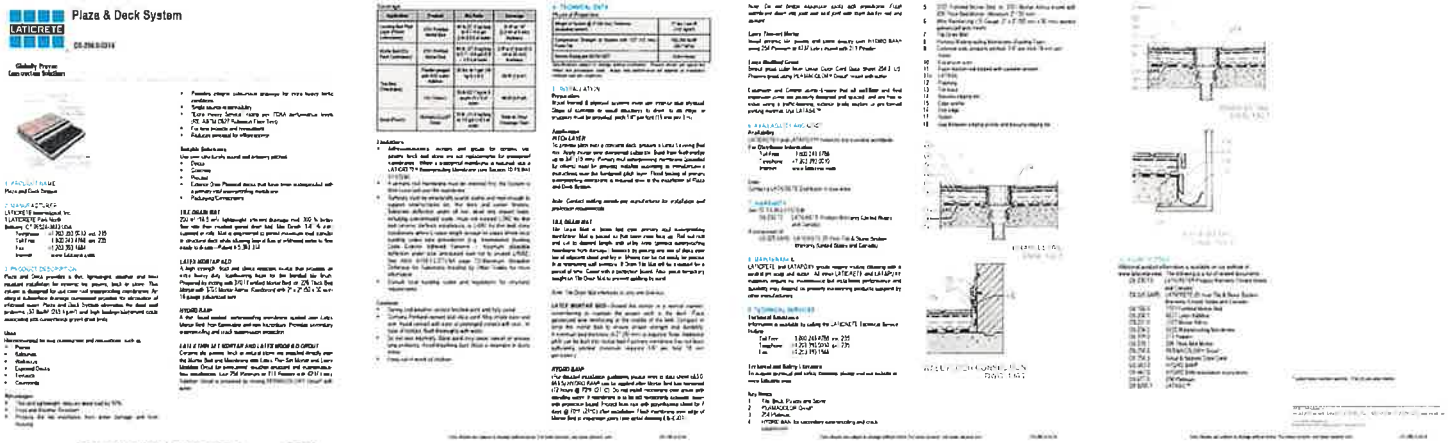


PLAZA & DECK SYSTEM



CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
1119 VENTURA AVE, SUITE 104A
VENTURA, CA 93001
805.652.1677

CITY CASE NUMBER
PROJECT #22-2162

4818 DORRANCE

4818 DORRANCE
CARPINTERIA, CA 93013

BUILDING DEPARTMENT SUBMITTAL 02-12-2024

REVISION		
NO	DESCRIPTION	DATE

SPECS

G6.0

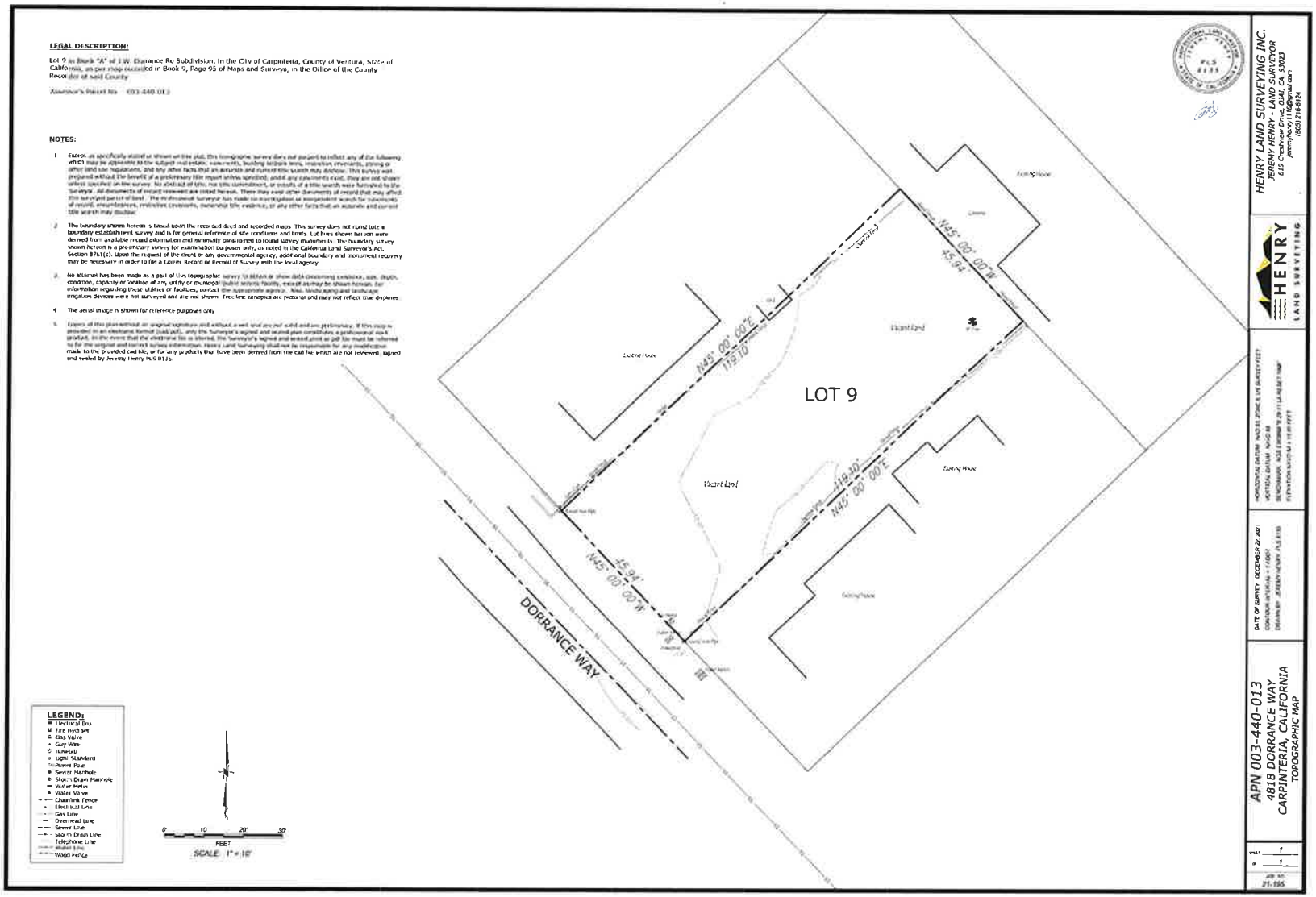
LEGAL DESCRIPTION:

Lot 9 in Block "A" of J.W. Entrance Re Subdivision, in the City of Carpinteria, County of Ventura, State of California, as per map recorded in Book 9, Page 95 of Maps and Surveys, in the Office of the County Recorder of said County.

Assessor's Parcel No. 003-440-013

NOTES:

1. Except as specifically stated or shown on this plat, this topographic survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, building setback lines, restrictive covenants, zoning or other land use regulations, and any other facts that an accurate and current title search may disclose. This survey was prepared without the benefit of a preliminary title report unless specified, and if any easements exist, they are not shown unless specified on the survey. No abstract of title, no title commitment, or results of a title search were furnished to the Surveyor. All documents of record reviewed are noted hereon. There may exist other documents of record that may affect this surveyed parcel of land. The Professional Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
2. The boundary shown hereon is based upon the recorded deed and recorded maps. This survey does not constitute a boundary establishment survey and is for general reference of site conditions and limits. Lot lines shown hereon were derived from available record information and minimally constrained to found survey monuments. The boundary survey shown hereon is a preliminary survey for examination purposes only, as noted in the California Land Surveyor's Act, Section 8761(c). Upon the request of the client or any governmental agency, additional boundary and monument recovery may be necessary in order to file a Corner Record or Record of Survey with the local agency.
3. No attempt has been made as a part of this topographic survey to obtain or show data concerning existence, size, depth, condition, capacity or location of any utility or municipal public service facility, except as may be shown hereon. For information regarding these utilities or facilities, contact the appropriate agency. Also, landscaping and landscape irrigation devices were not surveyed and are not shown. Tree line canopies are pictorial and may not reflect true driplines.
4. The aerial image is shown for reference purposes only.
5. Copies of this plan without an original signature and without a wet seal are not valid and are preliminary. If this map is provided in an electronic format (cad/pdf), only the Surveyor's signed and sealed plan constitutes a professional work product. In the event that the electronic file is altered, the Surveyor's signed and sealed print or pdf file must be referred to for the original and correct survey information. Henry Land Surveying shall not be responsible for any modifications made to the provided cad file, or for any products that have been derived from the cad file which are not reviewed, signed and sealed by Jeremy Henry PLS 8115.



PLS 8115

HENRY LAND SURVEYING INC.
JEREMY HENRY - LAND SURVEYOR
619 Crestview Drive, Ojai, CA 93023
jeremy@henrylandsurveying.com
(805) 216-8124

HENRY LAND SURVEYING

HORIZONTAL DATUM: NAD 83 ZONE 5 (IN SURVEY FEET)
VERTICAL DATUM: NAVD88
BENCHMARK: NGS STATION "K 29 21 LA RESA" (NAD 83 ELEVATION NAVD 88 = 19.99 FEET)

DATE OF SURVEY: DECEMBER 22, 2021
CONTOUR INTERVAL: 1 FOOT
DRAWN BY: JEREMY HENRY, PLS 8115

APN 003-440-013
4818 DORRANCE WAY
CARPINTERIA, CALIFORNIA
TOPOGRAPHIC MAP

H: 1"
V: 1"
JOB NO. 21-195

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
115 S. VENTURA AVE. SUITE 104A
VENTURA, CA 93001
805.652.1677

CITY CASE NUMBER
PROJECT #22-2162

4818 DORRANCE
4818 DORRANCE
CARPINTERIA, CA 93013
-
BUILDING DEPARTMENT SUBMITTAL 02-12-2024

NO	DESCRIPTION	DATE

SURVEY

C1.0

EROSION CONTROL AND BMP NOTES

Owner

JOHN HOWARD
4818 DORRANCE WAY
CARPINTERIA, CA 93013

It shall be the Contractor's responsibility to maintain controls of the entire construction operations and to keep the entire site in compliance with the local Erosion Control Plan

Detailed Erosion Control Plan prepared

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• This Plan is intended for use for interim erosion and sediment control only and is not to be used for final inspections 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 weather map of corrective implementation measures.

• Reasonable care shall be taken when loading any earth, sand, gravel, stone, debris or any hazardous substance over any public street, alley or other public place. Should any dirtor, dust, or rock fall and open said public or adjacent private property, immediate clean up shall result.

• Construction equipment shall be inspected prior to commencement of grading. All construction traffic entering onto the paved roads must cross the stabilized construction entrance.

• 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 berms 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 maximize sediment detention and to any storm drainage system including existing drainage facilities 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, from October 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.
This will include use of straw mulch, mulcher and erosion control blankets

• This 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 contractor
of site and contractor 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 subsequent year until site improvements are accepted by the County.

Construction Entrances:
The existing asphalt 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 required where vehicle traffic is anticipated off of unpaved areas. The design variety for field 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 dirt mud or soil 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 parking lots downstream of this project. See detail ON SITE PLAN

Sediment Fiber Barriers (Silt Fence and Straw Wattles):
Sediment fibers 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 fiber structures shall be located so that all runoff from the construction site is filtered prior to crossing a property line, or entering the City storm drain system. Sediment fiber 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'. Silt fences and 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 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 slopes must be protected.

Existing Vegetation and Revegetation:
All dirt or planting 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 scarred and marked to reduce potential damage. Where existing vegetation has been removed or the original soils 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 or said date, see Wet Weather Measures below.

Slope Protection:
Slopes greater than 4V:1H should be protected using straw and seeded. The installation of erosion control blankets should be considered for all disturbed slopes steeper than 2.5H:1V and greater than 30 feet in slope length. Installation of fiber nets 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 planted through the winter with straw mulch and fiber nets. Straw mulch shall be applied at a rate of 3,000 lb./ac. or more, fiber if hydroseeded 2,000 lb./ac. Fiber nets 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, plastering, etc.

Trash, food, workers 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 in the concrete washout area and dried such that they can be disposed of as solid waste. See Erosion Control Plans for designated Concrete Washout Area. The concrete washout area shall consist of a plastic lined dumpster or plastic lined earthen, or other water containment area.

Trash and construction related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and transported 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 the 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.

KEY NOTES

(1) (P) WATER HEATER, ELECTRIC HEAT PUMP

(2) (P) FIRE SPRINKLER RISER

(3) (E) WATER METER; (E) 3/4" WATER METER. 1 1/2" MAIN WATER METER SIZE IS TO BE APPROVED BY THE CITY FIRE DEPARTMENT

(4) (E) GAS METER

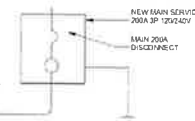
(5) (P) 200 AMP PANEL WORKING CLEARANCE TO BE 30" WIDE X 36" DEEP WORKING CLEARANCE IS AT PANELS (CEC 110.26(A)(1)). PROVIDE 6'-7" HEAD ROOM AT SERVICE PANEL. (CEC 110.26 (E) & (F))

(6) (P) A/C COMPRESSOR WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CMC 301.1.7

(7) (P) WATER SOFTENER LOOP

NEW 200 AMP PANEL

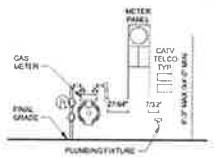
NEW LOCATION OF 200 AMP ELECTRIC SERVICE PANEL
PROVIDE BONDING & UFFER GROUND. S.C.E. MSR # XXXXXXXX



GROUNDING SHALL BE REQUIRED AND THE ELECTRICAL SERVICE GROUNDING ELECTRODE SHALL BE:

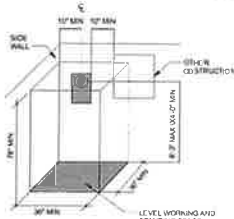
1. OF THE CONCRETE ENCASED TYPE
2. LOCATED IN THE BOTTOM THREE (3) INCHES OF THE FOOTING
3. NOT LESS THAN TWENTY (20) FEET IN LENGTH
4. BARE COPPER CONDUCTOR SIZED IN ACCORDANCE WITH THIS CODE, TABLE 250.66, BUT NOT SMALLER THAN NO. 4 A.W.G.
5. PANEL LOCATION NEEDS TO BE COORDINATED WITH EDISON CO

METER ASSEMBLY SEPARATION 6



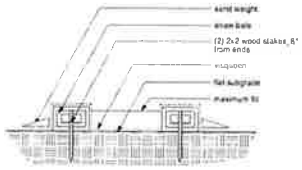
1. SIZE AND DIMENSIONS OF PANELS WILL VARY. DRAWINGS ARE NOT TO SCALE.
2. THIS DRAWING PERTAINS TO BOTH OVERHEAD AND UNDERGROUND ELECTRIC SERVICE APPLICATIONS
3. MAINTAIN A 3'-0" CLEAR LEVEL AND UNOBSTRUCTED WORKSPACE IN FRONT OF ELECTRIC SERVICE EQUIPMENT
4. PLUMBING FIXTURES THAT EXTEND MORE THAN 6 INCHES OUT FROM WALL SURFACE MUST BE LOCATED 18 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 OBSTRUCTIONS 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 ON 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

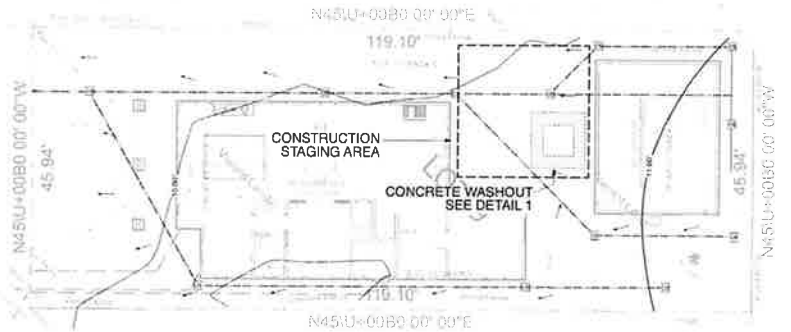
ELECTRICAL METER INSTALL 4



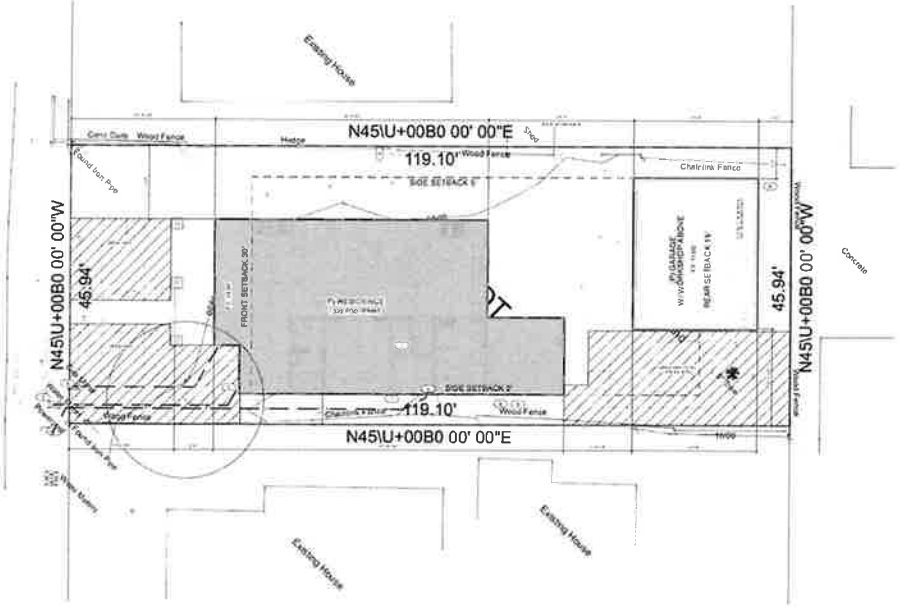
CONCRETE WASHOUT 3

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
- Maximum 5% slope for a minimum of 10' away from structure (2% if surface is impervious) or as approved drainage system SBCO Grading Ordinance #4786



GRADING AND DRAINAGE PLAN 2



SITE / TREE PROTECTION PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
925.852.1877

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4818 DORRANCE

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CARPINTERIA, CA 93013

BUILDING DEPARTMENT SUBMITTAL 02-12-2024

REVISION NO	DESCRIPTION	DATE

SITE PLAN
GRADING PLAN

A1.0

GENERAL NOTES

1. SEE ELECTRICAL SHEETS FOR ELECTRICAL FIXTURES AND APPLIANCES NOTES.
2. INSTALL MOISTURE RESISTANT GYP BD WALL BASE 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, CBC, AND THE HEADROOM PROVIDED UNOBSTRUCTED HEADROOM OF 30" MINIMUM OVER ATTIC ACCESS. (CRC R807.1)
4. DIMENSIONING
   A. ALL DIMENSIONS ARE GIVEN TO FACE OF FRAMING, GRIDLINES, CENTERLINE OF OPENING AND CENTERLINE OF COLUMN, U.N.O.
   B. DIMENSIONS SHOWN AT RIGHT ANGLES TO INTERSECTIONS OF PERPENDICULAR WALLS ARE LOCATED FROM FACE OF FRAMING TO FACE OF FRAMING.
   C. DIMENSIONS SHOWN TO EXISTING STRUCTURE ELEMENTS ARE DERIVED FROM EXISTING CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL VERIFY AND FIELD MEASUREMENTS TO FINISH SURFACES. THESE DIMENSIONS SHALL BE ADJUSTED AS REQUIRED.
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)
6. 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)
7. HALLS AND STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36". (CBC 1208.2)
8. 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 1 MINK SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. (CRC R302)
9. CLOTHES DRYER VENT: VENT 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 4" DIA SMOOTH DUCT. (CMC 504.3)
10. BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. WHERE BASEMENTS CONTAIN ONE OR MORE SLEEPING ROOMS, AN EMERGENCY ESCAPE AND RESCUE OPENING SHALL BE REQUIRED IN EACH SLEEPING ROOM. THE EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE A NET CLEAR OPENING OF NOT LESS THAN 5.7 SQUARE FEET. (CRC R310.1) THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES. (CRC R310.1.1) THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES. (CRC R310.1.2) THE OPENING SHALL BE ADJACENT TO A GRADE LEVEL WINDOW WELL WITH A MINIMUM HORIZONTAL AREA OF 9 SQUARE FEET. (CRC R310.1.3) THE MINIMUM DIMENSION OF THE WINDOW WELL SHALL BE 36 INCHES. (CRC R310.1.3.1)
11. ALL VENT DUCTS TO BE SEALED AND INSULATED WITH R-6 INSULATION.
12. NEW CONSTRUCTION, ADDITIONS AND INTERIOR ALTERATIONS WITH PLUMBING FIXTURES: WATER CONSERVATION PLUMBING FIXTURES ARE REQUIRED TO BE INSTALLED IN ONE AND ALL GREEN STANDARD CODE FOR ALL RE-PLUMBING FIXTURES FOR KITCHEN SINKS, LAVATORY, BAR SINKS, SHOWERS, AND TOILETS AS APPLICABLE.
13. 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 THE TOP OF THE HOUSING ON THE FIXTURE. THEY SHALL BE AIR TIGHT TO PREVENT CONDITIONED AIR FROM ESCAPING INTO THE CEILING CAVITY OR ATTIC SPACE. CEC 150.0(k)(1)(A) AND ALL SWITCHES INTO THE CONDITIONED SPACE. THIS IS A MANDATORY MEASURE.
14. ALL MECHANICAL EQUIPMENT SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THE TERMS OF THE LISTINGS AND THE MANUFACTURER'S INSTRUCTIONS.
15. GLAZING MADE OF VINYL MUST EITHER HAVE WELDED CORNERS OR METAL REINFORCEMENT IN THE INTERLOCKING AREA TO BE CERTIFIED TO THE WINDOW ATTACHMENT STANDARDS IN ANSI/AAMA/NWWDA 101/I.S.2 STRUCTURAL REQUIREMENTS. NO VINYL IN ROOFS PROPOSED IN PROJECT.
16. PROVIDE A MINIMUM 1% SLOPE FOR A MINIMUM OF 10'-0" AWAY FROM STRUCTURE. 5% IF SURFACE IS IMPERVIOUS. (IPC 70) UNAPPROVED DRAINAGE, WATER TRAPPED UNDER FLOOR TYPE, ARE TO HAVE A MIN. SLOPE OF 2%.
17. REPAIR AND REPLACE ANY FIRE PROOFING DAMAGED DURING CONSTRUCTION.
18. NEW AIR CONDITIONING REQUIRES THE HVAC SYSTEM SHALL BE TESTED FOR DUCT LEAKAGE BY HERS RATER.
19. USE FIRE DAMPERS FOR USE IN GAUGE METAL DUCTS. WHERE FIREWALL OF GARAGE IS PIERCED BY A/C DUCTS (CRC SEC. 1005.3.2)
20. SHOWER COMPARTMENT INTERIOR DIMENSIONS SHALL HAVE MINIMUM 1024 SQ IN AND BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE.
21. SEE ADDITIONAL NOTES ON SHEET G0.1

KEY NOTES

1. TILE WALL FINISH FLOOR TO 6'-0" (UNO) 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 R702.4.2)
2. SHOWER ENCLOSURE: 1/2" TEMPERED GLAZING GLAZING SAFETY GLAZING E.O. 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 5.0 AS TO MAINTAIN NOT LESS THAN 4'-0" 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 EXIT DOORS. 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 & CPC 3.2.2)
5. (N) 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)(1) & (E)
6. A/C COMPRESSOR WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CMC 903.2 /
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 GALV 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 TO LET TO CENTERLINE AND 24" FRONT CLEARANCE.
10. GUARDRAIL 42" TALL MIN.
11. FIREPLACE: CORONA 42" DIRECT VENT BY HEATAGLO SEE G6.0 FOR SPEC
12. FIREPLACE: CORONA 36" DIRECT VENT BY HEATAGLO SEE G6.0 FOR SPEC
13. SUN TUNNEL: VELUX SEE G6.0 FOR SPECIFICATIONS
14. UNDER FLOOR ACCESS: PER R408.4 ACCESS OPENINGS THROUGH THE FLOOR SHALL BE NOT SMALLER THAN 18 INCHES BY 24 INCHES
15. UNDER FLOOR VENTS: PER R406.2 EACH VENT TO BE 14" HIGH X 18" WIDE.
16. HANDRAIL 34" - 38" PER CRC R311.7.8

WATER CONSERVATION NOTES

WATER CONSERVATION PLUMBING FIXTURES ARE REQUIRED TO BE INSTALLED PER CPC SEC 403 AND CAL. GREEN STANDARD CODE FOR ALL NEW PLUMBING FIXTURES FOR KITCHEN SINKS, LAVS, BAR SINKS, SHOWERS AND TOILETS AS APPLICABLE, INCLUDE THE FOLLOWING NOTE

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

1) TANK TYPE TOILETS SHALL HAVE A MAXIMUM FLUSH OF 1.28 GAL
2) WATER SAVING SHOWER HEADS SHALL HAVE A MAXIMUM FLOW OF 2.0 GAL /MIN
3) WATER SAVING LAVATORY FAUCETS AND MISC. SINK FAUCETS SHALL HAVE A MAXIMUM FLOW OF 1.2 GAL/MIN
4) KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW OF 1.8 GAL/MIN

REPLACEMENT OF WATER CONSERVATION PLUMBING FIXTURES IN PRE-1994 DWELLINGS REPLACEMENT OF EXISTING PLUMBING FIXTURES IS REQUIRED WHEN A PERMIT IS OBTAINED FOR CONSTRUCTION.

WATER USAGE FOR 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, SHOWER HEADS 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 MAXIMUM STANDARD INDICATED.

PLUMBING NOTES

1. PLUMBING FIXTURES FOR NEW CONSTRUCTION AND ALTERATIONS SHALL COMPLY WITH THE FOLLOWING:
   A. WATER CLOSETS (1.6 GPF) (CALGREEN 4.303.1.1)
   B. URINALS: LESS THAN 1.0 GALLON PER FLUSH (CALGREEN 4.303.1.2)
   C. SINGLE SHOWERHEAD: LESS THAN 1.8 GPM @ 80 PSI (4.303.1.3.1)
   D. SHOWER: 2 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 FOR 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) REMODELING, ADDITION, EXISTING TOILETS OF GREATER THAN 1.6 GAL./FLUSH, SHOWER HEADS 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 MAXIMUM INDICATED.
3. PROVIDE 2X6 STUDS IN PLUMBING WALL AT WATER CLOSET TO PREVENT EXCESSIVE NOTCHING OR BORING OF STUDS (CPC SEC. 502.5)
4. PROVIDE 24" SPACE IN FRONT OF THE WATER CLOSET 30" WIDE (CPC SEC 402.5.)
5. PROVIDE NON-SLIP JOINT TRANSITION SEC. 402.10)
6. WATER HEATER PRESSURE AND TEMPERATURE RELIEF DRAIN LINE NEEDS TO TERMINATE TO OUTSIDE THE BUILDING (CPC SEC. 608.5)
7. SHOWER AND BATHROOM REMODELING SHALL BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE, PER CPC 408.3
8. ALL DRAIN PIPES 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.

UNDER FLOOR VENTILATION (PER R408.1)

VENTILATION OPENINGS THROUGH FOUNDATION OR EXTERIOR WALLS SURROUNDING THE UNDER-FLOOR SPACE SHALL BE PROVIDED IN ACCORDANCE WITH THIS SECTION. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT (0.0929 M2) FOR EACH 150 SQUARE FEET (14 M2) OF UNDER-FLOOR AREA. ONE VENTILATION OPENING SHALL BE WITHIN 3 FEET (915 MM) OF EACH EXTERIOR CORNER OF THE UNDER-FLOOR SPACE. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH ANY OF THE FOLLOWING MATERIALS PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4 INCH (6.4 MM) AND OPERATIONAL LOUVERS ARE PERMITTED:

1. PERFORATED SHEET METAL PLATES NOT LESS THAN 0.070 INCH (1.8 MM) THICK.
2. EXPANDED SHEET METAL PLATES NOT LESS THAN 0.047 INCH (1.2 MM) THICK.
3. CAST-IRON GRILL OR GRATING.
4. EXTRUDED LOAD-BEARING BRICK VENTS.
5. HARDWARE CLOTH OF 0.035 INCH (0.89 MM) WIRE OR HEAVIER.
6. CORROSION-RESISTANT WIRE MESH, WITH THE LEAST DIMENSION BEING 1/8 INCH (3.2 MM) THICK.

SQUARE FOOTAGE OF CRAWL SPACE 1,360 SQ. FT. / 150 = 9.06 SQ. FT. REQUIRED

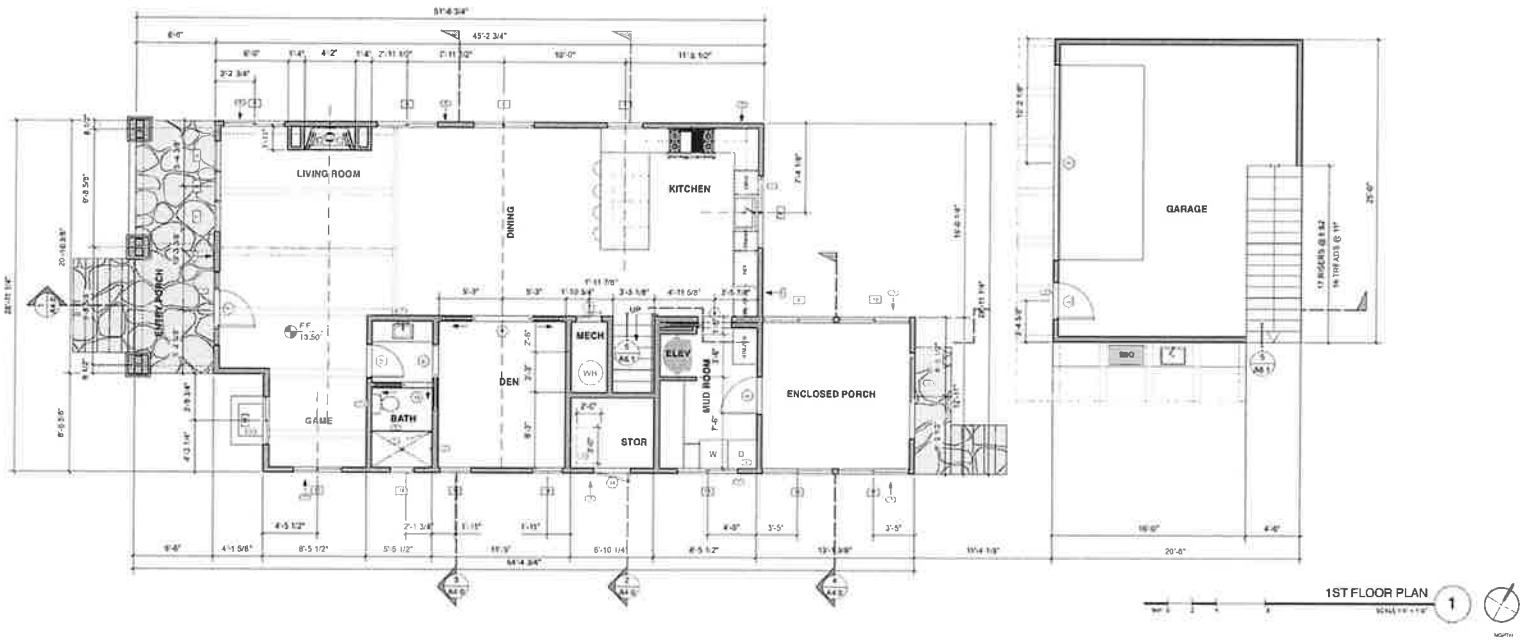
1 ACCESS SPACES PROVIDED @ 3.5 SQ. FT. EACH = 3.5 SQ. FT.

13 VENTS PROVIDED @ 1.75 SQ. FT. EACH (W/ SCREENS) = 25.16 SQ. FT.

TOTAL SPACE PROVIDED = 29.16 SQ. FT.

UNDER FLOOR ACCESS (PER R408.4)

ACCESS SHALL BE PROVIDED TO ALL UNDER FLOOR SPACES. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE NOT SMALLER THAN 18 INCHES BY 24 INCHES (457 MM BY 610 MM). OPENINGS THROUGH A PIER OR WALL SHALL BE NOT LESS THAN 16 INCHES BY 24 INCHES (407 MM BY 610 MM), WHERE ANY PORTION OF THE THROUGH-WALL ACCESS IS BELOW GRADE, THE OPENING SHALL BE NOT LESS THAN 16 INCHES BY 24 INCHES (407 MM BY 610 MM) AND SHALL BE PROVIDED. THE BOTTOM OF THE ACCESSWAY SHALL BE BELOW THE THRESHOLD OF THE ACCESS OPENING. THROUGH-WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE. SEE CAL FLORIDA MECHANICAL CODE FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED UNDER FLOORS.



1ST FLOOR PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL • RESIDENTIAL
175 S. WESTLAKE AVE., SUITE 1500
PASADENA, CA 91101
909.852.1877

CITY CASE NUMBER
PROJECT #22-2162

4818 DORRANCE

4818 DORRANCE
CARPINTERIA, CA 93013

BUILDING DEPARTMENT SUBMITTAL 02-12-2024

REVISION		
NO	DESCRIPTION	DATE

1ST FLOOR PLAN

A2.0

GENERAL NOTES

1. NEC ELECTRICAL WIRETS FOR ELECTRICAL FIXTURE S AND APPLICABLE NOTES
2. INSTALL MOISTURE, RESISTANT G W B (GA 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 IN NONE CONTINOW AT ANY POINT THE OPENING SHALL NOT BE LESS THAN 22 INCHES BY 30 INCHES, CRC R807 1 HEADROOM PROVIDE
4. UNDERSTRUCTURE CLEARANCE 18" MINIMUM EVEN ATTIC ACCESS (CRC R327 1)
5. DIMENSIONS
   A. ALL DIMENSIONS ARE GIVEN TO FACE OF FRAMING, STROBINGS, CENTERLINE OF OPENING AND CENTER OF GRAVITY U N O
   B. DOORS AT CORNERS OR AT 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", (CBC SECTION 1208.2)
7. HABITABLE SPACES EITHER 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. FALLS AND STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 36" (CBC 1009.2)
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 SHEET STEEL OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. (CRC R302)
10. CLOTHES DRYER MOISTURE EXHAUST DUCT SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL 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 DOOR, OR WINDOW. PROVIDE A 4" METAL DUCT (CMC 504.3 & 504.3.2.2)
11. ALL BEDROOMS, HABITABLE ATTICS AND OTHER SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING OR AN APPROVED EXTERIOR DOOR. ALL REQUIRED EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT LOCATED MORE THAN 44 INCHES (1118 MM) MEASURED FROM THE FLOOR. (CRC R310) MINIMUM OPENING AREA FOR EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET (0 465M2) EXCEPTION GRADE FLOOR OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING OF 5 SQUARE FEET (0 465M2) MINIMUM OPENING HEIGHT THE MINIMUM NET CLEAR OPENING HEIGHT SHALL BE 24 INCHES (610 MM) (CRC R310) 2 MINIMUM OPENING WIDTH THE MINIMUM NET CLEAR OPENING WIDTH SHALL BE 20 INCHES (508 MM) (CRC R310) 3
12. ALL NEW DUCTS TO BE SEALED AND INSULATED WITH R-8 INSULATION
13. NEW CONSTRUCTION ADDITIONS AND INTERIOR INSTALLATIONS 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 FIXTURES FOR KITCHEN SINKS LAVATORY BAR SINKS SHOWERS AND TOILETS AS APPLICABLE
14. THE LIGHTING FIXTURES THAT ARE RECESSED INTO INSULATED CEILINGS ARE TO BE RATED FOR INSULATION CONTACT (IC RATED) SO THAT INSULATION CAN BE PLACED OVER THEM WITHOUT BLOCKING ON THE FIXTURE SHALL BE AIRTIGHT TO PREVENT CONDITIONED AIR FROM LEAKING INTO THE CEILING CAVITY OR ATTIC SPACE OR PREVENT UNCONDITIONED AIR FROM ATTIC SPACE INTO THE CONDITIONED SPACE THEY SHALL BE LABELED AS
15. EXISTING MASONRY 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 REINFORCED CORNERS METAL REINFORCEMENT IN THE BOTTOM SASH 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 1% SLOPE FOR A MINIMUM OF 10'-0" AWAY FROM STRUCTURE 2% IF SURFACE IS IMPERVIOUS (UN 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 LEAKAGE TESTING REQUIRED 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 AIR DUCTS (CRC R302 5 2)
21. SMOKE/CO COMBINATION INTERIOR SHALL BE SHALL HAVE MINIMUM 1 224 SQ IN AND BE CAPABLE OF ENCOMPASSING A 30 INCH CIRCLE
22. SEE ADDITIONAL NOTES ON SHEET EA1

KEY NOTES

1. TILE WALL FINISH FLOOR TO CEILING ALL WALLS IN SHOWER SHOWER ANDOR TUB/SHOWER/STALL 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, 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 DUCT S 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 EXHAUS I 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 2.2)
5. (N) PANEL WORKING CLEARANCE PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCES AT PANELS, SEC REC 110 26 (A)(1) PROVIDE 6'-6" HEADROOM AT SERVICE PANEL, CEC 110 26 (E) 4 (3)
6. A/C COMPRESSOR WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT FROM A/C CONDITIONER PER CMC 903 2 7
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 DAILY METAL TIE OF 18 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 TO LET TO CENTERLINE AND 24" FRONT CLEARANCE
10. GUARDRAIL 42" TALL MIN
11. FIREPLACE CERONA 42" DIRECT VENT BY HEATAGLO SEE G8 0 FOR SPEC
12. FIREPLACE CERONA 36" DIRECT VENT BY HEATAGLO SEE G8 0 FOR SPEC
13. SUN TUNNEL VELUX SEE G6 9 F OR SPECIFICATIONS
14. UNDER FLOOR ACCESS PER R408 4 ACCESS OPENINGS THROUGH THE FLOOR SHALL BE NOT SMALLER THAN 18 INCHES BY 24 INCHES
15. UNDER FLOOR VENTS PER R406 2 EACH VENT TO BE 14" HIGH X 18" WIDE
16. HANDRAIL 34" - 38" PER CRC R311 7 8

WATER CONSERVATION NOTES

WATER CONSERVATION PLUMBING FIXTURES ARE REQUIRED TO BE INSTALLED PER CPC SEC 402 AND CAL GREEN STANDARD CODE FOR ALL NEW PLUMBING FIXTURES & FOR KITCHEN SINKS, LAVS, BAR SINKS, SHOWERS AND TOILET S&A APPLICABLE INCLUDE THE FOLLOWING NOTE

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

1) FANN TYPE TOILETS SHALL HAVE A MAXIMUM FLUSH OF 1 28 GAL
2) WATER SAVING SHOWER HEADS SHALL HAVE A MAXIMUM FLOW OF 2 0 GAL MIN
3) WATER SAVING LAVATORY FAUCETS AND KITC SINK FAUCETS SHALL HAVE A MAXIMUM FLOW OF 1 2 GAL MIN
4) KITCHEN FAUCETS SHALL HAVE A MAXIMUM FLOW OF 1 8 GAL/MIN.

REPLACEMENT OF WATER CONSERVATION PLUMBING FIXTURES IN PRE-1994 DWELLINGS REPLACEMENT OF EXISTING PLUMBING FIXTURES IS REQUIRED WHEN A PERMIT IS OBTAINED FOR CONSTRUCTION

WATER USAGE FOR 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 SHOWER HEADS WITH FLOW CAPACITY OF MORE THAN 2 5 GAL/MIN AND WITH FAUCETS WITH FLOW CAPACITY OF MORE THAN 2 2 GAL MIN WILL NEED TO BE REPLACED TO AT LEAST THE MINIMUM STANDARD INDICATED

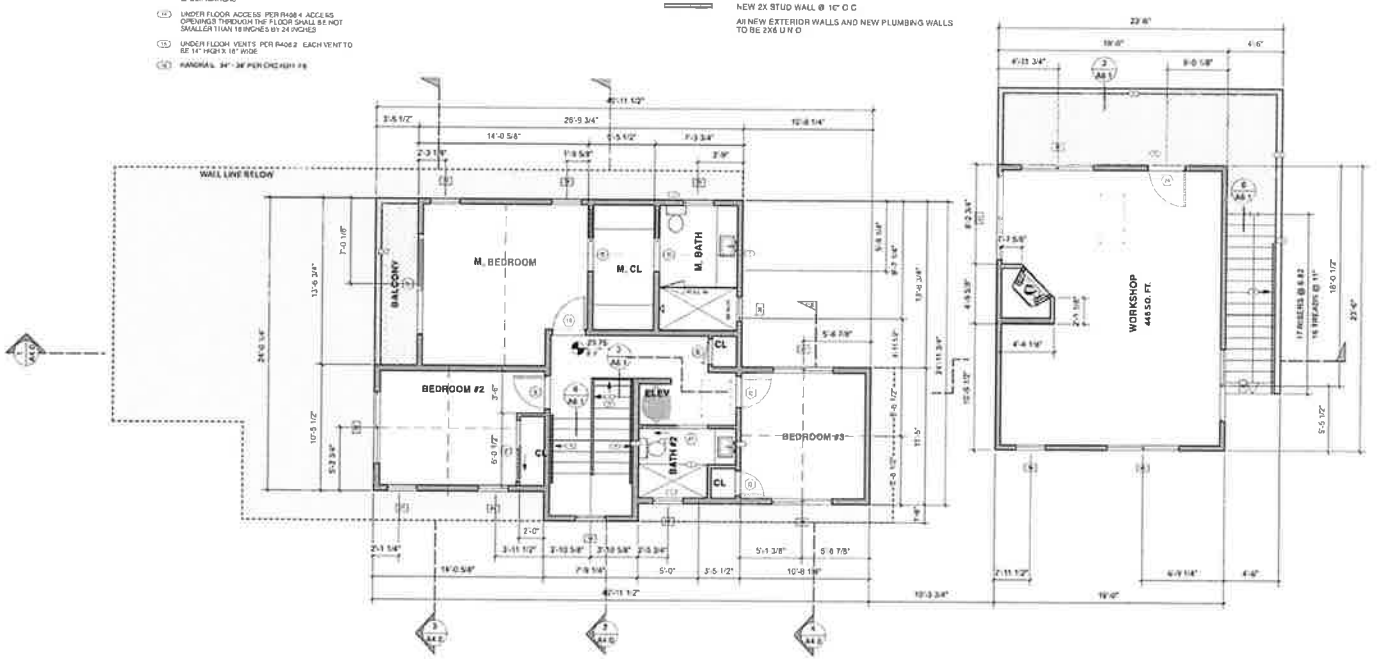
PLUMBING NOTES

1. PLUMBING FIXTURES FOR NEW CONSTRUCTION AND ALTERATIONS SHALL COMPLY WITH THE FOLLOWING
   A. WATER CLOSETS 1 6 GAL THAN 1 28 GAL/FLUSH (CPC 402 1 4)
   B. URINALS LESS THAN 0 125 GAL/FLUSH (CPC 402 1 2)
   C. SINGLE SHOWERHEADS LESS THAN 1 8 GPM @ 80 PSI (CPC 408 2 1 &301 1 &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 SHOWERHEAD/OUTLET IS TO BE IN OPERATION AT A TIME (S 5301 1 3 2)
   E. RESIDENTIAL LAVATORY FAUCETS LESS THAN 1 2 GPM @ 60 PSI (CPC 402 1 4 &)
   F. LAVATORY FAUCETS IN COMMON AND PUBLIC USE AREAS OF RESIDENTIAL BUILDINGS 1/2 GA THAN 0 5 GPM @ 60 PSI (M 309 1 4 2)
   G. MULTIPLE WASH FAUCETS LESS THAN 2 0 GALLONS PER CYCLE (CPC 402 1 4 &)
   H. KITCHEN FAUCETS LESS THAN 1 8 GPM @ 60 PSI TEMPORARY INCREASE TO 2 2 GPM ALLOWED BUT SHALL DEFAULT TO 1 8 GPM (M 309 1 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) A CONDITION OF FINAL INSPECTION EXISTING TOILETS OF GREATER THAN 1 6 GAL/FLUSH SHOWER HEADS WITH FLOW CAPACITY OF MORE THAN 2 5 GAL/MIN AND WITH 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 (48 STD) BOTTLES IN PLUMBING WALL AT WATER CLOSET TO PREVENT EXCESSIVE NOTCHING OR BORING OF STUDS (CRC 602 6)
4. PROVIDE 24" MIN CLEAR IN FRONT OF TOILET EASTHET 30" WIDE (CPC 402 5)
5. PROVIDE NON SLIP JOINT PANS (CPC 402 1 1)
6. WATER HEATER PRESSURE AND TEMPERATURE RELIEF DRAIN LINE NEEDS TO BE PAINT TO OUTSIDE OF THE BUILDING (CRC 504 5)
7. SHOWERS AND SHOWER HEAD COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE (CPC 408 3)
8. ALL DRAINPIPES AND ALL HOT WATER PIPES BENEATH LAVATORIES ARE TO BE INSULATED OR OTHERWISE CONCEALED (CBC 1115 3)

WALL LEGEND

NEW 2X STUD WALL @ 16" O C

All NEW EXTERIOR WALLS AND NEW PLUMBING WALLS TO BE 2X6 U N O



2ND FLOOR PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
1115 S. KIMBERLY AVE. SUITE 206
ANAHEIM, CA 92807
909.832.1677

CITY CASE NUMBER
PROJECT #22-2162

4818 DORRANCE

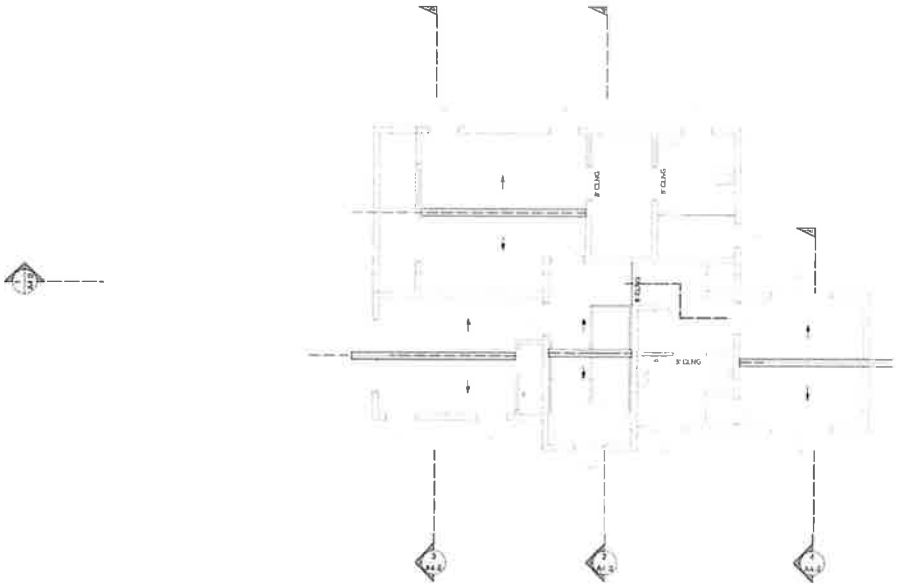
4818 DORRANCE
CARPINTERIA, CA 93013

BUILDING DEPARTMENT SUBMITTAL 02-12-2024

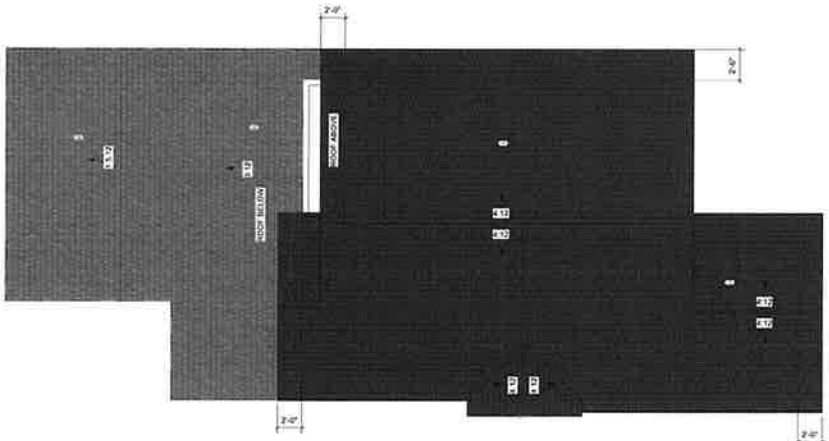
REVISION		
NO	DESCRIPTION	DATE

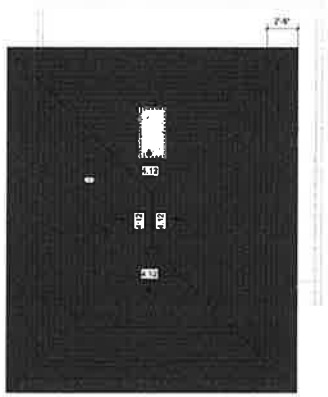
2ND FLOOR PLAN

A2.1



RCP 2





ROOF PLAN 1

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.332.1677

CITY CASE NUMBER
PROJECT #22-2162

4818 DORRANCE

4818 DORRANCE
CARPINTERIA, CA 93013

BUILDING DEPARTMENT SUBMITTAL 02-12-2024

REVISION		
NO	DESCRIPTION	DATE

ROOF PLAN

A2.2

KEY NOTES

1. **EXT. FINISH:** HARDIE SHINGLE SIDING: AUTUMN BRUSH
2. **WINDOWS AND DOORS:** ANDERSON A SERIES: COLOR WHITE
3. **EXT. LIGHTING:** DARKSKY COMPLIANT: SEE SPEC SHEET
4. **EXT. WOOD AND TRIM FINISH:** DUNN EDWARDS: CLASSIC WHITE DEW58
5. **ROOF:** CLASS A: CERTAINTEED: PRESIDENTIAL SHAKE: COLOR: GRAY
6. **ROOF:** CLASS A STANDING SEAM METAL: COLOR: GRAY
7. **CRAWLSPACE VENT TO GRADE:** FLOOD VENT
8. **DOWNSPOUT:** CLASSIC WHITE FINISH
9. **CRAWLSPACE VENTS**
10. **CRAWLSPACE ACCESS**

UNDER FLOOR VENTILATION (PER R408.2)

VENTILATION OPENINGS THROUGH FOUNDATION OR EXTERIOR WALLS SURROUNDING THE UNDER FLOOR SPACE SHALL BE PROVIDED IN ACCORDANCE WITH 1) IN SECTION THE NET MINIMUM AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT (0.093 M2) FOR EACH 150 SQUARE FEET (14 M2) OF UNDER FLOOR AREA. ONE VENTILATION OPENING SHALL BE WITHIN 3 FEET (915 MM) OF EACH EXTERIOR CORNER OF THE UNDER FLOOR SPACE. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH ANY OF THE FOLLOWING MATERIALS PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 1/4 INCH (6.4 MM), AND OPERATIONAL LOUVERS ARE PERMITTED:

1. PERFORATED SHEET METAL PLATES NOT LESS THAN 0.070 INCH (1.8 MM) THICK.
2. EXPANDED SHEET METAL PLATES NOT LESS THAN 0.047 INCH (1.2 MM) THICK.
3. CAST-IRON GRILL OR GRATING.
4. EXTRUDED LOAD-BEARING BRICK VENTS.
5. HARDWARE CLOTH OF 0.035 INCH (0.89 MM) WIRE OR HEAVIER.
6. CORROSION-RESISTANT WIRE MESH, WITH THE LEAST DIMENSION BEING 0.035 INCH (0.9 MM) THICK.

SQUARE FOOTAGE OF CRAWL SPACE 1,360 SQ. FT / 150 = 9.06 SQ. FT REQUIRED

1 ACCESS SPACES PROVIDED @ 3 SQ. FT. EACH = 3 SQ. FT.

11 VENTS PROVIDED @ 1.14 S.Q. FT. EACH (WITH SCREEN) = 25.10 SQ. FT.

TOTAL SPACE PROVIDED = 28.10 SQ. FT.

UNDER FLOOR ACCESS (PER R408.4)

ACCESS SHALL BE PROVIDED TO ALL UNDER-FLOOR SPACES. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE NOT SMALLER THAN 18 INCHES BY 24 INCHES (457 MM BY 610 MM). OPENINGS THROUGH A PERIMETER WALL SHALL BE NOT LESS THAN 16 INCHES BY 24 INCHES (407 MM BY 610 MM). WHERE ANY PORTION OF THE THROUGH WALL ACCESS IS BELOW GRADE, AN AREAWAY NOT LESS THAN 16 INCHES BY 24 INCHES (407 MM BY 610 MM) SHALL BE PROVIDED. THE BOTTOM OF THE AREAWAY SHALL BE BELOW THE THRESHOLD OF THE ACCESS OPENING. THROUGH-WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE. SEE CALIFORNIA MECHANICAL CODE FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED UNDER FLOORS.

GARAGE EAST ELEVATION 4

HOUSE EAST ELEVATION 2

GARAGE WEST ELEVATION 3

HOUSE WEST ELEVATION (STREET) 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL

CITY CASE NUMBER
PROJECT #22-2162

4818 DORRANCE

4818 DORRANCE
CARPINTERIA, CA 93013

BUILDING DEPARTMENT SUBMITTAL 02-12-2024

REVISION		
NO	DESCRIPTION	DATE

ELEVATIONS

A3.0

KEY NOTES

- EXT FINISH HARDIE SHINGLE SIDING AUTUMN BRUSH
- WINDOWS AND DOORS ANDERSON 4 SERIES COLOR WHITE
- EXT LIGHTING DARKSKY COMPLIANT SEE SPEC GUY
- EXT WOOD AND TRIM FINISH DUNN EDWARDS CLASSIC WHITE DOWN6
- ROOF CLASS A CERTAINTEED PRESIDENTIAL SHAKE COLOR COUNTRY GRAY
- ROOF CLASS A STANDING SEAM METAL COLOR GRAY
- CRAWLSPACE VENT TO GRADE FLOOD VENT
- DOWNSPOUT CLASSIC WHITE FINISH
- CRAWLSPACE VENTS
- CRAWLSPACE ACCESS

UNDER FLOOR VENTILATION (PER R408.2)

VENTILATION OPENINGS THROUGH FOUNDATION OR EXTERIOR WALLS SURROUNDING THE UNDER FLOOR SPACE SHALL BE PROVIDED IN ACCORDANCE WITH THIS SECTION THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL BE NOT LESS THAN 1 SQUARE FOOT (0.1 MM) FOR EACH 150 SQUARE FEET (14 MM) OF UNDER FLOOR AREA. ONE VENTILATION OPENING SHALL BE WITHIN 3 FEET (915 MM) OF EACH EXTERNAL CORNER OF THE UNDER-FLOOR SPACE. VENTILATION OPENINGS SHALL BE COVERED FOR THEIR HEIGHT AND WIDTH WITH ANY OF THE FOLLOWING MATERIALS PROVIDED THAT THE LEAST DIMENSION OF THE COVERING SHALL NOT EXCEED 14 INCH (6.4 MM) AND OPERATIONAL LOUVERS ARE PERMITTED

1. PERFORATED SHEET METAL PLATES NOT LESS THAN 0.070 INCH (1.8 MM) THICK
2. EXPANDED SHEET METAL PLATES NOT LESS THAN 0.047 INCH (1.2 MM) THICK
3. CAST-IRON GRILL OR GRATING
4. EXTRUDED LOAD-BEARING BRICK VENTS
5. HARDWARE CLOTH OF 0.035 INCH (0.89 MM) WIRE OR HEAVIER
6. CORROSION RESISTANT WIRE MESH WITH THE LEAST DIMENSION BEING 1.8 INCH (3.2 MM) THICK

SQUARE FOOTAGE OF CRAWL SPACE 1,360 SQ FT (150) = 9.06 SQ FT REQUIRED

1 ACCESS SPACE PROVIDED @ 2 SQ FT EACH = 2 SQ FT

10 VENTS PROVIDED @ 1.74 SQ FT EACH (14 HARDWARE) = 20.10 SQ FT

TOTAL SPACE PROVIDED = 20.10 SQ FT

UNDER FLOOR ACCESS (PER R408.4)

ACCESS SHALL BE PROVIDED TO ALL UNDER FLOOR SPACES. ACCESS OPENINGS THROUGH THE FLOOR SHALL BE NOT SMALLER THAN 18 INCHES BY 24 INCHES (457 MM BY 610 MM). OPENINGS THROUGH A PERIMETER WALL SHALL BE NOT LESS THAN 16 INCHES BY 24 INCHES (407 MM BY 610 MM) WHERE ANY PORTION OF THE THROUGH WALL ACCESS IS BELOW GRADE. AN AREAWAY NOT LESS THAN 16 INCHES BY 24 INCHES (407 MM BY 610 MM) SHALL BE PROVIDED. THE BOTTOM OF THE AREAWAY SHALL BE BELOW THE THRESHOLD OF THE ACCESS OPENING. THROUGH WALL ACCESS OPENINGS SHALL NOT BE LOCATED UNDER A DOOR TO THE RESIDENCE. SEE CALIFORNIA MECHANICAL CODE FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED UNDER FLOORS

NORTH ELEVATION 2

SOUTH ELEVATION 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
1715 VENTURA AVE, SUITE 104
VENTURA, CA 93001
805.852.1677

CITY CASE NUMBER
PROJECT #22-2162

4818 DORRANCE

4818 DORRANCE
CARPINTERIA, CA 93013

BUILDING DEPARTMENT SUBMITTAL 02-12-2024

REVISION

NO	DESCRIPTION	DATE

ELEVATIONS

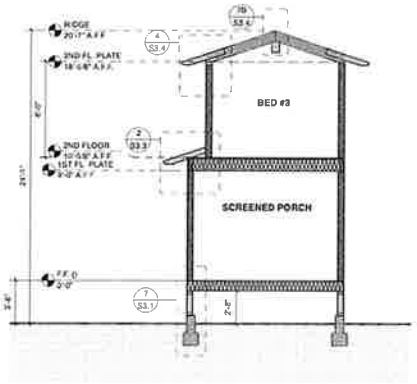
A3.1

SECTION NOTES

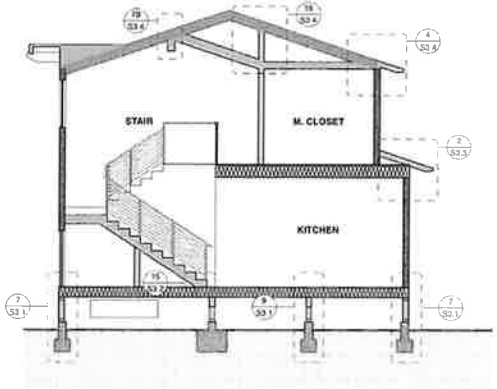
1. R VALUE
   - CEILINGS
   - WALLS
   - FLOORS
   - UNDER BALCONY

SECTION KEY NOTES

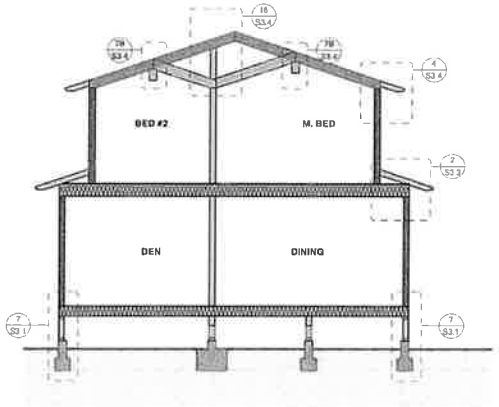
1. SPRAY FOAM INSULATION SEE SPEC
2. BATT INSULATION
3. TRUSSES SEE TRUSS MANUFACTURER
4. SLOPE SLOPE TO DRIVEWAY 1/8" 1 MIN.



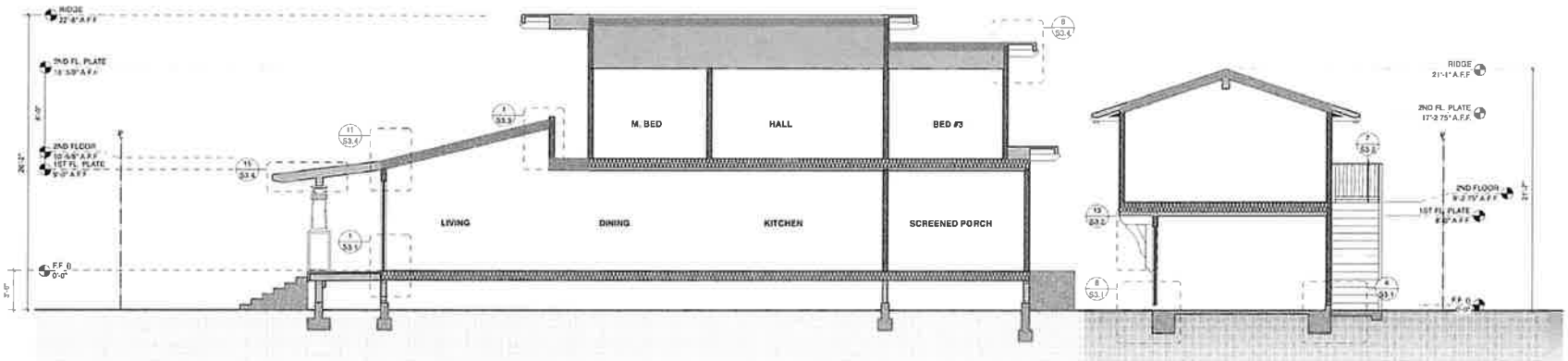
CROSS SECTION @ BEDROOM #3 4



CROSS SECTION @ STAIR 3



CROSS SECTION @ BEDROOM #2 2



CROSS SECTION / SITE SECTION 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
1778 VENTURA AVE. SUITE 1300
VENTURA, CA 93001
805.652.1677

CITY CASE NUMBER
PROJECT #22-2162

4818 DORRANCE

4818 DORRANCE
CARPINTERIA, CA 93013

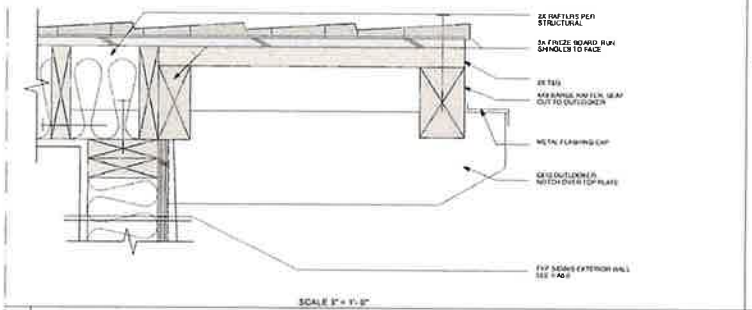
BUILDING DEPARTMENT SUBMITTAL 02-12-2024

REVISION

NO	DESCRIPTION	DATE

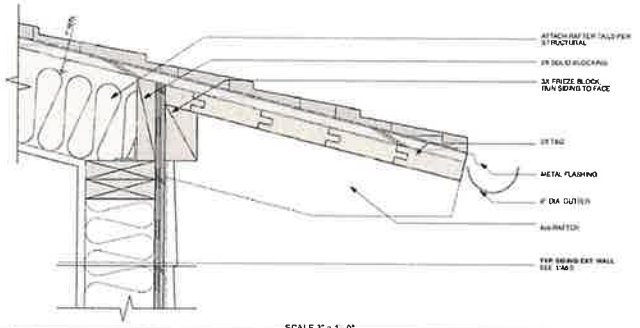
SECTIONS

A4.0



SCALE 3" = 1'-0"

20 SIDING @ RAKE TYP.



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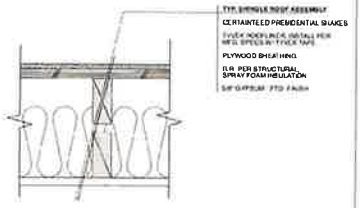
12 SIDING @ EAVE TYP.



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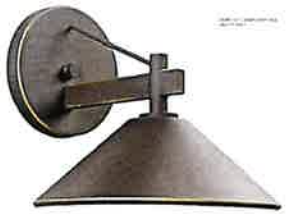
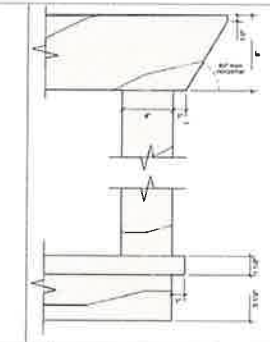
4 ROOF ASSEMBLY TYP.



19 EXTERIOR WALL SCONCE: KICHLER - RIPLEY



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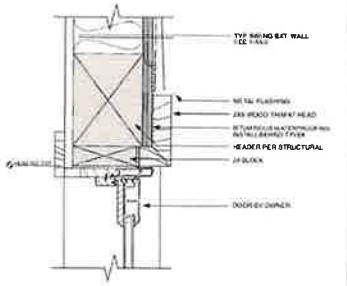
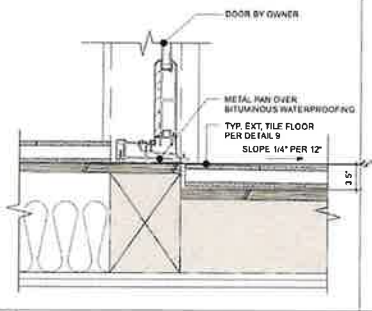
15 TYP. EXTERIOR TRIM DETAIL

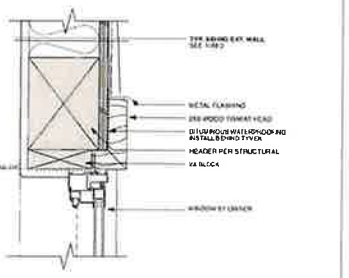


SCALE 3" = 1'-0"

11 SIDING @ DOOR HEAD

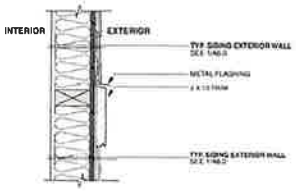


7 MASTER BALCONY THRESHOLD



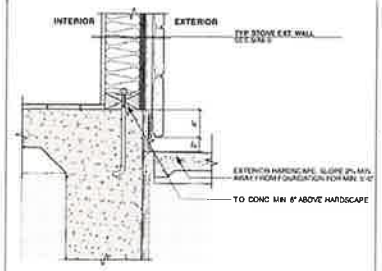
SCALE 3" = 1'-0"

3 SIDING @ WINDOW HEAD

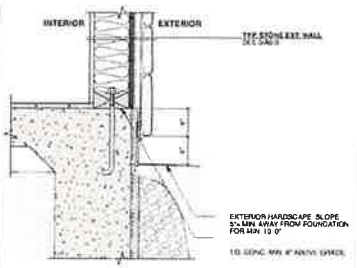


SCALE 1 1/2" = 1'-0"

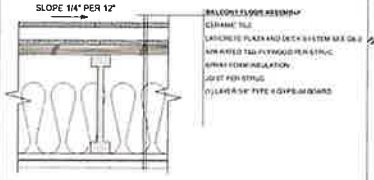
18 TRIM DETAIL @ HOR. SIDING AND SHINGLES



14 TYP. STONE VENEER EXTERIOR WALL @ HARDSCAPE

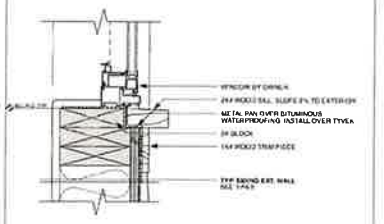


10 TYP. STONE VENEER EXTERIOR WALL @ GRADE



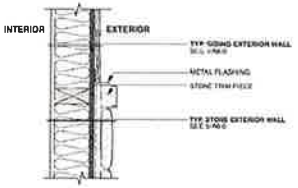
SCALE 3" = 1'-0"

6 EXTERIOR TILE FLOOR ASSEMBLY AT BALCONY



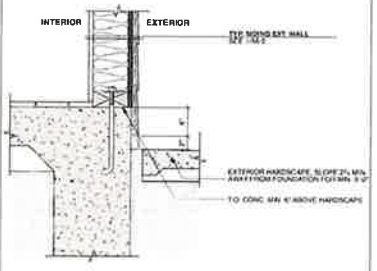
SCALE 3" = 1'-0"

2 SIDING @ WINDOW SILL



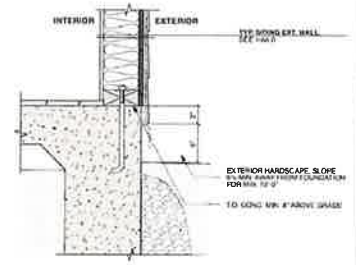
SCALE 1 1/2" = 1'-0"

17 TRIM DETAIL @ SIDING AND STONE VENEER



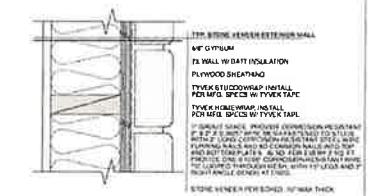
SCALE 1 1/2" = 1'-0"

13 TYP. WOOD SIDING EXTERIOR WALL @ HARDSCAPE



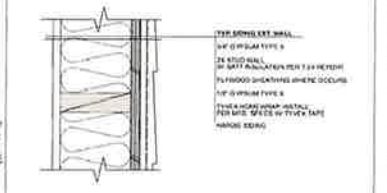
SCALE 1 1/2" = 1'-0"

9 TYP. WOOD SIDING EXTERIOR WALL @ GRADE



SCALE 3" = 1'-0"

5 TYP. STONE VENEER @ PORCH WALL



SCALE 3" = 1'-0"

1 TYP. HARDIE SIDING EXTERIOR WALL

CHAPPELL ARCHITECTURE
COMMERCIAL + RESIDENTIAL
1715 S. VENTURA AVE., SUITE 104A
VENTURA, CA 93001
805.652.1677

CITY CASE NUMBER
PROJECT #22-2162

4818 DORRANCE

4818 DORRANCE
CARPINTERIA, CA 93013

BUILDING DEPARTMENT SUBMITTAL 02-12-2024

△ REVISION

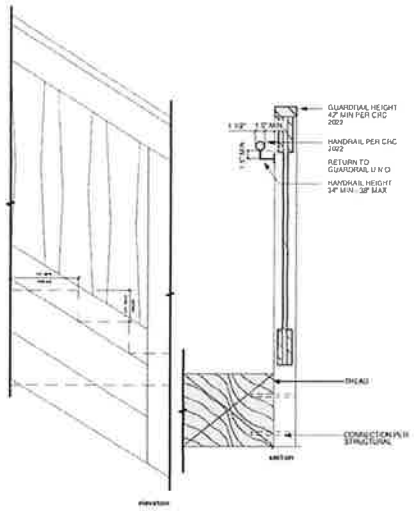
NO	DESCRIPTION	DATE

DETAILS

A6.0

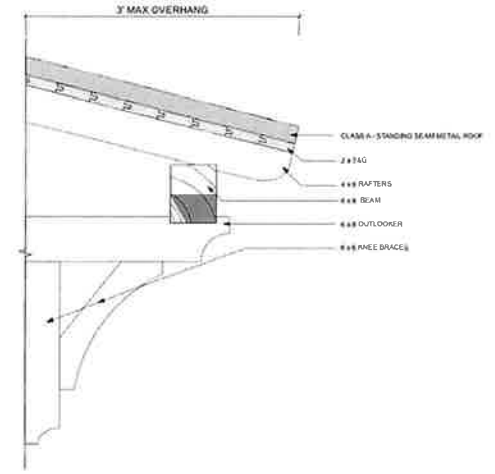
STAIRWAY NOTES

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 R311.7.9.
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 no 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 stair width at 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, dimensions and dimensioned 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 does not permit the passage of a 4 inch diameter (102 mm) sphere.
Exceptions:
1. The opening between adjacent treads is not limited 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 a 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 intersections 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 of the exclusive shall not exceed the smallest winder tread by more than 3/8 inch (9.5 mm).
Consistently shaped winders at the exclusive shall be allowed within the same flight of stairs as rectangular treads and do not have to be within 3/8 inch (9.5 mm) of the rectangular tread depth.
Exception: The tread depth of spiral stairways shall be in accordance with Section R311.7.10.1.
9 R311.7.5.3 Nosings
The radius of curvature at the nosing shall be not greater than ⅜ inch (14 mm). A nosing projection not less than ¾ inch (19 mm) and not more than 1¼ inches (32 mm) shall be provided on all treads 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 total area are 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 exit at 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 units 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 heights, measured vertically from the sloped plane adjoining the tread nosing, or finish surface of ramp slope, shall be not less than 34 inches (864 mm) and not more than 38 inches (965 mm).
Exceptions:
1. 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 winders or landings, the transition from handrail to guard, or vice versa, the start of a flight, the handrail heights 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:
1. Handrails shall be permitted to be interrupted by a newel post at the turn.
2. 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 (51 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 of dimension of not more than 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 1 3/4 inches (45 mm) below the widest 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 2¾4 inches (170 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
Treads = 1-1/2 inch(es)
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 R312.1.4 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:
1. The triangular openings at the open ends of stair, formed by the riser, tread and bottom rail of a guard, shall not allow passage of a sphere 6 inches (153 mm) in diameter.
2. Guards on the open side of stairs shall not have openings that allow passage of a sphere 4.38 inches (111 mm) in diameter.



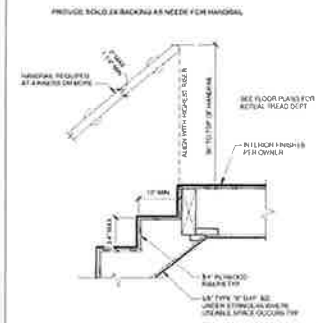
SCALE 1 1/2" = 1'- 0"

4 EXTERIOR STAIR AND HANDRAIL, TYP.

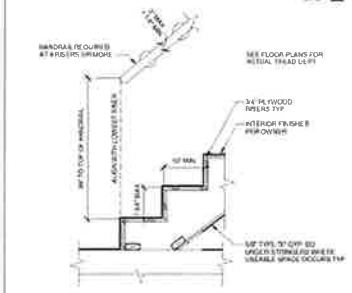


SCALE 1 1/2" = 1'- 0"

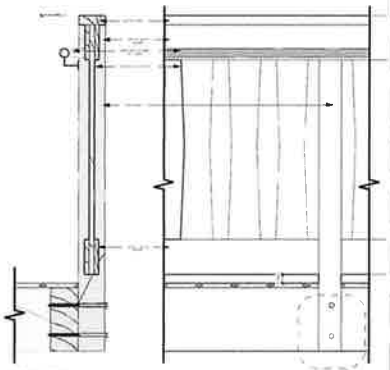
2 EYEBROW ROOF, TYP.



6 TYP. STAIR LANDING @ TOP



5 TYP. STAIR LANDING @ BOTTOM

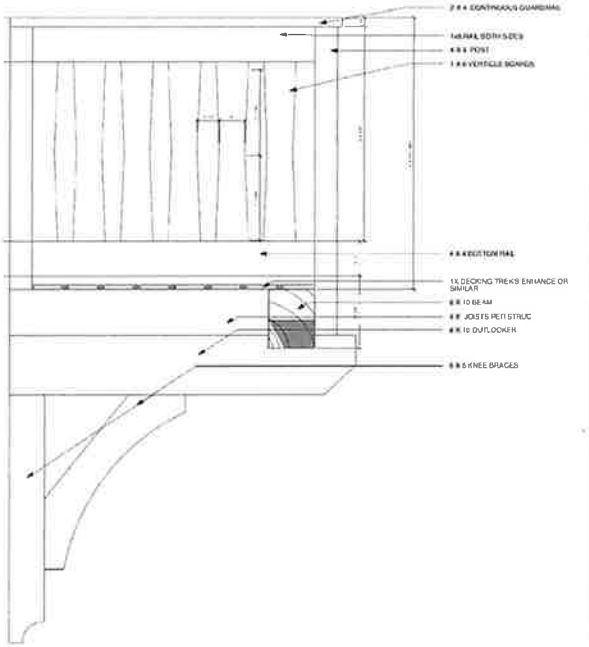


2304.12.2.6 POSTS OR COLUMNS

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
1715 S. VENTURA AVE. SUITE 104
VENTURA, CA 93001
805.882.1677

CITY CASE NUMBER
PROJECT #22-2162

4818 DORRANCE

4818 DORRANCE
CARPINTERIA, CA 93013
-

BUILDING DEPARTMENT SUBMITTAL 02-12-2024

REVISION		
NO	DESCRIPTION	DATE

DETAILS

A6.1

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	2'0"	4'0"	Sliding Window	N/A	N	TBD		1 TO REMAIN
2	2'0"	4'0"	Sliding Window	N/A	N	TBD		2 TO REMAIN
3	2'0"	4'0"	Sliding Window	N/A	N	TBD		3 TO REMAIN
4	4'0"	4'0"	Horizontal Slider	N/A	N	TBD		4 TO REMAIN
5	4'0"	4'0"	Horizontal Slider	N/A	N	TBD		5 TO REMAIN
6	4'0"	4'0"	Horizontal Slider	N/A	N	TBD		6 TO REMAIN
7	4'0"	4'0"	Fixed Window	N/A	N	TBD		7 TO REMAIN
8	5'0"	4'0"	Horizontal Slider	NA	N	TBD		8 TO REMAIN
9	3'10"	4'0"	Horizontal Slider	NA	N	TBD		9 TO REMAIN
10	3'10"	4'0"	Horizontal Slider	NA	N	TBD		10 TO REMAIN
11	3'10"	4'0"	Horizontal Slider	NA	N	TBD		11 TO REMAIN
12	5'10"	4'0"	Horizontal Slider	NA	N	TBD		12 TO REMAIN
13	2'0"	3'0"	Horizontal Slider	NA	N	TBD		13 TO REMAIN
14	2'0"	3'0"	Horizontal Slider	NA	N	TBD		14 TO REMAIN
15	2'0"	3'0"	Fixed Window	N/A	N	TBD		15 TO REMAIN
16	2'0"	3'0"	Fixed Window	N/A	N	TBD		16 TO REMAIN
17	2'0"	3'0"	Fixed Window	N/A	N	TBD		17 TO REMAIN
18	2'0"	4'0"	Fixed Window	N/A	N	TBD		18 TO REMAIN
19	2'0"	4'0"	Fixed Window	N/A	N	TBD		19 TO REMAIN
20	2'0"	4'0"	Fixed Window	N/A	N	TBD		20 TO REMAIN
21	2'0"	4'0"	Fixed Window	N/A	N	TBD		21 TO REMAIN
22	2'0"	4'0"	Fixed Window	N/A	N	TBD		22 TO REMAIN
23	2'0"	4'0"	Fixed Window	N/A	N	TBD		23 TO REMAIN
24	2'0"	4'0"	Fixed Window	N/A	N	TBD		24 TO REMAIN

DOOR SCHEDULE

SYMBOL

Mark	Nominal Size				Side Lights	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	16'0"	7'0"	1 3/4"	Overhead							
3	3'0"	6'8"	1 3/4"	Swing Simple							
4	7'0"	6'8"	1 3/4"	Slider							
5	3'0"	6'8"	1 3/4"	Swing Simple							
6	2'8"	6'8"	1 3/4"	Pocket Simple							
7	2'0"	4'8"	1 3/4"	Swing Simple							
8	5'0"	6'8"	1 3/4"	Pocket Bi-part							
11	2'6"	6'8"	1 3/4"	Pocket Simple							
12	2'8"	6'8"	1 3/4"	Swing Simple							
13	2'6"	6'8"	1 3/4"	Pocket Simple							
14	3'0"	4'0"	1 3/4"	Swing Simple							
15	5'0"	8'0"	1 3/4"	Slider							
15	2'8"	8'0"	1 3/4"	Swing Simple							
17	8'0"	8'0"	1 3/4"	Slider							
18	2'8"	8'0"	1 3/4"	Pocket Simple							
19	2'8"	8'0"	1 3/4"	Pocket Simple							
20	2'0"	8'0"	1 3/4"	Swing Simple							
21	2'8"	8'0"	1 3/4"	Pocket Simple							
22	2'8"	8'0"	1 3/4"	Swing Simple							
23	2'0"	8'0"	1 3/4"	Swing Simple							
24	---	8'0"	1 3/4"	Swing Simple							

WINDOW AND DOOR GENERAL NOTES

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

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

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

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

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

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

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

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

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

9. R308.4.3 GLAZING IN WINDOWS. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (0.8 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. ANY ONE OR MORE WALKING SURFACES WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

EXCEPTIONS: 1. DECORATIVE GLAZING. 2. WHERE A HORIZONTAL RAIL IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34 TO 38 INCHES (864 TO 965 MM) ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (730 N/M) WITHOUT CONTACTING THE GLASS AND HAVE A CROSS-SECTIONAL HEIGHT OF NOT LESS THAN 1 1/2 INCHES (38 MM). 3. OUTBOARD PANE IN INSULATING GLASS UNITS AND LAMINATED GLASS TWO PANES OR MORE. 4. MONOLITHIC GLASS LOCATED MORE THAN 72 INCHES (1829 MM) ABOVE THE FLOOR, WALKING SURFACE OR OTHER HORIZONTAL SURFACE (WITHIN 36 DEGREES [0.63 RAD] OF HORIZONTAL) ADJACENT TO THE GLASS BEYOND.

EGRESS NOTES

1. R310.2 EGRESS DOOR. NOT LESS THAN ONE EGRESS DOOR SHALL BE PROVIDED FOR EACH DWELLING UNIT. THE EGRESS DOOR SHALL BE SIDE HINGED, AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32 INCHES (813 MM). WHERE MEASURED BETWEEN THE FACE OF THE DOOR AND THE STOP, WITH THE DOOR OPEN 90 DEGREES (1.57 RAD). THE CLEAR HEIGHT OF THE DOOR OPENING SHALL BE NOT LESS THAN 78 INCHES (1981 MM) IN HEIGHT MEASURED FROM THE TOP OF THE THRESHOLD TO THE BOTTOM OF THE STOP. OTHER DOORS SHALL NOT BE REQUIRED TO COMPLY WITH THE MINIMUM DIMENSIONS. EGRESS DOORS SHALL BE READILY OPENABLE FROM INSIDE THE DWELLING WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

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

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

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

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

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

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

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

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

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

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ALL DRAWINGS, PLANS AND DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF CHAPPELL ARCHITECTURE AND SHALL NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF CHAPPELL ARCHITECTURE.

CITY CASE NUMBER
PROJECT #22-2162

4818 DORRANCE

4818 DORRANCE
CARPINTERIA, CA 93013

BUILDING DEPARTMENT SUBMITTAL 02-12-2024

REVISION		
NO	DESCRIPTION	DATE

SCHEDULE

A7.0

SECTION #1 - GENERAL REQUIREMENTS

1. ALL WORK SHALL COMPLY WITH THE 2022 CALIFORNIA RESIDENTIAL CODE, 2022 CALIFORNIA BUILDING CODE, 2022 CALIFORNIA PLUMBING CODE, 2022 CALIFORNIA MECHANICAL CODE, 2022 CALIFORNIA ELECTRICAL CODE, 2022 CALIFORNIA ENERGY CODE AND 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE.
2. THE GENERAL CONTRACTOR SHALL DETERMINE AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE STARTING ANY WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR THE ARCHITECT OF ANY DISCREPANCIES OR CHANGES FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS.
3. EACH CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS REQUIRED BY THE JURISDICTIONAL AUTHORITIES HAVING JURISDICTION OVER HIS PORTION OF THE WORK. INSTALLATION OF EQUIPMENT SHALL ALSO BE ARRANGED AND PAID FOR BY THE APPROPRIATE CONTRACTOR UNLESS NOTED OTHERWISE. ALL INSPECTIONS REQUIRED BY THE JURISDICTIONAL AUTHORITIES SHALL BE MADE AND APPROVED BEFORE THE BUILDING IS OCCUPIED.
4. ALL WORK AND MATERIALS ARE TO COMPLY IN EVERY RESPECT WITH THE LATEST REQUIREMENTS OF ALL APPLICABLE CITY, COUNTY, AND STATE CODES, LOCAL REGULATIONS AND THE CONDITIONS OF THE BUILDING PERMIT. IN THE EVENT THAT THE BUILDING AND/OR REGULATIONS AND CODES ARE TO BE CONSIDERED AS THE MINIMUM STANDARD. WHERE THESE DRAWINGS AND SPECIFICATIONS EXCEED THESE CODES, THEY SHALL GOVERN.
5. THESE GENERAL PLANS SHALL BE USED TOGETHER WITH ANY ARCHITECTURAL, GRADING, MECHANICAL, PLUMBING, AND ELECTRICAL PLANS.
6. THE ARCHITECT SHALL INTERPRET THE INTENT OF THE DOCUMENTS IN ANY CASE OF CONFLICT OR DISCREPANCY BETWEEN ARCHITECTURAL AND OTHER DRAWINGS OR PLANS.
7. DETAILS NOTED AS "TYPICAL" OR SIMILAR SHALL APPLY TO ALL CASES WHERE SUCH CONDITIONS EXIST, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
8. WHERE DETAILS OR SECTIONS ARE NOT SHOWN FOR ANY PORTION OF THE WORK, THE CONSTRUCTION SHALL BE THE SAME AS FOR SIMILAR PARTS WHICH ARE SHOWN.
9. THE APPROVAL OF THESE PLANS BY THE BUILDING DEPARTMENT DOES NOT AUTHORIZE ANY DEVIATION FROM THE REQUIREMENTS OF THE LAW. IT IS UNDERSTOOD THAT THE CONTRACTOR SHALL PROVIDE ALL BRACING AND SHORING NECESSARY TO INSURE THE STABILITY OF ALL PARTS OF THE BUILDING DURING CONSTRUCTION.

SECTION #2 - MATERIAL SPECIFICATIONS

1. CONCRETE — 2,500 PSI @ 28 DAYS — NORMAL WEIGHT AGGREGATE, MAXIMUM SIZE 3/4" (ASTM C33), MINIMUM CEMENT CONTENT PER ACI 318 TABLE 19.3.3.1, MAXIMUM WATER/CEMENT RATIO 0.50, MINIMUM AIR CONTENT 5% ± 1.5% FOR EXPOSURE CLASS F2 (ACI 318 TABLE 19.3.3.1), SLUMP 4" ± 1" AT POINT OF PLACEMENT
2. REINFORCING STEEL — ASTM A615, GRADE 40 #4 AND SMALLER, ASTM A615, GRADE 60 #5 AND LARGER
3. STRUCTURAL STEEL — ALL STRUCTURAL STEEL SHALL COMPLY WITH ASTM A36 OR ASTM A992 GRADE 50 UNLESS NOTED OTHERWISE. ALL STEEL SHALL COMPLY WITH ASTM A500, GRADE B STRUCTURAL TUBING. ALL STRUCTURAL PIPE SHALL COMPLY WITH ASTM A53, GRADE B.
4. MACHINE BOLTS — ASTM A307
5. ANCHOR BOLTS — ASTM A307
6. WOOD FASTENERS — SIMPSON STRONG-TIE HANGERS, STRAPS, HOLD-DOWNS, CONNECTORS, ETC. (ESR-2495, ESR-2327, ESR-2627, ESR-2330, ESR-3096, ESR-3775, ESR-3782, ESR-3775, ESR-3328, ESR-2236)
7. BEAMS AND LUMBER — ALL LUMBER SHALL BE DOUGLAS FIR-LARCH OR HEM-FIR, UNLESS NOTED OTHERWISE. ALL LUMBER SHALL BE GRADED AS NOTED ON THE FRAMING NOTES OR PLANS.
8. GLUE-LAMINATED BEAMS — ALL GLUE-LAMINATED TIMBERS SHALL BE FABRICATED IN ACCORDANCE WITH THE LATEST EDITION OF THE AITC 117 STANDARDS. ALL FABRICATORS SHALL BE APPROVED BY THE ARCHITECT OR ENGINEER OF RECORD. ALL GLUE-LAMINATED TIMBERS SHALL BE MANUFACTURED BY AN APPROVED FABRICATOR AND SHALL BEAR THE APPROVED LABEL.
9. PARALLAM — 1.8E 2500Fb — 1 3/4" DEPTH OR GREATER
10. WOOD I-JOISTS — WEYERHAEUSER TJI 230 OR EQUAL
11. PLYWOOD SHEATHING — 1/2" PRODUCT STANDARD PS 1-09 APA RATED SHEATHING, EXPOSURE 1, MINIMUM 32/16 SPAN RATING, TONGUE & GROOVE EDGES, INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS
12. NARROW FLANGE PANELS — SIMPSON "STRONG-WALL" OR "STRONG-WALL 24" PANELS, EXPOSURE 1, MINIMUM 32/16 SPAN RATING (ESR-2627)
13. WOOD ANCHORS — SIMPSON STRONG-TIE PAB, PABC, PAB2, PAB2C, PAB4, PAB4C (ESR-3455), SIMPSON STRONG-TIE PAB, PABC, PAB2, PAB2C, PAB4, PAB4C (ESR-3455), OR APPROVED EQUAL
14. EPOXY ANCHORS — SIMPSON SET-XP (ESR-4057), OR APPROVED EQUAL
15. CONCRETE BLOCK — ASTM C90, GRADE N, TYPE I, MINIMUM 1,900 PSI NET AREA COMPRESSIVE STRENGTH AT 28 DAYS, NO SPECIAL INSPECTION REQUIRED IF f'm = 1,500 PSI OR LESS. GROUT: f'c = 2,000 PSI. MORTAR: f'c = 1,800 PSI.

SECTION #3 - FOUNDATION DESIGN

1. FOUNDATION PLANS AND DETAILS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY [GEOTECHNICAL CONSULTANT], DATED [Sept. 29, 2020]. REFER TO SAID REPORT FOR ALL GEOTECHNICAL RECOMMENDATIONS NOT SHOWN ON THE DRAWINGS. ALLOWABLE SOIL BEARING: 1,500 PSF. SOIL CLASS: D. ACTIVE PRESSURE: 34 PCF/FT (LEVEL BACKFILL). AT-REST PRESSURE: 52 PCF/FT (LEVEL BACKFILL). PASSIVE PRESSURE: 300 PCF/FT (MAXIMUM).
2. THE SOILS ENGINEER IS HEREBY APPOINTED AS THE SOILS ENGINEER OF RECORD FOR THIS PROJECT. HE SHALL PERFORM ALL INSPECTIONS AND TESTS AS REQUIRED BY THE CBC AND AS RECOMMENDED IN THE GEOTECHNICAL REPORT. HE SHALL APPROVE ALL FOOTING EXCAVATIONS AND SUBGRADE PREPARATION BEFORE PLACEMENT OF CONCRETE OR FILL.
3. ALL FOOTINGS SHALL BEAR ON UNDISTURBED, NATURAL SOIL OR ON COMPACTED FILL PLACED AS RECOMMENDED IN THE GEOTECHNICAL REPORT. FOOTINGS SHALL BE STEPPED AS REQUIRED TO FOLLOW THE NATURAL SLOPE OF THE GROUND. THE MINIMUM HORIZONTAL DISTANCE FROM THE FACE OF ANY FOOTING TO THE FACE OF THE SLOPE SHALL BE AS SHOWN ON THE FOOTING DETAILS.
4. ALL FOOTINGS SHALL BE PLACED A MINIMUM OF 12" BELOW THE LOWEST ADJACENT FINISH GRADE, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
5. ALL FOOTINGS SHALL BE PLACED A MINIMUM OF 18" BELOW THE LOWEST ADJACENT FINISH GRADE, UNLESS NOTED OTHERWISE ON THE DRAWINGS.
6. ALL FOOTINGS SHALL BE PLACED A MINIMUM OF 12" BELOW THE EDGE OF THE SLOPE. THE MINIMUM HORIZONTAL DISTANCE FROM THE FACE OF THE SLOPE TO THE EDGE OF THE FOOTING SHALL BE AS SHOWN ON THE FOOTING DETAILS.
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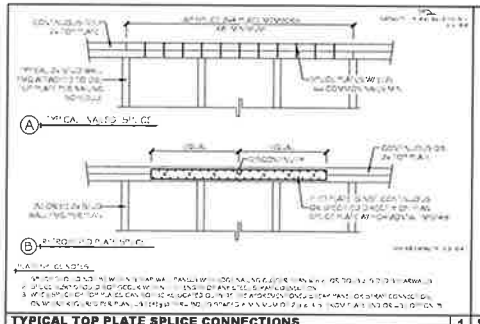
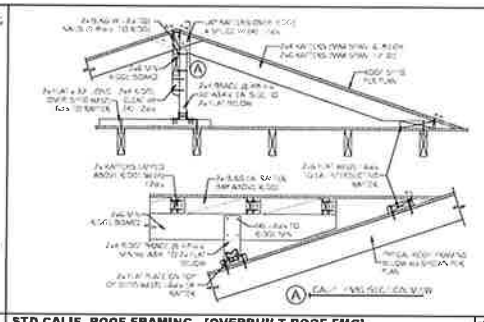
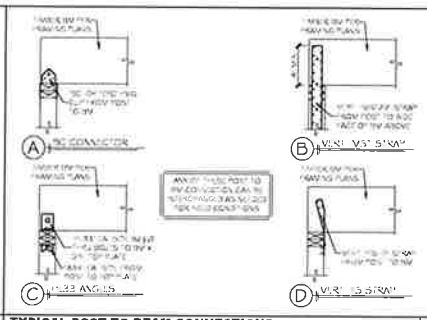


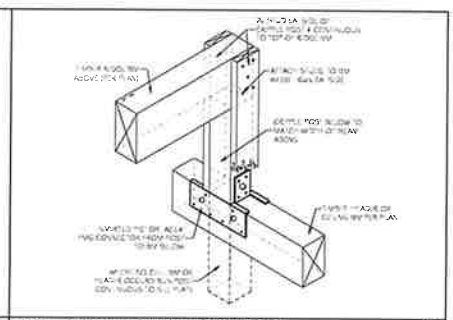
TYPICAL TOP PLATE SPLICE CONNECTIONS | 1



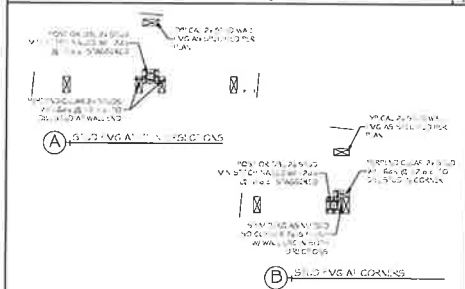
STD CALIF. ROOF FRAMING [OVERBUILT ROOF FMG] | 2



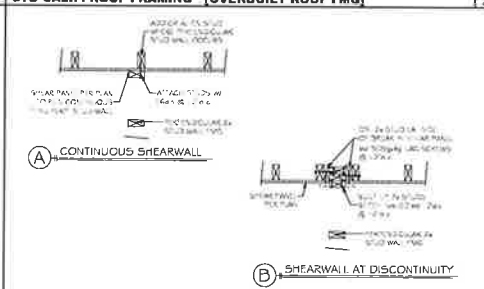
TYPICAL POST TO BEAM CONNECTIONS | 3



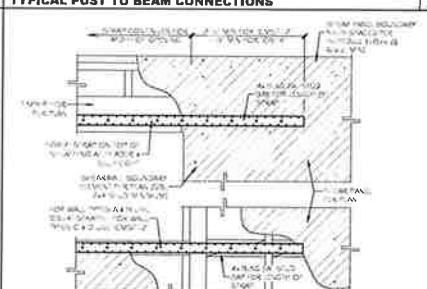
BEAM POCKET FRAMING CONNECTION | 4



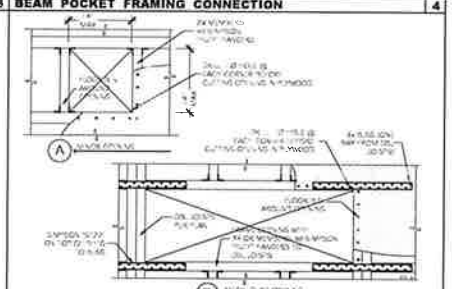
STUDS FMG CORNERS AND INTERSECTIONS | 5



SHEAR TRANSFER AT PERPENDICULAR STUD WALL FMG | 6



SHEARWALL STRAPS AROUND WALL PENETRATIONS | 7



FLOOR DIAPHRAGM PENETRATIONS | 8

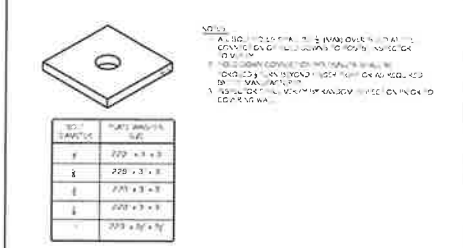
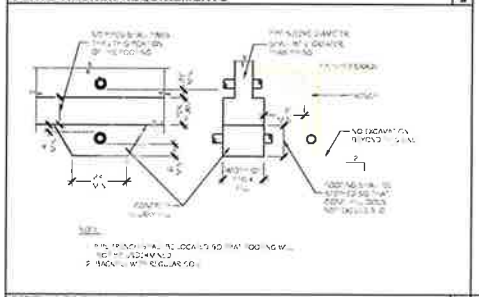
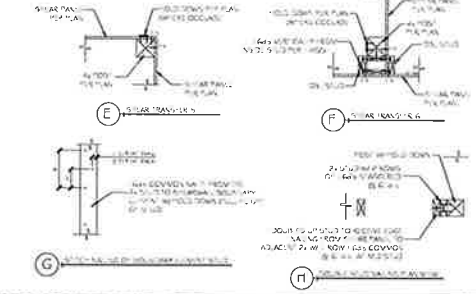


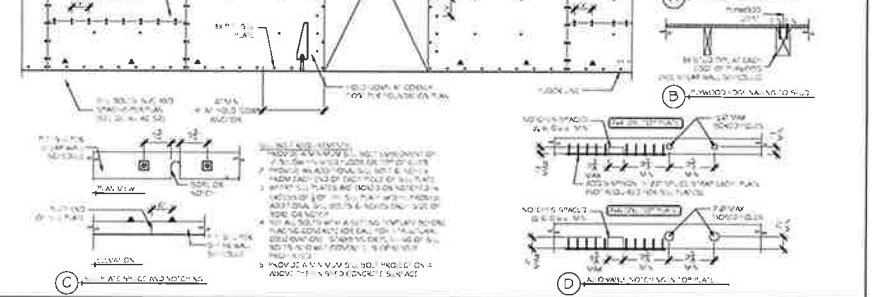
PLATE WASHER REQUIREMENTS | 9



PIPE CLEARANCES IN FOOTINGS | 13



TYPICAL SHEAR PANEL CONDITIONS | 14



TYPICAL PLYWOOD SHEARWALL LAYOUT | 16

SOLID STRUCTURES
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e • stuart@solidstruct.com

REGISTERED PROFESSIONAL ENGINEER
STUART KRAFT TOPPIN
No.CE- 68454
EXP. 08/30/2025
STATE OF CALIFORNIA

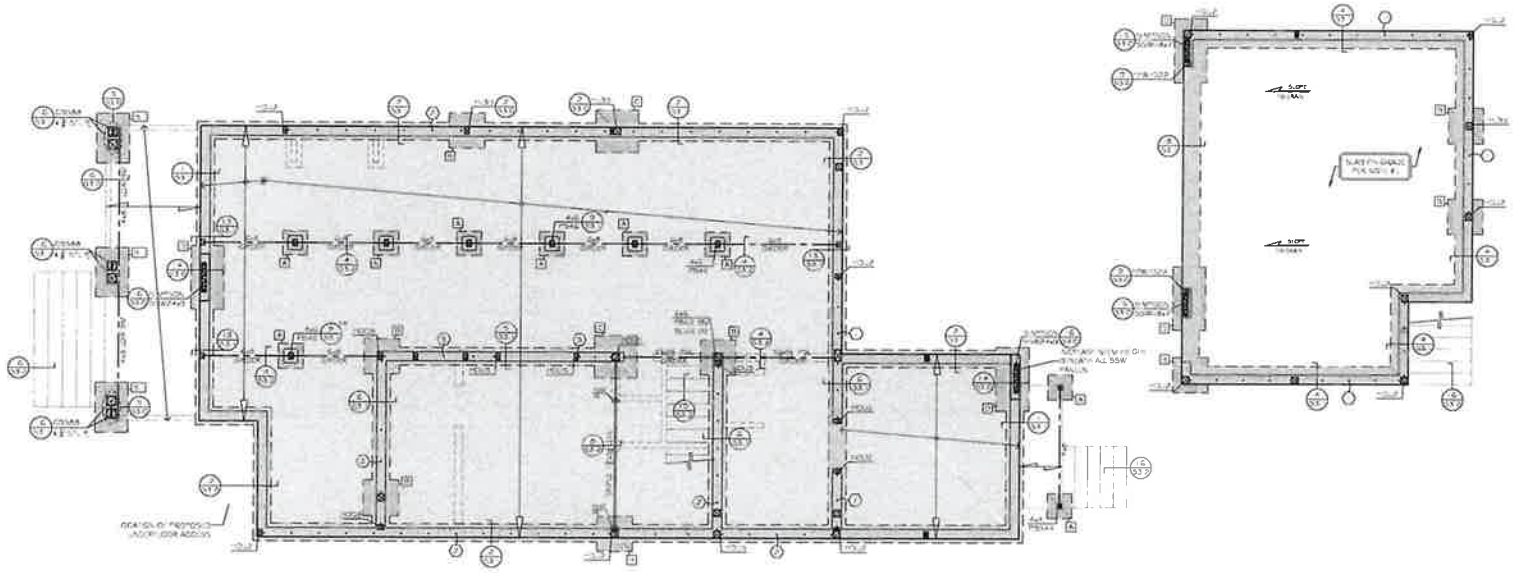
DATE
Jan. 22, 2024

HOWARD CUSTOM RESIDENCE
4818 DORRANCE WAY
CARPINTERIA, CALIFORNIA
SS PROJECT • 1924.1002

SHEET TITLE
TYPICAL CONSTRUCTION DETAILS

DATE REV	DATE
1	-
2	-
3	-

SHEET NUMBER
S1.1



FOUNDATION NOTES

1. CONCRETE SHALL BE NORMAL WEIGHT CONCRETE HAVING A MINIMUM COMPRESSIVE STRENGTH @ 28 DAYS OF 2500 PSI.
2. FLOOR SLAB SHALL BE 4" MIN. 3/4" CLEAN GRAVEL OR COARSE SAND OVER 10 MIL VISQUEEN BARRIER OVER 2" SAND OR CLEAN GRAVEL.
3. SLAB-ON-GRADE SHALL BE 4" MIN. 3/4" CLEAN GRAVEL OR COARSE SAND OVER 10 MIL VISQUEEN BARRIER OVER 2" SAND OR CLEAN GRAVEL.
4. ALL FOOTINGS SHALL BE CONSTRUCTED IN DRY TRENCHES FREE OF LOOSE MATERIAL AND WATER.
5. ALL FOOTINGS SHALL BE POURED AGAINST UNDISTURBED SOIL OR COMPACTED FILL.
6. ALL FOOTINGS SHALL BE PLACED ON FIRM, UNDISTURBED SOIL OR COMPACTED FILL.
7. ALL FOOTINGS SHALL BE PLACED ON FIRM, UNDISTURBED SOIL OR COMPACTED FILL.
8. ALL FOOTINGS SHALL BE PLACED ON FIRM, UNDISTURBED SOIL OR COMPACTED FILL.
9. ALL FOOTINGS SHALL BE PLACED ON FIRM, UNDISTURBED SOIL OR COMPACTED FILL.
10. ALL FOOTINGS SHALL BE PLACED ON FIRM, UNDISTURBED SOIL OR COMPACTED FILL.

SYMBOL LEGEND

- INDICATES OUTLINE OF WALLS AS OCCURS AT HARDSCAPE SLAB / DECK
- INDICATES CONVENTIONAL BEARING FOOTINGS. REFER TO DETAILS ON S3.1 FOR TYPICAL DIMS & REINFORCING
- INDICATES CONVENTIONAL BEARING FOOTINGS. REFER TO DETAILS ON S3.1 FOR TYPICAL DIMS & REINFORCING
- INDICATES 3/12 TYP. SLOPE
- INDICATES 2x8 DECK JOISTS @ 16" o.c. (TYP. U.N.O.)
- INDICATES 2x8 DECK JOISTS @ 16" o.c. (TYP. U.N.O.)
- INDICATES OUTLINE OF FLOOR SHEATHING AT STRUCTURAL ASSEMBLIES
- INDICATES SHEARWALL BOUNDARY ELEMENT (DBL 2x STUD MIN) WITH HOLD DOWN AS INDICATED
- INDICATES LOCATION OF SSW PRE-MANUFACTURED SHEAR PANELS. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- INDICATES ANCHOR BOLTS PER SECTION. ALL EXTERIOR AND BEARING WALLS SHALL BE @ 32" o.c. BOLTS @ 48" o.c.
- INDICATES SQUARE PAD FOOTING PER DETAIL

FOUNDATION PLAN

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

PAD FOOTING SCHEDULE

PAD MARK	PAD SIZE	PAD DEPTH
P1	2'-0" SQUARE	24"
P2	2'-6" SQUARE	24"
P3	3'-0" x 3'-0"	24"
P4	3'-0" SQUARE	24"
P5	3'-6" x 4'-6"	30"

PAD FOOTING NOTES:

ALL PADS SHALL BE REINFORCED WITH #4 x @ 12" o.c. EACH WAY 3" CLEAR FROM THE BOTTOM OF PAD UNLESS NOTED OTHERWISE

ANCHOR BOLT SCHEDULE

ANCHOR BOLT MARK	ANCHOR BOLT SIZE & SPACING
1	5/8" x 12" x @ 32" o.c.
2	5/8" x 12" x @ 24" o.c.
3	5/8" x 12" x @ 16" o.c.
4	5/8" x 12" x @ 6" o.c.

ANCHOR BOLT NOTES

1. BOLTS ARE BEING INSTALLED INTO EXISTING CONCRETE. CONTRACTOR MAY CHOOSE ANY CODED THREADED ROD, WEDGE OR MECHANICAL ANCHOR, OR TWO HOLE SLOT TAPPING PLATE ANCHORS WITH A VALID ICBO USE NO.
2. PLATE WASHERS ARE REQUIRED ON ALL ANCHOR BOLTS TO CONFORM WITH THE SPECIFICATIONS FOR DETAIL 2/S5.
3. BOLTS SHALL BE NO FURTHER THAN 6" FROM ANY BREAK IN THE SILL PLATE, AND 2 BOLTS MINIMUM ARE REQUIRED FOR ANY SINGULAR LENGTH OF SILL PLATE.

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CARPINTERIA, CALIFORNIA

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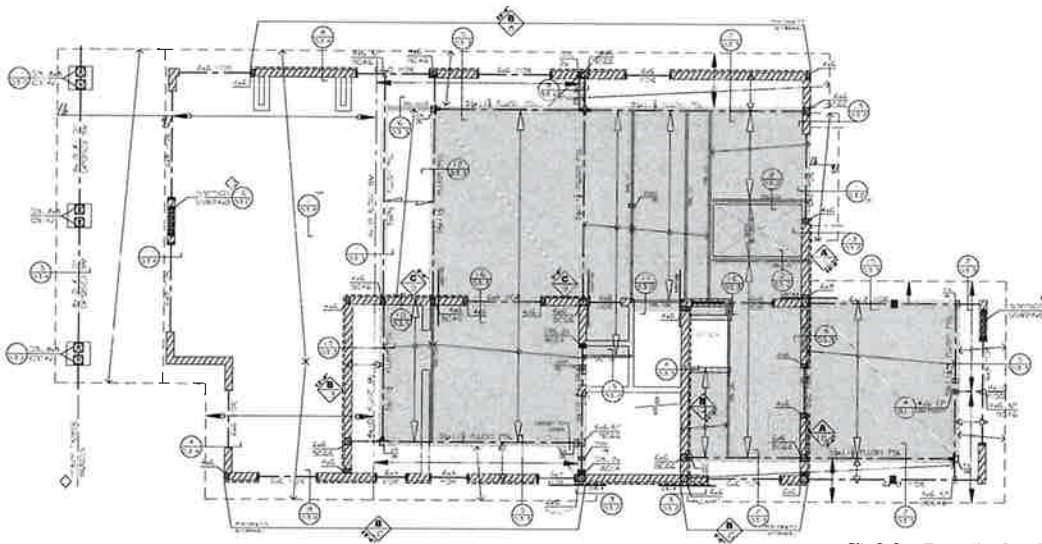
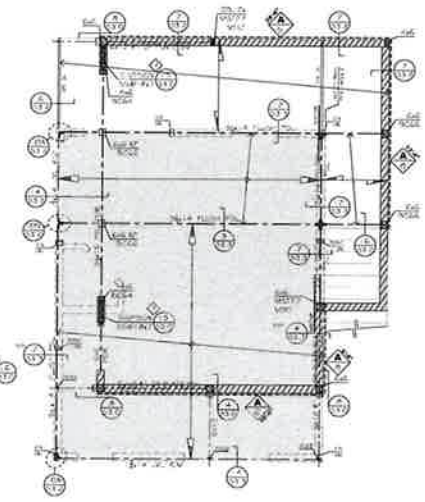
SHEET NUMBER
S2.1





FLOOR FRAMING NOTES

1. FLOOR SHEATHING: 3/4" (PSR 32/16) CDX EXTERIOR GRADE PLYWOOD OR OSB GLUE NAILED W/ 10d @ COMMON 6/6/12 PROVIDE 2x FLAT BLOCKING OR T&G AT ALL UNSUPPORTED EDGES
2. DECK SHEATHING: 3/4" (PSR 32/16) UNDERLAYMENT GRADE PLYWOOD OR OSB GLUE NAILED W/ 10d COMMON @ 6/6/12 PROVIDE 2x FLAT BLOCKING OR T&G AT ALL UNSUPPORTED EDGES
3. ROOF SHEATHING: 1/2" CDX (PSR 24/0) EXTERIOR GRADE PLYWOOD OR OSB W/ 8d COMMON NAILS @ 6/6/12
4. ALL SHEAR WALLS SHALL BE FULL HEIGHT TO THE ROOF OR FLOOR DIAPHRAGM
5. ALL WOOD FRAMING MEMBERS SHALL BE
   - 2x MEMBER D.F. No. 2 OR BETTER
   - 4x MEMBER D.F. No. 1 OR BETTER
   - 2x STUDS D.F. STUD GRADE OR BETTER
6. ALL PLUSH BEAM TO BEAM CONNECTIONS SHALL BE SIMPSON HANGERS (TYP UNO)
7. REFER TO SHEET S0.1 FOR TYPICAL FRAMING NOTES

SYMBOL LEGEND

- INDICATES OUTLINE OF WALLS ABOVE AS TIPPY BEAR OF FLOOR SHEATHING
- INDICATES NON BEARING PARTITION WALLS (STUD SIZE 2x4 @ 16" o.c. UNLESS NOTED OTHERWISE ON ARCHITECTURAL PLANS)
- INDICATES BEARING OR SHEAR WALLS OF 2x4 STUDS @ 16" o.c. MINIMUM (TYP UNO)
- INDICATES BEARING OR SHEAR WALLS OF 2x6 STUDS @ 16" o.c. MINIMUM (TYP UNO)
- INDICATES BALLOON FRAMED WALLS OF 3x6 STUDS @ 12" o.c. MINIMUM (TYP UNO)
- INDICATES 1 1/2" TJI PRO 210x FLOOR JOISTS @ 16" o.c. (TYP U.N.O.)
- INDICATES 4x12 PRO 210x FLOOR JOISTS @ 16" o.c. (TYP U.N.O.)
- INDICATES 2x10 DECK JOISTS @ 16" o.c. DIPPED 1/4" (12" TO SLOPE)

SYMBOL LEGEND (CONT'D)

- INDICATES 2x12 DECK JOISTS @ 16" o.c. (TYP U.N.O.)
- INDICATES 2x8 ROOF RAFTERS @ 24" o.c. (TYP UNO)
- INDICATES 2x6 DIAPHRAGM RAFTERS @ 24" o.c. (TYP UNO)
- INDICATES 2x8 DIAPHRAGM JOISTS @ 16" o.c. (TYP UNO)
- INDICATES 4x6 MIN EXPOSED RAFTERS @ 32" o.c. (OR PER ARCH.)
- INDICATES AREAS OF CALIFORNIA FRAMING OR OVERBUILT ROOF PER 2/S2.1
- INDICATES OUTLINE OF FLOOR SHEATHING AT INTERIOR HABITABLE AREA
- INDICATES AREAS WHERE FLOOR DIAPHRAGM EXTENDS BELOW LOW ROOF AS INDICATED IN DETAILS ON S3.3
- INDICATES SHEAR WALL PER SCHEDULE. SEE TABLE ON S2.1 SO.1 FOR SPECIFIC SYMBOL LEGEND DESCRIPTION
- INDICATES LOCATION OF SSW PRE-MANUFACTURED SHEAR PANELS. INSTALL PER MANUFACTURERS RECOMMENDATIONS
- POST (A) INDICATES POST ABOVE
- MST (A) INDICATES SHEAR HOLD DOWN FROM ABOVE
- INDICATES POST HOLDER PER PLAN
- INDICATES POST OR DOUBLE STUD BELOW A POST OR HOLD DOWN LOCATION ABOVE
- INDICATES DOUBLE ROW OF DIAPHRAGM NAILING
- INDICATES BM HANGER PER PLAN (USE SIMPSON PLUG. A HANGER IS NOT SPECIFICALLY CALLED OUT)
- PSL INDICATES PARALLAM BEAM PER SPECIFICATIONS

INTERIOR NON-BEARING WALL FOR SCHEDULE

HEADER SIZE	MAX SPAN (5% MAX WALL ABOVE)	MAX SPAN (1 OR MAX WALL ABOVE)
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

CEILING JOIST SCHEDULE

[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]

FLOOR FRAMING PLAN

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

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No. CE-88454
EXP. 06/30/2025
STATE OF CALIFORNIA

DATE
Jan. 22, 2024

HOWARD CUSTOM RESIDENCE
4818 DORRANCE WAY
CARPINTERIA, CALIFORNIA

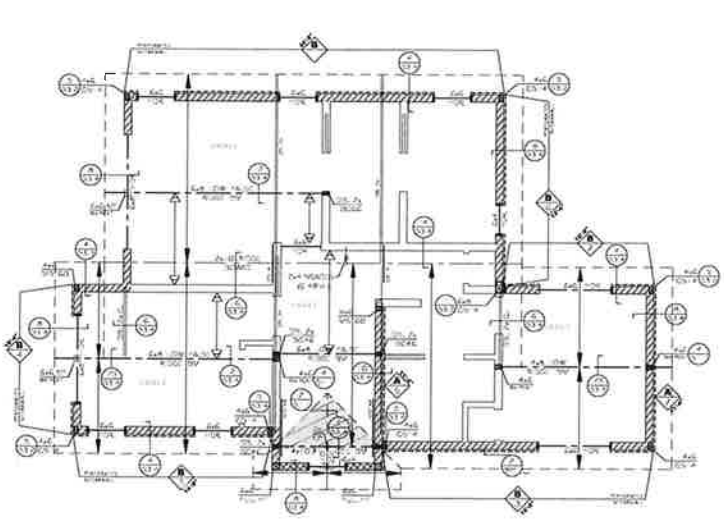
SE PROJECT # SCH-1942

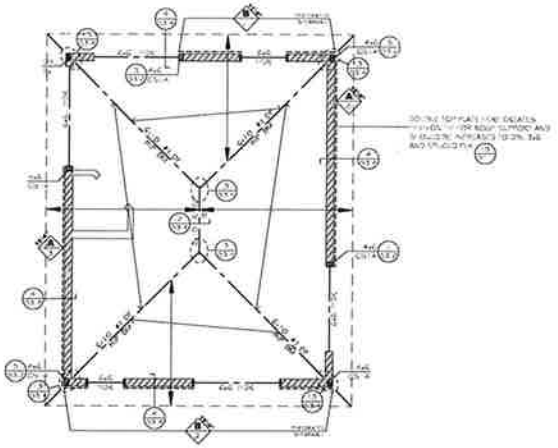
SHEET TITLE
SECOND FLOOR FRAMING PLAN

DATE

REV	DATE
1	
2	
3	

SHEET NUMBER
S2.2





ROOF FRAMING NOTES

1. ROOF SHEATHING ⅞" CDX (5x4 24/0) EXTERIOR GRADE PLYWOOD OR OSB W/ 8d COMMON NAILS @ 6"o/c U.N.O.
2. ALL WOOD FRAMING MEMBERS NO. SPECIFICALLY NOTED SHALL BE:
   - 2x MEMBER — DF No. 2 OR BETTER
   - 4x MEMBER — DF No. 1 OR BETTER
   - 2x STUDS — DF STUD GRADE OR BETTER
3. ALL SHEAR WALLS SHALL BE FULL DEPTH TO ROOF OR FLOOR DIAPHRAGM ABOVE
4. ALL HEADERS AT BEAM CONDITIONS SHALL BE SIMPSON HANGERS (TYP.) U.N.O. REFER TO SHEET S0.1 FOR TYPICAL FRAMING NOTES

TRUSS NOTES

1. TRUSSES SHALL BE CAPABLE OF TRANSFERRING A MINIMUM LOAD OF 2,000 lbs LOAD ON PLANS FROM TOP CHORD TO BOTTOM CHORD, AND SHALL BE ROW DESIGNED FOLLOWING LOCATIONS AT A MINIMUM:
   a. ABOVE EVERY SHEAR WALL PARALLEL TO TRUSSING
   b. ABOVE EVERY INTERIOR WALL PARALLEL TO TRUSSING NOTE: GABLE END TRUSSES SHALL HAVE DIAGONAL WEBS IN ADDITION TO THE VERTICAL AXIS REQUIRED FOR ATTACHMENT OF HALF WALLS
   c. AT EVERY LOCATION SPECIFIED ON THE PLANS AS A DRAG TRUSS OR A COLLECTOR TRUSS
2. ALL HANGERS AND BRACING REQUIRED FOR SUPPORT OF ANY TRUSS ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER AND SHALL BE CLEARLY SHOWN ON THE TRUSS PLANS
3. TRUSSES SHALL BE DESIGNED WITH CONSIDERATION FOR ALL SUPERIMPOSED LOADS, SUCH AS CHANDELIERS, MECHANICAL AND MECHANICAL EQUIPMENT
4. THE FRAMING CONTRACTOR SHALL HAVE THE BUILDING DEPARTMENT APPROVED TRUSS PLANS ON SITE PRIOR TO FOUNDATION INSPECTION AND THROUGHOUT THE CONSTRUCTION PHASE. ALL TRUSS PLANS SHALL CONFORM TO THE FRAMING PLANS PREPARED BY THE ENGINEER OF RECORD. TRUSS PLANS SHALL BEAR THE WET SIGNATURE OF THE TRUSS DESIGN ENGINEER AND A WET STAMP WHICH SHOWS THE TRUSS PLANS HAVE BEEN REVIEWED BY THE ENGINEER OF RECORD. THESE TRUSS PLANS SHALL BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS

SYMBOL LEGEND

- INDICATES NON BEARING PARTITION WALLS 2x4 SYP. 2x4 @ 16"o/c U.N.O. OR AS NOTED OTHERWISE ON ARCHITECTURAL PLANS
- INDICATES BEARING OR SHEAR WALLS OF 2x4 STUDS @ 16"o/c MAXIMUM (TYP. U.N.O.)
- INDICATES BEARING OR SHEAR WALLS OF 2x6 STUDS @ 16"o/c MAXIMUM (TYP. U.N.O.)
- INDICATES BALLOON FRAMED WALLS OF 3x6 STUDS @ 24"o/c MAXIMUM (TYP. U.N.O.)
- INDICATES 2x6 CEILING JOISTS @ 24"o/c OR AS SHOWN PER SPAN TABLE BELOW
- INDICATES 2x6 CEILING JOISTS AS SHOWN PER SPAN TABLE BELOW
- INDICATES AREAS OF CATHEDRAL FRAMING OR OVERHEAD ROOF PLY
- INDICATES SHEAR WALL PER SCHEDULE. SEE SHEET S0.1 FOR SPECIFIC SHEAR WALL DESIGN DESCRIPTION
- INDICATES ROOF ABOVE
- INDICATES ROOF BELOW FOR PLAN
- INDICATES DOUBLE ROW OF BLOCKING
- INDICATES PARAPET WALL PER PLAN. SEE ELEVATIONS FOR PARAPET HEIGHT. SEE DETAILS 6/S2.1

MINIMUM SHEAR WALL THICKNESS TABLE

HEADER SIZE	MAX SPAN (5K MAX WALL ABOVE)	MAX SPAN (10K MAX WALL ABOVE)
2x6 (4 PLY)	5'-0"	4'-0"
(2) 2x6 (6 PLY)	6'-0"	5'-0"
4x6 (2 PLY)	8'-0"	6'-0"
4x6 (3 PLY)	10'-0"	8'-0"

ROOF FRAMING PLAN

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

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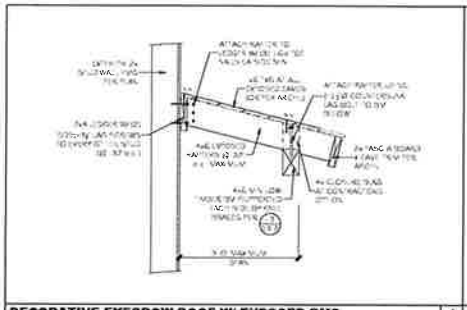
CARPINTERIA, CALIFORNIA
SS PROJECT • SEPT. 1992

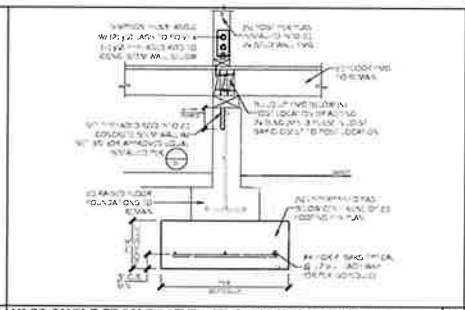
SHEET TITLE
ROOF FRAMING PLAN

REV	DATE
1	-
2	-
3	-

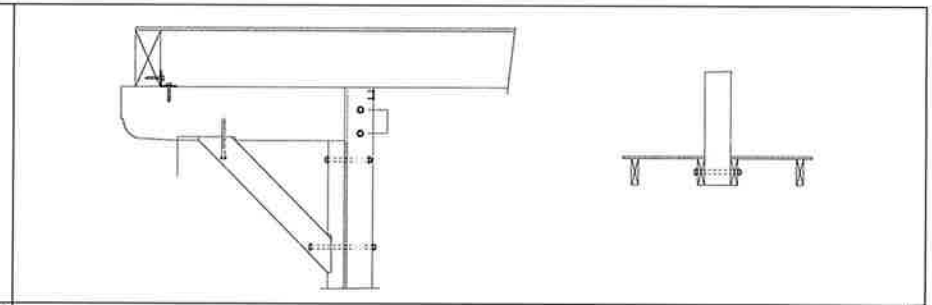
SHEET NUMBER
S2.3



DECORATIVE EYEBROW ROOF W/ EXPOSED BMS | 1



HL53 ANGLE FROM POST TO (E) CONCRETE STEM WALL | 2



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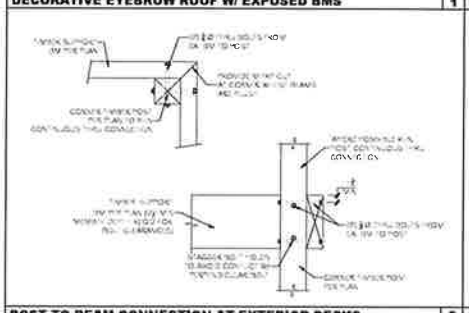
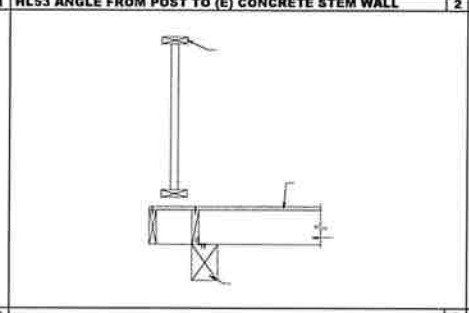


POST TO BEAM CONNECTION AT EXTERIOR DECKS | 5



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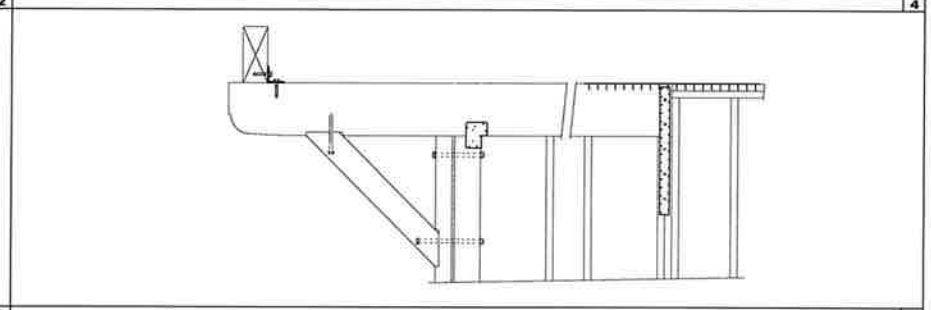

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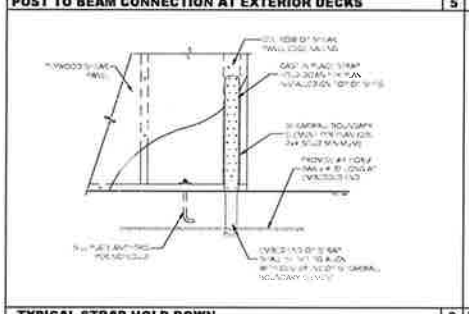
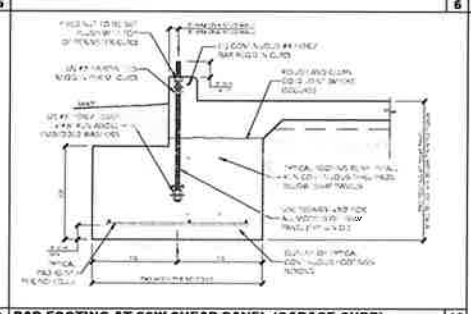
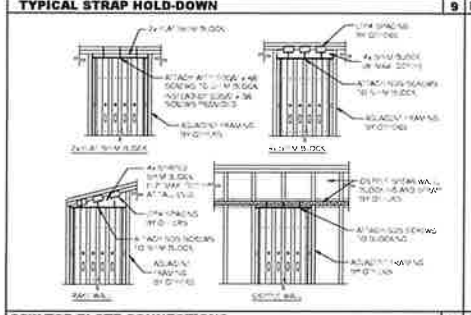


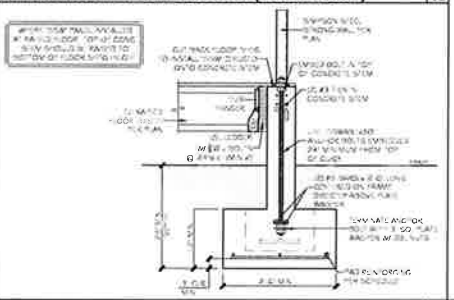
TYPICAL STRAP HOLD-DOWN | 9



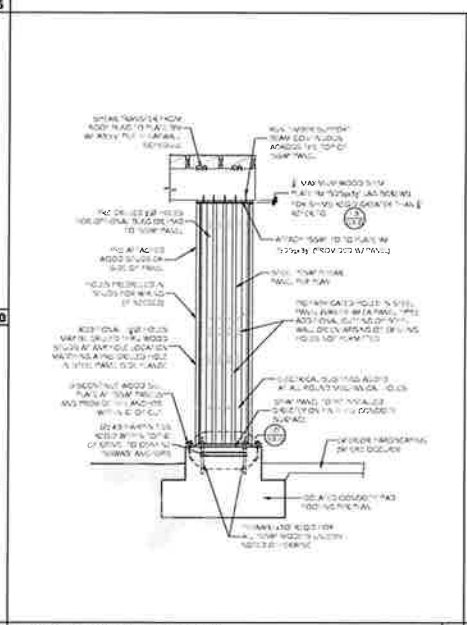
PAD FOOTING AT SSW SHEAR PANEL (GARAGE CURB) | 10



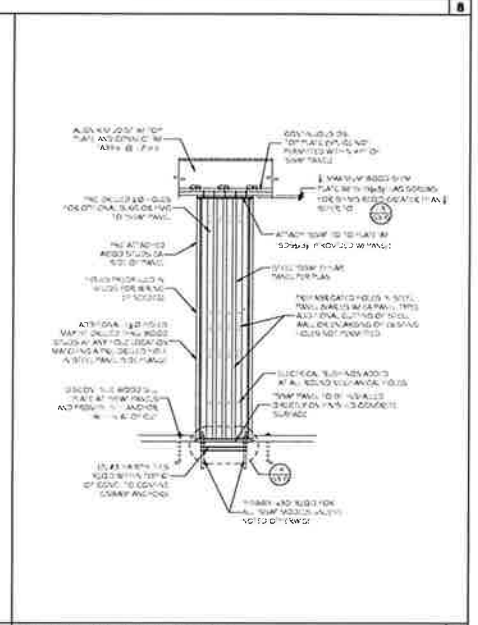
SSW TOP PLATE CONNECTIONS | 13



SSW ANCHOR BOLTS AT RAISED FLOOR FOOTING | 14



SSW ELEVATION TO PLATE BM | 15



SSW ELEVATION TO TOP PLATE | 16

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DATE
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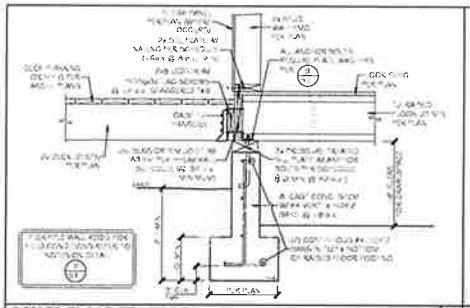
SHEET TITLE
SSW STANDARD DETAILS

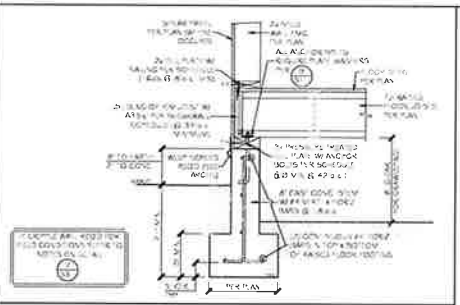
DATE

REV	DATE
1	
2	
3	

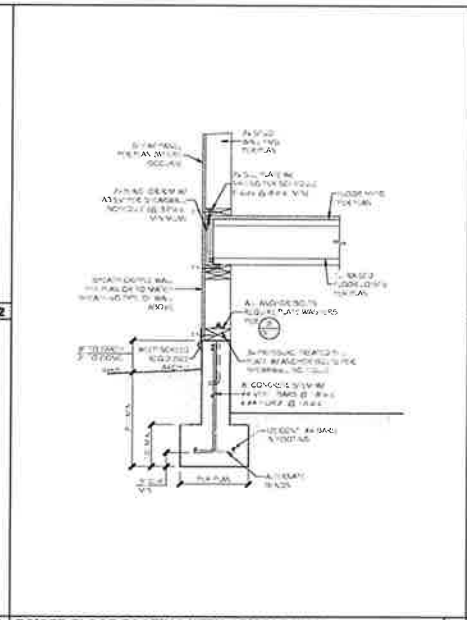
SHEET NUMBER
S3.0

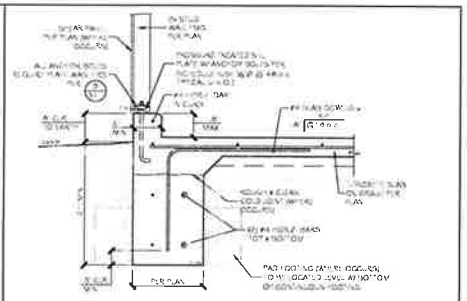


RAISED FLOOR FTG W/ DECK LEDGER | 1

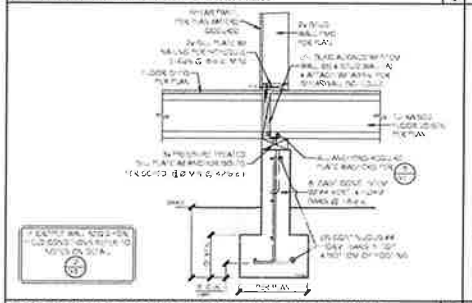


TYPICAL PERIMETER RAISED FLOOR FOOTING | 2

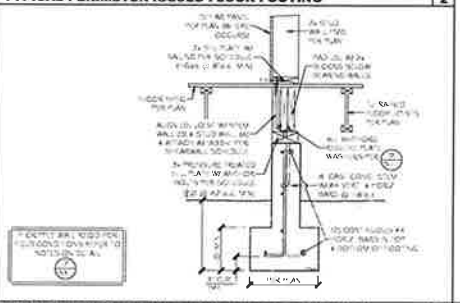




TYPICAL PERIMETER FOOTING WITH CURB | 4

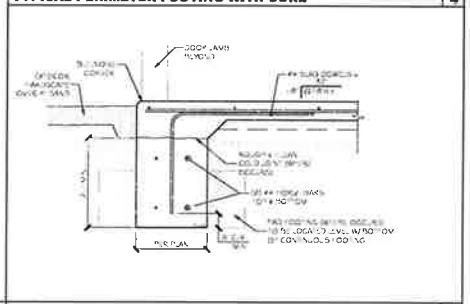


RAISED FLOOR FOOTING AT INTERIOR BEARING WALL | 5

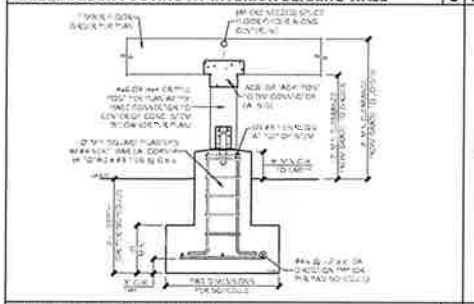


RAISED FLOOR FOOTING AT INTERIOR BEARING WALL | 6

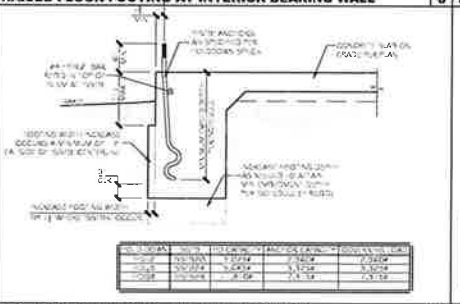
RAISED FLOOR FOOTING WITH CRIPPLE WALL | 7



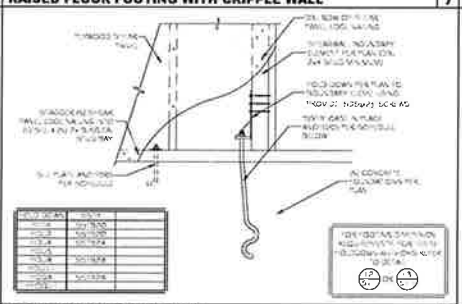
TYPICAL PERIMETER FOOTING AT GARAGE OPENING | 8



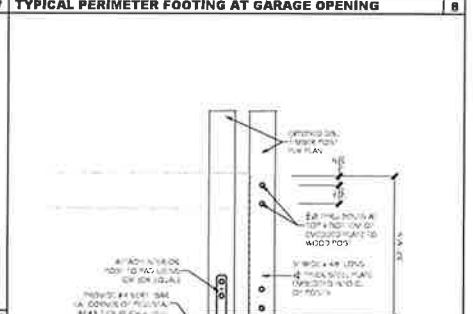
RAISED FLOOR PAD FOOTING | 9

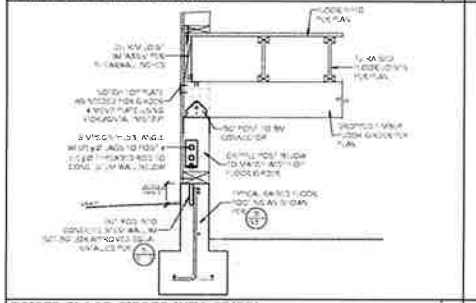


SSTB EDGE DISTANCES IN CONV. FOOTINGS | 10

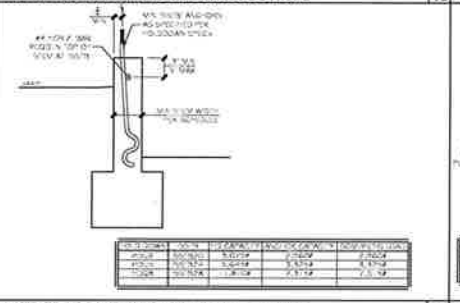


TYPICAL HOLD DOWN DETAIL | 11

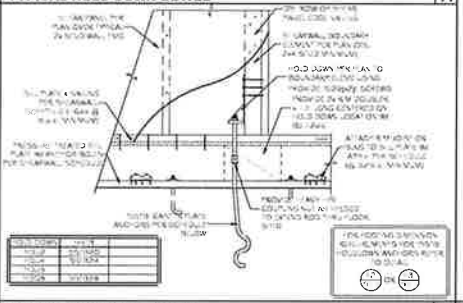




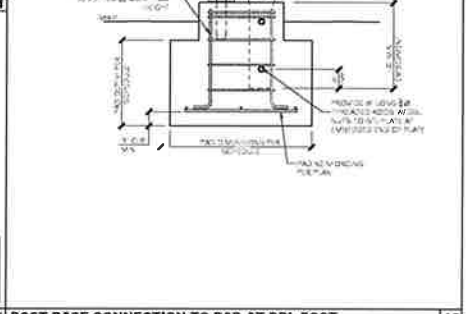
RAISED FLOOR GIRDER INTO CRIPPLE WALL | 13



SSTB EDGE DISTANCES IN RAISED FOOTING | 14



RAISED FLOOR HOLD-DOWN | 15



POST BASE CONNECTION TO PAD AT DBL POST | 16

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DATE
Jan. 22, 2024

HOWARD CUSTOM RESIDENCE
4818 DORRANCE WAY
CARPINTERIA, CALIFORNIA

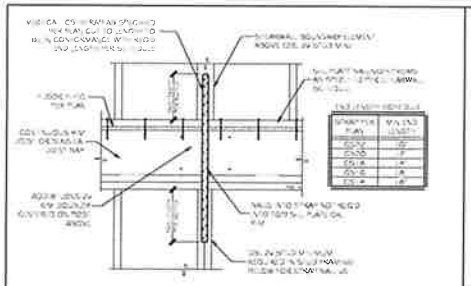
SS PROJECT # SS18-1992

SHEET TITLE
FOUNDATION DETAILS

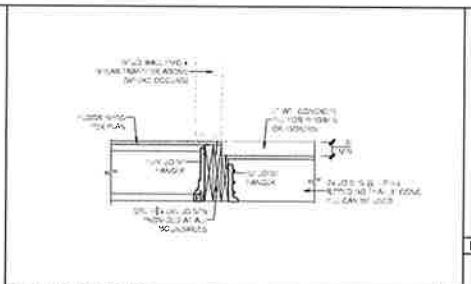
DATE

REV	DATE
1	
2	
3	

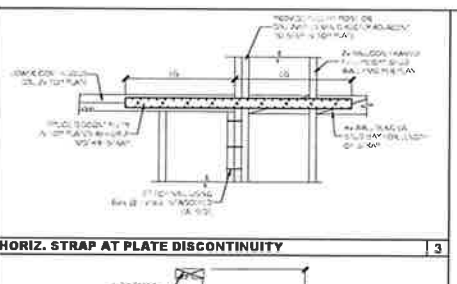
SHEET NUMBER
S3.1



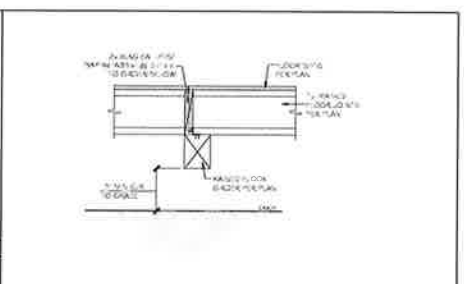
TYPICAL FLOOR HOLD-DOWN | 1



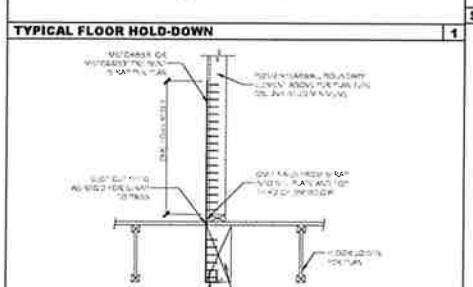
STEP IN FLOOR FMG | 2



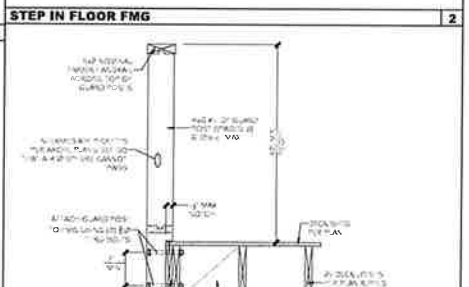
HORIZ. STRAP AT PLATE DISCONTINUITY | 3



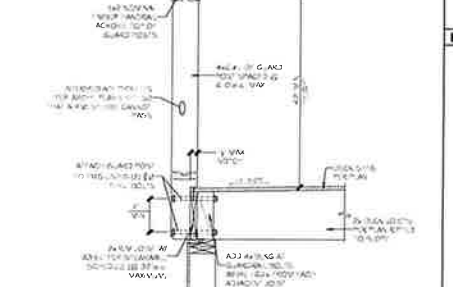
FLOOR JOIST DIRECTION CHANGE AT DROPPED BM | 4



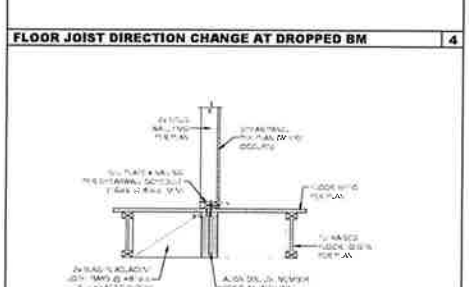
HOLD-DOWN TO FLUSH BEAM | 5



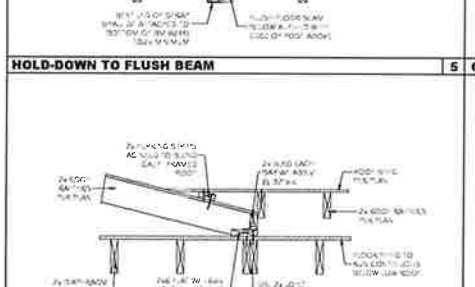
GUARDRAIL TO DBL DECK JOIST | 6



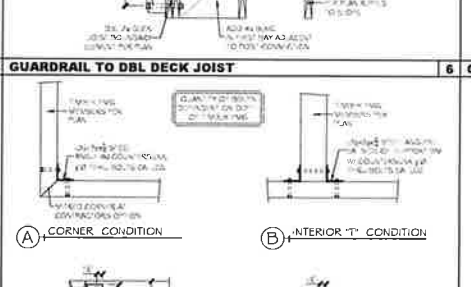
GUARDRAIL AT PERIMETER DECK AT BEARING WALL | 7



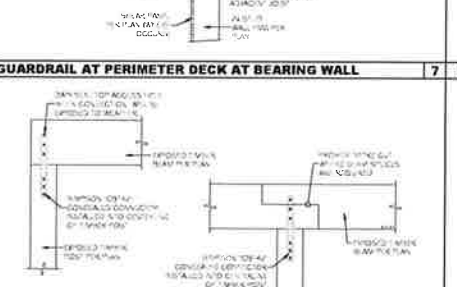
BEARING WALL SUPPORT IN RAISED FLOOR | 8



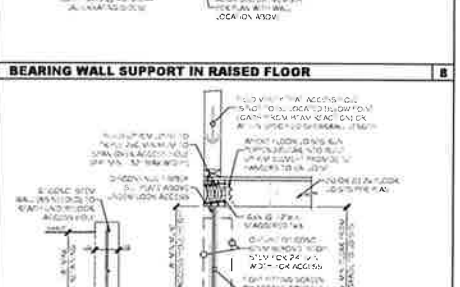
ROOF FMG AT DIAPHRAGM EXTENSION | 9



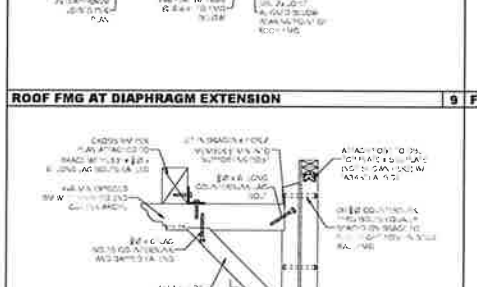
FLUSH "L" AND "T" CONNECTIONS | 10



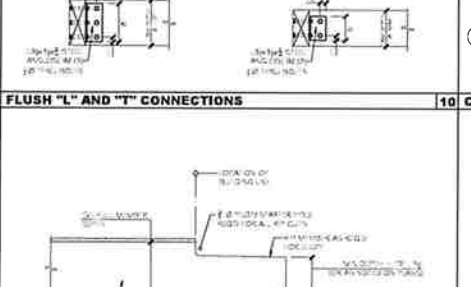
CONCEALED POST TO BM CONNECTIONS | 11



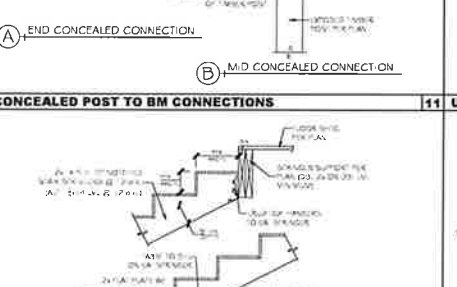
UNDERFLOOR ACESS HOLE FRAMING | 12



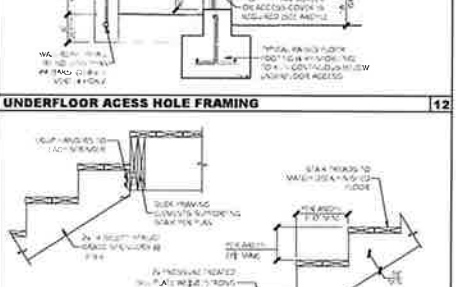
LIGHT KNEE BRACE | 13



BEAM NOTCHING | 14



STAIR FMG WITH TYPICAL STRINGERS | 15



OUTDOOR STAIR FRAMING | 16

SOLID STRUCTURES
PROFESSIONAL ENGINEERING
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e● stuart@solidstruct.com

REGISTERED PROFESSIONAL ENGINEER STUART KERR No.CE-68454 EXP. 09/30/2025 STATE OF CALIFORNIA

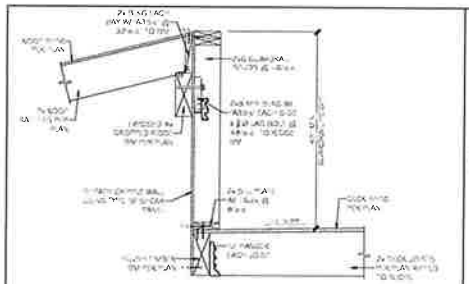
DATE
Jan. 22, 2024

HOWARD CUSTOM RESIDENCE
4818 PORRANCE WAY
CARPINTERIA, CALIFORNIA
S1 PROJECT # 1624-1905

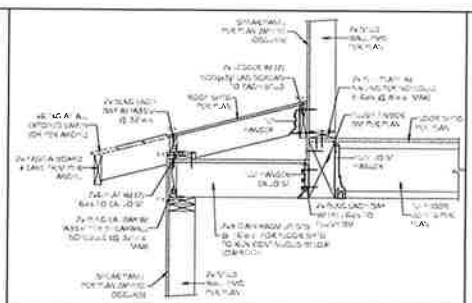
SHEET TITLE
CONNECTION DETAILS

DATE REV	DATE
1	.
2	.
3	.

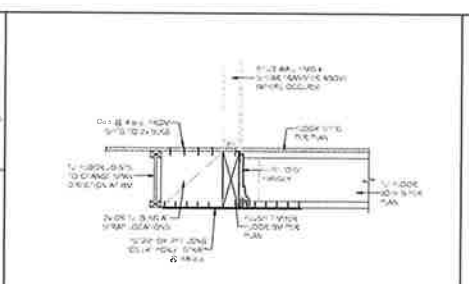
SHEET NUMBER
S3.2



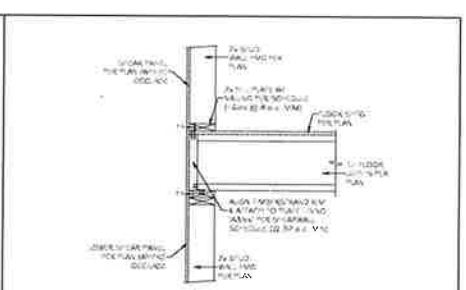
FLUSH BM AT DECK TO LOW ROOF TRANSITION | 1



FLOOR SHEAR TRANSFER AT LOW PERIMETER ROOF | 2



FLOOR JOIST TRANSITION AT FLUSH BEAM | 3



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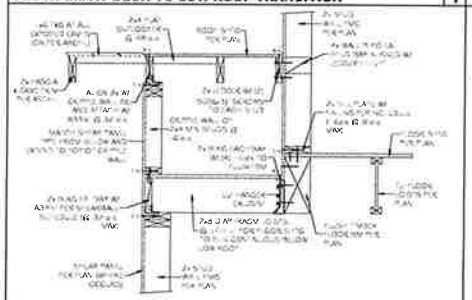
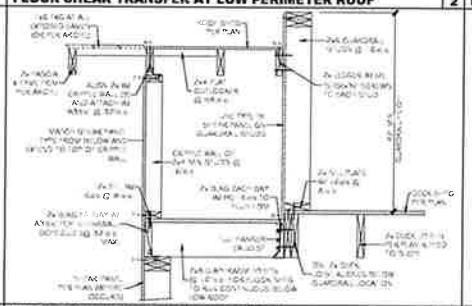
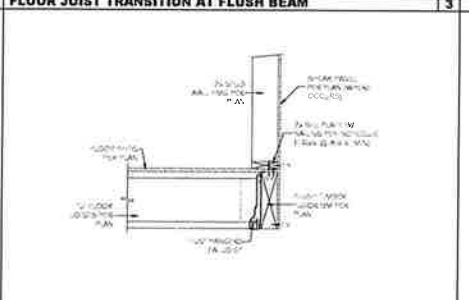


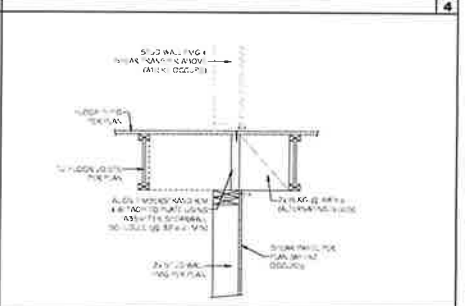
FLOOR SHEAR TRANSFER AT LOW ROOF RAKE EAVE | 5



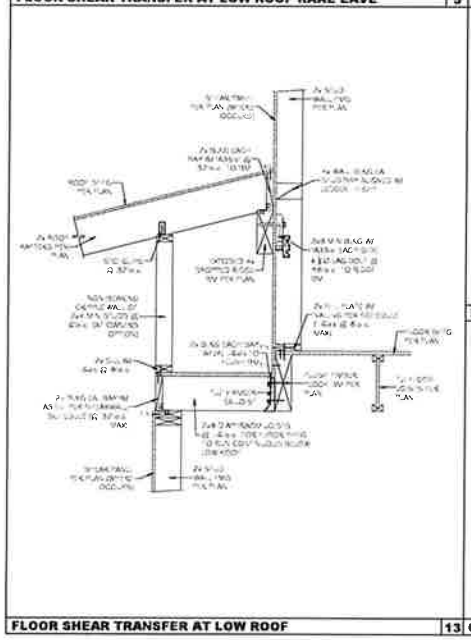
SHEAR TRANSFER AT DECK GUARDRAIL | 6



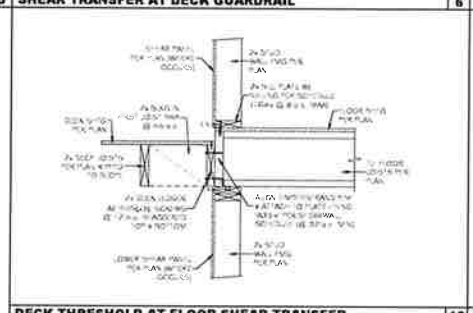
FLUSH FLOOR RIM BM WITH SHEARWALL ABOVE | 7



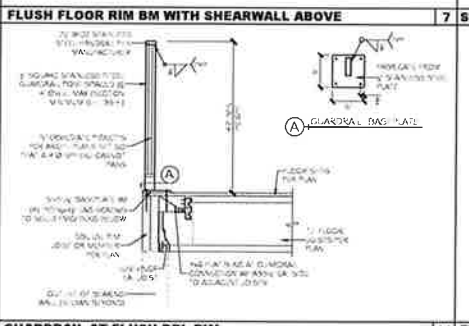
SHEAR TRANSFER AT INTERIOR WALL | 8



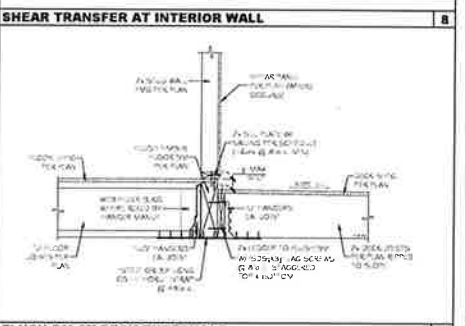
FLOOR SHEAR TRANSFER AT LOW ROOF | 13



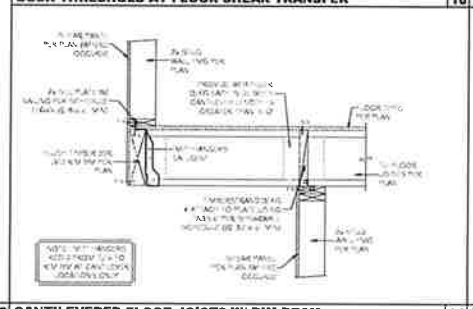
DECK THRESHOLD AT FLOOR SHEAR TRANSFER | 10



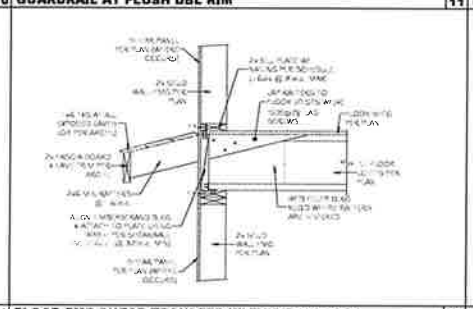
GUARDRAIL AT FLUSH DBL RIM | 11



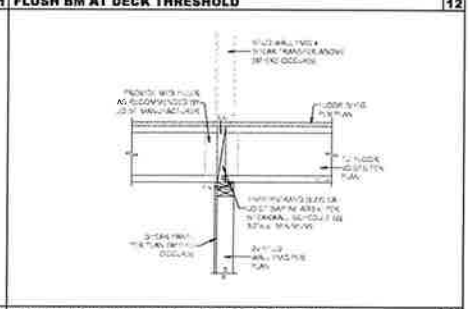
FLUSH BM AT DECK THRESHOLD | 12



CANTILEVERED FLOOR JOISTS W/ RIM BEAM | 14



FLOOR FMG SHEAR TRANSFER W/ EYEBROW ROOF | 15



SHEAR TRANSFER AT INTERIOR BEARING WALL | 16

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REGISTERED PROFESSIONAL ENGINEER
STUART TERRY TURNER
No.CE-88454
EXP. 08/30/2025
STATE OF CALIFORNIA

DATE
Jan. 22, 2024

HOWARD CUSTOM RESIDENCE
4818 DORRANCE WAY
CARPINTERIA, CALIFORNIA

S S PROJECT # 5523-1992

SHEET TITLE
FLOOR FMG DETAILS

DATE

REV	DATE
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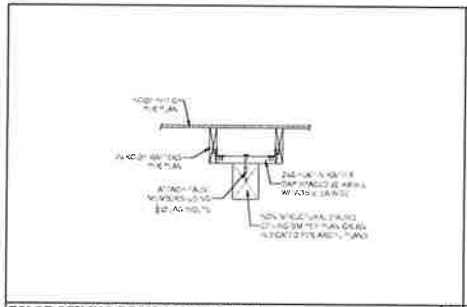
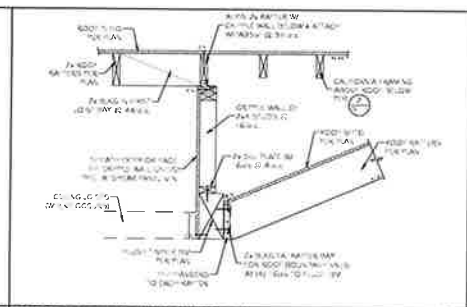
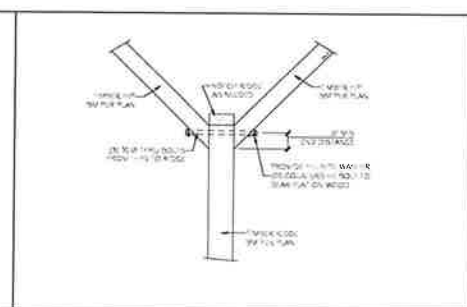
SHEET NUMBER
S3.3



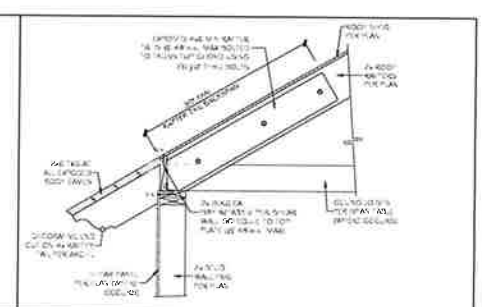
FALSE CEILING BEAM CONNECTIONS | 1



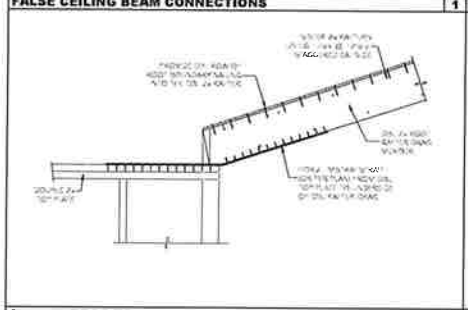
ROOF FMG AT FLUSH CEILING BM | 2



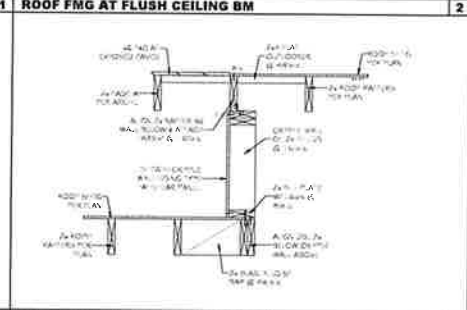
HIP TO RIDGE CONNECTION | 3



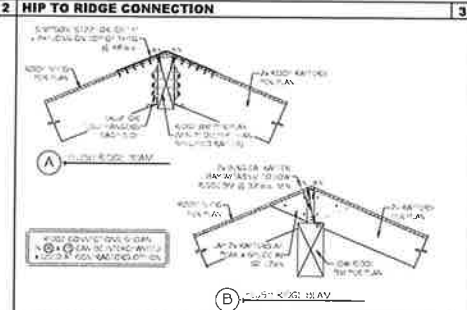
TYPICAL ROOF EAVE AT TRUSS FMG | 4



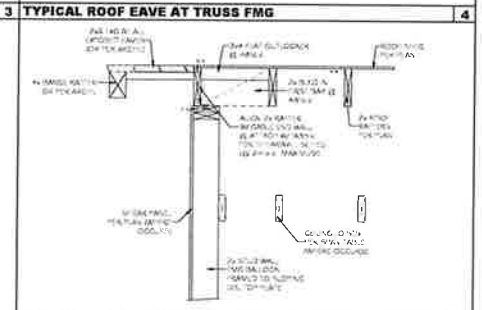
RAFTER DRAG TO DBL TOP PLATE | 5



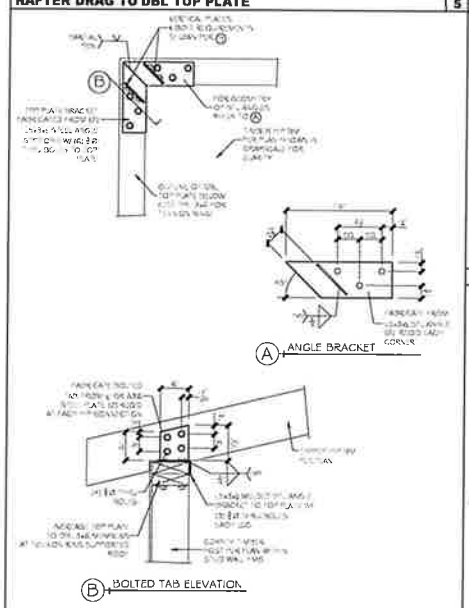
HIGH RAKE W/ LOW ROOF FMG BELOW | 6



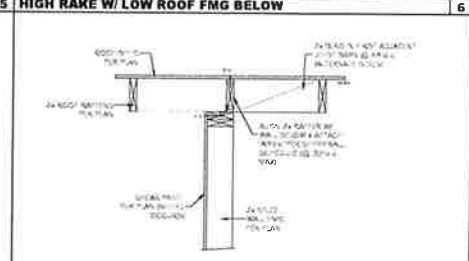
RIDGE BM CONNECTION OPTIONS | 7



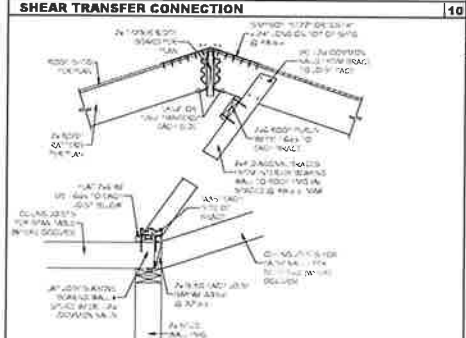
TYPICAL ROOF RAKE | 8



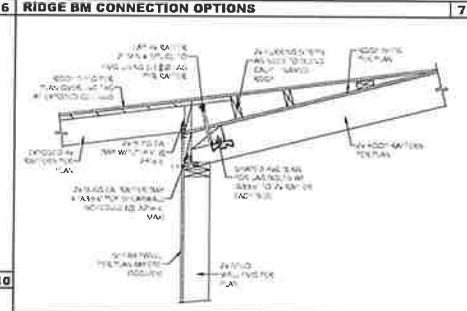
BOLTED HIP TO TOP PLATE CONNECTION FOR TENSION RING | 13



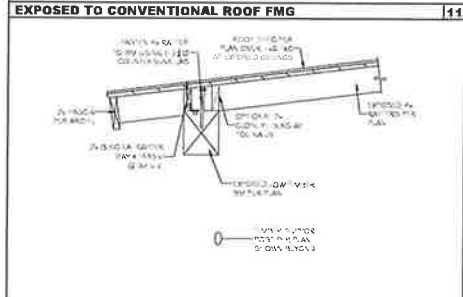
SHEAR TRANSFER CONNECTION | 10



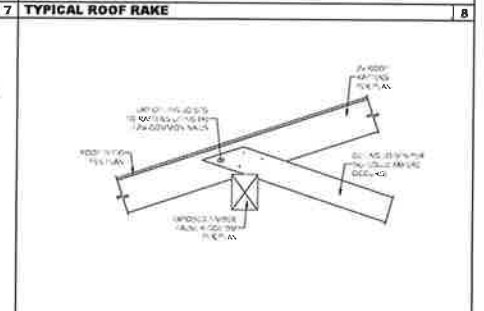
2x RIDGE BOARD W/ BRACES TO BEARING WALL | 14



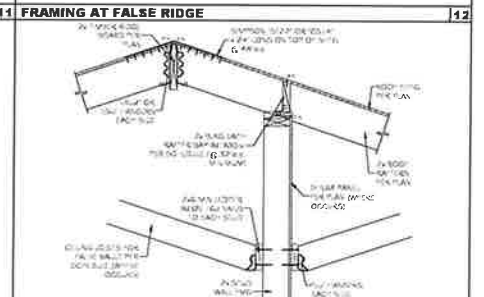
EXPOSED TO CONVENTIONAL ROOF FMG | 11



EXPOSED EAVE W/ LOW BM | 15



FRAMING AT FALSE RIDGE | 12



2x RIDGE BOARD AT INTERIOR BEARING WALL | 16

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HOWARD CUSTOM RESIDENCE
4818 DORRANCE WAY
CARPINTERIA, CALIFORNIA
SS PROJECT • 5123-1992

SHEET TITLE
ROOF FMG DETAILS

DATE

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SHEET NUMBER
S3.4

GENERAL ELECTRICAL NOTES

1 ELECTRICAL INSTALLATION & DESIGN BUILD INSTALL PER CURRENT APPLICABLE CODES & NAME HOME PHOTOVOLTAIC CABLE TELEPHONE AND DATA RECEPTACLES TO ACCEPTION ATS TV PANEL SPECIFIC REQUIREMENTS LOCATIONS PROVIDE PER SUPPLIED LETTER TO ALL APPLIANCES AND EQUIPMENT

2 LANDSCAPE LIGHTING TO BE REVIEW BY OWNER OR LANDSCAPE ARCHITECT WITH SWITCH LOCATIONS AS REQUIRED

3 SWITCHES SHALL BE PLACED CENTERED AT 48" ABOVE FINISH FLOOR AND ON CENTER (U.N.O.) 4 DUPLEX RECEPTACLES SHALL BE PLACED CENTERED AT 12" ABOVE COUNTERTOP, U.N.O. 5 ALL RECEPTACLES WITHIN 6'-0" OF ANY SINK SHALL BE GFCI PROTECTED. 6 ALL RECEPTACLES WITHIN 6'-0" OF ANY SINK SHALL BE GFCI PROTECTED. 7 ALL RECEPTACLES WITHIN 6'-0" OF ANY SINK SHALL BE GFCI PROTECTED. 8 ALL RECEPTACLES WITHIN 6'-0" OF ANY SINK SHALL BE GFCI PROTECTED. 9 ALL RECEPTACLES WITHIN 6'-0" OF ANY SINK SHALL BE GFCI PROTECTED. 10 ALL RECEPTACLES WITHIN 6'-0" OF ANY SINK SHALL BE GFCI PROTECTED. 11 ALL RECEPTACLES WITHIN 6'-0" OF ANY SINK SHALL BE GFCI PROTECTED. 12 ALL RECEPTACLES WITHIN 6'-0" OF ANY SINK SHALL BE GFCI PROTECTED. 13 ALL RECEPTACLES WITHIN 6'-0" OF ANY SINK SHALL BE GFCI PROTECTED. 14 ALL RECEPTACLES WITHIN 6'-0" OF ANY SINK SHALL BE GFCI PROTECTED. 15 ALL RECEPTACLES WITHIN 6'-0" OF ANY SINK SHALL BE GFCI PROTECTED. 16 ALL RECEPTACLES WITHIN 6'-0" OF ANY SINK SHALL BE GFCI PROTECTED. 17 ALL RECEPTACLES WITHIN 6'-0" OF ANY SINK SHALL BE GFCI PROTECTED. 18 ALL RECEPTACLES WITHIN 6'-0" OF ANY SINK SHALL BE GFCI PROTECTED. 19 ALL RECEPTACLES WITHIN 6'-0" OF ANY SINK SHALL BE GFCI PROTECTED. 20 ALL RECEPTACLES WITHIN 6'-0" OF ANY SINK SHALL BE GFCI PROTECTED. 21 ALL RECEPTACLES WITHIN 6'-0" OF ANY SINK SHALL BE GFCI PROTECTED. 22 ALL RECEPTACLES WITHIN 6'-0" OF ANY SINK SHALL BE GFCI PROTECTED. 23 ALL RECEPTACLES WITHIN 6'-0" OF ANY SINK SHALL BE GFCI PROTECTED. 24 ALL RECEPTACLES WITHIN 6'-0" OF ANY SINK SHALL BE GFCI PROTECTED. 25 ALL RECEPTACLES WITHIN 6'-0" OF ANY SINK SHALL BE GFCI PROTECTED. 26 ALL RECEPTACLES WITHIN 6'-0" OF ANY SINK SHALL BE GFCI PROTECTED. 27 ALL RECEPTACLES WITHIN 6'-0" OF ANY SINK SHALL BE GFCI PROTECTED. 28 ALL RECEPTACLES WITHIN 6'-0" OF ANY SINK SHALL BE GFCI PROTECTED. 29 ALL RECEPTACLES WITHIN 6'-0" OF ANY SINK SHALL BE GFCI PROTECTED. 30 ALL RECEPTACLES WITHIN 6'-0" OF ANY SINK SHALL BE GFCI PROTECTED. 31 ALL RECEPTACLES WITHIN 6'-0" OF ANY SINK SHALL BE GFCI PROTECTED. 32 ALL RECEPTACLES WITHIN 6'-0" OF ANY SINK SHALL BE GFCI PROTECTED. 33 ALL RECEPTACLES WITHIN 6'-0" OF ANY SINK SHALL BE GFCI PROTECTED. 34 WHERE A GROUNDING ELECTRODE CONDUCTOR OR BONDING JUMPER IS CONNECTED TO A REBAR IN THE FOOTING OR A REBAR THE CONCRETE ENCASED ELECTRODE, INSTALLED IN ACCORDANCE WITH CEC 250.50 (C) THE PORTION OF THE REBAR SHALL BE IN AN ACCESSIBLE LOCATION. NOT SUBJECT TO CORROSION OR THE REBAR CEC 250.64(C)(2)

KEY NOTES

1 **SUB PANEL** ELECTRICAL PANEL SUB AMP RUB

2 **MINI SPLIT** DUCTLESS HEAT PUMP WITH AC

3 **MAIN PANEL** ELECTRICAL 200AMP MAIN PANEL

4 **WORKING CLEARANCE** PROVIDE 30" WIDE X 36" DEEP WORKING CLEARANCE AT PANELS CEC 110.26 (A) (1) (B) & TABLE 110.26 (A)(1). PROVIDE 6'-6" HEADROOM AT SERVICE PANEL CEC 110.26 (E) (3) (B)

5 **LAUNDRY BRANCH CIRCUITS** PROVIDE A MINIMUM OF ONE 20AMP BRANCH CIRCUIT FOR LAUNDRY RECEPTACLES. CEC 210.52(F)

6 **BATHROOM RECEPTACLES** OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20AMP BRANCH CIRCUIT WHICH OUTLETS SHALL HAVE NO OTHER OUTLETS. CEC 210.11(C)(3)

7 **KITCHEN HOOD** SHALL DELIVER VENTILATION AIRFLOW OF AT LEAST 100 CFM AND WILL BE EXHAUSTED TO EXTERIOR. 4AHAM 62.2

8 **CONDENSER** (N) A/C COMPRESSOR WITH DISCONNECT SWITCH THAT IS REQUIRED WITHIN SIGHT OF AND NOT OVER 50 FT FROM AIR CONDITIONER PER CMC 903.2.7 PROVIDE WITH ANCHORED SEISMIC STRAPPING ON MIN 4" CONCRETE SLAB 3" ABOVE GRADE. INDICATE (1) GFCI/WP OUTLET WITHIN 20 FEET OF UNIT AND A DISCONNECT SWITCH BY THE UNIT (CEC210.63) LOCATED ON ROOF A. INSULATION ON THE SUCTION LINE (CDOLING REFRIGERANT LINE) SHALL BE PROTECTED FROM PHYSICAL DAMAGE OR SUNLIGHT. MOISTURE, WIND AND EQUIPMENT MAINTENANCE BY A METAL SHROUD, PAINTED CANVAS OR PLASTIC COVER. ENERGY 150 (9)(B) B. THE REFRIGERANT CIRCUIT ACCESS PORT FOR THE CONDENSER SHALL BE PROTECTED FROM UNAUTHORIZED ACCESS WITH A LOCKING TYPE TAMPER RESISTANT CAP CMC 1105.11

C. THE CONDENSER UNIT SHALL REST ON A CONCRETE OR OTHER APPROVED BASE EXTENDING NOT LESS THAN 3 INCHES ABOVE THE ADJOINING GROUND LEVEL CMC 1105.2

9 **EV READY** FOR EACH DWELLING UNIT SPECIFY A LISTED RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT BRANCH CIRCUIT. THE RACEWAY SHALL NOT BE LESS THAN TRADE SIZE 1 NOMINAL INCH INSIDE DIAMETER. THE RACEWAY SHALL ORIGINATE AT THE MAIN SERVICE OR NOMINAL AND SHALL TERMINATE INTO A LISTED CABINET BOX OR OTHER ENCLOSURE IN CLOSE PROXIMITY TO THE PROPOSED LOCATION OF AN EV CHARGER. 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 MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE. CGBC SECTION 4.106.4.1

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". CGBSC SECTION 4.106.4.1.1

10 **FOR ALL OTHER TYPES OF APPLIANCES** APPLIANCES OF OTHER NATURAL DRAFT DESIGN AND CATEGORY I VENTED APPLIANCES SHALL BE PROVIDED WITH COMBUSTION, VENTILATION AND DILUTION AIR IN ACCORDANCE WITH THE APPLIANCE MANUFACTURER'S INSTRUCTION (NFPA 54 9.3.1.2)

504.4.1 PROVISIONS FOR MAKE-UP AIR. MAKE-UP AIR SHALL BE PROVIDED IN ACCORDANCE WITH THE FOLLOWING:

(1) MAKE-UP AIR SHALL BE PROVIDED FOR TYPE 1 CLOTHES DRYERS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. (NFPA 54 10.4.3.1) WHERE A CLOSET IS DESIGNED FOR THE INSTALLATION OF A CLOTHES DRYER, AN OPENING OF NOT LESS THAN 100 SQUARE INCHES (0.0065 M2) FOR MAKE-UP AIR SHALL BE PROVIDED IN THE DOOR OR BY OTHER APPROVED MEANS.

504.4.2 DOMESTIC CLOTHES DRYERS. WHERE A COMPARTMENT OR SPACE FOR A TYPE 1 CLOTHES DRYER IS PROVIDED, NOT LESS THAN A 4 INCH DIAMETER (102 MM) EXHAUST DUCT OF APPROVED MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 504.9. TYPE 1 CLOTHES DRYER EXHAUST DUCTS SHALL BE OF RIGID METAL AND SHALL HAVE SMOOTH INTERIOR SURFACES. THE DIAMETER SHALL BE NOT LESS THAN 4 INCHES NOMINAL (100 MM) AND THE THICKNESS SHALL BE NOT LESS THAN 0.016" OR INCH (0.406 MM).

504.4.2.1 LENGTH LIMITATION. UNLESS OTHERWISE PERMITTED OR REQUIRED BY THE DRYER MANUFACTURER'S INSTRUCTIONS AND APPROVED BY THE AUTHORITY HAVING JURISDICTION, DOMESTIC DRYER MOISTURE EXHAUST DUCTS SHALL NOT EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET (4267 MM), INCLUDING TWO 90 DEGREE (1.57 RAD) ELBOWS. A LENGTH OF 2 FEET (610 MM) SHALL BE DEDUCTED FOR EACH 90 DEGREE (1.57 RAD) ELBOW IN EXCESS OF TWO

11 **FAU** FAU WITH AC IN ATTIC

(N) FAU TO BE DIRECT VENTED TO EXTERIOR AND COMPLY WITH CMC 304.4.3 WORK PLATFORM A LEVEL WORKING PLATFORM NOT LESS THAN 30 INCHES BY 30 INCHES (762 MM BY 762 MM) SHALL BE PROVIDED IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE. (NFPA 54 9.8.2) EXCEPTION: A WORKING PLATFORM NEED NOT EXCEED 12 INCHES (305 MM) FROM THE ACCESS OPENING

12 **ACCESS IN ATTICS AND UNDER-FLOOR SPACES** CMC 304.4 APPLIANCES IN ATTICS AND UNDER FLOOR SPACES AN ATTIC OR UNDER-FLOOR SPACE IN WHICH AN APPLIANCE IS INSTALLED SHALL BE ACCESSIBLE THROUGH AN OPENING AND PASSAGEWAY NOT LESS THAN THE LARGEST COMPONENT OF THE APPLIANCE AND NOT LESS THAN 22 INCHES BY 30 INCHES (508 MM BY 762 MM)

CMC 304.4.4 LIGHTING AND CONVENIENCE OUTLET A PERMANENT 120-VOLT RECEPTACLE OUTLET AND A LIGHTING FIXTURE SHALL BE INSTALLED NEAR THE APPLIANCE. THE SWITCH CONTROLLING THE LIGHTING FIXTURE SHALL BE LOCATED AT THE ENTRANCE TO THE PASSAGEWAY

13 **WATER HEATER** ELECTRIC HEAT PUMP WATER HEATER 60 GAL

14 **HEAT PUMP WAER HEATER READY REQUIREMENT**

A 120V ELECTRICAL RECEPTACLE THAT IS CONNECTED TO THE ELECTRICAL PANEL WITH A 120/240VOLT, 3 CONDUCTOR, 10 AWG COPPER BRANCH CIRCUIT, WITHIN 3 FEET FROM THE WATER HEATER AND ACCESSIBLE TO THE WATER HEATER WITH NO OBSTRUCTIONS. BOTH ENDS OF THE UNUSED CONDUCTOR SHALL BE LABELED WITH THE WORD "SPARE" AND BE ELECTRICALLY ISOLATED A RESERVED SINGLE POLE CIRCUIT BREAKER SPACE IN THE ELECTRICAL PANEL ADJACENT TO THE CIRCUIT BREAKER FOR THE BRANCH CIRCUIT AND LABELED WITH THE WORDS "FUTURE 240V USE"

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. A CONDENSATE DRAIN THAT IS NO MORE THAN 2 INCHES HIGHER THAN THE BASE OF THE INSTALLED WATER HEATER AND ALLOWS FOR NATURAL DRAINING WITHOUT PUMP ASSISTANCE. A GAS SUPPLY LINE WITH A CAPACITY OF AT LEAST 200,000 BTU/HR. CALIFORNIA ENERGY CODE SECTION 150.0(N)

15 **DRYER DUCT TERMINATION**

16 **FAU** FAU WITH AC IN CRAWL SPACE

(N) FAU TO BE DIRECT VENTED TO EXTERIOR AND COMPLY WITH CMC 304.4.3 WORK PLATFORM A LEVEL WORKING PLATFORM NOT LESS THAN 30 INCHES BY 30 INCHES (762 MM BY 762 MM) SHALL BE PROVIDED IN FRONT OF THE SERVICE SIDE OF THE APPLIANCE. (NFPA 54 9.8.2) EXCEPTION: A WORKING PLATFORM NEED NOT BE PROVIDED WHERE THE FURNACE IS CAPABLE OF BEING SERVICED FROM THE REQUIRED ACCESS OPENING. THE FURNACE SERVICE SIDE SHALL NOT EXCEED 12 INCHES (305 MM) FROM THE ACCESS OPENING

17 **REGISTER** FLOOR OR CEILING SUPPLY REGISTER

18 **TOE KICK REGISTER** SUPPLY REGISTER

19 **RETURN REGISTER** IN WALL BELOW DOOR

19 **RETURN REGISTER** IN WALL BELOW DOOR

20 **ELEVATOR** SEE SPEC ON G6.0

21 **RETURN REGISTER** IN CEILING

22 **ENERGY STORAGE SYSTEM (ESS) READY**

ALL NEW RESIDENTIAL UNITS ARE REQUIRED TO BE ENERGY STORAGE SYSTEM (ESS) READY PER GENERGYC 150.0.(S) A) AT LEAST ONE OF THE FOLLOWING SHALL BE PROVIDED

1) ESS READY INTERCONNECTION EQUIPMENT WITH A MINIMUM BACKED-UP CAPACITY OF 60 AMPS AND A MINIMUM OF FOUR ESS-SUPPLIED BRANCH CIRCUITS, OR

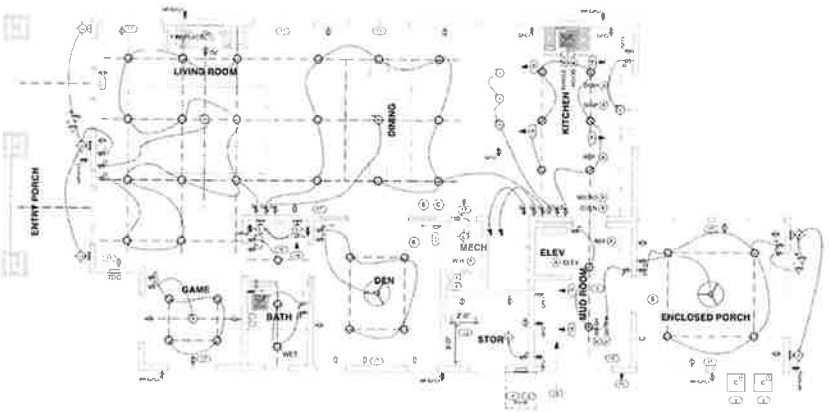
B) A DEDICATED RACEWAY FROM THE MAIN SERVICE TO A PANELBOARD (SUBPANEL) THAT SUPPLIES THE BRANCH CIRCUITS IN SECTION 150.0(S)(2)F. ALL BRANCH CIRCUITS ARE PERMITTED TO BE SUPPLIED BY THE MAIN SERVICE PANEL PRIOR TO THE INSTALLATION OF AN ESS. THE TRADE SIZE OF THE RACEWAY SHALL BE NOT LESS THAN 1 INCH. THE PANELBOARD THAT SUPPLIES THE BRANCH CIRCUITS (SUBPANEL) MUST BE LABELED "SUBPANEL" SHALL INCLUDE ALL BACKED UP LOAD CIRCUITS

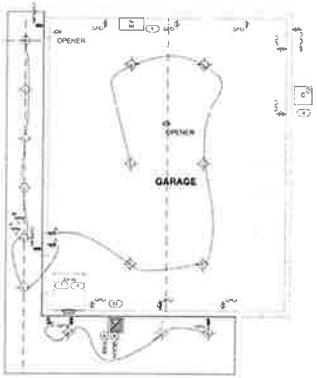
E) A MINIMUM OF FOUR BRANCH CIRCUITS SHALL BE IDENTIFIED AND HAVE THEIR TERMINATIONS LOCATED WITHIN A PANELBOARD SUITABLE TO BE SUPPLIED BY THE ESS. AT LEAST ONE CIRCUIT SHALL SUPPLY THE REFRIGERATOR. ONE LIGHTING CIRCUIT SHALL BE LOCATED NEAR THE PRIMARY EGRESS AND AT LEAST ONE CIRCUIT SHALL SUPPLY 4 TAMPER-PROOF RECEPTACLE OUTLET C) THE MINIMUM LIGHTING SHALL HAVE A MINIMUM POWER RATING OF 225 AMPS. SUFFICIENT SPACE SHALL BE RESERVED TO ALLOW FUTURE INSTALLATION OF A SYSTEM ISOLATION EQUIPMENT TRANSFER SWITCH WITHIN 3 FEET OF THE MAIN PANELBOARD. RACEWAYS SHALL BE INSTALLED BETWEEN THE PANELBOARD AND THE SYSTEM ISOLATION EQUIPMENT LOCATION TO ALLOW THE CONNECTION OF BACKUP POWER SOURCE

23 **DUCTLESS HEAT PUMP** WALL MOUNTED HEAT PUMP SEE SPEC ON G6.0

LIGHTING SPEC

- 40 LUMENS PER WATT MINIMUM
- LED UNDER CABINET (BY OWNER) 40 LUMENS PER WATT MINIMUM
- (ES) WHERE INAC LIGHTING ES FIXTURE WALL SCONCE SHALL BE DAY COMPLIANT LED ALL LAMPS PER A WATT MINIMUM
- LED PENDANT (BY OWNER) 40 LUMENS PER WATT MINIMUM
- LED WALL SCONSE (BY OWNER) 40 LUMENS PER WATT MINIMUM
- SURFACE MOUNTED CEILING (BY OWNER) 40 LUMENS PER WATT MINIMUM





1ST FLOOR ELECTRICAL PLAN 1

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

MECHANICAL NOTES

1 ALL DUCT AND AIR HANDLING EQUIPMENT SHALL BE LOCATED WITHIN CONDITIONED SPACE.

2 HOUSE FAN TO BE ENERGY STAR RATED, VENTILATION RATE SHALL BE 1 CFM PER 100 SQ FT OF FLOOR AREA PLUS 7.5 CFM PER BATHROOM. FAN SHALL BE CONTROLLED BY A HUMIDISTAT CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY OF NO MORE THAN 70% RH. THE HUMIDISTAT SHALL BE ACCESSIBLE BUT NOT LOCATED IN THE KITCHEN. CMC 403.7, CEC 150.0(O)

3 CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND SHALL BE EQUIPPED WITH A BACKDRAFT OR AUTOMATIC DAMPER. CMC 504.3.1, CEC 150.0(O)

4 EXHAUST DUCTS SHALL BE CONSTRUCTED OF METAL AND HAVE SMOOTH INTERIOR SURFACES. CMC 504.3.2

5 BATHROOM FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE ACCESSIBLE BUT NOT LOCATED IN THE KITCHEN. CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY OF NO MORE THAN 70% RH. CEC 150.0(O)

6 FANS SHALL BE ENERGY STAR QUALIFIED AND DUCTED TO TERMINATE OUTSIDE THE BUILDING

7 ALL PERMANENTLY INSTALLED LIGHTING SHALL BE HIGH EFFICACY PER TABLE 150.0-A, CA. CODE OF REGULATIONS, TITLE 24, PART 6

8 EXHAUST FANS SHALL BE CONTROLLED BY A HUMIDISTAT AND DUCTED TO TERMINATE OUTSIDE THE BUILDING

9 PILOTS, BURNERS, OR HEATING ELEMENTS SHALL BE AT LEAST 18" ABOVE THE FLOOR IN GARAGES, AND LOCATED IN GARAGES SHALL BE LOCATED AT LEAST 8 FEET ABOVE THE FLOOR. EXCEPTIONS: APPLIANCES WHICH SHALL BE INSTALLED PER THEIR LISTING. CMC 308.1.1, CPC 507.13

10 WHERE A FURNACE IS INSTALLED IN A CRAWL SPACE OR ATTIC, A LEVEL SERVICE SPACE AT LEAST 30 INCHES (762 MM) DEEP AND THE LENGTH OF THE UNIT SHALL BE PROVIDED IN FRONT OF THE APPLIANCE OR TO ONE SIDE OF THE APPLIANCE. THE WORKING SPACE SHALL OPEN DIRECTLY TO A HALL OR AT LEAST 4 FEET ABOVE THE FLOOR AND SHALL BE LOCATED WITHIN 20 FEET OF THE APPLIANCE. THE ACCESS OPENING SHALL NOT BE LOCATED BEHIND A DOOR AND SHALL BE SO SIZED AND LOCATED SO AS TO ADMIT A 22 INCH BY 30 INCH (559 MM BY 762 MM) RECTANGLE. THE OPENING SHALL NOT BE OBSTRUCTED BY STORAGE OR LAUNDRY EQUIPMENT. CMC 304.5, CPC 904.11

ELECTRICAL SYMBOLS

LIGHT FIXTURE SPECIFICATION
- F FLUORESCENT
- L LED
- LV LOW VOLTAGE
- PANELS
- PV INVERTER PANEL
- TELEPHONE/DATA/CABLE CABINET
- LUTRON PANEL MWH-PNL-8
- ELECT PANEL / SUBPANEL
- 30X36 30" X 36" CLEAR WORKING AREA PANEL LABEL AND SIZE

LIGHT FIXTURES
- CEILING SURFACE
- WALL
- PENDANT
- RECESSED IC RATED AIR TIGHT
- RECESSED UTABIAL (ART LIGHT)
- UNDER CABINET
- RECESSED WALL

DUPLEX RECEPTACLES
- ALL RECEPTACLES 110 AT AFCI
- STANDARD / AFCI
- HALF SWITCHED
- GFCI
- GFCI WATER PROOF
- FLOOR
- FLOOR GFCI
- FLOOR SWITCHED

QUAD RECEPTACLES
- STANDARD
- GFCI
- FLOOR

OTHER RECEPTACLES/POWER
- (A) APPLIANCE/EQUIPMENT
- (J) JUNCTION BOX

SWITCHES
- OCCUPANCY SENSOR
- MANUEL ON/AUTO-OFF VACANCY SENSOR

SWITCHES
- S SWITCH
- THERMOSTAT
- 3 WAY SWITCH
- DIMMER SWITCH
- MANUEL ON / AUTO OFF VACANCY SENSOR
- SWITCH WITH TIMER
- HUMIDISTATE OF RECEPTACLE(S)
- JAMB SWITCH
- PHOTOCELL
- MOTION SENSOR DIRECTIONAL

ALARMS
- (S) SMOKE ALARM INTERCONNECTED SIGNAL 120V PRIMARY POWER BATTERY BACKUP, LOW BATTERY SIGNAL
- (C) CARBON MONOXIDE ALARM INTERCONNECTED SIGNAL 120V PRIMARY POWER BATTERY BACKUP, LOW BATTERY SIGNAL
- (CS) CARBON MONOXIDE ALARM/SMOKE ALARM INTERCONNECTED SIGNAL 120V PRIMARY POWER BATTERY BACKUP, LOW BATTERY SIGNAL

COMMUNICATIONS
- TELEPHONE WALL
- CABLE TV AND DATTA

FANS
- CEILING EXHAUST FAN (80 CFM MIN) HUMIDITY SENSING SWITCH (HUSWH)
- IAQ IAQ WHOLE HOUSE MIN. (100 CFM MIN) 80 HVAC INSULATED FLOWERS OR EQUIV. MIN WALL BOX VALVE R-4.2 (SEE 4.507.1) WHICH COULD APPLY FOR 18 CFI
- HEAT LAMP
- KITCHEN EXHAUST FAN LIGHT 120 CFM MIN
- CEILING FAN

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
178 E. HOSPITALITY, SUITE 104
HEMET, CA 92543
855.552.1877

ALL DESIGN, DRAWINGS AND DETAILS PRESENTED HEREIN ARE THE PROPERTY OF CHAPPELL ARCHITECTURE AND SHALL NOT BE REPRODUCED, COPIED OR USED IN ANY MANNER WHATSOEVER, NOR SHALL THEY BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF CHAPPELL ARCHITECTURE.

CITY CASE NUMBER
PROJECT #22-2162

4818 DORRANCE

4818 DORRANCE
CARPINTERIA, CA 93013

BUILDING DEPARTMENT SUBMITTAL 02-12-2024

REVISION		
NO	DESCRIPTION	DATE

1ST FLOOR ELECTRICAL PLAN

E1.0

GENERAL ELECTRICAL NOTES

- ELECTRICAL INSTALLATION IS DESIGN-BUILD. INSTALL PER CURRENT APPLICABLE CODES.
- WHERE FIGURE REFERS ALL CABLE TELEVISION, TELEPHONE AND DATA RECEPTACLES IN A CENTRAL ELECTRICAL PLANNING LOCATION PROVIDE RECEPTACLES TO FIT TO ALL APPLIANCES AND EQUIPMENT.
- LUMINAIRES MUST ONLY TO BE INSTALLED BY OWNER FOR LANDSCAPE AND NOT LIMITED TO LIGHTING IN ELECTRICAL PLAN.
- ELECTRICAL SHALL BE PLACED CENTERED AT AT ANY AISLE FROM A DOOR JAMB OR CORNER, WHERE IT COMPLIANCE REQUIRES ALL ELECTRICAL EQUIPMENT SHALL BE PLACED IN ACCESSIBLE LOCATIONS. ELECTRICAL EQUIPMENT SHALL NOT BE PLACED IN ANY LOCATION WHERE IT WOULD HAVE TO PASS THROUGH A DOOR, WINDOW OR SIMILAR OPENING TO GET TO IT. ELECTRICAL EQUIPMENT SHALL NOT BE PLACED IN ANY LOCATION WHERE IT WOULD HAVE TO PASS THROUGH A DOOR, WINDOW OR SIMILAR OPENING TO GET TO IT. ELECTRICAL EQUIPMENT SHALL NOT BE PLACED IN ANY LOCATION WHERE IT WOULD HAVE TO PASS THROUGH A DOOR, WINDOW OR SIMILAR OPENING TO GET TO IT.
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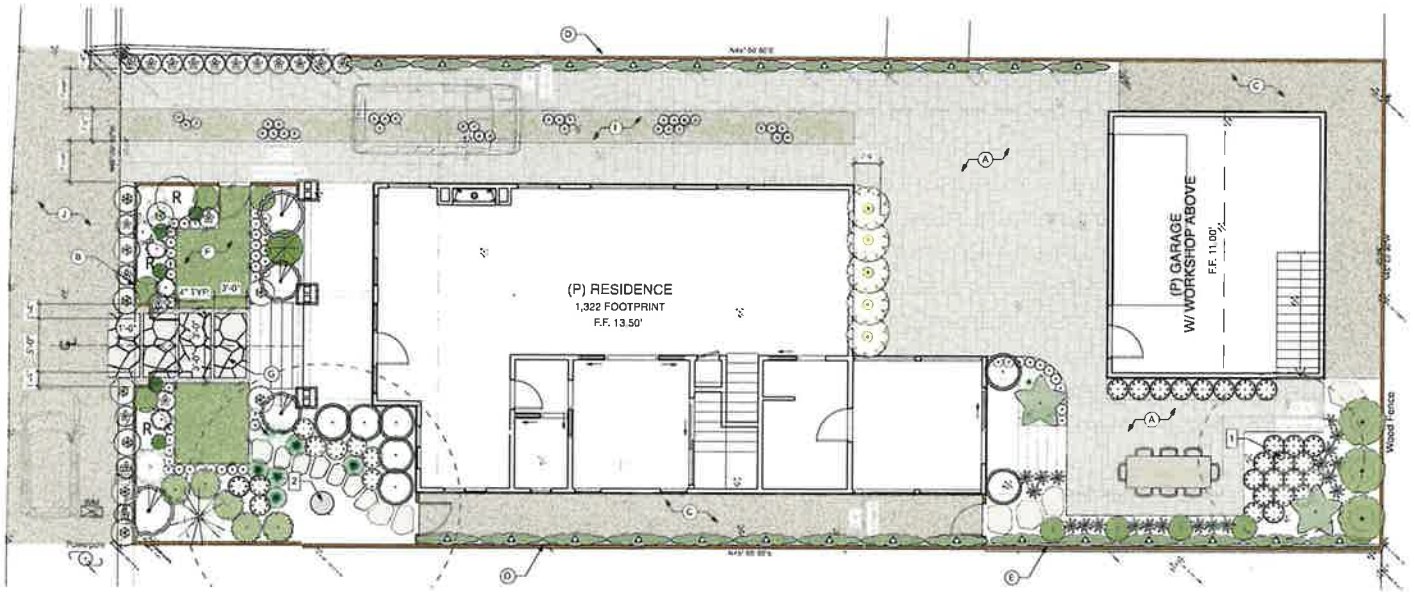


Existing Keynotes

1. (E) Tree to remian and be protected
2. (E) Live Oak Tree to remian and be protected

Proposed Keynotes

- (A) Permeable pavers
- (B) 42" max. height picket fence
- (C) 3/8" pea gravel
- (D) 6' wooden fence on property line
- (E) Low, 12-16", retaining wall on property line to handle slight grade change
- (F) Marathon II Lawn with steel edge
- (G) Flagstone entry pavers on concrete pad, 4" turf gaps
- H. N/A
- (I) Ribbon Driveway with 3/8" handley gold gravel and groundcover planting

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

Plant List

Symbols	Botanical Name	Common Name	Size	Qty	Mature Height	Size Width	WUCOLS
	Shrubs						
	Buxus microphylla japonica 'Green Beauty'	Green Beauty Boxwood	5 gal	8	3 - 5 ft.	4 - 7 ft.	Medium
	Camellia japonica 'Silver Waves'	Silver Waves Camellia	15 gal	5	6 - 8 ft	6 - 8 ft	Med
	Correa 'Ivory Bells'	White Australian Fuchsia	5 gal	5	4 - 5 ft	4 - 5 ft	Low
	Cycas revoluta	Sago Palm	15 gal	2	5 - 8 ft.	5 - 8 ft.	Medium
	Grevea accidentalis -espalier staked	Lavender Star Plant	15 gal	27	5 - 10 ft	7 - 12 ft	Medium
	Hibiscus syriacus 'Red Heart'	Red Heart Rose Of Sharon	15 gal	3	5 - 10 ft	4 - 7 ft	Medium
	Osmanthus fragrans	Fragrant Olive	5 gal	3	10 - 15 ft.	4 - 7 ft.	Medium
	Rhaphiolepis umbellata 'Minor'	Dwarf Yedda Hawthorn	15 gal	7	3 - 5 ft.	36 in. - 4 ft.	Low
R	*Rosa x 'Iceberg' Floribunda Rose*	Iceberg Rose	5 gal	3	30 in - 3 ft	30 in - 3 ft	Medium
	Tibouchina urvilleana	Princess Flower	15 gal	1	10 - 15 ft.	4 - 7 ft.	Medium
	Perennials						
A	*Armeria maritima*	Sea Pink, Thrift Seapink	1 gal	61	<= 12 in	<= 12 in	Medium
	Clivia miniata 'Monya'	Flame® Bush Lily	5 gal	32	24 - 30 in	24 - 36 ft	Low
	Cuphea hyssopifolia 'Rosea'	Dwarf False Heather	5 gal	4	<= 12 in	12 - 24 in	Medium
	Erigeron glaucus 'Cape Sebastian'	Seaside Daisy	1 gal	16	12 - 18 in.	18 - 24 in.	Low
	Erigeron glaucus 'Sea Breeze'	Sea Breeze Fleabane	1 gal	3	12 - 18 in.	18 - 24 in.	Low
	Iris 'Nada'	Butterfly Iris	1 gal	20	12 - 18 in		Low/Med
	Limonium latifolium	Sea Lavender	1 gal	10	24 - 30 in	24 - 36 in	Low
	Phormium cookianum	New Zealand Flax	5 gal	1	4 - 6 ft.	4 - 7 ft.	Low/Med
	Succulents						
	Aeonium 'Carol'	Aeonium	1 gal	5	24 - 30 in.	24 - 36 in.	Low
	Grasses						
	Carex divulsa	Berkeley Sedge	1 gal	10	1 - 2 ft	1 - 2 ft	Low
	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	5 gal	2	3 - 5 ft.	24 - 36 ft.	Low/Med
	Groundcover						
	Thymus praecox	Creeping Thyme	flats	9			Low/Med

Materials Legend

- Marathon II sod
- Permeable Pavers, Angelus, Sand-Stone-Mocha Permeable Courtyard, Installed in ashlar pattern, Verify with Owner for approval
- Flagstone, Color: Buckskin or Oklahoma, Provide samples for Owner approval.
- Pea Gravel, 3/8" Del Rio or Handly Gold pea gravel. Provide samples for Owner approval.
- Sure-loc® Steel landscape edging

Angelus permeable courtyard pavers
Sand-Stone-Mocha, Ashlar pattern

Buckskin Flagstone

Front yard fence Option:
Traditional picket fence with latice panels

Front yard fence Option:
Picket fence with thin, 2x2 vertical hardwood slats

Planting Notes

1. Contractor shall clear and grub all planting areas, removing all weed growth and construction debris, prior to installation of plant materials.
2. 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.
3. 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.
4. 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.
5. Installation of gopher baskets for plants is recommended. Verify with owner.
6. For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.

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 necessary 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 structures.
6. No plastic border board. Sure-loc® BRANDs edging: 1/8" thickness 5.5" Depth Finish pa Owne s Top of edging to be no more than 1/2" above finish grade

Rachelle Graham
LANDSCAPE ARCHITECTURE
PO Box 1186
Carpinteria CA 93014
PH (805) 550-9748
E rachelle@rg-la.com

Howard Residence
4818 Dorrance Way, Carpinteria, CA 93013

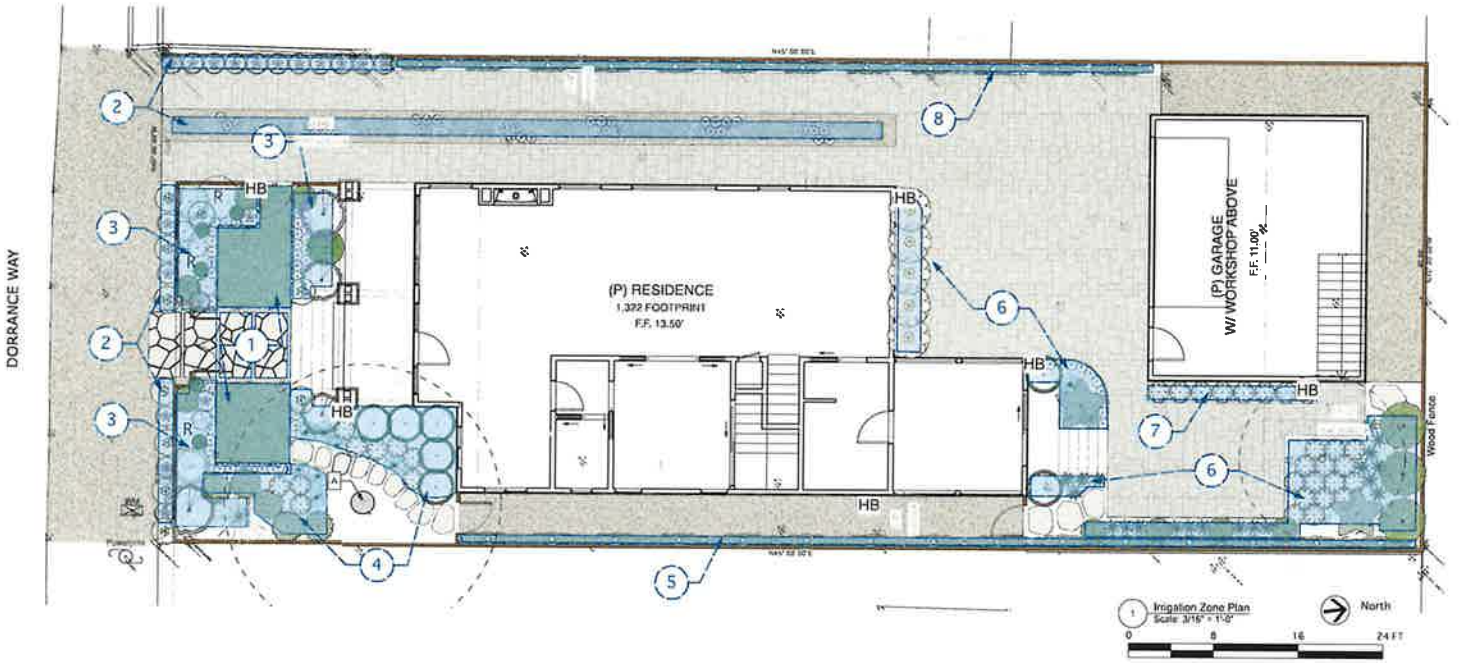
Revisions:
Date Name

Master Landscape Plan

Submittal Date: 6/7/23

Drawn By: RG

L1.1



Proposed Keynotes

A. Irrigation under Oak drip line to be very low.

Hydrozone Legend

Valve/Zone	Description:	Area	Method	Irrigation req.	Exposure
1	Lawn	145sf	Spray	Med	full sun
2	ornamental shrubs, perennials & groundcovers	176sf	Drip	Low	full sun
3	ornamental shrubs, perennials & groundcovers	141sf	Drip	Medium	full sun
4	ornamental shrubs, perennials & groundcovers	141sf	Drip	Low	part sun
5	ornamental shrubs	63sf	Drip	Medium	part sun
6	ornamental shrubs & perennials	251sf	Drip	Medium	part shade
7	perennials	21sf	Drip	Low	part shade
8	ornamental shrubs	50sf	Drip	Medium	full sun

(4) 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	3.8	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							
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
				Totals	(A) 885 sf	(B) 534.50	14,896.54
Special Landscape Areas (but no pools, ornamental areas, or not irrigated with recycled water or water feature)							
				1			
				2			
				Totals	(C)	(D)	
						ETWU Total	
				Maximum Allowed Water Allowance (MAWA)			14,896.54

Hydrozone # / Planting Description	Plant Factor	Irrigation method	Irrigation Efficiency	ETWU (Annual Gallons Approved)
Examples 1) Foot lawn 2) Low water use plantings 3) Medium water use planting	Very low water use: 0.2-0.3 Low water use: 0.3-0.5 Moderate water use: 0.4-0.6 High water use: 0.7-1.0	1) Overhead spray 2) Drip	1) 0.75 for spray Feed 2) 0.92 for drip	Max 0.82 x ETAF x Area

Single Family Residential water features, including pools, should be documented in the Regular landscape area with a Plant Factor of 1.
Non-single family (multi-family, commercial) water features, including pools, should be documented in the Special landscape area with a ETAF of 1.0

MAWA (Annual Gallons Allowed) = (0.62) x (0.45) x (ETAF x Lr) + (ETAF x SLA)

Where 0.62 is a 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)
Total Area	(A)	Total Area	(A+C)

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

PO Box 1166
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PH: (805) 550-9748
E: rachelle@rg-la.com

Howard Residence

4818 Dorrance Way,. Carpinteria, CA 93013

Revisions:
Date Name

Irrigation Zone Plan

Submittal Date:
6/7/23

Drawn By: RG

L2.0

EXT. TRIM

MANUFACTURER:
DUNN-EDWARDS

COLOR:
CLASSIC WHITE
DEHWO8

ROOF SHINGLES

MANUFACTURER:
CERTAINTEED

PRESIDENTIAL
SHAKE

COLOR:
COUNTRY GRAY

DARKSKY LIGHT FIXTURE

MANUFACTURER:
KICHLER

MODEL:
RIPLEY

LED:
1-8 WATT INTEGRATED

S.S. METAL ROOF

MANUFACTURER:
ASC BUILDING PRODUCTS

COLOR:
GRAY

EXT. SHINGLE SIDING

MANUFACTURER:
JAMES HARDIE

COLOR:
HARDIESHINGLE
CEDERMILL
COLOR:
AUTUMN BRUSH

SANTA BARBAR SANDSTONE

MANUFACTURER:
NATURAL STONE

5 POINT DESIGN

WINDOWS & DOORS

MANUFACTURER:
ANDERSON A-SERIES

COLOR:
WHITE

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

PROJECT: **4818 DORRANCE RESIDENCE**

LOCATION: 4818 DORRANCE CARPINTERIA, CA 93013

OWNER: JOHN HOWARD

MATERIAL BOARD

02/20/2024

Attachment B

ARB Meeting Minutes from March 16, 2023

Howard New Residence

Project #22-2162-DP/CDP/ARB

Final ARB Review

May 16, 2024

Planner: Syndi Souter

Request of Dylan Chappell, architect, for Greg Lee, to consider Project 22-2159-ARB/CDP for final review of a request to construct a new 528 square-foot attached two-car garage and a 156 square-foot addition at the rear of an existing single-family residence. The project would include a 1,207 square-foot 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 summarized the changes to the project since the preliminary review which included a larger addition at the rear of the residence and a hip roof over the proposed garage.

Dylan Chappell, architect, confirmed for Boardmember Johnson that there were not any other changes to the project since the preliminary review. Boardmember O'Connor asked if the driveway would be widened to access the new garage, and asked if there would be one or two garage doors for clarification between the floor plan and elevations. Mr. Chappell responded that the driveway would need to be reconfigured for better access and that the garage would have two doors.

Public Comment: None

Boardmember Discussion:
Boardmember Blakemore began the discussion by suggesting that some of the existing pavers could be relocated to accommodate the driveway reconfiguration while also narrowing the wide apron at the street. Overall, she liked the project and thought it looked great.

Boardmember Stein shared that he agreed with the prior comments and he liked the hip roof over the garage and the addition to the rear.

Boardmember Johnson agreed with the other Boardmembers' comments.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Blakemore, to recommend final approval to the Community Development Director with the flowing comments:

- Correct the elevation drawing to show two single garage doors on the front of the garage, and
- Reconfigure the driveway for better access to the garage.

VOTE: 4-0

3) Project: Howard New Residence, Project 22-2162-DP/CDP/ARB
Address: 4818 Dorrance Way
Applicant: Dylan Chappell, architect, for John Howard
Planner: Syndi Souter

Request of Dylan Chappell, architect, for John Howard, to consider Project 22-2162-DP/CDP/ARB for preliminary review of a request to construct a new 2,197 square-foot two-story

single-family residence and a detached 512 square-foot two-car garage with a 446 square-foot workshop above on a vacant lot. The project would include new landscaping and hardscape. The property is a 5,471 square foot parcel zoned Planned Residential Development (PRD-20) and shown as APN 003-440-013, addressed as 4818 Dorrance Way.

No ex parte communications were disclosed.

Syndi Souter described the project, including the modification request that would allow the front porch and a small portion of ground floor habitable space to be located in the front yard setback, the raised foundation to mitigate potential sea level rise impacts to the residence in the future, and the provisions to protect and preserve the existing oak tree on site. Boardmember Stein asked about the front setbacks of other homes in the area, and staff responded that most of the newer homes are set back at least 20-feet from the front property line but that many older homes are located closer to the street. Boardmember Stein also commented that the raised foundation was preferred over a filled pad to raise the finished floor for flood protection purposes. Boardmember Blakemore asked about the proposed pea gravel in the street right-of-way, and staff responded that Public Works would most likely require a different material, such as a rolled curb with stabilized decomposed granite, in that location. Boardmember Johnson asked if there was a hardship for the request for the modification, and staff replied that one of the three modification findings would need to be made. Boardmember O'Connor asked about the structures on the property to the north of the site, and staff replied that an apartment building was located on that parcel.

Dylan Chappell, project architect, used the aerial photo to explain to the Board where the oak tree sits in relation to the proposed front porch. He went on to show the Board the other homes in the neighborhood that are closer to the street and the newer homes that are set back less than 30-feet from the street centerline. He described that the workshop above the garage is set back an additional 5-feet, for a total separation of 15-feet between the workshop and the adjacent apartment building. He described the lot as a long, narrow lot, that would allow additional guest parking in the driveway. He described that the property was not required to have a raised foundation at this time, but that the owner wanted to plan for the future. He added that the heights of the story poles and the heights on the plans were measured from the existing grade.

Public Comment: None

Boardmember Discussion:
Boardmember Johnson asked Mr. Chappell about the back-up distance between the garage and residence, and how the planter would impact function. Mr. Chappell replied that the planter should be narrowed by a couple feet for better functionality. Boardmember Johnson then confirmed the various plate heights for the proposed structures and stories, and asked about the workshop eave encroaching into the solar access plane. Staff responded that the encroachment was minimal, and was not anticipated to create an impact on the neighboring property.

Boardmember O'Connor commented that he liked the long driveway with the garage in back, and asked for clarification on the proposed material for the driveway. Mr. Chappell confirmed that the driveway material would be permeable pavers as shown on the landscaping plan.

Boardmember Blakemore shared that she thought the location of the chimney on the cantilevered portion of the workshop looked awkward. She went on to comment that taller plants could be

incorporated into the planter at the rear of the residence, and that pea gravel would be a better choice instead of the grass planter strips between the pavers in front. She added that she likes the project and that she can support the modification request because they are designing the project around the oak tree and the design is comparable to other homes in the area.

Boardmember Stein began his comments by stating that he did not have a problem with the front yard setback encroachment, and could support the modification request. He agreed with Boardmember Blakemore about the pea gravel in the planter strips. He added that he thought the garage looked whimsical, that he was okay with the fireplace, and would like to see the project move forward.

Boardmember Johnson questioned the size of the workshop and amount of overhang over the garage, applauded the outdoor open space on the roof for the workshop, and suggested the size of the workshop could be reduced to minimize the amount of cantilevered space over the garage to reduce the "earthquake effect" of the second story. He suggested a metal stack chimney instead of a stone chimney for the workshop, and liked the stone veneer around the base of the residence and garage. He suggested a "Hollywood driveway" (aka ribbon driveway) with a planter or different materials in the center to break up the monolithic look of the driveway. He commented that the project design does not provide a lot of outdoor living space, and that a cupola could be added to break up the long roof ridge on the house.

ACTION: Motion by Boardmember Stein, seconded by Boardmember Johnson, to recommend preliminary approval to the Planning Commission with the flowing comments:

- The Board can support the modification request for the reduced front yard setback,
- Praised the use of a raised foundation, and
- A black metal stack should be used for the garage chimney.

VOTE: 4-0

4) Project: The Spot Restaurant New Covered Patio, Project 22-2164-DPR/CDP
Address: 389 Linden Avenue
Applicant: Jaime Parga, agent for Jesse Bustillos
Planner: Marysol Smith

Request of Jaime Parga, agent for Jesse Bustillos, to consider Project 22-2164-DPR/CDP for preliminary review of request to construct a new 1,085 square foot covered outdoor dining patio to replace the previously existing detached dining room structure. The project would also include new hardscape and landscaping. The property is a 19,166 square foot parcel zoned Commercial Planned Development (CPD) and shown as APN 003-440-011, addressed as 389 Linden Avenue.

No ex parte communications were disclosed.

Marysol Smith described the revised project, explaining the differences and similarities in the proposal as compared to the last iteration previously reviewed and approved by the Board. Staff also reviewed the project's consistency with applicable design policies and topics for the board to discuss.

Jaime Parga, Parga Construction, and Travis Rodriguez, Villafana Engineering, presented the updated project:

Attachment C

Excerpted Sheets from the Preliminary Architectural Plans
(Superseded)

Howard New Residence
Project #22-2162-DP/CDP/ARB
Final ARB Review
May 16, 2024

EROSION CONTROL AND BMP NOTES

Owner

JOHN HOWARD
4818 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 Architecture
339 PINECREST AVE. P.O. BOX 8591
MAMMOTH LAKES, CA 93546
805.320.4791

• 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 managing 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 routine map of completed 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
entranceway

• Sanitary facilities shall be maintained on site as appropriate

• During the rainy season, all paved areas shall be kept clear of earth materials 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 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 when slopes constructed slopes shall be protected with erosion control measures immediately following grading on the slopes
This will include use of straw mulch, blanket and erosion control blankets

• This 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 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/contractor shall remain responsible for the clean up of any mud or dirt that is
tracked onto public streets or transit areas, even with the install ation of gravel construction entrances

Catch Basin Protection:
A filter system shall be used on catch basins (drop inlets) in public and private streets, or gutters (on downstream of inlet pipes). 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 hillside edge of the disturbed area, prior to the commencement of grading. The sediment filter structures shall be located so that all runoff from the
construction site is filtered prior to crossing 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 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 filters shall be inspected and repaired prior to, and after every storm event. Sediment filters shall be installed even along contours, and shall have notches into the slope for the last 5' - 10' fences and straw wattles shall be reinforced per detail or as directed/identified on the Erosion Control Plan.

Plastic Sheeting/Tarps:
Plastic sheeting will 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 toe of concurrent 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 Wet Weather Measures below

Slope Protection:
Slopes greater than 4V:1H should be protected using seed and blanket. The installation of erosion control blankets should be considered for all disturbed slopes steeper than 2.5H:1V and greater than 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. Slope widths 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.

Liquid waste, solvents and other toxic materials must be stored in accordance with manufacturing 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 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

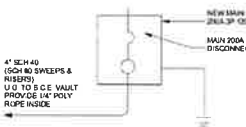
Shoring, Construction Fencing, and other Site Safety:
The responsibility for design to meet site conditions, and maintenance of the construction site safety remains with the construction contractor. Any applicable engineering and permitting of shoring or other safety devices is the responsibility of the contractor. Construction fencing shown on the 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

SUPERSEDED

NEW 200 AMP PANEL

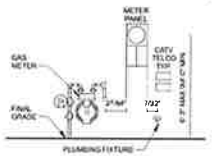
NEW LOCATION OF 200 AMP ELECTRIC SERVICE PANEL
PROVIDE BONDING & UFFER GROUND. S C E MSR # XXXXXXX



GROUNDING SHALL BE REQUIRED AND THE ELECTRICAL SERVICE GROUNDING ELECTRODE SHALL BE

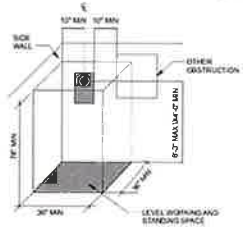
1 OF THE CONCRETE ENCASED TYPE
2 LOCATED IN THE BOTTOM THREE (3) INCHES OF THE FOOTING
3 NOT LESS THAN TWENTY (20) FEET IN LENGTH
4 BARE COPPER CONDUCTOR, SIZED IN ACCORDANCE WITH THIS CODE TABLE 250.66, BUT NOT SMALLER THAN NO. 4 A.W.G.
5 PANEL LOCATION NEEDS TO BE COORDINATED WITH EDISON CO

METER ASSEMBLY SEPARATION 6



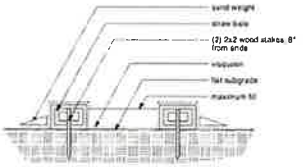
1. SIZE AND DIMENSIONS OF PANELS WILL VARY DRAWINGS ARE NOT TO SCALE
2. THIS DRAWING PERTAINS TO BOTH OVERHEAD AND UNDERGROUND ELECTRIC SERVICE APPLICATIONS
3. MAINTAIN A 3-0 OUT CLEAR LEVEL AND UNOBSTRUCTED WORKSPACE IN FRONT OF ELECTRIC SERVICE EQUIPMENT
4. PLUMBING FIXTURES THAT EXTEND MORE THAN 6 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 NEARBY 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 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

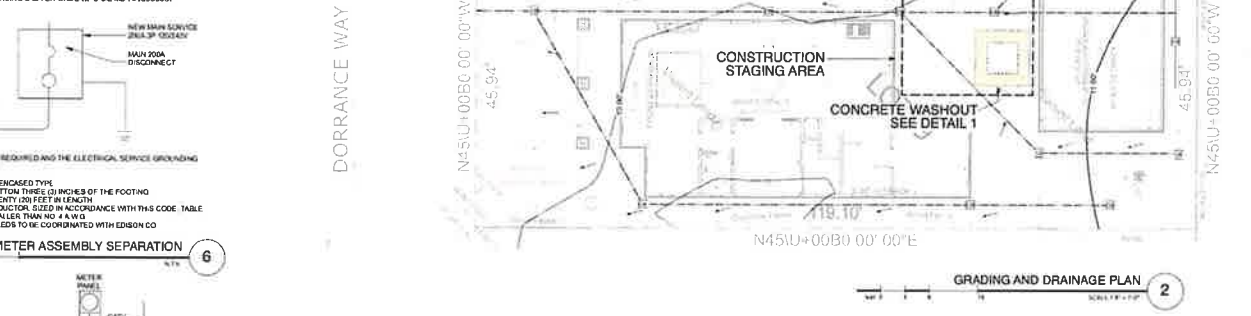
ELECTRICAL METER INSTALL 4



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 #4766



GRADING AND DRAINAGE PLAN 2

SITE / TREE PROTECTION PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
1193 VENTURA AVE. SUITE 130A
VENTURA, CA 93003
805.852.1677

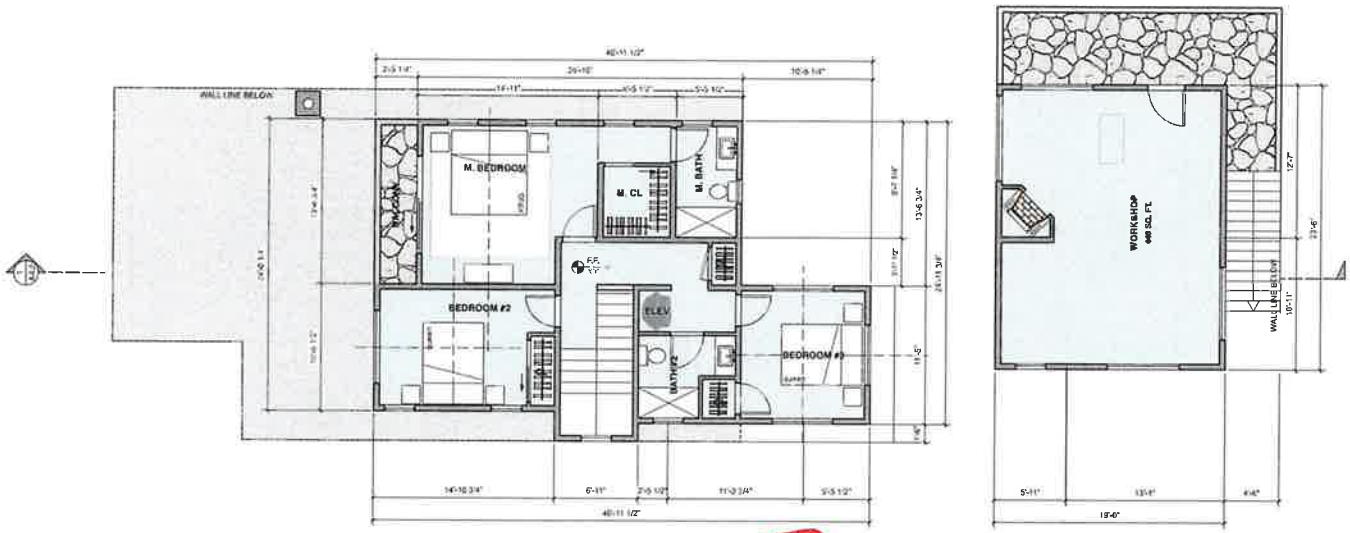
CITY CASE NUMBER
PROJECT #22-2162

4818 DORRANCE
4818 DORRANCE
CARPINTERIA, CA 93013
-
ARB PRELIMINARY SUBMITTAL 09-8-2022

REVISION		
NO	DESCRIPTION	DATE

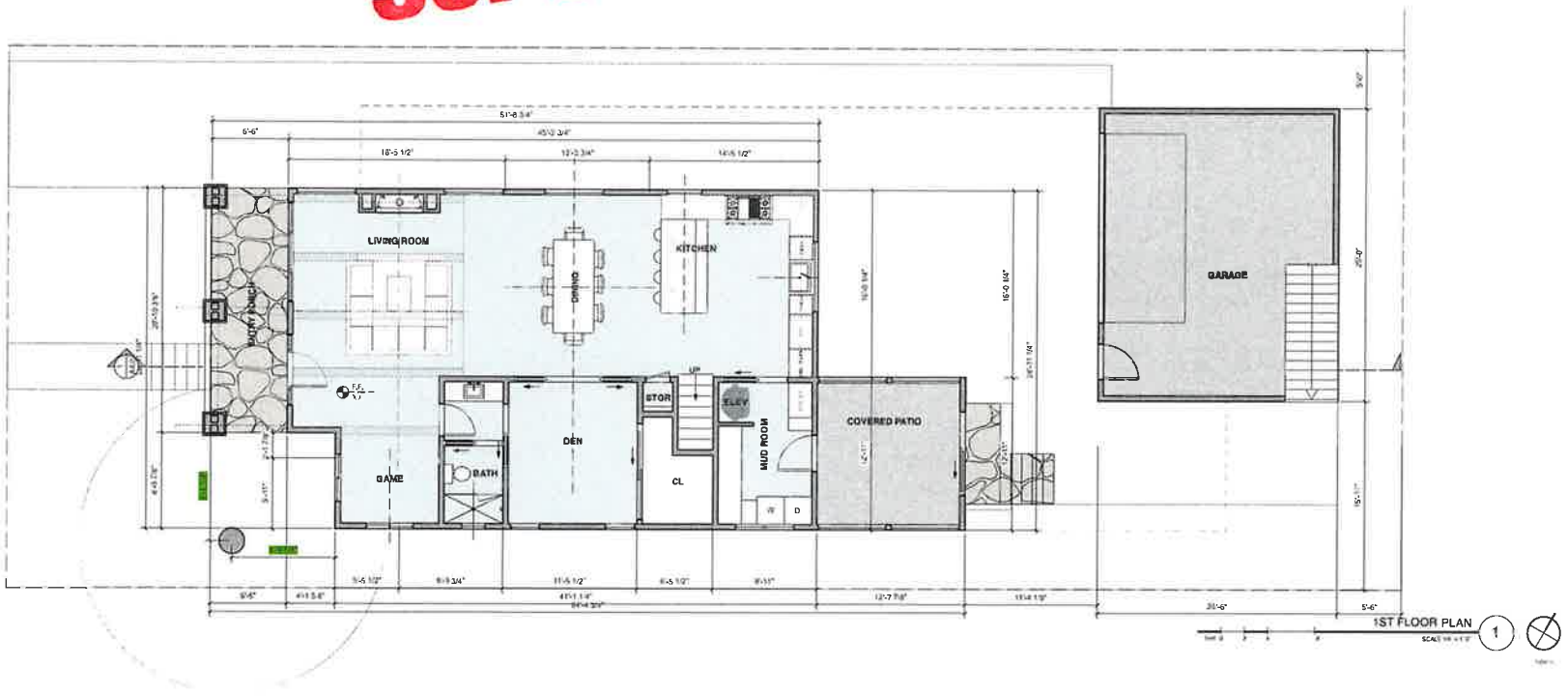
SITE PLAN
GRADING PLAN

A1.0



2ND FLOOR PLAN 2

SUPERSEDED



1ST FLOOR PLAN 1

CHAPPELL ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.812.1677

CITY CASE NUMBER
PROJECT #22-2162

4818 DORRANCE

4818 DORRANCE
CARPINTERIA, CA 93013

ARB PRELIMENARY SUBMITTAL 09-8-2022

REVISION		
NO	DESCRIPTION	DATE

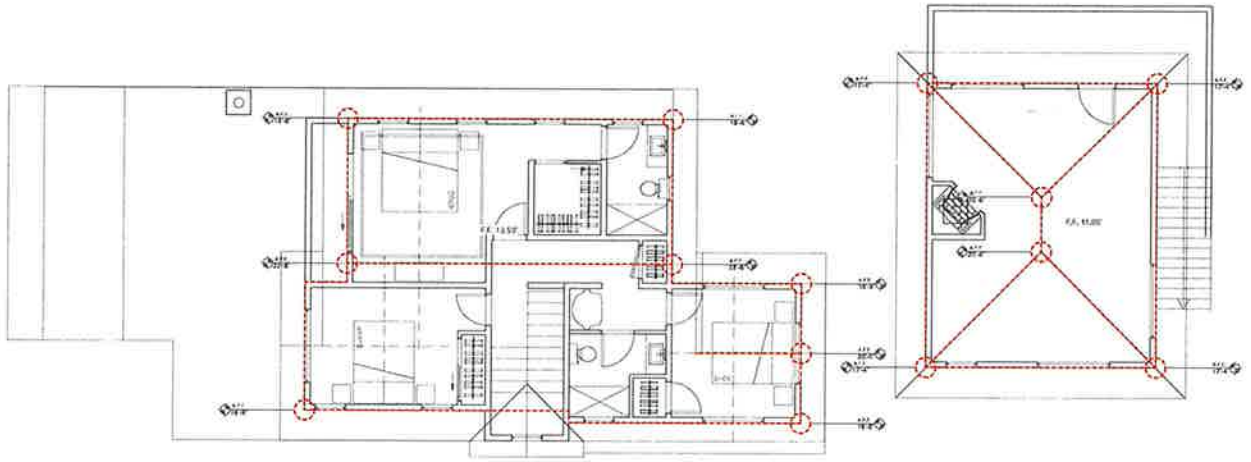
PLANS

A2.0

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.652.1677

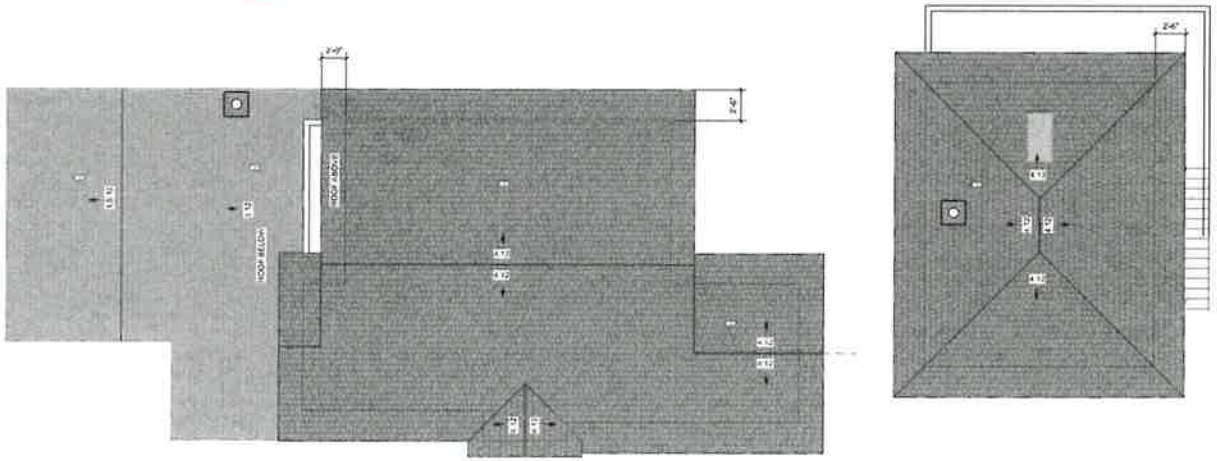
COORDINATION SET
NOT FOR BIDDING
OR CONSTRUCTION

CITY CASE NUMBER
PROJECT #22-2162



STORY POLE PLAN 1

SUPERSEDED



ROOF PLAN 1

4818 DORRANCE

4818 DORRANCE
CARPINTERIA, CA 93013

ARB PRELIMENARY SUBMITTAL 09-8-2022

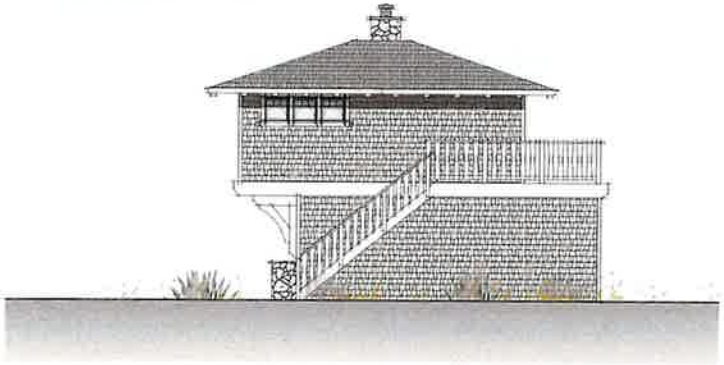
REVISION		
NO	DESCRIPTION	DATE

ROOF PLAN

A2.1

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
805.852.1677

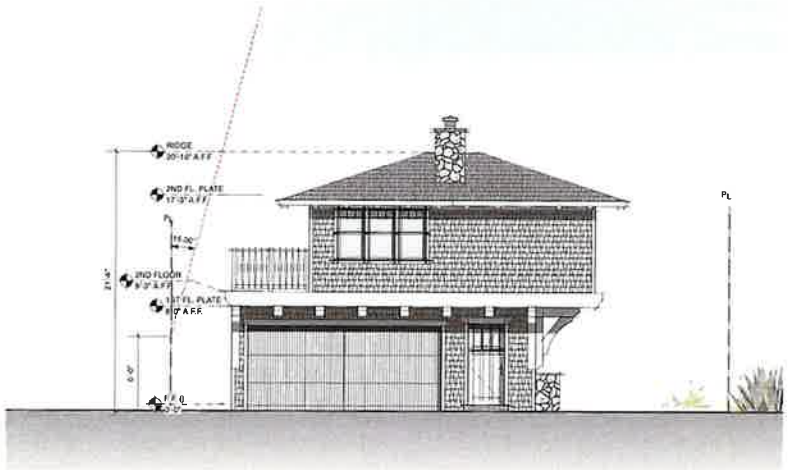
CITY CASE NUMBER
PROJECT #22-2162



GARAGE EAST ELEVATION 4

HOUSE EAST ELEVATION 2

SUPERSEDED



GARAGE WEST ELEVATION 3

HOUSE WEST ELEVATION (STREET) 1

4818 DORRANCE

4818 DORRANCE
CARPINTERIA, CA 93013

ARB PRELIMENARY SUBMITTAL 09-8-2022

REVISION		
NO	DESCRIPTION	DATE

ELEVATIONS

A3.0

SUPERSEDED

NORTH ELEVATION 2

SOUTH ELEVATION 1

CHAPPELL
ARCHITECTURE
COMMERCIAL - RESIDENTIAL
175 S. VENTURA AVE. SUITE 104A
VENTURA, CA 93001
805.852.1017

CITY CASE NUMBER
PROJECT #22-2162

4818 DORRANCE

4818 DORRANCE
CARPINTERIA, CA 93013
-

ARB PRELIMENARY SUBMITTAL 09-8-2022

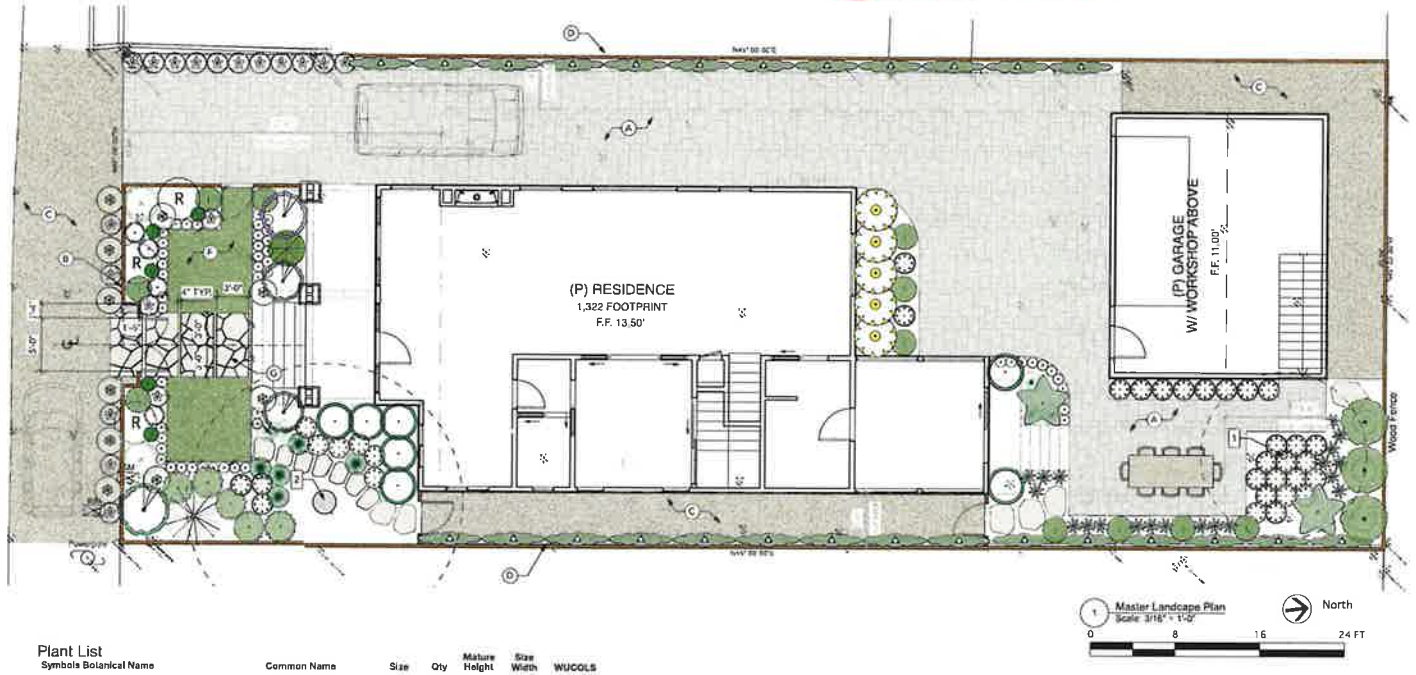
△ REVISION

NO	DESCRIPTION	DATE

ELEVATIONS

A3.1

SUPERSEDED



Existing Keynotes

1. (E) Tree to remian and be protected
2. (E) Live Oak Tree to remian and be protected

Proposed Keynotes

A. Permeable pavers
B. 42" max. height picket fence
C. 3/8" pea gravel
D. 6' wooden fence on property line

F. Marathon II Lawn with steel edge
G. Flagstone entry pavers on concrete pad, 4" turf gaps

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

Plant List

Symbols	Botanical Name	Common Name	Size	Qty	Mature Height	Size Width	WUCOLS
	Shrubs						
	Buxus microphylla japonica 'Green Beauty'	Green Beauty Boxwood	5 gal	11	3 - 5 ft.	4 - 7 ft.	Medium
	Camellia sasanqua 'Setsugekka'	Setsugekka Camellia	15 gal	5	5 - 10 ft.	7 - 12 ft.	Medium
	Correa 'Ivory Bells'	White Australian Fuchsia	5 gal	5	4 - 5 ft	4 - 5 ft	Low
	Cycas revoluta	Sago Palm	15 gal	2	5 - 8 ft.	5 - 8 ft.	Medium
	Grewia occidentalis -espalier stalked	Lavender Star Plant	15 gal	27	5 - 10 ft	7 - 12 ft	Medium
	Hibiscus syriacus 'Red Heart'	Red Heart Rose Of Sharon	15 gal	3	5 - 10 ft	4 - 7 ft	Medium
	Osmanthus fragrans	Fragrant Olive	5 gal	3	10 - 15 ft.	4 - 7 ft.	Medium
	Rhaphiolepis umbellata 'Minor'	Dwarf Yedda Hawthorn	15 gal	7	3 - 5 ft.	36 in. - 4 ft.	Low
	Rosa x 'Iceberg' Floribunda Rose	Iceberg Rose	5 gal	3	30 in - 3 ft	30 in - 3 ft	Medium
	Tibouchina urvilleana	Princess Flower	15 gal	1	10 - 15 ft.	4 - 7 ft.	Medium
	Perennials						
	Armeria maritima	Sea Pink, Thrift Seapink	1 gal	49	<= 12 in	<= 12 in	Medium
	Clivia miniata 'Monya'	Flame® Bush Lily	5 gal	34	24 - 30 in	24 - 36 in	Low
	Cuphea hyssopifolia 'Rosea'	Dwarf False Heather	5 gal	4	<= 12 in	12 - 24 in	Medium
	Erigeron glaucus 'Cape Sebastian'	Seaside Daisy	1 gal	16	12 - 18 in.	18 - 24 in.	Low
	Erigeron glaucus 'Sea Breeze'	Sea Breeze Fleabane	1 gal	3	12 - 18 in.	18 - 24 in.	Low
	Iris 'Nada'	Butterfly Iris	1 gal	20	12 - 18 in		Low/Med
	Limonium latifolium	Sea Lavender	1 gal	10	24 - 30 in	24 - 36 in	Low
	Phormium cookianum	New Zealand Flax	5 gal	1	4 - 6 ft.	4 - 7 ft.	Low/Med
	Succulents						
	Aeonium 'Carol'	Aeonium	1 gal	5	24 - 30 in.	24 - 36 in.	Low
	Grasses						
	Carex divulsa	Berkeley Sedge	1 gal	10	1 - 2 ft	1 - 2 ft	Low
	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	5 gal	2	3 - 5 ft.	24 - 36 ft.	Low/Med

Materials Legend

- Marathon II sod
- Permeable Pavers, Angelus, Sand-Stone-Mocha Permeabla Courtyard, Installed in ashlar pattern. Verify with Owner for approval
- Flagstone. Color: Buckskin or Oklahoma. Provide samples for Owner approval.
- Pea Gravel, 3/8" Del Rio or Handly Gold pea gravel. Provide samples for Owner approval.
- Sure-loc® Steel landscape edging

Angelus permeable courtyard pavers
Sand-Stone-Mocha, Ashlar pattern

Buckskin Flagstone

Front yard fence Option:
Traditional picket fence
with lattice panels

Front yard fence Option:
Picket fence with thin, 2x2
vertical hardwood slats

Planting Notes

1. Contractor shall clear and grub all planting areas, removing all weed growth and construction debris, prior to installation of plant materials.

2. 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.

3. 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.

4. 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.

5. Installation of gopher baskets for plants is recommended. Verify with owner.

6. For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.

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 necessary 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 structures.

6. No plastic border board. Sure-loc® BRANDS edging shall be 5/8" thickness x 5.5" Depth finish per Owner's. Top of edging to be no more than 1/2" above finish grade

Rachelle Graham
LANDSCAPE ARCHITECTURE
PO Box 1186
Carpinteria CA 93014
PH (805) 550-9748
E rachelle@rglarch.com

Howard Residence
4818 Dorrance Way, Carpinteria, CA 93013

Revisions:
Date Name

Master Landscape Plan

Submittal Date: 10/4/22

Drawn By: RG

L1.1

CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of May 16, 2024

Agenda Item #2

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

Project: 22-2183-CUP/CDP/ARB **Planner:** Syndi Souter
Address: 5557 Calle Arena
APN: 003-382-011
Zoning: Single Family Residential (6-R-1)
Applicant: Ted Meeder, architect, for Tyler and Jessica Mayer

Project Review:
☐ Conceptual
☑ Preliminary (continued)
☐ Final

PROJECT DESCRIPTION

This is a continued preliminary review of a proposal to partially demolish an existing 2,233 square-foot one-story single-family residence and construct a new 2,663 square-foot two-story single-family residence with an attached 378 square-foot two-car garage, for a total size of 3,041 square feet. The first floor would contain 2,115 square feet of living space and a 242 square-foot covered patio. The second floor would contain 475 square feet of enclosed living space. The height would reach a maximum of 23.67-feet above finished grade. The proposal also includes new landscaping, hardscape, and fencing.

Revised preliminary architectural plans and renderings are included as Attachment A. The proposed colors and materials, including the exterior light fixture, are in Attachment B.

PROJECT SETTING

The project site is a 7,620 square-foot parcel located at 5557 Calle Arena in the Concha Loma subdivision. The property is presently developed with an 1,832 square-foot "U-shaped" single-story single-family residence with an attached 401 square-foot one-car garage. According to the Santa Barbara County Assessor's Office, the original residence was constructed in 1950. In 1979, a 470 square-foot family room addition was constructed at the southwest corner of the residence under building permit #1670. In 1988, a bedroom addition was constructed at the southeast corner of the residence under building permit #3840. The two south "wings" are connected by an uncovered raised wooden deck.

The project site is located in an area known to contain sensitive cultural resources. As such, any future ground disturbances would be required to be monitored by both an archeologist and a Native American representative to determine the presence and/or significance of any onsite cultural

resources that could potentially be impacted by development. Depending upon the presence of any sensitive cultural resources onsite, project revisions and/or mitigation measures may be required.

The property is surrounded on the north, east, and west sides by a mix of one- and two-story single-family residences. The parcel immediately east of the site is vacant, with a proposal to permit a new two-story residence in process. The Union Pacific Rail Road tracks, the Carpinteria State Beach campgrounds, and the Pacific Ocean are located to the south of the property. The topography of the parcel slopes down approximately four feet between the street and the railroad tracks.

The site is zoned Single Family Residential (6-R-1) and has a Low Density Residential (LDR) land use designation. The project is located in the Coastal Appeals (CA) Overlay district. The CA Overlay district means that any future final local action by the City on this project may be appealed to, or by, the California Coastal Commission (CCC).

PROJECT HISTORY

This project received preliminary review by the Architectural Review Board (ARB) at their September 14, 2023 meeting. At that meeting, the ARB reviewed a proposal to partially demolish the existing 2,233 square-foot one-story single-family residence and construct a new 2,631 square-foot two-story single-family residence with an attached 378 square-foot two-car garage, for a total size of 3,009 square feet. The first floor would have contained 2,156 square feet of living space with a 242 square-foot covered patio. The second floor would have contained 475 square feet of enclosed living space. The proposed height was at a maximum of 25.5-feet above finished grade. The prior proposal also included new landscaping, hardscape, and fencing.

At that meeting, three neighbors spoke during the public comment period. One neighbor had concerns about the neighborhood compatibility of the second-story addition; another neighbor also expressed concerns about second-story additions in general, but thought this project looked nice; and the last neighbor's comments were in support of the project. One public comment letter was received prior to the meeting with concerns that the design was too tall for the neighborhood.

The ARB's main comments from that meeting were:

- Lower the plate heights to lower the overall building height,
- Add shingles or siding to the stucco exterior to add texture/interest,
- Appreciate the "wedding cake" placement of the second story, but it should not appear stacked on top of the first floor; suggested shifting the entry roof up to balance the massing,
- Consider privacy when locating the second-story windows,
- Choose an architectural style and use the appropriate details and finishes,
- Support for the Conditional Use Permit to reconstruct the portions of the residence within the legal-nonconforming side yard setback (3 out of 4 ARB members), and
- The high-water demand turf was acceptable because the children need a play area, suggested hedges along sides for privacy, suggested to choose one style for the landscaping palette, and suggested self-cleaning queen palms instead of king palms.

A copy of the minutes from the September 14, 2023 ARB meeting are included in Attachment C and excerpted sheets from the previously reviewed preliminary plans can be found in Attachment D.

PROJECT ANALYSIS

Carpinteria Municipal Code

The project is located in the 6-R-1 Single Family Residential zoning district and is subject to the requirements of Carpinteria Municipal Code (CMC) §14.12. Single family residences are a permitted use in this zone district, subject to approval of a Coastal Development Permit. The following table and discussion identify the project's conformance with the applicable Municipal Code requirements:

Standard	Requirement/Allowance	Proposal
Setbacks		
Front (North/Calle Arena)	50 feet from centerline of street or 20 feet from the property line, whichever is greater. (50 feet from CL)	45 feet from the centerline of the street and 20 feet from the property line*
Sides (East and West)	10% of lot width (6.58 feet)	4.83 feet*
Rear (South)	15 feet	25 feet
Height	30 feet max.	23.67 feet max.
Building Coverage	35% max. (2,667 square feet)	33.67% (2,566 square feet)
Floor Area Ratio	40% max. (3,048 square feet)	39.90% (3,041 square feet)
Density	1 single family residence per legal lot	1 single family residence

**See legal nonconforming structures discussion below.*

Legal Nonconforming Structures

Carpinteria Municipal Code §14.82.060- Nonconformance as to yards or height, states, "*if a building or structure is conforming as to use but nonconforming as to yards or height, said building or structure may be permitted by the planning commission to be enlarged, extended, moved or structurally altered; provided, that any addition or enlargement complies with the yard and height requirements of the district in which such building or structure is located; provided further, that no living quarters may be extended into an accessory building located in the front, side or rear yards by such addition or enlargement.*"

The existing residence that is proposed to be altered has an existing front yard setback of 20-feet from the front property line and a side yard setback of 4.83-feet, and the current 6-R-1 zone development standards require a minimum setback of 25-feet from the front property line and 6.58-feet from the side, respectively. Therefore, the existing structure is nonconforming as to the front and side yard setbacks. However, the new addition areas would comply with the currently required setbacks. As such, the proposed project complies with CMC §14.82.060 since the portions of the project that lie within the setbacks will be replaced or structurally altered, but not expanded or enlarged.

Conditional Use Permit

Chapter 14.82 of the CMC outlines the review process for projects involving a legal nonconforming use or structure. Carpinteria Municipal Code §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 Conditional Use Permit (CUP) is a planning tool that allows the Planning Commission to exercise broad discretion over a proposed use or project, and in taking an action to approve or deny a project. Through the use of the CUP, improvements which prolong the life of a nonconforming structure including structural repairs, remodels, additions and similar new construction to residential units, can be made subject to the imposition of appropriate project conditions of approval. This proposal involves the full demolition of the existing residence with the exception of a few segments of wall along the northern and eastern portions which are located within the current setbacks. These portions of the residence would be reconstructed, including a new roof structure, within the existing footprint. In order to approve the project as currently designed, the Planning Commission must be able to make all of the necessary findings for approval. Alternatively, given the extensive and near total scope of the reconstruction, the project could be redesigned to meet current setback requirements and no longer trigger the requirement for a Conditional Use Permit.

Design Review

The proposal would result in a "comprehensive remodel" and second-story addition to the existing residence. A new two-car garage would be constructed and the entry would be relocated to the central portion of the front of the residence. The existing family room at the rear of the residence

would be demolished and replaced with a 242 square-foot open covered patio. The eastern "wing" of the residence would be expanded towards the center of the property. The first floor would contain 2,115 square feet of living space and a 73 square-foot covered patio enclosed on three sides. The proposed 475 square-foot second story would be located over the center of the residence and would have a 157 square-foot covered balcony at the rear. A new raised deck would be constructed at the southwestern corner of the residence that would connect the two southern "wings" and create a courtyard space.

In response to the ARB's comments at the last meeting, the plans have been updated to include the following changes to the design:

1. The second story plate height has been lowered from 9-feet to 7.67-feet, which would reduce the overall maximum height of the proposed residence by 1.33-feet, from 25-feet down to 23.67-feet;
2. The roof over the front entry has been broken up to include a shed roof over a clerestory, with a stepped overhang below;
3. The four windows across the front of the second story have been reduced in size and additional windows have been added at the front entry;
4. The details and finishes have been revised to be consistent with the "Contemporary Cottage" architectural style; and
5. The palms and agaves have been eliminated from the landscaping plan and additional flowering plants and shrubs have been added to the palette.

The modified second story addition would have an open gable roof with a maximum height of 23.67-feet above the finished grade (or 21.67-feet above finished floor). The single-story portions of the residence would have open gable roofs with a maximum height of 14-feet above the finished grade (or 12-feet above finished floor). The first and second stories would be connected by hipped roof sections. The first floor would have plate heights of eight feet on the sides, with 8.83-foot plates in the central portion under the second story. The second story would have a 7.67-foot plate height with vaulted ceilings. The second story would be "wedding-caked" above the first floor; it would be stepped back 16-feet from the east side, 18.75-feet from the west side, and seven-feet from the front of the residence. At the front entry, the roof would extend out from the front wall of the second story over a 16-inch-tall clerestory, which would be located above the roof eave at the entry. Overall, staff feels that the second story has been modified to fit better into the structure and the front entry has been enhanced.

The proposal would have a building coverage of 33.67% and an FAR of 39.90%, which are both nearly reaching the respective maximum allowances. Additionally, the proposal would have a perceived building coverage of 36.85% and a perceived FAR of 45.14% due to the roofs over the covered patio and covered balcony. The covered patio and covered balcony would not be visible from the street, but they would be visible in public views from Amtrak passengers and the State Park. For comparison, the existing residence has a building coverage and FAR of 29.3%.

Given the predominant single-story character of the area, and the historical controversy over two-story homes in this neighborhood, the height, size, and massing of the proposed second-story addition should be carefully considered. **The Board should comment on the height, size, and massing of the revised preliminary design for the project.**

General Plan/Coastal Plan Neighborhood Policies

The City's Community Design Element of the General Plan/Coastal Plan contains both general over-arching policies and specific subarea policies. The project site is in Design Subarea 5 ("Concha Loma Neighborhood"). Residential design guidelines have also been developed and adopted by the City Council for this neighborhood. A summary and analysis of key Community Design Element policies and neighborhood design guidelines that are relevant to this project are provided below.

Citywide Community Design Objectives and Policies

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 vernacular architectural style of the residence is similar to other homes in the neighborhood. Additionally, other homes in the vicinity also have second stories. The proposed second story is "wedding-caked" above the first floor in the preferred method, but the maximum height of 23.67-feet above finished grade would remain taller than other existing residences in the area. For reference, the proposed new residence next door at 5559 Calle Arena was presented to the ARB with a maximum height of 25-feet above finished grade; the newly constructed residence at 5567 Calle Arena has a maximum height of 21.7-feet above finished grade; and the two-story residences across the street at 5554 and 5556 Calle Arena have maximum heights of 19.67-feet and 20.75-feet above finished grade, respectively. As such, the design could be revised to further lower the central plate heights, and thus lower the overall height, to become more consistent with the heights of the existing two-story residences in the area.

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).*

Intermittent mountain and ocean views are available from Calle Arena in this area. The existing residence largely blocks public views of the ocean from Calle Arena. The proposed second story would minimally alter public views of the mountains over the property from the south, but would not further impact the existing public view corridors of the ocean any more than the existing residence or other development in the area.

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-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.*

The proposed remodel would relocate the front entry to a more prominent location in the central portion of the front of the residence, and the proposed clerestory would formalize the location. A new pathway would be installed to lead to the front entry, which would give a welcoming street presence. The front yard would be enclosed with a 42-inch-tall fence, which would define the edge of the yard while still maintaining an open feeling from the street.

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 the proposed colors and materials board in Attachment B, and it appears to be night-sky friendly. 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. **The Board should comment on the proposed exterior light fixture.**

Subarea 5 Objectives and Policies

Objective CDS5-2: *Preserve the existing residential neighborhoods and their unique characteristics, and ensure that new development enhances the neighborhood character.*

Objective CDS5-3: *Ensure that new development is sensitive to the scale and character of the existing neighborhoods and consistent with the City's "small beach town" image.*

As discussed previously, the contemplated architectural style is similar to other homes in the Concha Loma neighborhood. However, two-story development, while allowed in this neighborhood by the City, continues to be controversial. On recent past projects, significant effort has been put into trying to minimize the visual prominence of new two-story construction through careful placement, massing, and use of split level plans and topography, in an effort to preserve the largely single story character of the neighborhood. The revised proposal lowered the plate height and concentrates the second-floor mass over the center of the residence in the preferred "wedding-cake" manner, however the resultant height would remain taller than other existing homes in the area.

Implementation Policy 53: *The existing pattern of setbacks should be preserved. Additions to existing houses, or new houses, should match the front yard setbacks of the houses on adjacent lots, or the "stringline" between them in the case of differing setbacks.*

Implementation Policy 54: *The existing one-story scale of buildings in the subarea should be preserved. Second floors, where permitted by zoning, should be set back from the first-floor facade with extensions of one-story roof elements, or other suitable architectural elements that reinforce the one-story scale of the facade.*

Portions of the existing residence which would be significantly remodeled/reconstructed are set back 20-feet from the street, which is comparable to the setbacks of other older homes in the neighborhood. The proposed two-car garage addition would be set back 25-feet from the street, which complies with the current zoning requirements and would be consistent with other newer development in the area. The proposed second story would be centered over the residence with single-story elements surrounding it on three sides.

Concha Loma Neighborhood Residential Design Guidelines

DG 6: *Entrances should be oriented toward the street through the use of porches, walkways, and forward-facing front doors. Hedges and structures in front yards should be low in height and adequately set back to allow visibility of homes from the street. Front yard outdoor living spaces are encouraged.*

DG 7: *Where unique or varied architectural styles are proposed, design review should ensure compatibility with the neighborhood. Variation in architecture is not discouraged in the Concha Loma Neighborhood, but should be compatible with the established mass and scale.*

DG 8: *The size, scale and form of buildings, and their placement on a parcel, should be sensitive to the scale and character of the predominantly one-story character of the Concha Loma neighborhood.*

DG 9: *Existing one-story buildings should be preserved. Where second floors are proposed, they should be set back from the first-floor façade and should include extensions of one-story roof elements or other suitable architectural elements that reinforce the one-story scale of the façade. Architectural components should feature articulated roof and wall planes as appropriate.*

The project design with the relocated entry and new landscaping and hardscape improvements in the front yard would enhance the street presence of the residence. However, as mentioned above, the height of the proposed second-story would be taller than other two-story homes in the area. The proposal could be revised with lower plate heights or other design alterations to become more similar to other existing two-story homes in the neighborhood. An expanded single-story design could also be explored, which could further reduce or eliminate the second story altogether.

DG 11: *Windows and doors should be consistent in design with the theme of a house and when appropriate should draw from elements in the existing neighborhood.*

DG 12: *The use of bay windows, dormers, balconies, covered porches and other decorative elements providing building articulation is encouraged when appropriate to the architecture, particularly when these elements are oriented toward a public street or break up a façade of more than 20 feet.*

The revised preliminary plans show smaller, typical residential sized windows on the front, east, and west elevations. The rear elevation includes several large windows and doors which would maximize ocean views for the occupants without impacting the privacy of the neighbors. It appears that the windows, doors, and rear balcony have been placed to balance aesthetics and privacy.

DG 13: *Muted or earth tones should be used to achieve consistency with surrounding residences.*

DG 15: *A cohesive mixture of materials is welcomed.*

DG 16: *Roofing materials and colors should be compatible with those in the existing neighborhood and with the architectural style of the residence.*

The proposed materials are typical for the style of architecture, and metal roofs are becoming increasingly popular. The proposed materials would have muted colors which would be compatible with the neighborhood. The proposed "black-and-white" exterior color scheme is commonplace, and could be enhanced with an accent color on the front door or other location(s) to give the residence a distinct individual character.

DG 19: *Main entrances should be oriented to the street. Porches, landings and walkways should be incorporated into the frontage design.*

DG 22: *Open fences, including split rail and picket types, are appropriate on frontage lines. Solid fences and walls should be limited to side and rear lot lines.*

DG 23: *Fences in the front yard should be constructed of decorative materials that emulate the architectural style of the house. Chain-link, wire and similar materials should be avoided.*

DG 24: *Fences should be set back a minimum of two feet from the back of sidewalk or property line to allow for planting between the right-of-way and the fence.*

As discussed previously, the front entrance would be relocated to the central portion of the residence with new landscaping and a pathway from the street. The front yard would be enclosed with a 42-inch-tall fence. The new fencing is currently shown on the front property line, and is not set back from the street to allow for landscaping to be planted in front of the fence.

DG 25: *Landscaping that is drought tolerant or native to the region is preferred. Invasive plants should be avoided.*

DG 26: *Attractive landscape frontage designs should be maintained. New development should be carefully planned with landscaping that maintains and enhances the quality of the streetscape.*

DG 27: *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.*

DG 28: *Permeable materials are encouraged for all driveways and parking areas and other hardscape areas to reduce runoff.*

The landscaping plan appears to propose a palette of primarily low water use plants, with irrigated lawn in the front and rear yards. The plant list has been revised to include more flowering plants and shrubs. As discussed above, the proposal includes new landscaping and hardscape in the front yard to enhance the street views of the project. The new hardscape elements, primarily the driveway and pathways, have been designed to be permeable to reduce runoff. Additional proposed stormwater control and runoff measures can be found on Sheet A1.1 of the plans. **The Board should comment on the proposed landscaping plan and revised plant palette.**

DG 31: *Where privacy is a concern, window placement, size, height and the use of glazing with limited transparency are encouraged to minimize impacts.*

DG 32: *Second story windows should be placed to avoid looking directly into the major indoor/outdoor living areas (e.g., primary yard areas, family/living areas) of adjacent residences.*

DG 33: *Second story or rooftop decks or balconies located on the side or rear of a dwelling are strongly discouraged unless it can be clearly demonstrated that it will not create an impact on the privacy of a neighboring parcel. Mitigating factors include the placement and design of adjacent structures, significant setbacks from adjacent properties or orientation of the deck or balcony toward the front of the property.*

As mentioned previously, the revised preliminary plans show smaller, typical residential sized windows on the front, east, and west elevations with larger windows and doors facing the rear. It appears that the windows, doors, and rear balcony have been placed to balance aesthetics and privacy.

The Board should comment on the revised proposal in respect to the massing, height, size, architectural style, neighborhood compatibility, proposed landscaping/hardscape, and proposed colors & materials.

SUMMARY OF ISSUES

- Size and massing of the proposed second story addition to the residence;
- Window sizes and locations;
- Revised landscaping plan and plant palette;
- Architectural style;
- Proposed colors and materials, including exterior lighting; and
- Neighborhood compatibility.

RECOMMENDATION

The Board should receive public testimony and provide comments to the applicant and staff. If the Board feels the revised project meets the applicable design criteria, the Board may recommend preliminary approval to the Planning Commission.

ATTACHMENTS

Attachment A- Revised Preliminary Architectural Plans and Renderings
Attachment B- Proposed Colors and Materials
Attachment C- Minutes from the September 14, 2023 ARB Meeting
Attachment D- Excerpted Sheets from the Preliminary Architectural Plans (Superseded)

Attachment A
Revised Preliminary Architectural Plans and Renderings

Mayer Residence Remodel and Additions
Project #22-2183-CUP/CDP/ARB
Continued Preliminary ARB Review
May 16, 2024

5557 CALLE ARENA
ADDITION AND ALTERATIONS

TED MEEDER ARCHITECTURE
1127 VALLECITO RD.
CARPINTERIA, CA 93013
TED@TEDMEEDER.COM
(805) 684-4286

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF ADDITIONS AND ALTERATIONS TO A SINGLE FAMILY HOME, TO INCLUDE A NEW SECOND STORY WITH A CHANGE IN OVERALL BUILDING HEIGHT FROM 12'-2" TO 23'-8", A NET GARAGE REDUCTION OF 18 S.F., A NET INCREASE IN LIVING AREA OF 728 S.F., A NEW SECOND FLOOR COVERED BALCONY OF 205 S.F., AND 942 S.F. OF NEW REAR DECK, (218 S.F. COVERED). NEW LANDSCAPING WILL BE INSTALLED IN THE FRONT AND REAR YARDS TOTALING 2460 S.F. THERE IS NO GRADING IN THIS PROJECT. ALL CONSTRUCTION WILL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE, THE 2022 CALIFORNIA RESIDENTIAL CODE, THE 2022 CALIFORNIA PLUMBING CODE, THE 2022 CALIFORNIA ELECTRICAL CODE, THE 2022 CALIFORNIA MECHANICAL CODE, THE 2022 CALIFORNIA FIRE CODE, THE 2022 CALIFORNIA ENERGY CODE, AND THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE.

SITE INFORMATION:

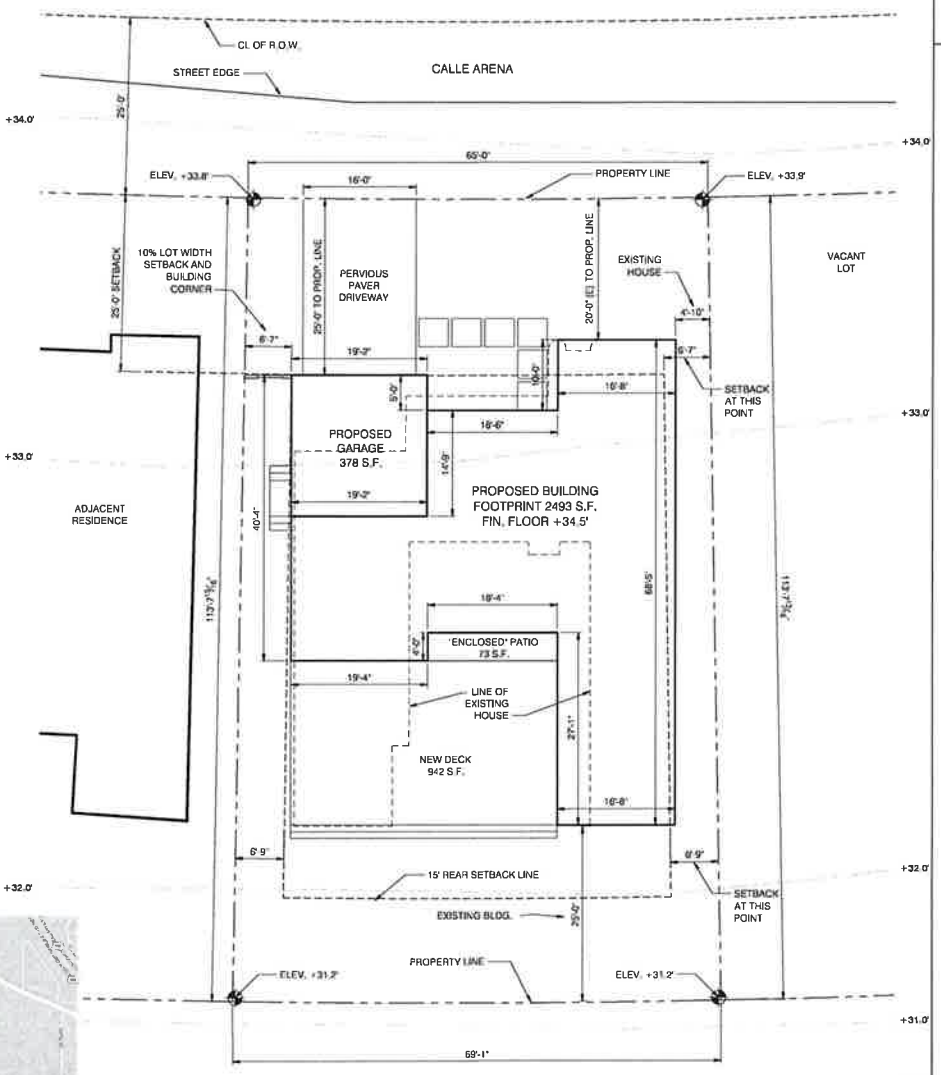
OWNER	TYLER AND JESSICA MAYER
ADDRESS	5557 CALLE ARENA CARPINTERIA, CA 93013 805-448-5365
APN	003-382-011
ZONING	6-R-1
LOT AREA	7620 S.F.
SLOPE	2%
HIGH FIRE HAZARD AREA	NO
HILLSIDE/RIDGELINE AREA	NO

PROJECT STATISTICS:

PROP. CONST. TYPE	V-B	
PROP. OCCUPANCY	R-3	
EXISTING AREAS	NET	GROSS
EXISTING RESIDENCE	1740 S.F.	1832 S.F.
EXISTING ATTACHED GARAGE	380 S.F.	401 S.F.
EXISTING BUILDING TOTAL:	2120 S.F.	2233 S.F.
PROPOSED AREAS		
PROPOSED RESIDENCE GROUND FLOOR	1858 S.F.	2115 S.F.
PROPOSED NEW SECOND FLOOR	428 S.F.	475 S.F.
PROPOSED ATTACHED GARAGE	341 S.F.	378 S.F.
PROPOSED FLOOR AREA TOTAL:	2641 S.F.	2968 S.F.
PROPOSED BUILDING FOOTPRINT:		2493 S.F.
PROPOSED "ENCLOSED" REAR PATIO FOR F.A.R.:		73 S.F.
PROPOSED CARP. CITY LOT COVERAGE	2586 S.F. = 33.87%	
PROPOSED CARP. CITY F.A.R.	3041 S.F. = 39.90%	
EXISTING PARKING	1 COVERED SPACE	
PROPOSED PARKING	2 COVERED SPACES	
PROPOSED GRADING:	NONE OUTSIDE OF BUILDING FOOTPRINT	
PROPOSED NEW LANDSCAPING	2460 S.F.	

DRAWING LIST: PLANNING APPROVAL

A1.0	SITE PLAN AND PROJECT INFO
A1.1	STORMWATER CONTROL PLAN AND DETAILS
A1.2	LANDSCAPE PLANTING PLAN
A2.1	PROPOSED GROUND FLOOR PLAN
A2.2	PROPOSED SECOND FLOOR PLAN
A2.3	PROPOSED UPPER ROOF PLAN
A3.1	EXISTING AND PROPOSED ELEVATIONS
A3.2	EXISTING AND PROPOSED ELEVATIONS
A3.3	BUILDING SECTIONS
A3.4	BUILDING SECTIONS



2 VICINITY MAP

1 SITE PLAN

N

NOTE: STAMP IS VALID ONLY IF WET SIGNED. THIS DOCUMENT IS NOT TO BE REVISED, REPRODUCED OR USED FOR ANY OTHER CONSTRUCTION PROJECT WITHOUT APPROVAL. COPYRIGHT 2021 TED MEEDER ARCHITECTURE

5557 CALLE ARENA
ADDITION AND ALTERATIONS

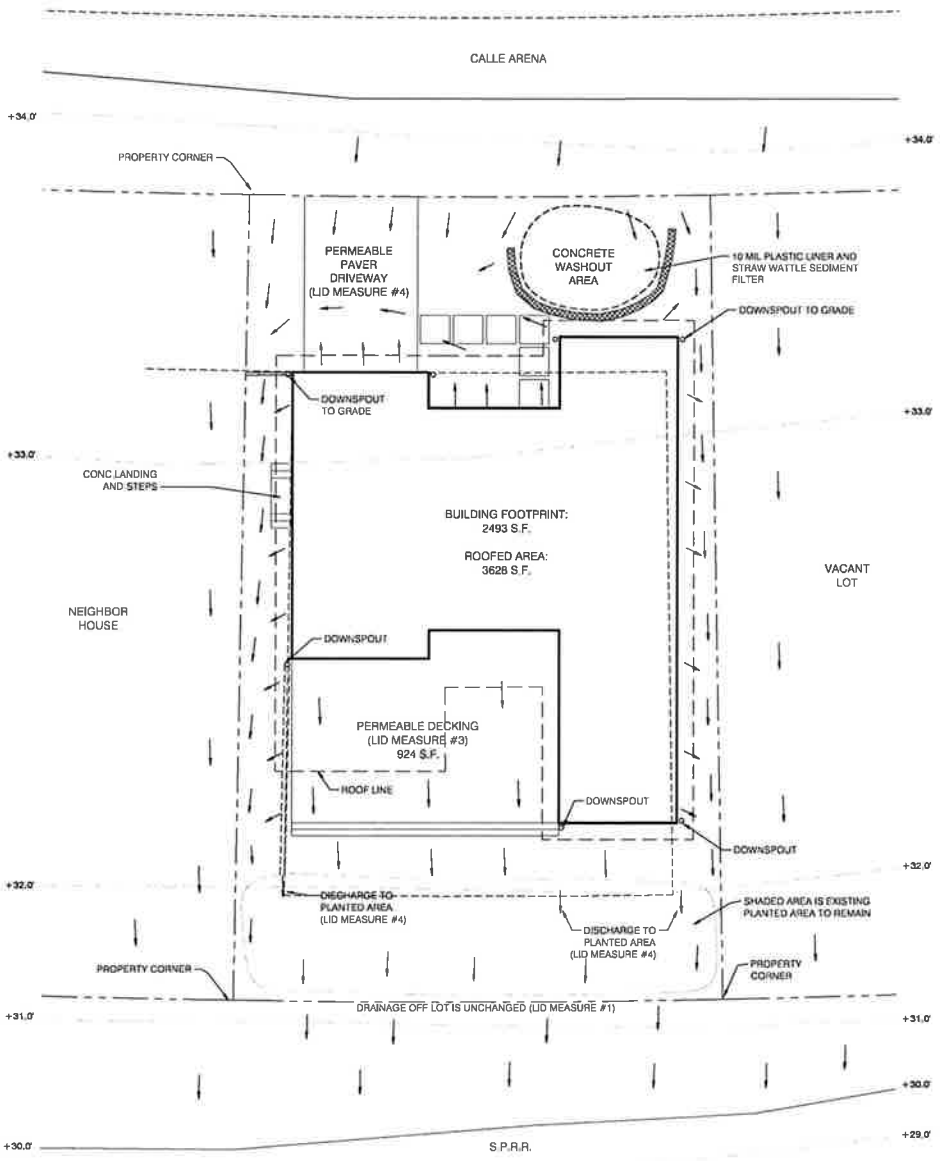
TMAAD JOB #

ISSUED: FOR

PROJECT INFO
SITE PLAN
VICINITY MAP

SCALE: AS NOTED
DATE: 9.26.21
SHEET FILE:
REF FILES:

A1.0



1 STORMWATER CONTROL PLAN
1/8" = 1'-0"

STORMWATER CONTROL PLAN PROJECT DATA:

PROJECT TYPE	RES ADDITION AND ALTERATIONS
PROJECT ADDRESS	5557 CALLE ARENA, CARPINTERIA
A P N	003-362-011
OWNER NAME	TYLER AND JESSICA MAYER
OWNER PHONE	805-448-5585
APPLICANT NAME	TED MEEDER (ARCHITECT)
APPLICANT PHONE:	805-684-4266
LOT AREA:	7620 S F
LOT SLOPE	2%
PREVIOUS IMPERVIOUS AREA:	3276 S F
REDEVELOPED IMPERVIOUS AREA:	2250 S F
ADDED IMPERVIOUS AREA	115 S F
NEW TOTAL IMPERVIOUS AREA	3391 S F

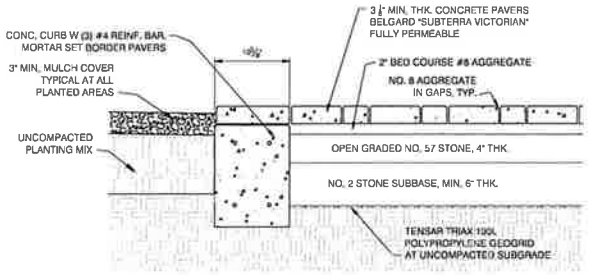
LOW IMPACT DEVELOPMENT (LID) MEASURES:

1. LIMIT DISTURBANCE OF NATURAL DRAINAGE FEATURES
THIS LOT HAS NO DRAINAGE FEATURES OTHER THAN 2% SLOPE TOWARD THE SOUTH LOT LINE, WHICH SHALL NOT BE ALTERED

2. LIMIT CLEARING, GRADING, AND SOIL COMPACTION
THIS PROJECT DOES NOT INCLUDE ANY GRADING OR COMPACTION OUTSIDE THE BUILDING FOOTPRINT.

3 MINIMIZE IMPERVIOUS SURFACES.
THE DECKS IN THIS PROJECT SHALL BE PLANKED WITH GAPS AND LOCATED OVER PERVIOUS SOIL

4. RUNOFF REDUCTION MEASURES.
THE DRIVEWAY SHALL BE PERMEABLE PAVEMENT AS SHOWN IN DETAIL 2 (BMP#1) ON THIS SHEET.
DOWNSPOUTS SHALL BE DISPERSED TO PLANTED AREAS AH SHOWN ON THIS SHEET.



2 BMP #1 - PERMEABLE PAVER DRIVEWAY
1-1/2" = 1'-0"

Project Name / Case File Number	Mayer Residence Addition and Alterations
Project Location (Street Address of property, or nearest cross-street and direction)	5557 Calle Arena, Carpinteria, CA
Name of Owner or Developer	Tyler and Jessica Mayer
Project Type and Description (Examples: "Single Family Residence," "Tenant Improvement," "Retail or Parking")	Additions and Alterations to a single family residence to remove bonus room, modify SFR as and decrease attached garage by 214 sf
Total New Impervious Surface Area (square feet) (Note: if creating pervious area that will be covered with new impervious surface)	115 sf
Total Replaced Impervious Surface Area (Removal of existing impervious area down to soil and replacement with new impervious surface.)	829 sf
Total Pre-Project Impervious Surface Area	3276 sf
Total Post Project Impervious Surface Area	3391 sf
Runoff Reduction Measures Selected (Check one or more)	☒ 1. Disperse runoff from impervious pavement to vegetated area ☒ 2. Permeable pavement ☐ 3. Rain Barrel ☐ 4. Bioretention Facility or Planter Box

TED MEEDER ARCHITECTURE
1127 VALLECITO RD.
CARPINTERIA, CA 93013
TED@TEDMEEDER.COM
(805) 684-4268

STATE OF CALIFORNIA — LICENSED ARCHITECT — LICENSE NO. C29816

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5557 CALLE ARENA ADDITION AND ALTERATIONS

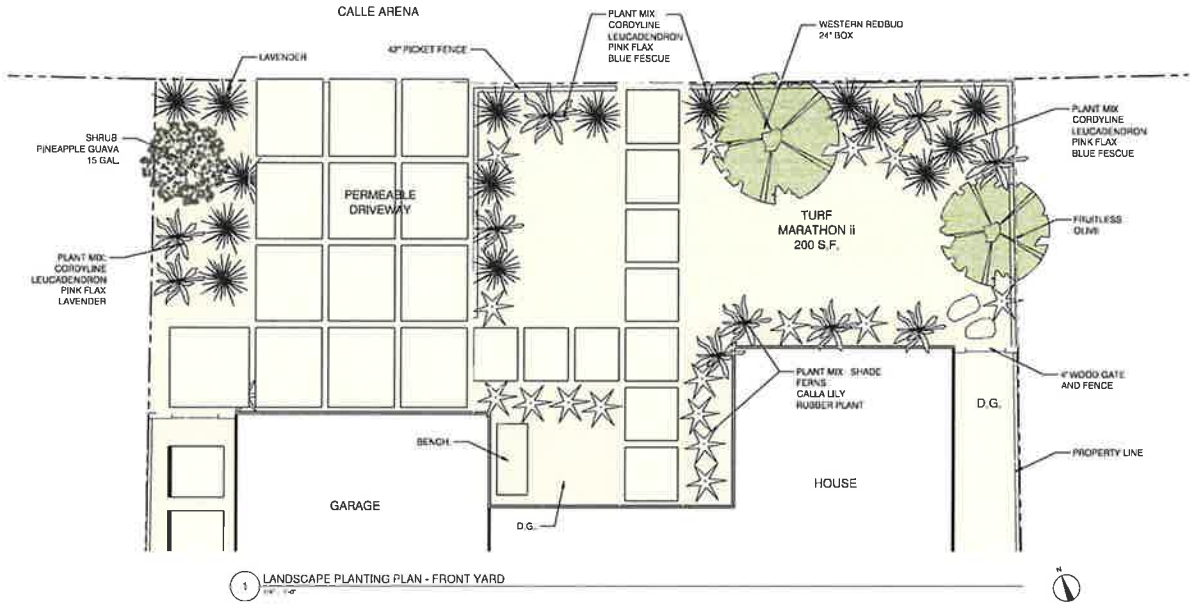
TMAAD JOB #

ISSUED: FOR

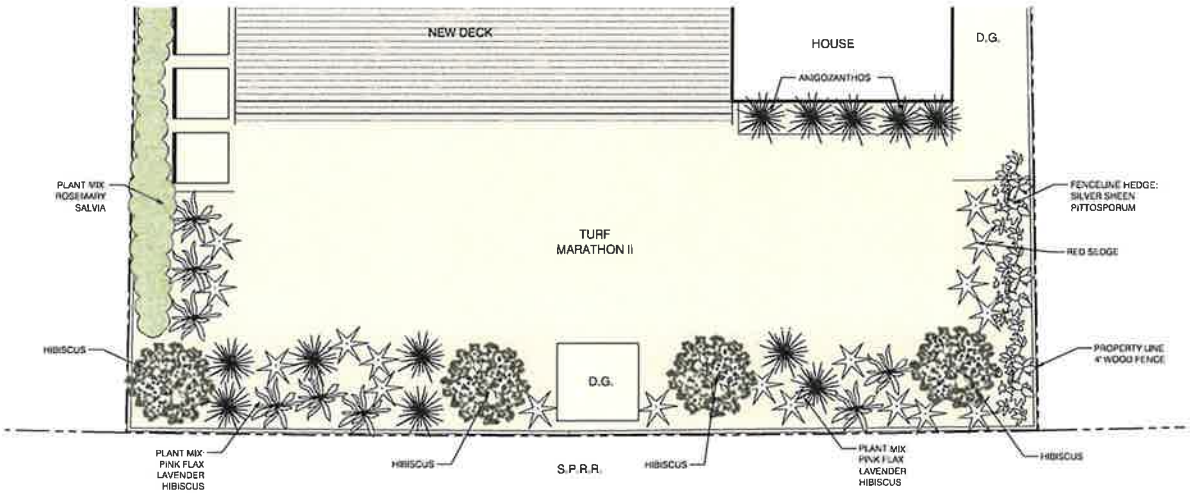
STORMWATER CONTROL PLAN

SCALE: AS NOTED
DATE: 9.25.25
SHEET FILE:
REF FILES:

A1.1



1 LANDSCAPE PLANTING PLAN - FRONT YARD



2 LANDSCAPE PLANTING PLAN - REAR YARD

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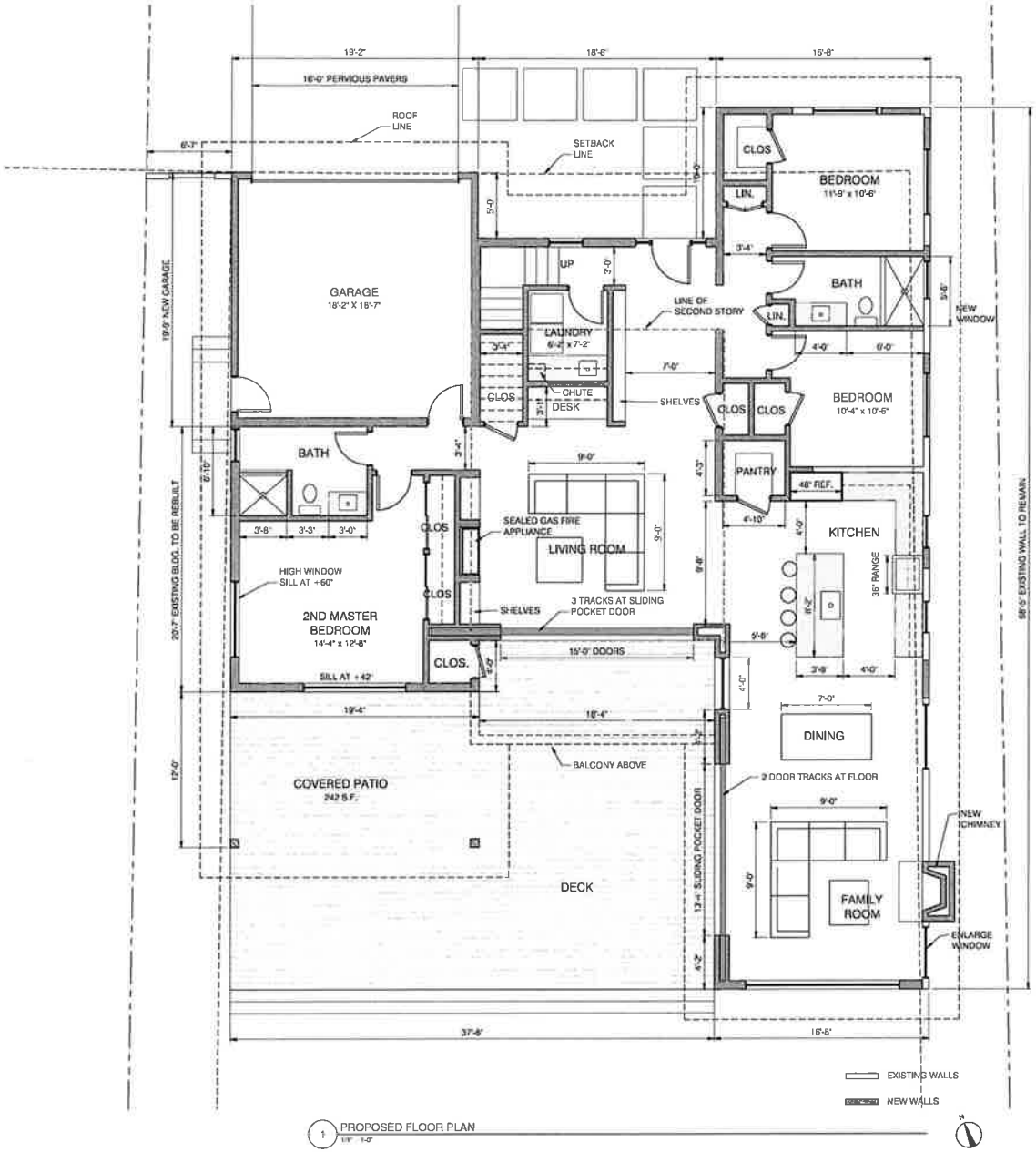
5557 CALLE ARENA
ADDITION AND
ALTERATIONS

LANDSCAPE PLAN

SCALE: AS NOTED
DATE: 9.25.21

A1.2



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

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5557 CALLE ARENA
ADDITION AND
ALTERATIONS

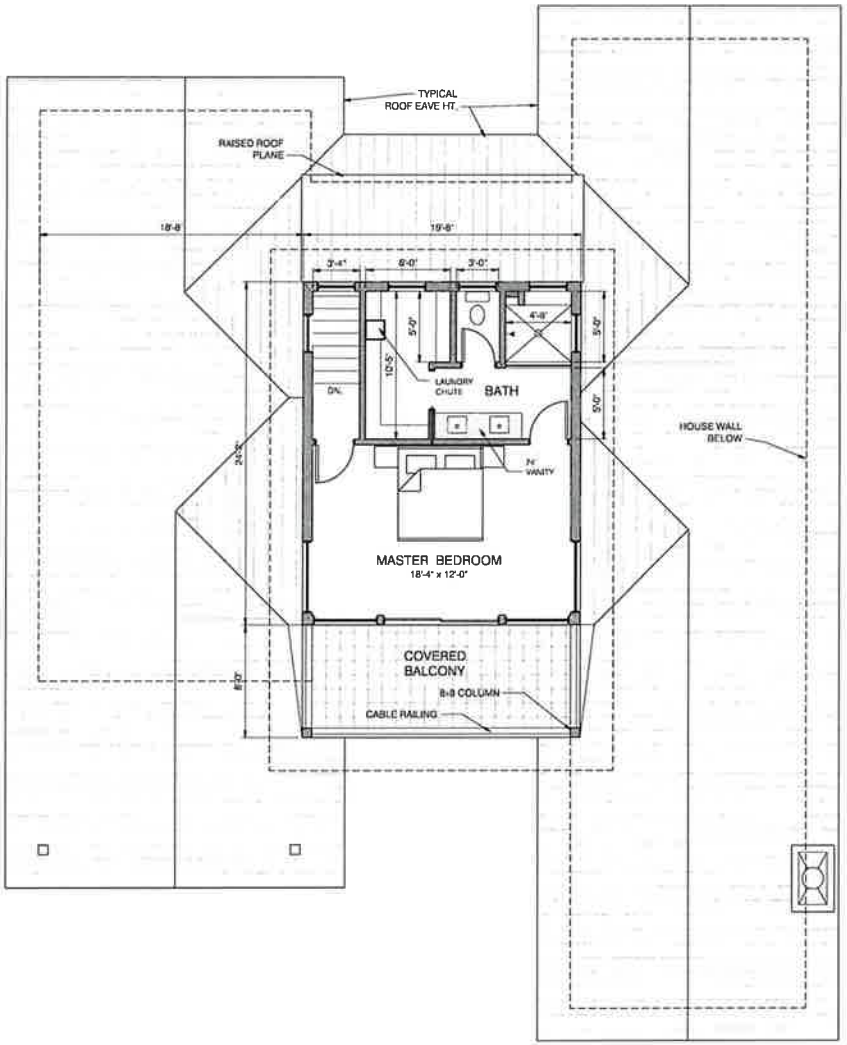
TMA JOB #

ISSUED FOR

PROPOSED
FLOOR PLAN

SCALE: AS NOTED
DATE: 9.26.21
SHEET FILE:
REF FILES:

A2.1



1 PROPOSED NEW SECOND FLOOR PLAN AND LOWER ROOF PLAN

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5557 CALLE ARENA
ADDITION AND
ALTERATIONS

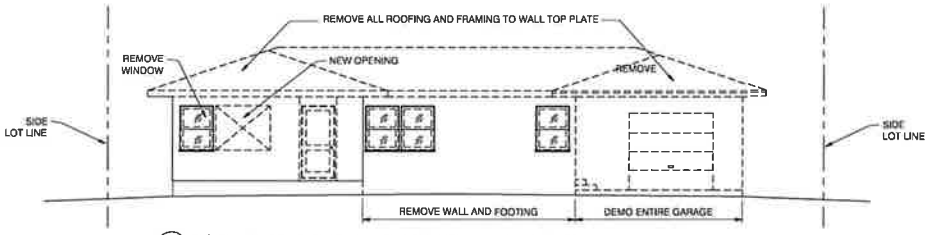
TM&AD JOB #

ISSUED FOR

PROPOSED
SECOND FLOOR PLAN

SCALE: AS NOTED
DATE: 9.2021
SHEET FILE:
REF FILES:

A2.2



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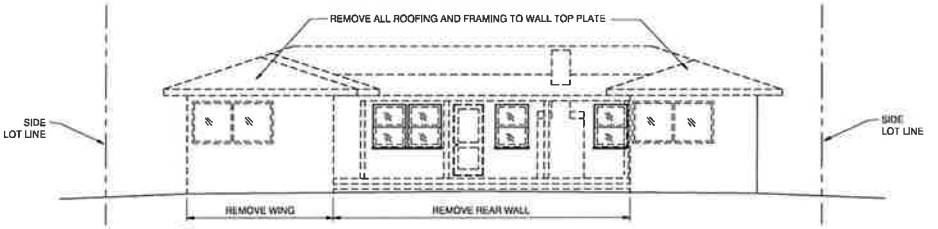
2 PROPOSED NORTH ELEVATION



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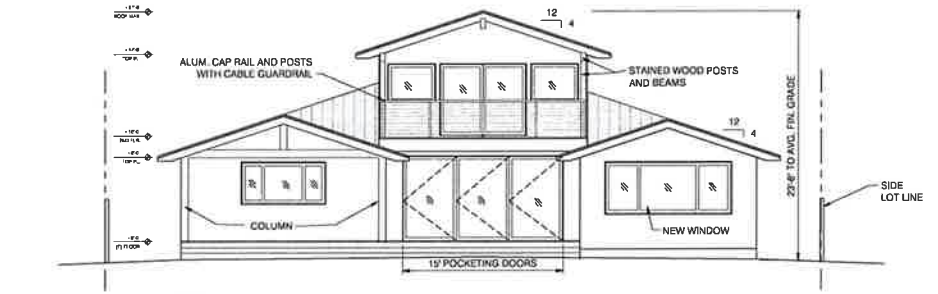

4 PROPOSED SOUTH ELEVATION

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5557 CALLE ARENA ADDITION AND ALTERATIONS

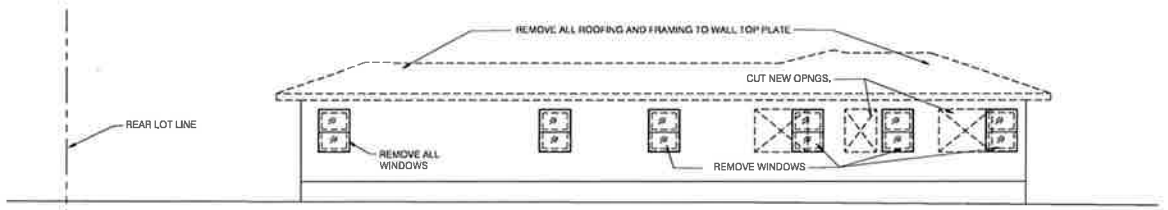
TMA&D JOB #

ISSUED	FOR
-	
-	
-	
-	
-	
-	

EXISTING AND PROPOSED ELEVATIONS

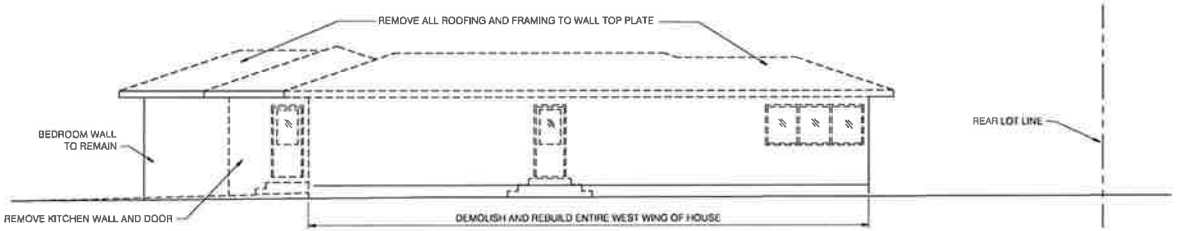
SCALE	AS NOTED
DATE	9.29.21
SHEET FILE	-
REF FILES	-

A3.1



1 EXISTING EAST ELEVATION WITH DEMOLITION SHOWN DASHED
3/16" 1'-0"

2 PROPOSED EAST ELEVATION
3/16" 1'-0"



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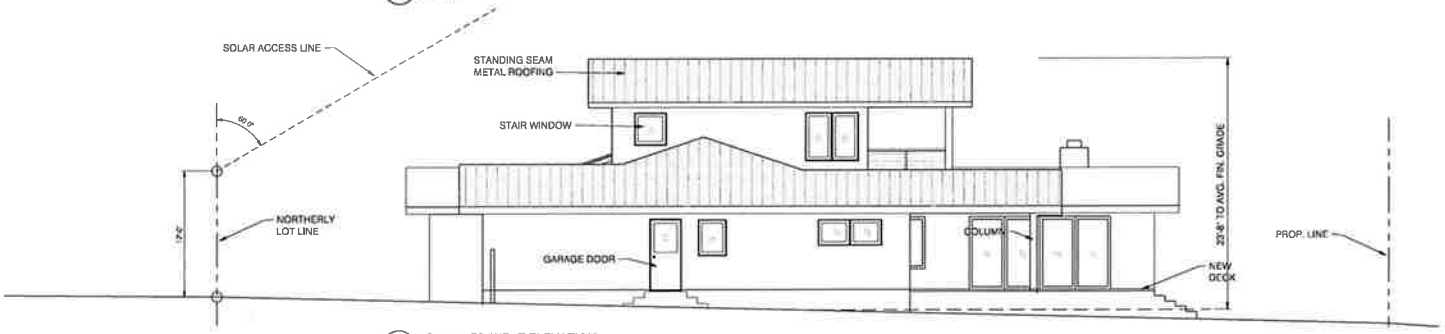

4 PROPOSED WEST ELEVATION
3/16" 1'-0"

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5557 CALLE ARENA
ADDITION AND
ALTERATIONS

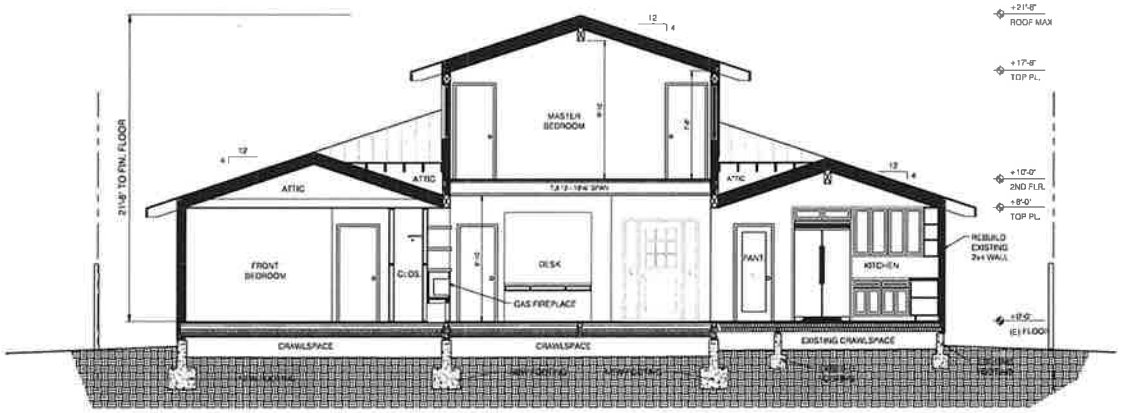
TMA&D JOB #

ISSUED: FOR

EXISTING AND
PROPOSED
ELEVATIONS

SCALE: AS NOTED
DATE: 9.26.21
SHEET FILE:
REF. FILES:

A3.2



1 BUILDING SECTION AT LIVING ROOM, KITCHEN AND MASTER BEDROOM, LOOKING NORTH

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ARCHITECTURE

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STATE OF CALIFORNIA
C26016
REGISTERED ARCHITECT

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5557 CALLE ARENA
ADDITION AND
ALTERATIONS

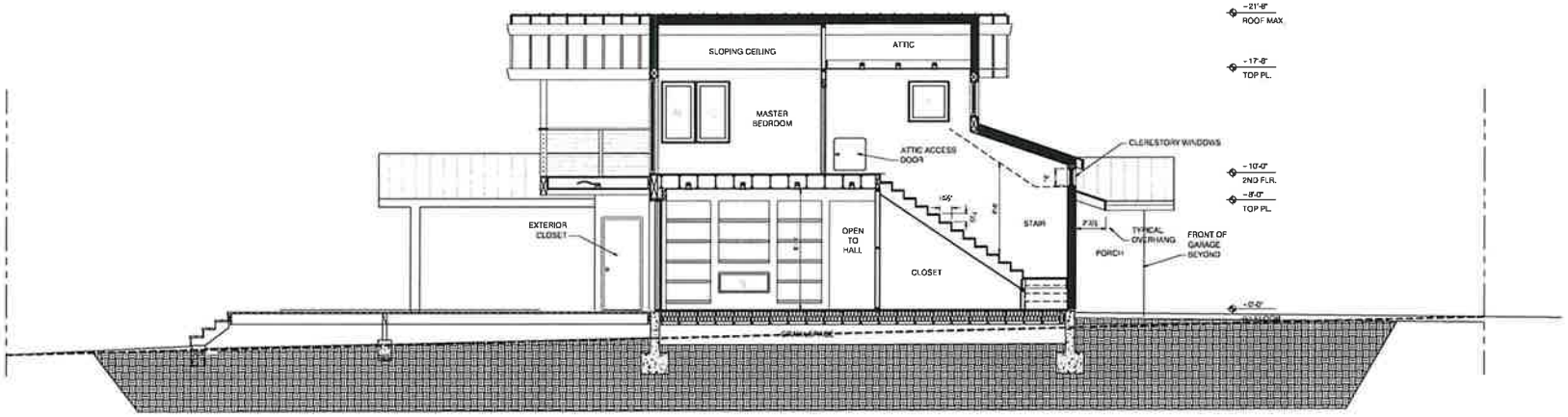
PMA&D JOB #:

ISSUED FOR

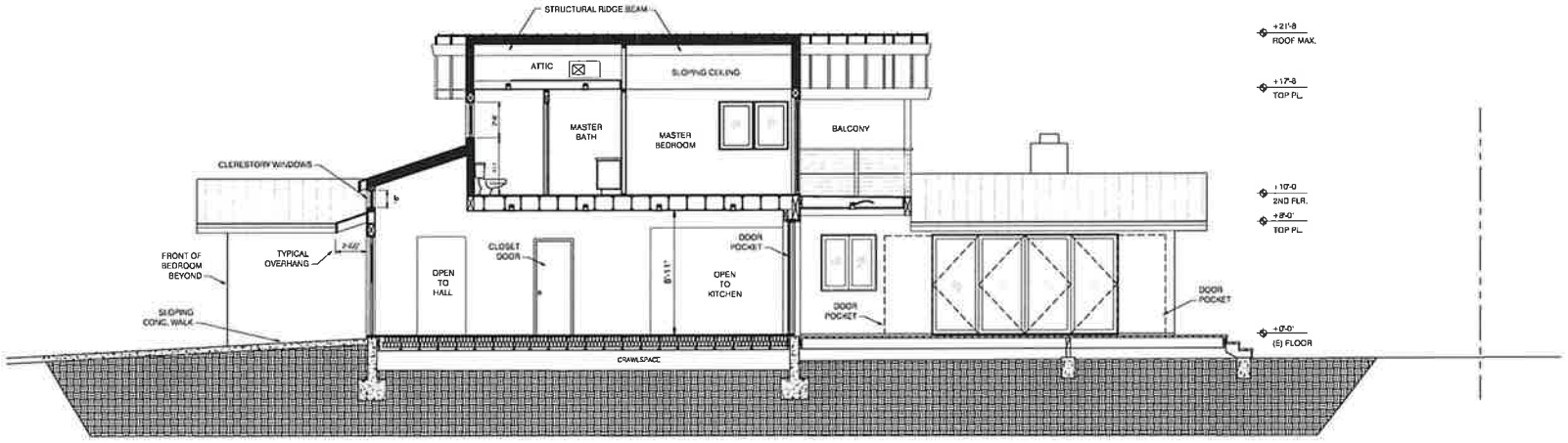
BUILDING
SECTIONS

SCALE: AS NOTED
DATE: 9.25.21
SHEET FILE:
REF FILES:

A3.3



1 BUILDING SECTION AT LIVING ROOM AND MASTER BEDROOM LOOKING WEST



2 BUILDING SECTION AT LIVING ROOM AND MASTER BEDROOM LOOKING EAST

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STATE OF CALIFORNIA C20616 LICENSED ARCHITECT

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5557 CALLE ARENA
ADDITION AND
ALTERATIONS

TMA&D JOB #

ISSUED: FOR

BUILDING
SECTIONS

SCALE AS NOTED
DATE 9.25.21
SHEET FILE
REF FILES

A3.4

Attachment B
Proposed Colors and Materials

Mayer Residence Remodel and Additions
Project #22-2183-CUP/CDP/ARB
Continued Preliminary ARB Review
May 16, 2024

5557 Calle Arena Addition and Altrerations

Color and Materials

House Body

Benjamin Moore OC-45

Fascia Trim & Eaves

Benjamin Moore 2127-30

Standing Seam Metal Roofing

Pac-Clad "Musket Gray"

Decking

Tru-Organics Bamboo Composite

Color: "Sedona"

Beams and Rafters

Benjamin Moore Semi Trans

Stain "Rustic Taupe 999"

PITCH SINGLE OUTDOOR WALL

VISUAL COMFORT & CO.

PRODUCT FEATURES

- Powerful, long lasting (L70, 70,000 hours) dimmable LED tested against the highest quality standards to ensure it delivers consistent LED performance and color over time.
- Die-cast aluminum structure, powder coat finish, and stainless steel hardware for robust durability in harsh elements. appropriate for commercial use.
- Mount vertically for downlight only.
- Wet listed, IP65 (International Protection rating indicating resistance to dust and water. Suitable for wet location when facing down).
- The LED Driver is housed within the junction box for this product
- 5-year Warranty. Go to www.techlighting.com for warranty details.

LAMPING

Black

Black Bronze Charcoal Silver

ORDERING INFORMATION

700WSPIT	SHAPE OR SIZE	FINISH	LAMP
	SINGLE S	B BLACK	-LED827 LED 90 CRI 2700K 120V
		Z BRONZE	-LED827-277 LED 90 CRI 2700K 277V
		H CHARCOAL	-LED830 LED 90 CRI 3000K 120V
		I SILVER	-LED830-277 LED 90 CRI 3000K 277V

700WSPIT _____ _____ _____

JOB NAME _____

NOTES _____

_____

_____

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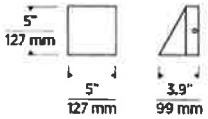
T 847.410.4400 | F 847.410.4500 | techlighting.com

PITCH SINGLE OUTDOOR WALL

VISUAL COMFORT & CO.

SPECIFICATIONS

PRIMARY MATERIAL	Aluminum
SHADE MATERIAL	Aluminum
NET WEIGHT	1.2 lbs
HEIGHT	5in
WIDTH	3.9in
LENGTH	5in
WET LISTED	
DAMP LISTED	
DRY LISTED	
GENERAL LISTING	ETL Listed
INCLUDES	



LAMPING SPECIFICATIONS

	LED LAMP	INTEGRATED LED	NON LED	NO LAMP
DELIVERED LUMENS		823		
WATTS		26.2		
MAX WATTAGE PER BULB		26.2W		
		120V ELV 277V ELV		
CCT		3000K 2700K		
CRI		90 CRI		
LED LIFETIME				
L70		>60000		
AVERAGE BULB HOURS				
FIELD SERVICEABLE LED				
LAMP BASE		Integrated LED		
LAMP SHAPE		Integrated LED		
LAMP INCLUDED?		True		
WARRANTY**		5 Years		

* Dimming information available at www.techlighting.com/Downloads#dimming
** Visit techlighting.com for specific warranty limitations and details.

T20 / T24 / JA8 INFORMATION

	Integrated LED	Replacement LED Lamp	No Lamp *
This product can be used to comply with California Building Energy Efficiency Standards 2016 Title 24 Part 6 / JA8.	Yes		
This product can be used to comply with California Appliance Efficiency Standards 2016 Title 20 and may be shipped to and sold in California.	N/A		

* If a light fixture or component does not include a lamp or light source, it is the responsibility of the customer to select a lamp that meets the T24 and T20 requirements.

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Attachment C

Minutes from the September 14, 2023 ARB Meeting

Mayer Residence Remodel and Additions
Project #22-2183-CUP/CDP/ARB
Continued Preliminary ARB Review
May 16, 2024

CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date: September 14, 2023

ACTION MINUTES

The meeting was called to order at 5:31 p.m. by Vice Chair Blakemore.

ROLL CALL

Boardmembers present:

Amy Blakemore, Vice Chair
Richard Johnson
Richard Little
Patrick O'Connor

Boardmembers absent: Brad Stein, Chair

OTHERS PRESENT: Approximately 15 members of the public were in attendance.

PUBLIC COMMENT:

Sue Skenderian asked about the plan for parking at 700 Linden. Nick Bobroff responded that 20 spaces will be provided behind the building along Cactus Lane and that the project also has parking credits in Lot 3.

A public comment letter from J.J. Gobbell concerning the proposed mixed-use project at 4745 Carpinteria Avenue was received ahead of the meeting. The letter generally expressed opposition to the project related to scale, density and intensity. A copy of the letter is on file with the Community Development Department.

PROJECT REVIEW

1) Projects: Mayer Residence Remodel & Additions, Project 22-2183-CUP/CDP/ARB
Address: 5557 Calle Arena
Applicant: Ted Meeder, architect, for Tyler and Jessica Mayer
Planner: Syndi Souter

Request of Ted Meeder, architect, for Tyler and Jessica Mayer, to consider Project 22-2183-CUP/CDP/ARB for preliminary review of a proposal to partially demolish an existing 2,233 square-foot single-family residence and construct a new 2,631 square-foot two-story single-family residence with an attached 378 square-foot two-car garage, for a total size of 3,009 square feet. The height would reach a maximum of 25.5-feet above finished grade. The proposal also includes new landscaping, hardscape, and fencing. The property is a 7,620 square foot parcel zoned Single Family Residential (6-R-1) and shown as APN 003-382-011, addressed as 5557 Calle Arena.

Ex Parte Communications Disclosure:
Boardmember O'Connor disclosed that he had discussed the Concha Loma Design Guidelines with Gail Marshall ahead of the meeting.

Staff Comments:
Syndi Souter described the proposed scope of work. She explained that the existing residence is legal nonconforming on the front and eastern side setback, and the applicants propose to reconstruct the new residence in the same nonconforming dimensions with a Conditional Use Permit approved by

Planning Commission. Staff was concerned about the overall height and prominence of the proposed second floor addition, noting the proposed height of the residence is 25 feet, and photos of the project's story poles illustrated the height relative to the story poles and residences on neighboring properties. Boardmember Johnson asked about exterior colors, and Ms. Souter responded that the primary exterior color would be beige stucco, with dark grey metal roofing and dark grey trim. Boardmember O'Connor asked for clarification on the residence's legal nonconformity in the setbacks.

Applicant Comments: Ted Meeder, architect, described how he made every effort to place the second story as far back as possible and "bury" some of the front exterior stucco wall into the ground floor level roof. Given the scope of the remodel, he felt the 8'11" plate height of the first floor was a "minimum," to help keep overall height down. None of the proposed walls extend to two stories. Turf was chosen for landscaping because the clients have young children. Mr. Meeder described the proposed open picket fence that aligns with Concha Loma design guidelines. He noted that the landscape plan will continue to be refined. He explained that all bedrooms in the proposed residence would be utilized by immediate family members, and there are no "luxury" rooms being proposed, such as guest rooms or offices— maintaining the current legal nonconforming setbacks would allow space needed for the family. Boardmember Johnson asked the applicant to clarify the height of the second story windows.

Public Comment:
Gail Marshall expressed that the proposed design fits well into the neighborhood, except for the second story. She explained that neighbors had conducted a survey of Concha Loma residents regarding two story homes, and most expressed interest in maintaining the number of single-story homes. She felt that the increase of two-story residences will turn the neighborhood into "Anytown, USA" and erase the area's unique character.

Sue Skenderian expressed that the precedent has been set by a previous project for allowing two story residences in Concha Loma, and that the neighborhood's "feeling" is gone. She hopes that this project and future ones will put a lot of thought into the way second stories are designed. She expressed that the proposed design for this project is unoffensive and looks nice, although the blank space between the peak of the second story and the second story front windows seems to "thrust" the house upward.

Robert Mayer, who grew up in the neighborhood, expressed support for the design of the project, citing the family's need for space.

Lorie Stout submitted a comment letter ahead of the meeting that described the house as being too tall for the neighborhood and asked that the height be limited to better fit the neighborhood. A copy of the letter is on file with the Community Development Department.

Boardmember Discussion:
Boardmember O'Connor commented that the power lines in front of the residence are "crazy," and asked if there was a plan for the neighborhood to underground them. He expressed his dislike for the precedent of second story residences in Concha Loma, and for allowing nonconforming setbacks to continue. Boardmember O'Connor wondered about the privacy of the residents, given that the second story windows are quite exposed. He commented that the proposed residence would remain closer to the street than the neighboring proposed two-story residence (Pfaff, Project 23-2209). He qualified his nay vote by noting he was against the project on the principle of nonconforming setbacks, not the

project design specifically, and the continuing precedent of breaching the neighborhood guidelines restricting second stories.

Boardmember Little commented on the higher plates on the second story, given that there were already concerns about the massing and height. He suggested the plates be dropped to 7.5 feet, which would make the height less intimidating from the street, and lower than nearby existing and proposed two story homes. He noted the stucco felt bland, and suggested that hardy shingles or planks could be added to the front side to dress up the appearance. He liked the design of the rear side.

Boardmember Johnson appreciated the "wedding cake" placement of the second story, but suggested the applicant explore ways to make it appear less like a second story stacked on top. He felt the four square windows on the front were "monotonous" and could be made more charming. By shifting the eave over the front door up, he suggested, more of the blank second story mass could be covered, and the mass of the first versus second story would feel more balanced. He also suggested a hip roof on the second story instead of the proposed gable, and lowering the second story plate height. He said that siding or wainscot could add more interest to the front of the residence. He expressed no issue with the side setback's legal nonconformance, and liked the proposed sandy color and light fixtures. He commented that the architecture should identify a style of home, such as contemporary or craftsman, and lean into it with appropriate details and finishes.

Vice Chair Blakemore agreed with others that the second story seems to be "floating" on top of the first story, and suggested the architecture "settle" it into the overall home more. She expressed no issue with the setbacks, and felt ok with the turf because the family's children would use it frequently. She suggested hedges be planted on the sides to provide a small buffer between houses, and that the overall landscape design select one style and apply it to all plants chosen. She also suggested the queen palms be swapped for king palms, which self-clean.

Mr. Meeder responded to the suggestions on roofing. He explained that the four-foot roof overhang on the back second story patio was to prevent the patio from being counted as covered patio floor area. He also noted that the proposed placement of the second story was chosen because it is in a structurally ideal place.

ACTION: Motion by Boardmember Johnson, seconded by Boardmember Little, to recommend continuance to a future meeting and for the applicant to return with a more refined design.

VOTE: 3-1 (O'Connor opposed)

OTHER BUSINESS: None

CONSENT CALENDAR: None

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

ADJOURNMENT

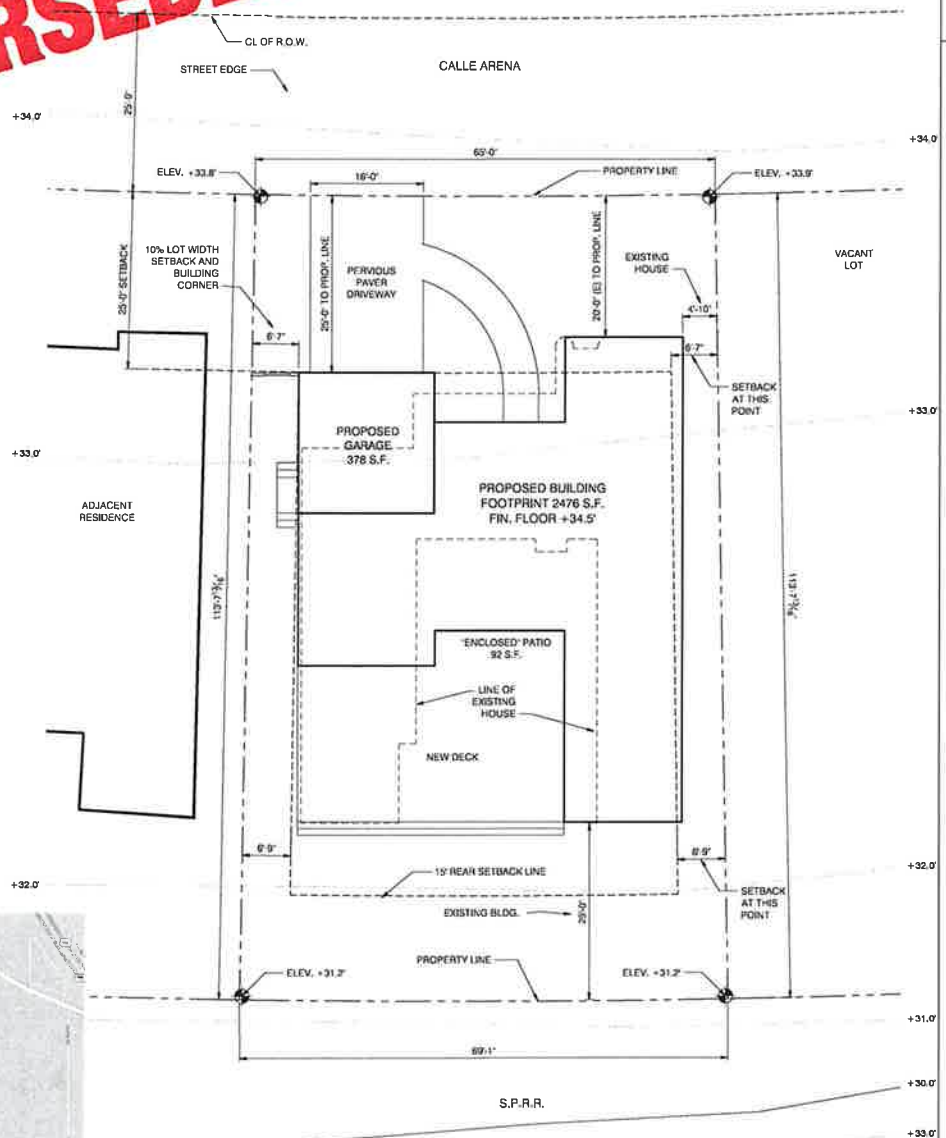
Chair Stein adjourned the meeting at 6:26 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, September 28, 2023. All Boardmembers present indicated they expect to be in attendance.

Attachment D

Excerpted Sheets from the Preliminary Architectural Plans
(Superseded)

Mayer Residence Remodel and Additions
Project #22-2183-CUP/CDP/ARB
Continued Preliminary ARB Review
May 16, 2024

SUPERSEDED



2 VICINITY MAP
NO SCALE

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

5557 CALLE ARENA
ADDITION AND ALTERATIONS

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF ADDITIONS AND ALTERATIONS TO A SINGLE FAMILY HOME, TO INCLUDE A NEW SECOND STORY WITH A CHANGE IN OVERALL BUILDING HEIGHT FROM 12'-2" TO 25'-9", A NET GARAGE REDUCTION OF 16 S.F., A NET INCREASE IN LIVING AREA OF 728 S.F., A NEW SECOND FLOOR COVERED BALCONY OF 205 S.F., AND 1044 S.F. OF NEW REAR DECK, (216 S.F. COVERED) NEW LANDSCAPING WILL BE INSTALLED IN THE FRONT AND REAR YARDSTOTALING 2460 S.F. THERE IS NO GRADING IN THIS PROJECT ALL CONSTRUCTION WILL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE, THE 2022 CALIFORNIA RESIDENTIAL CODE, THE 2022 CALIFORNIA PLUMBING CODE, THE 2022 CALIFORNIA ELECTRICAL CODE, THE 2022 CALIFORNIA MECHANICAL CODE, THE 2022 CALIFORNIA FIRE CODE, THE 2022 CALIFORNIA ENERGY CODE, AND THE 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

SITE INFORMATION:

OWNER	TYLER AND JESSICA MAYER
ADDRESS	5557 CALLE ARENA CARPINTERIA, CA 93013 805-448-5565
APN	003-382-011
ZONING	6-R-1
LOT AREA	7820 S.F.
SLOPE	2%
HIGH FIRE HAZARD AREA	NO
HILLSIDE/RIDGELINE AREA	NO

PROJECT STATISTICS:

PROP. CONST. TYPE:	V B	
PROP. OCCUPANCY:	R 3	
EXISTING AREAS	NET	GROSS
EXISTING RESIDENCE	1740 S.F.	1832 S.F.
EXISTING ATTACHED GARAGE	380 S.F.	401 S.F.
EXISTING BUILDING TOTAL	2120 S.F.	2233 S.F.
PROPOSED AREAS:		
PROPOSED RESIDENCE GROUND FLOOR	1858 S.F.	2064 S.F.
PROPOSED NEW SECOND FLOOR	428 S.F.	475 S.F.
PROPOSED ATTACHED GARAGE	341 S.F.	378 S.F.
PROPOSED FLOOR AREA TOTAL:	2641 S.F.	2931 S.F.
PROPOSED BUILDING FOOTPRINT:		2476 S.F.
PROPOSED "ENCLOSED" REAR PATIO FOR F.A.R.:		92 S.F.
PROPOSED CARP. CITY LOT COVERAGE	2568 S.F. = 33.70%	
PROPOSED CARP. CITY F.A.R.	3043 S.F. = 39.93%	
EXISTING PARKING	1 COVERED SPACE	
PROPOSED PARKING	2 COVERED SPACES	
PROPOSED GRADING:	NONE OUTSIDE OF BUILDING FOOTPRINT	
PROPOSED NEW LANDSCAPING	2460 S.F.	

DRAWING LIST: PLANNING APPROVAL

A1.0	SITE PLAN AND PROJECT INFO
A1.1	STORMWATER CONTROL PLAN AND DETAILS
A1.2	LANDSCAPE PLANTING PLAN
A2.0	EXISTING FLOOR PLAN AND DEMOLITION
A2.1	PROPOSED GROUND FLOOR PLAN
A2.2	PROPOSED SECOND FLOOR PLAN
A2.3	PROPOSED UPPER ROOF PLAN
A3.1	EXISTING AND PROPOSED ELEVATIONS
A3.2	EXISTING AND PROPOSED ELEVATIONS
A3.3	BUILDING SECTIONS
A3.4	BUILDING SECTIONS

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CARPINTERIA, CA 93013
TED@TEDMEEDER.COM
(805) 684-4286

STATE OF CALIFORNIA C29916 LICENSED ARCHITECT

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5557 CALLE ARENA
ADDITION AND ALTERATIONS

TM&AD JOB #

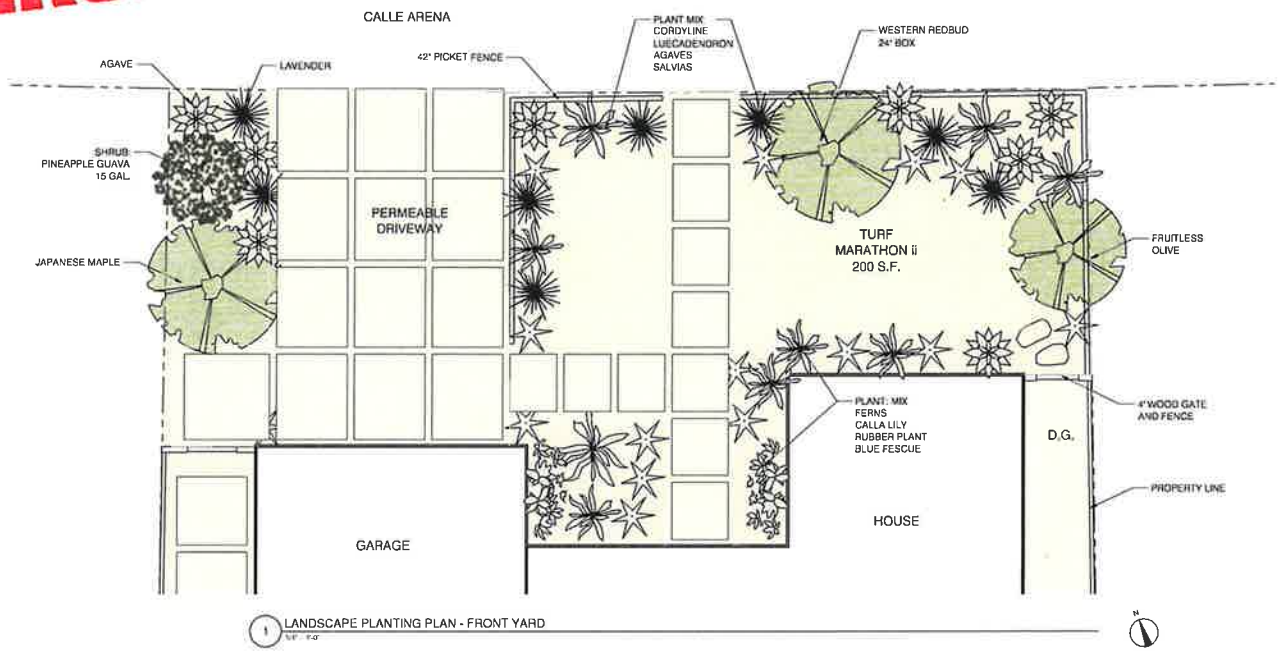
ISSUED: FOR

PROJECT INFO
SITE PLAN
VICINITY MAP

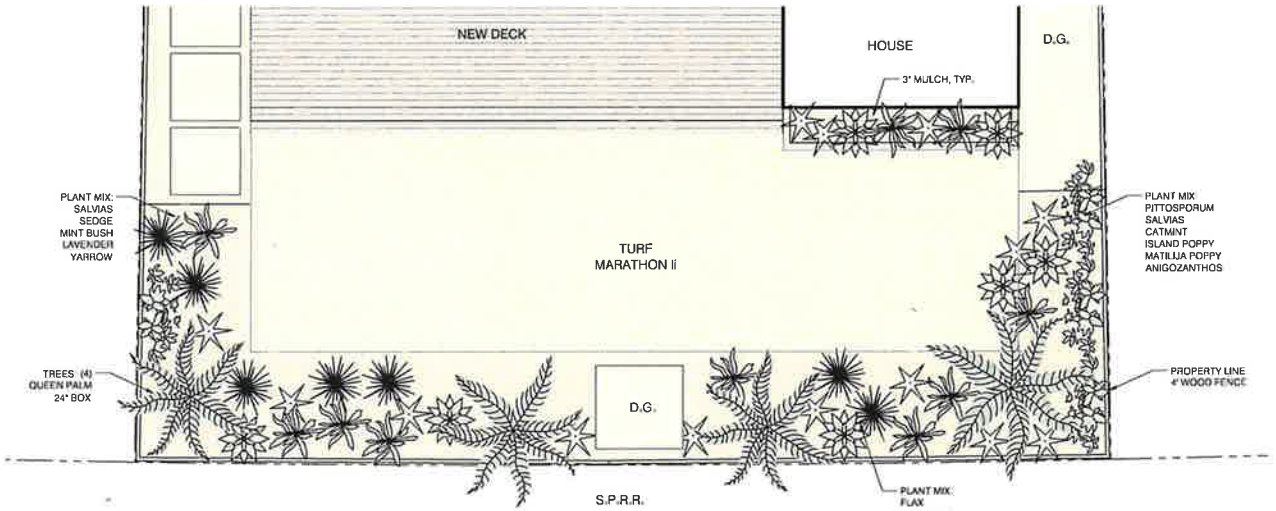
SCALE: AS NOTED
DATE: 9.25.21
SHEET FILE:
REF FILES:

A1.0

SUPERSEDED



1 LANDSCAPE PLANTING PLAN - FRONT YARD



2 LANDSCAPE PLANTING PLAN - REAR YARD

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5557 CALLE ARENA
ADDITION AND
ALTERATIONS

TMA&D JOB #

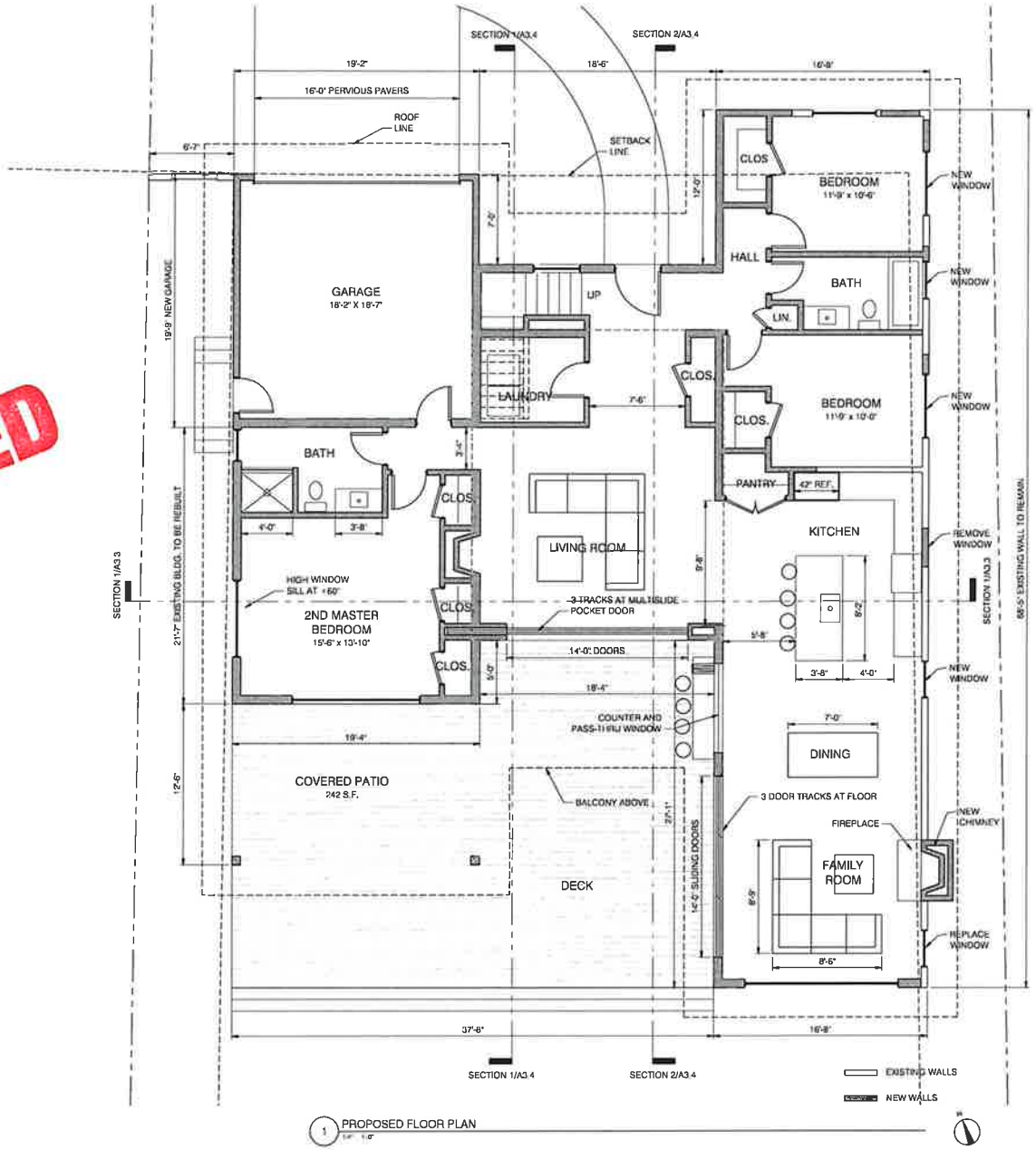
ISSUED FOR

LANDSCAPE PLAN

SCALE: AS NOTED
DATE: 9.25.21
SHEET FILE:
REF FILES:

A1.2

SUPERSEDED



1 PROPOSED FLOOR PLAN

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5557 CALLE ARENA
ADDITION AND
ALTERATIONS

TMA&D JOB #

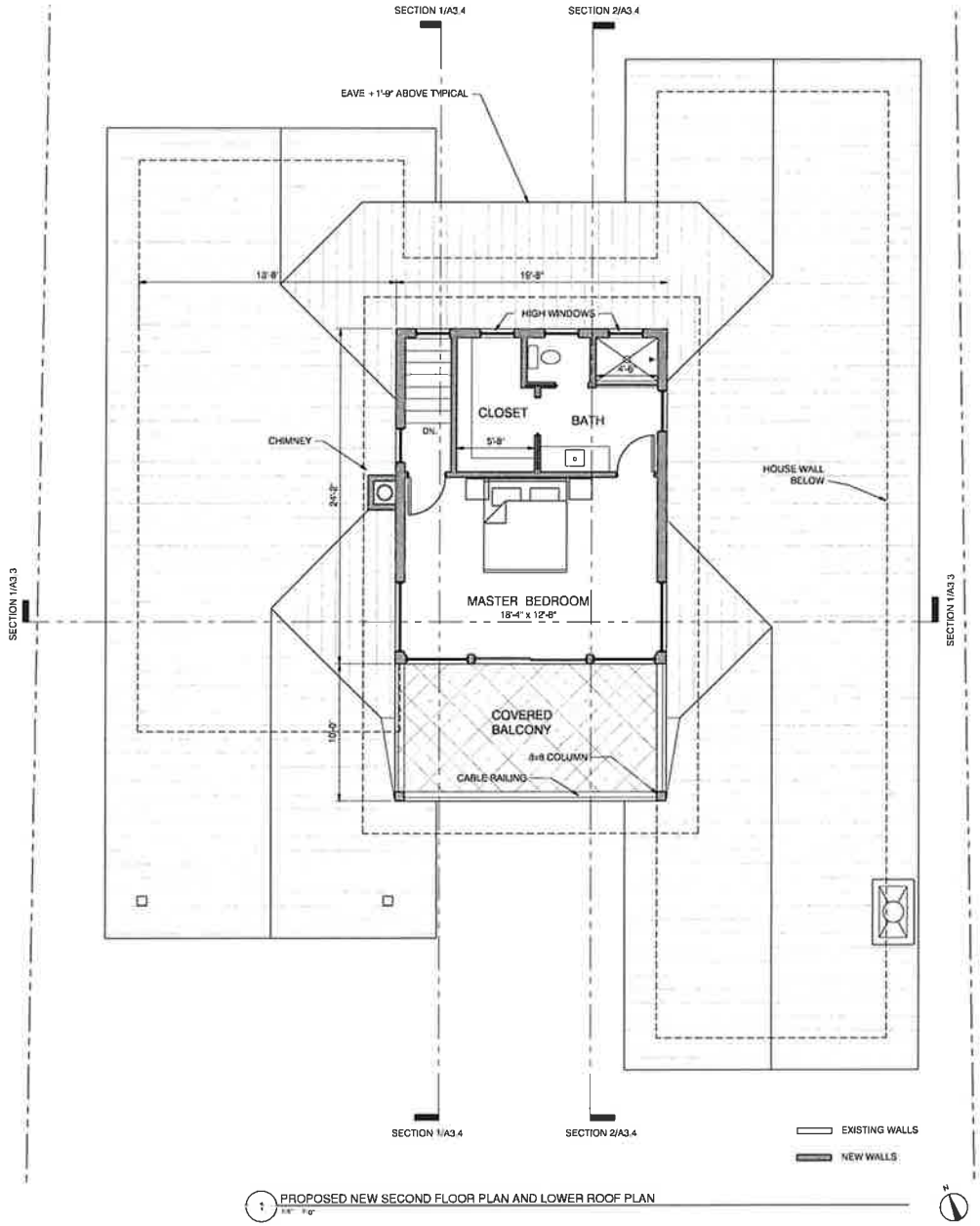
ISSUED FOR

PROPOSED
FLOOR PLAN

SCALE AS NOTED
DATE 9.25.21
SHEET FILE
REF FILES

A2.1

SUPERSEDED



1 PROPOSED NEW SECOND FLOOR PLAN AND LOWER ROOF PLAN

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5557 CALLE ARENA
ADDITION AND
ALTERATIONS

TMA#0 JOB #

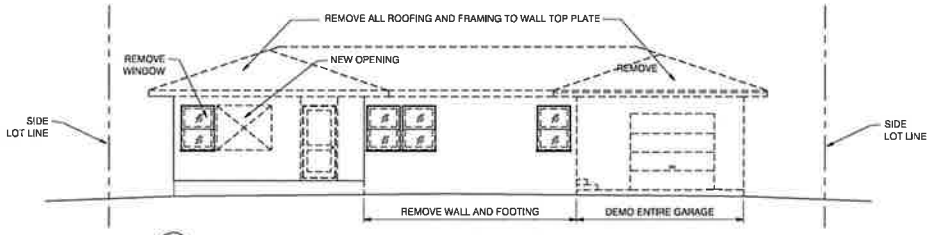
ISSUED: FOR

PROPOSED
SECOND FLOOR PLAN

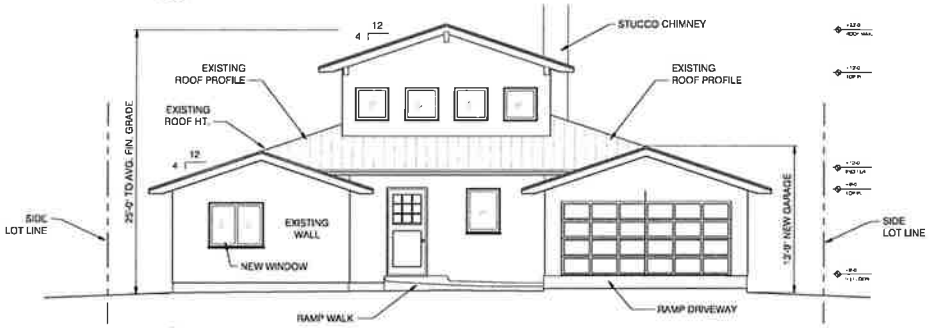
SCALE: AS NOTED
DATE: 9.26.21
SHEET FILE:
REF FILES:

A2.2

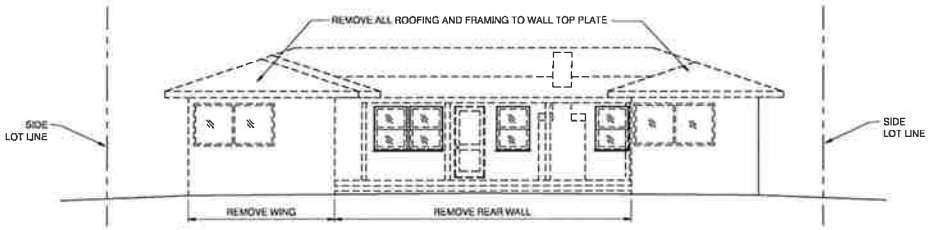
SUPERSEDED



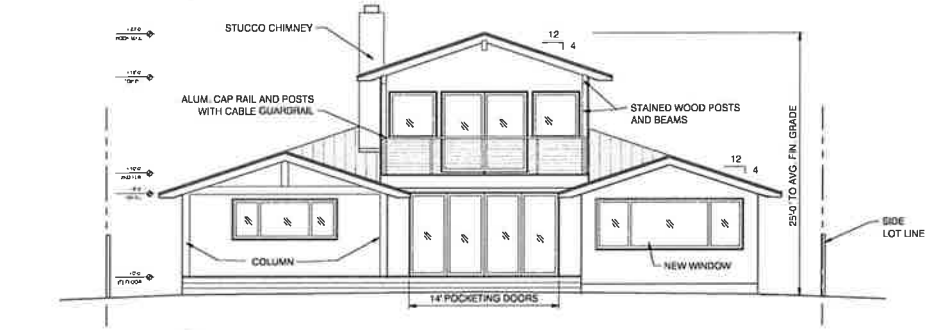
1 EXISTING NORTH ELEVATION WITH DEMOLITION SHOWN DASHED



2 PROPOSED NORTH ELEVATION



3 EXISTING SOUTH ELEVATION WITH DEMOLITION SHOWN DASHED



4 PROPOSED SOUTH ELEVATION

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5557 CALLE ARENA
ADDITION AND
ALTERATIONS

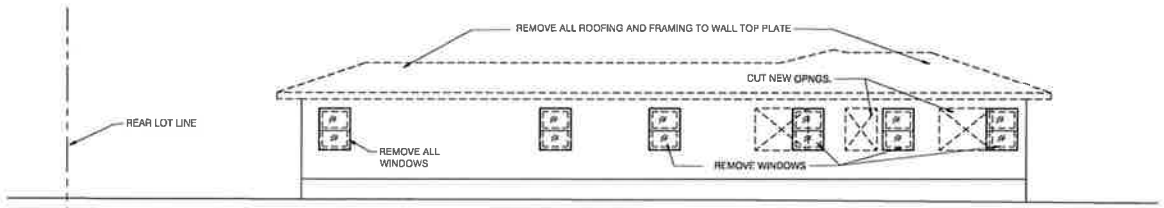
TMA&D JOB #

ISSUED FOR

EXISTING AND
PROPOSED
ELEVATIONS

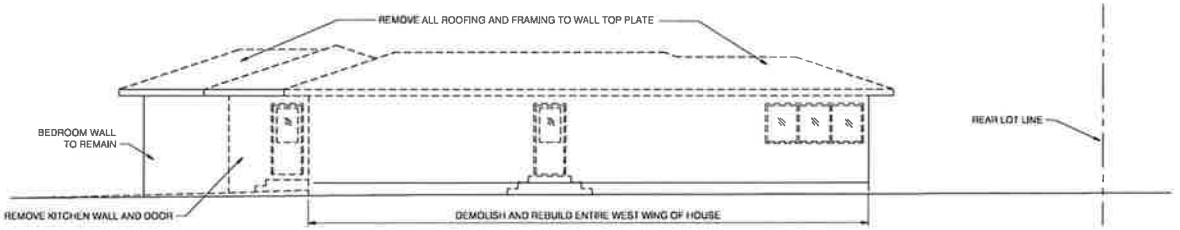
SCALE AS NOTED
DATE 9.26.21
SHEET FILE -
REF FILES -

A3.1

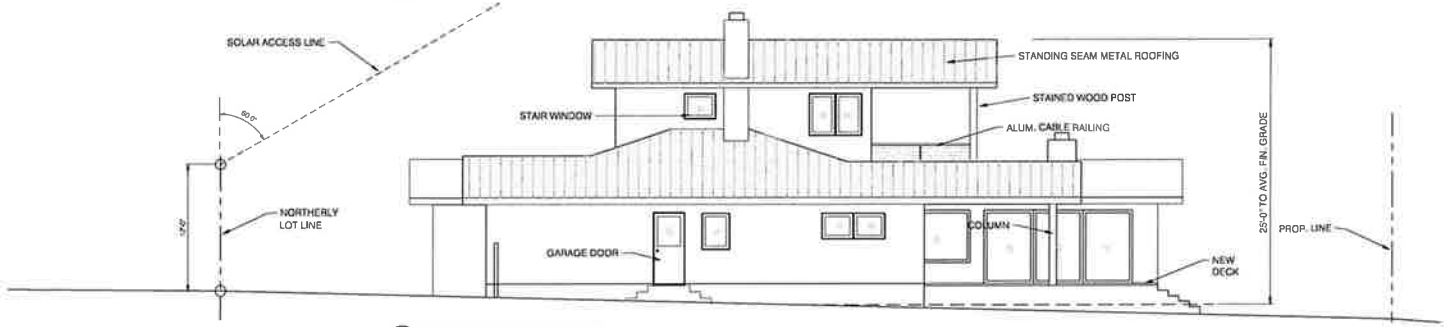


1 EXISTING EAST ELEVATION WITH DEMOLITION SHOWN DASHED
3/16" = 1'-0"

2 PROPOSED EAST ELEVATION
3/16" = 1'-0"



3 EXISTING WEST ELEVATION WITH DEMOLITION SHOWN DASHED
3/16" = 1'-0"



4 PROPOSED WEST ELEVATION
3/16" = 1'-0"

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5557 CALLE ARENA
ADDITION AND
ALTERATIONS

TMA&D JOB #

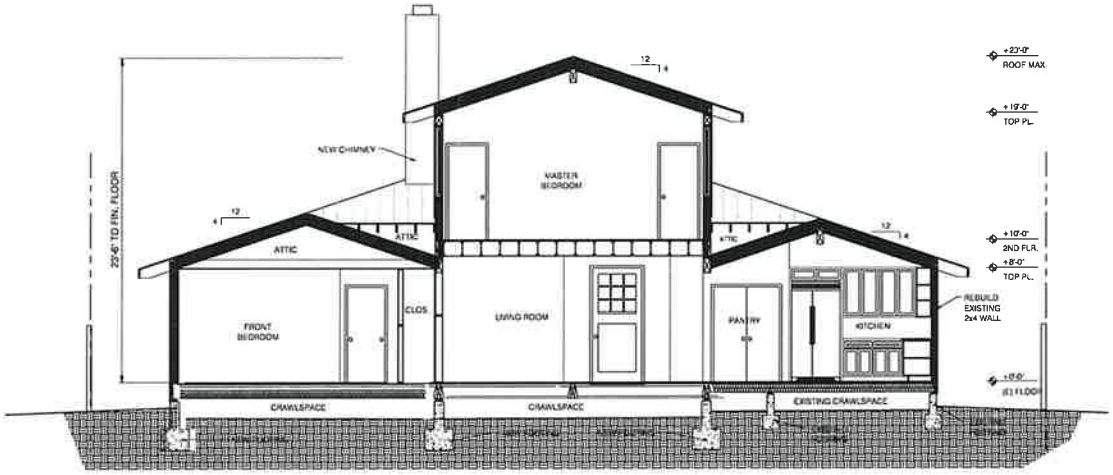
ISSUED FOR

EXISTING AND
PROPOSED
ELEVATIONS

SCALE: AS NOTED
DATE: 9.29.21
SHEET FILE:
REF FILES:

A3.2

SUPERSEDED



1 BUILDING SECTION AT LIVING ROOM, KITCHEN AND MASTER BEDROOM, LOOKING NORTH
1/4" = 1'-0"

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5557 CALLE ARENA
ADDITION AND
ALTERATIONS

TMARD JOB #

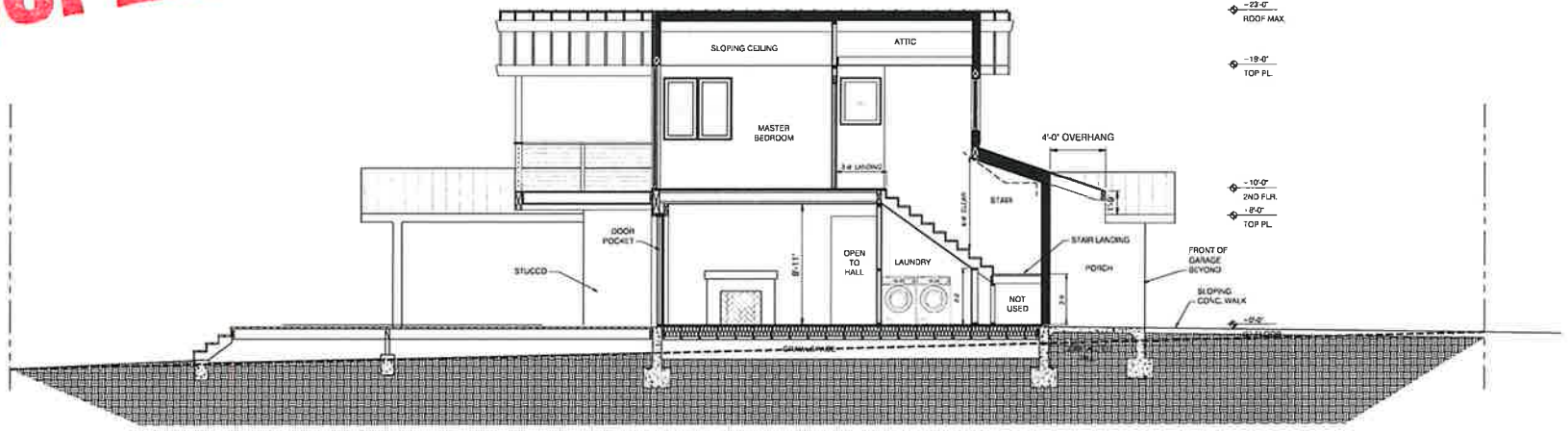
ISSUED FOR

BUILDING
SECTIONS

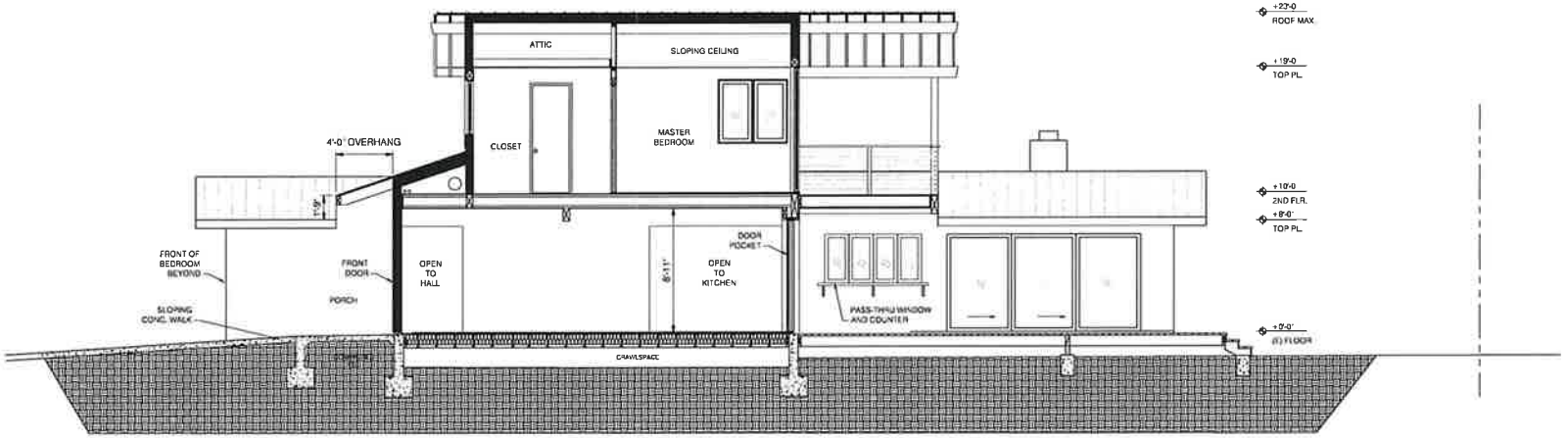
SCALE AS NOTED
DATE 9.26.21
SHEET FILE
REF FILES

A3.3

SUPERSEDED



1 BUILDING SECTION AT LIVING ROOM AND MASTER BEDROOM LOOKING WEST



2 BUILDING SECTION AT LIVING ROOM AND MASTER BEDROOM LOOKING EAST

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5557 CALLE ARENA
ADDITION AND
ALTERATIONS

TMA&D JOB #

ISSUED	FOR
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BUILDING
SECTIONS

SCALE	AS NOTED
DATE	9.26.21
SHEET FILE	-
REF FILES	-

A3.4

CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of May 16, 2024

Agenda Item #3

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

Project: 21-2090-DP/CDP **Planner:** Brian Banks
Address: 700 Linden Avenue
APN: 003-313-001
Zoning: Central Business (CB)
Applicant: Michael Stroh, DMHA Architects for CHT, LLC

Project Review: ☐ Conceptual
☑ Preliminary/Final

PROJECT DESCRIPTION

This is the preliminary and final review of a proposed mural on the new 700 Linden multi-tenant commercial development currently under construction. The proposed mural would be located on the painted plaster wall along the project's primary Seventh Street façade of the remodeled "Hardware" building.

The proposed mural design and details are included as Attachment A.

PROJECT HISTORY

Planning Commission

The project was reviewed by the Carpinteria Planning Commission at their July 6, 2021 hearing. The project was ultimately approved by the Planning Commission (4-1, Benefield opposed), subject to the adopted conditions of approval. As part of the Commission's motion, the conditions of approval were modified to include a requirement that the development be overseen by a single property management entity, and a limitation on window displays, signage, and other materials that would interfere with the ability of the public to see into building storefronts. The project also included a condition that the project be required to return to the ARB for final design review, including but not limited to colors, materials, signage (including murals), landscaping and lighting.

Architectural Review Board (ARB) In-Progress Review

Following Planning Commission approval, the project returned to the ARB for an in-progress review on September 30, 2021. A number of minor revisions had been incorporated into the plans and were presented to the Board at this meeting. Overall, the Board continued to be

supportive of the project, including the minor revisions. Individual Boardmembers shared a number of additional comments concerning various project details.

Final ARB Review

Following submittal for building permit and engineering permit review in the fall of 2021, the project returned for Final ARB review on June 30, 2022. The ARB reviewed the plan updates in response to their in-progress review comments. The ARB again expressed overall support for the project, recommending unanimous approval with comments that new hardware placed in the City right-of-way (e.g., bicycle racks, bollards, etc.) should be painted to match the "Carpinteria Green" shade used in the rest of the downtown and that changes to exterior finishes, materials, or colors shall be returned to the ARB for review and approval.

Sign Program ARB Review

On May 25, 2023, the ARB reviewed the proposed comprehensive sign program for the project and recommend Preliminary and Final approval of the proposed sign program as submitted.

Matters by Staff ARB Review

In compliance with the ARB's Final approval comment requiring any proposed exterior changes to the project be reviewed by the ARB, the project returned to ARB on April 16, 2024 as a "Matters by Staff" review of proposed changes to exterior fireplace materials and decorative siding elements on the Eight Street, Linden Avenue and Sevent Street façades. The ARB expressed their support for the proposed changes from a "rammed earth" plaster treatment to a porcelain tile for the fireplaces, and corrugated metal siding elements in place of the previously approved combed plaster façade detail.

PROJECT ANALYSIS

From the inception of the 700 Linden Adaptive Reuse project, a future mural on the Seventh Street façade has been contemplated by the applicant team and conceptually represented as a future option for the Seventh Street elevation on the plans previously reviewed by the ARB and Planning Commission. However, because a local artist had not been commissioned and a formal mural design prepared for review, the project was ultimately approved with an off-white plaster color ("Greek Villa") on the Seventh Street façade with the option for a mural to be considered at a later date.

Design Review

The mural artist has been selected and a final mural design is now ready for review by the ARB. The artist, Benjamin Anderson, is a local Carpinteria resident and his work has been shown locally, nationally and internationally. The artist's mural statement is as follows:

> *The theme of this mural is to showcase and honor the natural habitat and wildlife in and around Carpinteria and pay homage to the Chumash Natives that call this land home.*

Each of the 6 panels on the south side of the 700 Linden Block would represent one aspect of Carpinteria's natural habitat and its animals, as well as specific symbols of the Chumash culture.

As a local Carpinterian, I love the idea of representing nature at the heart of town and showcasing the balance between nature, native animals and humans.

To honor local nature and the native people in the heart of downtown Carpinteria seems an appropriate theme for a mural project in town.

The base for each panel will be the seascapes/landscapes and then layers with light washes (stencil and spray paint as well) added to incorporate the native animals and chumash symbols. The transparent geometric shapes tie in with the building's design and represent our human interaction with Carpinteria's natural habitat.

The mural will be painted directly onto the building façade with an acrylic based outdoor paint and coated with an acrylic UV matte varnish ("MuralGuard"). The owners of 700 Linden will be responsible for maintenance of the mural at their expense, with all maintenance to be completed by the artist.

By paying homage to the unique cultural heritage of the Chumash peoples and the closely associated prominence of the ocean, mountains, islands and local flora and fauna of Carpinteria, staff believes that the proposed mural adds a design element that supports the desired "small beach town" character of the City. In addition, the proposed mural reinforces the importance of outdoor public art in the City as evidenced in the community's support for other prominent murals displayed in the downtown area.

The Board's comments on the proposed mural location, layout, design, and maintenance plan would be appreciated.

General Plan/Coastal Plan Neighborhood Policies

The project site has a General Plan/Coastal Plan designation of Visitor-serving Commercial (VC) and is within Subarea 2a, Downtown Core District, as identified in the Community Design Element.

The following is a list of relevant policies contained in the City's General Plan/Coastal Land Use Plan that pertain to design-related aspects of the proposed project.

Policy CDS2A-b: *Ensure that intensified land uses within the subarea support a lively place to visit, live, work and shop, and that the scale and character of the District remain consistent with the city's "small beach town" image.*

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.*

Policy CD-7a: *Retail and commercial uses should generally have large transparent "storefront" windows for display of merchandise to pedestrians. Blank sections of walls on street frontages are strongly discouraged.*

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 CDS2A-d: *Enhance the pedestrian character of the District's streets, plazas, paseos, parks and lanes.*

CDS2A Implementation Policy 26: *The provision of small spaces with benches, fountains, public art and other special elements that encourage people to gather and linger in public should be encouraged, particularly where they support businesses, such as sidewalk cafes.*

The addition of the proposed mural, combined with the previously approved landscaping, street trees and planters along the project's street frontages, enhances the pedestrian character of the project and furthers the City's small beach town image. Additionally, the proposed mural, as a work of public art on one of the more prominent project frontages, adds a special element to the project which supports the City's businesses and local economy by encouraging residents and visitors to gather and linger in the downtown area.

The Board should comment on the mural's compliance with the above objectives and policies.

SUMMARY OF ISSUES

- Mural location, layout, design and maintenance plan.

RECOMMENDATION

The Board should comment on the identified issue areas. If the Board finds the proposed mural design is appropriate, then the Board may recommend preliminary and final approval to the Community Development Director with any pertinent comments.

ATTACHMENTS

Attachment A- Mural Design and Details

Attachment A

Preliminary & Final Mural Plans

700 Linden Adaptive Reuse Project

Project 21-2090-DP/CDP

Preliminary/Final ARB Review

May 16, 2024

Attachment A
Preliminary & Final Mural Plans

700 Linden Adaptive Reuse Project
Project 21-2090-DP/CDP
Preliminary/Final ARB Review
May 16, 2024

Mural Proposal at 700 Linden by Artist Benjamin Anderson

700 Linden - 7th Street Mural
Architectural Review Board

DMHA
ARCHITECTURE + INTERIOR DESIGN

1 2 3 4 5 6

Artist's Mural Statement for 700 Linden

The theme of this mural is to showcase and honor the natural habitat and wildlife in and around Carpinteria and pay homage to the Chumash Natives that call this land home.

Each of the 6 panels on the south side of the 700 Linden Block would represent one aspect of Carpinteria's natural habitat and its animals, as well as specific symbols of the Chumash culture.

As a local Carpinterian, I love the idea of representing nature at the heart of town and showcasing the balance between nature, native animals and humans.

To honor local nature and the native people in the heart of downtown Carpinteria seems an appropriate theme for a mural project in town.

The base for each panel will be the seascapes/landscapes and then layers with light washes (stencil and spray paint as well) added to incorporate the native animals and chumash symbols. The transparent geometric shapes tie in with the building's design and represent our human interaction with Carpinteria's natural habitat.

Maintenance:
The owners of 700 Linden will maintain the Mural at their expense. All maintenance to be done by the artist Benjamin Anderson.

Protective Coating:
The mural will be painted direct onto the prepared wall with acrylic based outdoor paint and coated with an acrylic UV matte varnish - MuralGuard.

About the artist:
Born in 1977 in Clearwater Florida and raised in Carpinteria, California, Benjamin has been trained in Florence, Italy, Santa Barbara City College and the San Francisco Academy of Art University (BFA). His work was first presented in the De Young Museum of Fine Arts 'Emerging Artists Exhibition' of 2001. He has been creating monumental oil paintings since 2002 and has been recognized for his portraiture by the Smithsonian National Portrait Gallery. Benjamin was selected by Converse for a national ad campaign as their All Star artist and his work was the subject of a presentation on London's Channel 4 TV. He has shown work nationally and internationally including solo and group exhibitions in New York, San Francisco, Venice and LA. He currently lives and works in Carpinteria, Ca.
Benjamin Anderson

www.benjaminanderson.com
@benjamin_anderson_studio

Panel 1 - Waves/Ocean/Hawk/Chumash symbol for the Ocean

Panels 2-3 - Mountains (White Ledge)/Condor/Bear/Chumash symbol for Forest

Panel 4 - Islands/(Anacapa arch)/Ocean/swallows/whale/Chumash symbol for the Sun

Panel 5-6 - Trees (Torrey Pine)/coyote/Crane/Doves/Chumash symbol for the Sun

CITY OF CARPINTERIA
ARCHITECTURAL REVIEW BOARD
Meeting of May 16, 2024

Agenda Item #4

COMMUNITY DEVELOPMENT DEPARTMENT PROJECT REVIEW

Project: 24-2290-CON **Planner:** Brian Banks
Address: 5201/5251 Sixth Street
APN: 004-105-010 & 004-105-006
Zoning: Industrial (M), Commercial Planned Development (CPD)
Applicant: Lizette Elenes, ERA Architects, for Forrest Carter

Project Review: ☑ Conceptual

PROJECT DESCRIPTION

This is the conceptual review of a request to construct a 17,600 square-foot addition to the existing 48,392 square-foot industrial building, create new and reconfigured parking areas, provide a new vehicular entrance off Palm Avenue, add new landscaping, and complete associated stormwater improvements. The maximum building height would reach 26 feet. The resultant building would have a footprint of approximately 61,020 square feet with a floor area of approximately 65,992 square feet. A total of 132 parking spaces would be provided.

Conceptual plans are attached as Exhibit A.

PROJECT SETTING

The project site is comprised of two parcels totaling approximately 3.29-acres in area which are improved with a warehouse building, small office building and surface parking lots. Current tenants of the approximately 48,400 square foot warehouse building include Super Springs International and a private storage use. A separate approximately 973 square foot office building is located at the southwest corner of the site, adjacent to the UPRR railroad corridor. The larger warehouse parcel is enclosed with a recently approved wrought iron style six-foot fence, set amidst the existing landscape areas around the perimeter of the site. The smaller office parcel is fenced along the railroad corridor and includes a fenced parking and storage area to the west of the office building.

The project site is bounded by public streets on three sides (Palm Avenue, Sixth Street and Walnut Avenue), although Sixth Street and Walnut Avenue serve as the primary frontages and access points from three existing driveways (one on Sixth Street and two on Walnut Avenue). A landscaped planter area wraps around most of the perimeter of the site, separating the surface parking lot from the public sidewalks. A photographic exhibit of the project site is included within the project plans on Sheet A0.1.

The project site is located in the Downtown/Old Town Neighborhood (Subarea 2), which is the historic commercial and civic center of the City, but also contains several residential neighborhoods that immediately border the commercial core. Subarea 2 also houses most of the City's light industrial-zoned properties in a small "sub-district" bordered by the railroad tracks, Palm and Linden Avenues, and Sixth Street, including the subject property. The project vicinity reflects the diverse land uses of the downtown/old town district: Across Sixth Street from the project site sits the Main Family Resource Center (former CUSD Main School campus), across Walnut Avenue to the west sits a veterinarian's office and several residential properties, and the east across Palm Avenue sits a mix of residential and commercial uses. To the south of the project site is the UPRR railroad corridor.

The site is comprised of one legal lot with two assessor parcels totaling approximately 3.29-acres in size. The larger approximately 2.35-acre parcel (APN 004-105-010) upon which the existing industrial warehouse sits is zoned Industrial (M). The smaller approximately 0.94-acre parcel (APN 004-105-006) is zoned Commercial Planned Development (CPD). The site has a General Industry (GI) land use designation and is also located within the Coastal Appeals (CA) overlay district.

PROJECT ANALYSIS

Carpinteria Municipal Code

The subject property is split-zoned M and CPD, and is subject to the CA overlay district. Applicable zoning requirements and allowable uses for each of the districts are discussed below.

The majority of the subject property (2.35-acres) is zoned M. Permissible uses in the M zone district (CMC §14.28), subject to approval of a Development Plan and Coastal Development Permit by the Planning Commission, include a variety of light industrial, manufacturing and storage uses. The contemplated project would result in additional warehouse space, consistent with the M zone district permitted uses.

The southern portion of the subject property, totaling approximately 0.94-acres in area, is zoned CPD. Permissible uses in the CPD zone district (CMC §14.20), subject to approval of a Development Plan and Coastal Development Permit by the Planning Commission, include a variety of office, retail, service, and wholesale businesses, as well as "dwelling units integrated into the overall commercial development" (i.e., mixed-use developments). Approximately 1,300 square feet of the rear portion of existing warehouse building extends into the CPD zoned portion of the property and approximately 3,100 square feet of the contemplated warehouse addition would further extend into the CPD zoned area.

A warehouse is not a principally or conditionally permitted use in the CPD zone district, and therefore the existing portion of the warehouse building that extends into the CPD zoned portion of the property is considered legal-nonconforming as to its use. Approval of the portion of the addition that extends over the zone district boundary would either require rezoning the CPD portion of the lot to M zone district, or for the Planning Commission to make a determination

that the proposed warehouse addition is similar in character to the principally permitted uses in the CPD zone and is "*...not more injurious to the health, safety, or welfare of the neighborhood because of noise, odor, smoke, vibration, or danger to life or property*" (CMC §14.20.030.53). Alternatively, the Planning Commission may consider a conditionally permitted use which is more intensive in nature than typically allowed within the CPD zone by approving a Conditional Use Permit (CUP) pursuant to CMC §14.20.040. This approach is somewhat complicated in that it would require a separate use designation for the portion of the building which extends over the zone district boundary. Given the unique existing split zone district condition and the fact that a portion of the existing warehouse already extends across the zone district boundary, the Planning Commission may support one of these approaches. However, neither approach is guaranteed to be approved, nor does either approach provide a comprehensive solution to the existing nonconformity.

One option that would result in a conforming project would be to reduce the size of the addition and move the addition slightly north to place the addition entirely within the M zoned portion of the property. However, to comply with the M zone 50% maximum building coverage development standard, the proposed addition footprint could be no larger than approximately 5,400 square feet; substantially less than the proposed project. Therefore, a more comprehensive solution that would allow the proposed addition as currently conceived and simultaneously rectify the existing legal-nonconforming area of the existing building located on the CPD zoned portion of the property, would be to rezone the entirety of the CPD-zoned portion to the M zone.

The following table describes the conceptual proposal's general conformance to the applicable M zone district (CMC §14.28) and CPD zone district (CMC § 14.20) and development standards.

Standard	**Requirement/Allowance**	**Proposal**
M Zone Setbacks (CMC 14.28.50		
Front (Sixth St.)	One-half the building height (12 feet-six inches), no less than 5 feet from property line.	275 feet from centerline of street; 240 feet from property line.
Side (Walnut Ave.)	One-half the building height (12 feet-six inches), no less than 5 feet from property line.	88 feet from centerline of street; 48 feet from property line.
Side (Palm Ave.)	One-half the building height (12 feet-six inches), no less than 5 feet from property line.*	~ 2 feet (existing)*
Rear (South)	One-half the building height, (13 feet) no less than 5 feet from property line.*	N/A (See Zoning Setback Discussion)

CPD Setbacks (CMC 14.20.090)		
Front (Palm Ave)	35 feet from centerline of street or 5 feet from property line, whichever is greater.	180 feet from centerline of street; 140 feet from property line.
Front (Walnut Ave.)	35 feet from centerline of street or 5 feet from property line, whichever is greater.	88 feet from centerline of street; 48 feet from property line.
Side (South)	None	58 feet
Rear (West)	None	(See Zoning Setback Discussion)
Height (CMC 14.28.100)	30 feet max.	26 feet
Building Coverage- M Zone (CMC 14.28.090)	50% (51,183 square feet)	~56% (~56,600 square feet)*
CPD Zone (CMC 14.20)	None	~10% (~5,400 square feet)
Combined Parcels		~43% (~62,000 square feet)
Landscaping- M Zone (CMC 14.28.110)	10% min. to 20% max. as established by Planning Commission (10,236 sq. ft. – 20,473 sq. ft.)	~14% (14,545 square feet)
CPD Zone (CMC 14.20.060)	10% min. to 20% max. as established by Planning Commission (4,094 sq. ft. – 8,189 sq. ft.)	~18% (~7,300 square feet)
Combined Parcels		~15% (~21,800 square feet)
Parking (CMC 14.54.040)	1 space per 500 sq. ft. (132 spaces)	132 spaces

**See zoning discussion, below*

Setbacks

As described in the table above, the existing building is located approximately two feet from the Palm Avenue property line rather than the approximately 12 feet-six-inch setback requirement (based on the existing building's height); rendering this portion of the building legal-

nonconforming as to its setback from Palm Avenue. Pursuant to CMC §14.82.060 (Nonconformance as to yards or height.), if a building is conforming as to use, but nonconforming as to yards (i.e. setbacks) or height, said building or structure may be permitted by the Planning Commission to be enlarged, moved or structurally altered, provided, that any addition or enlargement complies with the yard and height requirements of the district in which such building or structure is located.

In this case, the existing use is conforming and because the proposed addition is located well outside of the Palm Avenue setback, no structural alterations to the existing building within the setback area would be required. Therefore, the proposed addition would conform to the Palm Avenue front setback and no special consideration by the Planning Commission would be required. The rear of the existing building is located over the zone district boundary and therefore no current rear setback for the M zoned portion of the project is established. However, because a rear setback is not required within the CPD zone, the proposed addition would comply. When evaluating the proposed addition should a rezone be proposed, the project would comply with the M zone rear setback requirement of 13 feet (based on on-half of the building height).

Building Coverage

As noted in the municipal code discussion above, the addition as currently conceived would result in a building coverage that exceeds the M zone maximum 50% building coverage by approximately 6% (~5,400 square feet). Because there is no specified maximum building coverage in the CPD zone, the portion of the proposed addition which extends into the CPD zoned portion of the property would be consistent with the CPD development standards. However, as previously discussed, because the CPD zone permitted uses do not specifically allow a warehouse use, the most efficient way for the project to proceed would be to rezone the entirety of the lot to the M zone and thus resolve the lot coverage and permitted uses issues in one process.

Landscape Coverage

With respect to the site's landscape coverage requirement for the M zoned portion of the lot, CMC §14.28.110 provides that the landscape coverage amount shall be 20% where feasible, with a minimum of 10% landscape coverage required. The Planning Commission would use its discretion to determine the feasibility of the percentage of landscaping as long as the minimum 10% coverage is met:

> *1. Not less than twenty percent of the net area shall be landscaped where feasible; in no case shall less than ten percent of the net area be landscaped. All landscaping shall be in conformance with the approved development plan.*
>
> *2. All ends of parking lanes shall have landscaped islands.*
>
> *3. The front yard setback shall be landscaped.*

> *4. Where any portion of a parcel subject to the requirements of this district abuts a parcel in a residential or commercial district, the first ten feet of the setback area shall be landscaped and a masonry wall not less than six feet in height shall be provided.*

As described in the table above, the proposed landscape areas at 14% and 18%, would meet the respective M zone and CPD zone minimum landscape areas. Should a rezone be proposed resulting in the entirety of the property being zoned M, the resulting landscape area would reach approximately 15%.

Parking

The proposed addition would result in the loss of 47 parking spaces due to its location partially located within existing parking areas. However, new parking spaces would be added to replace the lost spaces in addition to the 36 new parking spaces triggered by the additional building area, resulting in a total of 132 parking spaces to serve the resulting project. As conceptually proposed, the project would meet the required minimum number of parking spaces.

Design Review

As previously described, the proposed project is a 17,600 square-foot addition to the existing 48,392 square-foot industrial building, and includes a 4,000 square-foot mezzanine within the new addition. The maximum building height of the addition would reach 26 feet, approximately 2-feet higher than the maximum height of the existing building.

The existing building has a simple form with a low-pitched roof and stucco siding with wood and painted brick accents on primary elevations. The elevation facing Sixth Street functions as the primary "face" of the building and includes full height windows, pedestrian entry doors, a metal entry trellis with painted brick columns, and landscape planters with large trees. The elevation facing Palm Avenue is devoid of any openings except for one pedestrian egress door and ramp. The elevation facing Walnut Street, where the addition is proposed, has two large openings; the southern being an existing roll-up loading door, and the northern being a previous loading door which was converted to a pedestrian entry door with surrounding windows in the current Super Springs tenant space. Approximately 25 feet of the rear portion of the building consists of an enclosed loading platform area with metal siding on the elevation facing the railroad corridor.

The proposed addition would be located within the existing parking area facing Walnut Avene. The proposed addition has a more rectangular and contemporary form than the existing building, with offset façades and roof heights to provide visual relief and to break-up the massing. The elevation facing Sixth Street would be substantially set back from the street (approximately 240 feet from the property line) and would feature a similar window arrangement as the existing building on two, approximately 24 feet 6-inch tall, façades flanking a central, approximately 21-foot-tall façade with a roll-up loading door. The elevation facing Walnut Avenue would be set back approximately 48 feet from the street and would feature a similar massing arrangement with offset façades and roof heights. The portion of the elevation nearest Sixth Street (left side when

viewing the elevation) would have three offset façades with roll-up loading doors, and the portion of the elevation nearest the railroad (right side when viewing the elevation) would have a similar window arrangement as the existing building's Sixth Street elevation with two horizontal plates of first and second floor windows with decorative wood element above. Similarly, the rear elevation would have a first and second story arrangement of windows, but would also feature a second-floor patio deck with extended roof overhang. The exterior materials would match the existing building with stucco walls, metal windows, and decorative wood elements.

The proposed addition would result in the loss of 47 parking spaces. New parking spaces would be added to replace the lost spaces in addition to the 36 new parking spaces triggered by the additional building area, resulting in a total of 132 parking spaces to serve the resulting project. The existing parking area would be reconfigured to accommodate the new spaces, and a new entry would be located at Palm Avenue near the railroad to provide efficient circulation throughout the newly arranged parking areas. The parking area would feature landscaped islands which would doubly serve as stormwater detention areas to accommodate the increased stormwater runoff that would result from the new building and parking areas. While the conceptual parking plan satisfies the required number of parking spaces, the proposed addition of 22 spaces to the west of the existing office building (presently a fenced parking/storage area) may not be a practical arrangement to serve the project because of its distance from the main building and location outside of the fenced and gated main parking area. The parking areas would feature landscaped islands which would doubly serve as stormwater detention areas to accommodate the increased stormwater runoff that would result from the new building and parking areas as described in more detail below.

The existing warehouse portion of the property features extensive planter areas and fencing along the Sixth Street and Walnut Avenue frontages, with more limited landscaping of a low hedge variety along the Palm Avenue frontage where the building sits within a few feet of the sidewalk. As previously described, the newly arranged parking area would feature landscaped islands and planter areas at the end of the parking aisles. Additionally, the existing office building nearest the railroad would feature a large (approximately 3,300 square foot) decomposed granite patio area under which additional stormwater detention chambers would be located. The conceptual landscape plan proposes a mixture of 24-inch boxed palm trees, low water shrub type plantings such as Agave, Firethorn, and Privet, and groundcover such as Chalkstick.

The Board's comments on the proposed layout, design, architectural style, detailing, materials and landscaping 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).

The following is a list of relevant policies contained in the City's General Plan/Coastal Land Use Plan that pertain to design-related aspects of the proposed project.

Downtown Core and "Small Beach Town" Character

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.*

Policy CDS2A-b: *Ensure that intensified land uses within the subarea support a lively place to visit, live, work and shop, and that the scale and character of the District remain consistent with the city's "small beach town" image.*

The subject property is rather unique due its comparatively large size at over three acres, and with a comparatively large existing building. Given the prominence of existing building and the substantial increase in size that would result from the addition, staff questions if the project can be found compatible with the size, scale and character of the surrounding properties given the mix of residential, public and commercial uses that adjoin the lot. That said, the immediate surrounding area does not have a dominant development pattern and historic warehouse/packing house development in this subarea of the downtown has a rich history. In addition, were the CPD portion of the property rezoned to Industrial, the resulting project would fully conform to all relevant development standards including permitted use, lot coverage, setbacks and landscaping. While the modest height and articulated massing of the addition appears appropriate, the existing building is set back substantially from Walnut Avenue by two rows of parking and a landscape planter; whereas the proposed addition would only be set back by a drive aisle and landscape planter, with the southern Walnut Avenue parking lot entry directly in front of the addition. This proposed arrangement results in a prominent and direct view of the loading doors from Walnut Avenue and the residences across the street. The applicant should consider options to reduce the dimensions of the addition to allow for a planter area between the building face and drive aisle large enough for some meaningful screening trees to be planted. With a thoughtful study of the design as it relates to the Walnut Avenue frontage, expanding the warehouse building in this unique portion of the City could be compatible with the above objectives and policies.

The Board should provide feedback on the project's compatibility with the surrounding neighborhood and "Small Beach Town" character.

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-7c: *Loading and trash facilities should be located where they are screened from view. The use of alley and service roads is encouraged for these facilities.*

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-10a: *Minor variations in front yard building alignments within a block are encouraged. Relatively steady setback patterns clearly define the public space of the street and reinforce small town character.*

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.*

CDS2 Implementation Policy 21: *Existing and proposed industrial uses should screen outdoor storage and loading areas from public view. This includes views from the alleys, which are used as pedestrian pathways in addition to their function as service access to businesses. Solid walls and plantings should be provided on any street frontages abutting these uses.*

The project site is already developed with attractive landscaping and mature trees along the Sixth Street and Palm Avenue frontages, and includes a large (approximately 8,100 square foot) landscape planter at the corner of Sixth Steet and Walnut Avenue. This existing landscaping provides a visual buffer along the principal frontages in compliance with the above objectives and policies and serves to screen the existing parking areas and clearly define the public space of the streets. As discussed above, the proposed Walnut Avenue frontage features three loading doors directly facing the street; resulting in a prominent and direct view of the loading facilities from Walnut Avenue and residence across the street. Beyond the visual impacts, this arrangement conceivably results in large trucks and loading activity being concentrated at the closest point to the adjacent residences; resulting in potential noise impacts and industrial activity that may result in neighborhood conflicts. A rearrangement of the addition which orients the loading facilities to the rear of the building, facing the railroad corridor similar to the existing loading dock, would result in a superior project from both an aesthetic and neighborhood compatibility standpoint. The locations for trash areas, mechanical equipment, and similar infrastructure have not been defined on the conceptual plans. As the plans are developed further, these areas should be identified and appropriately screened in compliance in the above objectives and policies.

The Board's comments on these elements of the project would be appreciated.

Public Parking and Infrastructure

Policy LU-3h: *Develop land uses that encourage the thoughtful layout of transportation networks, minimize the impacts of vehicles in the community, and encourage alternative means of transportation.*

Policy LU-3i: *Ensure the provision of adequate services and resources, including parking, public transit and recreational facilities, to serve proposed development.*

Policy C-3l: *Provide sufficient parking and loading space in commercial and industrial areas to minimize interference with efficient traffic circulation.*

The existing parking areas would be rearranged in this concept and a new entry added off of Palm Avenue to create adequate internal vehicle circulation within the parking area and loading areas. The parking areas would feature landscaped islands which would doubly serve as stormwater detention areas to accommodate the increased stormwater runoff that would result from the new building and parking areas as described in more detail below. As previously discussed, while the conceptual parking plan satisfies the required number of parking spaces, the proposed addition of 22 spaces to the west of the existing office building (presently a fenced parking/storage area) may not be a practical arrangement to serve the project because of its distance from the main building and location outside of the fenced and gated main parking area. Additionally, to encourage alternative transportation options for existing and future employees, the addition of bicycle parking and bicycle storage areas should be included in the project plans should the project applicant proceed with a formal development application.

Open Space, Recreation & Conservation Element Objectives & Polices

Policy OSC-6f: *All development shall be evaluated for potential adverse impacts to water quality and shall consider Site Design, Source Control and Treatment Control BMPs in order to minimize polluted runoff and water quality impacts resulting from the development. In order to maximize the reduction of water quality impacts, BMPs should be incorporated into the project design in the following progression: (1) Site Design BMPs, (2) Source Control BMPs, and (3) Treatment Control BMPs.*

While a formal stormwater plan has not been developed for the project, the applicant has conceptually designed the parking and landscape areas with the requirements of a future stormwater management plan in mind. Given the existing and proposed development, it is likely that the project qualifies as a "Tier 4" storm water project (projects with 22,500 square feet or more of impervious surfaces). Such projects must implement the following stormwater design measures:

- Implement Low Impact Development (LID) Measures:
    - Limit disturbance of natural drainage features;
    - Limit clearing, grading and soil compaction;
    - Minimize impervious surfaces;
    - Minimize runoff by dispersing runoff to landscape or using permeable pavements.
- Treat runoff with an approved and appropriately sized LID treatment system prior to discharge from the site;
- Prevent offsite discharge from events up to the 95th percentile rainfall event using Stormwater Control Measures.

- Control peak flows to not exceed pre-project flows for the 2-year through 10-year storm events.

The submitted plans conceptually accommodate the future need for onsite stormwater treatment, offsite discharge prevention and peak flow control by the use of strategically located treatment and detention areas within newly proposed landscape areas. As the project plans are more fully refined, the project's stormwater plan would be reviewed by Public Works staff to confirm compliance with the City's stormwater requirements.

SUMMARY OF ISSUES

- Building architecture, design, and character;
- Size, bulk and scale;
- Exterior colors and materials;
- Parking area design; and
- Landscaping

RECOMMENDATION

The Board should receive public comment and provide conceptual-level feedback on the identified issue areas.

ATTACHMENTS

Exhibit A – Conceptual Architectural and Landscape Plans.

Attachment A
Conceptual Architectural and Landscape Plans

Carter Warehouse Addition
Project 2290-CON
Conceptual ARB Review
May 16, 2024

BUILDING ADDITION FOR:

CARPINTERIA WAREHOUSE

5201 - 5251 6TH STREET
CARPINTERIA, CA 93013

SCOPE OF WORK

WAREHOUSE ADDITION TO BE LOCATED ON EXISTING PARKING AREA NORTH-WEST OF EXISTING WAREHOUSE BUILDING

DEFERRED SUBMITTALS

THE FOLLOWING ITEMS WILL NEED TO BE SUBMITTED FOR REVIEW UNDER SEPARATE SUBMITTAL AND PERMIT

- EXTERIOR BUILDING SIGNAGE
- FIRE SPRINKLER DESIGN
- FIRE ALARM SYSTEM

PARKING ANALYSIS

AUTOMOBILE PARKING:

REQUIRED PARKING — 1 SPACE FOR 500 SF OF MANUFACTURING AREA

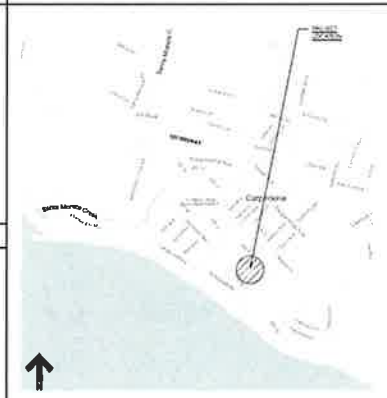
PROPOSED PARKING

EXISTING BUILDING AREA — 48,392 SF
PROPOSED BUILDING AREA — 10,600 SF
TOTAL REQUIRED
TOTAL PROVIDED

BICYCLE PARKING:

EXISTING BICYCLE PARKING — 1 RACK WITH 6 SPACES
PROPOSED BICYCLE PARKING — 1 ADDITIONAL RACK FOR 6 SPACES
TOTAL PROVIDED — 12 SPACES

VICINITY MAP NTS



SHEET INDEX

ARCHITECTURAL			
A0.0	1	10/19/21	COVER SHEET
A1.0	1		PHOTO BOARD
A1.1	1		PROPOSED SITE PLAN
A1.2	1		PROPOSED EXTERIOR ELEVATIONS
LANDSCAPE			
LP-1	1		LANDSCAPE NOTES
LP-2	1		PRELIMINARY LANDSCAPE PLAN
LP-3	1		PRELIMINARY IRRIGATION PLAN

PROJECT ANALYSIS

PROJECT ADDRESS — 5201-5251 6TH STREET, CARPINTERIA, CA 93013

ZONING — M - GENERAL INDUSTRIAL DISTRICT

ASSESSORS PARCEL NO
LOT AREA PARCEL #1

ASSESSORS PARCEL NO — 004-105-006
LOT AREA PARCEL #2 (PARTIAL LOT)

EXISTING OCCUPANCY — OFFICE & WAREHOUSE

BUILDING AREAS

EXISTING WAREHOUSE BUILDING — 47,920 SF
EXISTING OFFICE BUILDING — 672 SF

PROPOSED BUILDING AREA
1ST FLOOR — 10,600 SF
MEZZANINE — 6,000 SF
— 16,600 SF

LANDSCAPE AREA REQUIRED

PARCEL #1 - 004-105-010 — 102,366 SF x 10% = 10,236.60 SF
PARCEL #2 - 004-105-006 — 40,893 SF x 10% = 4,089.30 SF

LANDSCAPE AREA REQUIRED — 14,325.90 SF

LANDSCAPE AREA PROVIDED — 19,000.00 SF (47%)

APPLICABLE CODES

ALL WORK SHALL CONFORM TO

2022 BUILDING STDS ADMIN CODE, PT 1, TITLE 24 C.C.R.
2022 CA BUILDING CODE, PT 2, TITLE 24 C.C.R.
2022 CA ELECTRICAL CODE, PT 3, TITLE 24 C.C.R.
2022 CA MECHANICAL CODE, PT 4, TITLE 24 C.C.R.
2022 CA PLUMBING CODE, PT 5, TITLE 24 C.C.R.
2022 CA FIRE CODE, PT 9 TITLE 24 C.C.R.
2022 CA REFERENCED STDS. CODE, PT 12, TITLE 24 C.C.R.
2022 CA BUILDING ENERGY EFFICIENCY STANDARDS
2022 CA GREEN BUILDING STANDARDS CODE
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

CITY OF SANTA BARBARA AMENDMENTS, 15919

STORM WATER COMPLIANCE

TO BE DETERMINED, IN PROGRESS

PROJECT DIRECTORY

ARCHITECT
ERA ARCHITECTS
LIZETTE ELINES
OXNARD CA
(805) 824-4188

LANDSCAPE ARCHITECT
PHILIP B. MILLER & ASSOCIATES
ATTN: PHIL MILLER
CARPINTERIA CA 93013
(805) 363-1591

PROPERTY OWNER
CARPINTERIA WAREHOUSE
ATTN: FOREST A. CARLEY
546 WALNUT AVE., UNIT 2
CARPINTERIA, CA 93013
(805) 453-1712

AERIAL VIEW NTS

ERA
ARCHITECTS
LIZETTE ELINES
805 824 4188
OXNARD CA

No	REVISIONS	DATE
1	PLANNING SET SUBMITTAL	10/19/21

CARPINTERIA WAREHOUSE BUILDING ADDITION
5201 - 5251 6TH STREET
CARPINTERIA, CA 93013

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SCALE: AS SHOWN
DATE: 10/19/21
PROJECT: 2102
DRAWN BY: LE

COVER SHEET

A0.0

SHEET X OF XX

PALM AVE. - FROM EAST

CORNER OF SIXTH ST. AND PALM AVE.

PALM AVE. - REAR PARKING LOT

SIXTH ST.

RAIL ROAD TRACKS - SOUTH

CORNER OF SIXTH ST. AND WALNUT AVE.

RAIL ROAD TRACKS - NORTH

WALNUT AVE.

ERA
ARCHITECTS
LIZETTE@ERAarchitects.org
805 824 4188
OXNARD CA

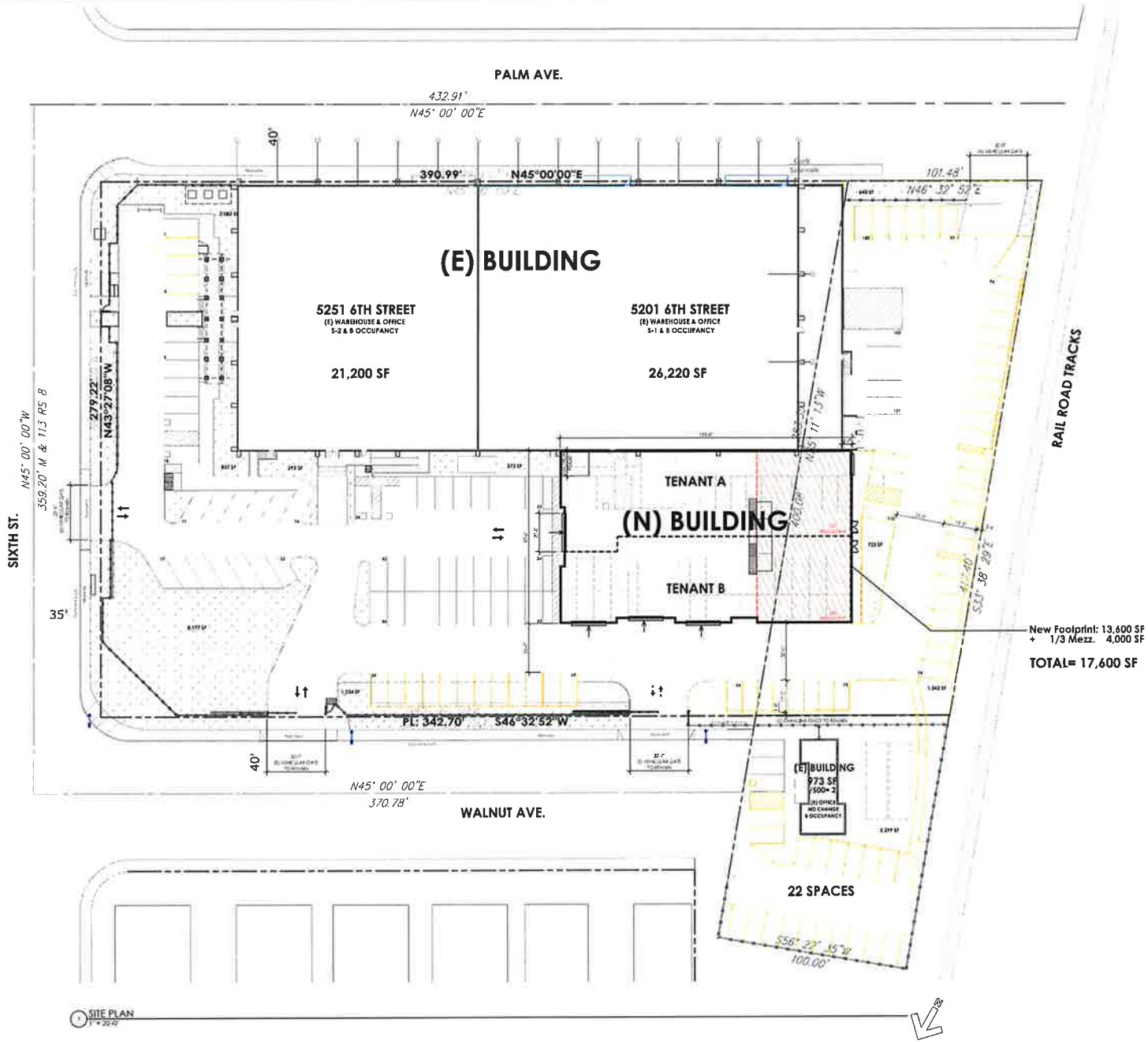
No.	REVISIONS	DATE
1	PLANNING / PRE-APPLICATION	04/20/2023

CARPINTERIA WAREHOUSE BUILDING ADDITION
5201- 5251 6TH STREET
CARPINTERIA, CA 93013

PHOTO BOARD

A0.1

SHEET X OF XX



ERA
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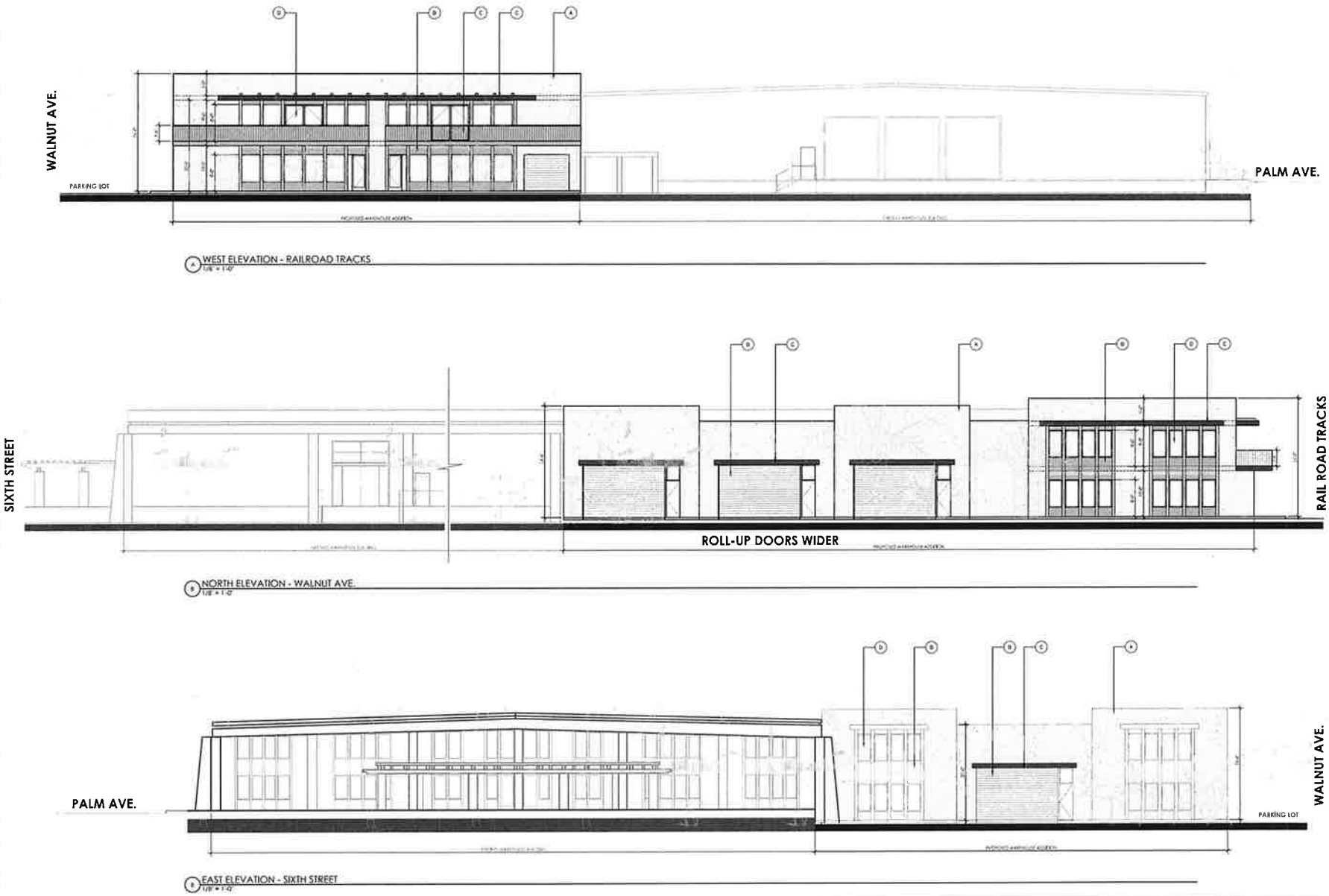
805 824 4188
OXNARD CA

NO	REVISIONS	DATE

CARTER WAREHOUSE
BUILDING ADDITION
5251-5201 6TH STREET
CARPINTERIA, CA 93013

PROPOSED
SITE PLAN

A1.0



WEST ELEVATION - RAILROAD TRACKS
1/8" = 1'-0"

NORTH ELEVATION - WALNUT AVE.
1/8" = 1'-0"

EAST ELEVATION - SIXTH STREET
1/8" = 1'-0"

COLORS & MATERIALS BOARD NOTE: ALL COLORS / MATERIALS / FINISHES ARE PROPOSED TO MATCH EXISTING BUILDING

ERA ARCHITECTS
LIZETTE@ERAarchitects.org
805.824.4186
OXNARD, CA

No.	REVISIONS	DATE
1	PLANNING / PRE APPLICATION	
2		
3		

CARPINTERIA WAREHOUSE BUILDING ADDITION

5201- 5251 6TH STREET
CARPINTERIA, CA 93013

SCALE AS SHOWN
DATE 04/06/2024
PROJECT 24-0011
DRAWN BY LE

EXTERIOR ELEVATIONS

A2.0

SHEET X OF XX

MWELO SUBMITTAL CHECKLIST PAGE 1

SUBMITTAL DATE: December, 2023

PROJECT ADDRESS: 11040 Nardo Street, Ventura, CA

APPLICANT NAME: Bryan Scofield PHONE: (805) 701-4168

THE FOLLOWING CHECKLIST PROVIDES A LIST OF INFORMATION THAT MUST BE INCLUDED ON THE PLANS BEFORE YOUR PERMIT APPLICATION CAN BE PROCESSED. THIS CHECKLIST COVERS BOTH THE PERFORMANCE COMPLIANCE METHOD AND THE PRESCRIPTIVE COMPLIANCE METHOD. PLEASE INDICATE WHICH COMPLIANCE METHOD IS USED AND PROVIDE THE APPROPRIATE INFORMATION ON THE PLANS.

- ■ PERFORMANCE APPROACH ☐ PRESCRIPTIVE APPROACH (SEE PRESCRIPTIVE COMPLIANCE OPTION - APPENDIX D)

PERFORMANCE APPROACH
LANDSCAPE DOCUMENTATION PACKAGE (TITLE 23, CHAPTER 2.7, §492.3)

- ■ THE PROJECT'S ADDRESS, TOTAL LANDSCAPE AREA, WATER SUPPLY TYPE, AND CONTACTS SHALL BE STATED ON THE PLANS
- ■ ADD, SIGN AND DATE THE FOLLOWING STATEMENT ON THE PLANS: "I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE."
- ■ WATER EFFICIENT LANDSCAPE WORKSHEET THAT INCLUDES A HYDROZONE INFORMATION TABLE AND WATER BUDGET CALCULATIONS SHALL BE SUBMITTED FOR PLAN CHECK.
- ■ A LANDSCAPE DESIGN PLAN AND IRRIGATION DESIGN PLAN SHALL BE SUBMITTED FOR PLAN CHECK.

WATER EFFICIENT LANDSCAPE WORKSHEET (TITLE 23, CHAPTER 2.7, §492.4 AND §492.13)

- ■ INCORPORATE THE WATER EFFICIENT LANDSCAPE WORKSHEET LISTED PLANS. SHOW THAT THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) MEETS OR EXCEEDS THE CALCULATED ESTIMATED TOTAL WATER USE (ETWU).
- ■ THE ET ADJUSTMENT FACTOR (ETAF) FOR THE LANDSCAPE PROJECT SHALL NOT EXCEED A FACTOR OF 0.55 (OR 0.7 FOR RESIDENTIAL AREAS) OF 0.45 FOR NON-RESIDENTIAL.
- ■ THE PLANT FACTOR USED SHALL BE FROM WUCOLS OR FROM OTHER CULTURALLY RESEARCHERS WITH ACADEMIC INSTITUTIONS. WUCOLS PLANTS DATABASE CAN BE FOUND ONLINE AT: http://ucanr.edu.sites/WUCOLS
- ■ ALL WATER FEATURES SHALL BE INCLUDED IN THE HIGH WATER USE HYDROZONE. ALL TEMPORARY IRRIGATED AREAS SHALL BE INCLUDED IN THE LOW WATER USE HYDROZONE.
- ■ ALL SPECIAL LANDSCAPE AREAS SHALL BE IDENTIFIED ON THE PLANS. TYPICAL FOR NEW AND EXISTING (NON-REHABILITATED) SPECIAL LANDSCAPE AREAS SHALL NOT EXCEED 1.0.
- ■ FOR THE PURPOSE OF CALCULATING ETWU, THE IRRIGATION EFFICIENCY IS ASSUMED TO BE 0.75 FOR OVERHEAD SPRAY DEVICES AND 0.81 FOR DRIP SYSTEM DEVICES.
- ■ THE ANNUAL REFERENCE EVAPOTRANSPIRATION (ETo) FOR VENTURA IS 43.5

MWELO SUBMITTAL CHECKLIST PAGE 2

IRRIGATION DESIGN PLAN (TITLE 23, CHAPTER 2.7, §492.7)

THE IRRIGATION PLANS, AT A MINIMUM SHALL CONTAIN THE FOLLOWING:

- ■ LOCATION AND SIZE OF WATER METER PROVIDING SERVICE TO THE LANDSCAPE AREA
- ■ A DEDICATED WATER SERVICE METER OR PRIVATE SUBMETER SHALL BE INSTALLED FOR ALL (NON-RESIDENTIAL IRRIGATED LANDSCAPES OF AT LEAST 1,000 SQ. FT.) (RESIDENTIAL IRRIGATED LANDSCAPE AREAS OF AT LEAST 5,000 SQ. FT.)
- ■ LOCATION, TYPE, AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, MOISTURE SENSING DEVICES, RAIN SWITCHES, QUICK COUPLERS, PRESSURE REGULATORS, AND BACKFLOW PREVENTION DEVICES
- ■ STATIC WATER PRESSURE AT THE POINT OF CONNECTION TO THE PUBLIC WATER SUPPLY
- ■ FLOW RATE (GALLONS PER MINUTE), APPLICATION RATE (INCHES PER HOUR), AND DESIGN OPERATING PRESSURE (PRESSURE PER SQUARE INCH) FOR EACH STATION
- ■ ADD NOTE TO PLANS: "PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES."
- ■ MANUAL SHUT-OFF VALVES SHALL BE REQUIRED, AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION OF THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF AN EMERGENCY OR ROUTINE REPAIR
- ■ ADD NOTE TO PLANS: "CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR."
- ■ AREAS LESS THAN 10 FEET IN WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUBSURFACE OR DRIP IRRIGATION
- ■ OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24 INCHES OF ANY NON-PERMEABLE SURFACE

REQUIRED STATEMENTS AND CERTIFICATIONS (TITLE 23, CHAPTER 2.7, §492.6, §492.7, AND §492.9)

- ■ 1. "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans."
- ■ 2. "A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes."
- ■ 3. "A certificate of completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project."
- ■ 4. "An irrigation audit report shall be completed at the time of final inspection."

PS Miller *March 25, 2024*

Philip S. Miller, Landscape Architect

MWELO SUBMITTAL CHECKLIST PAGE 3

LANDSCAPE DESIGN PLAN (TITLE 23, CHAPTER 2.7, §492.6)

THE LANDSCAPE DESIGN PLANS, AT A MINIMUM, SHALL:

- ■ DELINEATE AND LABEL EACH HYDROZONE BY NUMBER, LETTER, OR OTHER METHODS
- ■ IDENTIFY EACH HYDROZONE AS LOW, MODERATE, HIGH WATER, OR MIXED WATER USE.
- ■ IDENTIFY RECREATIONAL AREAS, AREAS SOLELY DEDICATED TO EDIBLE PLANTS, AREAS IRRIGATED WITH RECYCLED WATER, TYPE AND SQUARE FOOTAGE OF WATER FEATURES, IMPERMEABLE AND PERMEABLE HARDSCAPE, AND ANY INFILTRATION SYSTEMS.
- ■ FOR HYDROZONE WITH A MIX OF BOTH LOW AND MODERATE WATER USE PLANTS OR BOTH MODERATE AND HIGH WATER USE PLANTS, THE HIGHER PLANT FACTOR OR THE PLANT FACTOR BASED ON THE PROPORTIONS OF THE RESPECTIVE PLANT WATER USES SHALL BE USED. HYDROZONES CONTAINING A MIX OF LOW AND HIGH WATER USE PLANTS IS NOT PERMITTED.
- ■ TURF SHALL NOT BE PLANTED ON SLOPES GREATER THAN 25% WHERE THE TOE OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE HARDSCAPE.
- ■ ADD NOTE TO PLANS: "RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES."
- ■ ADD NOTE TO PLANS: "A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED."
- ■ ADD NOTE TO PLANS: "FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL."

I AGREE TO COMPLY WITH REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

PSMiller *March 25, 2024*

APPLICANT SIGNATURE DATE

SEASONAL LANDSCAPE MAINTENANCE SCHEDULE

IRRIGATION SYSTEM

1. CLEAN AND FLUSH ALL DRIP FILTERS ONCE (1) EVERY (2) MONTHS
2. FLUSH PVC DRIP LATERAL PIPING A MINIMUM OF TWICE A YEAR
3. ROTATE ALL BALL VALVE HANDLES A MINIMUM OF (4) TIMES PER YEAR
4. VERIFY CONTROLLER SCHEDULE IS OPERATIONAL EVERY MONTH
5. INSPECT POP-UP HEADS FOR PROPER COVERAGE (2) TWICE A MONTH
6. VERIFY THAT ALL VALVES ARE OPERATIONAL WEEKLY

PLANTING

1. CHECK FOR DRY AND/OR OVER WATER SPOTS EVERY TWO WEEKS
2. CHECK FOR ANY PRUNING REQUIREMENTS EVERY MONTH
3. CHECK FOR GOPHER AND/OR MOLE DAMAGE WEEKLY
4. CHECK FOR INSECT DAMAGE WEEKLY
5. CHECK FOR ANY PLANT FUNGUS AND/OR DISEASE WEEKLY
6. INSPECT MULCH FOR WEEDS AND DEBRIS WEEKLY
7. CHECK PLANT MATERIALS FOR FERTILIZER DEFICIENCY (4) TIMES A YEAR
7. CHECK TREE STAKES AND GUYS (4) TIMES A YEAR

Water Efficient Landscape Worksheet

Reference Evapotranspiration (ETo) 46.3 Carpinteria

hydrozone# planting description	plant factor (PF)	irrig method	Irrig Efficiency (IE)	ETAF (PF/IE)	(A) (Landscape area in sq. ft.)	(B) ETAF x LA	ETWU (annual gallons req'd)
#1 Semi-Shade Planters	.1	drip	.81	.12	1580	190	5453
#2 Sun Planters	.1	drip	.81	.12	4295	670	19229
#3 Courtyard Shade	.5	drip	.81	.62	195	120	3444
#4 Courtyard Sun	.1	drip	.81	.12	880	105	3014
Average ETAF (B/A) = .16			totals		(A) 6950	(B) 1085	
						ETWU total:	31140
				MAWA (annual gallons allowed)			89759

Plant Factor: very low 0-.1, low .1-.3, medium .4-.6, high .7-1.0

ETWU = (46.3)(0.62)(ETAF x LA)
MAWA = (46.3)(0.62)(.45 x LA)

CARTER WAREHOUSE BUILDING ADDITION

5251-5201 6th Street Carpenteria, CA 93013

CONTACTS

Applicant: Drew Carter
carpwh@gmail.com
(805) 635-1712

Architect: ERA Architects, c/o: Lizette Elenes
lizette@eraarchitects.org
(805) 988-0912

PROJECT SHEETS

LP-1 Cover Sheet and MWELO information
LP-2 Planting Plan Preliminary
LP-3 Office Courtyard Preliminary

MWELO SUBMITTAL REQUIREMENTS OF THE LANDSCAPE ARCHITECT

1. A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.
2. Permit can not be finaled until certification forms are completed and returned.
3. Final Installation must be inspected and certified by the Landscape Architect to be in compliance with the approved landscape plans.
4. The Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans or the licensed landscape contractor for the project.
5. An Irrigation Audit Report shall be completed at the time of Final Inspection.

LS DOCUMENT PACKAGE NOTES

1. Project type: New and Renovated Landscaping.
2. Potable water will be supplied by Carpinteria Valley Water District through a 2" meter located on *Street*.
3. Total irrigated landscape area = 5670 sf.

PLANTING NOTES

1. The work to be performed under this contract shall include furnishing all labor, material, tools, machinery and equipment necessary to completely install plants, turf, mowstrips, etc. as shown on the plans.
2. Landscape contractor and all of his subcontractors shall comply with all state and local codes, ordinances and regulations.
3. All plant material shall be well established, vigorous, of normal growth habit and free of disease and insect infestation. Plants shall have normal healthy root systems filling their container but not rootbound. Plants not fulfilling these conditions shall be removed from the site at no cost to the owner.
4. Each separate plant species to have a minimum of 70% of the total number of plants tagged with the complete botanical name.
5. In case of discrepancy, plants actually shown on the plan shall take precedent over the plant count shown in the legend. Landscape Contractor is responsible for supplying all plants shown on plan.
6. MULCH- Except where shown, topdress all shrub areas receiving groundcover with 1" of Aged Landscape Wood by AGROMIN. Topdress all shrub areas without groundcover with 2.5" of Aged Landscape Wood.
7. SOIL AMENDING- Contractor to provide and pay for a soil test performed by a local laboratory-FRUITGROWERS LAB INC. or other certified lab. For bidding purposes, use the following information as minimum specifications:
AGROMEND by AGROMIN shall be rototilled into the top 6 inches of soil after the finish grade has been established. For turf and shrub areas less than 2:1 rototill at the following rates per 1000 square feet. For slopes of 2:1 or greater amend soil at plant hole only.
GENERAL SOIL PREP: 5 cy AGROMEND 150 lbs. balanced slow release fertilizer

BACKFILL MIXTURE	Non Acidics	Acidic Plants
	4 parts AGROMEND	2 parts Peatmoss
	6 parts native soil	1 part sharp sand

Philip S. Miller & Assoc.
Site Planning and Landscape Architecture
6209 Calle Bodega Camarillo, CA 93012 (805) 383-7591
E-mail philpmiller@aol.com

ERA ARCHITECTS

No.	REVISIONS	DATE
1	PLANNING RESUBMITTAL	3/5/2024

CARPINTERIA WAREHOUSE BUILDING ADDITION
5201- 5251 6TH STREET
CARPINTERIA, CA 93013

COVER SHEET MWELO INFORMATION

LP-1

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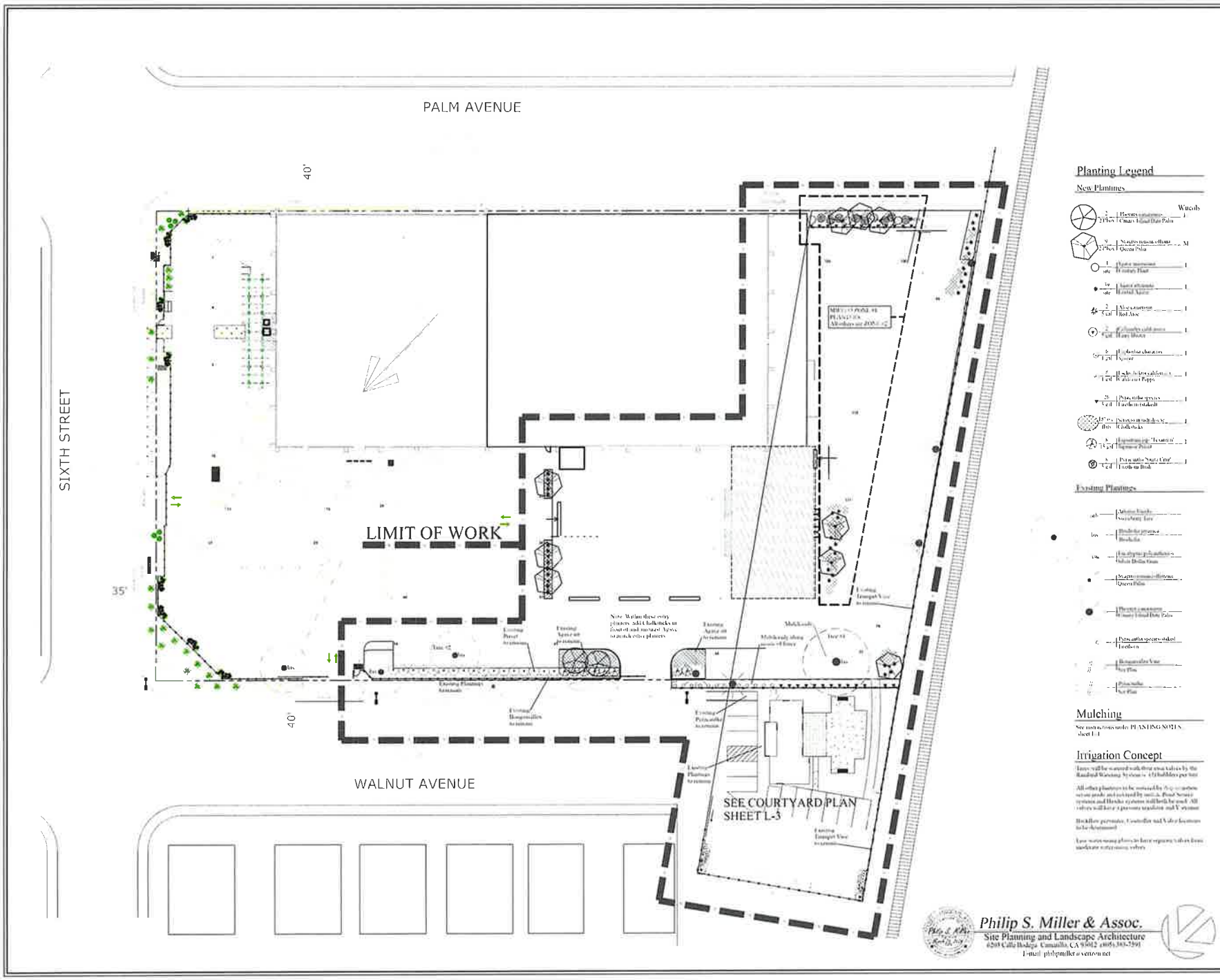

ERA ARCHITECTS

CARPINTERIA WAREHOUSE BUILDING ADDITION
5201- 5251 6TH STREET
CARPINTERIA, CA 93013

SITE LANDSCAPE PRELIMINARY

LP-2

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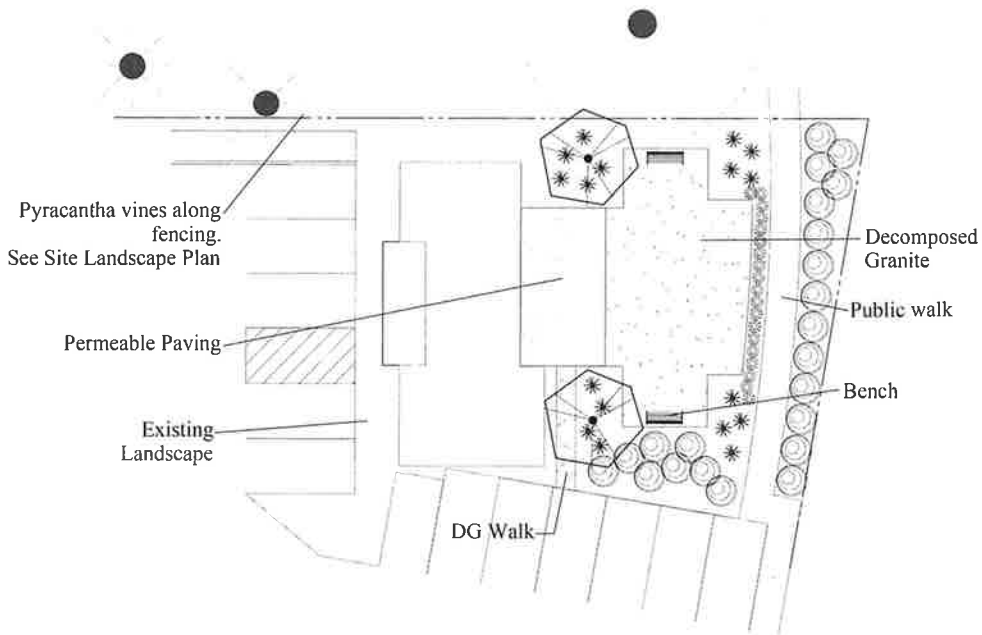

Planting Legend

Trees

Wucols

7 gal	Ger. incanum	1
1 gal	Ger. incanum	
1 gal	Purple Lantana	1
5 gal	Westringia 'Illite Gem'	1
1 gal	'Illite Gem' Westringia	
1 site	Agave attenuata	1
	Foxtail Agave	

Mulching

See architectural sheet PLANTING NOTE chapt 1-3

Irrigation Concept

Trees will be watered with their own valves by the Rainbird Watering System w. (3) bubblers per tree

All other plantings to be watered by drip irrigation set on grade and covered by mulch. Point Source systems and Header systems will both be used. All valves will have a pressure regulator and Y strainer

Backflow preventer, Controller and Valve locations to be determined

Low water-using plants to have separate valves from moderate water-using valves

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ERA ARCHITECTS

NO.	REVISIONS	DATE
1	PLANNING/ENV APPLICATION	

CARPINTERIA WAREHOUSE BUILDING ADDITION

5201 - 5251 6TH STREET
CARPINTERIA, CA 93013

OFFICE COURTYARD PRELIMINARY

LP-3

DRAFT

CITY OF CARPINTERIA
5775 Carpinteria Avenue
Carpinteria California 93013

ARCHITECTURAL REVIEW BOARD
Meeting Date April 11, 2024

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, Vice Chair
Richard Johnson
Richard Little
Patrick O'Connor

Boardmembers absent: None

OTHERS PRESENT: Approximately 50 members of the public were in attendance.

PUBLIC COMMENT: None

PROJECT REVIEW

1) Project: Nystrom Exterior Changes, Project 24-2283-ARB
Address: 1477 Manzanita Street
Applicant: Gordon Statler, agent for Eric Nystrom
Planner: Brian Banks

Request of Gordon Statler, agent for Eric Nystrom, to consider Project 24-2283-ARB for Preliminary and Final review of a request to construct a new pitched roof over the existing flat-roofed garage, the addition of a clerestory window dormer over the existing residence, a new metal roof over the existing front entry porch, and a new metal roof over the existing approximately 256 square foot rear patio cover. The existing landscaping is proposed to remain. With the addition of the new dormer, the maximum height of the residence would reach 16 feet. No new square footage is proposed. The property is a 6,534 square foot parcel zoned Single Family Residential (7-R-1) and shown as APN 004-010-004, addressed as 1477 Manzanita Street.

Ex Parte Communications Disclosure: None

Staff Comments:
Brian Banks provided a presentation and described the project. He clarified that the project does not include replacing the patio cover roof as described in the ARB staff report, and as confirmed by the applicant. He provided a physical sample of the proposed metal roofing for the ARB members to review in addition to the material/color board information provided with the staff report and as displayed in the presentation. He concluded his presentation by advising that if the ARB recommended preliminary and final approval, the project would require a Director-level approval prior to approval of the building permit.

Applicant Comments:
The agent, Gordon Statler, and the property owner, Erik Nystrom, were in attendance and available to answer questions. Gordon Statler clarified that the dormer roof element would have a composition

roof material which matches the existing roof. He further clarified that the proposed windows on the dormer element and gable end of the garage would be functional and provide ventilation.

Public Comments: None

Boardmember Discussion:

Chair Stein commented that the project is a big improvement over the existing condition.

Boardmember O'Connor commented that he appreciated that the proposed project and the existing development conformed to all the required zoning standards and that no modifications were required.

All boardmembers expressed their overall support for preliminary and final approval.

ACTION: Motion by Boardmember O'Connor, seconded by Vice Chair Blakemore, to recommend Preliminary and Final approval to the Director as submitted.

VOTE: 5-0

2) Project: Lagunitas Apts. & Mixed-Use Project, Project 23-2243-CUP/TPM/CDP
Address: 6380 Via Real
Applicant: Troy White, agent, for Steve Leonard, Manager, RPG Carpinteria, LLC
Planner: Syndi Souter

Request of Troy White, agent, for Steve Leonard, Manager, RPG Carpinteria, LLC, to consider Project 23-2243-CUP/TPM/CDP for preliminary review of a request to construct a new 159-unit apartment complex with amenities, a 2,224 square-foot market/café, one 3,829 square-foot R&D office space, one 2,889 square-foot R&D office space, 301 parking spaces (196 surface spaces and 105 underground spaces), and associated hardscape/landscaping and site improvements. The property is an 8.63-acre parcel zoned Industrial /Research Park (M-RP) and shown as APN 001-190-097, addressed as 6380 Via Real.

Ex Parte Communications Disclosure: None

Staff Comments:
Syndi Souter provided a presentation and described the overall project scope. She summarized the project history and described the previously approved office building and parking arrangement and how it differed from the proposed mixed-use project, noting the relationship to the existing City-owned parcel adjacent to the project site. She provided detailed information and plan images describing the project's architectural style, site arrangement, proposed grading and drainage, parking arrangement, landscaping and exterior lighting. She then noted the story pole installation and provided photographs of the story pole installation. Syndi summarized her presentation with a discussion of the key objectives and policies for the ARB to consider and the ARB's support for the three requested modifications for exceeding the height limit on Building #1, the use of compact parking spaces, and the location of parking within the front setback along Via Real. She concluded by requesting the ARB's input on the following issue areas:

- Site design and project layout;
- Architectural style and materials;
- Size, height, massing, and scale of the proposed structures in relation to their surroundings;
- Landscaping plant palette, including native trees;
- Exterior light fixtures and night-sky compliance;
- Impacts to public views of the mountains;
- Grading and earthwork quantities;
- The three Modification requests; and
- Neighborhood compatibility.

Applicant Comments:
Troy White, agent for the owner, Mark Kirkhart, project architect, Scott Caps, landscape architect, and Jason Gotsis, civil engineer, prepared a presentation and were available to answer questions. Troy White introduced the project team and provided background information on the previously approved office project and how the economics of the commercial/office concept had changed. He noted that after previously meeting with CDD staff, the project was revised to focus on providing rental housing instead. He then described an outline of the applicant presentation. Mark Kirkhart commenced the presentation and summarized the project's design goals, site constraints, and architecture. He clarified that no access to the site would be provided off of Lomita Lane (a private road), other than emergency access for the Fire Department, and described the site topography and the related design intent with respect to the visibility of the parking area fronting Via Real, the height and massing of the buildings, and rationale for the height modification request. He went on to describe the rationale for the site arrangement and related open space calculations. Jason Gotsis then explained the grading and drainage plan and constraints related to existing public easements that bisect the project site. He further detailed the stormwater plan and related expansion of the existing stormwater detention basin and answered questions from Vice Chair Blakemore regarding how the grading calculations relate to the stormwater requirements, and answered a question from Boardmember O'Connor confirming that the proposed electrical service would be underground. The applicant presentation then proceeded with a presentation of the proposed landscape plans by Scott Capps, including the proposed arrangement of the open space areas and perimeter landscape screening. Mark Kirkhart wrapped-up the presentation with a brief "fly by" video to help the ARB better visualize the project design in three dimensions. He concluded by answering questions from the ARB related to the courtyard dimensions, the proposed parking ratio, conjunctive parking proposal, how the open space and lot coverage areas were calculated, dimensions of interior corridor areas, and size of proposed rental units.

Public Comments:
Twenty-one (21) written and electronic public comments were submitted and provided to the ARB members in advance of the meeting. These comments are part of the public record and copies are on file with the Community Development Department. All of the written and electronic public comments received were either in opposition to the project or expressed concern with certain aspects of the project.

14 public commenters spoke at the meeting, and their comments are summarized as follows:

Lisa Lisiecky (representing the Lagunitas HOA) - Opposed. HOA CC&Rs specify only commercial use of the property. Previously approved commercial development was respectful in its design

(parking arrangement, noise from mechanical equipment, etc.) Noise and lighting are major concern. The open space is used by Lagunitas residents.

Marcy Mullan - (speaker slip submitted, did not comment)

Don Benson - Speaking on behalf of himself and wife, Vera Benson. Opposed. Lomita Lane resident for 60 years. Vera was involved in previous project and revisions. Supports housing that is integrated into the Lagunitas residences but opposed to 3-story design and size/bulk/scale of proposed project. Opposes setback modification. Opposes any uplighting or tree lighting. Fencing should be required along Lomita Lane. Landscaping should be maintained and reviewed every 2 years to confirm maintenance. Opposed to market/cafe due to impacts on Lomita Lane traffic and pedestrians.

William Anderson - Speaking on behalf of himself and his wife. The story pole installation should be updated to reflect carport parking areas. The project should include play areas and plans should be modified to include play areas and additional open space. (Also left written comments).

Bill Murphy - (speaker slip submitted, did not comment). Left written comment opposing project as too large and not what Carpinteria needs.

Mary Jane Yardley - Resident of Lagunitas. Opposed to project as designed. Project includes very little open space. Design is not compatible with existing Lagunitas residential area and small beach town character. EIR should consider the extent of excavation for underground parking and impacts to groundwater. Agrees with other speakers with respect to concerns regarding lighting and noise.

Connie Thompson - Resident of Lagunitas. Not opposed to housing, but project is too large. Project twice the size of previously approved project. Should not be named "Lagunitas" and be confused with the existing residential development. ARB should not support the project as currently proposed.

Ashley DeVan - Resident of Lagunitas since 2013. Opposed. Project much different than previously approved vision for this property and conflicts with CC&Rs. Desity is triple that of existing Lagunitas residential community. Project would burden neighbhorhood with impacts related to parking, traffic and crime. ARB should consider broader context of development and sprawl; General Plan conflict considering location at the edge of City.

Bryan Gindoff - Resident of Lagunitas (also provided a seperate written comment letter). Project conflicts with CC&Rs which those who purchased residences in Lagunitas relied upon. The previously approved project was compatible because the commercial uses would happen during the day and thus limit impacts related to noise, lighting and parking at night; owners within Lagunitas have a "contract" with City that should be respected.

Jacqueline Matthews - Resident of Lagunitas. Concerned about being "pummbled" by the proposed large development.

Jim Gaskin - Resident of Lomita Lane. Opposed. When purchased home, was provided information on the previously approved project, which was far smaller. Proposed project is too large, with too much grading and he is concerned about adequate infrastructure existing to serve project. Grading and drainage is also concerning.

David Rosso - Agrees with other commenter's concerns, especially related to density concerns. Asked that the CC&Rs be addressed prior to project moving forward. Concerns with height of proposed structures and compatibility with neighborhood. Concerned that project has been rushed and not enough study of impacts related to traffic, grading and sensitive habitat. Parking is far short of what is needed to serve the number of residential units.

Tim Grimes - Agrees with many of the previous comments. The story poles indicate that the project will be like "Los Angeles", not Carpinteria. The previously approved project seemed appropriate. Main concern is with the project exterior lighting and potential light pollution that would result.

Gary Graumann - Resident of Lagunitas for 13 years. Opposes project. Concerned that this was the first time he received a notice and nobody had made an effort to reach out. When he purchased home in Lagunitas, he met with City staff to review what was proposed on subject site, which is much different than what is currently proposed. Concerned that this project proposes the first underground parking area in City. Concerned about the "boxy" nature of the project and the height, and the project should relate better to the existing Lagunitas residential development. Also expressed concerns regarding lighting, the proposed market/cafe and related noise impact, and CC&Rs.

Kevin Donoghue - (speaker slip submitted, did not comment)

Amrita Salm - No affordable housing included in project is unacceptable.

At the conclusion of public comments, Chair Stein offered the applicant team an opportunity to speak prior to the ARB beginning their deliberations. Troy White, agent, related that he offered to meet with representatives from the Lagunitas residential neighbors to no avail, and that the CC&Rs are not an issue for the ARB review.

Boardmember Discussion:

Boardmember O'Connor began the discussion with the following comments:

- The CC&R issue needs to be addressed.
- Concerned about how lot coverage and open space is calculated and more functional open space should be provided.
- Story poles should include all structures and stake the property lines.
- Concern about the height & mass along Via Real.
- Agrees (with Don Benson) that a pedestrian fence should be installed along Lomita Lane.
- He is struggling to move forward with the project.

Boardmember Little provided the following comments:

- Agrees with Boardmember O'Connor and prior public comments.
- Commented that the CC&R issue needs to be resolved.
- Story poles show that the project is too massive and too boxy.
- Narrow hallways in the buildings will be too dark.
- Compact parking spaces are not practical.
- A lot of work to be done to downsize, or go back to the original design.

Vice Chair Blakemore provided the following comments:

- Shares concern with Boardmember O'Connor regarding open space calculations.
- Project is a "bait & switch" to the office building in the CC&Rs.
- Size, bulk, and scale is too much; program too ambitious.
- Units are small- should try fewer, larger units with more living space.
- Views should be protected-mountain views and ocean views.
- Not compatible with the area, or creek/riparian habitat. While stormwater design may work, an island of paving so close to the riparian area does not feel comfortable.
- Does not support modification for parking in the front yard setback.
- Underground parking layout has dead ends and does not circulate traffic.
- The date palms and canary palms will not do well, select another variety.
- Add more native trees, such as sycamores.
- Provide true elevations of the structures without the landscaping rendered in front, similar to the County BAR requirements.

Boardmember Johnson provided the following comments:

- The density needs to be mitigated.
- Story poles do not always tell the whole story.
- Applauds the design with shadows and broken massing along Via Real.
- Roof heights could be varied to provide more variety, especially the elevation along Lomita Lane.
- Likes the materials, generous balcony overhangs, animation.
- Three stories at front, the other buildings are two story; grading could be used to vary the heights of the buildings.
- Spread out the compact parking spaces.
- Can accept the modification to park in the front setback, which is common in the commercial developments nearby and Via Real frontage is narrow.
- Likes the underground parking- keeps parking out of sight.

Chair Stein Provided the following comments:

- Prefers conceptual review with other decision makers before formal submittal on large projects.
- What is the benefit to the community from this project?
- Noted the number of units and lack of affordable housing.
- Likened the project to the Klentner mixed-use project - "a quintessential LA project".
- The public should be proactive and ask for better representation on the City Council.
- All parking should be underground.
- Likes the balconies.
- Project is too big.
- Go back to office building design.
- Project will not provide "market rate housing" that residents can afford.
- Not in favor of CUP for café, which should be in downtown area; parking will spill over onto streets.
- Does not support compact parking spaces; all should be standard spaces.
- Pull the buildings back from the creek and Via Real.

- Project is too tall; size and bulk are too much.
- Cannot support any of the requested modifications.
- Mountain and ocean views are impacted.
- Not compatible with the neighborhood.
- Great project for somewhere else.

Staff requested a poll from the Boardmembers concerning their support (or lack thereof) for the requested modifications for the height exceedance, parking in the front (Via Real) setback, and use of compact spaces.

O'Connor, Little, Blakemore and Stein not in support of any of the modifications. Boardmember Johnson can support all three.

ACTION: Motion by Boardmember O'Connor, seconded by Boardmember Blakemore, to recommend continued preliminary review with comments.

VOTE: 5-0

OTHER BUSINESS: ARB Meeting of April 25, 2024 is cancelled.

CONSENT CALENDAR:

3. Action Minutes of the Architectural Review Board Meeting of February 29, 2024.

ACTION: Motion by Boardmember Little, seconded by Boardmember O'Connor, to adopt the minutes as drafted.

VOTE: 4-0 (Stein abstained)

4. Action Minutes of the Architectural Review Board Meeting of March 14, 2024.

ACTION: Motion by Boardmember Little, seconded by Boardmember O'Connor, to adopt the minutes as drafted.

VOTE: 4-0 (Blakemore abstained)

MATTERS REFERRED BY THE PLANNING COMMISSION/CITY COUNCIL: None

MATTERS PRESENTED BY BOARDMEMBERS/STAFF:

Matters by Boardmembers: Vice Chair Blakemore inquired as to the City's position on the noise impacts of the increased rocket launches at Vandenberg Space Force Base. Staff advised that this issue came up at a recent Coastal Commission hearing and they are looking into it.

Matters by Staff:

- 700 Linden Fireplace and Wall Detail Revisions - The project is nearing completion and the applicant's design team met with staff to discuss two requested revisions which were presented to the ARB for review and comment:
  1) Changing the "rammed earth" plaster design on the courtyard fireplace to a large format porcelain horizontal tile of a similar color due to problems with the plaster contractor replicating the approved plaster style. The Board reviewed the tile sample approved the proposed tile option instead of plaster.
  2) Changing the combed plaster architectural siding element for the ground floor tenant spaces on each side of the tenant space doors to each unit. The plaster contractor had trouble replicating the shapes in plaster and due to the weight and expense of the precast plaster panels, in addition to maintenance concerns, the applicant proposed a corrugated metal panel in a zinc gray color with an anti-graffiti coating. The architect provided a physical sample of the metal material. The architect answered the Board's questions regarding the durability of the material and style of mounting/attachment. After reviewing the material and responses by the architect, the ARB approved the proposed material changes as submitted.

- Giovanni's Pizza Signs and Paint (5205 Carpinteria Ave) - The ARB reviewed a proposed replacement acrylic sign face on the existing ground-mount sign structure, a new proposed wood sign on the existing patio fence on the corner of Carpinteria Avenue and Walnut Avenue, and the proposed painting of a stipe below the existing roof to match the proposed acrylic sign and Giovanni's color theme. The acrylic sign and roof stripe paint color would be "Fire Engine Red" (CE2029). Boardmember O'Connor inquired as to the light wattage/lumen output and staff advised that the internal sign lights would be the same as the existing ("Good Plow") sign which was previously approved. After reviewing the signs, paint color, and responses by staff, the ARB approved the proposed signs and paint color as submitted.

ADJOURNMENT

Chair Stein adjourned the meeting at 8:20 p.m. to the next scheduled meeting to be held at 5:30 pm on Thursday, May 16, 2024. All Boardmembers present indicated they expect to be in attendance.

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Chair, Architectural Review Board

ATTEST:

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Secretary, Architectural Review Board